

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, APRIL 8, 2019; 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.
 - No items on the Consent Calendar.
5. PUBLIC HEARING – Paul Scheibel
 - Change of Zone No. 2018-09: A request to amend Zoning Ordinance Chapter 17.25 (Zoning Use Matrix) to Conditionally allow outpatient surgery centers in the C-MU (Commercial Mixed use) Zone District, Citywide An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2019-10 was adopted.
 - Conditional Use Permit No. 2018-30: A request to amend CUP 2017-17 by expanding the project site by one parcel totaling .94-acre, which will facilitate a 56,000 square-foot mixed use building that includes a 25,000 square-foot outpatient surgery center, general medical offices, and a 6,000 square-foot residence. This will replace the 25,000 square-foot mixed use building previously approved with CUP 2017-17. The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017, 121-100-091, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, -088, -089) An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2019-10 was adopted.
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
 - Status Report on General Plan Buildout
 - April 22, 2019 Planning Commission Meeting
 - Housing Element TAC Meeting
 - GPA & COZ for Alex Paint and Body
 - Commissions/Committee Update

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, APRIL 18, 2019 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, APRIL 22, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 8, 2019

PROJECT PLANNER: Paul Scheibel, AICP, Principal Planner
Phone No.: (559) 713-4369
E-Mail: paul.scheibel@visalia.city

SUBJECT: Change of Zone (COZ) No. 2018-09: A request to amend Zoning Ordinance Chapter 17.25 (Zoning Use Matrix) to Conditionally allow outpatient surgery centers in the C-MU (Commercial Mixed use) Zone District, Citywide

Conditional Use Permit (CUP) No. 2018-30: A request to amend CUP 2017-17 by expanding the project site by one parcel totaling .94-acre, which will facilitate a 56,000 square-foot mixed use building that includes a 25,000 square-foot outpatient surgery center, general medical offices, and a 6,000 square-foot residence. This will replace the 25,000 square-foot mixed use building previously approved with CUP 2017-17. The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017, 121-100-091, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, -088, -089)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of COZ No. 2018-09, and that it conditionally approve CUP No. 2018-30, based upon the findings and conditions in Resolution No. 2018-61 (for COZ No. 2018-09) and Resolution No. 2018-60 (for CUP No. 2018-30). Staff's recommendation is based on the conclusion that the requests are consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to recommend approval of Change of Zone No. 2018-09, and to approve Conditional Use Permit No. 2018-30, based on the findings and conditions in Resolution Nos. 2018-61 and 2018-60.

PROJECT DESCRIPTION

Change of Zone (COZ) No. 2018-09: This will amend the Zoning Use Matrix by adding 'Outpatient Surgery Center' as a conditionally allowed use to Zoning Matrix Line M56. The Zoning Use Matrix does not presently recognize the term 'Outpatient Surgery Center'. The closest use definition to 'outpatient surgery center' is line M53 "Hospitals, Acute Care (general medical/surgical)". These uses are limited to the D-MU (Downtown Mixed Use) and the O-PA (Professional/Administrative Office) Zone District. This amendment is required in order for the project proponent to operate their proposed business at the West Monte Vista Ave. location, which is zoned C-MU. The majority of the existing medical office complex fronts on to Sunnyside Ave., and is zoned O-PA.

As proposed, the COZ will differentiate an outpatient surgery center from a hospital or acute care center. Outpatient surgery centers are similar in intensity to "clinics", "urgent care", and "dental rehabilitation" uses. The distinction between the "outpatient surgery center" use and the "hospital" use is primarily based on the relatively limited scope of surgical services that characterizes the

former from a hospital. For example, no emergency services or broad range of long-term patient treatments are offered in an outpatient surgery center. Further, a patient's length of stay is limited to no more than several hours; as opposed to hospitals and acute care centers that provide overnight and long-term patient stays. Finally, the range of service and support staffing, as well as traffic volumes are significantly less for an outpatient surgery center as compared with a hospital. The potential additional effect of the Change of Zone would be that other outpatient surgery centers could be located in other commercial, office, and industrial zoned areas, just as are presently allowed by Matrix Line M53.

The proponent contends that there is a significant range of surgical procedures that already occur in modern medical and dental offices and clinics, regardless of the zone districts in which these offices are located. Consequently, the distinction between a medical office and an outpatient surgical center is a somewhat outdated zoning construct. The proponent supports their contention with their professional experience that the procedures performed on patients typically take only minimal surgical time, including relatively brief patient recovery times that are similar to those of routine medical and dental procedures.

Conditional Use Permit (CUP) No. 2018-30: The applicant is proposing to construct a three-story, 56,000 sq. ft. medical office building (see Exhibit "A"). The building site is located at 2247 W. Monte Vista Ave. The 0.93-acre parcel is vacant, and void of site improvements or landscaping. There is a residence to the west, and a small office building to the east.

The proponent intends to connect this site with the parking area and drive aisles of their existing medical office development to the south. This will be accomplished with a connecting drive aisle that will lead to a parking row on the west side of the new building, and ultimately to a new driveway onto Monte Vista Ave.

The existing medical office development site that was partially developed with multi-family units will be improved with additional parking, drive aisles, and landscaping that will fully complete the remainder of this site (see Exhibit "A"). This includes the building pad that the applicant previously intended for the 25,000 sq. ft. version of the surgery center and private residence that the Planning Commission approved on July 25, 2017 (CUP 2017-17). The former apartment units on the eastern portion of the site have been demolished. The single lane alleyway leading to Mooney Blvd. is not needed for this project, so it will be closed off from the new parking area.



The main building height will be 47 feet to the top of the parapet. The primary finish material is to be stucco with decorative pop-out trim and scoring lines. While most of the building will have a flat roof concealed behind the parapet, there are two proposed pitched-roof tower elements with mission tile finish. The height of the pitched-roof tower elements is proposed to be 64 feet above the finished floor elevation. This height is allowable by ZO Section 17.32.020.B (Height Limits, Exceptions) which allows towers, spires, cupolas, chimneys, etc., to exceed maximum

building heights for a zone district by up to 25 feet. The maximum height allowed in the C-MU Zone District is 50 feet.

Approximately one-half of the total floor area [27,300 sq. ft. of 56,000 sq. ft. (48.8%)] is intended for an outpatient surgery center. This component will be located on the first floor, and will have six operating rooms and two procedure rooms. There will also be ancillary offices and rooms to support the operating rooms. The surgery center will not have overnight patients or an emergency room. The operational statement indicates that hours of operation will coincide with normal office business hours.

The second floor will house standard medical offices and administrative functions such as record keeping and storage. The third floor will be a 6,000 sq. ft. private single-family residence.

BACKGROUND INFORMATION

General Plan Land Use Designation	O & C-MU (Professional / Administrative Office) & (Commercial Mixed Use)
Zoning	O-PA & C-MU (Professional Administrative/ Office) & (Mixed Use Commercial)
Surrounding Zoning and Land Use	North: CMU – Commercial Mixed Use/ Residences on large lots South: R-M-3 – High Density Residential/ 4-Plex residential units East: O-PA - Offices West: R-M-3 – 4-Plex residential units
Environmental Review	Negative Declaration No. 2019-10
Site Plan	2018-207

RELATED PLANS & POLICIES

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

RELATED / SIMILAR PROJECTS

Conditional Use Permit No. 2017-17: Approved by the Planning Commission on July 24, 2017. A request to construct a 25,000 square foot office building including an outpatient surgery center, with a residence, in the PA (Professional / Administrative Office) zone. The project site is located at 2324 W. Sunnyside Ave. The building was to be located on a vacant lot within the office complex. The new building and use would expand the existing parking and other common areas within the office complex.

Conditional Use Permit No. 2003-46 and Parcel Map No. 2003-11: Approved by the Planning Commission on May 27, 2003. A request to amend Conditional Use Permit No. 2003-17 to modify the design of an approved planned office development and a parcel map to divide 4.6 acres into 13 lots. The site is located on the north side of Sunnyside Avenue, 700 feet west of Mooney Boulevard. The office portion of the previously approved Garden Terrace Villas Subdivision contained 14 parcels, all with easements for cross access, parking, and utilities.

Parcel Map No. 2003-11 excluded two existing office buildings to the east. The proposed physical office building layout of the development did not change from the approved layout of the original PUD and subdivision map. The proposal only reconfigured parcel lines to include one common lot with individual parcels for building pads. Otherwise, the project retained the original conditions of Conditional Use Permit No. 2003-17.

Conditional Use Permit No. 2003-17 and Garden Terrace Villas Tentative Subdivision

Map: Approved by the Planning Commission on November 24, 2003. A request to allow a Planned Unit Development with approximately 66,028 square feet of office and 60 multiple family residential units, and a tentative subdivision map to allow the division of approximately 9.42 acres into 29 lots located on both sides of Sunnyside Avenue, 700 feet west of Mooney Boulevard.

PROJECT EVALUATION

Staff recommends that the Planning Commission recommend approval of Change of Zone (COZ) No. 2018-09, and that it approve Conditional Use Permit (CUP) No. 2018-30, as conditioned, based on the project's consistency with the General Plan and Zoning Ordinance.

Land Use Compatibility

COZ No. 2018-09: Staff concurs with the proponent's request to Conditionally allow outpatient surgery centers in the C-MU Zone District, and which would also allow the use in the other zone districts listed on Line M53. The proponent has articulated their contention that an outpatient surgery center is analogous to a standard medical or dental office or clinic. They have demonstrated their practical knowledge and experience in operating medical service facilities to justify their contention. An outpatient surgery center would be a conditionally allowed use in the O-PA (Professional Administrative/Office) and D-MU ((Downtown Mixed Use) Zone Districts because the use would presently most closely match the Hospital and Acute Care Center uses.

However, as noted above, the outpatient surgery center use can be safely considered no more intensive or have more complex or onerous impacts as a broad mix of medical related office uses that are already occurring in the C-MU Zone District, and other commercial, office, and industrial zone districts, Citywide.

CUP No. 2018-30: The proposed outpatient surgery center within the 56,000 sq. ft. medical office building is consistent with existing and potential uses along Monte Vista Ave. The block within which the new building will occupy is one that is in a degree of transition. The block is developed with a mix of residences and offices. The underlying Land Use designation of C-MU was preceded by the Regional Commercial Land Use designation on the 1991 General Plan Land Use Map. The C-MU designation was applied to the block on the 2014 General Plan update to better-reflect the development potential of the small parcel sizes that characterize the block.

The proposed use can be suitably integrated into the existing medical office complex. This includes access, parking, circulation and thematic landscaping and architectural elements. The project will further improve the existing medical office complex by providing a new access point from Monte Vista Ave. Condition No. 6 is recommended to incorporate the new building parcel into the existing property maintenance agreement that serves the remainder of the project site.

The surgery center will not have overnight patients or an emergency room. The operational statement indicates that hours of operation will coincide with normal office business hours. Consequently, the use will function more like a specialty medical office or clinic than as a

hospital. The residence proposed to occupy the top floor of the new building is a Conditionally allowed use in the C-MU Zone District. The residence will be for the sole use of visiting staff of the surgery center.

Building Design

The building incorporates elements of the four existing buildings on the site. This includes the finish material (stucco) and partial tile roof elements. Architectural compatibility among the buildings on the site is required by the conditions of approval for CUP 2003-17. The proposed building is more than four times the size, and is three stories in height (as opposed to the existing single-story buildings). Consequently, an approximate match of the existing buildings would not be possible, nor would it be necessarily desirable. However, besides incorporating finish materials of the existing building, a further degree of compatibility is achieved by “stepping” the building’s three stories with mansards and the penthouse element. This reduces mass, and adds angles and shadow lines to the building which reduces the building’s apparent mass.

Parking

The site currently provides 48 parking spaces. The existing uses on the site require 66 parking spaces. However, several site visits have disclosed no shortage of on-site parking. The proposed use will require an additional 257 parking spaces, for a total of 305 spaces. These are provided by the proposed project.

Environmental Review

Negative Declaration No. 2019-10 has been prepared for the project. The Initial Study concluded that the project will not result in any significant impacts to the immediate project area. This includes the conclusion that there would be no significant impacts Citywide as a result of the change in the allowed use of outpatient surgery centers in the C-MU Zone District.

RECOMMENDED FINDINGS

Change of Zone (COZ) No. 2018-09

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements Citywide.
2. That applying the proposed Code standards to future developments will support uses in the C-MU Zone District, as well as the range of zone districts contained on Zoning Matrix Line M56.
3. That Negative Declaration No. 2019-10 has been prepared for the project, and disclosed the project will not result in significant impacts pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Conditional Use Permit No. 2018-30

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That Negative Declaration No. 2019-10 has been prepared for the project, and disclosed the project will not result in significant impacts pursuant to the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2018-30

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-207, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Elevations in Exhibit "B", and Floor Plan in Exhibit "C".
3. That the applicant complies with their operational statement as stated in Exhibit "D". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That no outdoor storage may occur on the site.
6. That the project comply with all applicable conditions of Parcel Map No. 2003-11 and Conditional Use Permit No. 2003-46, excepting that prior to issuance of a building permit, the applicant shall incorporate APN 121-090-017 (2247 W. Monte Vista Ave.) into the common area maintenance agreement (CAM) applicable to the parcels served by MT Pointe Professional Office POA.
7. That all other Federal and State laws and City codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2018-30, prior to the issuance of any building permit for this project.
9. CUP No. 2019-30 shall not be effective until the approval and effective date of COZ No. 2019-08.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2018-61 for COZ No. 2018-09
- Resolution No. 2018-60 for CUP 2018-30
- Exhibit "A" – Site Plan
- Exhibit "B" – Elevations
- Exhibit "C" – Floor Plan
- Exhibit "D" – Operational Statement
- Exhibit "E" – CUP No. 2017-17 Site Plan
- Negative Declaration No. 2019-10
- Site Plan Review No. 2018-207 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map

**Chapter 17.32
DEVELOPMENT STANDARDS**

17.32.020 Height limits.

A. Measurement. The height of a structure shall be measured vertically from the average elevation of the ground level along the front property line to the highest point of the structure.

B. Exceptions. Towers, spires, cupolas, chimneys, penthouses, water tanks, flagpoles, monuments, scenery lofts, new wireless telecommunication facilities, radio and television aerials, transmission towers, fire towers and similar structures and necessary mechanical appurtenances covering not more than ten percent of the ground area covered by the structure may be erected to a height not more than twenty-five (25) feet above the height limit prescribed by the regulations for the zone in which the site is located. Utility poles and towers shall not be subject to the height limits prescribed by the regulations for the zone in which the site is located. Utility poles and towers shall not be subject to the height limits prescribed in the zone regulations. Nothing in this title pertaining to fence and wall heights shall be construed so as to apply to a fence or wall required by any law, regulation or safety standard of the state of California or agency thereof.

**Chapter 17.38
CONDITIONAL USE PERMITS**

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits.

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;

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

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section.

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2018-61

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF CHANGE OF ZONE NO. 2018-09, A REQUEST TO AMEND ZONING ORDINANCE CHAPTER 17.25 (ZONING USE MATRIX) TO CONDITIONALLY ALLOW OUTPATIENT SURGERY CENTERS IN THE C-MU (COMMERCIAL MIXED USE) ZONE DISTRICT, CITYWIDE

WHEREAS, Change of Zone (COZ) No. 2018-09 is a request to amend Zoning Ordinance Chapter 17.25 (Zoning Use Matrix) to Conditionally allow outpatient surgery centers in the C-MU Zone District, Citywide; and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on April 8, 2019; and,

WHEREAS, the Planning Commission of the City of Visalia considered the Change of Zone in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed Zoning Text Amendment based on the following specific findings and evidence presented:

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements Citywide.
2. That applying the proposed Code standards to future developments will support uses in the C-MU Zone District, as well as the range of zone districts contained on Zoning Matrix Line M56.
3. That Negative Declaration No. 2019-10 has been prepared for the project, and disclosed the project will not result in significant impacts pursuant to the California Environmental Quality Act (CEQA) Guidelines.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Zoning Text Amendment as shown on Attachment "A" of this Resolution, in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.

Resolution No. 2018-61

ATTACHMENT "A"

[Additions (*italicized*) are denoted in **bold** font and deletions are shown as ~~strike-thru-text~~]

**AN ORDINANCE OF THE CITY COUNCIL
AMENDING CHAPTER 17.25 (ZONING USE MATRIX) LINE M56 OF THE VISALIA
MUNICIPAL CODE PERTAINING TO CONDITIONALLY ALLOWING OUTPATIENT
SURGERY CENTERS IN THE C-MU ZONE DISTRICT, CITYWIDE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA:

Section 1: Amendment of Chapter 17.25 (Zoning Use Matrix) Line M56 is hereby made as follows:

		Commercial, Mixed Use, Office, and Industrial Zones Use Matrix										Special Use Standards (See identified Chapter or Section)
		P = Use is Permitted by Right					C = Use Requires Conditional Use Permit					
		T = Use Requires Temporary Use Permit					Blank = Use is Not Allowed					
USE		Commercial and Mixed Use Zones					Office Zones			Industrial Zones		
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	MEDICAL FACILITIES/SERVICES (for medical/dental offices see OFFICES)											
M53	Hospitals, Acute Care (general medical/surgical)					C	C					
M54	Ambulance Services/Medical Transport			C	C	C	C			C		
M55	Convalescent Hospitals / Senior Care Facilities / Nursing Homes				C	C	C					
M56	Clinics (medical group, urgent care/walk-ins, dental, rehabilitation) <i>Outpatient Surgery Center</i>	C	C		C	C	C				C	C
M57	Dialysis Centers and Blood Donation Centers		C	C	P	C	C				C	
M58	Hospices						C					
M59	Laboratories (medical testing & diagnostic)				P	C	C			P		
M60	Medical Equipment/supplies (oxygen, prosthetics, walkers, etc.)		P	P	P	P	P					
M61	Opticians - Dispensing	C			P	P	P					

Section 2: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstances, is or any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not effect the validity or enforceability of the remaining sections, subsections, subdivision, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Visalia hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 3: Construction. The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

Section 4: Effective Date. This Ordinance shall take effect thirty days after its adoption.

Section 5: Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

RESOLUTION NO. 2018-60

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-27, A REQUEST TO AMEND CUP 2017-17 BY EXPANDING THE PROJECT SITE BY ONE PARCEL TOTALING 0.94-ACRE, WHICH WILL FACILITATE A 56,000 SQUARE-FOOT MIXED USE BUILDING THAT INCLUDES A 25,000 SQUARE-FOOT OUTPATIENT SURGERY CENTER, GENERAL MEDICAL OFFICES, AND A 6,000 SQUARE-FOOT RESIDENCE. THIS WILL REPLACE THE 25,000 SQUARE-FOOT MIXED USE BUILDING PREVIOUSLY APPROVED WITH CUP 2017-17. THE PROJECT PARCEL IS LOCATED ON THE SOUTH SIDE OF WEST MONTE VISTA AVENUE, APPROXIMATELY 500 FEET WEST OF MOONEY BOULEVARD (APN 121-090-017, 121-100-091, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, -088, -089)

WHEREAS, Conditional Use Permit No. 2018-30, is a request to amend CUP 2017-17 by expanding the project site by one parcel totaling 0.94-acre, which will facilitate a 56,000 square-foot mixed use building that includes a 25,000 square-foot outpatient surgery center, general medical offices, and a 6,000 square-foot residence. This will replace the 25,000 square-foot mixed use building previously approved with CUP 2017-17. The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017, 121-100-091, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, -088, -089); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 8, 2019; and,

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2018-30, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the Planning Commission finds that Negative Declaration No. 2019-10 was prepared for the project, and concluded that no significant environmental impacts would occur as a result of the project, pursuant to the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that Negative Declaration No. 2019-10 is adopted for the project.

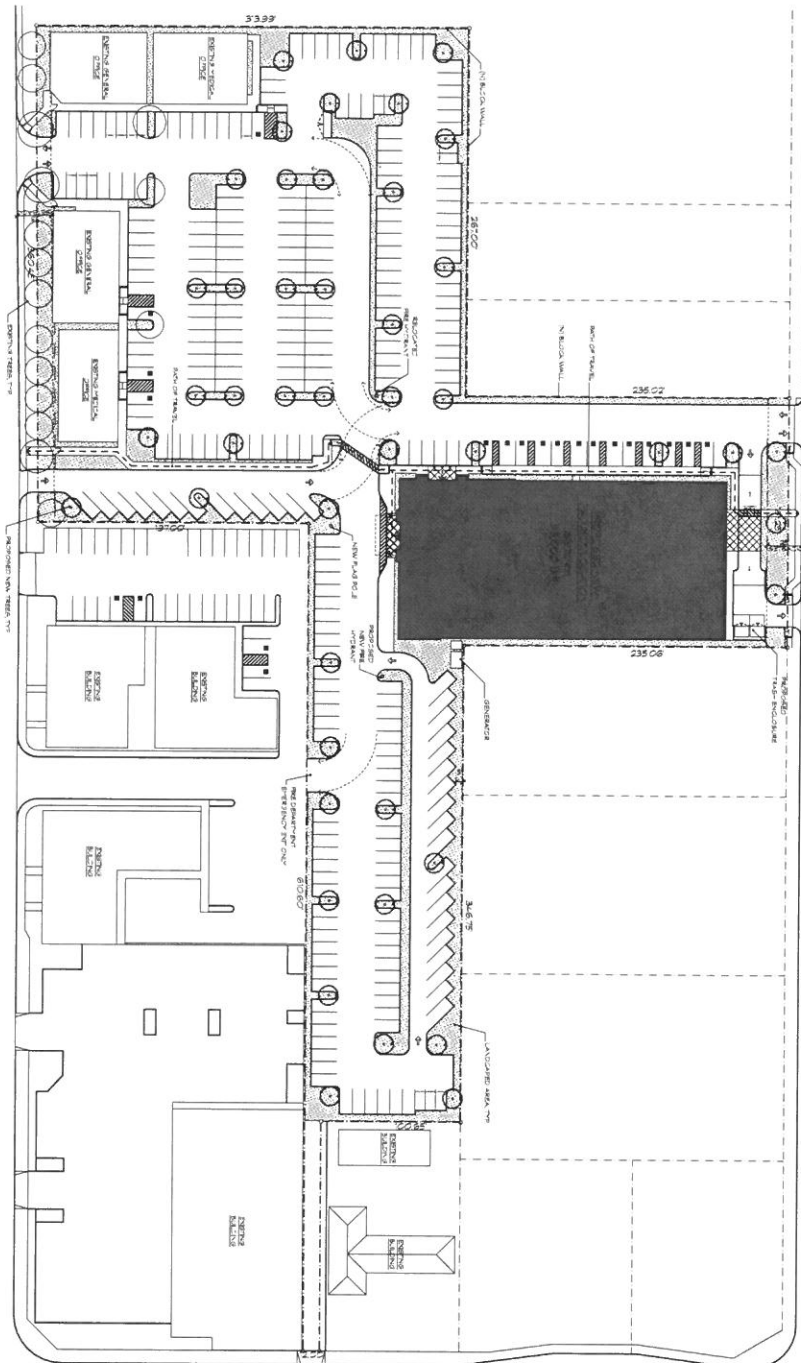
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:

- a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

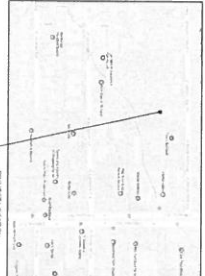
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-207, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Elevations in Exhibit "B", and Floor Plan in Exhibit "C".
3. That the applicant complies with their operational statement as stated in Exhibit "D". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That no outdoor storage may occur on the site.
6. That the project comply with all applicable conditions of Parcel Map No. 2003-11 and Conditional Use Permit No. 2003-46, excepting that prior to issuance of a building permit, the applicant shall incorporate APN 121-090-017 (2247 W. Monte Vista Ave.) into the common area maintenance agreement (CAM) applicable to the parcels served by MT Pointe Professional Office POA.
7. That all other Federal and State laws and City codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2018-30, prior to the issuance of any building permit for this project.
9. CUP No. 2019-30 shall not be effective until the approval and effective date of COZ No. 2019-08.



SITE & LANDSCAPE LAYOUT
SCALE: 1" = 40'-0"

VICINITY MAP



PROJECT INFORMATION

OWNER: J.C. LIU CAPITAL, LLC
 PROJECT ADDRESS: 2350 S. SUNNYSIDE AVE., VISALIA, CA 93277
 DATE: 07/20/17
 PROJECT NO.: 17-000-048
 DRAWING NO.: 17-000-048-01
 SCALE: 1" = 40'-0"

DESIGNER
 DESIGNER: J.C. LIU CAPITAL, LLC
 ARCHITECT: J.C. LIU CAPITAL, LLC
 LICENSE NO.: 17-000-048

PROJECT NARRATIVE

THIS PROJECT IS A RECONSTRUCTION OF AN EXISTING MEDICAL OFFICE BUILDING. THE PROJECT WILL BE A RECONSTRUCTION OF THE EXISTING BUILDING TO PROVIDE A NEW MEDICAL OFFICE BUILDING FOR J.C. LIU CAPITAL, LLC. THE PROJECT WILL BE A RECONSTRUCTION OF THE EXISTING BUILDING TO PROVIDE A NEW MEDICAL OFFICE BUILDING FOR J.C. LIU CAPITAL, LLC. THE PROJECT WILL BE A RECONSTRUCTION OF THE EXISTING BUILDING TO PROVIDE A NEW MEDICAL OFFICE BUILDING FOR J.C. LIU CAPITAL, LLC.

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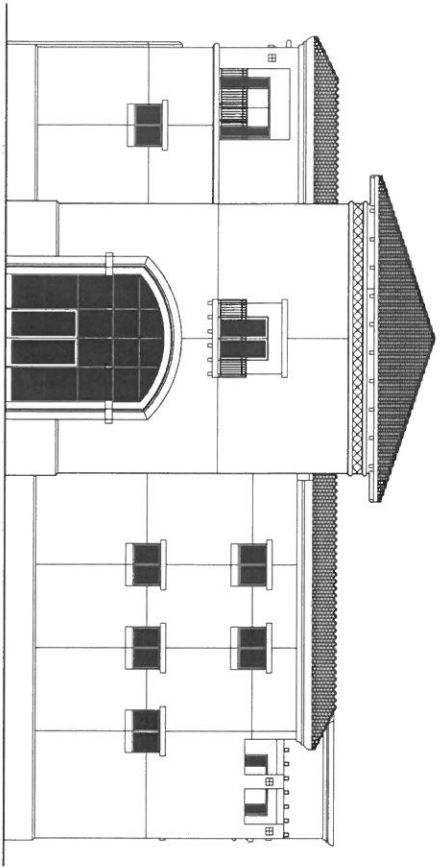
DESIGN GROUP INCORPORATED ARCHITECTS



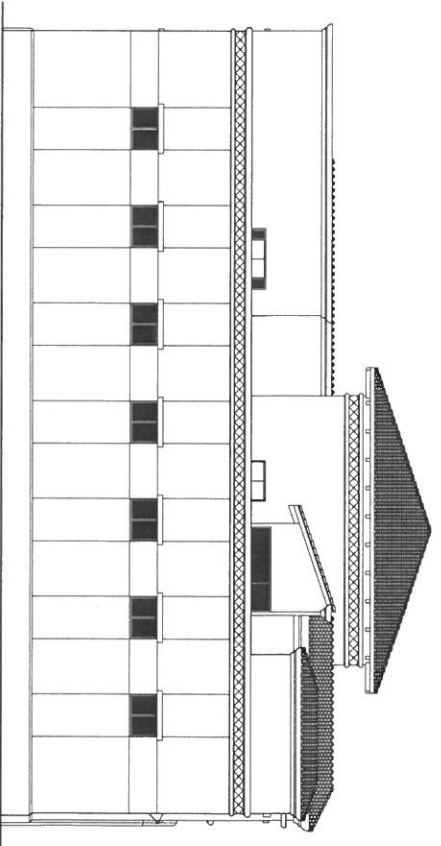
ARVIN HERRERA
 VISALIA, CA 93277
 P.M. 753-5588

A NEW MEDICAL OFFICE BUILDING FOR:
JC LIU CAPITAL, LLC
 VISALIA, CA

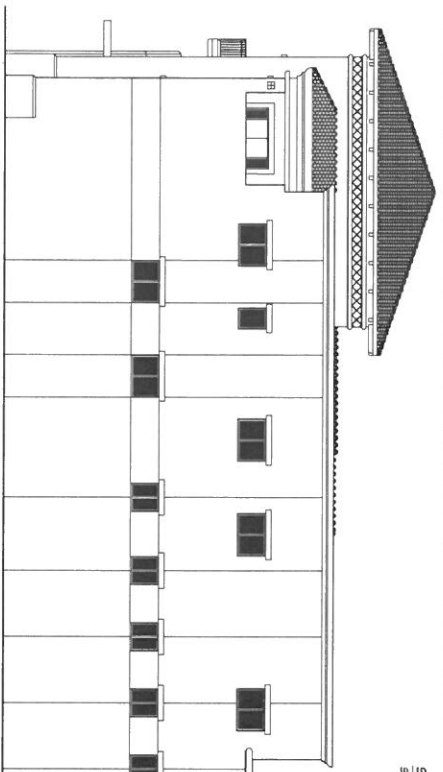
DATE: 07/20/17
 SHEET: A-1



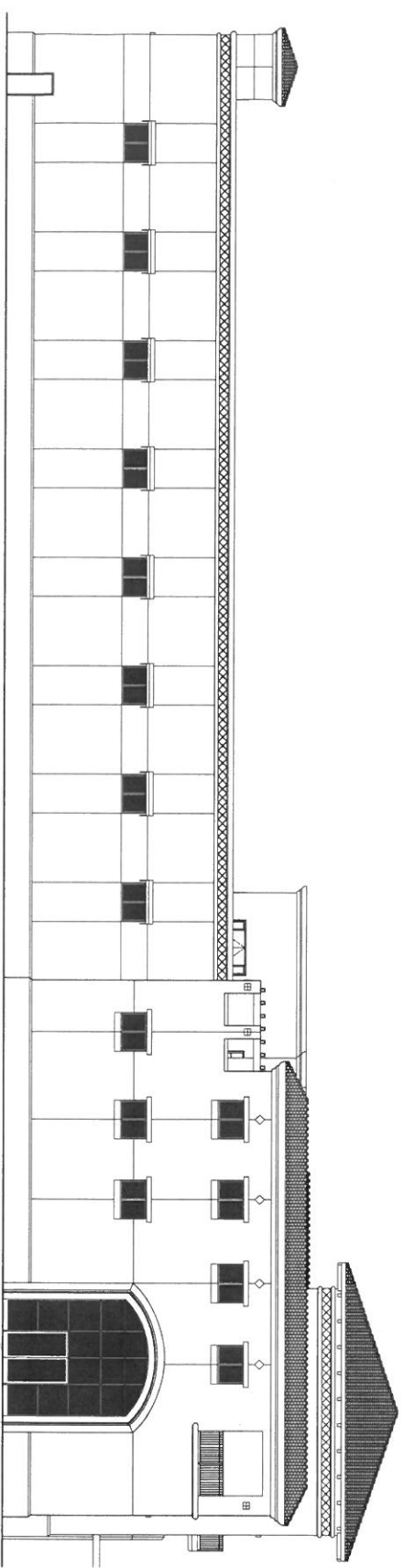
SOUTH
SCALE: 1/8" = 1'-0"



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



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



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

DATE: 12/17/14

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

PROJECT: A-6

A NEW MEDICAL OFFICE BUILDING FOR:

JC LIU CAPITAL, LLC

VISALIA, CA

DATE: 12/17/14

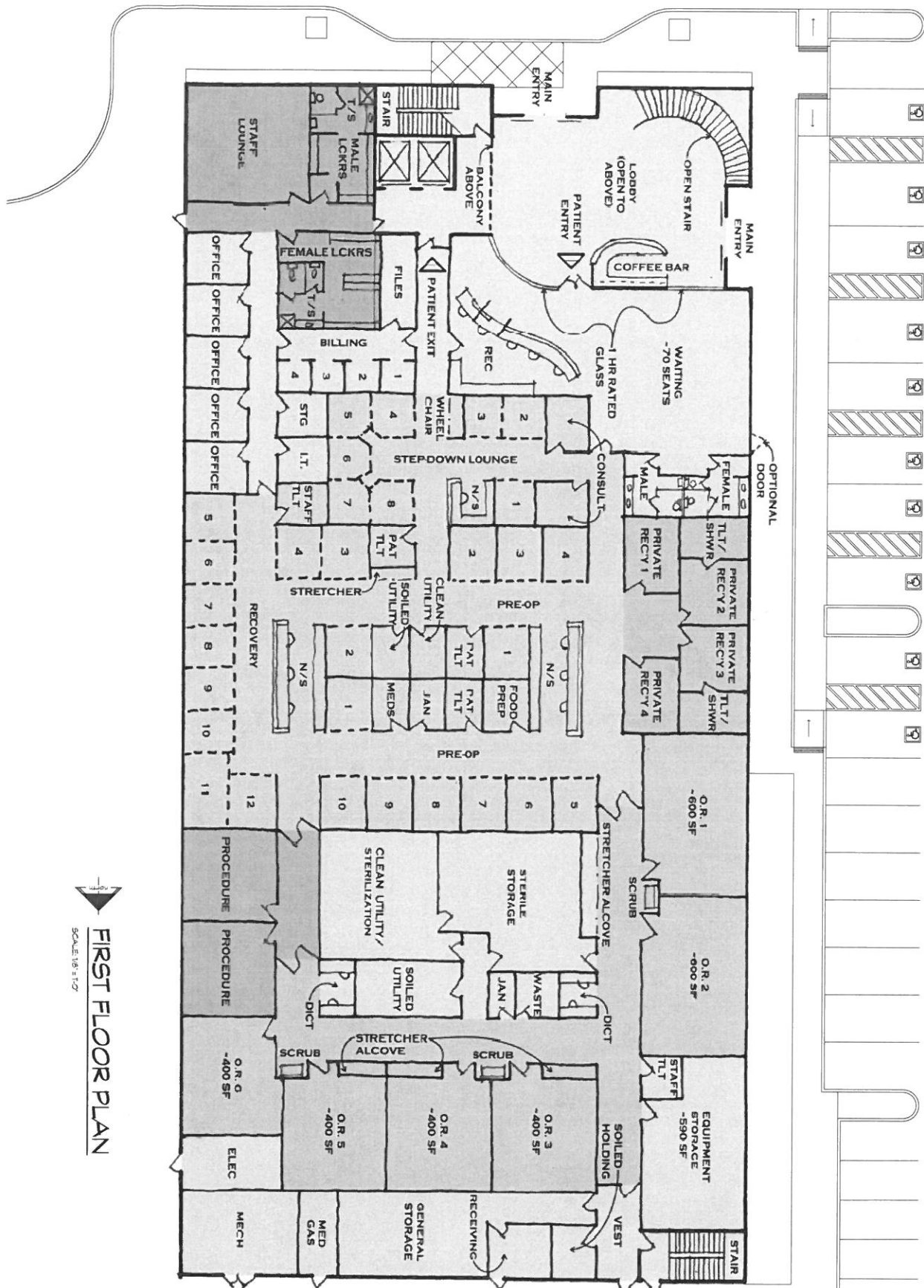
SCALE: 1/8" = 1'-0"

PROJECT: A-6

ALAN W. HERRINGTON
VISALIA, CA 93291
(559) 734-4444
FAX: 734-4438

DESIGN GROUP
INCORPORATED
ARCHITECTS

EXHIBIT B



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



**DESIGN GROUP
INCORPORATED
ARCHITECTS**



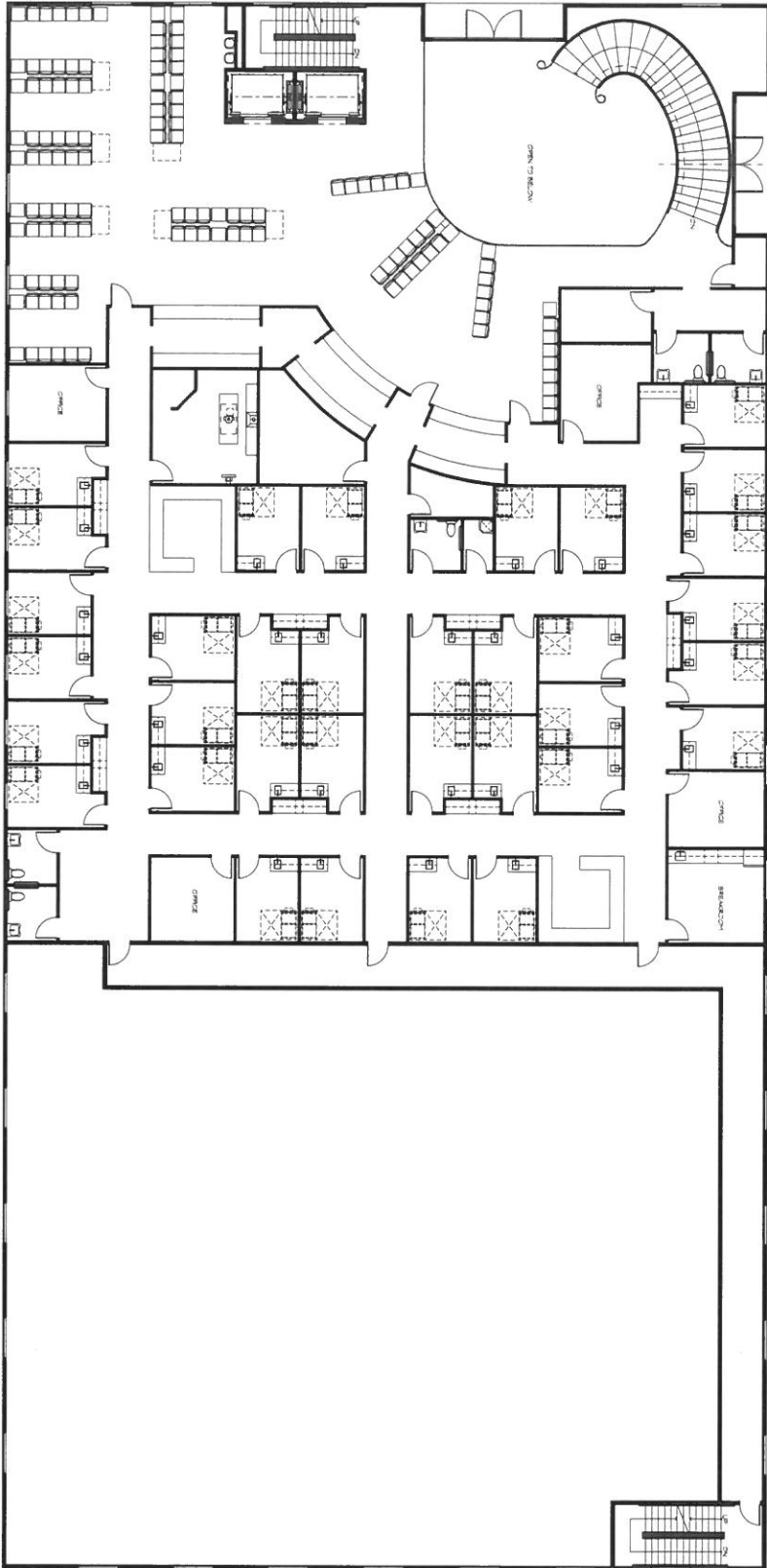
4115 W. HIGHLAND
VISALIA, CA 93281
(559) 732-8226
FAX: 732-8268

DATE: 10/12/06
SCALE: 1/8" = 1'-0"

A NEW MEDICAL OFFICE BUILDING FOR:
JO LIU CAPITAL, LLC
VISALIA, CA

Sheet:
A-3

EXHIBIT C-1

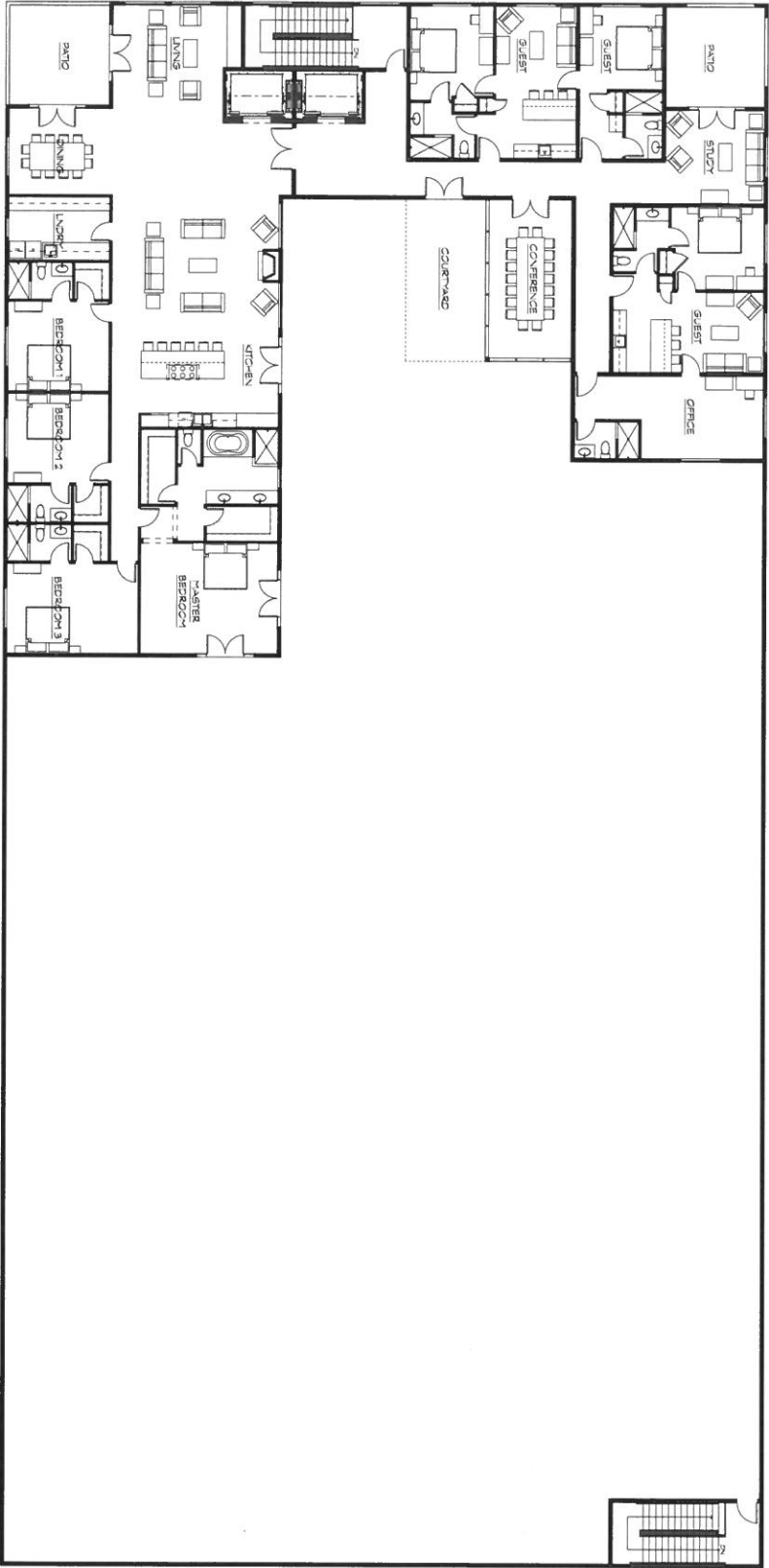



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 13.062 sq ft

	44124 DAVID A. JOHNSON LICENSED PROFESSIONAL ENGINEER VISALIA, CA 93281 TEL: 559-235-5555	DATE: 08-14-2018 SCALE: 1/8" = 1'-0" SHEET: A-4 OF 4
	A NEW MEDICAL OFFICE BUILDING FOR: JC LIU CAPITAL, LLC VISALIA, CA	
TITLE: 13.062 SQ FT DRAWN BY: [Symbol] CHECKED BY: [Symbol] APPROVED BY: [Symbol]	SHEET: A-4	


DESIGN GROUP
 INCORPORATED
 ARCHITECTS

C-2




THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 6-434 64 11

A NEW MEDICAL OFFICE BUILDING FOR:

JC LIU CAPITAL, LLC

VISALIA, CA

DATE: 10/27/2016

BY: [Signature]

REVISIONS:

- 1. [Symbol] [Description]
- 2. [Symbol] [Description]
- 3. [Symbol] [Description]
- 4. [Symbol] [Description]

Sheet: **A-5**

4412 W. J. RICHMOND
 VISALIA, CA 93291
 (559) 739-8200
 FAX: 739-8288

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

DATE: 10-27-2016



DAVID J. [NAME]
 LICENSED PROFESSIONAL ARCHITECT
 STATE OF CALIFORNIA
 No. 62171


DESIGN GROUP
 INCORPORATED
 ARCHITECTS



Project Narrative:

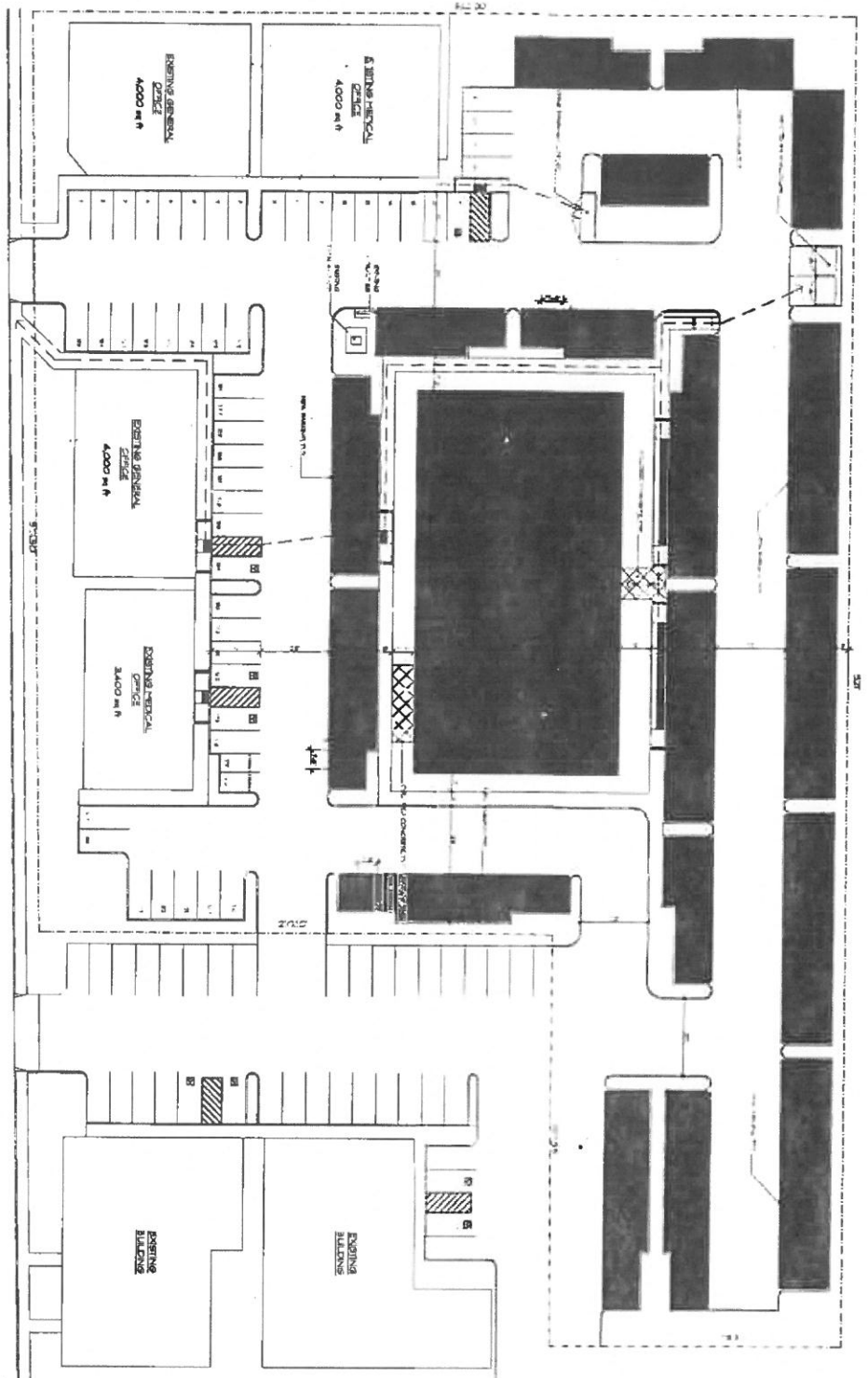
This project is a modification of the existing approved conditional use permit and the addition of a parcel to the north.

The zoning of the existing office complex is 'o-pa'; the zoning of the new parcel is 'c-mu'. We are requesting a zoning text amendment to allow surgery centers in the "C-MU" zone and to amend the existing conditional use permit.

This facility is a proposed 58,300 sq. Ft., 3-story structure. The first floor is a proposed 27,300 sq. ft. ambulatory surgery center that will consist of 6 surgery suites, 2 procedure rooms, pre-op and post-op areas, nurse's stations, waiting room, business office, reception and offices. It will typically be staffed with a 4-10 person professional staff, depending whether or not there is surgery scheduled and the number of surgeries scheduled. Business hours will be Monday - Friday, 7 am - 9 pm and will not accommodate overnight patients. This is strictly an ambulatory surgery center.

The second floor is a proposed 25,000 sq. Ft. Medical office. It will be staffed with 8 doctors and 2-3 associates per doctor. Business hours will be Monday - Friday, 8 am - 8 pm.

The third floor is a proposed 6,000 sq. Ft. Private single-family residence.

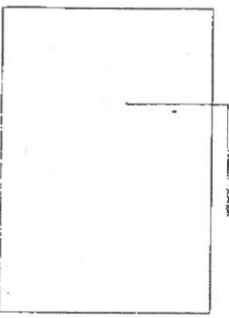


W. SUNNYSIDE AVE

W. SUNNYSIDE AVE

SITE PLAN
SCALE: 1" = 20'-0"

VICINITY MAP



PROJECT INFORMATION

Address: 2001 - 2007 W. Sunnyside Ave., Visalia, CA 93291

Client: Sunnyside Personal Surgery Center

Architect: Design Group Architects

Project No.: 2001-2007

Date: 11/11/2011

Scale: 1" = 20'-0"

Sheet: A-1

PROJECT NARRATIVE


The existing medical office building is to be demolished and replaced with a new medical office and ambulatory surgery center. The new building will consist of a two-story structure with a total area of approximately 10,000 square feet. The site plan shows the proposed building footprint, parking areas, and site access. The existing building is shown in solid black, and the new building is shown with a dashed outline. The site is bounded by W. Sunnyside Ave. to the north and south, and an unnamed street to the east and west.

A-1

A NEW MEDICAL OFFICE & AMBULATORY SURGERY CENTER

SUNNYSIDE PERSONAL SURGERY CTR.

VISALIA, CA



DESIGN GROUP ARCHITECTS

EXHIBIT E

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

**NOTICE OF A PROPOSED
NEGATIVE DECLARATION**

Project Title: Change of Zone No. 2018-09, and Conditional Use Permit No. 2018-30

Project Description: Change of Zone (CoZ) No. 2018-09: A request to amend Zoning Ordinance Chapter 17.25 (Zoning Use Matrix) by Conditionally allowing outpatient surgery centers in the C-MU (Commercial Mixed Use Zone District, Citywide; and, Conditional Use Permit (CUP) No. 2018-30: A request to amend CUP 2017-17, by expanding the project site by one parcel totaling .94-acre, which will facilitate a 56,000 square-foot mixed use building that includes a 25,000 square-foot outpatient surgery center, general medical offices, and a 6,000 square-foot residence. This will replace the 25,000 square-foot mixed use building previously approved with CUP 2017-17. The project site is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017,121-100-091, 121-100-079, -080,-081, -082, -083, -084, -085, -086, -087, -088, -089)

CUP Project Location: The properties are located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017,121-100-091, 121-100-079, -080,-081, -082, -083, -084, -085, -086, -087, -088, -089) at 3111 and 3161 E. Noble Avenue (APNs: 101-044-001, 008).

Contact Person: Paul Scheibel, Principal Planner Phone: (559) 713-4369 E-mail: paul.scheibel@visalia.city

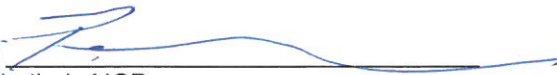
Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on April 8, 2019, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

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

Reasons for Negative Declaration: Initial Study No. 2019-10 has not identified any significant, adverse environmental impact(s) that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from March 18, 2019 to April 8, 2019.

Date: 3-13-19

Signed: 
Paul Scheibel, AICP
Environmental Coordinator
City of Visalia

NEGATIVE DECLARATION

Project Title: Change of Zone No. 2018-09, and Conditional Use Permit No. 2018-30

Project Description: Change of Zone (CoZ) No. 2018-09: A request to amend Zoning Ordinance Chapter 17.25 (Zoning Use Matrix) by Conditionally allowing outpatient surgery centers in the C-MU (Commercial Mixed Use Zone District, Citywide; and, Conditional Use Permit (CUP) No. 2018-30: A request to amend CUP 2017-17, by expanding the project site by one parcel totaling .94-acre, which will facilitate a 56,000 square-foot mixed use building that includes a 25,000 square-foot outpatient surgery center, general medical offices, and a 6,000 square-foot residence. This will replace the 25,000 square-foot mixed use building previously approved with CUP 2017-17. The project site is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017,121-100-091, 121-100-079, -080,-081, -082, -083, -084, -085, -086, -087, -088, -089)

Project Location: The COZ affects C-MU Zoned properties Citywide. The CUP project site is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017,121-100-091, 121-100-079, -080,-081, -082, -083, -084, -085, -086, -087, -088, -089)

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

Attachments:

- Initial Study (X)
- Environmental Checklist (X)
- Maps (X)
- Mitigation Measures ()
- Traffic Impact Statement ()

DECLARATION OF NO SIGNIFICANT EFFECT:

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

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

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

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 

Date Approved: 3-12-19

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Project Description: Change of Zone No. CoZ 2018-09: A request to amend Zoning Ordinance Chapter 17.25 (Zoning Use Matrix) by Conditionally allowing outpatient surgery centers in the C-MU (Commercial Mixed Use Zone District, Citywide; and, Conditional Use Permit No. CUP 2018-30: A request to amend CUP 2017-17, by expanding the project site by one parcel totaling .94-acre, which will facilitate a 56,000 square-foot mixed use building that includes a 25,000 square-foot outpatient surgery center, general medical offices, and a 6,000 square-foot residence. This will replace the 25,000 square-foot mixed use building previously approved with CUP 2017-17. The project site is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017,121-100-091, 121-100-079, -080,-081, -082, -083, -084, -085, -086, -087, -088, -089)

Project Location: The CoZ affects C-MU Zoned properties Citywide. The CUP project site is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017,121-100-091, 121-100-079, -080,-081, -082, -083, -084, -085, -086, -087, -088, -089)

B. Identification of the Environmental Setting:

Project Location: The COZ affects C-MU Zoned properties Citywide. The CUP project site is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017,121-100-091, 121-100-079, -080,-081, -082, -083, -084, -085, -086, -087, -088, -089)

The surrounding uses, Zoning, and General Plan for the project area are as follows:

	General Plan (2014 Land Use)	Zoning (2017)	Existing uses
North:	CMU (Commercial Mixed Use)	C-MU	Vacant parcels
South:	PA-O (Office Professional), RMD (Medium Density Residential)	O-PA (Professional/Administrative Office), Beyond Sunnyview Ave.- RM-2 (Medium Density Residential, 2,000 sq.ft. minimum lot area per unit)	Multi-family residential units south of Sunnyview Ave.
East:	Commercial Mixed Use	C-MU	Retail and office buildings fronting Mooney Blvd. or Sunnyview Ave.
West:	RMD	RM-2	Multi-family residential units

Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment are provided by the City of Visalia to the project area.

C. Plans and Policies: The General Plan Land Use Diagram, adopted October 14, 2014, designates the project area as PA-O (Office Professional) and CMU (Commercial Mixed Use). The Zoning Map, adopted in 2017, designates the site as C-MU and O-PA. If approved for re-designation to commercial use, the proposed medical office (surgery center) would be consistent with the Zoning Ordinance and Land Use Element of the General Plan.

II. ENVIRONMENTAL IMPACTS

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

III. MITIGATION MEASURES

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

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS


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

V. SUPPORTING DOCUMENTATION

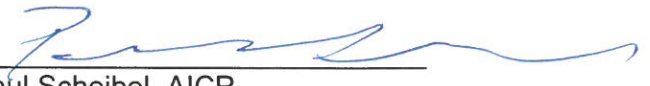
The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan) passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Paul Scheibel, AICP
Principal Planner



Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal	Change of Zone (CoZ) No. 2018-0902, and Conditional Use Permit No. 2018-30		
NAME OF PROPONENTS:	EBM Design Group.	NAME OF AGENT:	N/A
Address of Proponents:	4412 W. Ferguson Ave., Visalia CA 93291	Address of Agent:	N/A
Telephone Numbers:	(559) 732-9236	Telephone Number:	N/A
Date of Review	3/11/2019	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 2 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

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

VI. GEOLOGY AND SOILS

Would the project:

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

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- 1 f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- 1 g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

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

- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

- 2 f) Otherwise substantially degrade water quality?

- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- 2 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- 1 j) Inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

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

XIII. POPULATION AND HOUSING

Would the project:

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

XIV. PUBLIC SERVICES

Would the project:

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

XVII. TRIBAL CULTURAL RESOURCES

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

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

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

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

Revised 2009

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista and the view will not be adversely impacted by the project.
- b. There are no scenic resources on the site.
- c. The City has development standards related to aesthetics, landscaping, and other amenities that will ensure that the visual character of the area is enhanced and not degraded upon development of the project.
- d. The project will facilitate the construction of a three-story outpatient surgery center within a predominately developed commercial area. New sources of light expected to be created as a result of the new building is consistent with ambient area lighting in the immediate area. The City has development standards that require light to be directed and/or shielded so any future lighting created does not fall upon adjacent properties.

II. AGRICULTURAL RESOURCES

- a. The project is not located on property that is identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b. The project is not located on property that is party to a Williamson Act contract. Existing City zoning for the area is C-MU (Commercial Mixed Use) and PA (Professional/Administrative Office). As such zoning for agricultural use will not be affected.
- c. There is no forest or timber land currently located on the site.
- d. There is no forest or timber land currently located on the site.
- e. The project area is primarily bounded by urban uses, including residences, mixed commercial shopping centers, and Mooney Blvd., a State Highway. The project will not result in conversion of Farmland to nonagricultural use.

AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). Development of a medical office building may trigger Air District Indirect Source Review thresholds for review. However, the project can and would be permitted through the Indirect Source Review (ISR) process- Rule 9510. Consequently, the project does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will not be a significant impact.
- b. Development of the project may result in emissions that exceed thresholds established by the SJVAPCD for PM10 and PM2.5. Development proposed by the Applicant will be mandated to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's regulations.

Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

- c. The change in land use designations from residential to mixed use commercial will itself will not result in emissions that violate air quality standards or contribute substantially to existing or projected air quality violations.
- d. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. Though the change in land use designations will have no physical effect, development of a medical office may result in a net increase of criteria pollutants.

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

- e. Commercial and residential uses located near the project sites may be exposed to pollutant concentrations as a result of construction activities. The use of construction equipment will be temporary and is subject to SJVAPCD rules and regulations. Pollutants created from the operation of a medical office would not of itself cause an increase in pollutant concentrations that would become subject to SJVAPCD rules and regulations. As such, the impact of proposed development on sensitive receptors is considered less than significant.

The change in land use allowance as proposed by the Change of Zone will not in and of itself result in the generation of substantial pollutant concentrations since surgery centers and a full range of medical facilities are already allowed in other zone districts in the City.

- f. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people. Operation of the surgery center would not generate odors released to the outside air.

The change in land use allowance itself does not involve the generation of objectionable odors.

BIOLOGICAL RESOURCES

- a. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for conversion to urban use. Staff also conducted a site visit on March 1, 2019 to observe biological conditions, and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species. The site is predominately developed with abandoned houses.

Based on the above, the site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project would therefore not

have a substantial adverse effect on a sensitive, candidate, or special species.

- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. This development would not act as a barrier to animal movement. Development would be contained within an existing commercial complex. This site was evaluated in the Visalia General Plan Update EIR for conversion to urban use.
- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance. There are no Valley Oak trees onsite.
- f. There are no local or regional habitat conservation plans for the area.

CULTURAL RESOURCES

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

GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines or areas prone to seismic activity or landslides. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The proposal to change land use allowances will not itself affect topsoil. Installation of a paint booth, shade structure, and façade onsite could require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the

City to ensure that on- and off-site improvements will be designed to meet City standards.

- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project area is currently adequately served by City services. The project itself does not involve the use of septic tanks or alternative wastewater disposal systems. Development proposed is not expected to increase usage of City sanitary sewer service.

GREENHOUSE GAS EMISSIONS

- a. The change of land use allowance is not expected to generate Greenhouse Gas (GHG) emissions. However, development of a medical office building will generate production of new greenhouse gas emissions in the short term due to construction activity and long-term due to day-to-day operations.

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

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

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

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

HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with this project.
- b. No significant hazards are foreseen as a result of the proposed land use allowance. Future construction activities associated with development may include maintenance of on-site construction equipment, which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities or regular operations would occur in accordance with applicable federal, state, regional, and local laws.

Therefore, impacts are considered to be less than significant.

- c. There is one school located within a 1/3 mile west of the project area (Crestwood Elementary School). However, there is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The project area is not located within any airport land use plan or within 2 miles of a public airport.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wild lands within or near the project area.

HYDROLOGY AND WATER QUALITY

- a. The proposal would not violate any water quality standards of waste discharge requirements. Proposed development of a surgery center will be required to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system; consistent with the City's adopted City Storm Drain Master Plan.
- b. The change in land use allowance will not in of itself substantially deplete groundwater supplies.

The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Development of the paint booth, shade structure, and façade within the project area will result in an increase of impervious surfaces, which might affect the amount of precipitation that is recharged to the aquifer. As the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

- c. The change in land use from residential to commercial will not result in substantial erosion on- or off-site. Streams or rivers are not located adjacent to the site.

Development of a medical office has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

- d. The change of land use allowance will not of itself alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the

rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

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

Streams or rivers are not located adjacent to the site.

- e. The land use allowance will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Development of the site will be required to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system; consistent with the City's adopted City Storm Drain Master Plan.
- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality. As previously discussed, the Visalia General Plan contains multiple polices that together work to reduce the potential for impacts to water quality. With implementation of these policies and the existing City standards, impacts to water quality will be less than significant.

- g. The project area is located within Zone X, which indicates an area that is not within flood hazard area.

- h. The project area is located within Zone X, which indicates an area that is not within flood hazard area.

- i. The project area along with the entirety of the City of Visalia lies within the dam inundation area of Terminus Dam, located approximately 15 miles to the east. In the case of dam failure, people and structures would be exposed to flooding risk. This impact is considered significant and unavoidable.

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the placement of people and structures to an area at risk of dam failure. The General Plan contains multiple polices that address the issue, and the County of Tulare maintains the Tulare County Hazard Mitigation Plan and a Mass Evacuation Plan that will help to reduce the impact.

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

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

III. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The proposed land use allowance will facilitate the growth of an existing medical facility. The project site is surrounded on all sides by urban development.
- b. The project does not conflict with any land use plan, policy or regulation of the City of Visalia. The General Plan did

not rezone or otherwise disrupt residential communities or commercial areas. The change in land use allowance will serve to support the continued growth of an existing medical use onsite.

- c. The project does not conflict with any applicable habitat conservation plan or natural community conservation plan as the site consists of commercial development with no significant natural habitat present.

MINERAL RESOURCES

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

NOISE

- a. Development of the project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Noise levels will increase temporarily during the construction of these facilities but shall remain within noise limits and will be restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive land uses would be less than significant.

- b. Ground-borne vibration or ground-borne noise levels may occur as a result of future construction activities associated with development of the paint booth, shade structure, and façade. Any construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses in the project area that create ground-borne vibration or ground-borne noise levels.
- c. The change of land use allowance will itself not result in increases to ambient noise. However, ambient noise levels will increase with development of the project site. These levels will be typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance.

The City's standards for setbacks and/or construction of walls along major streets and adjacent to residential zones reduce noise to levels considered less than significant. Noise associated with the establishment of new urban uses was previously evaluated with the General Plan for the conversion of land to urban uses.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to sensitive receptors would be less than significant.

- d. The land use change will not result in temporary increase to noise levels. Noise levels will increase during the

construction of the medical use. However, noise levels shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increases in ambient noise levels are considered to be less than significant.

- e. The project area is not within two miles of a public airport.
- f. There is no private airstrip near the project area.

POPULATION AND HOUSING

- a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan. The proposal would change in land use allowance reduces the likelihood of residential development. Proposed development is meant to address the patient medical service needs of the business. The proposal would not require the extension of roads or further infrastructure.
- b. Future development will not displace any housing, as none exist on the project sites.
- c. Development of the sites will not displace any people on the sites, as none currently reside on the properties.

PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at Visalia Fire Station at 2242 W. Whitendale and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. Neither the land use allowance or the associated project will generate new students for which existing schools in the area may accommodate. Development will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for impacts.
 - iv. Current park facilities can adequately serve the site without a need for alteration. Impact fees will be paid upon development to mitigate the project's proportionate impact on these facilities
 - v. Other public facilities can adequately serve the site without a need for alteration.

RECREATION

- a. The proposed project will not affect the use of existing neighborhood and regional parks or other recreational facilities.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

TRANSPORTATION AND TRAFFIC

- a. Future development and operation of the project area is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. Change of land use allowance will not result in impacts. Development of a medical facility will result in an increase to traffic

levels on minor arterial and local roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.

- b. The change in land use allowance will not conflict with any congestion program. Proposed development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for urban use.
- c. The project will not result in nor require a need to change air traffic patterns.
- d. There are no planned designs that are considered hazardous.
- e. The project will not result in inadequate emergency access.
- f. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

IV. TRIBAL CULTURAL RESOURCES

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

- a. The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- b. The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, because it is an isolated infill site surrounded by existing urban development.

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

UTILITIES AND SERVICE SYSTEMS

- a. Change in land use allowance will have no effect on wastewater requirements. Future development of the site will connect to existing City sanitary sewer lines if necessary, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily

maximum monthly flow of 12.5 million gallons per day. Upon development of the project, the City will have more than sufficient capacity to accommodate impacts associated with the project. The project will therefore not cause significant environmental impacts.

- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Future development will be adequately served by existing facilities.
- c. The change in land use allowance will not require construction or expansion of storm water facilities. Future development onsite will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant upon future development.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from future construction will be subject to the City's waste disposal requirements.

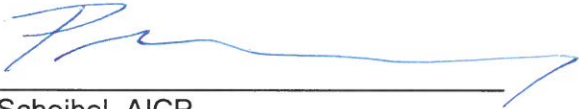
MANDATORY FINDINGS OF SIGNIFICANCE

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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



Paul Scheibel, AICP
Environmental Coordinator

3-13-19

Date



#2

MEETING DATE: December 19, 2018
SITE PLAN NO. 18-207 Resubmittal
PARCEL MAP NO.
SUBDIVISION:
LOT LINE ADJUSTMENT NO.

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

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

- REVISE AND PROCEED** (see below)
 - A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
 - Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
 - Your plans must be reviewed by:
 - CITY COUNCIL REDEVELOPMENT
 - PLANNING COMMISSION PARK/RECREATION
 - GPA + CO2 + CZA + WP + LLA
 - HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 2 DATE: DECEMBER 19, 2018

SITE PLAN NO.: 18-207 RESUBMITTAL
PROJECT TITLE: SUNNYSIDE SURGERY CENTER
DESCRIPTION: A NEW THREE STORY 56,000 SF MIXED USE BUILDING
APPLICANT: ERIC MCCONNAUGHEY
PROP OWNER: SUNNYSIDE SURGERY CENTER
LOCATION: 2300 W SUNNYSIDE
APN: 121-100-087

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter **ONSITE PER DESIGN**

Drive approach size: Use radius return; **REFER TO CITY OFFICE STANDARDS**

Sidewalk: **6' SIDEWALK** width; **EXISTING** parkway width at **MONTE VISTA**

Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

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

Deed required prior to issuing building permit;

City Encroachment Permit Required. FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088; **REFER TO CALTRANS COMMENTS**

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

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

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

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

Traffic indexes per city standards:

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

Additional Comments:

REFER TO PREVIOUS SPR CONDITIONS OF APPROVAL (SPR 17-080) IN ADDITION TO THE FOLLOWING:

- 1. New building location will require additional public improvements to Monte Vista. New sidewalk, drive approaches, and parkway landscaping shall be installed.***
- 2. The refuse enclosure is acceptable in the proposed location given the cross access from the southern parcel. The enclosure shall be located and positioned for a direct stab by a Solid Waste vehicle should the cross access through southern parcel not be granted. Redesign accordingly.***
- 3. The one-way entrance to diagonal parking stalls shall be redesigned to accommodate Fire Dept. requirements. Refer to further conditions by the Fire Dept.***
- 4. Additional improvements to the proposed exit drive to Mooney Blvd are required. Refer to further requirements by Caltrans for the additional traffic impacts proposed. The driveway shall be improved to accommodate two-way traffic for those exiting the Medical Facility and traffic entering to access the existing buildings.***
- 5. Proposed demo of existing apartments will be applied as credit towards applicable fees associated with the new medical facility. Additional info of the demolition to be provided to City Engineer for proper impact fee credits.***
- 6. Refer to Planning Dept. for cross access to the adjacent development. Per the underlying parcel map of the existing businesses to the south and east of the proposed development, an ingress/egress easement exists that may provide legal cross access capability. Applicant shall determine if this easement applies to the proposed new development.***

- 7. An accessible route onsite from the public right-of-way to new building location is required.*
- 8. The proposed new exit east to Mooney Blvd. will require approval from Caltrans. City staff recommend this exit be improved and provide gates for emergency exiting only - or delete entirely.*
- 9. An Off-Agenda submittal is required per the revisions specified by each City Dept.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-207 RESUBMITTAL**

Date: **12/19/2018**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**8/3/2018**)

(Project type for fee rates:**MEDICAL OFFICE**)

Existing uses may qualify for credits on Development Impact Fees. **APARTMENTS (NEED INFO)**

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	*TBD
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	*
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	*
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	*
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	*
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	*
<input checked="" type="checkbox"/> Public Facility Impact Fee	*
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: December 19, 2018

SITE PLAN NO: 2018-207 - B
PROJECT TITLE: Three-Story Surgery Center, Med Off, and Res
DESCRIPTION: Surgery Center, Med Off, and Res (PA – C-MU)
APPLICANT: Eric Mc.
PROP. OWNER: Sunnyside Surgery Center
LOCATION TITLE: 2300 W. Sunnyside
APN TITLE: 121-100-087
GENERAL PLAN: C Mixed Use and PA Office
ZONING: CMU & PA

SPR # 17-080

SPR # 17-167

CUP No. 2017-17

NOTE: this project would be subject to **Rule 9510** – check with the San Joaquin Valley Air Pollution Control District for details

Planning Division Recommendation:

- Revise and Proceed
- Off-Agenda – Revised site plan / trash enclosure detail, and revised Sunnyside access Point
- Resubmit

Project Requirements

- General Plan Amendment – Commercial Mixed Use to Office
- Change Of Zone – CMU & PA
- Conditional Zoning Agreement – TBD
- Conditional Use Permit Amendment – Surgery Center and Residential Use
- A comprehensive and detailed development plan for entire site is required.
- Initial Study (Neg. Dec or Mitigated Neg. Dec)
- Cal Trans Comments
- Traffic Comments – TIS ?
- Lot Line Adjustment (Or a Parcel Map if LLA will not work)
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: December 19, 2018

1. The building site on Monte Vista is currently Commercial Mixed Use, which does not provide for a Surgery Center. A GPA and COZ to PA (Office) allows the conditional use permit process to request approval for a Surgery Center.
2. Conditional use permit application needs to include the requested residential component. This needs to be detailed for the number of units or sub-units proposed as a part of this development with a conceptual floor plan.
3. Conditional Zoning Agreement – CZA is required. Conditions To Be Determined
4. A Variance will be required to have the fence and gates at the property line. Detail of proposed and existing fences shall also be provided. **NOTE: Staff will not support a variance for reduced fence setbacks.**
5. Initial Study to determine Environmental action required (Neg. Dec or Mitigated Neg. Dec)
6. A Sign Program may be required for the proposal.
7. Provide further detail on the Mooney Blvd. access drive,
8. Note that as a part of the CUP portion of the proposed action, Existing CUP No. 2017-17 would be abandoned in favor of the new CUP. Once formally withdrawn as a part of the proposed actions, CUP 2017-17 may not be reactivated without a new Site Plan Review and public hearing process for a CUP.
9. A 7-foot high block wall is required along the west property line on the Monte Vista portion and along the shared property line with the residential lots on Monte Vista.

PROJECT SPECIFIC INFORMATION: December 12, 2018

1. The building site on Monte Vista is currently Commercial Mixed Use, which does not provide for a Surgery Center. A GPA and COZ to PA (Office) allows the conditional use permit process to request approval for a Surgery Center.
2. Conditional Zoning Agreement – CZA may/will be required. To Be Determined by Staff
3. A variance would be required to have the fence and gates at the property line. NOTE: Staff will not support a variance for reduced fence setbacks.
4. Initial Study to determine Environmental action required (Neg. Dec or Mitigated Neg. Dec)
5. Meet Community Noise Standards for all mechanical equipment. Note that all of the adjacent residential units are “Noise Sensitive” land uses.
6. A minimum 7-foot high block wall is required along the west and north property lines adjacent to the existing residential units/areas.
7. How will signage be handled? Illuminated signage will not be allowed to face or illuminate any residential areas.
8. Meet all setback and landscape standards.
9. Provide a detailed Operational Statement, building elevations, and generalized floor plans as part of the CUP application materials. The floor plans for the residential portion need to identify the numbers and types of units.
10. Will there be carports? Solar?
11. All lighting to be designed and installed so as to prevent any direct or indirect light or glare from falling upon adjacent properties.
12. Trash Enclosures need to be direct stab.
13. Meet all other Codes and Ordinances.

17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: fifteen (15) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: fifteen (15) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

17.20.050 Development standards in the O-PA zone.

The following development standards shall apply to property located in the O-PA zone:

- A. Minimum site area: five (5) acres.

- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.

Parking:

- 1. Provide parking spaces based Zoning Ordinance Section 17.34
- 2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
- 3. Provide handicapped space(s).
- 4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
- 5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
- 6. No repair work or vehicle servicing allowed in a parking area.
- 7. It is highly recommended that bicycle rack(s) be provided on site plan.
- 8. No parking shall be permitted in a required front/rear/side yard.
- 9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
- 10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
- 11. Provide shared parking/access agreements
- 12. Provide off-street loading facility.
- 13. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

- 1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
- 2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
- 3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
- 4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
- 5. Outdoor retail sales prohibited.
- 6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Variance to fence/wall height should also be submitted.

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

Noise: NOISE ORDINANCE (Municipal Code Chapter 8.36)

The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property owner's responsibility to ensure that the Ordinance is being met. Copies of the Noise Ordinance are available at the Community Development Department front counter or online at www.ci.visalia.ca.us. (Click on Municipal Code and then go to Chapter 8.36.)

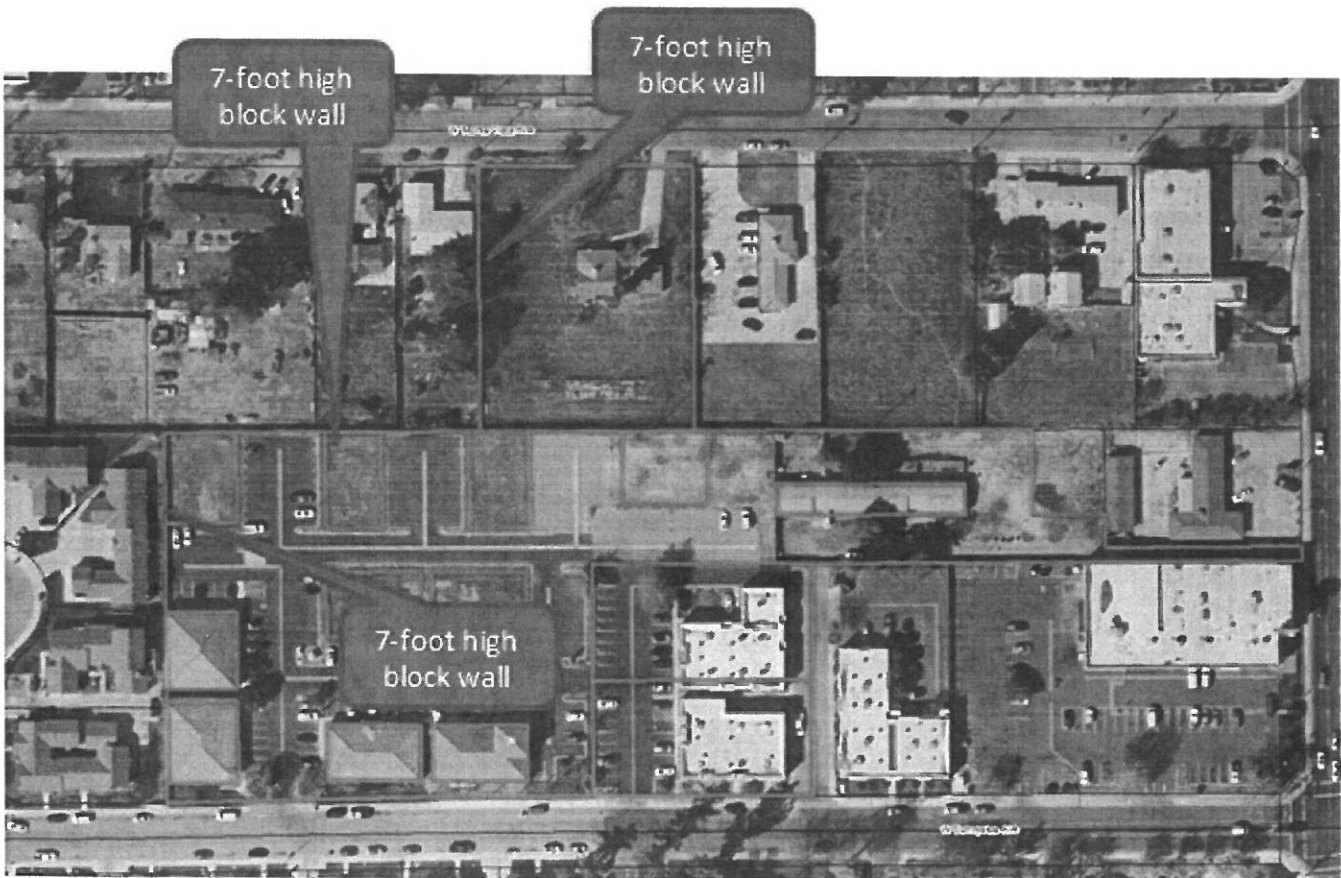
Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.

9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

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 



SPR 18207
SUNK SIDE SURGERY CENTER
2300 W. SUNNYSIDE

City of Visalia

Building: Site Plan

Review Comments

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 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set 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. **(RESIDENTIAL UNITS)**
- Maintain fire-resistive requirements ~~at property lines~~ **BETWEEN OCCUPANCIES.**
- 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 (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
FOR ANY COOKING FACILITIES.
- 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 \$0.61 per square foot. Residential \$3.79 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:

PROVIDE ACCESSIBLE ROUTE TO TRASH ENCLOSURE. ALL NEW LANDSCAPING SHALL MEET THE MWELQ REQUIREMENTS

VAL CARCIA 12/18/18
Signature



Site Plan Review Comments For:

Visalia Fire Department
Danny Wristen, Interim Fire Marshal
420 N. Burke
Visalia, CA 93292
559-713-4056 Office
559-713-4808 Fax

Date: 12/19/2018

Item # 2

Site Plan # 18207 RESUBMITTAL

Project: SULLYSIDE SURGERY CENTER

Description: NEW 3 STORY 56,000 SQ FT MIXED USE.

Applicant: ERIC MCCONNAUGHEY

Location: 2300 W. SULLYSIDE

APN: 121-100-087

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 420 N Burke, Visalia, CA 93292. 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

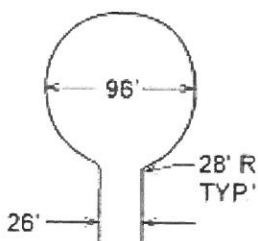
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

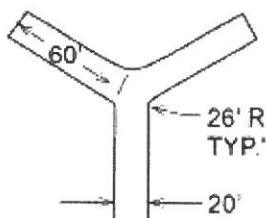
Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

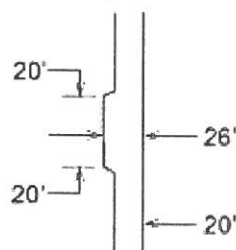
Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



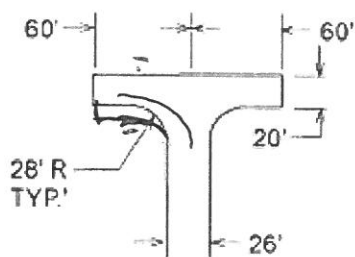
96' DIAMETER
CUL-DE-SAC



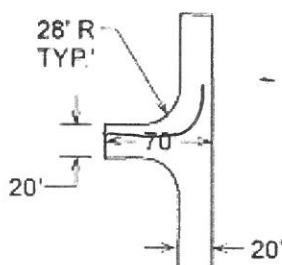
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

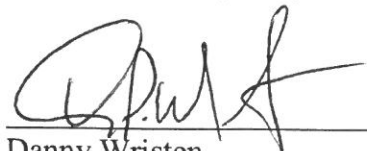
- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
- 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2016 CFC D103.5
- Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. 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 420 N Burke, Visalia, CA 93292. *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:

- FOUR HYDRANTS REQUIRED. SEE MAP FOR LOCATIONS.
ONE WAY ROAD TO MEET FIRE LANE REQUIREMENTS



Danny Wristen
Interim Fire Marshal

SPR

12/18/18

18-207

2360 W. SUNNYSIDE

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

Site Plan Review Comments

No Comment at this time.

Request opportunity to comment or make recommendations as to safety issues as plans are developed.

Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

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

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

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

Access Controlled / Restricted etc:

Lighting Concerns:

Landscaping Concerns:

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:

K. GRANT A20

Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 19, 2018

ITEM NO. 2	RESUBMITTAL
SITE PLAN NO:	SPR18207
PROJECT TITLE:	Sunnyside Surgery Center
DESCRIPTION:	A new three story 56,000 sq ft mixed use building
APPLICANT:	Eric McConnaughey
OWNER:	Sunnyside Surgery Center
APN:	121-100-087
LOCATION:	2300 W. Sunnyside

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

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

Additional Comments:

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Leslie Blair

Site Plan Review Comments For:

California Water Service Co.
Mike Morton, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1663 Office
559-735-3189 Fax

Date: 12/19/2018

Item # Choose an item.

Site Plan # 18207

Project: Sunnyside Surgery Center

Description:

Applicant:

Location: 2300 W. Sunnyside

APN:

The following comments are applicable when checked:

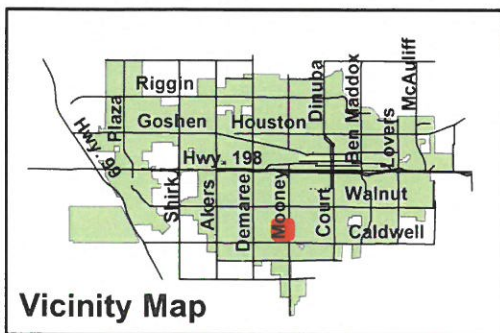
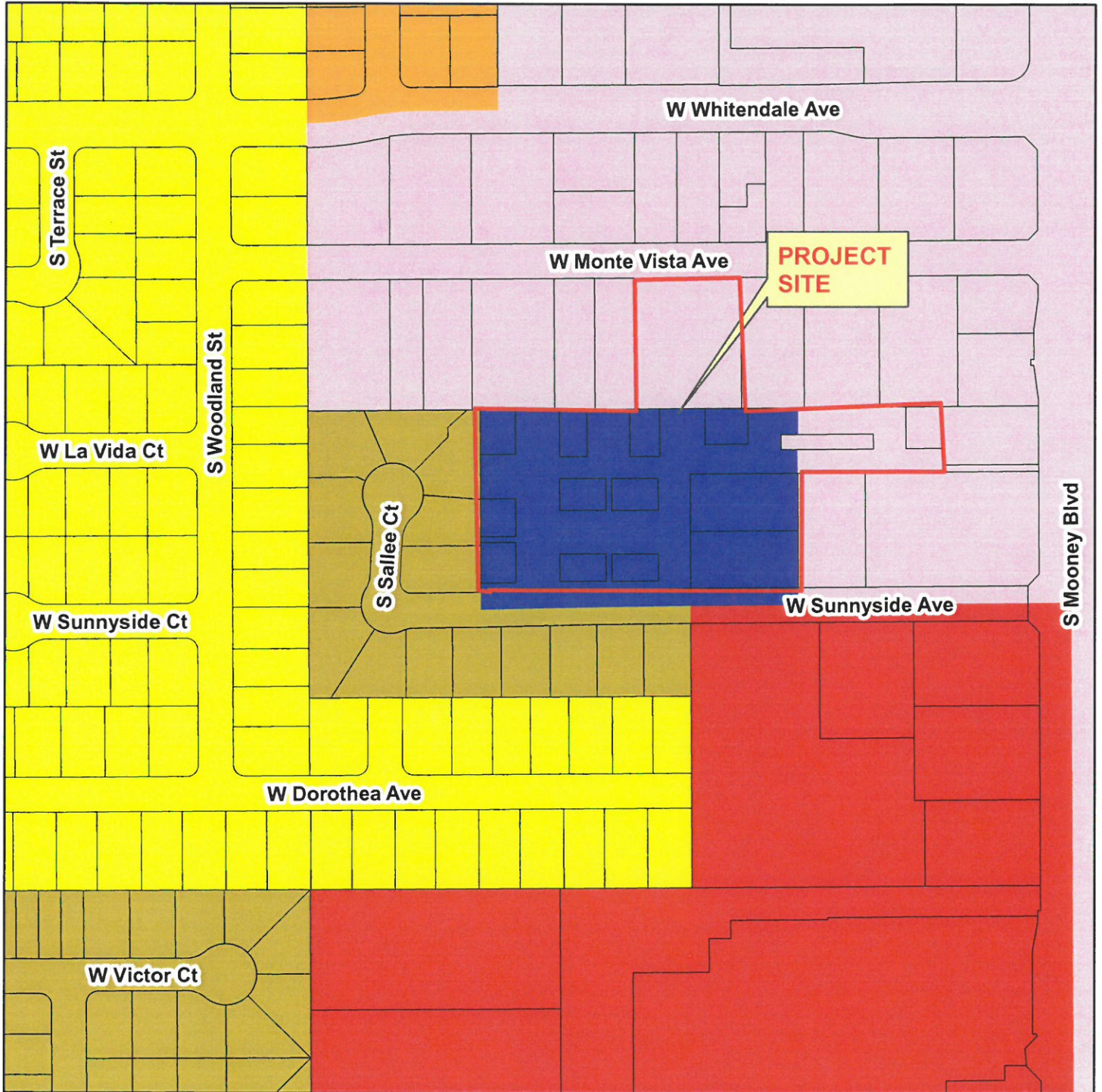
- No Comments at this time
- Fire Hydrants
Comments- Location to be approved by VFD and CWS. To be installed per CWS Spec's
- Service's
Comments- Location to be determined by owner and approved by CWS. To be installed per CWS Spec's.
- Main's
Comments- Mains to be installed per CWS Spec's. Must provide adequate space for installation for proper separation of Storm Drain and Sewer to meet DDW requirements
- Back flow requirements
Comments- Backflow devices will be required on all services to property.

Additional Comments:

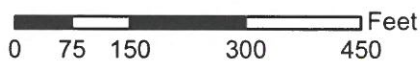
- Additional information required. When decided on type and size of services and fire hydrants to be installed contact CWS when ready to proceed. Existing Main on Monte Vista and on Property.

Mike Morton
Superintendent

COZ 2018-09 & CUP 2018-30

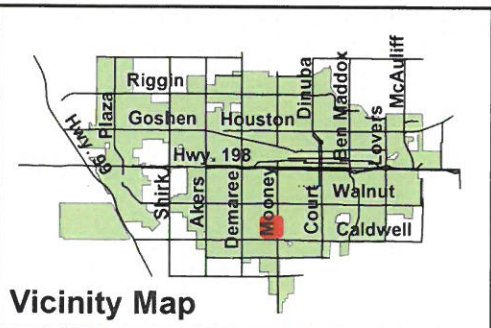
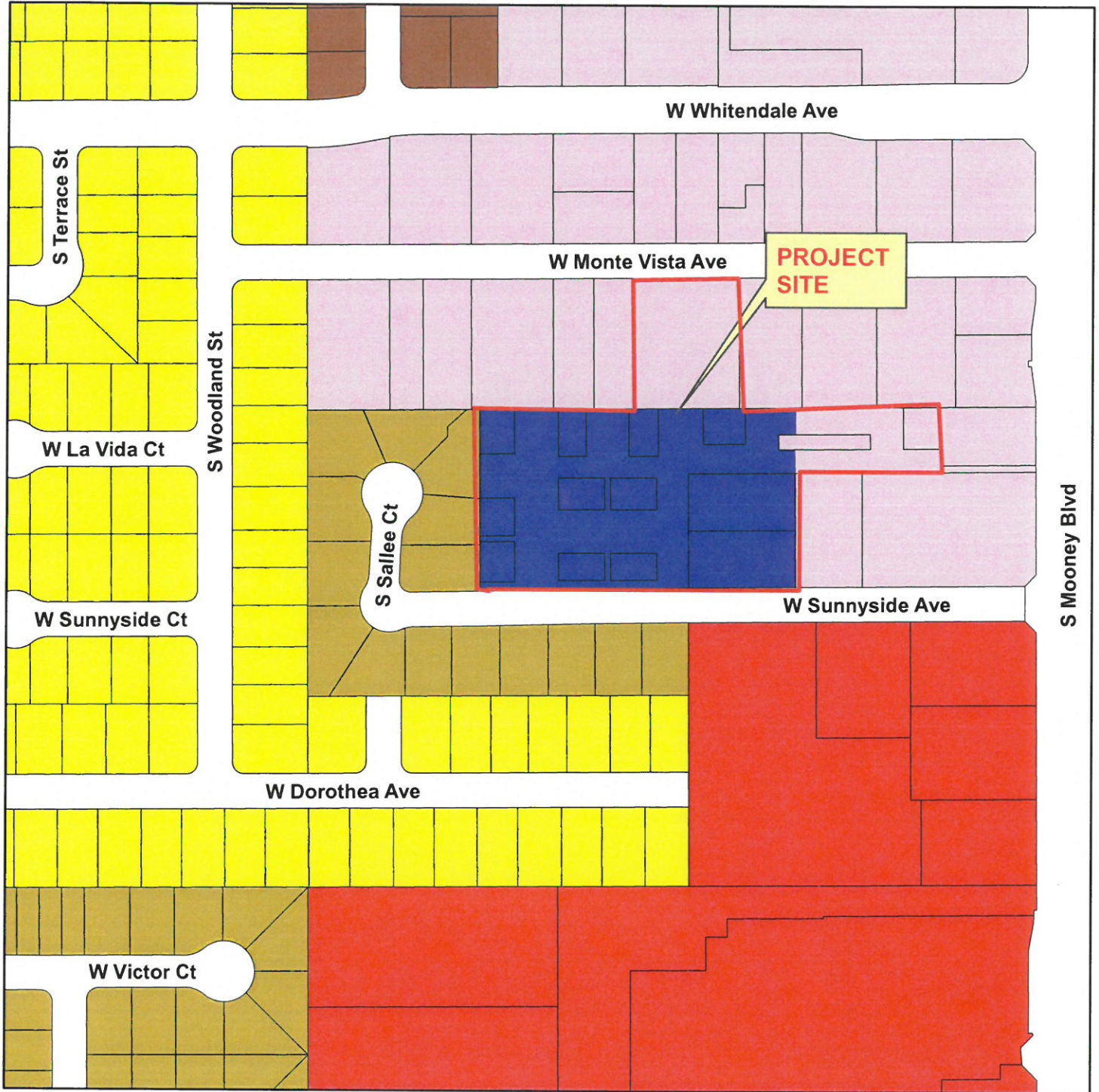


General Plan/Zoning Map

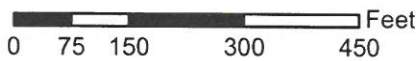


- Residential Medium Density
- Residential Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Park/Recreation

COZ 2018-09 & CUP 2018-30

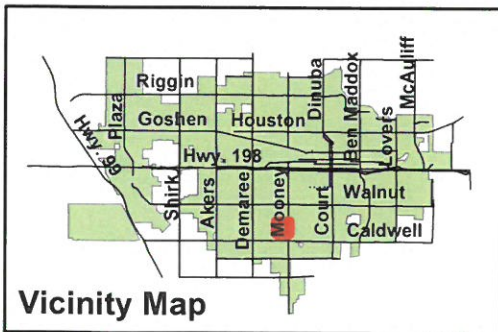


Zoning Map



- TL - Light Industrial
- DP - Prof / Admin. Office
- DC - Office Conversion
- OP - Open Office
- OS - Open Space
- R-1.00 - 20,000 SF Min. Site Area

COZ 2018-09 & CUP 2018-30



Aerial Map

