

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, SEPTEMBER 24, 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.
  - Time Extension for Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509 and Conditional Use Permit No. 2012-27
  - Time Extension for Highland Park Estates Tentative Subdivision Map No. 5510
5. WORK SESSION – Paul Scheibel
  - 5-Pack Residential Development Considerations
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
  - Planning Commission meeting October 8, 2018
  - City Council to consider GPA/COZ regarding Rule 9510 at their October 1, 2018 meeting.
  - County EIR for Sequoia Gateway Commerce Park Project

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.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, OCTOBER 8, 2018**

# City of Visalia

## **Memo**



To: Planning Commission  
From: Brandon Smith, Senior Planner  
Date: September 24, 2018  
Re: Time Extension for Highland Park at Shannon Ranch Tentative Subdivision  
Map No. 5509 and Conditional Use Permit No. 2012-27

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### **RECOMMENDATION:**

Staff recommends that the Planning Commission approve a one-year time extension of Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509 and Conditional Use Permit (CUP) No. 2012-27 that expire on February 27, 2019, pursuant to Section §66452.6(e) of the Subdivision Map Act.

### **BACKGROUND:**

On February 27, 2006, the Visalia Planning Commission approved Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509 through adoption of Resolution No. 2006-15. The Highland Park at Shannon Ranch Tentative Subdivision Map was a request to divide 48.21 acres into 348 single-family residential lots. Together with the subdivision map, the Planning Commission also approved CUP No. 2006-03, a request to allow a mixed-density Planned Residential Development (PRD) with small-lot, duplex, and triplex units with modified development standards. The subject site is located on the north side of Riffin Avenue west of Dinuba Boulevard.

The original expiration date of the subdivision map was February 27, 2008, two years from the date of approval by the Planning Commission. A two-year time extension was granted by the Planning Commission on July 9, 2007, which further extended the expiration date to February 27, 2010.

On August 26, 2013, the Visalia Planning Commission approved CUP No. 2012-27 through adoption of Resolution No. 2013-39. CUP No. 2012-27 was an amendment to the PRD approved through CUP No. 2006-03. CUP No. 2012-27 approved the following:

- revised development standards and unit types on the PRD, resulting in the subdivision only having detached single-family units on small lots;
- removal of a 12.8-acre portion of the subdivision located on the west side of Dinuba Boulevard between Corvina Avenue and Shannon Parkway and reconfiguring the dwelling units, effectively reducing the lot count to 223.

The expiration date for CUP No. 2012-27 is linked to the expiration date of the subdivision map based on a condition of approval of the CUP.

No improvement plans or final maps have been filed for the subdivision since the tentative subdivision map was approved in 2006.

## **STATE LEGISLATURE TIME EXTENSIONS:**

This tentative map, along with all tentative map entitlements approved throughout the state prior to July 2008, remained in effect by a series of automatic State legislative time extensions enacted between 2008 through 2015. The most recent State legislative bill enacting a 24-month time extension of tentative maps (Assembly Bill 1303) was approved in October 2015. Consequently, the expiration date for the Tentative Subdivision Map and CUP were ultimately extended to February 27, 2019.

## **REQUEST:**

The proponents of the Tentative Subdivision Map and CUP have submitted a written request dated September 6, 2018 requesting a one-year extension of time pursuant to Section §66452.6(e) of the Subdivision Map Act (SMA), so that a prospective buyer of the property has time to prepare improvement plans and final maps for future development. This would be the second applicant-requested time extension for this tentative subdivision map.

Section §66452.6(e) of the Subdivision Map Act (SMA) states the following:

*Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.*

The Planning Commission has the authority to grant a one-year time extension pursuant to the Subdivision Map Act and the City's Subdivision Ordinance. Time extensions may be granted pursuant to Section §66452.6(e) of the Subdivision Map Act for a total period not exceeding six years. Granting the applicant's request would extend the map for a fifth year, not counting the years that the map was automatically extended by State legislation.

Staff recommends that a one-year time extension be granted. The extension request, if approved by the Planning Commission, will extend the expiration date of the Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509 and CUP No. 2012-27 to February 27, 2020. The subdivision map and CUP would still be eligible for an additional one-year more time extension.

The Planning Commission has the authority to approve or deny this request. If the request were approved, the applicant would have until the new expiration date (February 27, 2020) to record a final subdivision map. If the request were denied, the applicant would have to file a new tentative subdivision map.

## **ATTACHMENTS:**

1. Letter of Request for the Time Extension
2. Approved Resolutions for Tentative Subdivision Map #5509 & CUP No. 2012-27
3. Tentative Subdivision Map
4. Location / Zoning Map

# PACIFIC UNION

September 6, 2018

City of Visalia  
Attn: Brandon Smith, Senior Planner  
315 E. Acequia Ave  
Visalia, CA 93291

Re: Time Extension Request for Tentative Subdivision Map 5509 (Highland Park at Shannon Ranch) and Conditional Use Permit 2012-27.

Dear Brandon,

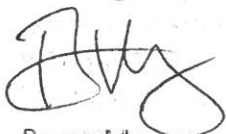
The Highland Park project is a 223 lot residential subdivision that was originally approved by the Planning Commission on February 7, 2006. The Tentative Subdivision Map 5509 and accompanying Conditional Use Permit 2012-27 approvals are currently scheduled to expire on February 27, 2019.

Due to the Great Recession which began in 2007, development of the property was effectively placed on indefinite hold until economic conditions improved. The property has been actively marketed for sale, and a well-known national homebuilder is currently interested in purchasing the site for construction and sale of new homes. Because development of the property will require preparation of the necessary improvement plans and final maps, and subsequent review and approval of those plans by the City, the current expiration date for the Tentative Subdivision Map needs to be extended to provide sufficient time for completion of that process.

On behalf of the property owner, Pacific Union Land Company would like to request an additional one (1) year extension of the Tentative Subdivision Map and Conditional Use Permit to allow the property to be developed pursuant to those existing approvals. No changes to the project are proposed.

Please let me know if you have any questions regarding this extension request. Thank you in advance for your consideration.

Best regards,



Bruce Myers  
Vice President of Land Development  
925-314-3826  
[bmyers@pulc.com](mailto:bmyers@pulc.com)

PTE 18-003

RESOLUTION NO 2006-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING HIGHLAND PARK AT SHANNON RANCH TENTATIVE SUBDIVISION MAP NO. 5509, A REQUEST TO DIVIDE 48.21 ACRES INTO 348 LOTS IN THREE CONTIGUOUS UNITS, INCLUDING LANDSCAPE LOTS AND THREE ONSITE POCKET PARKS IN THE R-M-2 ZONE. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF RIGGIN AVENUE, WEST OF DINUBA HIGHWAY.

**WHEREAS**, Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509: A request by Quad Knopf, Inc. for Pacific Union Homes to divide 48.21 acres into 348 lots in three contiguous units, including landscape lots and three onsite pocket parks in the R-M-2 zone. The project site is located on the north side of Rigggin Avenue, west of Dinuba Highway (APNs: 078-120-008,009,011); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on February 27, 2006; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the subdivision in accordance with Section 16.16 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**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

**NOW, THEREFORE, BE IT RESOLVED** that Negative Declaration No. 2006-008 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 location of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2006-008 is hereby adopted.
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2005-231.
2. That the final map be developed in substantial compliance with the approved tentative subdivision map shown in Exhibits "B" through "E".
3. That the property owner, applicant, or designated agent of the project shall pay all applicable fees (effective per Ordinance No. 2005-09 adopted by the City Council on August 15, 2005). In lieu of payment of the Groundwater Overdraft Mitigation Fee, property owner, applicant, or designated agent of the project can dedicate water rights to the City, in accordance with said Ordinance. All other applicable impact fees for this project shall be paid at the time that building permits are issued, or prior to issuance of final occupancy, if applicable, or at the time that a final map is recorded, at the discretion of the Community Development Director, or as may be required by ordinance.
4. That Tentative Subdivision Map No 5509 shall be null and void unless Conditional Use Permit No. 2006-03 is approved.
5. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
6. That before recordation of a final map or issuance of building permit, whichever comes first, a homeowners association (HOA) shall be established for the long term maintenance and management of the project. This association shall be responsible for, but not limited to the following:
  - a. The maintenance of landscaping for the front yards and street-facing side yards for all duplex and townhome lots;
  - b. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property;
  - c. Scheduled maintenance and unscheduled repair of triplex units; and
  - d. Enforcing all provisions, including the Good Neighbor Policies, contained in Condition No. 8.

7. That the form of the HOA bylaws, including CC&Rs shall be approved by the Department of Real Estate and the City Planner. The HOA bylaws final approved form shall be recorded with the Tulare County Recorder.
8. That the owner/operator(s) of all residential units shall be subject to the following conditions:

**A. Maintenance and Operations**

1. All development standards, city codes, and ordinances shall be continuously met for this residential development. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
8. Establish and conduct a regular program of routine maintenance for the townhome units. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.

**B. Landscape Care and Maintenance**

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

**C. Parking**

1. The parking of inoperative vehicles, boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles on alleyways and driveways is not allowed.
2. Parking of any vehicle within alleyways is not allowed.

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

1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
  2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
  3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
  4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles
  5. Standards of behavior for tenants that could lead to eviction.
  6. All tenants shall read and receive a copy of the Tenant Agreement.
9. That the curb be painted red inside of the complex, with the location approved by the Solid Waste Department.
  10. That all other city codes and ordinances be met.

Commissioner Peck offered the motion to this resolution. Commissioner Perez seconded the motion and it carried by the following vote:

AYES: Commissioners Logan, Segrue, Salinas, Pérez, Peck  
 NOES:  
 ABSTAINED:  
 ABSENT:

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

ATTEST: Fred Brusuelas, AICP  
 Community Development & Public Works Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2006-15, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on February 27, 2006.



*Fred Brusuelas*

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Fred Brusuelas, AICP  
Community Development & Public Works Assistant Director

*Sam Logan*

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Sam Logan, Chairperson

# HIGHLAND PARK AT SHANNON RANCH CONDITIONAL USE PERMIT AMENDMENT

BEING A DIVISION OF PARCEL 5 OF SHANNON RANCH EAST, RECORDED IN VOLUME 40 OF MAPS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TULARE COUNTY, SECTION 18, TOWNSHIP 10 SOUTH, RANGE 20 EAST, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

APRIL, 2012

FOR THE PREPARED BY: QUAD KNOPF  
 1000 W. BROADWAY, SUITE 100  
 VISALIA, CA 93278  
 PHONE: (559) 317-3877

**UNIT DATA**

UNIT 1	117 ACRES	89 LOTS
UNIT 2	12.76 ACRES	7 LOTS
UNIT 3	30.88 ACRES	225 LOTS
<b>TOTAL</b>	<b>160.64 ACRES</b>	<b>321 LOTS</b>

**COMPARISON TO EXISTING MAP**

EXISTING	PROPOSED
ACRES	ACRES
21.2	21.2
27.2	27.2
11.26	11.26
0	0
<b>TOTAL</b>	<b>TOTAL</b>
<b>69.66</b>	<b>69.66</b>

**SITE DATA**

PROJECT NAME:	HIGHLAND PARK AT SHANNON RANCH EAST
PROPOSED ZONING:	CU-2
APPLICANT:	QUAD KNOPF
DESIGNER:	QUAD KNOPF
DATE:	APRIL 2012
PROJECT NO.:	12-001-001
PROJECT ADDRESS:	175 TO 790 (ESTIMATED)
PROJECT CITY:	VISALIA, CA
PROJECT COUNTY:	TULARE
PROJECT STATE:	CALIFORNIA
PROJECT ZIP:	93278
PROJECT ELEVATION:	2000 (ESTIMATED)

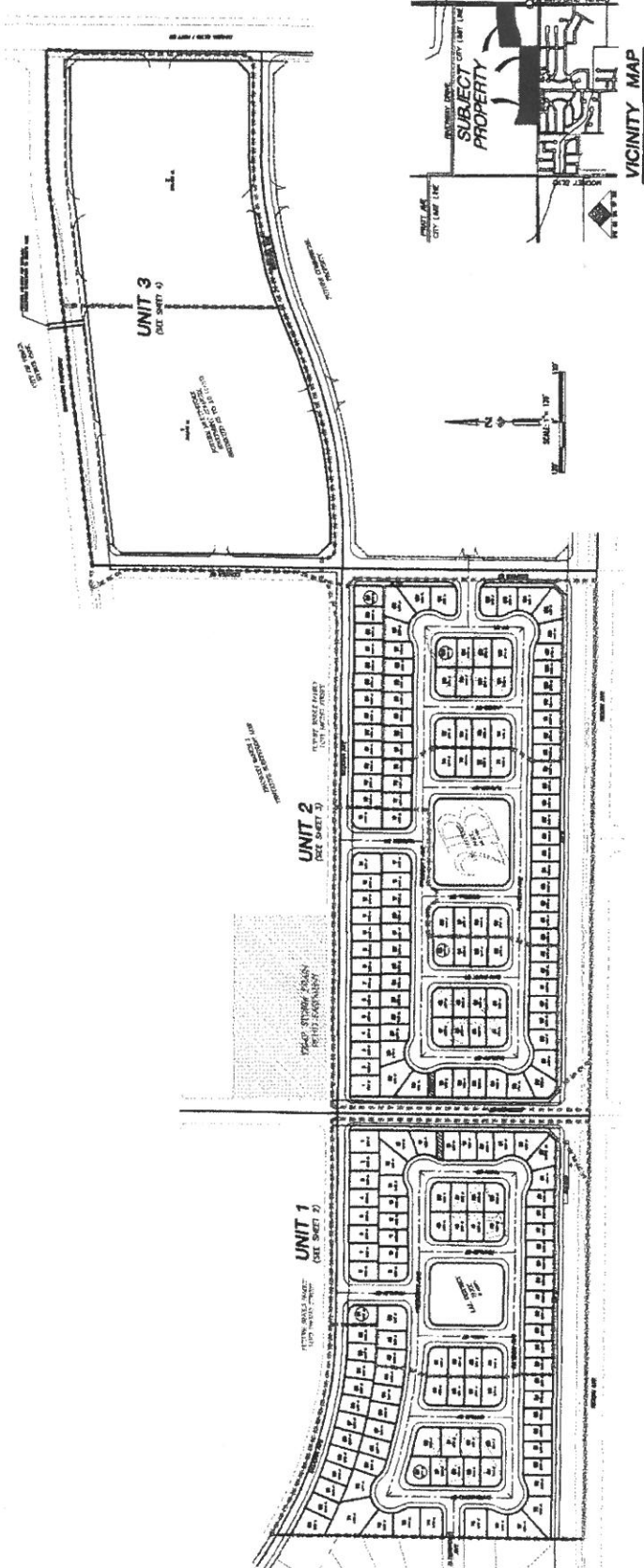
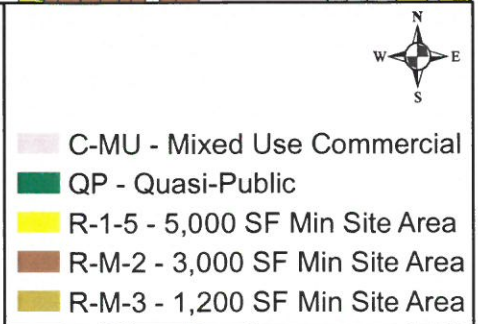
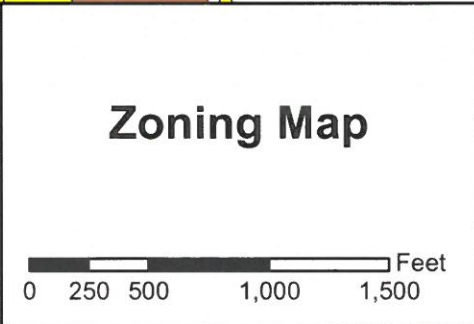
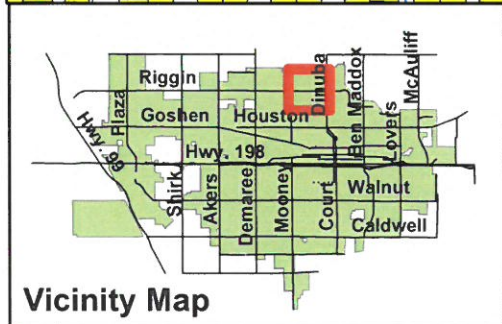
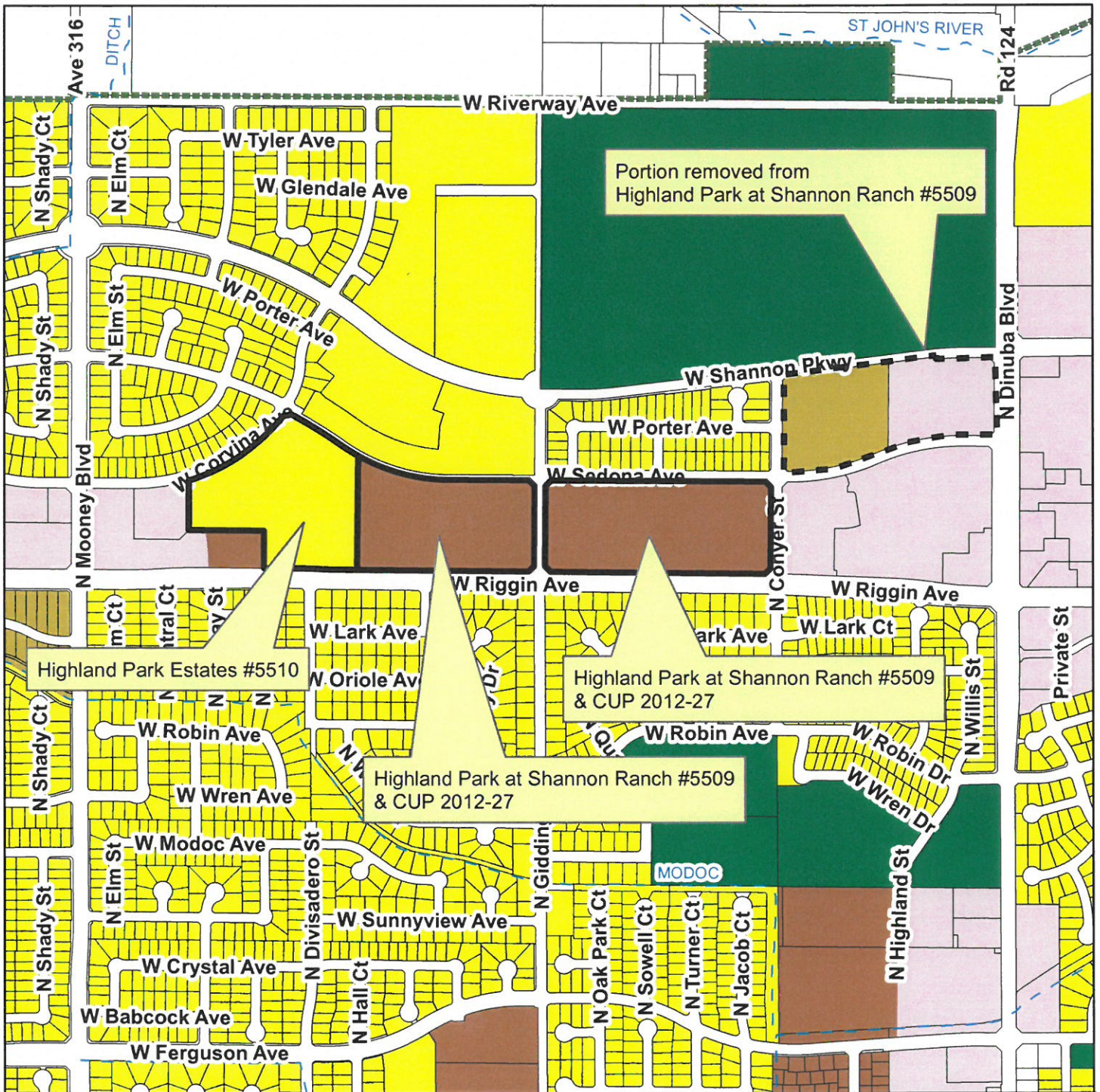


Exhibit "A"

# Highland Park at Shannon Ranch #5509 & Highland Park Estates #5510



# City of Visalia

## **Memo**



To: Planning Commission  
From: Brandon Smith, Senior Planner  
Date: September 24, 2018  
Re: Time Extension for Highland Park Estates Tentative Subdivision Map No. 5510

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### **RECOMMENDATION:**

Staff recommends that the Planning Commission approve a one-year time extension of Highland Park Estates Tentative Subdivision Map No. 5510 that expires on February 27, 2019, pursuant to Section §66452.6(e) of the Subdivision Map Act.

### **BACKGROUND:**

On February 27, 2006, the Visalia Planning Commission approved Highland Park Estates Tentative Subdivision Map No. 5510 through adoption of Resolution No. 2006-16. Highland Park Estates Tentative Subdivision Map was a request to divide 9.45 acres into 54 single-family residential lots, located on the north side of Riggin Avenue 550 feet east of Mooney Boulevard.

The original expiration date of the subdivision map was February 27, 2008, two years from the date of approval by the Planning Commission. Two one-year time extensions was granted by the Planning Commission on July 9, 2007 and on July 28, 2008, which further extended the expiration date to February 27, 2010.

No improvement plans or final maps have been filed for the subdivision since the tentative subdivision map was approved in 2006.

### **STATE LEGISLATURE TIME EXTENSIONS:**

This tentative map, along with all tentative map entitlements approved throughout the state prior to July 2008, remained in effect by a series of automatic State legislative time extensions enacted between 2008 through 2015. The most recent State legislative bill enacting a 24-month time extension of tentative maps (Assembly Bill 1303) was approved in October 2015. Consequently, the expiration date for the Tentative Subdivision Map was ultimately extended to February 27, 2019.

### **REQUEST:**

The proponents of Highland Park Estates Tentative Subdivision Map have submitted a written request dated September 6, 2018 requesting a one-year extension of time pursuant to Section §66452.6(e) of the Subdivision Map Act (SMA), so that a prospective buyer of the property has time to prepare improvement plans and final maps for future development. This would be the third applicant-requested time extension for this tentative subdivision map.

Section §66452.6(e) of the Subdivision Map Act (SMA) states the following:

*Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.*

The Planning Commission has the authority to grant a one-year time extension pursuant to the Subdivision Map Act and the City's Subdivision Ordinance. Time extensions may be granted pursuant to Section §66452.6(e) of the Subdivision Map Act for a total period not exceeding six years. Granting the applicant's request would extend the map for a fifth year, not counting the years that the map was automatically extended by State legislation.

Staff recommends that a one-year time extension be granted. The extension request, if approved by the Planning Commission, will extend the expiration date of the Highland Park Estates Tentative Subdivision Map No. 5510 to February 27, 2020. The subdivision map would still be eligible an additional one-year time extension.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date (February 27, 2020) to record a final subdivision map. If the request is denied, the applicant would have to file a new tentative subdivision map.

**ATTACHMENTS:**

1. Letter of Request for the Time Extension
2. Approved Resolutions for Tentative Subdivision Map #5510
3. Tentative Subdivision Map
4. Location / Zoning Map

# PACIFIC UNION

September 6, 2018

City of Visalia  
Attn: Brandon Smith, Senior Planner  
315 E. Acequia Ave  
Visalia, CA 93291

Re: Time Extension Request for Tentative Subdivision Map 5510 (Highland Park Estates at Shannon Ranch).

Dear Brandon,

The Highland Park Estates project is a 54 lot residential subdivision that was originally approved by the Planning Commission on February 7, 2006. The Tentative Subdivision Map 5510 is currently scheduled to expire on February 27, 2019.

Due to the Great Recession which began in 2007, development of the property was effectively placed on indefinite hold until economic conditions improved. The property has been actively marketed for sale, and a well-known national homebuilder is currently interested in purchasing the site for construction and sale of new homes. Because development of the property will require preparation of the necessary improvement plans and final maps, and subsequent review and approval of those plans by the City, the current expiration date for the Tentative Subdivision Map needs to be extended to provide sufficient time for completion of that process.

On behalf of the property owner, Pacific Union Land Company would like to request an additional one (1) year extension of the Tentative Subdivision Map to allow the property to be developed as currently approved. No changes to the project are proposed.

Please let me know if you have any questions regarding this extension request. Thank you in advance for your consideration.

Best regards,



Bruce Myers  
Vice President of Land Development  
925-314-3826  
[bmyers@pulc.com](mailto:bmyers@pulc.com)

RESOLUTION NO 2006-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING HIGHLAND PARK ESTATES AT SHANNON RANCH TENTATIVE SUBDIVISION MAP NO. 5510, A REQUEST TO DIVIDE 9.45 ACRES INTO 54 SINGLE-FAMILY LOTS. THE SITE IS LOCATED ON THE NORTH SIDE OF RIGGIN AVENUE, 550 FEET EAST OF MOONEY BLVD.

**WHEREAS**, Highland Park Estates at Shannon Ranch Tentative Subdivision Map No. 5510 is a request by Quad-Knopf, Inc. for Pacific Union Homes to divide 9.45 acres into 54 single-family lots. The site is located on the north side of Riggin Avenue, 550 feet east of Mooney Blvd. (APN: 078-120-017); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on February 27, 2006; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the subdivision in accordance with Section 16.16 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**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

**NOW, THEREFORE, BE IT RESOLVED** that Negative Declaration No. 2006-009 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 location of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance and Subdivision Map.
2. That the proposed location of the Tentative Subdivision Map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
3. An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to be not significant. Therefore, staff recommends that Negative Declaration No. 2006-009 be adopted for this project.
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

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

1. That the final map be developed in substantial compliance with the site plan shown in Exhibit "A", except that the block wall depicted on the Exhibit is not required.
2. That the site plan be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth in Site Plan Review No. 2005-231.
3. That corner lots (Lots 11, 22, 23, 34, 36, 40, 41, and 48) minimize side yard walls and fences to no more than 75% of the length of the adjacent house elevation.
4. That the property owner, applicant, or designated agent of the project shall pay all applicable mitigation fees (effective per Ordinance No. 2005-09 adopted by the City Council on August 15, 2005). In lieu of payment of the Groundwater Overdraft Mitigation Fee, property owner, applicant, or designated agent of the project can dedicate water rights to the City, in accordance with said Ordinance. All other applicable impact fees for this project shall be paid at the time that building permits are issued, or prior to issuance of final occupancy, if applicable, or at the time that a final map is recorded, at the discretion of the Community Development Director, or as may be required by ordinance.
5. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
6. That all other city codes and ordinances be met.

Commissioner Salinas offered the motion to this resolution. Commissioner Peck seconded the motion and it carried by the following vote:

AYES: Commissioners Logan, Segrue, Salinas, Pérez, Peck  
NOES:  
ABSTAINED:  
ABSENT:

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

ATTEST: Fred Brusuelas, AICP



Community Development & Public Works Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2006-16, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on February 27, 2006.



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Fred Brusuelas, AICP  
Community Development & Public Works Assistant Director



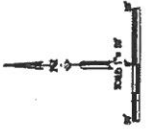
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Sam Logan, Chairperson

# HIGHLAND PARK ESTATES AT SHANNON RANCH TENTATIVE MAP SUBDIVISION MAP

PARCEL 3 OF SHANNON RANCH CENTRAL  
RECORD MAP OF SECTION 18,  
T18S IN SOUTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 18 SOUTH, RANGE 28 EAST, IN THE  
CITY OF VISALIA, COUNTY OF TULARE, STATE OF  
CALIFORNIA  
JANUARY 2008

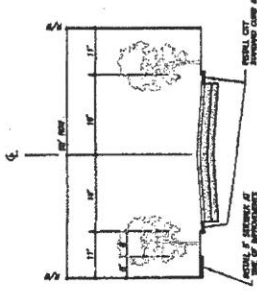
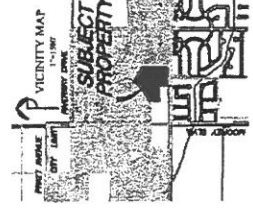
FOR: **Matt & Barbara Bruno**  
10010 N. 10th St.  
Visalia, CA 93291  
PHONE (559) 237-9999



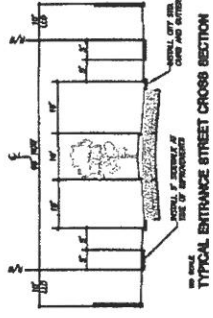
**NOTE:**  
ALL DISTANCES TO BE TO THE VALLEY  
AND ALL BLOCK WALLS TO BE THE SHORTEST  
PRACTICAL DISTANCE.

**SITE DATA:**

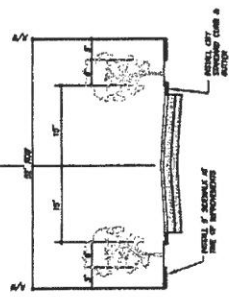
- OWNER: Matt & Barbara Bruno
- PROJECT: Highland Park Estates at Shannon Ranch
- PROPOSED ZONING: R-1
- APPLICANT: Matt & Barbara Bruno
- DATE: 01/10/08
- PROJECT NO: 08-001-017
- PLANNING ZONE: 14.07
- GENERAL PLAN: 9.49
- MAP SHEET NO: 3.34



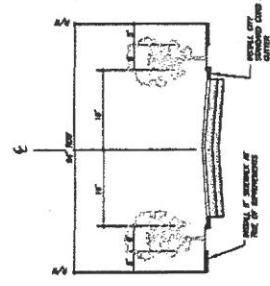
(LOOKING WEST)  
RANCH CIRCLE/REDONA STREET CROSS SECTION



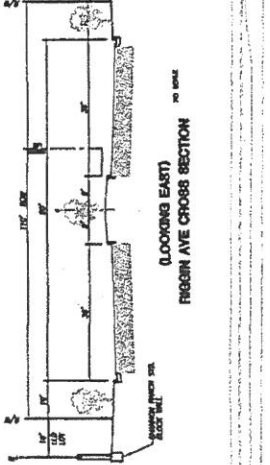
TYPICAL ENTRANCE STREET CROSS SECTION



TYPICAL 62' R/W STREET CROSS SECTION



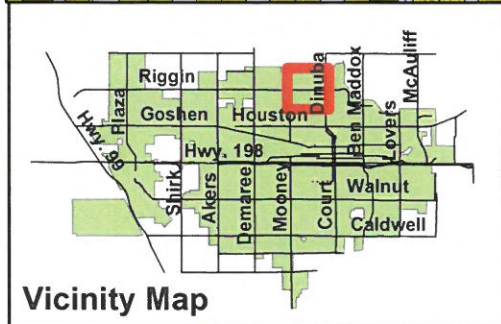
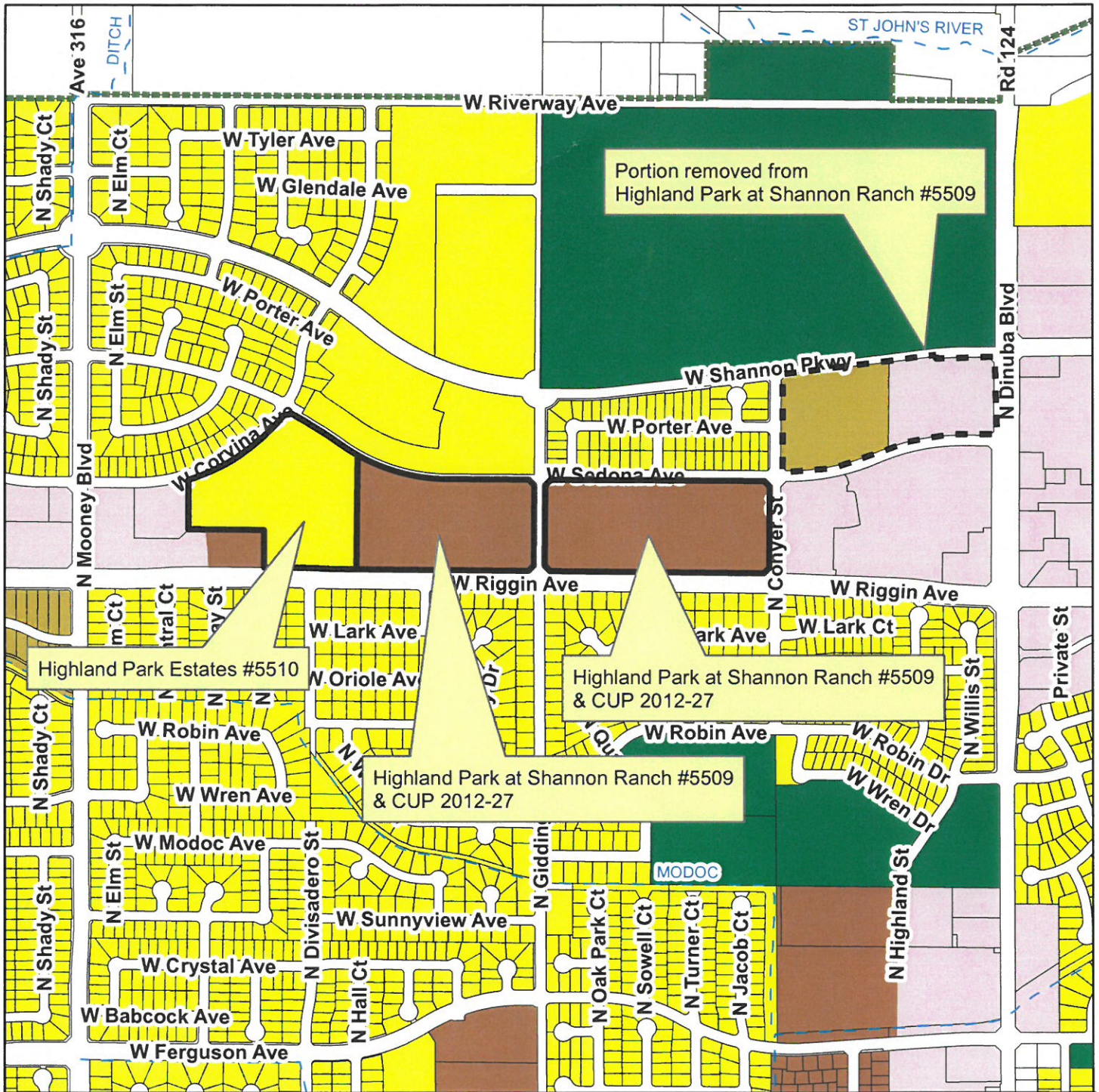
TYPICAL 62' R/W STREET CROSS SECTION



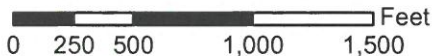
(LOOKING EAST)  
FIGGINS AVE CROSS SECTION

EXHIBIT "A"

# Highland Park at Shannon Ranch #5509 & Highland Park Estates #5510



## Zoning Map



- C-MU - Mixed Use Commercial
- QP - Quasi-Public
- R-1-5 - 5,000 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area
- R-M-3 - 1,200 SF Min Site Area

