

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, AUGUST 13, 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 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.
 - Request to initiate a General Plan Air Quality Element Amendment (GPA), and Zoning Text Amendment (ZTA) to address revisions to the Indirect Source Review (ISR) Rule 9510 administered by the San Joaquin Valley Air Pollution Control District (SJVAPCD).
 - Time Extension for Conditional Use Permit No. 2007-17.
5. PUBLIC HEARING – Brandon Smith
Tentative Parcel Map No. 2018-03: A request by Westgate Construction and Development, Inc. to subdivide a 17.49-acre parcel into two parcels to separate commercial and residential land uses on property containing Mixed Use Commercial (CMU) and Multi-Family Residential (R-M-2 and R-M-3) zoning designations. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway (APN: 079-071-029). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2018-44.
6. PUBLIC HEARING – Brandon Smith
Variance No. 2018-08: A request by San Joaquin Valley Homes to allow a variance to the minimum front and/or rear yard setbacks associated with three new single-family residences in the Pine River Ranch Estates Subdivision located within the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) Zone. The sites are located at 2239 E. Delta Court, 2226 and 2227 E. Woodsville Court (APNs: 098-420-047, 050; 098-510-036). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-43.

7. PUBLIC HEARING – Andrew Chamberlain

Variance No. 2018-06: A request by United Signs to amend the sign program for the Country Club Plaza Shopping Center, to allow two monument signs for the Chevron gas station and convenience store in the Neighborhood Commercial (NC) zone. The site is located at 1330 N. Demaree Street (APN: 089-490-029). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-38.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Update on the Mobile Food Truck Ordinance
- Update on the Micro-brewery/winery Ordinance
- Update on Assistant/Associate Planner Position

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, AUGUST 23, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 27, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 13, 2018

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

SUBJECT: Tentative Parcel Map No. 2018-03: A request by Westgate Construction and Development, Inc. to subdivide a 17.49-acre parcel into two parcels to separate commercial and residential land uses on property containing Mixed Use Commercial (CMU) and Multi-Family Residential (R-M-2 and R-M-3) zoning designations. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029)

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2018-03, as conditioned, based on the findings and conditions in Resolution No. 2018-36. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2018-03, based on the findings and conditions in Resolution No. 2018-36.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2018-03 is a request to subdivide a 17.49-acre undeveloped parcel into two parcels as shown in Exhibit "A". The proposed sizes of the two parcels are 6.09 acres for Parcel 'A' and 11.40 acres for Parcel 'B'. The objective is to create separate parcels for the property's commercial portion (Parcel 'A') and residential portion (Parcel 'B'), which are separated along the future Court Street alignment.

The parcel map illustrates areas for Irrevocable Offer of Dedication (IOD), to be recorded by separate instrument, for future public streets (i.e., Court St. and Santa Fe St.) and underground utilities. The areas of dedication are for the purpose of obtaining the remaining full right-of-way width of Shannon Parkway east of Court Street and for obtaining the entire right-of-way width of Santa Fe and Court Streets and to allow for extension of underground utilities north of the site.

In addition, a future 19-foot right-of-way dedication is shown on the Dinuba Boulevard frontage for the future widening of State Route 63. This area of dedication is anticipated to be recorded by separate instrument apart from the final map recording but prior to the future development of the commercial portion of the site. No development is being considered in association with this parcel map request.

The applicant has formally submitted entitlement applications for a master development plan and further parcelization of the C-MU zoned site. However, these entitlements are currently deemed incomplete pending the completion of technical studies required by the City (see Related Actions section for more information).

In addition, a Site Plan Review (SPR) application and development plan have been filed on the multi-family zoned area of the property. This SPR item was issued a "Resubmit" by the SPR Committee on June 13, 2018, and the project has not been resubmitted.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use, Medium Density Residential, High Density Residential
Zoning:	Commercial Mixed Use (C-MU), Multi-family Residential, 3,000 sq. ft. min. lot size (R-M-2), Multi-family Residential, 1,200 sq. ft. min. lot size (R-M-3)
Surrounding Land Use and Zoning:	North: C-MU, R-M-2, R-M-3 / Two single-family residences, vacant land South: C-MU, R-1-5 (Single-family Residential) / Orchard Walk shopping center, vacant land with approved tentative subdivision map East: County / St. John's River West: QP (Quasi-Public) & Dinuba Blvd./ Regional Sports Park
Environmental Review:	Categorical Exemption No. 2018-44
Special Districts:	N/A
Site Plan Review No:	2018-103

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

In April 2018 the applicant formally submitted applications for a Conditional Use Permit and Tentative Parcel Map on the subject site. Conditional Use Permit No. 2018-03 was submitted for a master-planned 42,313-square foot commercial development on the C-MU zoned portion of the site. Tentative Parcel Map No. 2018-01 was submitted to subdivide the entire site into four parcels including one separate parcel for the multi-family residential zoned portion. The applications are incomplete pending the completion of traffic and noise studies, and addressing other items requested by City staff.

PROJECT EVALUATION

Staff recommends approval of the tentative parcel map, as conditioned, based on the project's consistency with the Land Use Element Policies of the General Plan, Zoning Ordinance, and the Subdivision Ordinance for the tentative parcel map.

Site Area

The minimum site area for properties zoned C-MU is five acres (ref. Municipal Code Section 17.19.060.A), while properties zoned R-M-2 and R-M-3 require a minimum site area of two

acres (ref. Municipal Code Section 17.16.050.A). The proposed parcel map is consistent with the required minimum site area requirements since both parcels are larger than five acres.

Street Dedications

The parcel map depicts IOD's for planned streets and utility locations on the subject property. The IOD for Santa Fe/Shannon Parkway will accommodate for a future roundabout improvement at this intersection. The following table lists the streets identified for dedication:

<u>Name</u>	<u>Type</u>	<u>Right-of-way Width</u>
Shannon Parkway	Collector	49-foot dedication; 98-foot total street width
Court Street	Local	60-foot
Santa Fe Street	Local	60-foot (additional dedication area will be necessary for river trail improvements)

The parcel map will require that the IOD's be acquired together with the final map recording. The Engineering Division will allow these IOD's to be either dedicated on the map or recorded by separate instrument.

The parcel map also shows a future right-of-way dedication on the east side of Dinuba Blvd. for Caltrans as part of the future widening plans for State Route (SR) 63. This area of dedication will also be recorded by separate instrument apart from the final map recording.

Caltrans, in its Transportation Concept Report dated December 2014, has identified this portion of SR 63 / Dinuba Boulevard to be a 6-lane roadway with a 156-foot right-of-way. As a result, an additional 19-foot dedication will be necessary from the subject site in order to achieve Caltrans's ultimate width. The 19-foot width was called out in a Caltrans comment letter dated March 28, 2018, regarding the site's proposed master commercial development.

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.

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

<p>(c) That the site is not physically suitable for the type of development.</p>	<p>The site is physically suitable for the proposed parcel map, which is designated with Commercial and Residential land uses. This is included as recommended Finding No. 3 of the Tentative Parcel Map.</p>
<p>(d) That the site is not physically suitable for the proposed density of development.</p>	<p>The site is physically suitable for the proposed density of future development under the Commercial and Residential land use designations and the C-MU, R-M-2, and R-M-3 zoning designations. No development plans are being processed in association with this parcel map. This is included as recommended Finding No. 4 of the Tentative Parcel Map.</p>
<p>(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.</p>	<p>The proposed design and improvement of the parcel map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Parcel Map.</p>
<p>(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.</p>	<p>The proposed design of the parcel map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.</p>
<p>(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.</p>	<p>The proposed design of the parcel 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 Parcel Map.</p>

Environmental Review

The tentative map is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-44).

RECOMMENDED FINDINGS

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, 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.
3. That the site is physically suitable for the proposed tentative parcel map and for the specific land uses allowed under the Commercial and Residential land use designations and the C-MU, R-M-2, and R-M-3 zoning designations.

4. That the site is physically suitable for the proposed density of future development under the Commercial and Residential land use designations and the C-MU, R-M-2, and R-M-3 zoning designations, and that no development plans are being processed in association with this parcel map.
5. That the proposed tentative parcel map, design of the tentative 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 subdivision of land.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-44). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-103, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That right-of-way in the form of an irrevocable offer of dedication be required for the Court Street, Santa Fe Street, and Shannon Parkway segments shown on the parcel map in Exhibit "A" and shall be dedicated on the map or by separate instrument at the time of final map recording.
4. That right-of-way dedication for future improvements along Dinuba Boulevard (State Route 63), as required by Caltrans, shall be dedicated on the map or by separate instrument no later than at the time of development of the commercial portion of the parcel.
5. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 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 or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2018-36
- Exhibit "A" – Tentative Parcel Map
- Site Plan Review Item No. 2018-103 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

City of Visalia Subdivision Ordinance [Title 16 of Visalia Municipal Code]

Chapter 16.28: PARCEL MAPS

16.28.020 Advisory agency.

The Planning Commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps.

16.28.060 Hearing and notice.

A. The city Planning Commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision.

16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental documents required by state law and local regulations adopted in implementation thereof.

16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the Planning Commission, he may, within ten days after the decision of the Planning Commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued.

16.28.110 Right-of-way dedications.

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the Planning Commission.

B. The Planning Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act.

RESOLUTION NO. 2018-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2018-03, A REQUEST BY WESTGATE CONSTRUCTION AND DEVELOPMENT, INC. TO SUBDIVIDE A 17.49-ACRE PARCEL INTO TWO PARCELS TO SEPARATE COMMERCIAL AND RESIDENTIAL LAND USES ON PROPERTY CONTAINING MIXED USE COMMERCIAL (CMU) AND MULTI-FAMILY RESIDENTIAL (R-M-2 AND R-M-3) ZONING DESIGNATIONS. THE PROJECT SITE IS LOCATED ON THE NORTHEAST CORNER OF NORTH DINUBA BOULEVARD (STATE ROUTE 63) AND EAST SHANNON PARKWAY (APN: 079-071-029)

WHEREAS, Tentative Parcel Map No. 2018-03 is a request by Westgate Construction and Development, Inc. to subdivide a 17.49-acre parcel into two parcels to separate commercial and residential land uses on property containing Mixed Use Commercial (CMU) and Multi-Family Residential (R-M-2 and R-M-3) zoning designations. The project site is located on the northeast corner of N. Dinuba Boulevard (State Route 63) and E. Shannon Parkway. (APN: 079-071-029); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 13, 2018; and,

WHEREAS, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-44).

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 the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, 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.

3. That the site is physically suitable for the proposed tentative parcel map and for the specific land uses allowed under the Commercial and Residential land use designations and the C-MU, R-M-2, and R-M-3 zoning designations.
4. That the site is physically suitable for the proposed density of future development under the Commercial and Residential land use designations and the C-MU, R-M-2, and R-M-3 zoning designations, and that no development plans are being processed in association with this parcel map.
5. That the proposed tentative parcel map, design of the tentative 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 subdivision of land.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-44). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

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 tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-103, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That right-of-way in the form of an irrevocable offer of dedication be required for the Court Street, Santa Fe Street, and Shannon Parkway segments shown on the parcel map in Exhibit "A" and shall be dedicated on the map or by separate instrument at the time of final map recording.
4. That right-of-way dedication for future improvements along Dinuba Boulevard (State Route 63), as required by Caltrans, shall be dedicated on the map or by separate instrument no later than at the time of development of the commercial portion of the parcel.
5. That all applicable federal, state, regional, and city policies and ordinances be met.



3

MEETING DATE: JUNE 13, 2018

SITE PLAN NO. 18-103

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

TPM

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271
- Diego Corvera 713-4209

ITEM NO: 3 DATE: JUNE 13, 2018

SITE PLAN NO.: 18-103
 PROJECT TITLE: TENTATIVE PARCEL MAP
 DESCRIPTION: 2 LOT TENTATIVE PARCEL MAP (REF 17-164)
 (CMU, RM2) (X)
 APPLICANT: SAMER SABBAH
 PROP. OWNER: DAYGO PROPERTIES LLC
 LOCATION: NE CORNER SHANNON PKWY & DINUBA BLVD
 APN: 079-071-029

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
IRREVOCABLE OFFERS OF DEDICATION REQUIRED FOR FUTURE STREETS
- 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 **FOR DINUBA BLVD FRONTAGE**
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide _____ wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

- basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- 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 (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley 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.
 - 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: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: ft. wide, with ft. wide parkway on
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Proposed lot split of existing parcel to delineate commercial and residential zoning is acceptable. Refer to previous Site Plan Review conditions of approval for future development requirements.***
- 2. Right-of-way in the form of an Irrevocable Offer of Dedication (IOD) will be required for future Court and Santa Fe street extensions. The IOD can be dedicated on the map or by separate instrument. Further coordinate with City Engineer.***
- 3. The right-of-way design and IOD shall accommodate a future round-a-bout intersection at Santa Fe & Shannon Pkwy. Further coordinate with City Engineer.***
- 4. Development impact fees will be deferred until time of each parcel development.***
- 5. Additional requirements may be imposed by Caltrans, refer to Caltrans conditions of approval.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 18-103
Date: 6/13/2018

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:TENTATIVE MAP)

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	*DEFERRED UNTIL TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	*
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	*
<input checked="" type="checkbox"/> Park Acquisition Fee	*
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	*

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

Andrew Chamberlain, Planning Division (559) 713-4003

Date: June 13, 2018

SITE PLAN NO: 2018-103
PROJECT TITLE: VISALIA DINUBA ROAD MIXED USE
DESCRIPTION: PARCEL MAP, PARCELING RESIDENTIAL FROM COMMERCIAL (REFF
17-021 & 022) (C-MU, RM2, RM3, X) (X)
APPLICANT: SABBAH SAMER
PROP. OWNER: SABBAH SAMER
LOCATION TITLE: NEC OF SHANNON & DINUBA
APN TITLE: 079-071-029
GENERAL PLAN: Commercial Mixed Use
EXISTING ZONING: C-MU – Commercial Mixed Use

SITE PLAN # 2017-164-C
Related

Planning Division Recommendation:

- Revise and Proceed
 Resubmit
 Off-Agenda

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit (May be required for parcels less than 5 ac.)
- IOD for Court Street R-O-W will be required as a part of this map.
- Development Plan – SPR No. 2017-021
- Additional Information as Needed

1. Provide a single exhibit with the total parcel map on it for the Planning Commission.
2. Sow bus bay areas as part of map.
3. Show common access point on Dinuba at the north property line for the shared access drive with the property to the north. While this may or may-not be done as a separate instrument, the Planning Commission has an interest in the overall development pattern when reviewing proposed divisions of property.
4. The area east of Court Street may be subject to limited access points to Shannon Parkway, Court and Santa Fe.
5. Cross Access, shared driveways and shared maintenance areas should be depicted on the parcel map.
6. The "Development Plan" is needed for the Conditional Use Permit to go with the map for the creation of parcels less than 5 acres in size.
7. See the Caltrans comments – Plot future right-of-way line as identified by Caltrans.

SITE PLAN # 2017-164-C comments below:

PROJECT SPECIFIC INFORMATION (10/25/2017):

1. A tentative parcel map with anticipated phasing and improvements is needed for SPR to provide accurate TPM comments for project. What are the limits (and type) of Phase One improvements you anticipate for this project?
2. The "Development Plan" is needed for the Conditional Use Permit to go with the map for the creation of parcels less than 5 acres in size.
3. See the Caltrans comments – Plot future right-of-way line as identified by Caltrans, setbacks will be required from the future right-of-way.
4. The front setback along Dinuba Blvd. is 15 feet from the IOD established by Caltrans. The street side setback is 10 feet along Shannon Parkway.
5. Provide cross access points on map.

6. See Transit comments related to a bus stop on Shannon Parkway.
7. All drive-thru uses must meet standards in ZO Section 17.25.030 or be subject to a conditional use permit.
8. See Solid Waste comments related to trash enclosures.
9. Provide a map that depicts all four parcels on one page.
10. The parking row in front of the convenience store is required to have one landscape well every 10 contiguous parking stalls.
11. See Traffic & Engineering comments related to median breaks and access points.

(Previous Comments 09/06/2017):

1. A tentative parcel map is required to subdivide the project site into four parcels.
2. Provide a map that depicts all four parcels on one page.
3. All dedicated right-of-way streets needs to be depicted on the parcel map (i.e., Court St., Santa Fe St., and Shannon Pkwy.)
4. Reciprocal cross-access agreements shall be required between parcels 1 through 3. In addition, this map shall establish a future reciprocal cross-access agreement with the commercial zoned property to the north. The map and development plan shall depict the future drive aisles providing vehicular access to the north parcel.
5. Future cross-access drive-aisles will facilitate the removal of the drive approach on Dinuba Blvd. for Parcel 1 as conditioned by Caltrans.
6. The drive approach on Dinuba Blvd. for Parcel 1 shall contain a note and/or additional notations informing the buyer and/or developer of Parcel 1 that this drive approach shall be removed as required by Caltrans when the commercial property to the north develops.
7. The parcel map requires a CUP for parcels less than five acres.
8. The parcel map cannot proceed to a formal filing until the development plan as submitted per Site Plan Review No. 2017-21 is given a Revise and Proceed and the discretionary entitlements for this item are submitted concurrently with the parcel map.

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

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 _____




City of Visalia
Building: Site Plan
Review Comments

SPR 18103

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.45 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

VAL GARCIA 6/13/18
Signature



Site Plan Review Comments For:

Visalia Fire Department
Kurtis A. Brown, Fire Marshal
420 N. Burke
Visalia, CA 93291
559-713-4261 Office
559-713-4808 Fax

Date: 06/13/2018

Item # 3

Site Plan # 18103

Project: Tentative Parcel Map

Description: 2 lot tentative parcel Map

Applicant: Samer Sabbah

Location: NE-C Shannon Parkway & Dinuba Blvd.

APN: 079-071-029

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.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial & Industrial

- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
- Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*
- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** _____ **Square footage** _____

Emergency Access

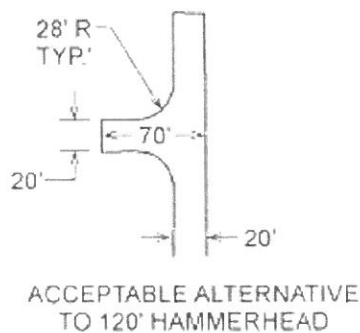
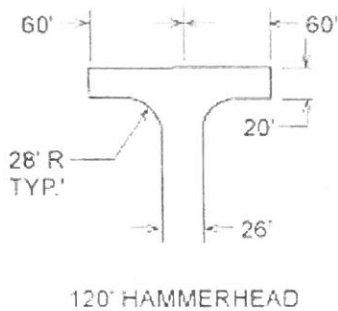
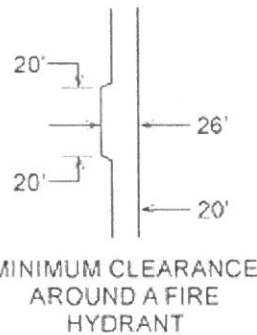
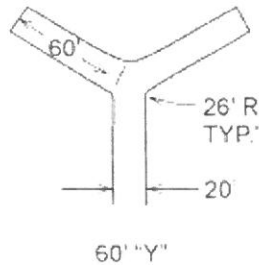
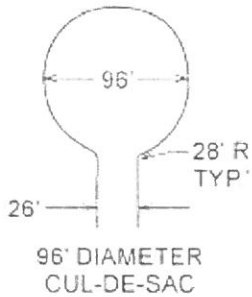
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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



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

SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2016 CFC D103.5
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)

- Streets shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

Fire Protection Systems

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*

- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*

- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:



 Kurtis A. Brown
 Fire Marshal

SPR18103

**City of Visalia
Police Department**

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

N/E . CORNER SHANNON + DINUBA

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:



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 13, 2018

ITEM NO. 3

SITE PLAN NO: SPR18103
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: 2 LOT TENTATIVE PARCEL MAP (REF SPR17-164)(CMU, RM2)(X)
APPLICANT: SAMER SABBAH
OWNER: DAYGO PROPERTIES LLC
APN: 079-071-029
LOCATION: NE CORNER OF SHANNON PARKWAY & DINUBA BLVD

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

Additional Comments:

•



Leslie Blair

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

18103

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.
ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- 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.

Comment

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



*Making Conservation a
California way of life.*

July 17, 2018

06-TUL-63-10.41
2135-IGR/CEQA
SPR 18103
SPR 18104
AGENDA: 06/13/2018
REF: SPR 17022

Ms. Susan Currier, Planning Assistant
City of Visalia – Community Development – Site Plan Review
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 18103 proposing to create a 6.09-acre parcel and a 12.21-acre parcel from an 18.3-acre lot and SPR 18104 proposing to develop the newly created 12.21-acre parcel with 212 multi-family residential units (Project). The Project is located east of State Route (SR) 63 on the northeast corner of Shannon Parkway and Court Street.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

SPR 18103 -

Caltrans has no objection to the parcel map and proposed 2 lots.

SPR 18104 -

1. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted. This assessment should be used to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
 - a. Pedestrian walkways should link this subdivision to transit facilities, as well as other walkways in the surrounding area.

- b. The consideration of bicycles as an alternative mode of transportation needs more attention. The project should offer internal amenities to encourage bicycle use, which can include pathways, parking, security, etc. Internal bicycle paths should be coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes.
 - c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.
 2. Access to the Project is proposed via three driveways connecting to Shannon Parkway, Court Street, and to a street (un-named) located along the eastern boundary of the Project.
 3. All streets should be labeled on the site plan.
 4. It is predicted that a high percentage of trips generated by the Project would utilize the following State Highway System (SHS) intersections among others:
 - SR 63 and Riggin Avenue
 - SR 63 and Shannon Parkway
 - SR 63 and Visalia Riverway Sports Park Driveway
 - SR 63 and Riverway Drive
 5. A previous Traffic Impact Study (TIS) prepared for the 239-lot *River Island Ranch Residential Subdivision* (approximately ¼ mile north of the Project) has identified a need to mitigate the SR 63 intersections at Visalia Riverway Sports Park Driveway and at Riverway Drive.
 6. SR 63/Visalia Riverway Sports Park Driveway -
 - a. For opening day mitigation, the traffic analysis recommended that a median worm be constructed to prevent left turns from eastbound and westbound approaches to SR 63 while the left turns from northbound and southbound approaches on SR 63 would be allowed. However restricting left turns from the westbound Glendale Avenue approach to SR 63 would require motorist exiting the subdivision to turn right on SR 63 and then perform a U-turn maneuver at the Riverway Drive intersection.
 - b. Even though Caltrans concurs with the proposed median worm, we suggest that a roundabout could be a viable mitigation alternative at this intersection. The roundabout is an effective intersection control type that offers traffic-calming and lower speeds. Also, it has the ability to serve turning volumes with minimal number of approach lanes, improve operations where space for storage and queuing is limited, facilitate U-turn movements, serve pedestrians needing to cross the intersection with a shorter crossing distance, and provide aesthetic treatments for the community.
 7. SR 63/Riverway Drive
 - a. To mitigate operations at the intersection of Riverway Drive and SR 63, the traffic analysis recommended either traffic signals or a roundabout.

Ms. Susan Currier
July 17, 2018
Page 3

- c. Caltrans has conceptually envisioned that a roundabout would be the preferred solution at the SR 63/Riverway Drive intersection due to the close distance of the St. John's Bridge, better facilitate U-turn movements, and improve operations where space for storage and queuing is limited. The roundabout could accommodate the lane reduction on SR 63 to the 2-lane bridge thereby potentially extending further into the future the need to widen the bridge.
8. Caltrans has also conceptually envisioned that roundabouts would be the preferred solution at the SR 63/Shannon Parkway and SR 63/Riggin Avenue intersections as development continues to occur north of Riggin Avenue. The roundabout solution is also consistent with the current series of roundabouts along Shannon Parkway at County Center Street, Mooney Boulevard and Giddings Street west of SR 63.
9. Caltrans suggests that the City may want to include these roundabouts at the SR 63/Riverway Drive, SR 63/Shannon Parkway and SR 63/Riggin Avenue intersections in the City of Visalia's Traffic Impact Fee program. Caltrans recommends a meeting between the City of Visalia and Caltrans to facilitate further discussion on this issue.
10. Caltrans recommends that the Project mitigate its fair share of impacts by participating in the City of Visalia's Traffic Impact Fee program.

If you have any other questions, please call me at (559) 488-7396.

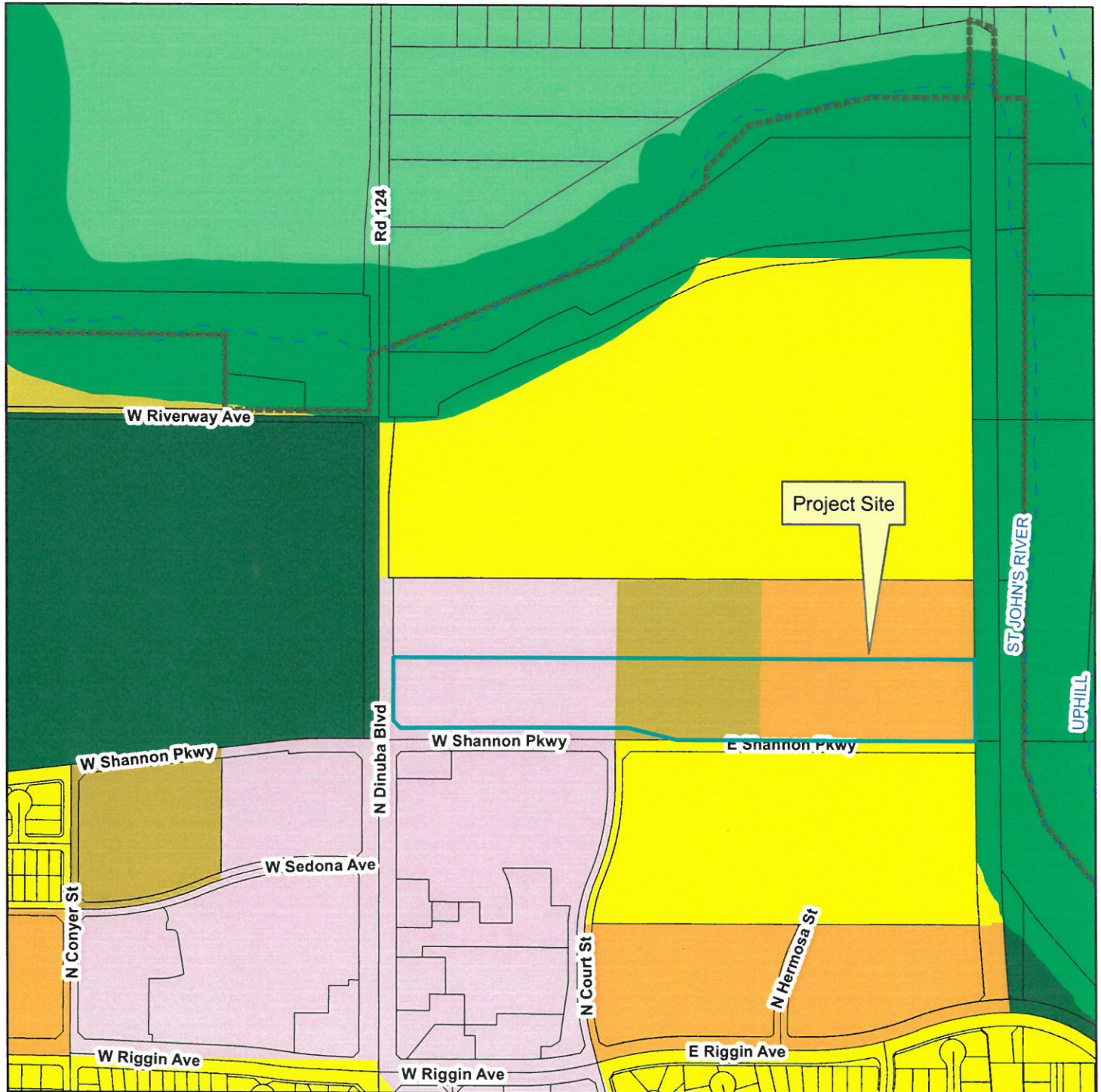
Sincerely,



DAVID DEEL
Associate Transportation Planner
Transportation Planning - North

Tentative Parcel Map No. 2018-03

The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029)



General Plan Land Use Map

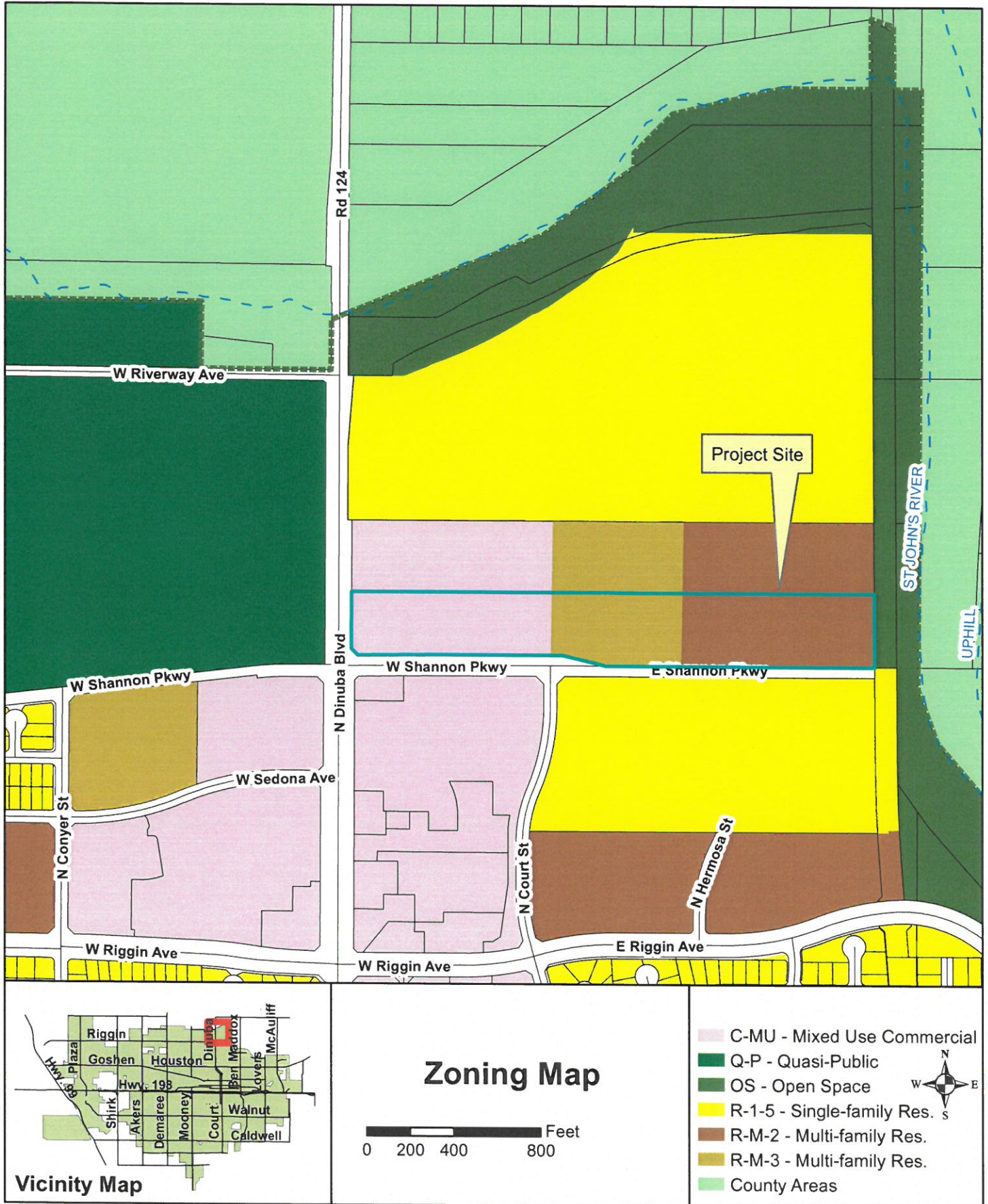


- Agriculture
- Conservation
- Commercial Mixed Use
- Parks/Recreation
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density



Tentative Parcel Map No. 2018-03

The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029)



Tentative Parcel Map No. 2018-03

The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029)

