

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY JUNE 24, 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. ELECTION OF NEW CHAIR AND VICE CHAIR–
4. CHANGES OR COMMENTS TO THE AGENDA–
5. 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 Consent Calendar Items
6. PUBLIC HEARING – Paul Scheibel
Variance No. 2019-05: A request by Electric Guard Dog (EGD) to allow a variance to the maximum fence height of 7 feet to 8 ½ feet along the full perimeter of a rental facility yard in the C-S (Service Commercial) Zone District. The project site is located at 925 N. Ben Maddox Way (APN: 094-160-029). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2019-40.
7. PUBLIC HEARING – Paul Scheibel
Tentative Parcel Map No. 2019-05: A request by Graham & Associates to subdivide one 101-acre parcel into four lots. The site is zoned I (Industrial) and is located on the south side of W. Riggin Ave. between the future N. Clancy St. and N. Kelsey St. (APN 000-012-348). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2019-42.
8. PUBLIC HEARING – Cristobal Carrillo
Conditional Use Permit No. 2019-23: A request by Tamryn Tanimoto to establish an after school tutoring center within an existing shopping center in the C-N (Neighborhood Commercial) Zone. The project site is located at 5139 W. Walnut Avenue (APN: 119-650-004). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-43.

9. PUBLIC HEARING – Cristobal Carrillo

Conditional Use Permit No. 2019-16: A request to allow a massage therapy facility within an existing building in the C-N (Neighborhood Commercial) Zone. The site is located at 143 W. Walnut Avenue (APN: 123-260-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-36.

10. PUBLIC HEARING –

Conditional Use Permit No. 2019-21: A request to allow an amendment to Conditional Use Permit No. 2011-26, to allow the development of a 67,606 sq. ft. four-story 113-room hotel on 3.50-acre parcel within the 13-acre “Gateway Business Park” master-planned development. The 3.50-acre site is zoned BRP (Business Research Park) and the Gateway Business Park master-planned development is located on the southeast corner of N. Plaza Drive and W. Crowley Avenue (APNs: 081-170-019, 020, & 021). An Initial Study, with addendum, was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to not be significant. Therefore, staff recommends that Negative Declaration No. 2011-065, with addendum, contained within the staff report be adopted for this project.

11. DIRECTOR’S REPORT/ PLANNING COMMISSION DISCUSSION-

- July 8, 2019 Planning Commission Meeting

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 FRIDAY, JULY 5, 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, JULY 8, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 24, 2019

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

SUBJECT: Tentative Parcel Map No. 2019-05: A request by Graham & Associates to subdivide one 101-acre parcel into four lots. The site is zoned I (Industrial) and is located on the south side of W. Riggin Ave. between the future N. Clancy St. and N. Kelsey St. (APN 000-012-348).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2019-05, as conditioned, based on the findings and conditions in Resolution No. 2019-30. Staff's recommendation is based on the conclusion that the Tentative Parcel Map is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2019-05, based on the findings and conditions in Resolution No. 2019-30.

PROJECT DESCRIPTION

The applicant is requesting approval of a tentative parcel map to subdivide 101 acres into four industrial parcels (see Exhibit "A"). The site is relatively flat, and had periodically been used for row crop production but is currently void of structures or pavement. Future development is anticipated to be larger tilt-up industrial warehouse buildings, similar to those in the immediate area. The parcel fronts onto the south side of West Riggin Avenue and is bounded by the future Clancy Street to the east and Kelsey St. to the west.

The created parcels will range in size from 7.08 acres to 38.89 acres. Parcel 4, which is on the southwest portion of the project site, includes an offer of dedication for the eventual extension of Sunnyview Ave. to Kelsey Street. All frontage improvements along the existing streets and future streets will be deferred until parcels are developed. In addition, the proposed parcel acreage complies with the five-acre minimum parcel size required for Industrial zoned parcels.

BACKGROUND INFORMATION

General Plan Land Use Designation: Industrial
Zoning: I (Industrial)
Surrounding Land Use/Designation/
Zoning: North: Riggin Ave., vacant land beyond/IH/County
AE-20
South: Vacant land / planned and zoned Industrial
East: Future Clancy St. alignment, vacant land
beyond

Environmental Review: West: Kelsey St., industrial warehouse beyond/IH/I
Categorical Exemption No. 2019-42
Special Districts: N/A
Site Plan Review No: 2019-073

RELATED PLANS & POLICIES

The Subdivision Map Act contains policies which pertain to parcel maps. An excerpt of this text is included at the end of this report.

RELATED ACTIONS

Tentative Parcel Map No. 2014-02: Approved August 25, 2014; a request to subdivide two parcels totaling 76.5 acres into eight parcels and a 40.01-acre remainder in the Heavy Industrial (IH) Zone. The parcels are located at the southeast corner of Riggins Avenue and Kelsey Street (APN: 077-200-001, 077-200-045)

Tentative Parcel Map No. 2006-05: Approved March 13, 2006; a request to divide two parcels totaling 47.3 acres into 46 parcels zoned I-L and I-H. The site is located on the south side of Goshen Ave. at American St. (APNs: 073-090-075 and 073-160-015).

Tentative Parcel Map No. 2005-10: Approved on June 13, 2005; a request to divide 120 acres into twelve parcels zoned I-H. The site is bounded by Goshen Avenue, Plaza Drive, Ferguson Avenue and Road 76. The parcels range in size from 5.06 acres to 12.51 acres. A new road (Doe Avenue) was constructed to provide access to the parcels in the middle of proposed Industrial Center. This site wraps around the northwest corner of Plaza Street and Goshen Avenue which is an existing industrial subdivision.

PROJECT EVALUATION

Staff recommends approval of the Tentative Parcel Map, based on the project's consistency with the General Plan, Zoning and Subdivision Ordinances. The proposed parcels have adequate access, and are sized and configured to accommodate future industrial development in accordance with the standard of the Industrial zoned district.

Access, and Public Improvements

The parcels can be accessed from Riggins Ave., Clancy St. and Kelsey St. Adequate right-of-way dedication for future access to the parcels will occur with finalization of the parcels. Actual development of the streets associated with the parcels being created will occur coincidentally with future development on the parcels. The proposed parcels comply with the minimum five-acre parcel size for properties zoned Industrial. All other Industrial development standards including building and landscape setbacks, vehicular access points, parking, on-site circulation, frontage improvements, etc. will be addressed when individual parcels are submitted through the Site Plan Review process.

Subdivision Map Act Findings

California Government Code Section §66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal

decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

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

GC Section 66474 Finding	Analysis
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map, which is designated as Industrial land use. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the parcels sizes proposed with the tentative parcel map and the Industrial zoning designation. This is included as recommended Finding No. 5 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 3 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 6 of the Tentative Parcel Map.

Environmental Review

The project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended (Categorical Exemption No. 2019-42). Section 15315 includes exemptions for minor subdivision of lands.

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2019-05

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-42). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through future permitted industrial uses.
5. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Industrial land use designation and zone.
6. That the proposed tentative parcel map design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.
7. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Industrial zone standards.

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2019-05

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2019-73.
2. That the final map be carried out in substantial compliance with the approved tentative
3. That all other federal, state, regional, and local laws and city codes and ordinances be complied with.

APPEAL INFORMATION

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

Attachments:

- Related Plans & Policies
- Resolution No. 2019-30
- Exhibit "A" – Tentative Parcel Map No. 2019-05
- Site Plan Review No. 2019-073 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Subdivision Map Act (California Government Code Section 66410 – 66499.38)

The following are excerpts from the California Government Code which pertain to approvals of tentative and final maps which pertain to condominium conversions:

66427.

(a) A map of a condominium project, a community apartment project, or of the conversion of five or more existing dwelling units to a stock cooperative project need not show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided, nor shall the governing body have the right to refuse approval of a parcel, tentative, or final map of the project on account of the design or the location of buildings on the property shown on the map that are not violative of local ordinances or on account of the manner in which airspace is to be divided in conveying the condominium.

(b) A map need not include a condominium plan or plans, as defined in Section 4120 or 6540 of the Civil Code, and the governing body may not refuse approval of a parcel, tentative, or final map of the project on account of the absence of a condominium plan.

(c) Fees and lot design requirements shall be computed and imposed with respect to those maps on the basis of parcels or lots of the surface of the land shown thereon as included in the project.

(d) Nothing herein shall be deemed to limit the power of the legislative body to regulate the design or location of buildings in a project by or pursuant to local ordinances.

(e) If the governing body has approved a parcel map or final map for the establishment of condominiums on property pursuant to the requirements of this division, the separation of a three-dimensional portion or portions of the property from the remainder of the property or the division of that three-dimensional portion or portions into condominiums shall not constitute a further subdivision as defined in Section 66424, provided each of the following conditions has been satisfied:

(1) The total number of condominiums established is not increased above the number authorized by the local agency in approving the parcel map or final map.

(2) A perpetual estate or an estate for years in the remainder of the property is held by the condominium owners in undivided interests in common, or by an association as defined in Section 4100 or 6528 of the Civil Code, and the duration of the estate in the remainder of the property is the same as the duration of the estate in the condominiums.

(3) The three-dimensional portion or portions of property are described on a condominium plan or plans, as defined in Section 4120 or 6540 of the Civil Code.

(Amended (as amended by Stats. 2012, Ch. 181, Sec. 58) by Stats. 2013, Ch. 605, Sec. 32. (SB 752) Effective January 1, 2014.)

66427.1.

(a) The legislative body shall not approve a final map for a subdivision to be created from the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project, unless it finds as follows:

(1) Each tenant of the proposed condominium, community apartment project, or stock cooperative project, and each person applying for the rental of a unit in the residential real property, has received or will have received all applicable notices and rights now or hereafter required by this chapter or Chapter 3 (commencing with Section 66451).

(2) Each of the tenants of the proposed condominium, community apartment project, or stock cooperative project has received or will receive each of the following notices:

(A) Written notification, pursuant to Section 66452.18, of intention to convert, provided at least 60 days prior to the filing of a tentative map pursuant to Section 66452.

(B) Ten days' written notification that an application for a public report will be, or has been, submitted to the Bureau of Real Estate, that the period for each tenant's right to purchase begins with the issuance of the final public report, and that the report will be available on request.

(C) Written notification that the subdivider has received the public report from the Bureau of Real Estate. This notice shall be provided within five days after the date that the subdivider receives the public report from the Bureau of Real Estate.

(D) Written notification within 10 days after approval of a final map for the proposed conversion.

(E) One hundred eighty days' written notice of intention to convert, provided prior to termination of tenancy due to the conversion or proposed conversion pursuant to Section 66452.19, but not before the local authority has approved a tentative map for the conversion. The notice given pursuant to this paragraph shall not alter or abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1, and 1941.2 of the Civil Code.

(F) Notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that the unit will be initially offered to the general public or terms more favorable to the tenant pursuant to Section 66452.20. The exclusive right to purchase shall commence on the date the subdivision public report is issued, as provided in Section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right.

(b) The written notices to tenants required by subparagraphs (A) and (B) of paragraph (2) of subdivision (a) shall be deemed satisfied if those notices comply with the legal requirements for service by mail.

(c) This section shall not diminish, limit, or expand, other than as provided in this section, the authority of any city, county, or city and county to approve or disapprove condominium projects.

(d) If a rental agreement was negotiated in Spanish, Chinese, Tagalog, Vietnamese, or Korean, all required written notices regarding the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project shall be issued in that language.

(Amended by Stats. 2013, Ch. 352, Sec. 313. (AB 1317) Effective September 26, 2013. Operative July 1, 2013, by Sec. 543 of Ch. 352.)

66427.2.

Unless applicable general or specific plans contain definite objectives and policies, specifically directed to the conversion of existing buildings into condominium projects or stock cooperatives, the provisions of Sections 66473.5, 66474, and 66474.61, and subdivision (c) of Section 66474.60 shall not apply to condominium projects or stock cooperatives, which consist of the subdivision of airspace in an existing structure, unless new units are to be constructed or added.

A city, county, or city and county acting pursuant to this section shall approve or disapprove the conversion of an existing building to a stock cooperative within 120 days following receipt of a completed application for approval of such conversion.

This section shall not diminish, limit or expand, other than as provided herein, the authority of any city, county, or city and county to approve or disapprove condominium projects.

(Amended by Stats. 1979, Ch. 1192.)

RESOLUTION NO. 2019-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2019-05: A REQUEST BY GRAHAM & ASSOCIATES TO SUBDIVIDE A 101-ACRE PARCEL INTO FOUR LOTS. THE SITE IS ZONED I (INDUSTRIAL), AND IS LOCATED ON THE SOUTH SIDE OF W. RIGGIN AVE., BETWEEN THE FUTURE N. CLANCY ST. AND N. KELSEY ST. (APN 000-012-348).

WHEREAS, Tentative Parcel Map No. 2019-05 is a request by Graham & Associates to subdivide a 101-acre parcel into four lots. The site is zoned I (industrial), and is located on the south side of W. Rigglin Ave., between N. Clancy St. and N. Kelsey St. (APN 000-012-348); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 24, 2019; and,

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2019-05, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-42).

NOW, THEREFORE, BE IT RESOLVED, that the project is except from the further environmental review pursuant to CEQA Section 15315.

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

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-42). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial

environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

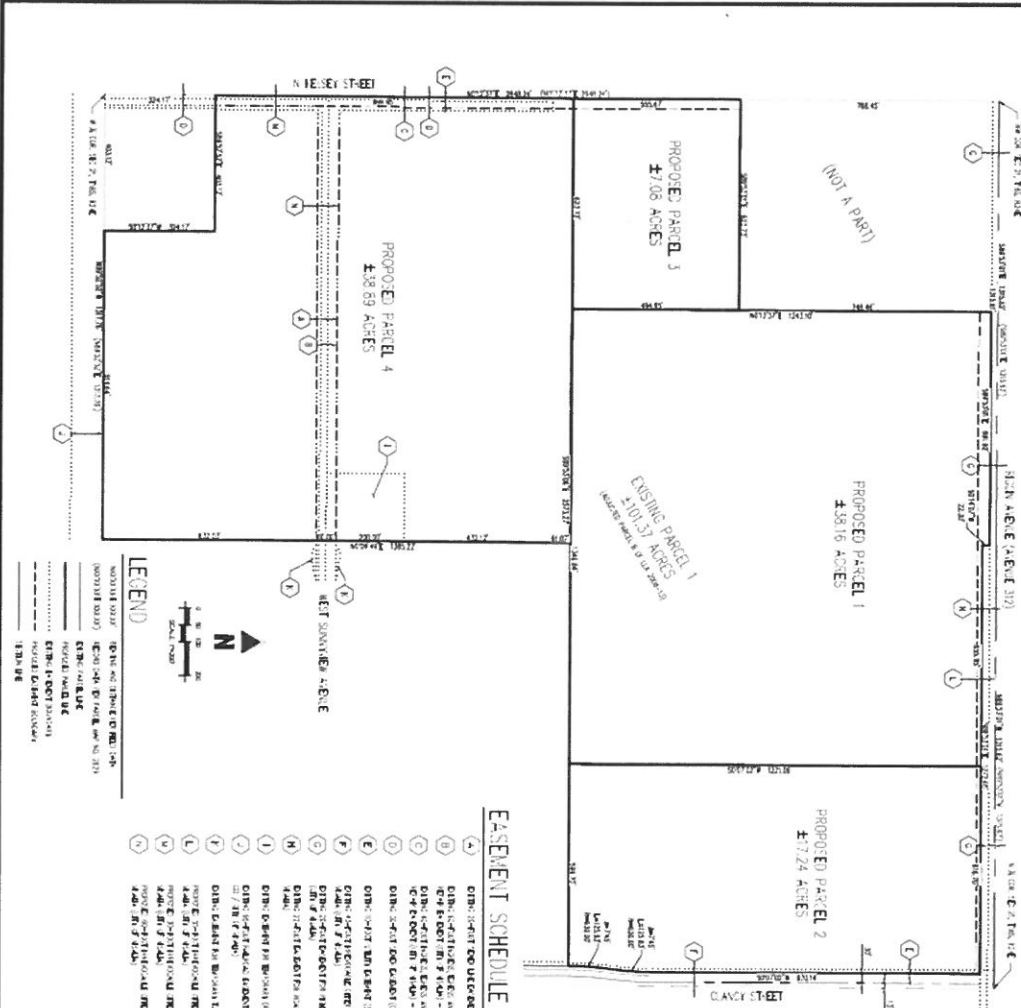
4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed in accordance with the standards for projects in the I (Industrial) Zone District.
5. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Industrial land use designation and zone.
6. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
7. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Industrial standards.

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2019-73.
2. That the final map be carried out in substantial compliance with the approved tentative
3. That all other federal, state, regional, and local laws and city codes and ordinances be complied with.

TENTATIVE PARCEL MAP 19-XX

FOR
RIGIN INDUSTRIAL
 PREPARED MAY 2019 BY GALLOWAY & COMPANY, INC.

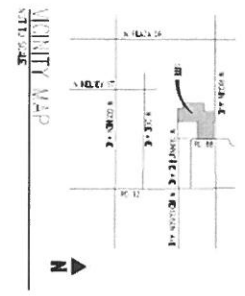


EASEMENT SCHEDULE

- A. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- B. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- C. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- D. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- E. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- F. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- G. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- H. OTHER EASEMENT FOR USE OF PORTION OF ROAD
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- J. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- K. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- L. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- M. OTHER EASEMENT FOR USE OF PORTION OF ROAD
- N. OTHER EASEMENT FOR USE OF PORTION OF ROAD

LEGEND

- PROPOSED EASEMENT
- EXISTING EASEMENT
- OTHER EASEMENT
- OTHER EASEMENT
- OTHER EASEMENT



PREPARED BY

GALLOWAY & COMPANY, INC.
 1000 N. HAIN AVENUE, SUITE 100
 WILSON, NORTH CAROLINA 27157
 TEL: (336) 779-2600

OWNER

RIGIN INDUSTRIAL COMPANY
 1000 N. HAIN AVENUE, SUITE 100
 WILSON, NORTH CAROLINA 27157
 TEL: (336) 779-2600

PARCEL INFORMATION

ACRES: 18,052.76
 TOTAL ACRES: 18,052.76

PLANNING OBJECTIVES

TO PROVIDE FOR THE DEVELOPMENT AND USE OF THE LAND SHOWN ON THIS MAP FOR INDUSTRIAL PURPOSES.

ZONING INFORMATION

INDUSTRIAL ZONING DISTRICT

UTILITIES

WATER: BY THE CITY OF WILSON
 SEWER: BY THE CITY OF WILSON
 GAS: BY THE CITY OF WILSON

UTILITY PROVIDERS

WATER: CITY OF WILSON
 SEWER: CITY OF WILSON
 GAS: CITY OF WILSON

FEMA FLOOD ZONE

NO FLOOD ZONE IS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA.



June 6, 2019

Graham & Associates
1005 N. Demaree St.
Visalia, CA 93291

Site Plan Review No. 2019-073

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **April 24 2019**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to be "Tom Brown", is written over a large, faint circular watermark.

Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



#3

MEETING DATE: April 24, 2019
SITE PLAN NO. 19-073
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:

- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> <u>TPM</u> | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER: _____ |

ADDITIONAL COMMENTS :

If you have any questions or comments, please call (559) 713-4444.

Site Plan Review Committee

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: APRIL 24, 2019

SITE PLAN NO.: 19-073
PROJECT TITLE: RIGGIN INDUSTRIAL PARCEL MAP
DESCRIPTION: PARCEL MAP TO CREATE 4 PARCELS ON 104 ACRES
APPLICANT: GRAHAM & ASSOCIATES
PROP. OWNER: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
LOCATION: SEC RIGGIN & KELSEY
APN: 000-012-348

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
IRREVOCABLE OFFERS OF DEDICATION FOR KELSEY, RIGGIN, AND SUNNYVIEW
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **FUTURE DEVELOPMENT OF EACH PARCEL WILL REQUIRE SEWER MAIN EXTENSION. MIN. ONE LATERAL REQUIRED FOR EACH PARCEL**
- 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. **INDUSTRIAL PARCELS SHALL RETAIN STORM WATER ONSITE. ADDITIONAL CAPACITY MAY BE NECESSARY FOR PUBLIC STREET RUN-OFF, TO BE DEDICATED TO THE CITY AS A STORM EASEMENT ONSITE.**

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
- Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Provide "R" value tests: each at
- Traffic indexes per city standards:
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- All lots shall have separate drive approaches constructed to City Standards.
- Install street striping as required by the City Engineer.
- Install sidewalk: ft. wide, with ft. wide parkway on
- Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Abandon existing wells per City of Visalia Code. A building permit is required.
- Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Existing street alignments within the parcel map boundaries shall remain. The ultimate street right-of-ways will be required to be dedicated as Irrevocable Offer of Dedications on the map. Further coordinate with City Engineer.**
- 2. Development impact fees will apply to the future development of the parcels.**
- 3. Common lot or easements shall be noted for shared access, utilities, storm water, etc.**
- 4. Standard tentative map filing and review fees will apply.**
- 5. City will determine if any existing easements encumbering the parcels can be abandoned at time of map recording.**
- 6. Parcel 4 will be divided by Sunnyview right-of-way as proposed. Development of Parcel 4 will require additional improvements to abandon the existing turnaround on the east at the terminus of the street.**

7. *At a minimum, each parcel shall construct their respective street widening improvements at time of development.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-073**
Date: **4/24/2019**

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

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

(Fee Schedule Date:**8/3/2018**)
(Project type for fee rates:**PARCEL MAP**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input type="checkbox"/> Waterways Acquisition Fee	

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

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division, 559-713-4369

Date: April 24, 2019

SITE PLAN NO: 2019-073
PROJECT TITLE: Rigin Industrial Parcel Map
DESCRIPTION: Parcel Map to create 4 parcels on 104 acres
APPLICANT: Graham & Associates
PROP. OWNER: Ritchie-Vidovich Limited Partnership
LOCATION TITLE: SEC Rigin & Kelsey
APN TITLE: 000-012-348
GENERAL PLAN: Industrial
ZONING: I (Industrial)

Rule 9510 – This project may be subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map required
- Additional information as needed.

PROJECT SPECIFIC INFORMATION: April 24, 2019

1. A Tentative Parcel Map is required for the proposed parcelization.
2. Include all street frontages and rights of way dedications.
3. Meet all other Codes and Ordinances.

CITY GENERAL PLAN CONSISTENCY

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

17.20.060 Development standards in the I-L and I zones.

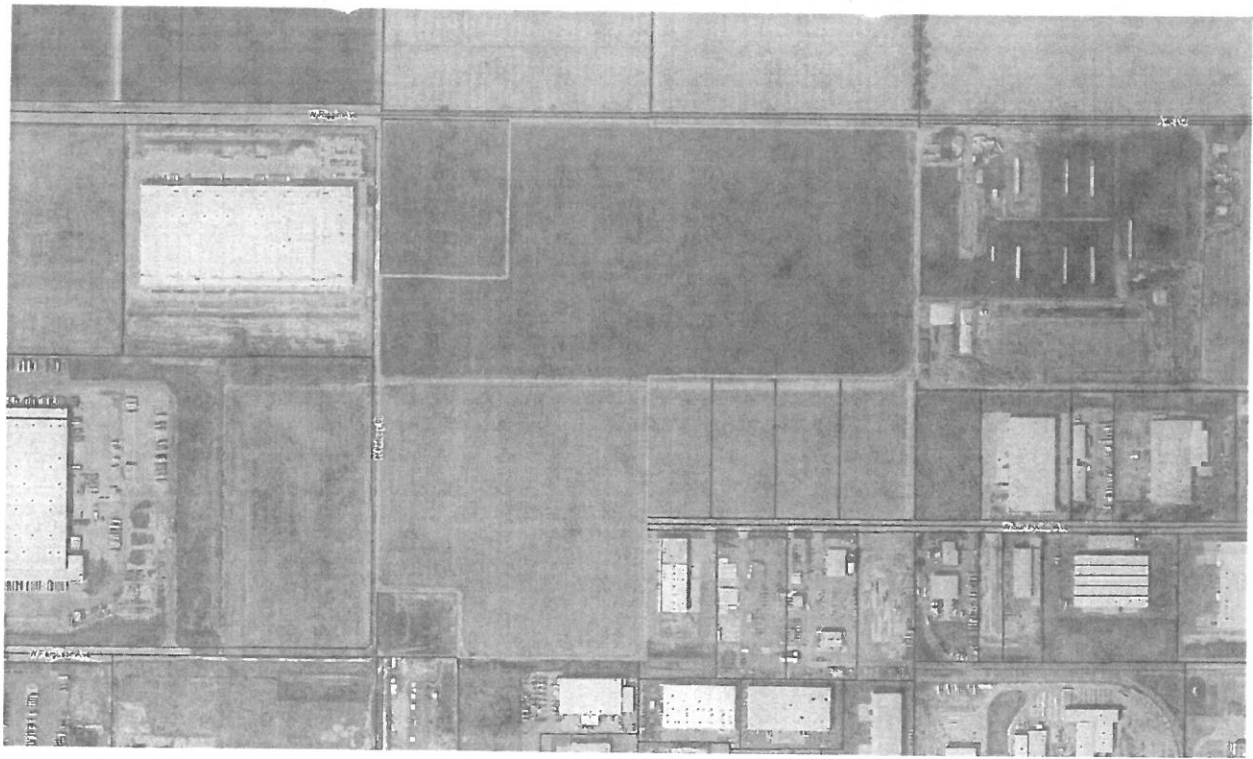
- A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:
- B. Minimum site area: five (5) acres.
- C. Maximum building height: seventy-five (75) feet.
- D. Minimum required yards (building setbacks):
 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);

3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 4. Rear: zero (0) feet;
 5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;
 6. Side: zero (0) feet;
 7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
 8. Side abutting railroad right-of-way: twenty-five (25) feet.
- E. Minimum required landscaped yard (setback) areas:
1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 4. Rear: zero (0) feet;
 5. Rear yards abutting an R-1 or R-M zone district: ten (10) feet;
 6. Side: zero (0) feet;
 7. Side yards abutting an R-1 or R-M zone district: ten (10) feet;
 8. Side abutting railroad right-of-way: twenty-five (25) feet.
- F. Additional standards:
1. Properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners' association formed at the time of subdivision.
 2. An eight-foot masonry wall is required along property line where a site abuts an R-1 or R-M zone district.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature _____





City of Visalia
Building: Site Plan
Review Comments

TRITON
RIGGIN INDUSTRIAL
PARCEL MAP
SEC RIGGIN & KELSEY

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.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 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: _____

VAL CARCIA 4/24/19
Signature



Site Plan Review Comments For:

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia, CA 93292
559-713-4272 Office
559-713-4808 Fax

Date: 04/22/2016

Item # 3

Site Plan # 19-073

APN: 000012348

Location:

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 systems and fire hydrants in accordance with all applicable sections of the California Fire Code.
- 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** _____

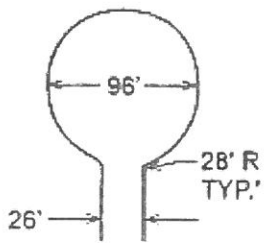
Emergency Access

- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 feet 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

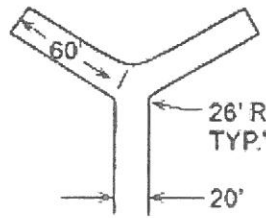
access roads shall have an unobstructed width of not less than 26 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. 2016 CFC 503.1.1

- 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.

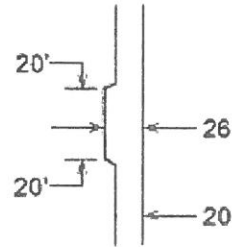
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



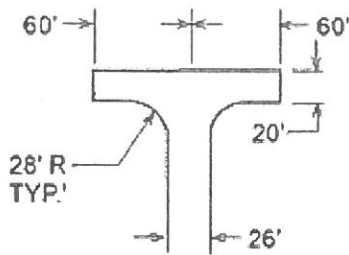
96' DIAMETER CUL-DE-SAC



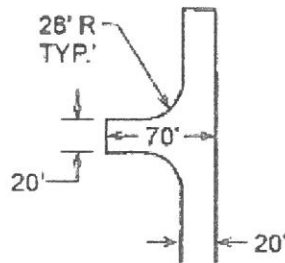
60' "Y"



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:



Corbin Reed
Fire Marshal

19-073

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:



Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 24, 2019

ITEM NO. 3

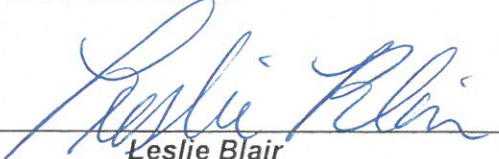
SITE PLAN NO.	SPR19-073
PROJECT TITLE	Riggin Industrial Parcel Map
DESCRIPTION	Parcel Map to create 4 parcels on 10.4 acres
APPLICANT	Graham & Associates
OWNER	Ritchie-Vidovich Limited Partnership
APN	000-012-348
LOCATION	SEC Riggin & Kelsey

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Vicinity Map – Sunnyview Ave incorrectly labled Sunnyside Ave.
- At time of development, access on Riggin to be addressed.



Leslie Blair

Site Plan Review Comments For:

California Water Service Co.
Stuart Skoglund, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1662 Office
559-735-3189 Fax

Date: 04/24/2019
Item # 3
Site Plan # 19-073
Project: Riggin Industrial Parcel Map
Description:
Applicant:
Location: SEC Riggin & Kelsey
APN:

The following comments are applicable when checked:

No Comments at this time

Fire Hydrants
Comments-

Service's
Comments-

Main's
Comments-

Back flow requirements
Comments-

Additional Comments:

Stuart Skoglund
Superintendent

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

19073

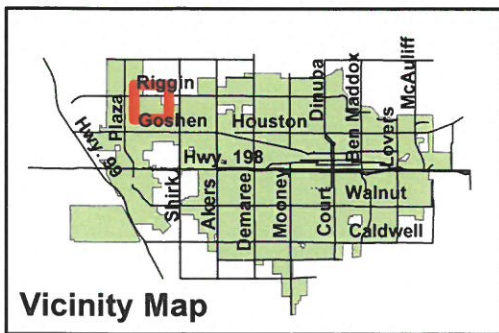
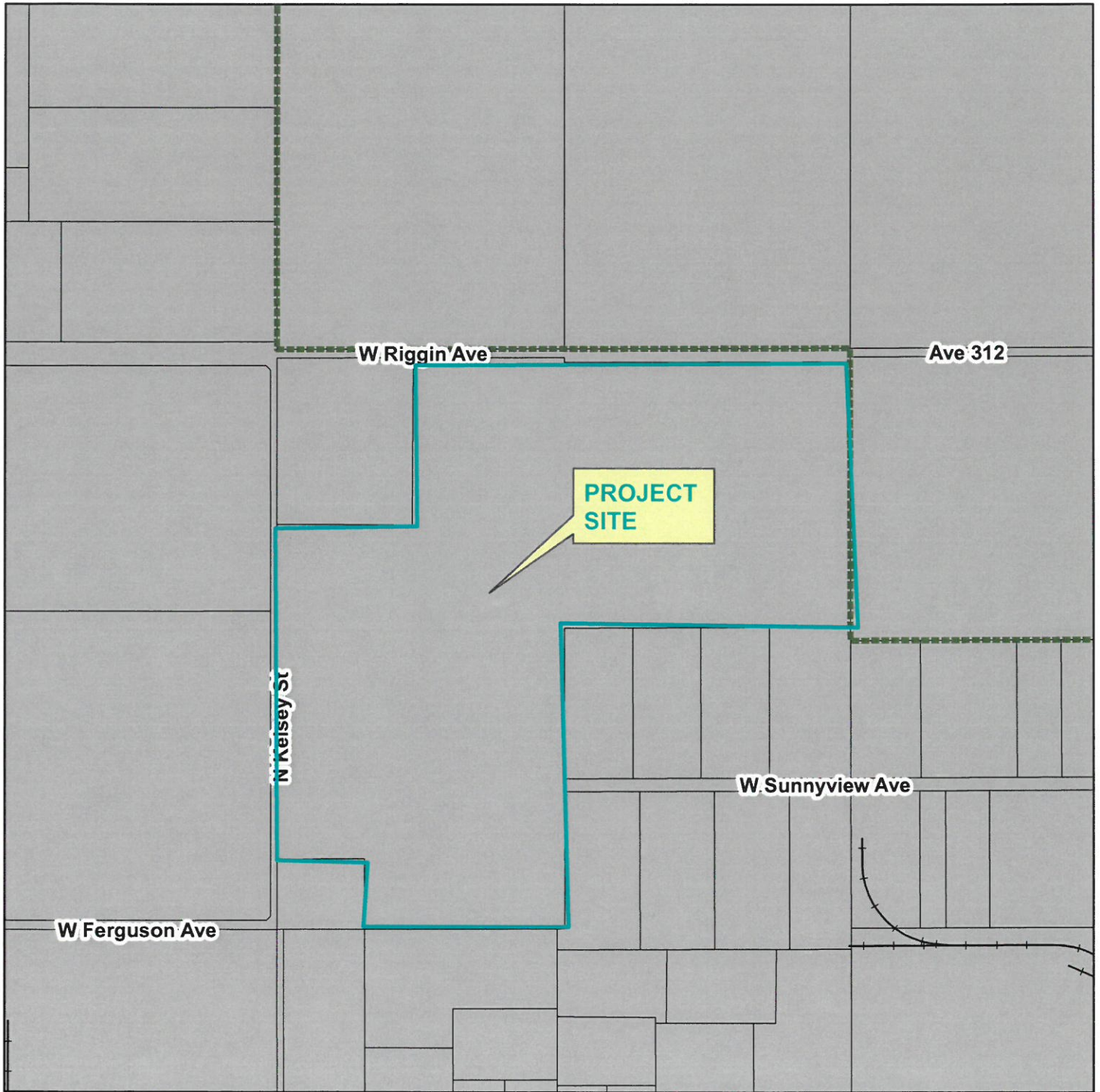
COMMERCIAL BIN SERVICE

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

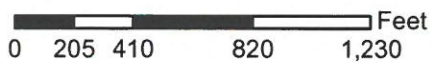
Comment

Jim Ross, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338 *Edward Zuniga*

TPM 2019-05

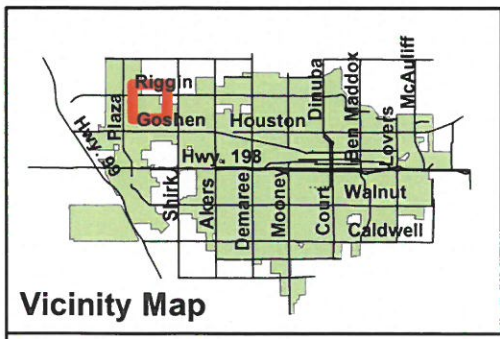
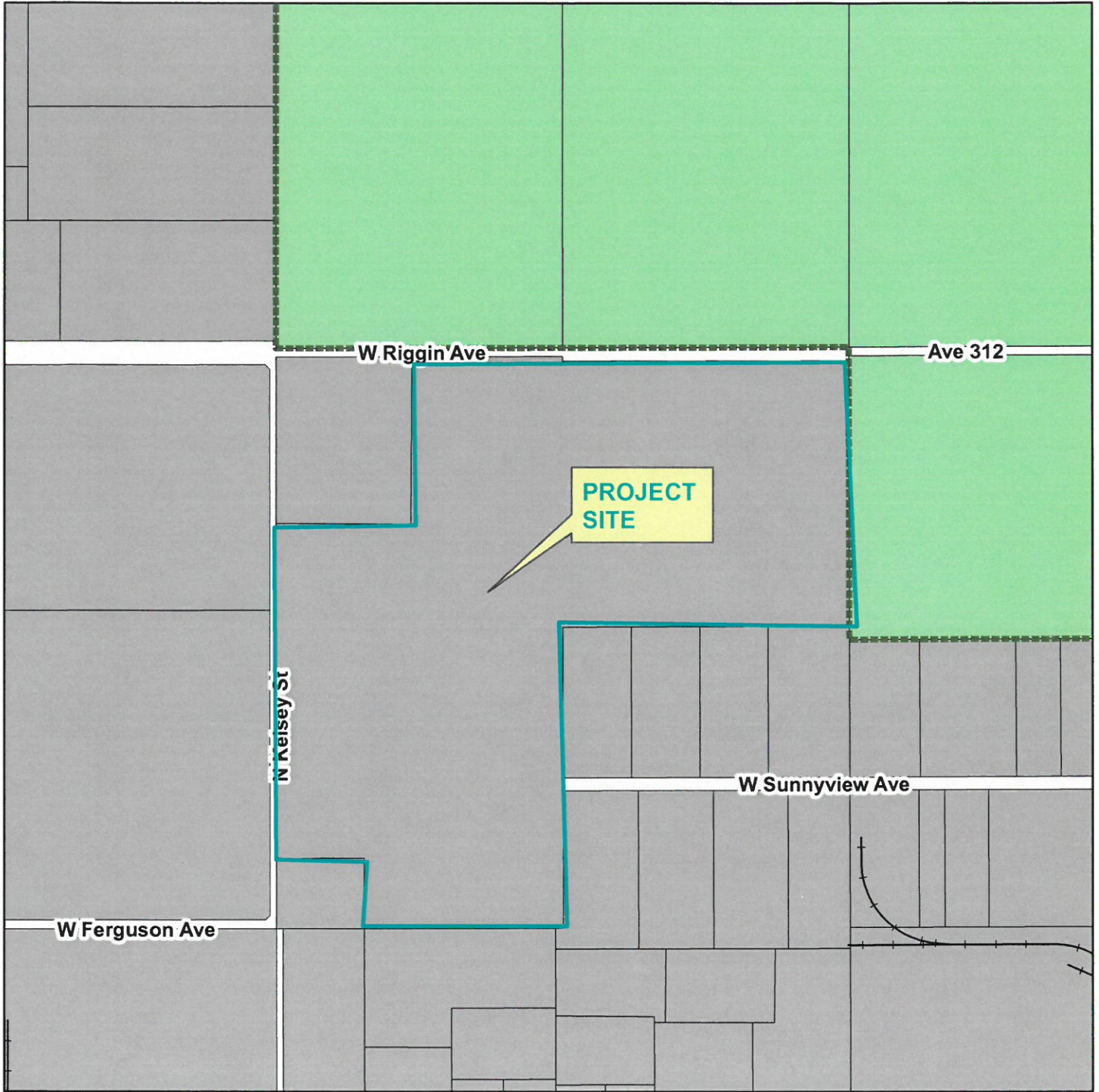


General Plan Map

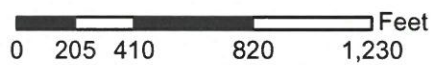


- Downstream Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Park/Recreation

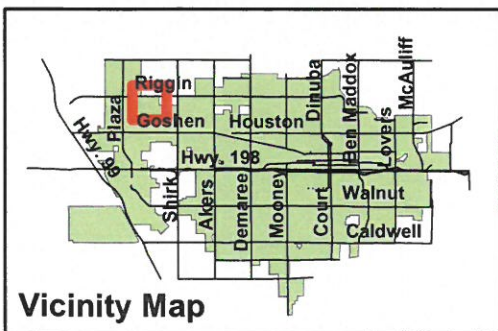
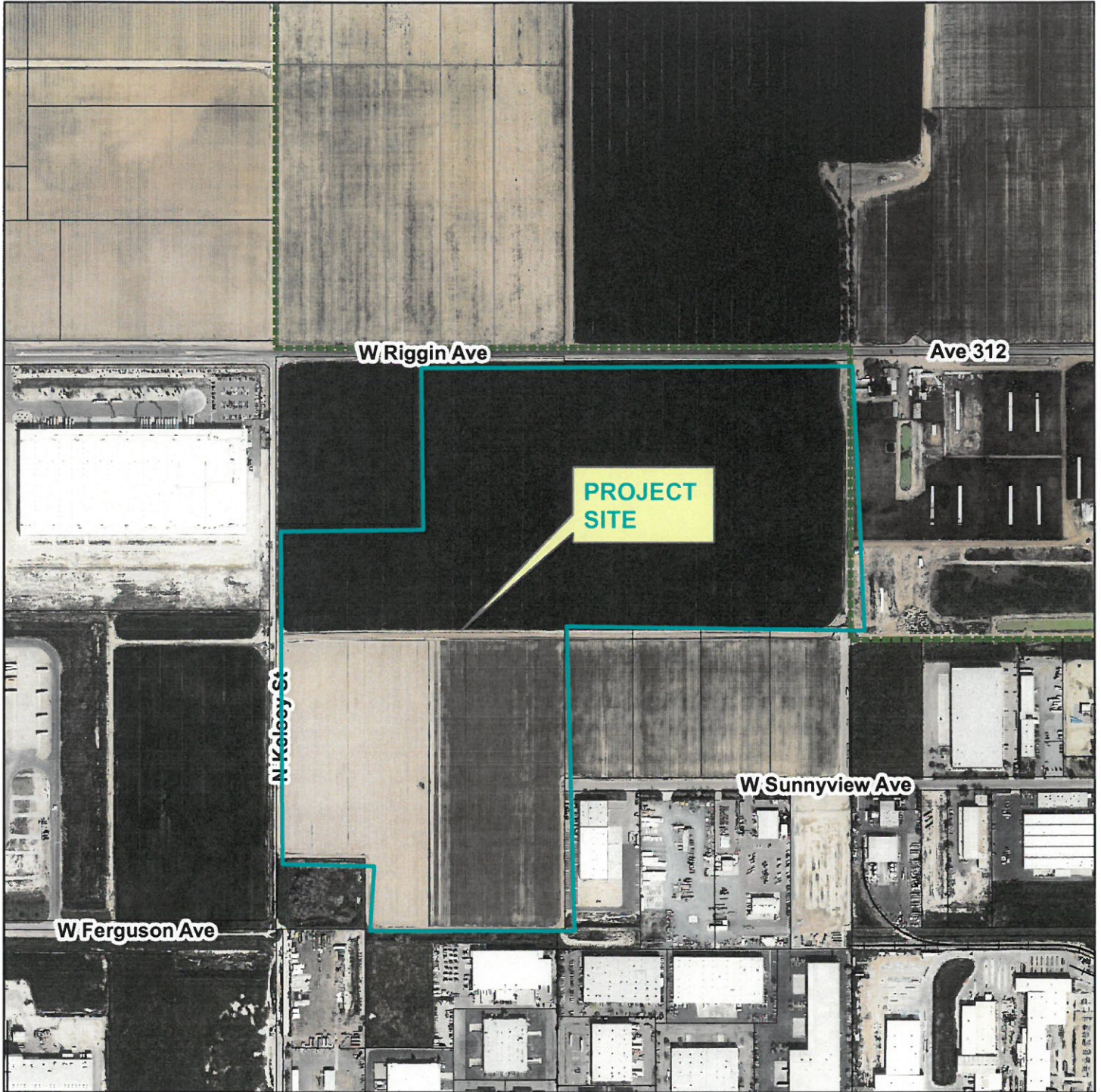
TPM 2019-05



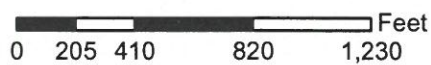
Zoning Map

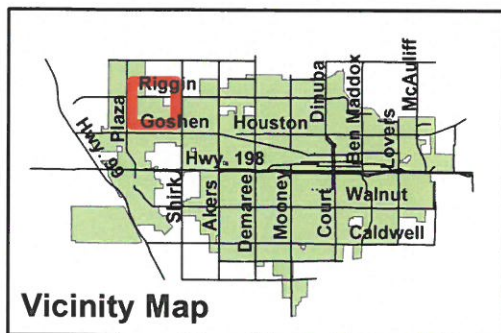
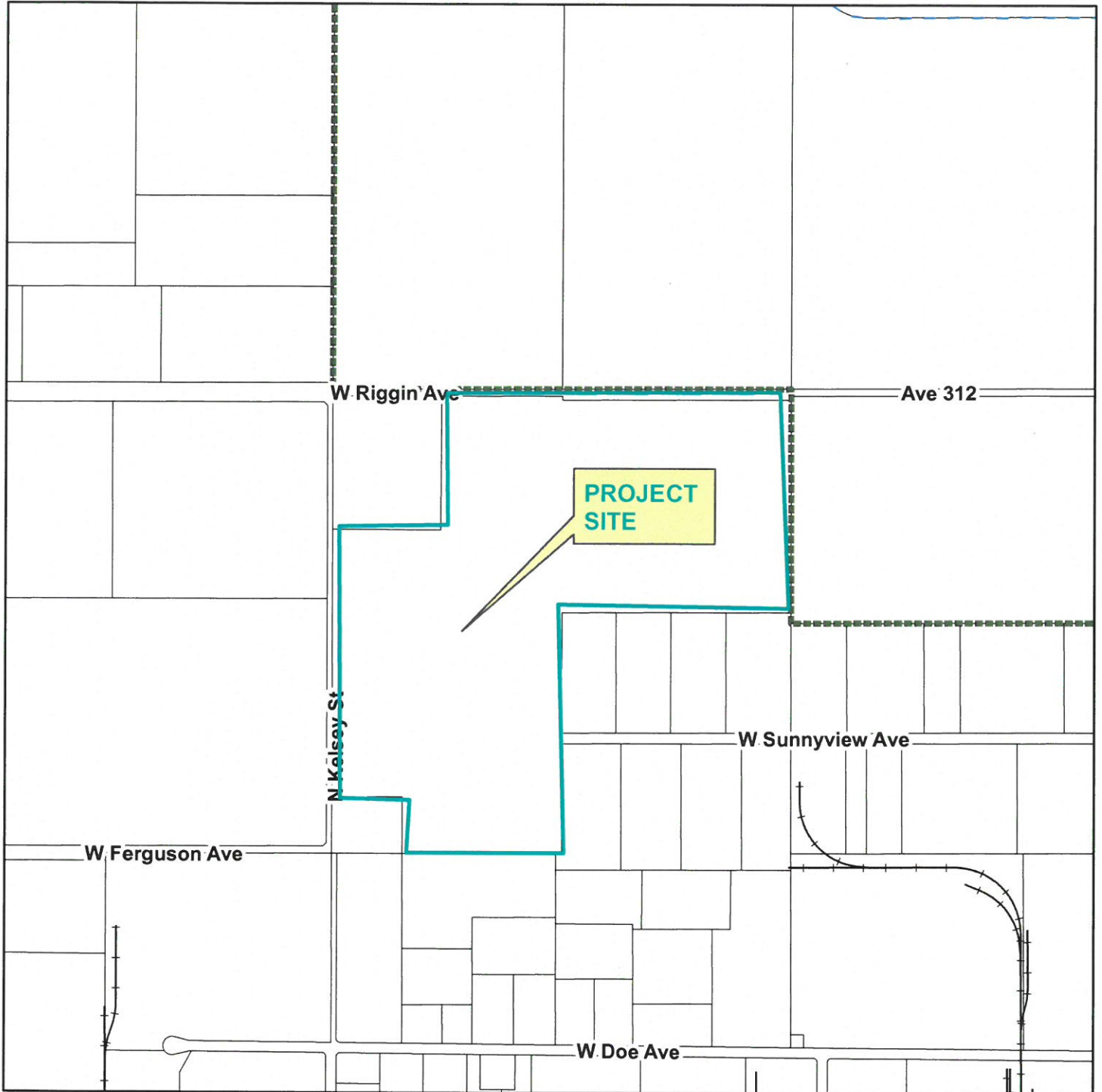


- LI - Light Industrial
- OP - Office Professional
- OC - Office Commercial
- OP - Office Public
- OC - Open Space
- R-1-20 - 20,000 SF Min. Site Area



Aerial Map





Vicinity Map

Vicinity Map



NOTICE OF EXEMPTION

City of Visalia
315 East Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291

Tentative Parcel Map No. 2019-05

PROJECT TITLE

The site is zoned I (Industrial), located on the south side of Riggin Ave., and the east side of Kelsey St. (APN 000-012-348).

PROJECT LOCATION - SPECIFIC

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

Tentative Parcel Map No. 2019-05 A request by Graham & Associates to subdivide 1 101-acre parcel into four lots. The site is zoned I (Industrial), located on the south side of Riggin Ave., and the east side of Kelsey St. (APN 000-012-348).

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291. (559) 713-4369; paul.bernal@visalia.city

NAME OF PUBLIC AGENCY APPROVING PROJECT

Graham and Associates: Matt Graham, 1005 N. Demaree St. Visalia, CA 93291 (559) 754-3020

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Galloway & Company, Attn: Terra Mortensen, 7591 N. InGRAM, Suite 101, Fresno, CA 93711 (559) 721-5030

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Declared Emergency - Section 15071
- Emergency Project - Section 15071
- Categorical Exemption - State type & Section number: **Class 1, Section 15315**
- Statutory Exemptions - State code number:

The project involves parceling property.

REASON FOR PROJECT EXEMPTION

Paul Scheibel

CONTACT PERSON

(559) 713-4369

AREA CODE/PHONE

June 24, 2019

DATE

Paul Scheibel, AICP
ENVIRONMENTAL COORDINATOR