

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, APRIL 23, 2018; 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.
  - Adoption of Resolution No. 2017-37, denying Conditional Use Permit No. 2017-22 in accordance with action taken by the Planning Commission during the regular meeting held on April 9, 2018.
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2018-04: A request by Jana Wilkerson to allow an Escape Room facility in the C-MU (Commercial Mixed Use) zone. The site is located at 3300 S. Fairway Street. (APN: 122-300-040) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-14
6. PUBLIC HEARING – Paul Scheibel
  - Zoning Text Amendment No. 2018-01: a request by American Ambulance Visalia to amend Zoning Ordinance Section 17.25.030 (Zoning Use Matrix) Line M54 to conditionally allow the Ambulance Services/Medical Transport use in the I-L (Light Industrial) Zone District, Citywide
  - Conditional Use Permit No. 2018-07: A request by American Ambulance Visalia to allow an ambulance service on a .75-acre parcel in the I-L- (Light Industrial) Zone District. The project site is located at 6743 West Pershing Court. (APN: 085-520-009) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-016

## 7. PUBLIC HEARING – Brandon Smith

- a. Cherry Creek Tentative Subdivision Map No. 5565: a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 9.68-acre portion of a 29.38-acre parcel into 45 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the south side of Cherry Avenue 1,200 feet west of Lovers Lane. APN: 126-110-061 [portion]. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-81 was adopted.
- b. Tentative Parcel Map No. 2017-04: a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 29.38-acre parcel into two parcels to create separate parcels for church and residential uses in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-81 was adopted.
- c. Conditional Use Permit No. 2017-37: a request by Hidden Oak Development Company (Grace Community Church, property owner) to amend previously-approved Conditional Use Permit No. 2008-46 for the purpose of revising a master plan associated with a church campus in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-81 was adopted.

## 8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Joint City Council and Planning Commission Meeting.
- Quarterly Growth Report.

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 Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

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, MAY 3, 2018 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](http://www.visalia.city) or from the City Clerk.

#### **THE NEXT REGULAR MEETING WILL BE HELD ON TUESDAY MAY 29 2018**

# REPORT TO CITY OF VISALIA PLANNING COMMISSION



**HEARING DATE:** April 23, 2018

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

**SUBJECT: Cherry Creek Tentative Subdivision Map No. 5565:** a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 9.68-acre portion of a 29.38-acre parcel into 45 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the south side of Cherry Avenue 1,200 feet west of Lovers Lane. APN: 126-110-061 [portion].

**Tentative Parcel Map No. 2017-04:** a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 29.38-acre parcel into two parcels to create separate parcels for church and residential uses in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061.

**Conditional Use Permit No. 2017-37:** a request by Hidden Oak Development Company (Grace Community Church, property owner) to amend previously-approved Conditional Use Permit No. 2008-46 for the purpose of revising a master plan associated with a church campus in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061.

## STAFF RECOMMENDATION

### **Cherry Creek Tentative Subdivision Map No. 5565**

Staff recommends approval of Cherry Creek Tentative Subdivision Map No. 5565, as conditioned, based on the findings and conditions in Resolution No. 2017-83. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and the Zoning and Subdivision Ordinances.

### **Tentative Parcel Map No. 2017-04**

Staff recommends approval of Tentative Parcel Map No. 2017-04, as conditioned, based on the findings and conditions in Resolution No. 2017-84. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia 2014 General Plan and the 2017 Zoning and Subdivision Ordinances.

### **Conditional Use Permit No. 2017-37**

Staff recommends approval of Conditional Use Permit No. 2017-37, as conditioned, based on the findings and conditions in Resolution No. 2017-82. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia 2014 General Plan and 2017 Zoning Ordinance.

## RECOMMENDED MOTION

I move to adopt Resolution No. 2017-83, approving Cherry Creek Tentative Subdivision Map No. 5565.

I move to adopt Resolution No. 2017-84, approving Tentative Parcel Map No. 2017-04.

I move to adopt Resolution No. 2017-82, approving Conditional Use Permit No. 2017-37.

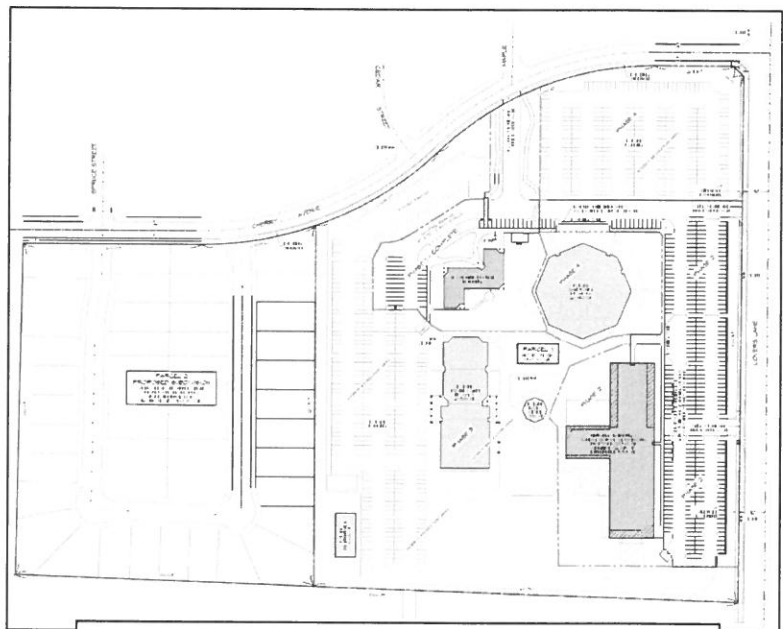
## PROJECT DESCRIPTION

The project proponents are requesting to develop a 9.68-acre vacant portion of an existing parcel, which is approved for a church campus, with a single-family residential neighborhood consisting of 45 developable lots and public streets (see subdivision map attached as Exhibit "A"). The development of this portion of land is a change to the church's master plan approved through Conditional Use Permit No. 2008-46 (see adopted master plan as Exhibit "D"), which called for this portion of land to be outdoor recreation fields. The proposed amendment to the church's master plan also includes other changes to the church campus that include but are not limited to a revised phasing plan, a larger ministry building, and the removal of a planned outdoor amphitheater (see proposed master plan attached as Exhibit "C").

The proposed action consists of three entitlements:

**Cherry Creek Tentative Subdivision Map No. 5565** will subdivide the land previously planned for the church's outdoor recreation fields into a 45-lot residential subdivision (see Exhibit "A"). The proposed lots meet the City's development standards for the R-1-5 zone including minimum lot frontage and site area. The typical lot size is 7,200 square feet (60 feet wide by 120 feet deep) and the lots range in size from 6,065 square feet to 12,548 square feet. The subdivision will be completed in one phase.

The subdivision's vehicular access will consist of public streets with 60-foot right-of-ways. Spruce Street, the subdivision's westerly north-south street, will be aligned with the existing Spruce Street located on the north side of Cherry Avenue. There are no Landscape and Lighting District lots affiliated with the subdivision.



Proposed Site Plan / Subdivision Map

The subdivision's vehicular access will consist of public streets with 60-foot right-of-ways. Spruce Street, the subdivision's westerly north-south street, will be aligned with the existing Spruce Street located on the north side of Cherry Avenue. There are no Landscape and Lighting District lots affiliated with the subdivision.

**Tentative Parcel Map No. 2017-04** will split the existing 29.38-acre parcel owned by Grace Community Church into two parcels to create separate parcels for the planned church campus and for the land to be further subdivided as requested per the Cherry Creek Tentative Subdivision Map No. 5565 (see parcel map attached as Exhibit "B").

**Conditional Use Permit No. 2017-37** will amend the previously approved Conditional Use Permit No. 2008-46 for the purpose of revising the master plan associated with the Grace Community Church campus (see proposed master plan attached as Exhibit "C"). Currently, an 8,349 square foot administration building and 47-stall parking lot was constructed in 2015 and constitutes Phase 1 of the church's master plan.

Primary elements of the approved master plan that were previously reviewed and approved under CUP No. 2008-46 (see Exhibit "G") and are still planned to be constructed on the site include a ministry building (to be expanded from 32,045 to 37,560 square feet with the proposed CUP see Exhibit "F"), a youth / gymnasium building, a sanctuary with an occupancy of 1,700 persons, and a parking field consisting of approximately 884 parking stalls.

Outdoor recreation fields, which were planned for the westerly 9.68 acres of the church campus, are eliminated from the master plan to facilitate the residential subdivision. An outdoor amphitheater that was planned for the south side of the church campus is also eliminated from the master plan. The amphitheater was previously approved together with mitigation measures to address noise impacts on surrounding residential uses; however the lots created by the proposed subdivision would result in new residences located even closer to the amphitheater site.

The Operational Statement associated with the church campus master plan has been updated to reflect the changes in the phasing and development (see Exhibit "D").

## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Residential Low Density
City Zoning:	R-1-5 – (Single-family Residential, 5,000 square foot minimum lot size)
Surrounding Zoning and Land Use:	North: R-1-5 / Single-family tract subdivision
	South: R-1-5 & R-M-2 / Rural dwelling units and apartment complex
	East: County / Orchard
	West: R-1-5 / Single-family tract subdivision
Environmental Review:	Initial Study / Negative Declaration No. 2017-81
Special Districts:	None
Site Plan Review:	Nos. 2017-176 (Subdivision) & 2017-197 (Church)

### **RELATED PLANS & POLICIES**

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

### **RELATED PROJECTS**

Conditional Use Permit No. 2008-46, a request by Grace Community Church, established a church campus master plan that included a sanctuary, Sunday school, fellowship and administration buildings, an outdoor amphitheater, and playing fields in the R-1-6 zone. The Planning Commission approved the request on July 27, 2009, adding restricted hours of operation to the playing fields, although this decision was appealed by residents in the surrounding subdivision. On August 17, 2009, the City Council upheld the Planning Commission's approval with additional revised conditions: to require that the administration building be constructed prior to the playing fields and to prohibit lighting on the playing fields.

## PROJECT EVALUATION

Staff recommends approval of the Cherry Creek Tentative Subdivision Map No. 5565, Tentative Parcel Map No. 2017-04, and Conditional Use Permit No. 2017-37 based on the project's consistency with the Land Use Element of the General Plan and Zoning and Subdivision Ordinance policies for approval of the tentative subdivision map, tentative parcel map, and conditional use permit. The following potential issue areas have been identified for the proposed project.

### **General Plan and Zoning/Subdivision Ordinance Consistency**

#### *Subdivision Map*

The proposed 45-lot single-family residential subdivision on 9.68 acres is compatible with existing surrounding development. The proposed tentative subdivision map constitutes an infill project surrounded by R-1-5-zoned development to the north, northeast and west and R-1-5-zoned vacant land to the south. The project is consistent with Land Use Policy LU-P-19 of the 2014 General Plan, which states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

The subdivision site will utilize existing local streets for access to the lots. Proposed streets include one street (Spruce Street) being extended from a subdivision to the north. Staff finds the proposed tentative subdivision map compatible with existing residential development that surrounds the area and the Low Density Residential land use designation.

#### *Conditional Use Permit (CUP) / Church*

The church campus was initially approved in 2009 through adoption of Conditional Use Permit No. 2008-46. Conditions were adopted with the CUP to ensure consistency with surrounding land uses. At the time of approval, the property was designated as Low Density Residential and surrounding areas were designated as Low and Medium Density Residential. The same land use and zoning designations apply today following the adoption of the General Plan Update (2014) and Zoning Update (2017). The CUP was use-inaugurated through construction of the administration building and street frontage improvements.

### **Subdivision Map Act Findings**

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

<b><u>GC Section 66474 Finding</u></b>	<b><u>Analysis</u></b>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map and Tentative Parcel Map. There are no specific plans applicable to the

	proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map and Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 3 of the Tentative Subdivision Map and Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 4 of the Tentative Subdivision Map and Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Negative Declaration determination under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map and Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map and Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map and Tentative Parcel Map.

### **Proposed Lots**

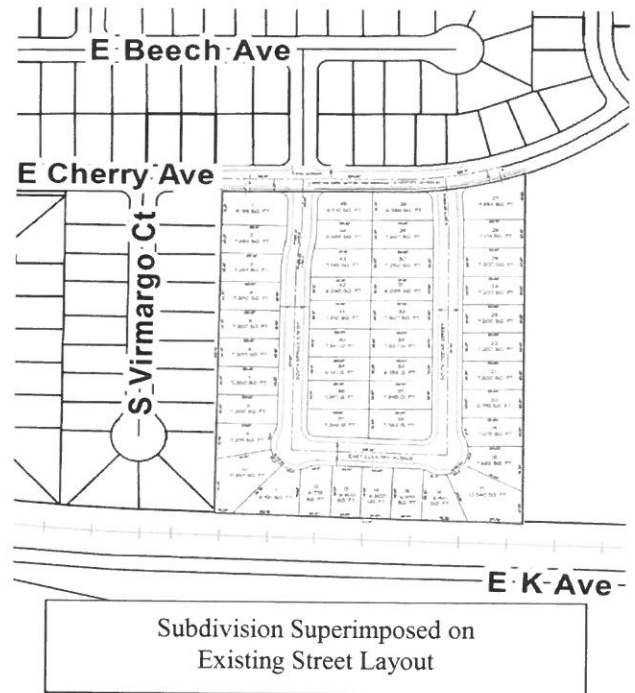
The proposed subdivision will consist of 45 residential lots. The residential lots conform to standard single-family residential standards for lot size and setbacks. The lots will be required to meet R-1-5 zone setback standards, including a 15-foot setback to living space, a 22-foot setback to a front-loading garage, a 5-foot setback to an interior side property line, a 10-foot setback to a street side property line, and a 25-foot setback to a rear property line.

The typical lot size is 7,200 square feet (60 feet wide by 120 feet deep) and the lots range in size from 6,065 square feet to 12,548 square feet. The typical dimensions of existing developed lots surrounding the subdivision range between 60 and 72 feet wide and between 110 and 124 feet deep.

### **Street Improvements**

As shown in Exhibit "A", the subdivision contains only local streets with no direct connection to Collector or Arterial roadways. The subdivision's proposed westerly north-south local street – Spruce Street – will be aligned with the existing Spruce Street located on the north side of Cherry Avenue. The overall right-of-way width of the new local streets will be 60-feet consistent with City standards, compared to the surrounding streets which have a right-of-way width of 56-feet on through streets and 52-feet on cul-de-sacs.

Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for urban use.



### **Block Wall**

Staff recommends a condition of approval (Condition No. 4 of the Tentative Subdivision Map) that a seven (7) foot high concrete block wall be constructed along the east property line of the subdivision adjacent to the church campus (i.e., Lots 17 through 27). The requirement is consistent with other subdivisions abutting quasi-public uses and helps to reduce potential noise impacts with the adjacent church's parking lot.

### **Church Master Plan Amendments & Land Use Compatibility**

The proposed CUP amendment reduces the area of the church campus by 9.68-acres or one-third of its original size. The area being removed from the master plan consisted of outdoor soccer, baseball, and volleyball facilities and approximately 74 parking spaces (see original site plan in Exhibit "G"), which will be replaced by the proposed subdivision. Uses located directly east of the proposed subdivision will be an interim recreation area and future parking field, with the closest buildings being a maintenance building 25-feet away and the administration and gymnasium buildings 250-feet away (see Exhibit "C"). As stated above, the requirement of a block wall between the residential and church uses will help to reduce noise impacts.

An outdoor amphitheater with seating for 1,800 persons located south of the future youth / gymnasium building (see original site plan in Exhibit "G") has also been removed from the master plan (see Exhibit "C"). The church has elected to remove the amphitheater due to the potential noise impacts on the proposed residential development approximately 300-feet west of the former amphitheater site. The former amphitheater area is now depicted as an interim recreation area with no long-term uses planned at this time. Any new building or reinstatement of the amphitheater on the church site will require a new Conditional Use Permit Amendment and potential technical studies to determine potential impacts.



Interim recreation areas are also planned for the Phase 3 area (gymnasium building & parking fields) on the southwest corner of the campus and the Phase 4 parking field on the northeast corner of the campus. Due to the proximity of existing and future dwelling units near these recreation areas, staff recommends a condition of approval (CUP Condition No. 5) that prohibits outdoor amplified public address (PA) systems and outdoor lighting projected on the fields. Also, staff recommends a condition of approval (CUP Condition No. 6) that all outdoor activities shall comply with the City of Visalia Noise Ordinance standards and shall be restricted to the hours of 8:00 a.m. to 9:00 p.m. seven days a week. These conditions were similarly imposed upon the recreational fields in the original approved CUP No. 2008-46.

The total building floor area associated with the master plan will increase due to a proposed 5,515 square foot expansion of the ministry building planned in Phase 2. All other buildings and their floor areas have been carried over from the original master plan, though several areas that were originally marked as "future building expansion" are now omitted on the amended master plan. The 1,700 occupants planned for the sanctuary building does not change from the original CUP operation statement. Therefore, traffic impacts considered with the original CUP are not expected to increase. Lovers Lane, the arterial street adjacent to the church is intended to provide the majority of the traffic associated with the church.

Staff finds the requested changes to the master plan consistent with the surrounding residential uses based upon the new site plan (master plan) and operational statement. The proposed changes would not significantly change the approved uses and density of the original approved master plan CUP.

### **Revised Church Phasing Plan / Parking Plan**

The Operational Statement associated with the church campus master plan has been updated to reflect the changes in the phasing and development (see Exhibit "D").

The following table summarizes the revised phasing plan, building sizes, and cumulative parking count:

Proposed Phase	Previous Phase	Improvements	Building Size (s.f.)	Parking Count
Phase 1	Phase 1-A	Admin. building, parking [completed]	8,349	47
N/A	Phase 1-B	Playing fields [eliminated]	N/A	N/A
N/A	Phase 1-C	Amphitheater [eliminated]	N/A	N/A
Phase 2	Phase 2	Ministry building / interim Sunday worship (990 seats), parking	37,560	249
Phase 3	Phase 2	Youth / gymnasium, parking	27,500	329
		Bookstore	1,830	
		Maintenance building	3,600	
Phase 4	Phase 3	Sanctuary (1,700 seats), parking	27,350	259
TOTAL			106,189	884

The next phase to be built according to the proposed CUP is Phase 2, which constitutes the ministry building that will serve as an operative church with interim sanctuary until the final phase (Phase 4) is completed. The ministry building will also accommodate interim youth / Sunday school facilities until the youth / gymnasium building is completed in Phase 3. The Phase 2 improvements will bring the total parking count to 296 stalls, which will meet the requirement of one stall per four seats in the 990-seat Sunday worship area.

At completion (Phase 4), there will be 884 parking spaces that meet the one stall per four seats in the 1,700-seat sanctuary area.

The operational statement is subject to change as the facilities are constructed and routine use patterns are established. Staff recommends a condition (CUP Condition No. 2) requiring that any significant changes in the Operational Statement be reviewed by staff for consistency with this use permit.

### **Will-Serve Letter California Water Service Company**

California Water Service has provided will serve letters for the proposed tentative subdivision and parcel maps, attached as Exhibits "H" and "I". The letters indicate that they will remain valid for a period of two years from the date of the letter.

Staff has included Map Condition of Approval No. 3 requiring the applicant to provide a valid will serve letter prior to the issuance of a building permit. Notwithstanding that Cal Water has provided the letters attached as Exhibits "H" and "I", if a period of two years pass before a building permit is issued then the attached letters become invalid and the applicant/ builder will need to obtain new letters.

### **Environmental Review**

Negative Declaration No. 2017-81 has been prepared for the project. The public review and comment period for the Initial Study and Negative Declaration began on April 2, 2018, and ended on April 23, 2018. The Negative Declaration for the project is recommended for adoption.

Mitigated Negative Declaration No. 2008-55 was previously prepared and approved for this site to assess impacts of Conditional Use Permit No. 2008-46 for the development of a church. The church's approved project design and conditions associated with Conditional Use Permit No. 2008-46 included mitigation measures that reduced potentially significant impacts related to noise to a level less than significant. In the proposed project, the source of the noise impacts – an outdoor amphitheater – has been removed from the church's development plan. As a result, the proposed project, if approved, will result in no adverse environmental impacts and the mitigation measures associated with Mitigated Negative Declaration No. 2008-55 will not be applicable.

## **RECOMMENDED FINDINGS**

### **Cherry Creek Tentative Subdivision Map No. 5565**

1. That the proposed location and layout of the Cherry Creek Tentative Subdivision Map No. 5565, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 9.68-acre project site, which is the site of the proposed 45 lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
2. That the proposed Cherry Creek Tentative Subdivision Map No. 5565, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development, a developing church site, and railroad tracks.

3. That the site is physically suitable for the proposed tentative subdivision map. The Cherry Creek Tentative Subdivision Map No. 5565 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is bordered by existing residential development, and the subdivision is a continuation of the pattern and configuration of residential lots surrounding the development. Proposed lot sizes and dimensions are also consistent with those of residential lots surrounding the development.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Cherry Creek Tentative Subdivision Map No. 5565, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 9.68-acre project site, which is the site of the proposed 45-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
5. That the proposed Cherry Creek Tentative Subdivision Map No. 5565, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 45-lot subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.
6. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2017-81 disclosed the proposed project has no new effects that could occur, and is consistent with the development on the site anticipated by, and 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, Negative Declaration No. 2017-81 can be adopted for the project.

#### **Tentative Parcel Map No. 2017-04**

1. That the proposed location and layout of Tentative Parcel Map No. 2017-04, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
2. That the proposed Tentative Parcel Map No. 2017-04, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development, a developing church site, and railroad tracks.
3. That the site is physically suitable for the proposed tentative parcel map. Tentative Parcel Map No. 2017-04 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is bordered by existing residential development, and the parcel map will separate planned residential

uses from the church campus.

4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map No. 2017-04, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
5. That the proposed Tentative Parcel Map No. 2017-04, design of the map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed parcel map. The parcel map is designed to comply with the City's Engineering Improvement Standards.
6. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2017-81 disclosed the proposed project has no new effects that could occur, and is consistent with the development on the site anticipated by, and 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, Negative Declaration No. 2017-81 can be adopted for the project.

#### **Conditional Use Permit No. 2017-37**

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 finding of the 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 conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2017-81 disclosed the proposed project has no new effects that could occur, and is consistent with the development on the site anticipated by, and 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, Negative Declaration No. 2017-81 can be adopted for the project.

<b>RECOMMENDED CONDITIONS</b>
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#### **Cherry Creek Tentative Subdivision Map No. 5565**

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-176, incorporated herein by reference.
2. That the Cherry Creek Tentative Subdivision Map No. 5565 be prepared in substantial compliance with Exhibit "A".

3. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That a seven (7) foot high concrete block wall be constructed along the east property line of the subdivision adjacent to the church campus (Lots 17 through 27).
5. That all applicable federal, state, regional, and city policies and ordinances be met.

#### **Tentative Parcel Map No. 2017-04**

1. That the parcel map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-176, incorporated herein by reference.
2. That Tentative Parcel Map No. 2017-04 be prepared in substantial compliance with Exhibit "B".
3. That prior to the issuance of a building permit on Parcel No. 2, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That all applicable federal, state, regional, and city policies and ordinances be met.

#### **Conditional Use Permit No. 2017-37**

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-197, incorporated herein by reference.
2. That the site be developed and operated in substantial compliance with the site plan attached as Exhibit "C" and operation statement attached as Exhibit "D". Substantial changes to the site plan and/or operation plan may require an amendment to the Conditional Use Permit.
3. That the building elevations for the church campus, including the sanctuary, ministry building, and Sunday school building, be prepared in substantial compliance with the elevations attached as Exhibit "E" and "F".
4. That the ministry building (to be constructed in phase 2) shall not exceed seating for 990 persons in the main assembly area and the church sanctuary (to be constructed in phase 4) shall not exceed seating for 1,700 persons in the main assembly area based on the operation plan approved with this use permit.
5. That any outdoor public address systems and lighting projected onto the recreation fields be prohibited.
6. That all outdoor activities shall comply with the City of Visalia Noise Ordinance standards and shall be restricted to the hours of 8:00 a.m. to 9:00 p.m. seven days a week.
7. That the site plan and operation statement associated with Conditional Use Permit No. 2017-37 supersedes the items previously approved with Conditional Use Permit No. 2008-46.
8. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-37 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
9. That all federal, state, regional, and city codes and ordinances be met.

## APPEAL INFORMATION

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

### Attachments:

- Related Plans and Policies
- Resolution No. 2017-82 – Conditional Use Permit No. 2017-37
- Resolution No. 2017-83 – Cherry Creek Tentative Subdivision Map No. 5565
- Resolution No. 2017-84 – Tentative Parcel Map No. 2017-04
- Exhibit "A" – Cherry Creek Tentative Subdivision Map
- Exhibit "B" – Tentative Parcel Map
- Exhibit "C" – Church Site Plan
- Exhibit "D" – Operation Statement
- Exhibit "E" – Elevations of Sanctuary & Youth / Gym Buildings
- Exhibit "F" – Elevations of Ministry & Other Accessory Buildings
- Exhibit "G" – Site Plan approved with Conditional Use Permit No. 2008-46
- Exhibit "H" – Subdivision Map Will-Serve Letter from California Water Service Company
- Exhibit "I" – Parcel Map Will-Serve Letter from California Water Service Company
- Initial Study / Negative Declaration No. 2017-81
- Site Plan Review Item No. 2017-176 (Subdivision) Comments
- Site Plan Review Item No. 2017-197 (Church Campus) Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## RELATED PLANS AND POLICIES

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

**General Plan Land Use Policies:**

**LU-P-19:** Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.

**Zoning Ordinance:**

### Chapter 17.12

#### R-1 SINGLE-FAMILY RESIDENTIAL ZONE

**17.12.010 Purpose and intent.**

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

**17.12.015 Applicability.**

The requirements in this chapter shall apply to all property within R-1 zone districts.

**17.12.020 Permitted uses.**

In the R-1 single-family residential zones, the following uses shall be permitted by right:

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48;

- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070.
- N. Transitional or supportive housing for six (6) or fewer resident/clients.
- O. In the R-1-20 zone only, the breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic noncommercial scale, provided that there shall not be less than one thousand (1,000) square feet of site area for each fowl or animal and provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, closer than twenty-five (25) feet to any dwelling on the site, or closer than fifty (50) feet to any other dwelling;
- P. In the R-1-20 zone only, the raising of livestock, except pigs of any kind, subject to the exception of not more than two cows, two horses, four sheep or four goats for each site, shall be permitted; provided, that there be no limitation on the number of livestock permitted on a site with an area of ten acres or more and provided that no stable be located closer than fifty (50) feet to any dwelling on the site or closer than one hundred (100) feet to any other dwelling;

**17.12.030 Accessory uses.**

In the R-1 single-family residential zone, the following accessory uses shall be permitted, subject to specified provisions:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.12.100(B).
- C. Cottage Food Operations subject to the provisions of Health and Safety Code 113758 and Section 17.32.035.

**17.12.040 Conditional uses.**

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

- A. Planned development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;



- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. [Reserved.] M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

**17.12.050 Site area.**

The minimum site area shall be as follows:

<b>Zone</b>	<b>Minimum Site Area</b>
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

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

<b>Zone</b>	<b>Interior Lot</b>	<b>Corner Lot</b>
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

**17.12.060 One dwelling unit per site.**

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J).

**17.12.070 Replacement and expansion of legally existing multiple family units.**

In accordance with Sections 17.12.020 legally existing multiple family units may be expanded or replaced if destroyed by fire or other disaster subject to the following criteria:

- A. A site plan review permit as provided in Chapter 17.28 is required for all expansions or replacements.
- B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.28.050.

- C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.
- D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.
- E. The number of multiple family units on the site shall not be increased.
- F. All rights established under Sections 17.12.020 and 17.12.070 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a site plan review permit does not constitute compliance with this requirement.

**17.12.080 Front yard.**

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

<b>Zone</b>	<b>Minimum Front Yard</b>
R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) 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. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

**17.12.090 Side yards.**

- A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.
- B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.
- C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.
- D. On corner lots, all front-loading garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.
- E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.
- F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

#### **17.12.100 Rear yard.**

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

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

B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

#### **17.12.110 Height of structures.**

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

#### **17.12.120 Off-street parking.**

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34.

#### **17.12.130 Fences, walls and hedges.**

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

### **Chapter 17.38**

#### **CONDITIONAL USE PERMITS**

##### **17.38.110 Action by planning commission.**

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

RESOLUTION NO. 2017-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-37: A REQUEST BY HIDDEN OAK DEVELOPMENT COMPANY (GRACE COMMUNITY CHURCH, PROPERTY OWNER) TO AMEND PREVIOUSLY-APPROVED CONDITIONAL USE PERMIT NO. 2008-46 FOR THE PURPOSE OF REVISING A MASTER PLAN ASSOCIATED WITH A CHURCH CAMPUS IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE, LOCATED ON THE SOUTHWEST CORNER OF LOVERS LANE AND CHERRY AVENUE. APN: 126-110-061.

**WHEREAS**, Conditional Use Permit No. 2017-37 is a request by Hidden Oak Development Company (Grace Community Church, property owner) to amend previously-approved Conditional Use Permit No. 2008-46 for the purpose of revising a master plan associated with a church campus in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061; and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 23, 2018; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-37, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study, was prepared which disclosed that no significant environmental impacts would result from this project, and mitigation measures would not be required.

**NOW, THEREFORE, BE IT RESOLVED**, that Negative Declaration No. 2017-81 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the 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 conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2017-81 disclosed the proposed project has no new effects that could occur, and is consistent with the development on the site anticipated by, and 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, Negative Declaration No. 2017-81 can be adopted for the project.

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-197, incorporated herein by reference.
2. That the site be developed and operated in substantial compliance with the site plan attached as Exhibit "C" and operation statement attached as Exhibit "D". Substantial changes to the site plan and/or operation plan may require an amendment to the Conditional Use Permit.
3. That the building elevations for the church campus, including the sanctuary, ministry building, and Sunday school building, be prepared in substantial compliance with the elevations attached as Exhibit "E" and "F".
4. That the ministry building (to be constructed in phase 2) shall not exceed seating for 990 persons in the main assembly area and the church sanctuary (to be constructed in phase 4) shall not exceed seating for 1,700 persons in the main assembly area based on the operation plan approved with this use permit.
5. That any outdoor public address systems and lighting projected onto the recreation fields be prohibited.
6. That all outdoor activities shall comply with the City of Visalia Noise Ordinance standards and shall be restricted to the hours of 8:00 a.m. to 9:00 p.m. seven days a week.
7. That the site plan and operation statement associated with Conditional Use Permit No. 2017-37 supersedes the items previously approved with Conditional Use Permit No. 2008-46.
8. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-37 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
9. That all federal, state, regional, and city codes and ordinances be met.

RESOLUTION NO 2017-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CHERRY CREEK TENTATIVE SUBDIVISION MAP NO. 5565: A REQUEST BY HIDDEN OAK DEVELOPMENT COMPANY (GRACE COMMUNITY CHURCH, PROPERTY OWNER) TO SUBDIVIDE A 9.68-ACRE PORTION OF A 29.38-ACRE PARCEL INTO 45 LOTS FOR RESIDENTIAL USE IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE, LOCATED ON THE SOUTH SIDE OF CHERRY AVENUE 1,200 FEET WEST OF LOVERS LANE. APN: 126-110-061 [PORTION].

**WHEREAS**, Cherry Creek Tentative Subdivision Map No. 5565 is a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 9.68-acre portion of a 29.38-acre parcel into 45 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the south side of Cherry Avenue 1,200 feet west of Lovers Lane. APN: 126-110-061 [portion]; and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on April 23, 2018; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study, was prepared which disclosed that no significant environmental impacts would result from this project, and mitigation measures would not be required.

**NOW, THEREFORE, BE IT RESOLVED**, that Negative Declaration No. 2017-81 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 approves the proposed tentative subdivision map based on the following specific findings and based on the evidence presented:

1. That the proposed location and layout of the Cherry Creek Tentative Subdivision Map No. 5565, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 9.68-acre project site, which is the site of the proposed 45 lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth

occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.”

2. That the proposed Cherry Creek Tentative Subdivision Map No. 5565, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development, a developing church site, and railroad tracks.
3. That the site is physically suitable for the proposed tentative subdivision map. The Cherry Creek Tentative Subdivision Map No. 5565 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is bordered by existing residential development, and the subdivision is a continuation of the pattern and configuration of residential lots surrounding the development. Proposed lot sizes and dimensions are also consistent with those of residential lots surrounding the development.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Cherry Creek Tentative Subdivision Map No. 5565, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 9.68-acre project site, which is the site of the proposed 45-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.”
5. That the proposed Cherry Creek Tentative Subdivision Map No. 5565, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 45-lot subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.
6. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2017-81 disclosed the proposed project has no new effects that could occur, and is consistent with the development on the site anticipated by, and 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, Negative Declaration No. 2017-81 can be adopted for the project.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative subdivision map on the real property hereinabove 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 subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-176, incorporated herein by reference.
2. That the Cherry Creek Tentative Subdivision Map No. 5565 be prepared in substantial compliance with Exhibit "A".
3. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That a seven (7) foot high concrete block wall be constructed along the east property line of the subdivision adjacent to the church campus (Lots 17 through 27).
5. That all applicable federal, state, regional, and city policies and ordinances be met.



RESOLUTION NO 2017-84

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2017-04: A REQUEST BY HIDDEN OAK DEVELOPMENT COMPANY (GRACE COMMUNITY CHURCH, PROPERTY OWNER) TO SUBDIVIDE A 29.38-ACRE PARCEL INTO TWO PARCELS TO CREATE SEPARATE PARCELS FOR CHURCH AND RESIDENTIAL USES IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE, LOCATED ON THE SOUTHWEST CORNER OF LOVERS LANE AND CHERRY AVENUE. APN: 126-110-061.

**WHEREAS**, Tentative Parcel Map No. 2017-04 is a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 29.38-acre parcel into two parcels to create separate parcels for church and residential uses in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061; and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 23, 2018; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Chapter 16.28 of the Subdivision Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, an Initial Study, was prepared which disclosed that no significant environmental impacts would result from this project, and mitigation measures would not be required.

**NOW, THEREFORE, BE IT RESOLVED**, that Negative Declaration No. 2017-81 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed location and layout of Tentative Parcel Map No. 2017-04, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
2. That the proposed Tentative Parcel Map No. 2017-04, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the

public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development, a developing church site, and railroad tracks.

3. That the site is physically suitable for the proposed tentative parcel map. Tentative Parcel Map No. 2017-04 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is bordered by existing residential development, and the parcel map will separate planned residential uses from the church campus.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map No. 2017-04, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
5. That the proposed Tentative Parcel Map No. 2017-04, design of the map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed parcel map. The parcel map is designed to comply with the City's Engineering Improvement Standards.
6. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2017-81 disclosed the proposed project has no new effects that could occur, and is consistent with the development on the site anticipated by, and 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, Negative Declaration No. 2017-81 can be adopted for the project.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the parcel map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-176, incorporated herein by reference.
2. That Tentative Parcel Map No. 2017-04 be prepared in substantial compliance with Exhibit "B".

3. That prior to the issuance of a building permit on Parcel No. 2, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That all applicable federal, state, regional, and city policies and ordinances be met.



# TENTATIVE PARCEL MAP

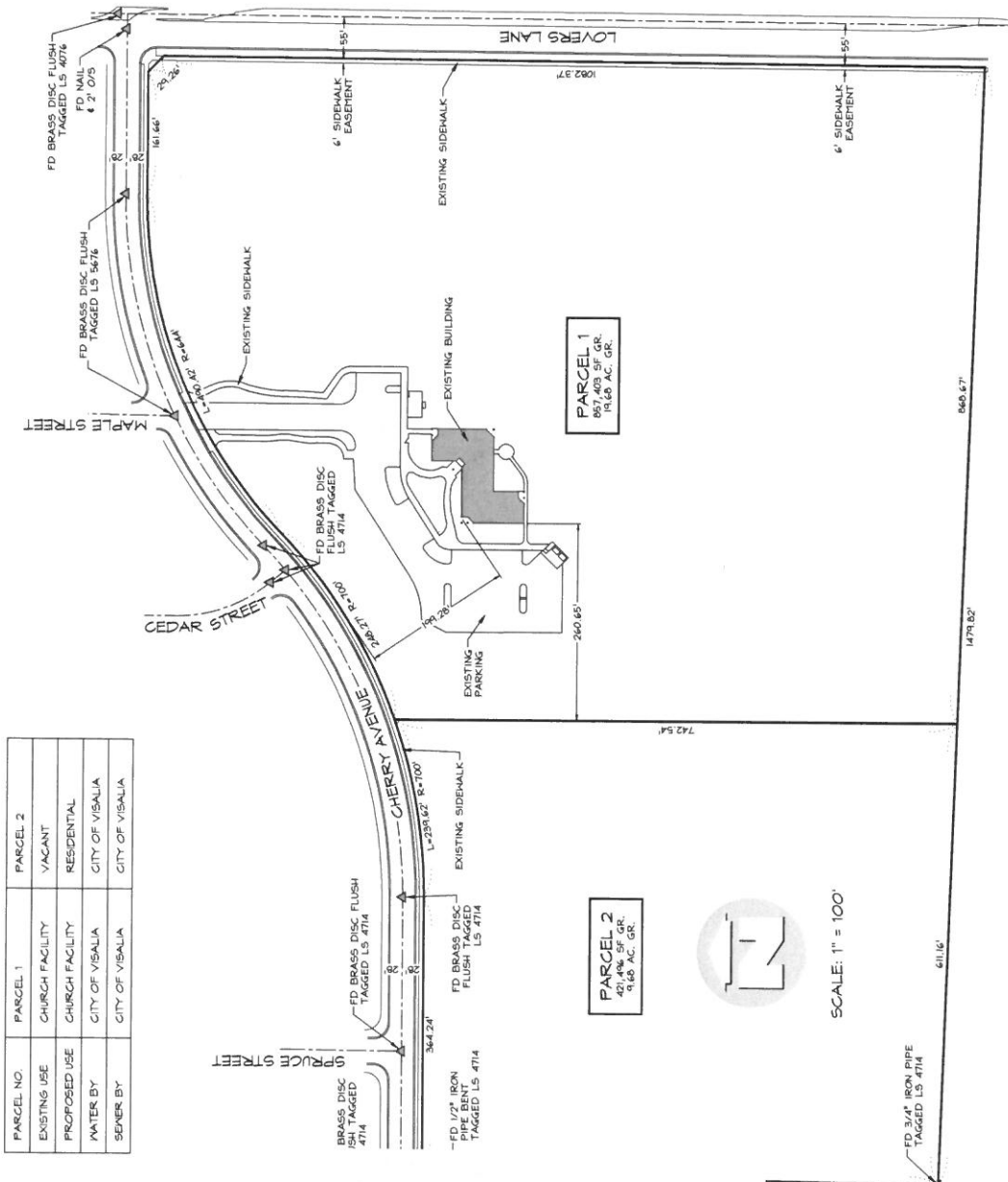
BEING A DIVISION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF CALIFORNIA. SEPTEMBER 2017

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR  
 2900-B WEST MAIN STREET, VISALIA, CA 93291, (559) 739-1616

PREPARED FOR: HIDDEN OAK DEVELOPMENT CO.  
 P.O. BOX 3963, VISALIA, CA 93276, (559) 804-9865

ASSESSOR'S PARCEL NO.: 126-110-061

ZONE: R-1-5 FLOOD ZONE: X'



PARCEL NO.	PARCEL 1	PARCEL 2
EXISTING USE	CHURCH FACILITY	VACANT
PROPOSED USE	CHURCH FACILITY	RESIDENTIAL
MATER BY	CITY OF VISALIA	CITY OF VISALIA
SEWER BY	CITY OF VISALIA	CITY OF VISALIA

VICINITY MAP  
 NOT TO SCALE  
 S.P.R.R.

Exhibit "B"

# SITE PLAN

REVISED 2-28-06  
 BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF  
 SECTION 16, TOWNSHIP 12N, RANGE 12E, COUNTY OF YUBA, STATE OF CALIFORNIA,  
 IN THE CITY OF YUBA, COUNTY OF YUBA, STATE OF CALIFORNIA.

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR  
 2908 B WEST 74TH STREET, YUBA, CA 95967; (916) 794-1144

PREPARED FOR: GRACE COMMUNITY CHURCH  
 2025 S. LOVERS LANE, YUBA, CA 95909; (916) 783-3944

ASSESSOR'S PARCEL NO.: 126-110-061

ZONE: R-1-5 FLOOD ZONE: X

## PARKING LOT CALCULATIONS

PHASE 1 - ADMINISTRATION BUILDING  
 8,347 SF AT 200 SF/STALL = 41 STALLS REQUIRED ( 47 STALLS PROVIDED  
 AND 6 SPACES AT 4 STALLS/SPACE = 208 STALLS REQUIRED (247 STALLS PROVIDED  
 PHASE 2 - VOLUNTEER BUILDING / BOOKSTORE  
 PHASE 3 - MULTIFAMILY BUILDING / BOOKSTORE  
 PHASE 4 - FUTURE CHURCH BUILDING  
 1,000 OCCUPANTS AT 4 STALLS/OCCUPANT = 250 STALLS REQUIRED  
 42% OF 247 = 104 STALLS REQUIRED IN  
 208 STALLS PROVIDED  
 104 STALLS  
 104 STALLS PROVIDED



SCALE: 1" = 60'

ISSUING OFFICE:	YUBA COUNTY
DATE:	CALIFORNIA MATTER SERVICE
DRAWN BY:	CITY OF YUBA
SCALE:	AS SHOWN
ELECTRICAL BY:	SOUTHERN CALIFORNIA Edison CO
GAS BY:	SOUTHERN CALIFORNIA GAS CO



VICINITY MAP

NOT TO SCALE

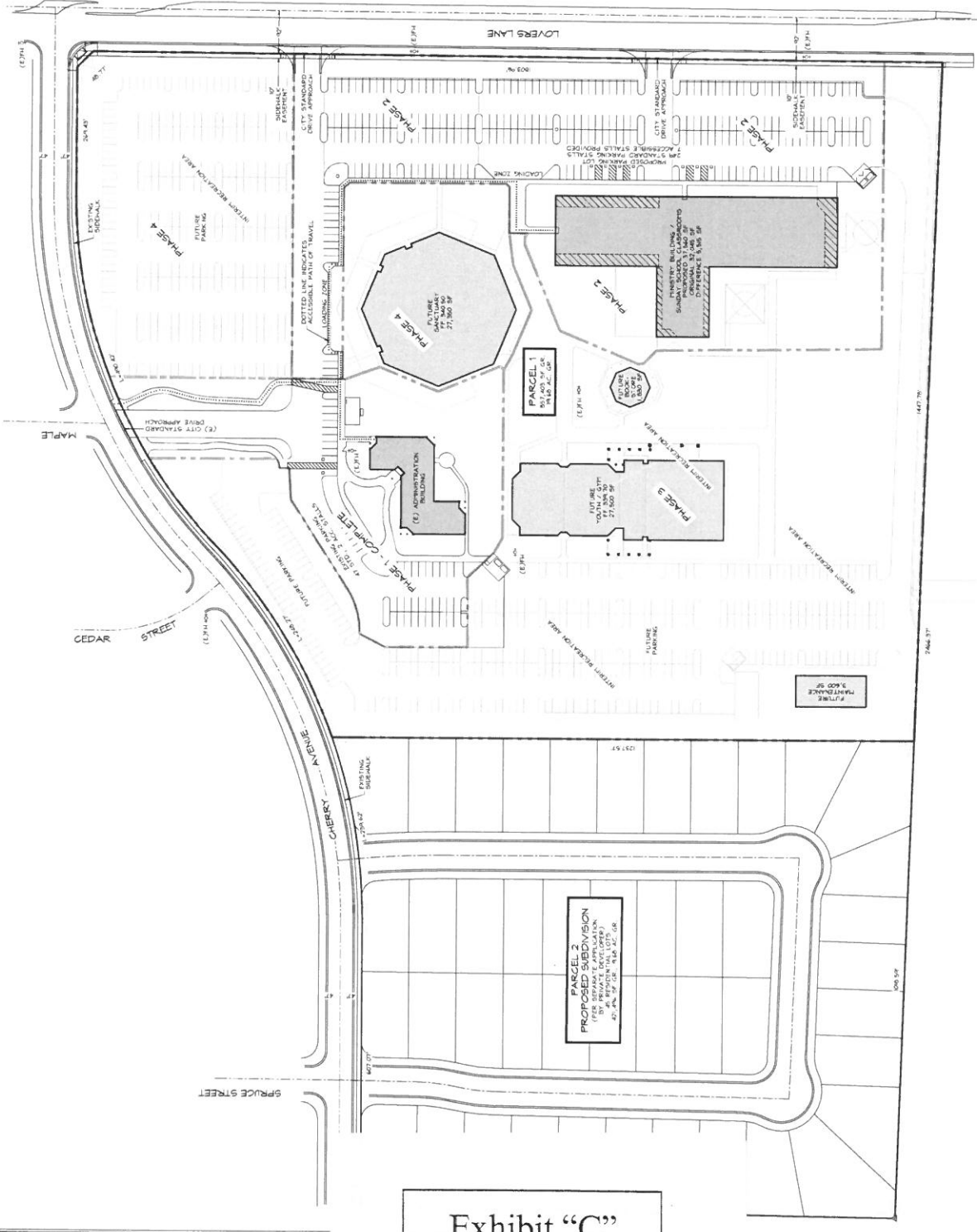


Exhibit "C"

# Grace Community Church

## Operational Statement

March 1, 2018

Project No. \_\_\_\_\_

### Phase 1 Administration Building

- 1.1 Staff Use
  - A. Office Hours, 8:00 am to 5:00 pm weekdays.
  - B. Evenings, monthly Deacon and Elder board meetings.
- 1.2 Parking analysis
  - A. Office parking: 8,349 sf divided by 250sf/stall = 34 stalls required < 47 stalls provided.
  - B. Accumulated parking stalls: 47 stalls provided.
  - C. Completed in year 2015.

### Phase 2 Ministry Building/Kitchen/Sunday School/Café

- 2.1 Fellowship
  - A. Interim Worship use Sunday mornings until Phase 4 (Worship Center) is completed.
  - B. Periodic dinners for members and invited guests.
  - C. Assembly w/o fixed seats: 6,930 sf/ 7 sf/occupant = 990 occupants
- 2.2 Junior High/ High School
  - A. Qty (2) – two hour worship services Sunday mornings.
  - B. Qty (1) – four hour College age and over worship services on Thursday evenings.
- 2.3 Sunday school
  - A. Interim Sunday school use on Sunday until Phase 3 (Sunday School Building).
  - B. Qty (2) – two hour Sunday school services on Sunday mornings.
  - C. Qty (1) – four hour AWANA classes Wednesday evenings.
- 2.4 Kitchen
  - A. Commercial type for meal preparation by members or by hired caterers.
  - B. Periodic dinners for members and invited guests.
- 2.5 Café
  - A. Qty (2) – two hours use on Sunday mornings before, during, and after services.
  - B. Qty (1) – four hour for college age and older services on Thursday evenings.
  - C. Periodic use during week for bible study groups, men’s groups and other meetings.

Exhibit “D”

- 2.6 Parking analysis
  - A. With 990 seated occupants/4 stalls per seat = 248 stall required < 249 stalls provided.
  - B. Accumulated parking stalls: 47 + 249 = 296 total stall provided.

Phase 3      Sunday School Building/Bookstore/Maintenance

- 3.1 Qty (2) – two hour Sunday school services on Sunday mornings.
- 3.2 Qty (1) – four hour AWANA classes Wednesday evenings.
- 3.3 Periodic bible studies throughout the week and on Sunday mornings/evenings.
- 3.4 Parking Analysis
  - A. Building Parking: 27,500 / 250 sf/stall = 110 stalls required < 329 stalls provided.
  - B. Accumulated parking stalls: 47 + 249 + 329 = 625 total stalls provided.
- 3.5 Interim Use – Green/Recreation area

Phase 4      Sanctuary

- 4.1 Worship Center
  - A. Qty (2) – two hours Sunday morning services.
  - B. Ground and Balcony seating, chairs only (no fixed seating)
- 4.2 Parking Analysis
  - A. Parking for 1,700 occupants divided by 4 stalls per seat = 425 stalls required.
  - B. Worship would move from Ministry building to Worship Center (Sanctuary)
  - C. Reduce stalls required by 252 stalls already provided from Ministry building.
  - D. With reduction of 425 – 252 = 173 new stalls required for Sanctuary < 259 stalls provided.
  - E. Accumulated parking stalls: 47 + 249 + 329 + 259 = 884 stalls provided.



# GRACE COMMUNITY CHURCH

**SKW**  
Architects

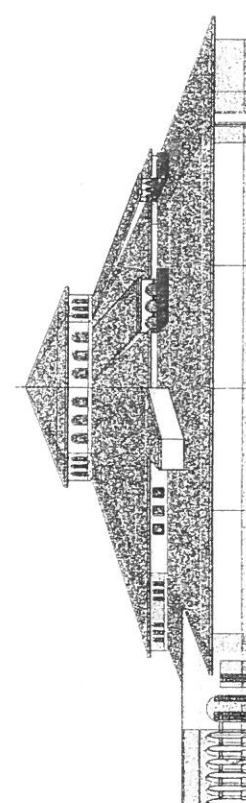
E. ROY DENNIS, ARCHITECT  
1000 W. PUEBLO AVENUE  
PUEBLO, CO 81001  
303 N. Church St.  
Visalia, CA 93251  
(559) 734-1129

CONSULTANT

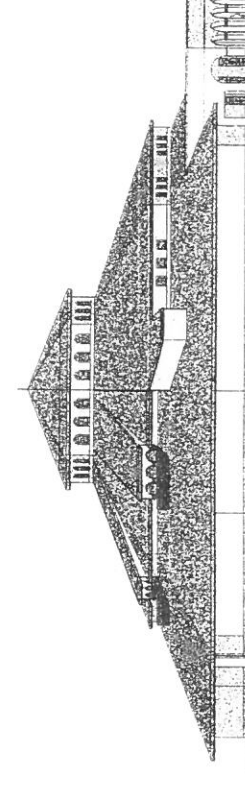
**MASTER PLAN - CUP**  
CORNER OF K ROAD & LOVERS LANE VISALIA CALIFORNIA  
**GRACE COMMUNITY CHURCH**

PROJECT DATE	REVISIONS
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2/20/06	2
3/20/06	3
4/20/06	4
5/20/06	5
6/20/06	6
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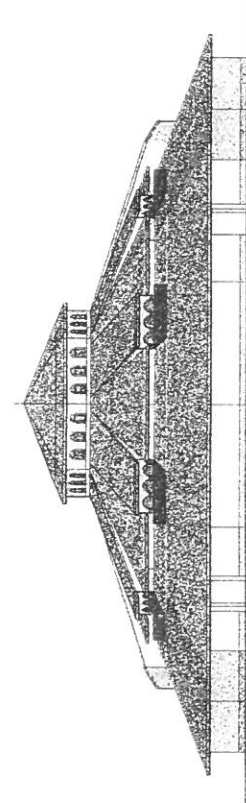
PROJECT NO. 0200006633  
SHEET TITLE  
**EXTERIOR ELEVATIONS**  
DATE: 1/20/06  
**CUP-6**



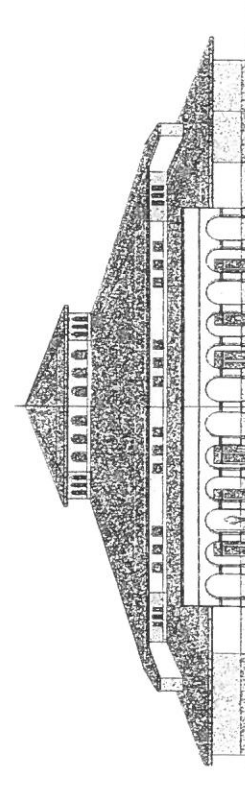
EAST



WEST

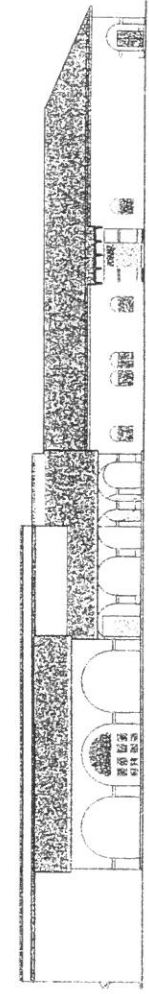


NORTH

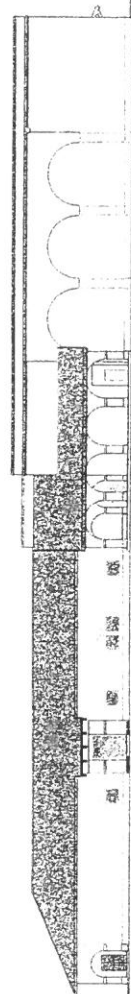


SOUTH

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



EAST



WEST

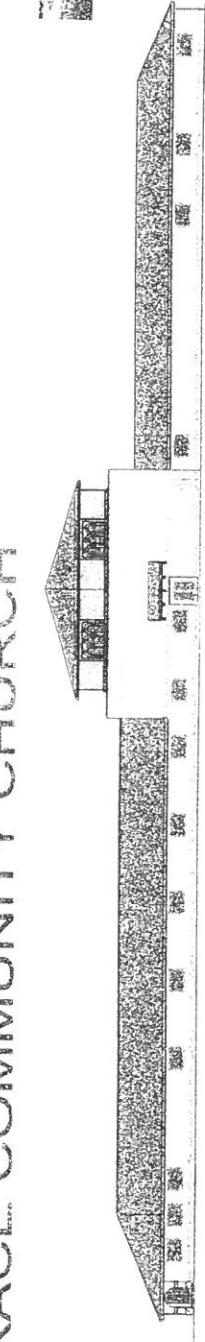
HIGH SCHOOL JUNIOR HIGHFELL OWSCHIP/GYMNASLIUM  
SCALE: 1/8" = 1'-0"

Exhibit "E"

# GRACE COMMUNITY CHURCH



MONUMENT SITE

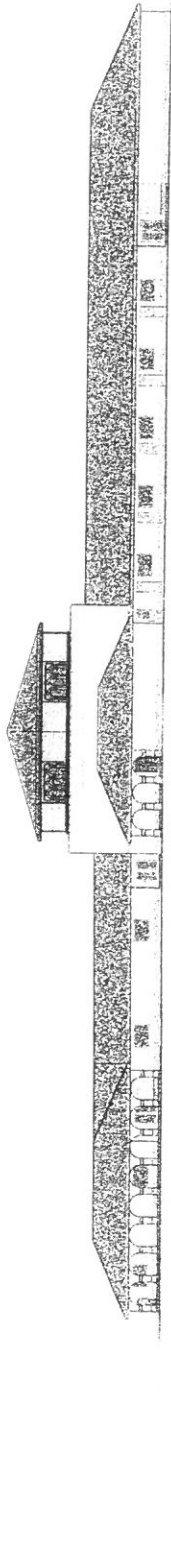


EAST



NORTH

SOUTH



WEST

ABRAHAM LINCOLN ELEMENTARY JEWELRY  
SCALE 1/8" = 1'-0"



NORTH

EAST

SOUTH

WEST

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



EAST

SOUTH

WEST

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



NORTH

EAST

SOUTH

WEST

GRACE CAFE/BOOKSTORE  
SCALE 1/8" = 1'-0"



NORTH

EAST

SOUTH

WEST

MAINTENANCE STORAGE  
SCALE 1/8" = 1'-0"



NORTH

EAST

SOUTH

WEST

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



NORTH

EAST

SOUTH

WEST

**SKW**  
Architects

E. Ray Lopez, Architect  
K. Mariana Pardo, Architect  
Dennis D. Winters, Architect

301 N. Church St.  
Visalia, CA 93281  
(559) 734-1725

CONSULTANT

**MASTER PLAN - CUP**

GRACE COMMUNITY CHURCH  
CORNER OF K ROAD & LOVERS LANE VISALIA, CALIFORNIA

PROJECT DATE	REVISIONS	NO.	DATE	DESCRIPTION

JOB NUMBER: 20020046EJ3  
SHEET TITLE: EXTERIOR ELEVATIONS  
**CUP-7**

Exhibit "F"





## CALIFORNIA WATER SERVICE

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

December 20, 2017

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

**Will Serve Letter**  
**Tentative Subdivision Map No. 5565**  
**For south side of Cherry Avenue 1,200' west of Lovers Lane**  
**APN: 126-110-061**  
**Developer: Hidden Oak Development Company**

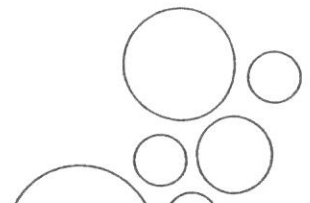
Gentlemen:

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

Cal Water will provide such potable<sup>1</sup> water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,<sup>2</sup> in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

<sup>1</sup> This portion of the letter to be modified accordingly in the event the development for which this letter is being generated is to be served with potable and non-potable water.

<sup>2</sup> For the districts that collect facility fees on a per lot basis, delete the reference to wells as a special facility here and add in the following sentence, "Developer will also be required to contribute towards Cal Water's water supply by paying facilities fees on a per lot basis as described in Rule 15"





## CALIFORNIA WATER SERVICE

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

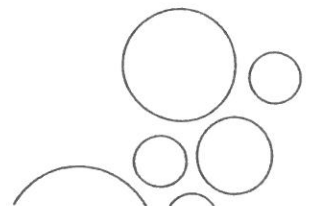
If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,

A handwritten signature in cursive script that reads "Tamara Kelly".

Tamara Kelly  
District Manager

cc: Devi Prasanna – Cal Water Engineering Dept.  
File





## CALIFORNIA WATER SERVICE

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

February 14, 2018

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

**Will Serve Letter**  
**Tentative Parcel Map No, 2017-04, APN 126-110-061**  
**Developer: Hidden Oak Development Company**

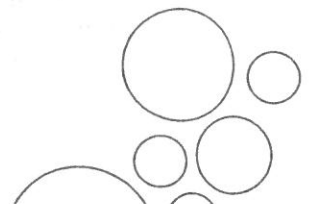
Gentlemen:

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

Cal Water will provide such potable<sup>1</sup> water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,<sup>2</sup> in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

<sup>1</sup> This portion of the letter to be modified accordingly in the event the development for which this letter is being generated is to be served with potable and non potable water.

<sup>2</sup> For the districts that collect facility fees on a per lot basis, delete the reference to wells as a special facility here and add in the following sentence, "Developer will also be required to contribute towards Cal Water's water supply by paying facilities fees on a per lot basis as described in Rule 15"





## CALIFORNIA WATER SERVICE

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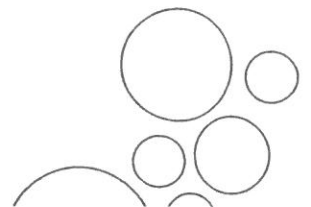
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Tamara Kelly  
District Manager

cc: Devi Prasanna – Cal Water Engineering Dept.  
File



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

**NOTICE OF A PROPOSED  
INITIAL STUDY AND NEGATIVE DECLARATION**

**Project Title: Cherry Creek Tentative Subdivision Map No. 5565, Tentative Parcel Map No. 2017-04, and Conditional Use Permit No. 2017-37**

**Project Description:** The project proponents are requesting to develop a 9.68-acre vacant portion of an existing parcel approved for a church campus with a single-family residential neighborhood consisting of 45 developable lots and public streets (see attached Cherry Creek Tentative Subdivision Map No. 5565). The development of this portion of land would constitute a change in the church's master plan approved through Conditional Use Permit No. 2008-46, wherein the master plan called for this portion of land to be outdoor recreation fields. In addition to the removal of the outdoor recreation fields, there are other revisions proposed to the church campus that include but are not limited to a revised phasing plan, an enlargement of the proposed ministry building, and the removal of a planned outdoor amphitheater (see attached site plan associated with Conditional Use Permit (CUP) No. 2017-37. The proposed action consists of three entitlements:

- Cherry Creek Tentative Subdivision Map No. 5565, a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 9.68-acre portion of a 29.38-acre parcel into 45 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.
- Tentative Parcel Map No. 2017-04, a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 29.38-acre parcel into two parcels to create separate parcels for church and residential uses in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.
- Conditional Use Permit No. 2017-37, a request by Hidden Oak Development Company (Grace Community Church, property owner) to amend previously-approved Conditional Use Permit No. 2008-46 for the purpose of revising a master plan associated with a church campus in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Primary elements of the approved Conditional Use Permit No. 2008-46 that were previously reviewed and approved under Initial Study No. 2008-55 and are still planned to be constructed on the site include a ministry building (originally approved at 32,045 square feet and now proposed at 37,560 square feet), a 27,500 square foot Sunday school building, a 27,350 square foot sanctuary for an occupancy of 1,700 persons, and a parking field consisting of approximately 1,042 parking stalls. An 8,349 square foot administration building was constructed on the site in 2015 and is currently the only building constructed under Conditional Use Permit No. 2008-46.

**Project Location:** The location of the tentative parcel map and the conditional use permit is property located on the southwest corner of Lovers Lane and Cherry Avenue. The location of the tentative subdivision map is property located on the south side of Cherry Avenue 1,200 feet west of Lovers Lane. All entitlements are located on all or a portion of APN: 126-110-061. The project site is located within the City of Visalia, situated in Tulare County.

**Contact Person:** Brandon Smith, Senior Planner      Phone: (559) 713-4636      Email: brandon.smith@visalia.city

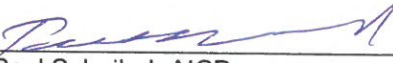
Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:



Reasons for Negative Declaration: Initial Study No. 2017-081 has not identified any significant, adverse environmental impact(s) that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from April 2, 2018 to April 23, 2018.

Date: 3-27-18

Signed:   
Paul Scheibel, AICP  
Environmental Coordinator  
City of Visalia

## NEGATIVE DECLARATION

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

**Attachments:**

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	( )
Traffic Impact Statement	( )
Tentative Subdivision Map	(X)
Site Plan CUP	(X)

**DECLARATION OF NO SIGNIFICANT EFFECT:**

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

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

APPROVED  
Paul Scheibel, AICP  
Environmental Coordinator

By: 

Date Approved: 3-28-18

Review Period: 20 days

## INITIAL STUDY

### I. GENERAL

**A.** The project proponents are requesting to develop a 9.68-acre vacant portion of an existing parcel approved for a church campus with a single-family residential neighborhood consisting of 45 developable lots and public streets (see attached Cherry Creek Tentative Subdivision Map No. 5565). The development of this portion of land would constitute a change in the church's master plan approved through Conditional Use Permit No. 2008-46, wherein the master plan called for this portion of land to be outdoor recreation fields. In addition to the removal of the outdoor recreation fields, there are other revisions proposed to the church campus that include but are not limited to a revised phasing plan, an enlargement of the proposed ministry building, and the removal of a planned outdoor amphitheater (see attached site plan associated with Conditional Use Permit (CUP) No. 2017-37).

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### **B. Identification of the Environmental Setting:**

The project site consists of an existing 29.38-acre parcel directly bounded by roadways on the north and east sides, a rail line on the south side, and a single-family residential neighborhood on the west side. Cherry Avenue, bordering the north side of the site, is an improved two-lane local street. Lovers Lane, bordering the east side of the site, is a partially improved four-lane arterial roadway. The site is currently improved with curb, gutter, and sidewalks along the frontages of Cherry Avenue and Lovers Lane. Bordering the south side of the project is a rail line followed by K Avenue, an unimproved but paved two-lane collector roadway. The project site abuts a single-family residential subdivision to the west.

The project site is largely vacant except for an 8,349 square foot church administration building and adjoining 47-stall parking lot developed and currently utilized by Grace Community Church. A single driveway off of Cherry Avenue accesses these improvements.

The property is directly adjacent to urban development on the north and west sides and on a portion of the south side. Fully urbanized development exists further to the south of the property. The surrounding uses, Zoning, and General Plan are as follows:

	<b>General Plan (2014 Land Use)</b>	<b>Zoning (2017)</b>	<b>Existing uses</b>
North:	Low Density Residential	R-1-5 (Single-Family Residential 5,000 sq. ft. min. area)	Cherry Avenue (local roadway), single-family residential tract development
South:	Low Density Residential & Medium Density Residential	R-1-5 (Single-Family Residential 5,000 sq. ft. min. area) & R-M-2 (Multi-Family Residential, one unit per 3,000 sq. ft. site area)	Rail line, K Avenue (collector roadway), apartment complex, vacant land
East:	Low Density Residential	N/A; Land is in County jurisdiction	Lovers Lane (arterial roadway), orchard
West:	Low Density Residential	R-1-5 (Single-Family Residential 5,000 sq. ft. min. area)	Single-family residential tract development

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

**C. Plans and Policies:** The General Plan Land Use Diagram designates the site as Low Density Residential and the Zoning Map designates the site as R-1-5 (Single-Family Residential 5,000 square feet minimum area). The proposed project is consistent with the Land Use Element of the General Plan.

**II. ENVIRONMENTAL IMPACTS**

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

Mitigated Negative Declaration No. 2008-55 was previously prepared and approved for this site to assess impacts of Conditional Use Permit No. 2008-46 for the development of a church. The church’s approved project design and conditions associated with Conditional Use Permit No. 2008-46 included mitigation measures that reduced potentially significant impacts related to noise to a level less than significant. In the proposed project, the source of the noise impacts – an outdoor amphitheater – has been removed from the church’s development plan. As a result, the proposed project, if approved, will result in no adverse environmental impacts and the mitigation measures associated with Mitigated Negative Declaration No. 2008-55 will not be applicable.

### **III. MITIGATION MEASURES**

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

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### **IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS**

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

### **V. SUPPORTING DOCUMENTATION**

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

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan) passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.
- Environmental Document / Initial Study-Mitigated Negative Declaration No. 2008-55. City of Visalia Community Development, July 1, 2009.
- Noise Impact Assessment and Addendum prepared for the proposed project (Brown-Buntin Associates, Inc., May 23, 2007 & March 9, 2009)
- Traffic Impact Study prepared for Grace Community Church (TPG Consulting, Inc. January 2008)

### **VI. NAME OF PERSON WHO PREPARED INITIAL STUDY**

  
Brandon Smith, AICP  
Senior Planner

  
Paul Scheibel, AICP  
Environmental Coordinator

**INITIAL STUDY  
 ENVIRONMENTAL CHECKLIST**

<b>Name of Proposal</b>	Cherry Creek Tentative Subdivision Map No. 5565, Tentative Parcel Map No. 2017-04, and Conditional Use Permit No. 2017-37		
<b>NAME OF PROPONENT:</b>	Hidden Oak Development Company	<b>NAME OF AGENT:</b>	Neil Zerlang – Land Surveyor
<b>Address of Proponent:</b>	P.O. Box 3953	<b>Address of Agent:</b>	2908-B West Main Street
	Visalia, CA 93278		Visalia, CA 93291
<b>Telephone Number:</b>	(559) 804-9865	<b>Telephone Number:</b>	(559) 739-1616
<b>Date of Review</b>	March 26, 2018	<b>Lead Agency:</b>	City of Visalia

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

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

**I. AESTHETICS**

Would the project:

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

**II. AGRICULTURAL RESOURCES**

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

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

**III. AIR QUALITY**

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

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 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?
- 2 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?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

#### V. CULTURAL RESOURCES

Would the project:

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

#### VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
  - 1 ii) Strong seismic ground shaking?
  - 1 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

#### VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 1 f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- 1 g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

#### IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?
- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 2 f) Otherwise substantially degrade water quality?
- 2 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?
- 2 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 2 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?



**X. LAND USE AND PLANNING**

Would the project:

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

**XI. MINERAL RESOURCES**

Would the project:

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

**XII. NOISE**

Would the project result in:

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

**XIII. POPULATION AND HOUSING**

Would the project:

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

**XIV. PUBLIC SERVICES**

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to

maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

**XV. RECREATION**

Would the project:

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

**XVI. TRANSPORTATION / TRAFFIC**

Would the project:

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

**XVII. 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 Resources Code Section

5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3

#### XVIII. 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?

#### XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

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

Revised 2016

Authority: Public Resources Code sections 21083 and 21083.09

## DISCUSSION OF ENVIRONMENTAL EVALUATION

### I. AESTHETICS

- a. This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista, but views of the range will not be adversely impacted or significantly by the project.

The project is proposing to subdivide 9.68 acres for development of single-family residential units. The development of the project site with residential units is consistent with the Low Density Residential General Plan Land Use Designation and R-1-5 zoning as identified in Table 9-1 "Consistency between the Plan and Zoning" of the General Plan. In addition, Grace Community church is proposing to develop their site consistent with a previously approved CUP entitlement with the exception of the amphitheater, which has been removed from the church's site plan.

The Visalia General Plan contains multiple polices that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

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

### II. AGRICULTURAL RESOURCES

- a. The project is located on property that is not identified as farmland based on maps prepared by the California Department of Conservation and contained within the Visalia General Plan, Figure 6-4

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the conversion of properties within the Planning Area into non-agriculture uses. Overall, the General Plan results in the conversion of over 14,000 acres of Important Farmland to urban uses, which is considered significant and unavoidable. Aside from preventing development altogether the conversion of Important Farmland to urban uses cannot be directly mitigated, through the use of agricultural conservation easements or by other means. However, the General Plan contains multiple polices that together work to limit conversion only to the extent needed to accommodate long-term growth. The General Plan

policies identified under Impact 3.5-1 of the EIR serve as the mitigation that assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area. These policies include the implementation of a three-tier growth boundary system that assists in protecting open space around the City fringe and maintaining compact development within the City limits.

Because there is still a significant impact to loss of agricultural resources after conversion of properties within the General Plan Planning Area to non-agricultural uses, a Statement of Overriding Considerations was previously adopted with the Visalia General Plan Update EIR.

- b. The project site is zoned R-1-5 (Single-family Residential 5,000 square feet minimum site area) which is consistent with the land use designation of Low Density Residential for the project site. There are no known Williamson Act contracts on any areas within the subject property.
- c. There is no forest land or timberland currently located on the site, nor does the site conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timberland currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

### III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project will contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant

and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation that assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

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

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

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

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

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

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

#### IV. **BIOLOGICAL RESOURCES**

- a. The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife

Service. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

In addition, staff had conducted an on-site visit to the site in March 2018 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

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

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

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

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

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

- d. Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation of these polices, impacts on wildlife movement corridors will be less than significant.

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

There are no Valley Oak trees onsite.

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

#### V. CULTURAL RESOURCES

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

#### VI. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative wastewater disposal systems since sanitary sewer lines are used for the disposal of wastewater at this location.

#### VII. GREENHOUSE GAS EMISSIONS

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

long-term as a result of day-to-day operation of the proposed residences and church.

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

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

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

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

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment that could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There is an existing school located 0.12 miles northwest of the project site (Annie R. Mitchell Elementary School). Notwithstanding, the project will not involve hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area is located outside of all Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.  
  
The project area is not located within 2 miles of a public airport.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.

- h. There are no wild lands within or near the project area.

**IX. HYDROLOGY AND WATER QUALITY**

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

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

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

- b. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. The project will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.
- c. Development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. Impaired storm water runoff may then be intercepted and directed to a storm drain or water body, unless allowed to stand in a detention area. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

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

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

Polices identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With

implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

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

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

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

- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality. As previously discussed, the Visalia General Plan contains multiple polices, identified under Impact 3.6-2 and 3.9-3 of the EIR, that together work to reduce the potential for impacts to water quality. With implementation of these policies and the existing City standards, impacts to water quality will be less than significant.
- g. The project area is located within Zone X02, which indicates an area that is outside of the 100-year flood hazard area.
- h. The project area along with the entirety of the City of Visalia lies within the dam inundation area of Terminus Dam, located adjacent to Lake Kaweah approximately 15 miles to the east. The dam is capable of handling up to a 1,000-year flood. In the case of dam failure however, people and structures would be exposed to flooding risk. This impact is considered significant and unavoidable.

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

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

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

**X. LAND USE AND PLANNING**

- a. The project will not physically divide an established community. The proposed project is to be developed on land designated for residential development. The project site is surrounded on three sides by urban development and is bordered by two major roadways, Lovers Lane and K Avenue, along with an active railroad line.
- b. The project as a whole does not conflict with any land use plan, policy or regulation of the City of Visalia. The site's General Plan Land Use Designation of Low Density Residential and the Zoning Designation of R-1-5 (Single-family Residential, 5,000 square foot minimum lot size) are consistent with each other based on the underlying allowed land uses and density ranges as identified in Table 9-1 "*Consistency between the Plan and Zoning*" of the General Plan. The City of Visalia's Zoning Ordinance allows for single-family residences as a permitted use and churches as a conditional use.

The proposed project will be consistent with the Land Use Element of the General Plan, including Policy LU-P-55 for Low Density Residential Development, and consistent with the standards for single-family residential development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.12.

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

**XI. MINERAL RESOURCES**

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

**XII. NOISE**

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Traffic and related noise impacts from the proposed project will occur along Lovers Lane (an arterial roadway) on the east, K Avenue (a collector roadway) on the south, and Cherry Avenue (a local roadway) on the north. The City's standards for setbacks and construction of walls along major streets and between residential uses will reduce noise levels to a level that is less than significant. Noise levels will also increase temporarily during the construction of the project but shall remain within the noise limits and restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
- b. Ground-borne vibration or ground-borne noise levels may occur as part of construction activities associated with the project. Construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. Ambient noise levels will increase beyond current levels as a result of the project, however these levels will be

typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The City's standards for setbacks and construction of walls along major streets and between residential uses reduce noise levels to a level that is less than significant. Noise associated with the establishment of new residential uses was previously evaluated with the General Plan for the conversion of land to urban uses.

- d. Noise levels will increase during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
- e. The project area is not within two miles of a public airport. The project will not expose people residing or working in the project area to excessive noise levels.
- f. There is no private airstrip near the project area.

**XIII. POPULATION AND HOUSING**

- a. The project will result in additional population growth for the site but not beyond the anticipated Low Density Residential General Plan land use designation for the project site. It is estimated that there would be approximately 135 persons residing on the 9.68-acre portion of the site being developed for residential uses. The number of persons residing within the project area is calculated on an average household size of three persons multiplied by the total number of units (45 units).

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

- b. Development of the site will not displace any housing on the site. The area being developed is currently vacant land.
- c. Development of the site will not displace any people on the site. The area being developed is currently vacant land.

**XIV. PUBLIC SERVICES**

- a.
  - i. Current fire protection facilities are located at the Visalia Station 56, located approximately one-half mile northeast of the property, and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.

- iii. The project will generate new students for which existing schools in the area may accommodate. In addition, to address direct impacts, the project will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts.
- iv. Current park facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
- v. Other public facilities can adequately serve the site without a need for alteration.

**XV. RECREATION**

- a. The project will directly generate new residents and will therefore directly increase the use of existing parks and other recreational facilities but not at a level that will cause or accelerate substantial adverse impacts or reduce acceptable service levels.
- b. The proposed project does not include public recreational facilities or require the construction or expansion of any existing recreational facilities within the area that would otherwise have an adverse physical effect on the environment.

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

**XVI. TRANSPORTATION AND TRAFFIC**

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for urban use.
- c. The project will not result in nor require a need to change air traffic patterns.
- d. There are no planned designs associated with the project that are considered hazardous.
- e. The project will not result in inadequate emergency access
- f. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

**XVII. 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.

- 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).
- 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.

Further, the EIR (SCH 2010041078) for the 2014 General Plan update included a thorough review of sacred lands files through the California Native American Heritage Commission. The sacred lands file did not contain any known cultural resources information for the Visalia Planning Area.

**XVIII. UTILITIES AND SERVICE SYSTEMS**

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.
- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The project site will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site. California Water Service issued a Will Serve Letter, dated December 20, 2017, stating that water is available to serve the residential subdivision portion of the project. The determination of water availability shall remain voided for two years from the date of their letter. The letter also states that if the project does not commence within the two-year time frame, Cal Water will be under no obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming water availability. In addition, the letter can be rescinded at any time in the event that water supply is severely reduced by legislative, regulatory or environmental factors.
- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.



- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

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

- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

## DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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

  
\_\_\_\_\_  
Paul Scheibel, AICP  
Environmental Coordinator

March 28, 2018  
Date



#2

MEETING DATE: SEPTEMBER 27, 2017  
SITE PLAN NO. 17-170 RESUBMITTAL  
PARCEL MAP NO.  
SUBDIVISION:  
LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL  REDEVELOPMENT
- PLANNING COMMISSION  PARK/RECREATION
- TSM + CUP AMENDMENT
- HISTORIC PRESERVATION  OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :** OPTION #2

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

*Site Plan Review Committee*



**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: SEPTEMBER 27, 2017

SITE PLAN NO.: 17-176  
PROJECT TITLE: GRACE COMMUNITY CHURCH TENTATIVE  
SUBDIVISION  
DESCRIPTION: TENTATIVE SUBDIVISION (R15) (X)  
APPLICANT: HOLT JOSEPH  
PROP. OWNER: CH - GRACE COMMUNITY CHURCH  
LOCATION: 2525 S LOVERS LANE  
APN: 126-110-061

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (Indicated by checked boxes)

Submit improvements plans detailing all proposed work;  Subdivision Agreement will detail fees & bonding requirements

Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.

The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.

A preconstruction conference is required prior to the start of any construction.

Right-of-way dedication required. A title report is required for verification of ownership.  by map  by deed

City Encroachment Permit Required which shall include an approved traffic control plan.

CalTrans Encroachment Permit Required.  CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **L&LD REQUIRED**

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.

Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.

Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.

Final Map & Improvements shall conform to the City's Waterways Policy.  Access required on ditch bank, 12' minimum.  Provide \_\_\_\_\_ wide riparian dedication from top of bank.

Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

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

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

**Additional Comments:**

- 1. OPTION #2 is recommended as it is best suitable option per the design criteria set forth in Site Plan conditions.**
- 2. Local street right-of-way shall comply with current 60' City standards.**
- 3. Refer to City standard knuckle and cul-de-sac designs for proper right-of-way, revise accordingly.**
- 4. A block wall is required along the east parcel line, abutting the existing church facility.**
- 5. All street connections to Cherry Ave. shall intersect at right-angles and project a minimum of 150' (at right angle) into the subdivision from centerline of Cherry Ave. APPLICANT SHALL SUBMIT A REVISED SITE PLAN FOR AN OFF-AGENDA REVIEW BY CITY STAFF.**
- 6. There is an existing sidewalk along the south side of Cherry Ave. that will be required to be removed and replaced at the new drive approach locations to comply with concrete thickness specifications per City residential drive approach standards.**
- 7. Per Planning Dept., a CUP amendment will be required for the change in Church master plan. Refer to further conditions by the Planning Dept.**

**8. New subdivision will incur development impact fees at time of final map recordation and SFD building permits.**

**9. There are existing City sewer and storm main lines in Cherry Ave to serve the subdivision. Connections to the storm and sewer mains shall be by manhole only - with exception to the sewer laterals required for the lots fronting Cherry Ave. All trenching and undercrossings of the existing sidewalks and curb and gutters shall comply with current trenching standards.**

**10. All parkways shall be landscaped per CA MWELo standards at time of building permits. Street trees are required and shall comply with the City's street tree master list and planting specifications.**

**11. Subdivision will require street lighting per the City's current local street light standards. A separate electrical design plan with voltage drop calc's shall be submitted with civil drawings. Light locations subject to approval by the Traffic Safety Division. The City owns and maintains all new street lighting - a new service meter pedestal will be required. Refer to City current street lighting and appurtenant structures.**

**12. The proposed local street shall align with existing local street (Spruce St.) to the north. Revise layout accordingly.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **17-176 RESUBMITTAL**

Date: **9/27/2017**

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

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

(Fee Schedule Date:**8/18/2017**)

(Project type for fee rates:**SFD SUBDIVISION**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$772/UNIT X 45 = \$34,740
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$42/LF X 635 (CHERRY) = \$26,670
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$3,066/AC X 11 = \$33,726
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,518/UNIT X 45 = \$68,310
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,502/AC X 11 = \$27,522

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

**City Reimbursement:**

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

  
\_\_\_\_\_  
Adrian Rubalcaba

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: September 27, 2017

SITE PLAN NO: 2017-176 **RESUBMITTAL**  
PROJECT TITLE: GRACE COMMUNITY CHURCH TENTATIVE SUBDIVISION  
DESCRIPTION: TENTATIVE SUBDIVISION (R-1-5) (X)  
APPLICANT: HOLT JOSEPH  
PROP. OWNER: CH-GRACE COMMUNITY CHURCH  
LOCATION TITLE: 2525 S LOVERS LANE  
APN TITLE: 126-110-061  
GENERAL PLAN: Low Density Residential  
EXISTING ZONING: R-1-5 – Single-family Residential 5,000 sq. ft. min. site area

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Tentative Subdivision Map
- Amend Conditional Use Permit No. 2008-46
- Noise Study
- Building Permits
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION (09/27/2017):**

1. Comply with previous comments from the September 20, 2017 meeting regarding entitlements required for this project and conditions and/or mitigation measures required for this project.
2. Based on the design of the two subdivision options, staff's preference is Option 2.

## **Previous Comments**

### **PROJECT SPECIFIC INFORMATION (09/20/2017):**

1. A tentative subdivision map is required for the 45 lot subdivision.
2. The Grace Community church master plan Conditional Use Permit shall be revised. An amendment to Conditional Use Permit No. 2008-46 is required due to the sports fields approved for the church being removed and replaced with single-family residential lots.
3. The revised Noise Study prepared for the church related to the construction of the amphitheater shall be submitted with the tentative subdivision map and amended conditional use permit. The revised Noise Study shall identify potential noise impacts and mitigation measures related to the new residential lots proposed to the west of the amphitheater.
4. Staff will include a condition to construct a seven-foot block wall on the shared property line between the church parking lot and the new residential lots abutting the church site.
5. Redesign the local streets to comply with the 60-foot wide local street standard.
6. Redesign the map to comply with Engineering Divisions comments regarding the location of the new north/south streets connection to Cherry Avenue.
7. Mitigation Measures adopted and approved with the church approval will be included in the new environmental document and conditions of project approval for both the subdivision map and amended CUP for the church site.

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. However, the map requires a redesign to comply with City standards. 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.

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**R-1-5 Single Family Residential Zone [17.12]**

**Maximum Building Height: 35 Feet**

**Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
A. Front	15 Feet	15 Feet
B. Front Garage (garage w/door to street)	22 Feet	22 Feet
C. Side	5 Feet	5 Feet
D. Street side on corner lot	10 Feet	10 Feet
E. Rear	25 Feet*	25 Feet

**Minimum Site Area: 5,000 square feet**

**Accessory Structures:**

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

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

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

**Parking:**

1. Parking shall be retained as approved for the church per the CUP No. 2008-46 approval and for each lot proposed per the subdivision map.

**Fencing and Screening:**

1. A seven foot block wall along the shared property line for the church parking lot and the new residential lots proposed with the new subdivision.
2. Any additional mitigations measures to attenuate or mitigate noise may be required based on the findings of the Noise Study.

**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.

**Noise:** NOISE ORDINANCE (Municipal Code Chapter 8.36)

1. As part of Staff's review prior to Planning Commission hearings on the proposed project, Staff will require that a Noise Study be prepared for review by the Planning Commission.

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

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 27, 2017

ITEM NO: 2  
SITE PLAN NO: SPR17176  
PROJECT TITLE: GRACE COMMUNITY CHURCH TENTATIVE SUBDIVISION  
DESCRIPTION: TENTATIVE SUBDIVISION (R-1-5) (X)  
APPLICANT: HOLT JOSEPH  
PROP. OWNER: CH-GRACE COMMUNITY CHURCH  
APN: 126-110-061  
LOCATION: 2525 S LOVERS LANE VISA

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 *road intersections*.
- Install Stop Signs at *intersections of local streets with Cherry Ave.*
- 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 . Depending on development size, characteristics, etc., a TIA may be required.

### Additional Comments:

- Alignment of two local streets with Cherry Ave shall intersect at 90 degrees (+/- 5 degrees) for a minimum of 150-ft.

  
\_\_\_\_\_  
Leslie Blair

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

# 17-176 resubmit  
#

COMMERCIAL BIN SERVICE

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

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COMMENTS

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

**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 2                      DATE: September 27, 2017  
 SITE PLAN NO:                SPR17176                      **RESUBMIT**  
 PROJECT TITLE:              GRACE COMMUNITY CHURCH TENTATIVE  
 DESCRIPTION:                TENTATIVE SUBDIVISION (R-1-5) (X)  
 APPLICANT:                    HOLT JOSEPH  
 PROP OWNER:                 CH-GRACE COMMUNITY CHURCH  
 LOCATION:                    2525 S LOVERS LANE  
 APN(S):                        126-110-061

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

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

Special comments: \_\_\_\_\_

  
 Signature Date: 9/29/17



**Site Plan Review Comments For:**

Visalia Fire Department  
Kurtis A. Brown, Fire Marshal  
707 W Acequia  
Visalia, CA 93291  
559-713-4261 Office  
559-713-4808 Fax

ITEM NO: 2

DATE: September 27, 2017

SITE PLAN NO:

SPR17176

**RESUBMIT**

PROJECT TITLE:

GRACE COMMUNITY CHURCH TENTATIVE

DESCRIPTION:

TENTATIVE SUBDIVISION (R-1-5) (X)

APPLICANT:

HOLT JOSEPH

PROP OWNER:

CH-GRACE COMMUNITY CHURCH

LOCATION:

2525 S LOVERS LANE

APN(S):

126-110-061

**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 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 a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

**General:**

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *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 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.
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  - 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** \_\_\_\_\_

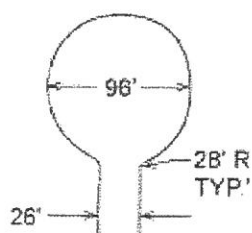
**Emergency Access**

- 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 measured by an approved route around the exterior of the building or facility. Fire apparatus access

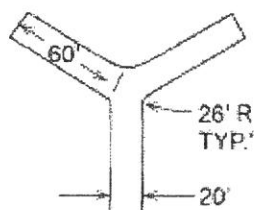


roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2016 CFC 503.1.1*

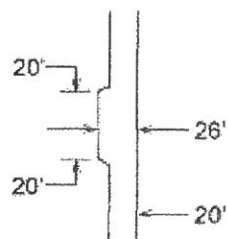
- Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
  - Access roads shall have a minimum unobstructed 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*



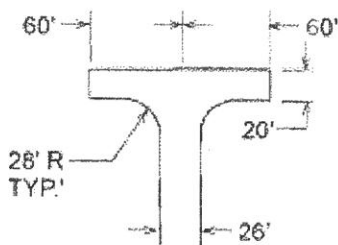
96' DIAMETER  
CUL-DE-SAC



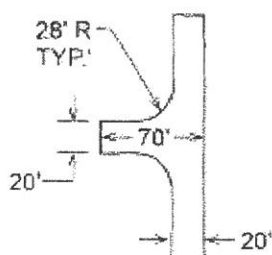
60' "Y"



MINIMUM CLEARANCE  
AROUND A FIRE  
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD

- 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"



12"

SIGN TYPE "C"

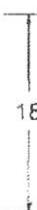


12"

SIGN TYPE "D"



12"



18"

- 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:**

- 

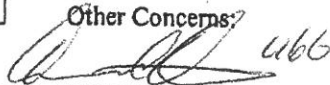
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Kurtis A. Brown  
Fire Marshal

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

ITEM NO: 2      DATE: September 27, 2017  
SITE PLAN NO:      SPR17176      **RESUBMIT**  
PROJECT TITLE:      GRACE COMMUNITY CHURCH TENTATIVE  
DESCRIPTION:      TENTATIVE SUBDIVISION (R-1-5) (X)  
APPLICANT:      HOLT JOSEPH  
PROP OWNER:      CH-GRACE COMMUNITY CHURCH  
LOCATION:      2525 S LOVERS LANE  
APN(S):      126-110-061

### 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:  
 466  
\_\_\_\_\_

Visalia Police Department

**QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS**

ITEM NO: 2                      DATE: September 27, 2017  
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PROP OWNER:                CH-GRACE COMMUNITY CHURCH  
LOCATION:                      2525 S LOVERS LANE  
APN(S):                        126-110-061


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  
  
9-22-17  
\_\_\_\_\_  
DATE



#10

MEETING DATE: NOVEMBER 1, 2017  
SITE PLAN NO. 17-197  
PARCEL MAP NO.  
SUBDIVISION:  
LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL  REDEVELOPMENT  
 PLANNING COMMISSION  PARK/RECREATION  
 CUP AMENDMENT  
 HISTORIC PRESERVATION  OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*



# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-40003

Date: November 1, 2017

SITE PLAN NO: 2017-197  
PROJECT TITLE: GRACE COMMUNITY CHURCH - Revisions  
DESCRIPTION: Revised Master Plan Sanctuary and School Building (R-1-5) (X)  
APPLICANT: HOLT JOSEPH  
PROP. OWNER: CH-GRACE COMMUNITY CHURCH  
LOCATION TITLE: 2525 S LOVERS LANE  
APN TITLE: 126-110-061  
GENERAL PLAN: Low Density Residential  
EXISTING ZONING: R-1-5 – Single-family Residential 5,000 sq. ft. min. site area

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

Combine the proposed subdivision and building change into a single CUP amendment. May consider including any temporary uses such as the interim use of the amphitheater area for play/sports fields.

## Project Requirements

- Tentative Subdivision Map
- Amend Conditional Use Permit No. 2008-46
- Noise Study – Subdivision proximity to amphitheater
- Building Permits
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION (11/01/2017):**

1. See previous comments SPR 17-176
2. Amendment to CUP is required for building expansion.
3. Provide a detail operational statement for CUP amendment.
4. Provide phasing plan.

## **SPR No. 17-176 comments – Related Project**

### **PROJECT SPECIFIC INFORMATION (09/27/2017):**

1. Comply with previous comments from the September 20, 2017 meeting regarding entitlements required for this project and conditions and/or mitigation measures required for this project.
2. Based on the design of the two subdivision options, staff's preference is Option 2.

## **Previous Comments**

### **PROJECT SPECIFIC INFORMATION (09/20/2017):**

1. A tentative subdivision map is required for the 45 lot subdivision.
2. The Grace Community church master plan Conditional Use Permit shall be revised. An amendment to Conditional Use Permit No. 2008-46 is required due to the sports fields approved for the church being removed and replaced with single-family residential lots.
3. The revised Noise Study prepared for the church related to the construction of the amphitheater shall be submitted with the tentative subdivision map and amended conditional use permit. The revised Noise Study shall identify potential noise impacts and mitigation measures related to the new residential lots proposed to the west of the amphitheater.
4. Staff will include a condition to construct a seven-foot block wall on the shared property line between the church parking lot and the new residential lots abutting the church site.

5. Redesign the local streets to comply with the 60-foot wide local street standard.
6. Redesign the map to comply with Engineering Divisions comments regarding the location of the new north/south streets connection to Cherry Avenue.
7. Mitigation Measures adopted and approved with the church approval will be included in the new environmental document and conditions of project approval for both the subdivision map and amended CUP for the church site.

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

**R-1-5 Single Family Residential Zone [17.12]**

**Maximum Building Height:** 35 Feet

**Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
A. Front	15 Feet	15 Feet
B. Front Garage (garage w/door to street)	22 Feet	22 Feet
C. Side	5 Feet	5 Feet
D. Street side on corner lot	10 Feet	10 Feet
E. Rear	25 Feet*	25 Feet

**Minimum Site Area:** 5,000 square feet

**Accessory Structures:**

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

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

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

**Parking:**

1. Parking shall be retained as approved for the church per the CUP No. 2008-46 approval and for each lot proposed per the subdivision map.

**Fencing and Screening:**

1. A seven foot block wall along the shared property line for the church parking lot and the new residential lots proposed with the new subdivision.
2. Any additional mitigations measures to attenuate or mitigate noise may be required based on the findings of the Noise Study.

**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.

**Noise:** NOISE ORDINANCE (Municipal Code Chapter 8.36)

1. As part of Staff's review prior to Planning Commission hearings on the proposed project, Staff will require that a Noise Study be prepared for review by the Planning Commission.

**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 \_\_\_\_\_

Two handwritten signatures are present on a horizontal line. The first signature is a cursive, stylized name. The second signature is the acronym 'AIC' written in a bold, blocky font.



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

# 17-197  
#

COMMERCIAL BIN SERVICE

- See comments below
- 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.
- 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.

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**COMMENTS**

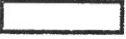
Plans meet requirements for double enclosures and clear path for direct stab. Ok for Solid Waste.

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

ITEM NO: 6

DATE: November 01, 2017

SITE PLAN NO:

SPR17197

PROJECT TITLE:

GRACE COMMUNITY CHURCH

DESCRIPTION:

PROPOSED NEW 37,560 SF BUILDING AND  
PARKING LOT (R-1-5) (X)

APPLICANT:

HOLT JOSEPH

PROP OWNER:

CH-GRACE COMMUNITY CHURCH

LOCATION:

2525 S LOVERS LANE

APN(S):

126-110-061



**Site Plan Review Comments For:**

Visalia Fire Department  
Kurtis A. Brown, Fire Marshal  
707 W Acequia  
Visalia, CA 93291  
559-713-4261 Office  
559-713-4808 Fax

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Commercial & Industrial

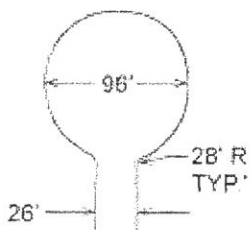
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- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** \_\_\_\_\_ **Square footage** \_\_\_\_\_

**Emergency Access**

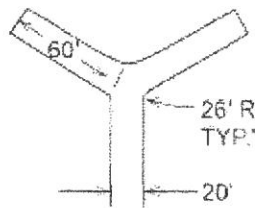
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access

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*

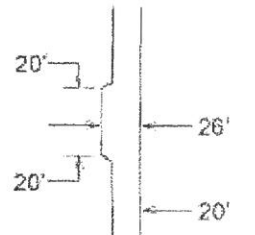
- Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
  - Access roads shall have a minimum unobstructed 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*



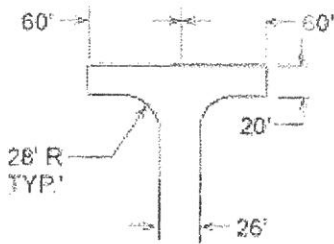
96' DIAMETER  
CUL-DE-SAC



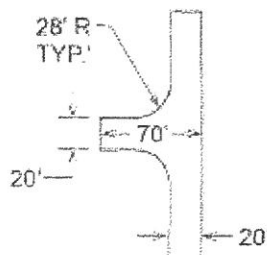
60' "Y"



MINIMUM CLEARANCE  
AROUND A FIRE  
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD

- ⊗ 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"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

- 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 I 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  
Fire Marshal

QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 6                      DATE: November 01, 2017  
SITE PLAN NO:                SPR17197  
PROJECT TITLE:               GRACE COMMUNITY CHURCH  
DESCRIPTION:                PROPOSED NEW 37,560 SF BUILDING AND  
   PARKING LOT (R-1-5) (X)  
APPLICANT:                    HOLT JOSEPH  
PROP OWNER:                 CH-GRACE COMMUNITY CHURCH  
LOCATION:                      2525 S LOVERS LANE  
APN(S):                        126-110-061

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

*John Kim*  
AUTHORIZED SIGNATURE  
10-31-17  
DATE





# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 1, 2017

ITEM NO: 6  
SITE PLAN NO: SPR17197  
PROJECT TITLE: GRACE COMMUNITY CHURCH  
DESCRIPTION: PROPOSED NEW 37,560 SF BUILDING AND PARKING LOT (R-1-5) (X)  
APPLICANT: HOLT JOSEPH  
PROP. OWNER: CH-GRACE COMMUNITY CHURCH  
APN: 126-110-061  
LOCATION: 2525 S LOVERS LANE VISA

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at *driveway exit* 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 . Depending on development size, characteristics, etc., a TIA may be required.

**Additional Comments:**

•

  
\_\_\_\_\_  
Leslie Blair

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

ITEM NO: 6 DATE: NOVEMBER 1, 2017

SITE PLAN NO.: 17-197  
PROJECT TITLE: GRACE COMMUNITY CHURCH  
DESCRIPTION: PROPOSED NEW 37,560 SF BUILDING AND  
PARKING LOT (R15) (X)  
APPLICANT: HOLT JOSEPH  
PROP OWNER: CH-GRACE COMMUNITY CHURCH  
LOCATION: 2525 S LOVERS LANE  
APN: 126-110-061

**SITE PLAN REVIEW COMMENTS**

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

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:                    each at
- Written comments required from ditch company                    Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum    Provide                    wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations.    Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove.    A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.    Resubmit with additional information.    Redesign required.

**Additional Comments:**

- 1. Proposed building expansion will require an amendment to the existing master CUP. Refer to further comments by the Planning Dept.**
- 2. The parking lot area outlined with the building expansion shall be installed per City standards.**
- 3. The 24' dual trash enclosure shall be incorporated into parking lot requirements. Refer to current City standards for a 24' enclosure with concrete apron and metal gates.**
- 4. Proposed drive approaches shall comply with current commercial standards. Demo of existing curb and gutter and sidewalk is required to comply with City standards.**
- 5. Per Transit Dept., a bus stop turnout just south of Cherry Ave. is required per their planned transit corridor in the area. The City may elect to require developer to construct the turnout with proposed new building/parking lot phase and the City will reimburse developer for extra costs incurred.**
- 6. An accessible path of travel from the Lovers Lane sidewalk to the new building area is required.**
- 7. Street lights along Lovers Lane were deferred and not installed with the initial phase. City street lights shall be installed with the proposed second phase - to comply with current City standards for arterial streets. The City owns and operates all new street lighting. Electrical plans shall be incorporated with the project design along, refer to City standards for further details.**
- 8. New building and parking lot will incur development impact fees associated with the land and building construction. Refer to page 3 for applicable fees and summary.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 17-197  
Date: 11/1/2017

**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.)**

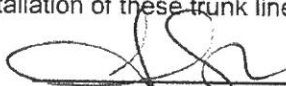
(Fee Schedule Date: 8/18/2017)  
(Project type for fee rates: CHURCH)

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	\$1,260/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,264/1000SF X 37.56 = \$122,596
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$8/SEAT + TREATMENT PLANT FEE @ \$38/SEAT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$42/LF X 272 (350'-78' PD W/ PH.1) = \$11,424
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$3,407/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,502/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$1,691/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,849/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$406/1000SF X 37.56 = \$15,249
<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


**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 6      DATE: November 01, 2017  
 SITE PLAN NO: SPR 197  
 PROJECT TITLE: GRACE COMMUNITY CHURCH  
 DESCRIPTION: PROPOSED NEW 37,560 SF BUILDING AND  
 PARKING LOT (R-1-5) (X)  
 APPLICANT: HOLT JOSEPH  
 PROP OWNER: CH-GRACE COMMUNITY CHURCH  
 LOCATION: 2525 S LOVERS LANE  
 APN(S): 126-110-061

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

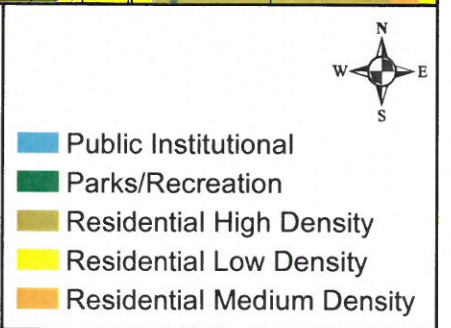
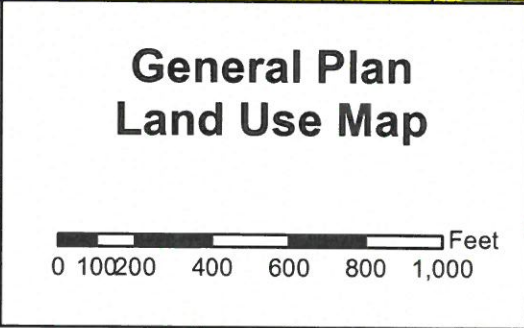
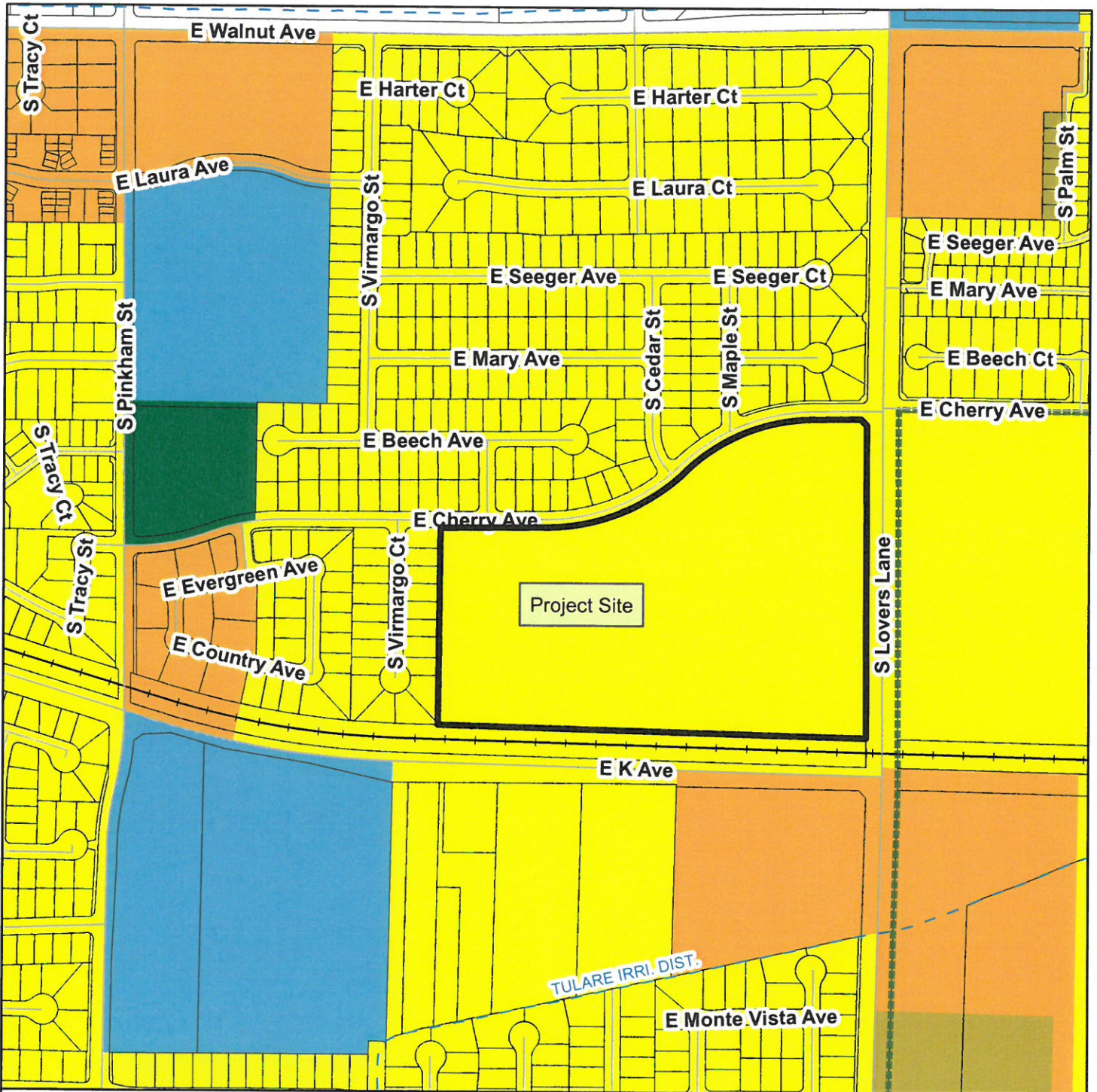
- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work  
*For information call (661) 392-5500*
- Location of cashler must provide clear view of gas pump island
- Plans must be approved by the Tuiare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot. **No SCHOOL FEES FOR PROPERTY THAT ARE EXEMPT FROM PROPERTY TAXES!**
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: \_\_\_\_\_

Special comments: **ALL NEW LANDSCAPING SHALL MEET THE MWELD REQUIREMENTS. PROVIDE ACCESSIBLE PARKING STALLS CLOSEST TO BUILDING ENTRANCE.**

 Date: 11/1/17  
 Signature

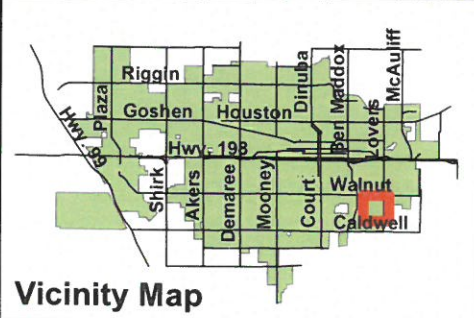
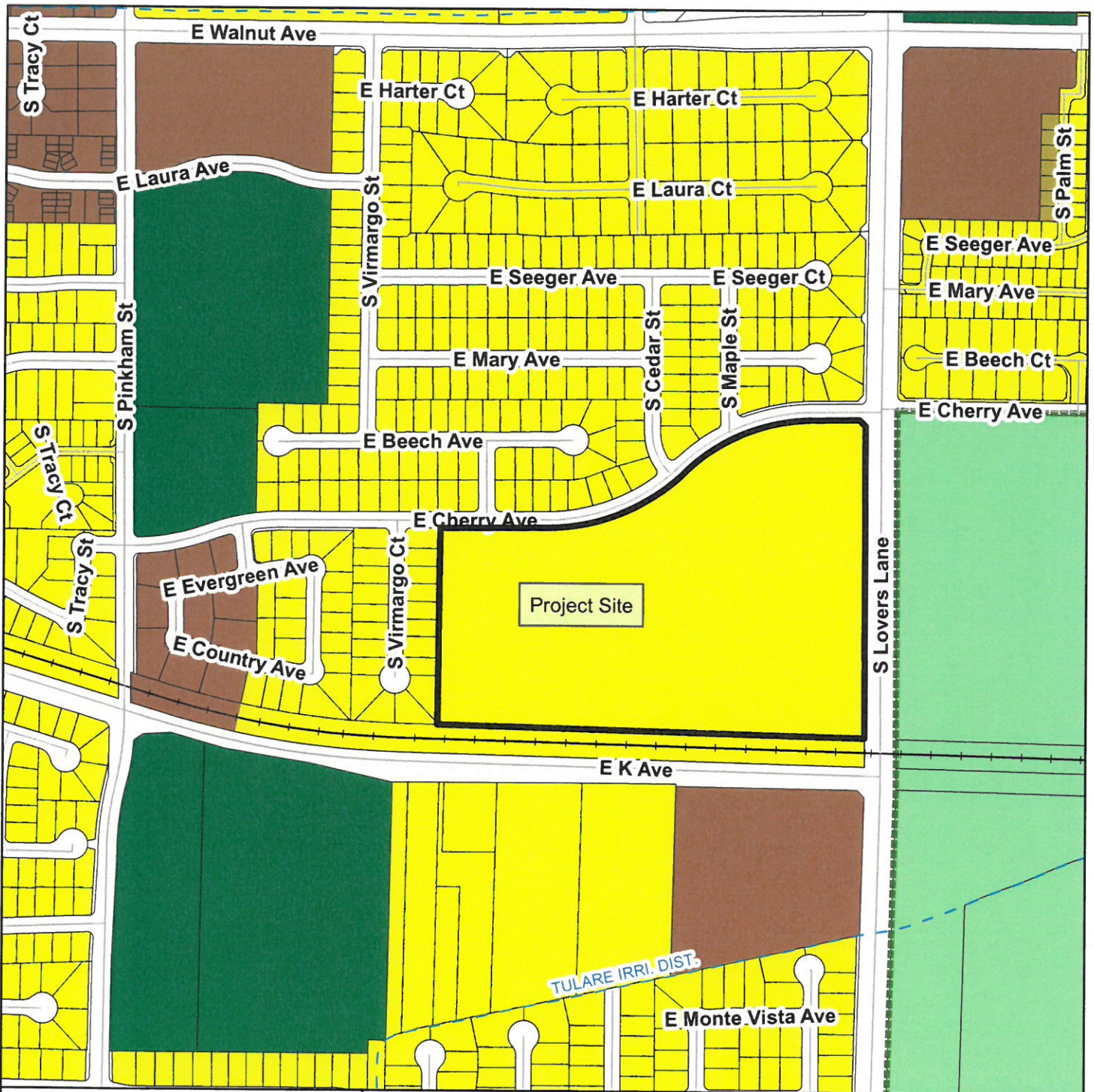
# Cherry Creek Tentative Subdivision Map No. 5565, Tentative Parcel Map No. 2017-04, Conditional Use Permit No. 2017-37

The site is located at the southwest corner of Lovers Lane and Cherry Avenue. (APN: 126-110-061)

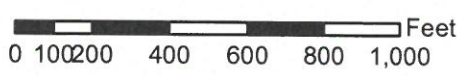







# Cherry Creek Tentative Subdivision Map No. 5565, Tentative Parcel Map No. 2017-04, Conditional Use Permit No. 2017-37

The site is located at the southwest corner of Lovers Lane and Cherry Avenue. (APN: 126-110-061)



## Zoning Map



-  Q-P - Quasi-Public
-  R-1-5 - Single-family Res.
-  R-M-2 - Multi-family Res.
-  R-M-3 - Multi-family Res.
-  County Areas



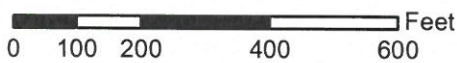
**Cherry Creek Tentative Subdivision Map No. 5565, Tentative Parcel Map No. 2017-04,  
Conditional Use Permit No. 2017-37**





The site is located at the southwest corner of Lovers Lane and Cherry Avenue. (APN: 126-110-061)



**Aerial Photo**

Photo Taken March 2016

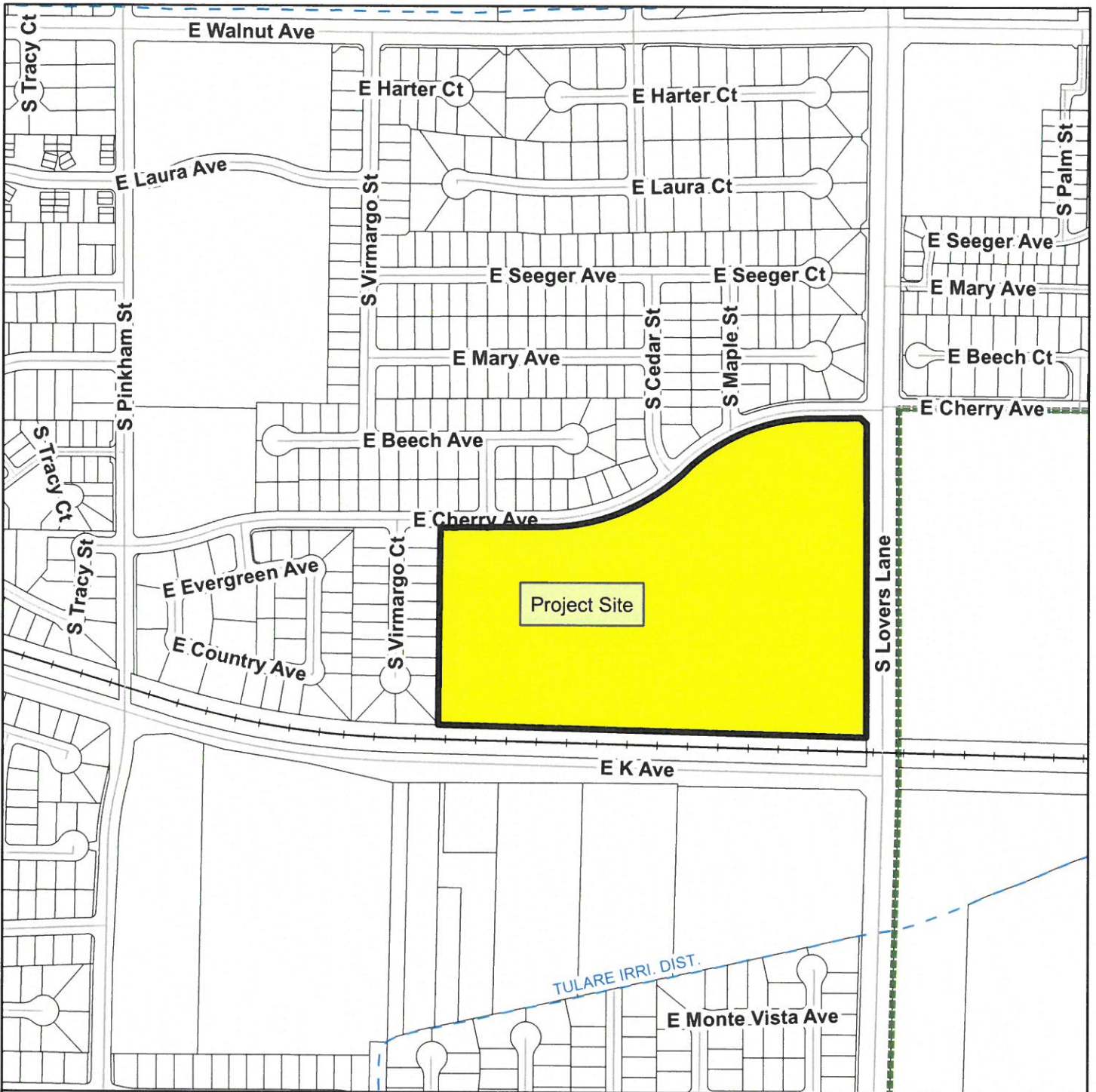


-  WATERWAYS
-  RAILROADS
-  CITY LIMITS
-  PARCELS



**Cherry Creek Tentative Subdivision Map No. 5565, Tentative Parcel Map No. 2017-04,  
Conditional Use Permit No. 2017-37**

The site is located at the southwest corner of Lovers Lane and Cherry Avenue. (APN: 126-110-061)



**Location Map**



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

