

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 Bernal, Interim Director/City Planner
Phone No.: (559) 713-4025
E-mail: paul.bernal@visalia.city

SUBJECT: 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).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-21, as conditioned, based upon the findings and conditions in Resolution No. 2019-36. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance and the Gateway Business Park Master Plan.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-21, based on the findings and conditions in Resolution No. 2019-36.

PROJECT DESCRIPTION

The applicant has filed a Conditional Use Permit amendment requesting to develop a 3.50-acre parcel with a Hilton Garden Inn Hotel. The four-story, 113-room hotel site is located in the master planned development referred to as the "Gateway Business Park" as depicted on Exhibit "A". The site plan depicts the hotel south of future Ferne St. / Hillsdale Ave. local street, adjacent to State Route 198.

The site plan and floor plan exhibits ("Exhibits "A" through "E") identify the following:

- A 67,606 square foot, four-story 113-room hotel;
- Outdoor swimming pool and patio areas;
- Fitness room;
- Lobby / business center;
- Continental breakfast;
- Covered vehicular check-in area;
- 126 parking stalls and bicycle rack;
- On-site landscaping;

The Hilton Garden Inn Hotel elevations (see Exhibit “F”) match the architectural thematic scheme approved for the entire project site. The “Spanish” style architecture is incorporated into the building.

The Gateway Business Park project is a phased master-planned development (see Exhibit “H”) in the BRP (Business Research Park) zone. The master plan development document (The Gateway Business Park Master Plan) identifies and outlines all development conditions for the entire area. In addition, when the master planned was approved, a hotel site was identified in the exact location of the proposed Hilton Garden Inn Hotel. However, no precise development plans were submitted for the hotel during the 2011 approval of the master planned development.

The Gateway Business Park project has an associated Parcel Map (PM No. 2011-03) that subdivided the master planned development into nine parcels with shared vehicular cross-access, shared parking, drainage and maintenance agreements and a local street (see Exhibit “H”). The hotel is located on Parcel 5 of the approved parcel map.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Business Research Park
Zoning:	BRP (Business Research Park)
Surrounding Land Use and Zoning:	North: BRP (Business Research Park) / The Barn Chevron Gas Station & Convenience Store South: State Route 198 East: BRP / Jostens West: North Plaza Drive & State Route 198 Interchange
Environmental Review:	Adopted Negative Declaration No. 2011-65
Special Districts:	Area is part of the adopted “Gateway Business Park” Master Plan
Site Plan Review No:	2018-022

RELATED PLANS & POLICIES

Conditional Use Permit No. 2011-26, was a request by Old Town Condominiums to establish a Master Planned Development for a multi-use business park in the BRP (Business Research Park) zone. The project will be developed around a public street extension south off of Crowley Avenue. The project will include approximately 79,000 square feet of general office, 17,200 square feet of retail, and a 100- room hotel. The associated **Tentative Parcel Map No. 2011-03**, was request by Old Town Condominiums to divide 13.68 acres into nine parcels and a Lot “A” with public street improvements in the BRP (Business Research Park) zone. The Planning Commission approved both the CUP and Parcel Map on October 24, 2011 by a 4-0 vote.

Conditional Use Permit No. 2019-04, was a request by 4 Creeks Inc. to amend Conditional Use Permit No. 2011-26 to modify the Master Plan for the Gateway Business Park to allow a fast food restaurant with drive-thru (Jack-in-the-Box) on the southwest corner of Crowley Avenue and Ferne Street. The Planning Commission approved the CUP on March 25, 2019 by a 4-0 vote.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2019-21, as conditioned, based on the project's consistency with the Business Research Park Land Use Element Policies of the General Plan, the Zoning Ordinance and the Gateway Business Park Master Plan.

Land Use Compatibility

Hotels are considered compatible uses in the BRP zone where potential impacts can be addressed through the CUP process. The site is located within the Gateway Business Park master-planned development which has been approved for a mix of office, limited retail, quick serve restaurant and a hotel use.

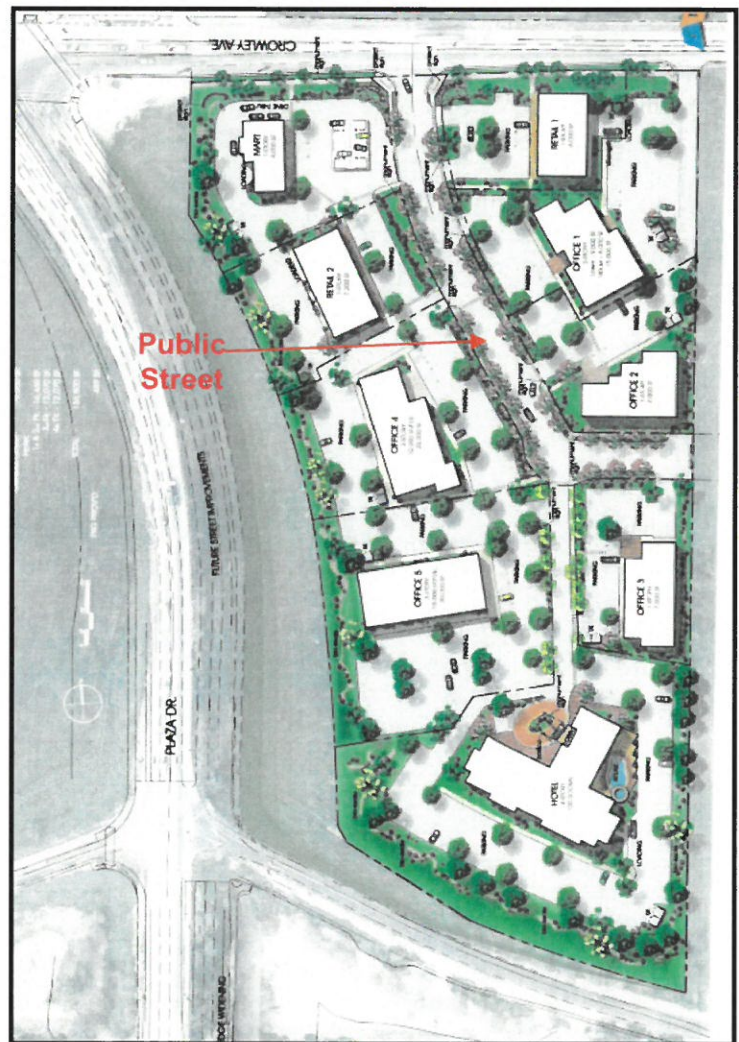
A hotel site was identified in the master site plan for the Gateway Business Park master plan. The proposed Hilton Garden Inn hotel is proposing to develop the parcel that was initially identified with the master plan that was approved on October 24, 2011. The applicant is seeking to adjust the parcel lines to facilitate the long driveway as depicted on Exhibit "A". A Lot Line Adjustment has been submitted and is currently being processed by staff.

Staff concludes that the proposed hotel is consistent with the existing with the approved master plan and with surrounding uses. In addition to this development, two other master-planned developments in the BRP zone have been approved to the north and southwest with each development planned to include a hotel and supporting uses.

Conditional Use Permit as related to The Gateway Business Park Master Plan

Section 17.242.030 of the Zoning Ordinance requires that projects in the BRP zone be developed through the conditional use permit process and that these developments provide a higher degree of design requirements, including a common architectural theme, that is carried throughout the entire development. The CUP for the Hilton Garden Inn Hotel has been filed to establish the hotel use and to identify consistency with the master plan site plan exhibit.

As stated in the project description, the original CUP master plan (2011 approval) identified a hotel with 100 rooms. The proposed Hilton Garden Inn hotel is proposing a hotel development with 113 rooms. Staff concludes that the increase in the number of hotel rooms by 13 rooms is not a significant increase that would result in substantial changes to the master plan document. In addition, the Hilton Garden Inn hotel is consistent in nature and character with existing and future development and uses in the area.



Public Improvements

As part of the overall Gateway Business Park master plan, Ferne Street, which is a public street, will be extended within the master plan area (see Exhibit "H"). This public street will also access to the east for future access to the undeveloped site east of the Gateway Business Park master planned area.

The master plan was approved with a condition requiring that the new public street and street lights through the project be maintained through a Landscaping and Lighting Act District.

Landscaping

The project will comply with the common landscape theme around the perimeter as shown in the landscape plan (see Exhibit "G"). The project is required to comply with the Gateway Business Park master landscape theme concept with the use of consistent tree and shrub species along the street frontages and within the overall development. A condition was adopted for the master CUP entitlement requiring CC&R's to include a common landscaping maintenance agreement to be established for all parcels to assure that uniform landscape maintenance occurs within the entire project site.

Architectural Theme

The project is proposing a common architectural theme of Early California Mission Style. The applicant has provided building elevations (see Exhibit "F") which incorporate the smooth plaster finishes, El Dorado stone veneer, and tile roofs as stated in the Gateway Business Park master plan.



Environmental Review

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 be adopted for this project.

RECOMMENDED FINDINGS

1. That the proposed Conditional Use Permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed Conditional Use Permit is compatible with adjacent land uses.
3. That the proposed project is consistent with the Visalia General Plan, and in particular, satisfactorily meets the Business Research Park designation of the Land Use Element of the General Plan.

4. That the project, as presented, complies with the Design Guidelines for the Square at Plaza Drive Master Plan document and is conditioned herein to meet the intent of the codified requirements and policies for development in the Business Research Park zone.
5. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
6. That an Initial Study was prepared for the entire master planned development consistent with CEQA. The Initial Study, resulting in a Negative Declaration No. 2011-065, disclosed that environmental impacts are determined to not be significant. The revised hotel development site plan has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the previously approved Negative Declaration No. 2011-65. The Negative Declaration prepared for the entire master planned Business Research Park was approved by Resolution No. 2011-49 and 2014-50. No further environmental review is required.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-22 incorporated herein by reference.
2. That the project be developed in substantial compliance with the site plan in Exhibit "A" and the Gateway Business Park Master Plan document.
3. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping (bio-swale), project identification signage and walls, and all similar infrastructure agreements shall be revised to reflect the new hotel development. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures.
4. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. Landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
5. That all signage shall comply with the Gateway Business Park master plan document and shall require a separate building permit.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2011-26 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That all other federal and state laws and city codes and ordinances be complied with.

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 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.ci.visalia.ca.us or from the city clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2018-23
- Exhibit "A" – Site Plan
- Exhibits "B" – "E" – Floor Plans
- Exhibit "F" – Elevations
- Exhibit "G" – Landscape Plan
- Exhibit "H" – 2011 Gateway Business Park Site Plan
- Addendum to Adopted Negative Declaration No. 2011-65
- Site Plan Review Comments 2019-034
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

17.24.010 Purpose.

- A. This chapter is designed to achieve the following:
 1. Provide for large-scale office developments in the community;
 2. Accommodate large-scale business and research activities;
 3. Protect residential and office areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences;
 4. Ensure compatibility with adjacent land uses.
- B. The purpose and intent of the planned business research park zone district is to provide for business, scientific, educational and light industrial uses in a campus-type setting. Planned business research parks are to be planned and developed as integrated units via specific or master plans and are intended to accommodate large-scale office developments at locations that provide close-in employment opportunities; promote Visalia's community identity through special site development standards such as lot sizes, setbacks, landscaping, building scale, parking, open areas, etc.; and provide on-site ancillary uses including day care, food service, banks, recreation, etc., served by a variety of transportation modes to reduce vehicle trips.

17.24.015 Applicability.

The requirements in this chapter shall apply to all property within the BRP zone district.

17.24.020 Permitted uses.

Permitted uses in BRP zone shall be determined by Table 17.25.030 in Section 17.25.030.

17.24.030 Conditional and temporary uses.

Conditional and temporary uses in the BRP zone shall be determined by Table 17.25.030 in Section 17.25.030.

17.24.040 Required conditions.

- A. A site plan review permit must be obtained for all development in the P-BRP zone subject to the requirements and procedures in Chapter 17.28.
- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, outdoor dining areas, and play areas.
- C. All development shall be subject to a conditional use permit.

17.24.050 Off-street parking and loading facilities.

Off-street parking facilities and off-street loading facilities shall be provided as prescribed in Chapter 17.34.

17.24.060 Development standards.

For properties that are zoned business research park, the following development criteria shall be applied in conjunction with the development standards. Where variations in standards exist the more restrictive shall apply.

- A. All development shall be subject to the conditional use permit process in Chapter 17.38;
- B. All development shall require a master plan or a specific plan. The master plan shall be designed to accommodate large scale business and research activities in campus-type developments. These developments shall provide a cohesive architectural design to create a campus style setting within a project or center. Shared vehicular and pedestrian access, parking, and common open space and related amenities shall be integrated into project design. Overall design of development shall be compatible with existing and developing character of the neighboring area. The master plan or specific plan, and the architectural design elements, including a comprehensive sign program, as required by this subsection, shall be included with and approved as part of the Conditional Use Permit as required by 17.24.050(C);
- C. Development should provide convenience/service amenities for employees within the BRP zone;

- D. Alternate transportation opportunities including mass transit and ride sharing shall be encouraged;
- E. Minimum site area: five (5) acres.
- F. Maximum building height: seventy-five (75) feet;
- G. Minimum required yards (building setbacks):
 - 1. Front: forty-five (45) feet frontage on Plaza Drive – twenty-five (25) feet front on Hurley, Crowley, Neeley, Kelsey;
 - 2. Side: twenty (20) feet;
 - 3. Street side on a corner lot: twenty (20) feet;
 - 4. Rear: thirty (30) feet;
- H. Minimum required landscaped yard (setback) areas:
 - 1. Front: thirty (30) feet frontage on Plaza Drive; twenty-five (25) front on Hurley, Crowley, Neeley, Kelsey (includes any portion of building that abuts a public street): twenty-five (25) feet. Setback averaging may be used where incorporated into an approved master plan,
 - 2. Side: twenty (20) feet,
 - 3. Street side on a corner lot: twenty (20) feet,
 - 4. Rear: twenty (20) feet.

RESOLUTION NO. 2019-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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).

WHEREAS, Conditional Use Permit No. 2019-21, is 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); 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 the Conditional Use Permit No. 2019-21, as conditioned by staff, 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, an Initial Study, with addendum, was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED, that Negative Declaration No. 2011-65, with addendum, was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed Conditional Use Permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed Conditional Use Permit is compatible with adjacent land uses.
3. That the proposed project is consistent with the Visalia General Plan, and in particular, satisfactorily meets the Business Research Park designation of the Land Use Element of the General Plan.
4. That the project, as presented, complies with the Design Guidelines for the Square at Plaza Drive Master Plan document and is conditioned herein to meet the intent of

the codified requirements and policies for development in the Business Research Park zone.

5. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
6. That an Initial Study was prepared for the entire master planned development consistent with CEQA. The Initial Study, resulting in a Negative Declaration No. 2011-065, disclosed that environmental impacts are determined to not be significant. The revised hotel development site plan has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the previously approved Negative Declaration No. 2011-65. The Negative Declaration prepared for the entire master planned Business Research Park was approved by Resolution No. 2011-49 and 2014-50. No further environmental review is required.

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. 2018-22 incorporated herein by reference.
2. That the project be developed in substantial compliance with the site plan in Exhibit "A" and the Gateway Business Park Master Plan document.
3. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping (bio-swale), project identification signage and walls, and all similar infrastructure agreements shall be revised to reflect the new hotel development. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures.
4. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. Landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
5. That all signage shall comply with the Gateway Business Park master plan document and shall require a separate building permit.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2011-26 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That all other federal and state laws and city codes and ordinances be complied with.

SITE DATA

LEGAL DESCRIPTION - PARCEL 4 OF PARCEL MAP NO. 5091, RECORDED IN BOOK 51 OF PARCEL MAPS, AT PAGE 88, OF TULARE COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

APN - 081-170-020

GROSS / NET ACREAGE - 3.50 AC (THIS IS AFTER THE LUA WHICH IS CURRENTLY UNDER REVIEW BY THE CITY OF VISALIA - CURRENT PARCEL ACREAGE IS 2.95 AC)

LANDSCAPE AREA - 1.11 AC (52%)

CURRENT USE - VACANT

PROPOSED USE - OFFICE/COMMERCIAL

CURRENT ZONING - BRP

FLOOD ZONE - X

ADJACENT WATERWAYS/DITCHES - NONE

CROSS-SECTIONS OF EXISTING ROADS CAN BE FOUND ON OFFSITE IMPROVEMENT PLANS

UTILITY CONTACTS

WATER
 CALIFORNIA WATER SERVICE CO.
 216 N. VALLEY OAKS DRIVE
 VISALIA, CA 93291
 PHONE: (559) 624-1800
 CONTACT: TOM BRAGGS-FIELD
 EMAIL: tombragsfield@cwswater.com

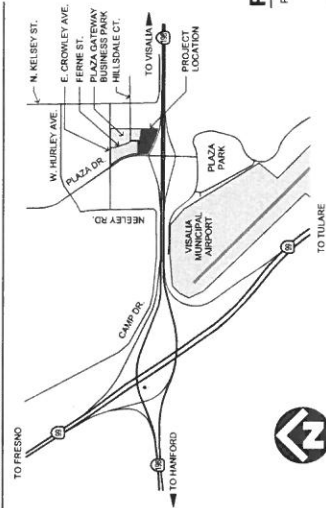
GAS
 SOUTHERN CALIFORNIA GAS CO.
 404 TIPTON ST.
 VISALIA, CA 93292
 PHONE: (559) 735-2331
 CONTACT: CHAD MUELLER
 EMAIL: cmueller@socalgas.com

ELECTRICITY
 SOUTHERN CALIFORNIA EDISON
 2425 S. BLACKSTONE ST.
 TULARE, CA 93274
 PHONE: (559) 185-3289
 FAX: (559) 185-8646
 CELL: (559) 304-6943
 EMAIL: bren.stogsdill@scea.com

TELEPHONE
 AT&T CALIFORNIA
 P.O. BOX 2686
 VISALIA, CA 93291
 FAX: (559) 622-2285
 CONTACT: ERIN FECTOL
 EMAIL: ep8545@att.com

CABLE SERVICE
 COMCAST CABLE
 1000 N. VALLEY DRIVE
 VISALIA, CA 93291
 PHONE: (559) 735-2104
 CONTACT: MICHAEL CORRAL
 EMAIL: michael_corral@comcast.com

VICINITY MAP N.T.S.



PARKING CALCULATIONS

PARKING REQUIRED:
 113 GUEST ROOMS: 113 SPACES + 2 SPACES FOR LOBBY = 115 SPACES
 TOTAL PARKING SPACES REQUIRED: 115 SPACES
 PARKING PROVIDED:
 STANDARD STALLS: 121 - STANDARD
 STD. ACCESSIBLE STALLS: 4 - STANDARD ACCESSIBLE
 VAN ACCESSIBLE STALLS: 1 - VAN ACCESSIBLE
 TOTAL PARKING SPACES PROVIDED: 126 PARKING SPACES PROVIDED

SITE PLAN

SCALE: 1" = 40'-0"



GRAPHIC SCALE
 0 30 60

Klassen Corporation
 Architecture
 Construction
 2021 Westwind Drive
 Bakersfield, CA 93301
 (861) 324-3000
 (861) 324-3900 Fax
 www.klassencorp.com



The above drawings, specifications and notes, when taken together with the contract documents, shall constitute the entire agreement between the parties hereto. No verbal agreement or understanding shall be binding on the parties hereto unless it is in writing and signed by both parties. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

Hilton Garden Inn
 AT PLAZA GATEWAY
 VISALIA, CALIFORNIA

Project No.: 05-1-18508

SITE PLAN

A0.01



Klassen
 corporation
 Architecture
 Construction
 2021 Westwind Drive
 Bakersfield, CA 93301
 (861) 324-3000
 (861) 324-3000 Fax
 www.klassencorp.com



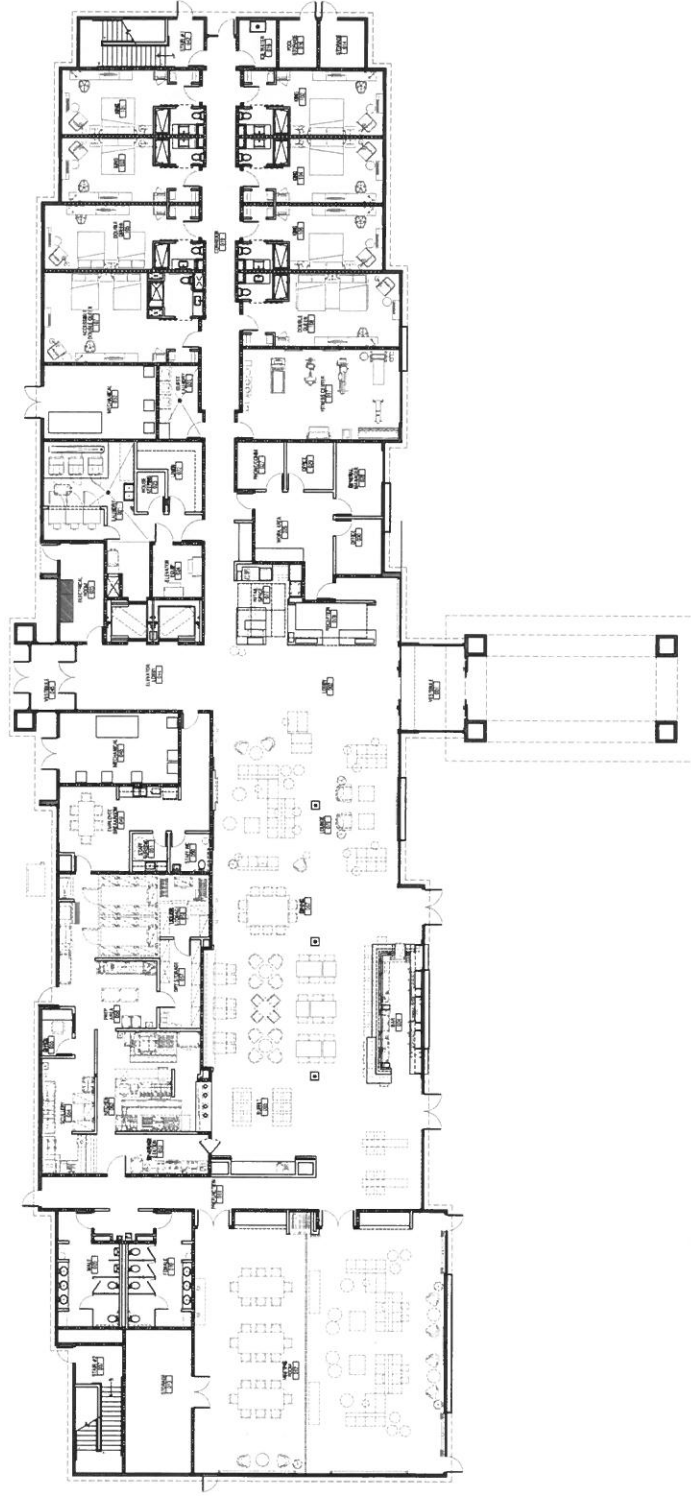
The above drawings are preliminary and subject to change without notice. They are not to be used for construction or other purposes without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.

Hilton Garden Inn
 AT PLAZA GATEWAY
 VISALIA, CALIFORNIA

Project No.: 05-1-10508

**GROUND FLOOR
 PLAN**

A2.01



GRAPHIC SCALE
 0 16 32 48

GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

Exhibit "B"



Klassen
corporation
Architecture
Construction
2021 Westwind Drive
Bakersfield, CA 93301
(661) 324-3000
(661) 324-3900 Fax
www.klassencorp.com



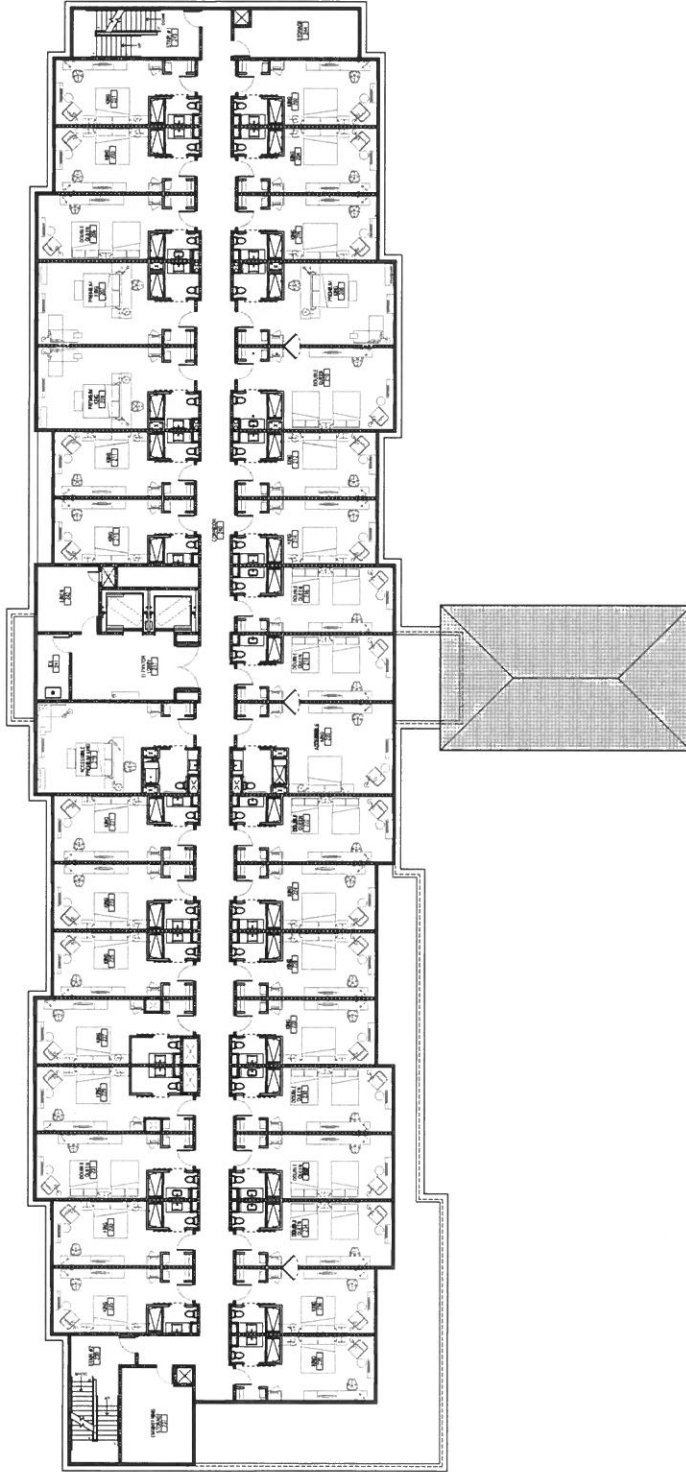
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Hilton Garden Inn
AT PLAZA GATEWAY
VISALIA, CALIFORNIA

Project No. : 05-1-18508

2nd FLOOR PLAN

A2.02



2nd FLOOR PLAN
SCALE: 1/16" = 1'-0"

Exhibit "C"



Klassen
 corporation
 Architecture
 Construction
 2021 Westwind Drive
 Bakersfield, CA 93301
 (861) 324-3000
 (861) 324-3900 Fax
 www.klasseninc.com

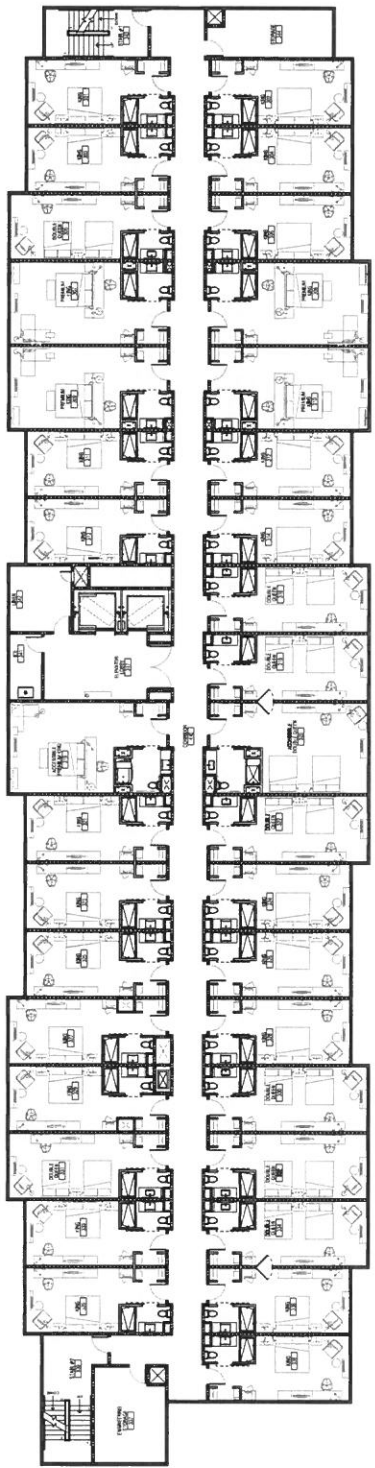


This set of drawings and specifications and their use are subject to the terms and conditions of the contract documents. The architect is not responsible for the construction of the project or for the safety of the project. The architect is not responsible for the construction of the project or for the safety of the project. The architect is not responsible for the construction of the project or for the safety of the project.

Hilton Garden Inn
 AT PLAZA GATEWAY
 VISALIA, CALIFORNIA

Project No.: 05-1-18508
3rd FLOOR PLAN

A2.03



3rd FLOOR PLAN
 SCALE: 1/16" = 1'-0"

Exhibit "D"



Klassen
 corporation
 Architecture
 Construction
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The above drawings and specifications shall be read in conjunction with the project of the building and the contract documents. The architect shall be responsible for the coordination of the building and the contract documents. The architect shall be responsible for the coordination of the building and the contract documents. The architect shall be responsible for the coordination of the building and the contract documents.

Hilton Garden Inn
 AT PLAZA GATEWAY
 VISALIA, CALIFORNIA

Project No. : 05-1-18508

4th FLOOR PLAN

A2.04



4th FLOOR PLAN

SCALE: 1/16" = 1'-0"

Exhibit "E"



Klassen Corporation
 Architecture
 Construction
 2021 Westwind Drive
 Bakersfield, CA 93301
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 (661) 324-3900 Fax
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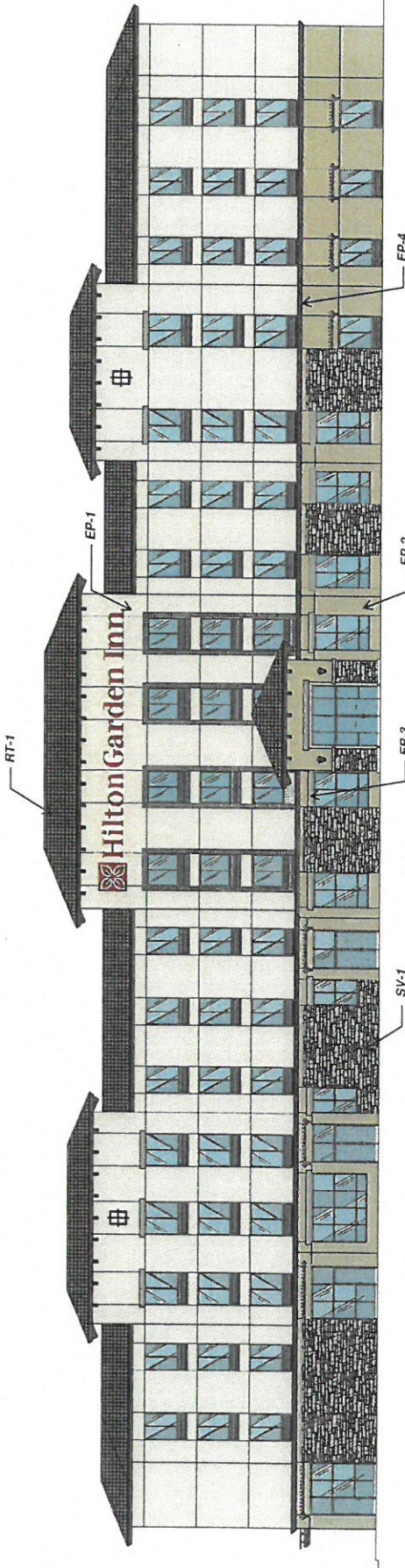
The above drawings and specifications shall be read in conjunction with the contract documents for the project. It is the responsibility of the contractor to verify all materials, quantities, and conditions of work with the manufacturer for all materials and conditions of work. The contractor shall be responsible for all materials and conditions of work. The contractor shall be responsible for all materials and conditions of work. The contractor shall be responsible for all materials and conditions of work.

Hilton Garden Inn
 AT PLAZA GATEWAY
 VISALIA, CALIFORNIA

Project No.: 05-1-18508

EXTERIOR ELEVATIONS

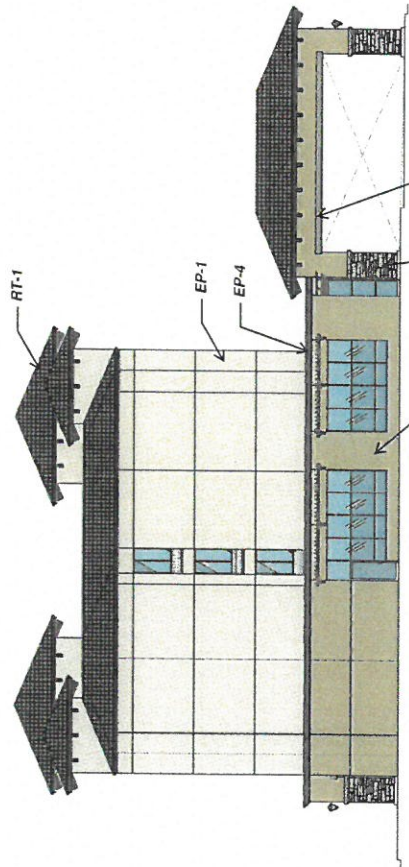
A5.01



NORTH ELEVATION

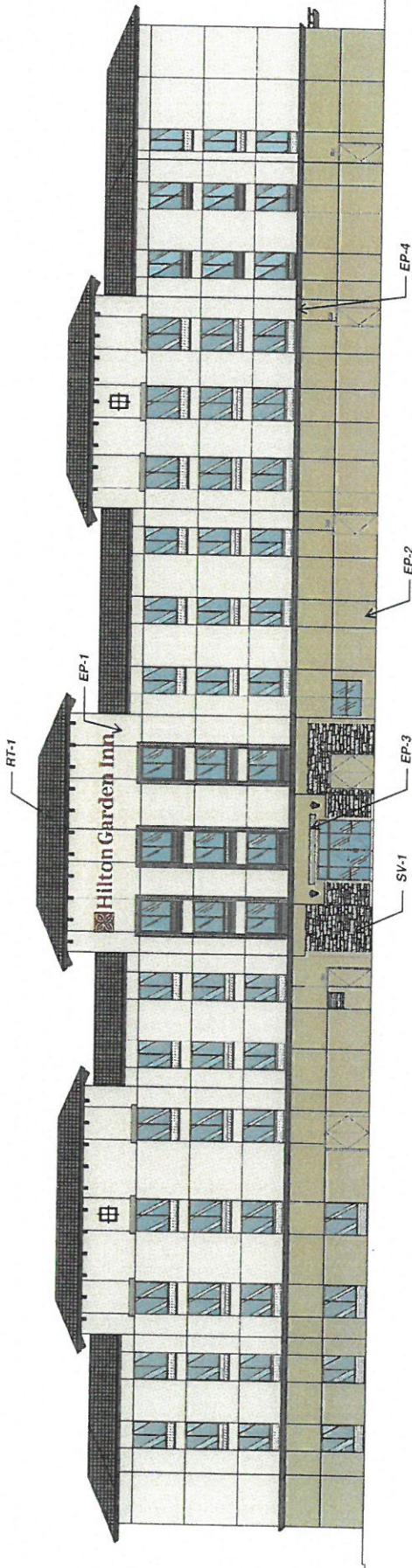
Exhibit "F"

- SV-1 STONE VENEER
 EL DORADO STONE
 WESTERN PROFILES
 COLOR: Milano
- RT-1 ROOF TILE
 US TILE - 2-PIECE MISSION
 COLOR: Oak World #2
- EP-1 EXTERIOR PLASTER SYSTEM
 DUNN EDWARDS
 COLOR: Amique Lace DE6162
- EP-2 EXTERIOR PLASTER SYSTEM
 DUNN EDWARDS
 COLOR: Cream Wave DE6198
- EP-3 EXTERIOR PLASTER SYSTEM
 DUNN EDWARDS (TRIM)
 COLOR: Trimly Islands DE6249
- EP-4 EXTERIOR PLASTER SYSTEM
 DUNN EDWARDS (TRIM)
 COLOR: Carved Wood DE6125



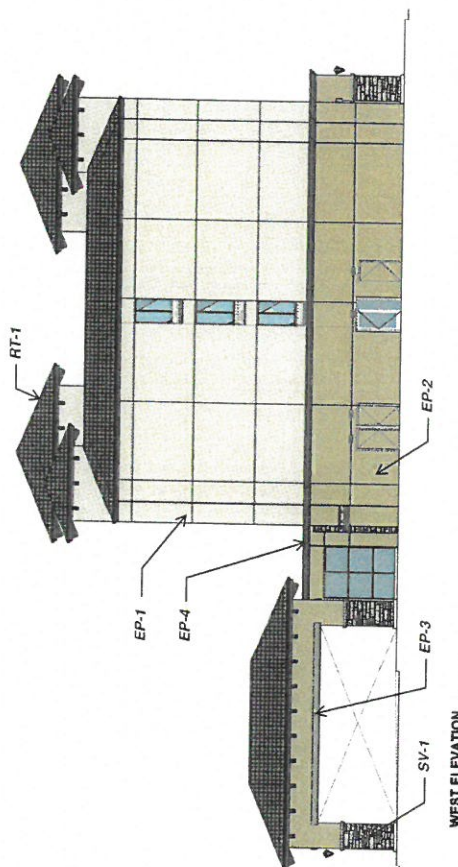
EAST ELEVATION

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



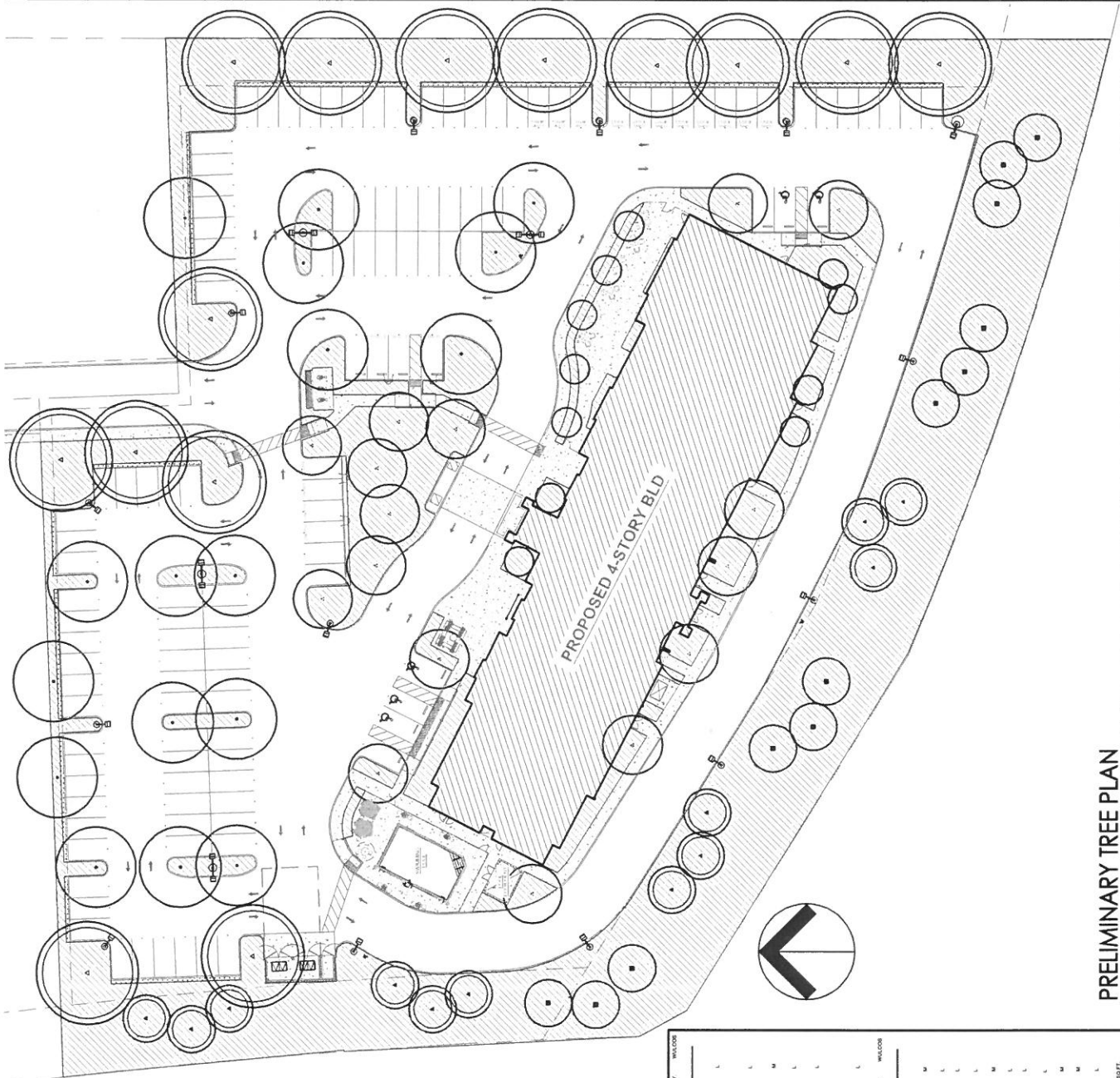
SOUTH ELEVATION

- SV-1 STONE VENEER
EL DORADO STONE
RESIN PROFILES
COLOR: Medina
- RT-1 ROOF TILE
US TILE - 2-PIECE MISSION
COLOR: Old World #2
- EP-1 EXTERIOR PLASTER SYSTEM
DUNN EDWARDS
COLOR: Antique Lace DE6162
- EP-2 EXTERIOR PLASTER SYSTEM
DUNN EDWARDS
COLOR: Cream Wave DE6198
- EP-3 EXTERIOR PLASTER SYSTEM
DUNN EDWARDS (TRIM)
COLOR: Trinitry Islands DE6249
- EP-4 EXTERIOR PLASTER SYSTEM
DUNN EDWARDS (TRIM)
COLOR: Carved Wood DE6125



WEST ELEVATION

Exhibit "F"



PRELIMINARY TREE PLAN

SCALE: 1" = 30' - 0"

SITE SHADE CALCULATIONS
ENTIRE PARKING

A= TOTAL TREE CANOPY S.F.
 B= PARKING AREA S.F. (67,762 SF.)
 QUE AGR 916 SF X 17 = 15,572 SF.
 PIS CHI 1385 SF X 14 = 19,390 SF.
 ARB UNE 615 SF X 6 = 3,690 SF.
 TOTAL CANOPY = 38,652 SF.
 A = 38,652 S.F. = 57%
 B = 67,762 S.F.

EVERGREEN TREE PERCENTAGE:
 T= TOTAL # of TREES
 E= # of EVERGREEN TREES
 E = 23 = 62%
 T = 37

FRONTAGE TREES:
 TOTAL BLDG LF = 278 LF ;
 278 / 50' = 5.56 OR 6
 (7) MAGNOLIA 'LITTLE GEM' DESIGNED +

PARKING LOT TREES:
 TOTAL STALLS = 126 ;
 126 / 10' = 12.6 OR 13
 37 TREES DESIGNED SEE TREES ABOVE

PLANTING LEGEND - TREES	SIZE	CITY	WALDOON
1" TREE	24" DIA. 8' TALL	18	L
2" TREE	24" DIA. 10' TALL	13	L
3" TREE	24" DIA. 13' TALL	13	M
4" TREE	24" DIA. 15' TALL	12	L
5" TREE	24" DIA. 18' TALL	15	L
6" TREE	24" DIA. 21' TALL	17	L

PLANTING LEGEND - SHRUBS	SIZE	CITY	WALDOON
1" SHRUB	1" GALLON	M	
2" SHRUB	2" GALLON	L	
3" SHRUB	3" GALLON	L	
4" SHRUB	4" GALLON	M	
5" SHRUB	5" GALLON	L	
6" SHRUB	6" GALLON	L	
7" SHRUB	7" GALLON	M	
8" SHRUB	8" GALLON	L	
9" SHRUB	9" GALLON	L	
10" SHRUB	10" GALLON	M	
11" SHRUB	11" GALLON	L	
12" SHRUB	12" GALLON	L	
13" SHRUB	13" GALLON	M	
14" SHRUB	14" GALLON	L	
15" SHRUB	15" GALLON	L	
16" SHRUB	16" GALLON	M	
17" SHRUB	17" GALLON	L	
18" SHRUB	18" GALLON	L	
19" SHRUB	19" GALLON	M	
20" SHRUB	20" GALLON	L	
21" SHRUB	21" GALLON	L	
22" SHRUB	22" GALLON	M	
23" SHRUB	23" GALLON	L	
24" SHRUB	24" GALLON	L	
25" SHRUB	25" GALLON	M	
26" SHRUB	26" GALLON	L	
27" SHRUB	27" GALLON	L	
28" SHRUB	28" GALLON	M	
29" SHRUB	29" GALLON	L	
30" SHRUB	30" GALLON	L	
31" SHRUB	31" GALLON	M	
32" SHRUB	32" GALLON	L	
33" SHRUB	33" GALLON	L	
34" SHRUB	34" GALLON	M	
35" SHRUB	35" GALLON	L	
36" SHRUB	36" GALLON	L	
37" SHRUB	37" GALLON	M	
38" SHRUB	38" GALLON	L	
39" SHRUB	39" GALLON	L	
40" SHRUB	40" GALLON	M	
41" SHRUB	41" GALLON	L	
42" SHRUB	42" GALLON	L	
43" SHRUB	43" GALLON	M	
44" SHRUB	44" GALLON	L	
45" SHRUB	45" GALLON	L	
46" SHRUB	46" GALLON	M	
47" SHRUB	47" GALLON	L	
48" SHRUB	48" GALLON	L	
49" SHRUB	49" GALLON	M	
50" SHRUB	50" GALLON	L	
51" SHRUB	51" GALLON	L	
52" SHRUB	52" GALLON	M	
53" SHRUB	53" GALLON	L	
54" SHRUB	54" GALLON	L	
55" SHRUB	55" GALLON	M	
56" SHRUB	56" GALLON	L	
57" SHRUB	57" GALLON	L	
58" SHRUB	58" GALLON	M	
59" SHRUB	59" GALLON	L	
60" SHRUB	60" GALLON	L	
61" SHRUB	61" GALLON	M	
62" SHRUB	62" GALLON	L	
63" SHRUB	63" GALLON	L	
64" SHRUB	64" GALLON	M	
65" SHRUB	65" GALLON	L	
66" SHRUB	66" GALLON	L	
67" SHRUB	67" GALLON	M	
68" SHRUB	68" GALLON	L	
69" SHRUB	69" GALLON	L	
70" SHRUB	70" GALLON	M	
71" SHRUB	71" GALLON	L	
72" SHRUB	72" GALLON	L	
73" SHRUB	73" GALLON	M	
74" SHRUB	74" GALLON	L	
75" SHRUB	75" GALLON	L	
76" SHRUB	76" GALLON	M	
77" SHRUB	77" GALLON	L	
78" SHRUB	78" GALLON	L	
79" SHRUB	79" GALLON	M	
80" SHRUB	80" GALLON	L	
81" SHRUB	81" GALLON	L	
82" SHRUB	82" GALLON	M	
83" SHRUB	83" GALLON	L	
84" SHRUB	84" GALLON	L	
85" SHRUB	85" GALLON	M	
86" SHRUB	86" GALLON	L	
87" SHRUB	87" GALLON	L	
88" SHRUB	88" GALLON	M	
89" SHRUB	89" GALLON	L	
90" SHRUB	90" GALLON	L	
91" SHRUB	91" GALLON	M	
92" SHRUB	92" GALLON	L	
93" SHRUB	93" GALLON	L	
94" SHRUB	94" GALLON	M	
95" SHRUB	95" GALLON	L	
96" SHRUB	96" GALLON	L	
97" SHRUB	97" GALLON	M	
98" SHRUB	98" GALLON	L	
99" SHRUB	99" GALLON	L	
100" SHRUB	100" GALLON	M	

Exhibit "G"



Gateway business park

PROJECT SUMMARY
 NET SITE: 10.97 ACRES ± 588,000 SF
 BLDG: 17,200 SF
 HOTEL / REST: 75,000 SF
 RETAIL: 18,400 SF
 OFFICE: 34,500 SF
 TOTAL: 130,100 SF

PLAZA-DR

FUTURE STREET IMPROVEMENTS

FUTURE BRIDGE/WALKWAY

CROWLEY AVE

861 HWY 198
P27



City of Visalia
First Addendum to Initial Study/Mitigated Negative Declaration Document
No. 2011-065

This document is an addendum to Initial Study/ Negative Declaration Document No. 2011-065 originally prepared for Conditional Use Permit No. 2011-26 and Tentative Parcel Map No. 2011-03. The decision to prepare an addendum was based on the change in the Initial Study/Negative Declaration's project description being minor and corrective in nature. In accordance with CEQA Guidelines Section 15164 (a), none of the conditions which would require the preparation of a Subsequent EIR, Negative Declaration, or Supplemental EIR have been met.

This addendum is being prepared to include Conditional Use Permit (CUP) No. 2019-21. The change to the project description found in the Initial Study/Negative Declaration is minor and is supported by evidence in the record. The addendum is being prepared to consider an increase in the number of hotel rooms from 100 rooms to 113 rooms as originally stated on the previously approved CUP No. 2011-26. The site was approved with a 100 guest rooms. The amended CUP is requesting to increase the total number of guest rooms to 113.

The Negative Declaration/Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA).

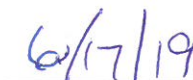
Findings

1. That the inclusion of Conditional Use Permit No. 2019-21, an amendment to Conditional Use Permit No. 2011-26, to allow an increase in the total number of guest rooms from 100 to 113, is minor and none of the conditions which would require the preparation of a Subsequent EIR, Negative Declaration, or Supplemental EIR have occurred, Guidelines Section 15164(a).
2. That no changes have occurred since Initial Study/Negative Declaration No. 2011-065 was done that would change the outcome of the previous Initial Study.

Addendum to Initial Study/Negative Declaration Document No. 2011-65 prepared by:



Paul Bernal
Interim Director/City Planner
City of Visalia
Community Development Department



Date

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

**NOTICE OF A PROPOSED
NEGATIVE DECLARATION**

Project Title: Conditional Use Permit No. 2011-26 and Tentative Parcel Map No. 2011-03

Project Description:

Conditional Use Permit No. 2011-26, a request by Old Town Condominiums to establish a Master Planned Development for a multi-use business park in the BRP (Business Research Park) zone.

Tentative Parcel Map No 2011-03: a request by Old Town Condominiums to divide 13.68 acres into nine parcels, and a Lot "A" with public street improvements in the BRP (Business Research Park) zone.

Project Location: The site is located at the southeast corner of Plaza Drive and Crowley Avenue (APN 081-170-012).

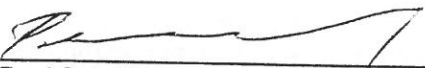
Contact Person: Andrew Chamberlain, Senior Planner Phone: (559) 713-4003

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. 2011-65 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 E. Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from October 4, 2011 to October 24, 2011.

Date: 10-4-11

Signed: 
Paul Scheibel, AICP
Environmental Coordinator
City of Visalia

NEGATIVE DECLARATION

Project Title: Conditional Use Permit No. 2011-26 and Tentative Parcel Map No. 2011-03

Project Description:

Conditional Use Permit No. 2011-26, a request by Old Town Condominiums to establish a Master Planned Development for a multi-use business park in the BRP (Business Research Park) zone.

Tentative Parcel Map No 2011-03: a request by Old Town Condominiums to divide 13.68 acres into nine parcels, and a Lot "A" with public street improvements in the BRP (Business Research Park) zone.

Project Location: The site is located at the southeast corner of Plaza Drive and Crowley Avenue (APN 081-170-012).

Project Facts: Refer to Initial Study for project facts, plans and policies, discussion of environmental effects and mitigation measures, and determination of significant effect.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	()
Letters	(X)

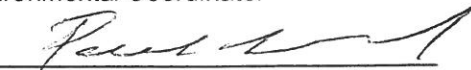
DECLARATION OF NO SIGNIFICANT EFFECT:

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

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

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

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 

Date Approved: 10-4-11

Review Period: 20 days

INITIAL STUDY

GENERAL

A. Description of the Project:

Conditional Use Permit No. 2011-26, a request by Old Town Condominiums to establish a Master Planned Development for a multi-use business park in the BRP (Business Research Park) zone. This would establish a Master Conditional Use Permit which identifies the unified architectural scheme, landscaping, and open space for a mixed use business park with a campus type setting and shared access and parking for adjoining parcels, and a cross access point to the east for connectivity with future development. The proposed uses included in this Master Plan include approximately 17,200 square feet of retail and gas station, 79,000 square feet of general office, and a 100 room hotel. The site is projected to have approximately 489 parking spaces, with shared access and parking to serve the project. Public street improvements would be installed along Crowley Avenue which is a partially improved roadway at this time. The project site will be served by a main access drive, which may be a private or public roadway, extending south from Crowley Avenue to serve all of the proposed uses.

Tentative Parcel Map No 2011-03: a request by Old Town Condominiums to divide 13.68 acres into nine parcels, and a Lot "A" with public street improvements in the BRP (Business Research Park) zone. The proposed parcels range in size from 0.69 acre to 2.95 acres. The map includes a main access drive, which may be a private or public roadway, extending south from Crowley Avenue to serve all of the proposed parcels. If the main access drive is developed as a private street, it may be identified on the tentative map as Lot "B", or divided among the proposed parcels.

B. Identification of the Environmental Setting: The project site has been used for agricultural row crops, but is currently fallow. The site is level with no topographical features. The west and south boundaries of the site are adjacent to elevated roadway grades for Highway 198 and Plaza Drive. The north boundary is adjacent to Crowley Avenue which is a partially constructed collector roadway. The east side of the site is adjacent to row crops and Josten's, an industrial publishing facility. The area surrounding the site is designated for Business Research Park, with State Highway 198 bordering the south side of the site, and a Highway 198 off-ramp bordering the west side of the site. Approximately 1.7 acres along the west side of the site is being designated a Lot "A" which will be purchased for part of an expansion of the Highway 198 ramp system. The Highway 198 and Plaza Drive improvements are not directly associated with this project.

The Visalia Circulation Element designates Crowley Avenue as a Collector roadway. The site would have two direct access points to Crowley Avenue, and an internal cross-access point to the parcel to the east.

The surrounding zoning and land uses are as follows:

- North: BRP (Business Research Park) – BRP developed gas station, and vacant BRP sites
- South: PI (Public Institutional) – Highway 198 and Community Park
- East: BRP – (Business Research Park) Vacant land, Josten's, Publishing
- West: BRP – (Business Research Park) Highway 198 elevated off-ramp, Plaza Drive, and BRP designated vacant sites

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

C. Plans and Policies: The General Plan Land Use Element (LUE) designates the site as BRP – (Business Research Park). The proposed project and land division is consistent with the plans and polices of the Land Use Element.

Land Use Element Policy No. 3.6.3 states the following: Develop a Business & Research Park Center zone district to accommodate large-scale business and research activities in campus-type master planned developments. The zone shall establish minimum lot sizes ranging from one acre to ten acres as may be appropriate for these selected areas and specify special landscaping and architectural standards.

City of Visalia Zoning Ordinance, Section 17.24.010-B, states that the purpose of the planned BRP zone district is as follows: The purpose and intent of the planned business research park zone district is to provide for business, scientific, educational and light industrial uses in a campus-type setting. Planned business research parks are to be planned and developed as integrated units via specific or master plans and are intended to accommodate large-scale office developments at locations which provide close-in employment opportunities; promote Visalia's community identity through special site development standards such as lot sizes, setbacks, landscaping, building scale, parking, open areas, etc.; and provide on-site ancillary uses including day care, food service, banks, recreation, etc., served by a variety of transportation modes to reduce vehicle trips.

The proposed project is consistent with the Zoning Ordinance and the Land Use Element of the General Plan.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element, Circulation Element, and Zoning Ordinance contain land use mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance.

III. MITIGATION MEASURES

None. 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.

City Council Resolution 91-105 adopted and certified the Visalia Land Use Element Update EIR and contained mitigation measures to eliminate or substantially lessen the impacts of growth in the community. Those mitigation measures are included herein by reference. In addition, the 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. The City's impact fee programs for public safety, public services, groundwater preservation, stormwater management, and others, adequately mitigate public service and infrastructure impacts of the proposed project.

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.

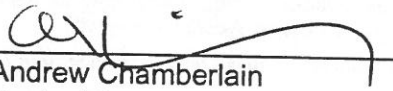
V. SUPPORTING DOCUMENTATION

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

- City of Visalia General Plan Land Use Element. City of Visalia. September 1991, revised June 1996.
- City of Visalia General Plan Land Use Element Final Environmental Impact Report (SCH EIR No. 90020160). City of Visalia, September 3, 1991.
- Visalia City Council Resolution 91-105 (Certifying the EIR for the City of Visalia General Plan Land Use Element Update), passed and adopted September 3, 1991.

- City of Visalia General Plan Circulation Element. City of Visalia. April 2001.
- City of Visalia General Plan Circulation Element Final Environmental Impact Report (SCH EIR No. 95032056). VRPA Technologies, February 26, 2001.
- Visalia City Council Resolution 2001-19 (Certifying the EIR for the City of Visalia General Plan Circulation Element Update), passed and adopted April 2, 2001.
- City of Visalia General Plan Conservation, Open Space, Recreation & Parks Element. City of Visalia. June 1989.
- Visalia Municipal Code, Title 17 (Zoning Ordinance)
- California Environmental Quality Act Guidelines
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Tulare County Airport Land Use Commission Project Comments, September 7, 2011
- Traffic Analysis, TPG Consulting, August 25, 2011

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY


Andrew Chamberlain
Senior Planner

Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Conditional Use Permit No. 2011-26, and Tentative Parcel Map No. 2011-03		
NAME OF PROPONENT:	Old Town Condominiums	NAME OF AGENT:	Paloma Development
Address of Proponent:	7647 N. Woodson Ave. Fresno, CA 93711	Address of Agent:	222 N. Garden Street Visalia, CA 93291
Telephone Number:	(559) 713-0202	Telephone Number:	(559) 713-0202
Date of Review	September 30, 2011	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:

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

II. AGRICULTURAL RESOURCES

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

- 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 c) 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)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 2 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?

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

V. CULTURAL RESOURCES

Would the project:

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

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative 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?

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

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?
- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 1 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?
- 1 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?
- 1 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?
- 2 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 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?
- 1 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?
- 2 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:

- 1 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:

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?

- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVII. 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.

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DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The proposed project includes a variety of multi-story structures, which may be up to 75 feet high in the BRP zone. The design standards for the project include a campus style setting with consistent architecture.

This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista which is visible from State Highway 99 and 198, however the project will not adversely impact the view of this range from highway corridors or adjacent to the site.

- b. There are no scenic resources on the site.
- c. The City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is not degraded.
- d. The project will create some new sources of light that is typical of urban development. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties. Enforcement of these standards reduces potential impacts to a level that is less than significant. No further mitigation is required.

II. AGRICULTURAL RESOURCES

- a. The project will not involve the conversion of prime farmland or other types of farmland, nor will it cause any adverse effects on these types of farmland. This site and the adjacent areas have been designated for urban development since the 1991 Land Use Element Update. During the update, the loss of agricultural land was identified, with a Statement of Overriding Consideration made for the potential loss of agricultural lands.
- b. The project will not conflict with an existing zoning for agricultural use, as there are no properties in the project area with an Agriculture zoning. There are no known Williamson Act contracts on any properties within the project area.
- 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 will not involve any changes that would promote or result in the conversion of designated farmland to non-agriculture use. Properties within the project area already contain an urban land use designation. Properties which are vacant and currently do not contain urban land uses are already able to develop at any time.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District. The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than

significant impact. The short-term construction impact of the proposed project's construction emissions are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the project will be subject to the SJVAPCD's Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- b. The project could result in short-term air quality impacts related to dust generation due to grading activities. The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

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

- c. The San Joaquin Valley is a region that is already at non-attainment for air quality. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion into urban development. The City adopted urban development boundaries as mitigation measures for air quality.

The project could result in short-term air quality impacts related to dust generation due to grading activities. The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

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

- d. The proposed project will not expose sensitive receptors to a substantial generation of pollutant concentrations.
- e. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

- a. The site has no known species identified as a candidate sensitive, or special status species in local or regional.

plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. City-wide biological resources were evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use.

- 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. This site was evaluated in the General Plan EIR for the City of Visalia Land Use Element Update for conversion to urban use.
- e. The City has a municipal ordinance in place to protect oak trees. Any oak trees existing 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.
- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

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

VI. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. A grading and drainage plan must be submitted for review to the City to ensure the improvements will be designed to city engineering 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 generally have low expansion characteristics.

- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines will be used for the disposal of waste water at this location.

VII. GREENHOUSE GAS EMISSIONS

- a. The project facilitates the development of this site for a commercial/office use in accordance with the City's Zoning Ordinance and General Plan. Operations associated with this site, include regular operations and vehicular trips to and from the site, will result in the generation of greenhouse gas (GHG) emissions. Development will be required to comply with all required federal, state, regional, and local requirements and Best Management Practices in association with the construction and regular operations for the project. Compliance with these requirements will not result in a substantial generation of GHG emissions.
- b. The State of California has enacted the Global Warming Solutions Act of 2006, which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020. The California Air Resources Board (CARB) is required to identify the state's GHG emissions levels in 1990, and adopt emission limits and reduction measures to take effect in 2012. To date, CARB has not adopted GHG emissions limits and emission reduction measures that apply to industrial land uses. Because CEQA guidelines have not yet been codified for the evaluation and mitigation of GHG emissions, there is an absence of regulatory guidance to assist in determining whether a project would have a significant impact. Notwithstanding, the development will comply with all other required federal, state, regional, and local requirements and Best Management Practices in association with the construction and regular operations associated with the site. Compliance with these requirements will not result in a significant impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. There is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment.
- c. 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 City's adopted Airport Master Plan shows the project area located in Zone C, known as the Common Traffic Pattern. This plan contains safety policies which guide future development for sites located within this zone. There are no restrictions for this proposed type of development within Zone C. Airspace review would be required for any proposed structures exceeding 150 feet in height, though none are proposed or anticipated.

The project area is located approximately 1/2 mile Northeast of the public airport and, while the project site will be subject to the occasional overflight by aircraft, it does not lie within the Approach Zone and will not be subject to significant development restrictions. The "C" Zone allows a maximum of 125 people per acre on the site, at any given time, and requires that 15% of the site remain open or not covered by structures. The County Comprehensive Airport Land Use Plan places the project in the Horizontal Zone, which has no particular restrictions related to the proposed project. The project will need to be submitted to the Tulare County Airport Land Use Commission, which will make a determination if the project meets all CALUP policies.

The project was submitted to the Tulare County Airport Land Use Commission which determined that the project meets all CALUP policies. The site is within Conical Zone "C" and Horizontal Zone "H", which has no particular restrictions related to the proposed project. These Zones do restrict the establishment of stadiums, arenas and similar uses which attract large numbers of people. See attachment from Tulare County Airport Land Use Commission, September 7, 2011.

- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wild lands within or near the project area.

IX. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. The site will 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 project will not substantially deplete groundwater supplies in the project vicinity. California Water Service has indicated that they will serve the site.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially 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.
- e. The project 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. The site is a developed industrial site which meets 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.
- g. The project area is located within Zone X-500, which indicates an area that is not in a flood hazard area.
- h. The project area is located within Zone X-500, which indicates an area that is not in a flood hazard area.
- i. The project would not expose people or structures to risks from failure of levee or dam.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

X. LAND USE AND PLANNING

- a. The project will not physically divide an established community.
- b. The site is within the current Urban Development Boundary (129,000 Population) of the City of Visalia. The City of Visalia designates the area for urban development. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted urban development boundaries as mitigation measures for conversion to urban development.
- c. The project does not conflict with any applicable conservation plan.

XI. MINERAL RESOURCES

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

XII. NOISE

- a. The project will result in noise generation typical of urban development. There will be noise generated by traffic along designated arterial and collector streets. The City's standards for setbacks and/or construction of walls along major streets will reduce noise levels to a level that is less than significant.

Traffic and related noise impacts from the proposed project will occur along Crowley Avenue, which is a designated collector street. The nearest residential units are at Neeley Street. No project traffic is expected to impact these areas with residential units, and none of the streets impacted by increased traffic contain noise sensitive land uses as defined by the Noise Element of the General Plan, and there will therefore not be any significant noise or ground borne vibration impacts from the project.

- b. The project will not result in ground-borne vibration or ground-borne noise levels. There are no existing uses

near the project area that create ground-borne vibration or ground-borne noise levels.

- c. Noise levels will increase beyond current levels as a result of the project. These levels will be typical of noise levels associated with urban development. The City's standards for setbacks and/or construction of walls along major streets will reduce noise levels to a level that is less than significant.
- d. Noise levels will increase during the construction of the project but shall remain within the limits defined by the City Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
- e. The project area is within 2 miles of a public airport. The study for the Draft Visalia Municipal Airport Master Plan has developed noise contours for areas surrounding the airport which represent standard noise levels as defined by the City Noise Element. The California State Aeronautics Law establishes a CNEL of 65 dB as the maximum acceptable noise exposure for residential or other noise sensitive land uses. The project area is outside of any airport noise contour area. Although this project is located in Zone C, the location of the site is far enough away so that aircraft will be at a substantial altitude while traversing the property. The project will not expose people residing or working in the project area to excessive noise levels.
- f. There is no private airstrip near the project area.

XIII. POPULATION AND HOUSING

- a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan.
- b. Development of the site will not displace any housing on the site.
- c. Development of the site will not displace any people on the site.

XIV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Airport and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will not directly generate new students. In order to address indirect impacts, the project will be required to pay non-residential impact fees. These fees are considered to be conclusive mitigation for indirect impacts. Current school facilities can adequately serve the site without a need for alteration.
 - iv. The project does not include any residential units that will create a need for additional park facilities. Current park and recreation facilities can adequately serve the

site without a need for alteration.

- v. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

- a. The project will not directly generate new residents and will therefore not directly 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. Residential developments indirectly associated with on-site employment will pay impact fees to mitigate impacts.
- 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.

XVI. TRANSPORTATION AND TRAFFIC

- a. 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 EIR for the City of Visalia Land Use Element Update for urban use.

A Traffic Impact Study was conducted for the Plaza Business Park, dated January 2008, which analyzed Plaza Drive between Highway 198 and Goshen Avenue. The cumulative analysis included build-out per the Visalia General Plan which included this site. The cumulative analysis in the TIS identified the necessary roadway and intersection improvements to the Plaza Drive corridor which includes this project area. The attached correspondence from TPG Consulting, August 25, 2011, indicates that based upon the existing TIS no additional traffic analysis is required, and that no additional mitigation measures are required for this project related to traffic impacts on Crowley Avenue or other adjacent roadways.

- b. The project plans for the development of the site in accordance with the site's underlying zoning designation. The project is not proposed to substantially exceed what has already been planned for the area.
- 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 be required to meet the City's parking requirements as required in the City's Zoning Ordinance.

XVII. UTILITIES AND SERVICE SYSTEMS

- a. The site is projected for urban development by the City General Plan. The project is not proposed to exceed what has already been planned for in this area.
- b. The project site will be connected to City sanitary sewer lines consistent with the City Sewer Master Plan. Visalia's wastewater treatment plant has more than sufficient

capacity to accommodate impacts associated with the proposed project. These improvements will not cause significant environmental impacts.

- c. The project will be accommodated by 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.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

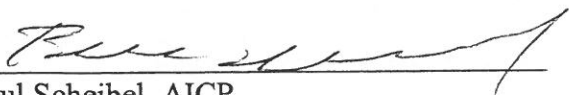
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- 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 EIR for the City of Visalia Land Use Element 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 inherently evaluated in the EIR for the City of Visalia Land Use Element 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 EIR for the City of Visalia Land Use Element 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. 90020160). The Environmental Impact Report prepared for the City of Visalia Land Use Element (Amendment No. 90-04) was certified by Resolution NO. 91-105 adopted on September 3, 1991. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**


Paul Scheibel, AICP
Environmental Coordinator

October 4, 2011
Date



RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD
VISALIA, CA. 93277.
PHONE (559)624-7000
FAX (559) 730-2653

Britt L. Fussel Public Works
Michael C. Spata Planning
Roger Hunt Admin Services
Comm. Development

JAKE RAPER JR., AICP, DIRECTOR

September 7, 2011

Andrew Chamberlain, Project Planner
City of Visalia
315 E. Acequia Avenue
Visalia, California 93291

RE: Conditional Use Permit and Parcel Map for Paloma Development

Dear Mr. Chamberlain:

Thank you for your recent submission of this project (Conditional Use Permit and Parcel Map) to the Airport Land Use Commission (ALUC). The project is located approximately 3,500 feet north of the runway for Visalia Municipal Airport, just northeast of Highway 198 and Plaza Drive. The project is to allow the development of commercial facilities in a business park like atmosphere. Staff has reviewed the project and has the following comments:

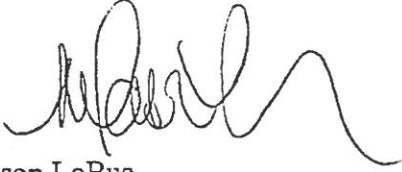
The subject site is located within the 'H' Horizontal Zone and 'C' Conical Zone of Visalia Municipal Airport. The Tulare County Comprehensive Airport Land Use Plan (CALUP) policy applying to parcels within the 'H' Horizontal Zone and 'C' Conical Zone are as follows:

CONICAL ZONE (C): No particular restrictions, however, projects such as stadiums, arenas, auditoriums, large transmission facilities or anything that would attract large numbers of people would be potentially hazardous. For this reason, projects within this zone are still subject to ALUC review.

HORIZONTAL ZONE (H): No more than three dwelling units per acre (under traffic pattern); no schools, arenas, auditoriums or similar uses which attract large numbers of people; no industries involving large quantities of highly volatile flammable materials or processes; and the maximum structural coverage of a parcels should not exceed 20% (under traffic pattern) of a parcel's total area. Maximum structural coverage of a parcel should not exceed 50% outside of traffic pattern.

The proposed use of the site in relation to Visalia Municipal Airport is consistent with the CALUP. This project will be submitted as an information item only to the ALUC. This project is located within the 'H' Horizontal Zone for Visalia Municipal. The project is a Conditional Use Permit and Parcel Map for a "business park" development. The parcel map proposes to divide an existing 13.68 acres site into 9 parcels (with three street dedications/acquisitions). Because of the location near the airport and Horizontal Zone policy, structural coverage is limited to 50% of the site. The proposed plans indicated that the structural coverage on each parcel well below the 50% maximum. Building sizes average 7,000-10,000 square feet, with the exception of a proposed hotel. *Please note: structural coverage analysis does not include multiple floors (i.e. 3 level buildings), just area developed on the ground.* The project is compatible with surrounding parcel sizes and is

approximately 3,500 feet directly north of the runway. The project is outside of the traffic pattern and noise contours for the airport as well. There are no applicable height policies to the project at this time. The project will have no impact to aviation or the surrounding community as the use is compatible with CALUP policies. With this in mind, this project will be listed as a correspondence/ information item only item at the next Airport Land Use Commission meeting. The ALUC requests it be notified if there is a change in either the proposed land use or if there is any significant change/addition to the current plans. Thank you for submitting your proposal for review and consideration.

A handwritten signature in black ink, appearing to read 'Jason LoBue', with a stylized, flowing script.

Jason LoBue
ALUC, Planner III
Tulare County RMA



August 25, 2011

Mr. Eric Bons
City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291

Re: Traffic Impact Study for the Crowley Business Research Park

Dear Mr. Bons:

This letter has been prepared as a response to the City's request for additional information on the traffic analysis for the Crowley Business Research Park (BRP). TPG previously prepared a letter, dated February 10, 2011, detailing the proposed Crowley BRP and the prior cumulative traffic analyses conducted by the City of Visalia and adjacent private development projects (e.g. Plaza Business Park).

The Project site is approximately 13.95 acres and is currently zoned Business Research Park (BRP). The proposed Crowley BRP will include office buildings (81,000 sf), a hotel, and a gas station with some minor retail (9,500 sf).

The *Traffic Impact Study for the Plaza Business Park* was prepared by TPG Consulting in January 2008. The TIS analyzed Plaza Drive between SR 198 and Goshen Avenue. The cumulative analysis included build-out of the City of Visalia General Plan and specifically all of the planned land uses included in the Crowley BRP. The cumulative analysis in this study identified the necessary roadway and intersection improvements to Plaza Drive corridor.

The cumulative traffic analysis presented in the Plaza Business Park TIS was developed based on the Tulare County Association of Governments (TCAG) regional travel demand model. The model provided existing and future traffic and land use data for the years 2008 and 2030, as required by the City of Visalia and Caltrans. The Model develops traffic volume projections based on land use data for individual Traffic Analysis Zones (TAZ). The Crowley BRP is contained within TAZ 1071 which is bounded by SR 198 (south), Plaza Drive (west), Crowley Avenue (north), and Kelsey Street (east).

The Crowley BRP TAZ includes employment projections based on the current and planned land uses. Therefore, the 2008 traffic model identified the employment at the Jostens facility and San Joaquin Valley College, which are the only existing businesses located within the TAZ. The 2030 traffic model showed an increase in employment in TAZ 1071 based on buildout of the TAZ according to the City of Visalia's General Plan land use designations. The proposed Crowley BRP meets the General Plan land use designation. The model projects an increase of 293 office and 210 service employees between the 2008 and 2030 models. This increase in employment is consistent with the proposed Crowley BRP.

Therefore, the TCAG traffic model projections (as used in the Plaza Business Park TIS) are consistent with the proposed land use at the Crowley BRP site. It is our conclusion that the proposed Crowley BRP has been fully analyzed in the cumulative conditions of the Plaza Business Park TIS. Therefore, no additional analyses should be required for the

Visalia Office
222 N. Garden Street
Suite 100
Visalia, CA 93291
Tel 559.739.8072
559.739.8377

Colorado Office
1950 W. Littleton Blvd
Suite 101
Littleton, CO 80120
Tel 303.797.0989
Fax 303.797.0987

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8/25/2011 11:48 AM

Letter to Mr. Eric Bons
City of Visalia
August 25, 2011
Page 2

Project. The Project is also not required to construct any specific roadway improvements as mitigation to roadway impacts. All roadway improvements identified in the Traffic Impact Study for the Plaza Business Park have been or will be constructed by the Plaza Business Park or the City of Visalia's interchange project. The Project will pay the City's Transportation Impact Fees and construct the necessary improvements along the Crowley Avenue frontage per City requirements. In addition, the Project's fees are being used in conjunction with other revenues to build Plaza Drive and the Plaza Drive interchange to the ultimate configuration. The Plaza Drive and SR 198 interchange configuration were approved by the City of Visalia and Caltrans as the street facility necessary to accommodate the build-out of the Crowley BRP.

Thank you for the opportunity to provide this letter. If you have any questions please feel free to contact me at (559) 739-8072.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wally Hutcheson', written over a horizontal line.

Wally Hutcheson, TE
Traffic Engineer



#8

MEETING DATE: March 6, 2019
SITE PLAN NO. 19-034 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

CUP

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 8 DATE: MARCH 6, 2019

SITE PLAN NO.: 19-034 RESUBMITTAL
PROJECT TITLE: HILTON GARDEN INN HOTEL
DESCRIPTION: FOUR STORY HOTEL BUILDING WITH ONSITE
PARKING
APPLICANT: MIKE HERNANDEZ
PROP OWNER: RAJU VERMA
LOCATION: 8707 W HILLSDALE AVE
APN: 081-170-019, 020, 021

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. Project is subject to the underlying master plan development conditions encumbering the entire parcel map. Comply with master planned requirements.**
- 2. Phase 1 master plan improvements (completion of Crowley widening & local street improvements + infrastructure) are required to be completed prior to proposed project permit issuance. Further construction coordination with City staff is required.**
- 3. Refer to Fire Dept. and Calwater service requirements.**
- 4. Proposed refuse enclosure will need to comply with City standard 24' enclosure gate width and stall sizes for proper servicing by Solid Waste. Refer to further comments by the Solid Waste Dept.**
- 5. The proposed development takes a shared access from future local street and will be required to locate all fire apparatus (excluding hydrants) and backflow preventers onsite and not in public right-of-way.**
- 6. Refer to City Lot Line Adjustment filing procedures and fees.**
- 7. A detailed analysis of the peak-hour traffic trips to be generated by the proposed hotel shall be included in the site plan annotation. Refer to comments by the Traffic Safety Dept.**
- 8. Building permits are required, standard plan check and inspection fees apply. Proposed project will also incur development impact fees associated with parcel acreage and building construction. Refer to page 3 for applicable fees and estimate.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-034 RESUBMITTAL**

Date: **3/6/2019**

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.)

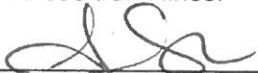
(Fee Schedule Date:**8/3/2018**)
(Project type for fee rates:**HOTEL**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,293/AC X 3.5 = \$4,526
<input checked="" type="checkbox"/> Transportation Impact Fee	\$2,584/ROOM X 113 = \$291,992
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$74/ROOM X 113 = \$8,362
	TREATMENT PLANT FEE:
	\$423/ROOM X 113 = \$47,799
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,692/AC X 3.5 = \$19,922
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,179/AC X 3.5 = \$14,627
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$3,528/AC X 3.5 = \$12,348
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,897/AC X 3.5 = \$6,640
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$117/ROOM X 113 = \$13,221
<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

Paul Scheibel, Planning Division, 559-713-4369 (AJC)
Date: March 6, 2019

SITE PLAN NO: 2019-034-B
PROJECT: Hilton Garden Inn Hotel
DESCRIPTION: FOUR-STORY HOTEL BUILDING WITH ONSITE PARKING
APPLICANT: MIKE HERNANDEZ
PROP. OWNER: RAJU VERMA
LOCATION TITLE: 8715 S. HILLSDALE AVENUE

APN TITLE: 081-170-019, 020, 021
GENERAL PLAN: Business Research Park
ZONING: BRP (Business Research Park)

Rule 9510 – This project is 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

CUP No. 2011-26
TPM No. 2011-03

Project Requirements

- Conditional Use Permit required for hotel in BRP Zone.
- Compliance with Gateway Business Park Master Plan Architectural Standards
- Building Permit
- Additional Information as required for CUP application submittal
-

PROJECT SPECIFIC INFORMATION: March 6, 2019

1. Conditional Use Permit required for hotel in BRP Zone as required by Resolution No. 2011-49 establishing the Gateway Business Park Master Plan
2. Compliance with Gateway Business Park Master Plan.
3. The hotel elevations shown to staff at this SPR meeting do not meet the Master Plan architectural style for an Early Californian or modified Mission style appearance as depicted in the Master Plan. Staff does not support the elevations as shown.
4. Provide internal vehicular and cross access to the parcel to the northwest. Could be accomplished along the access drive – needs to be shown on the plan in some fashion.
5. Provide a pedestrian path to the parcel to the northwest as provided in the Master Plan. Could be accomplished along the access drive – needs to be shown on the plan in some fashion.
6. Lot Line Adjustment required - show parcel to the northwest as part of this review to make sure it is still consistent with the Master Plan for size and use. Note – the 1.15 acre balance shown for the remainder of Parcel No. 6 is consistent with the parcel sizes provided by the Master Plan.
7. Provide building elevations as part of the Site Plan Review resubmittal for initial review with Master Plan Architectural requirements.
8. The hotel restaurant and meeting/conference area appears to be minor in nature; staff would not require additional parking as presented in this March 6 site plan for these components.
9. Meet all other Master Plan requirements for the development.
10. Meet all other codes and ordinances.

The BRP standards below shall apply – unless otherwise provided in the Gateway Business Park Master Plan.

17.24.060 Development standards in the B-R-P zone.

For properties that are zoned business research park, the following development criteria shall be applied in conjunction with the development standards. Where variations in standards exist the more restrictive shall apply.

- A. All development shall be subject to the conditional use permit process in Chapter 17.38;
- B. All development shall require a master plan or a specific plan .. The master plan shall be designed to accommodate large scale business and research activities in campus-type developments. These developments shall provide a cohesive architectural design to create a campus style setting within a project or center. Shared vehicular and pedestrian access, parking, and common open space and related amenities shall be integrated into project design. Overall design of development shall be compatible with existing and developing character of the neighboring area. The master plan or specific plan, and the architectural design elements, including a comprehensive sign program, as required by this subsection, shall be included with and approved as part of the Conditional Use Permit as required by 17.24.050(C);
- C. Development should provide convenience/service amenities for employees within the BRP zone;
- D. Alternate transportation opportunities including mass transit and ride sharing shall be encouraged;
- E. Minimum site area: five (5) acres;
- F. Maximum building height: seventy-five (75) feet;
- G. Minimum required yards (building setbacks):
 - 1. Front: forty-five (45) feet frontage on Plaza Drive – twenty-five (25) feet front on Hurley, Crowley, Neeley, Kelsey;
 - 2. Side: twenty (20) feet;
 - 3. Street side on a corner lot: twenty (20) feet;
 - 4. Rear: thirty (30) feet;
 - 5. Minimum required landscaped yard (setback) areas:
 - 1. Front: thirty (30) feet frontage on Plaza Drive; twenty-five (25) front on Hurley, Crowley, Neeley, Kelsey (includes any portion of building that abuts a public street); twenty-five (25) feet. Setback averaging may be used where incorporated into an approved master plan,
 - 2. Side: twenty (20) feet,
 - 3. Street side on a corner lot: twenty (20) feet,
 - 4. Rear: twenty (20) feet.

Parking:

- 1. Provide parking spaces based Zoning Ordinance Section 17.34.020
- 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. Front carport area to have a 3 to 6-foot tall screening wall.
- 12. Provide shopping cart storage areas on site plan.
- 13. Provide transit facilities on site plan.
- 14. Provide shared parking/access agreements
- 15. Provide off-street loading facility.
- 16. 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.

17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

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. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. 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 Exception to fence/wall height should also be submitted.

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. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. 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.
8. Provide a conceptual landscape plan for resubmittal or planning commission review.

9. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
10. 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)

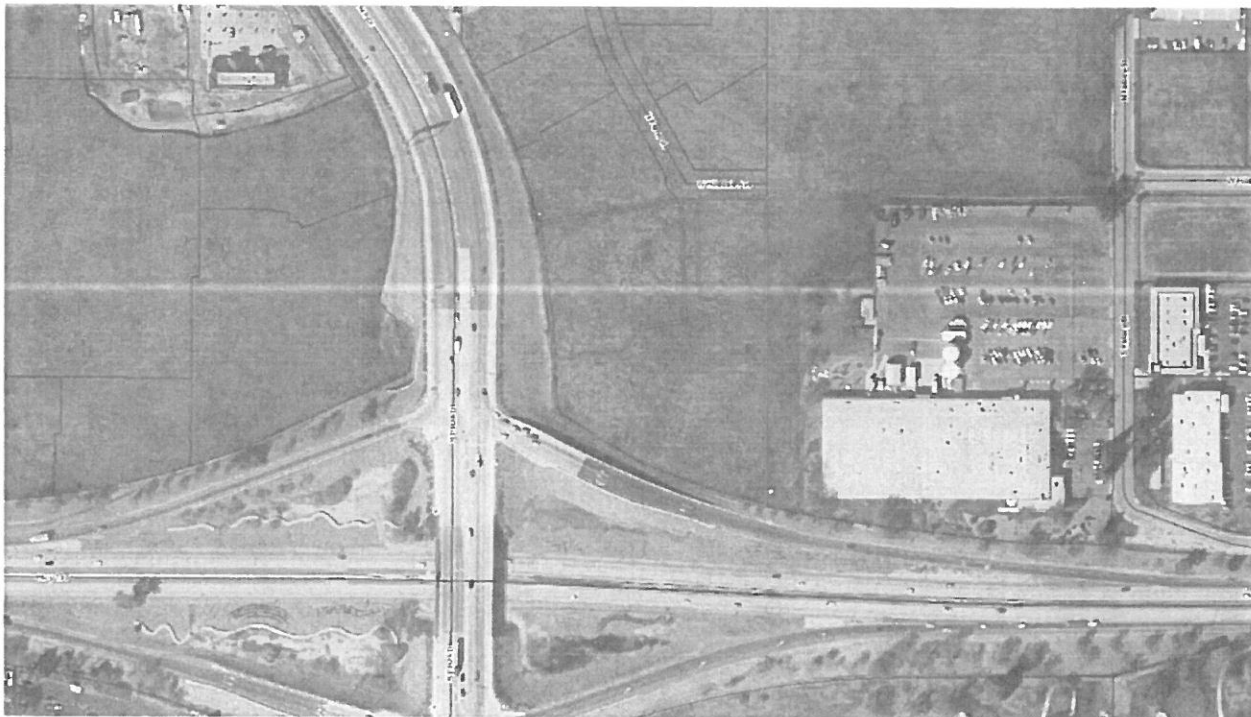
Lighting:

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.

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.

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 _____



TR17034
FOUR STORY HOTEL
29625 RD 84

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.
- Maintain fire-resistive requirements ~~at property lines.~~ **1 HR RATING BETWEEN UNITS.**
- 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: ALL GATES SERVING THE MEANS OF EGRESS SHALL SWING OUTWARD AND BE SIGNED AS EXITS. ALL LANDSCAPING SHALL MEET THE MVELO REQUIREMENTS.

VAL GARCIA 3/6/19
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: 03/06/2019
Item # 8
Site Plan # 19-034 RESUBMITAL
APN: 081-170-019, 020, 021
Location: 29625 RD 84

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

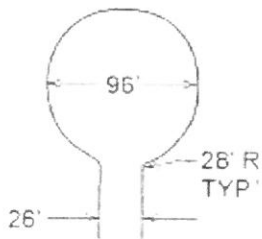
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

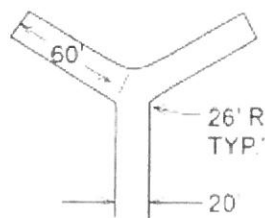
Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

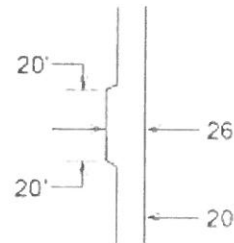
Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



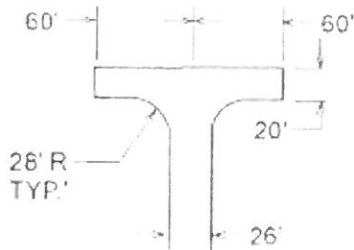
96' DIAMETER CUL-DE-SAC



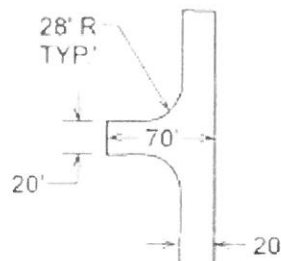
60' "Y"



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:

- SEE PREVIOUS COMMENTS FROM PREVIOUS SUBMITTALS*



Corbin Reed
Fire Marshal

SRR 19-034

29625 REAR JF

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:

[Handwritten signature]

[Large scribbled-out signature]

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: 02/13/2019

Item # Choose an item.

Site Plan # 19034

Project: Hilton Gardens Inn Hotel

Description:

Applicant:

Location: 8707 W. Hillsdale

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- New service location to be determined by owner and approved by CWS. To be installed per CWS Spec's. Additional easements may be required dependent on locations.
- 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. Additional easements may be required dependent on locations.
- Back flow requirements
Comments- Backflow devices will be required on all services to property.

Additional Comments:

- Additional information required when decided on service needs. If booster pump required on any service to property pump information will need to be submitted to determine if a surge vessel will be required. This to be installed in conjunction with Plaza Gateway project if possible.

Mike Morton
Superintendent



#10

MEETING DATE: February 13, 2019

SITE PLAN NO. 19-034

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

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 10 DATE: FEBRUARY 13, 2019

SITE PLAN NO.: 19-034
PROJECT TITLE: HILTON GARDEN INN HOTEL
DESCRIPTION: FOUR STORY HOTEL BUILDING WITH ONSITE
PARKING
APPLICANT: MIKE HERNANDEZ
PROP OWNER: RAJU VERMA
LOCATION: 8707 W HILLSDALE AVE
APN: 081-170-019, 020, 021

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return; **REFER TO CITY COMMERCIAL STDS**

Sidewalk: _____ width; _____ parkway width at **REFER TO FERNE ST APPROVED DESIGN**

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

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

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

Deed required prior to issuing building permit;

City Encroachment Permit Required. FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY

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

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

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

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

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

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. **FERNE & CROWLEY**

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

Additional Comments:

- 1. Project is subject to the underlying master plan development conditions encumbering the entire parcel map. Comply with master planned requirements.**
- 2. Phase 1 master plan improvements (completion of Crowley widening & local street improvements + infrastructure) are required to be completed prior to proposed project permit issuance. Further construction coordination with City staff is required.**
- 3. Refer to Fire Dept. and Calwater service requirements.**
- 4. Proposed refuse enclosure will need to comply with City standard 24' enclosure gate width and stall sizes for proper servicing by Solid Waste. Refer to further comments by the Solid Waste Dept.**
- 5. Site plan layout shall contain dimensions to parking lot, connection and improvements to the local street, cross access to future development on adjacent parcel, lot line adjustment impacts to adjacent parcel(s), and drainage swales and/or storm water detention areas.**
- 6. Refer to City Lot Line Adjustment filing procedures and fees.**
- 7. A detailed analysis of the peak-hour traffic trips to be generated by the proposed hotel shall be included in the site plan annotation.**
- 8. Building permits are required, standard plan check and inspection fees apply. Proposed project will also incur development impact fees associated with parcel acreage and building construction. Refer to page 3 for applicable fees and estimate.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-034**
Date: **2/13/2019**

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:**HOTEL**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,293/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$2,584/ROOM X 113 = \$291,992
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$74/ROOM X 113 = \$8,362 TREATMENT PLANT FEE: \$423/ROOM X 113 = \$47,799
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,692/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,179/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$3,528/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,897/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$117/ROOM X 113 = \$13,221
<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: February 13, 2019

SITE PLAN NO: 2019-034
PROJECT: Hilton Garden Inn Hotel
DESCRIPTION: FOUR-STORY HOTEL BUILDING WITH ONSITE PARKING
APPLICANT: MIKE HERNANDEZ
PROP. OWNER: RAJU VERMA
LOCATION TITLE: 8715 S. HILLSDALE AVENUE
APN TITLE: 081-170-019, 020, 021
GENERAL PLAN: Business Research Park
ZONING: BRP (Business Research Park)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit required for hotel in BRP Zone.
- Compliance with Gateway Business Park Master Plan.
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: February 13, 2019

1. Conditional Use Permit required for hotel in BRP Zone.
2. Compliance with Gateway Business Park Master Plan.
3. Provide internal vehicular and cross access to the parcel to the northwest.
4. Provide a pedestrian path to the parcel to the northwest as provided in the Master Plan.
5. Lot Line Adjustment required - show parcel to the northwest as part of this review to make sure it is still consistent with the Master Plan for size and use.
6. Provide building elevations as part of the Site Plan Review resubmittal for initial review with Master Plan Architectural requirements.
7. Show the public street access point including the areas for the water and utility connections.
8. Does the hotel include a formal restaurant or conference center?
9. Meet all other Master Plan requirements for the development.
10. Meet all other codes and ordinances.

The BRP standards below shall apply – unless otherwise provided in the Gateway Business Park Master Plan.

17.24.060 Development standards in the B-R-P zone.

For properties that are zoned business research park, the following development criteria shall be applied in conjunction with the development standards. Where variations in standards exist the more restrictive shall apply.

- A. All development shall be subject to the conditional use permit process in Chapter 17.38;
- B. All development shall require a master plan or a specific plan .. The master plan shall be designed to accommodate large scale business and research activities in campus-type developments. These developments shall provide a cohesive architectural design to create a campus style setting within a project or center. Shared vehicular and pedestrian access, parking, and common open space and related amenities shall be integrated into project design. Overall design of development shall be compatible with existing and developing character of the

neighboring area. The master plan or specific plan, and the architectural design elements, including a comprehensive sign program, as required by this subsection, shall be included with and approved as part of the Conditional Use Permit as required by 17.24.050(C);

- C. Development should provide convenience/service amenities for employees within the BRP zone;
- D. Alternate transportation opportunities including mass transit and ride sharing shall be encouraged;
- E. Minimum site area: five (5) acres;
- F. Maximum building height: seventy-five (75) feet;
- G. Minimum required yards (building setbacks):
 - 1. Front: forty-five (45) feet frontage on Plaza Drive – twenty-five (25) feet front on Hurley, Crowley, Neeley, Kelsey;
 - 2. Side: twenty (20) feet;
 - 3. Street side on a corner lot: twenty (20) feet;
 - 4. Rear: thirty (30) feet;
 - 5. Minimum required landscaped yard (setback) areas:
 - 1. Front: thirty (30) feet frontage on Plaza Drive; twenty-five (25) front on Hurley, Crowley, Neeley, Kelsey (includes any portion of building that abuts a public street): twenty-five (25) feet. Setback averaging may be used where incorporated into an approved master plan,
 - 2. Side: twenty (20) feet,
 - 3. Street side on a corner lot: twenty (20) feet,
 - 4. Rear: twenty (20) feet.

Parking:

- 1. Provide parking spaces based Zoning Ordinance Section 17.34.020
- 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. Front carport area to have a 3 to 6-foot tall screening wall.
- 12. Provide shopping cart storage areas on site plan.
- 13. Provide transit facilities on site plan.
- 14. Provide shared parking/access agreements
- 15. Provide off-street loading facility.
- 16. 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.
- 17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

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. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. 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 Exception to fence/wall height should also be submitted.

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. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. 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.
8. Provide a conceptual landscape plan for resubmittal or planning commission review.
9. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
10. 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)

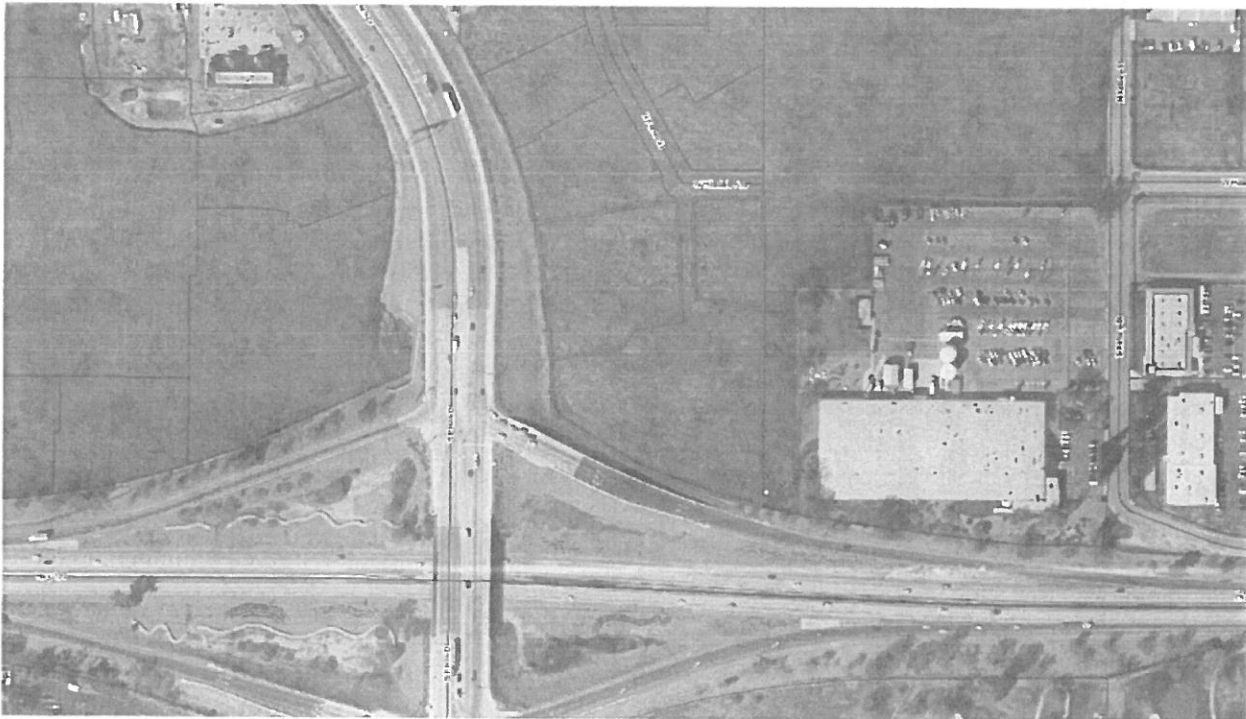
Lighting:

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.

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.

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

3707 W
HILTON GARDEN INN
HOTEL
8707 W HILDALE
AVE

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:

ALL LANDSCAPING SHALL MEET THE
MVELO REQUIREMENTS. INDICATE THE
TYPE OF CONSTRUCTION. FIRE PIT SHALL
BE 25 FEET MIN. TO COMBUSTIBLES.

VAL GARCIA 2/13/19
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: 02/11/2019

Item # 10

Site Plan # 19034

Project: HILTON GARDEN INN HOTEL

Description: 4 STORY HOTEL BUILDING

Applicant: MIKE HERNANDEZ

Location: 8707 W. HILLSDALE

APN: 081-170-019, 020 & 021

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** 5A **Square footage** 69,000
MINIMUM 3 HYDRANTS REQUIRED.

Emergency Access

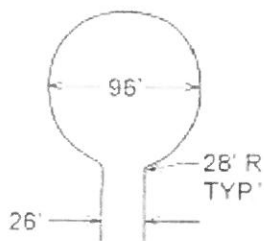
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

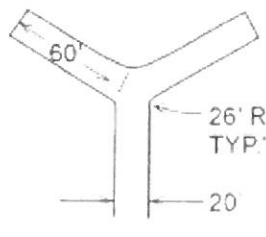
☒ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

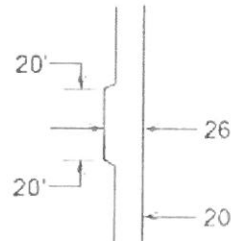
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



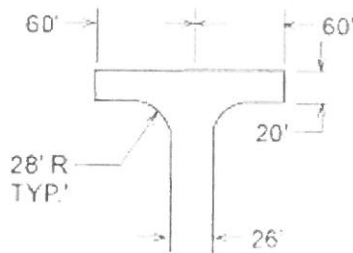
96' DIAMETER
CUL-DE-SAC



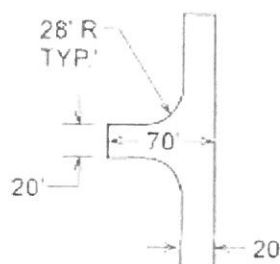
60' "Y"



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.

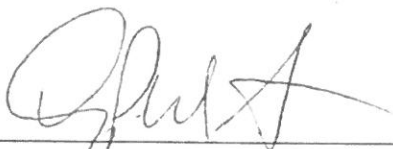
Fire Protection Systems

- 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:



Danny Wrysten
Interim Fire Marshal

19-034

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: LIGHT / SURV.

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

Visalia Police Department

M. WHALEY

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 6, 2019

ITEM NO. 8	RESUBMITTAL
SITE PLAN NO:	SPR 19-034
PROJECT TITLE:	Hilton Garden Inn Hotel
DESCRIPTION:	Four-story hotel building with on site parking
APPLICANT:	Mike Hernandez
OWNER:	Raju Verma
APN:	081-170-019, 020, 021
LOCATION:	29625 Road 84

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 (CUP)
 - Provide more traffic information such as number of trips generated in the peak hour. 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:

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Leslie Blair

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 13, 2019

ITEM NO. 10

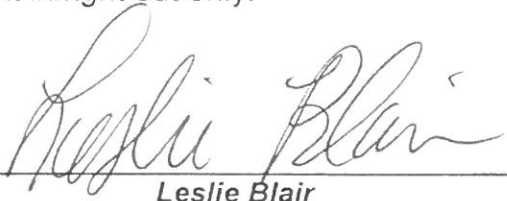
SITE PLAN NO: SPR19034
PROJECT TITLE: Hilton Garden Inn Hotel
DESCRIPTION: Four-story Hotel Building with on site Parking
APPLICANT: Mike Hernandez
OWNER: Raju Verma
APN: 081-170-019, 020, & 021
LOCATION: 8707 W. Hillsdale Ave

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 (CUP)
 - Provide more traffic information such as number of trips generated in the peak hour. 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:

- Driveway access will be restricted to right in/right out only.



Leslie Blair

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

19034

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 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

Be sure to have enclosure gates open 180 degrees. Gates must be equipped with chain bolts to secure them from closing. Restaurants also require a 1000 gal. grease trap.

Edward Young SOLID WASTE OPERATOR

Jim Ross, Solid Waste Manager, 559-713-4533

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: 02/13/2019

Item # Choose an item.

Site Plan # 19034

Project: Hilton Gardens Inn Hotel

Description:

Applicant:

Location: 8707 W. Hillsdale

APN:

The following comments are applicable when checked:

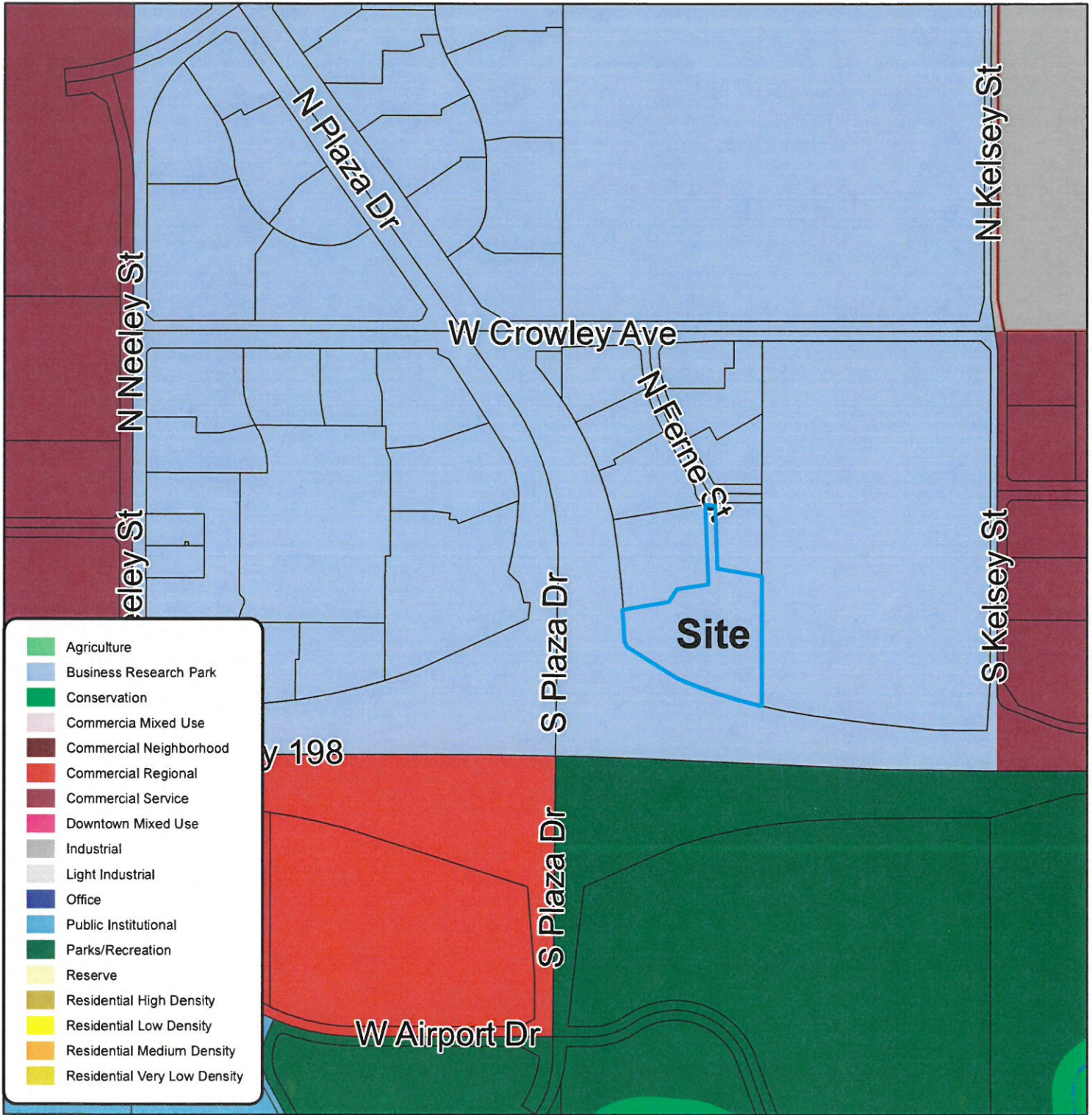
- No Comments at this time
- Fire Hydrants
Comments- Location to be approved by VFD and CWS. To be installed per CWS Spec's
- Service's
Comments- New service location to be determined by owner and approved by CWS. To be installed per CWS Spec's. Additional easements may be required dependent on locations.
- 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. Additional easements may be required dependent on locations.
- Back flow requirements
Comments- Backflow devices will be required on all services to property.

Additional Comments:

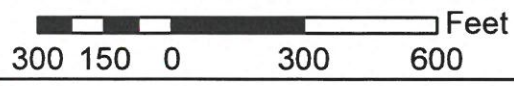
- Additional information required when decided on service needs.

Mike Morton
Superintendent

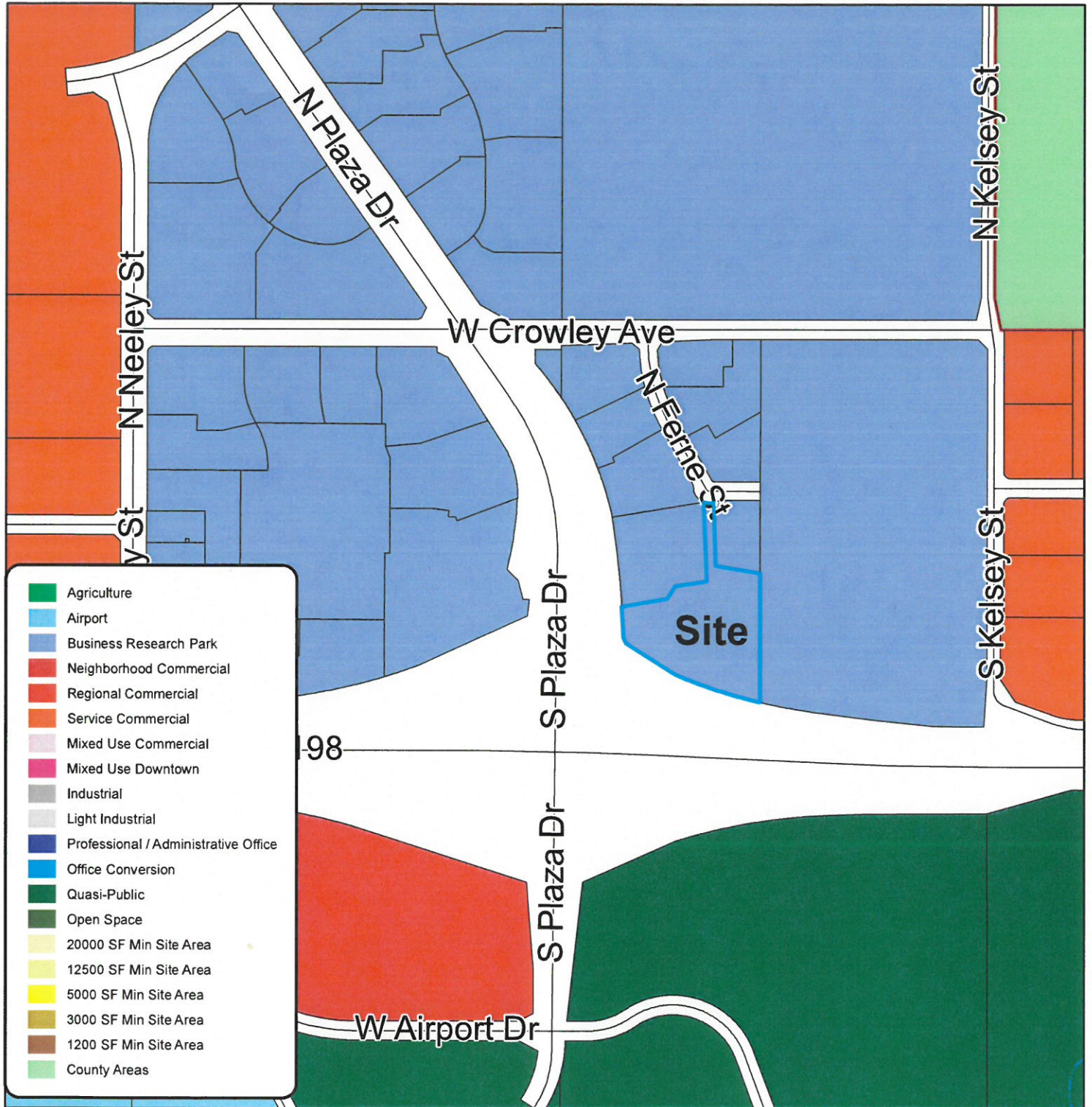
Conditional Use Permit No. 2019-21



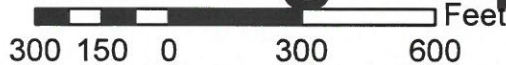
General Plan Land Use Map



Conditional Use Permit No. 2019-21



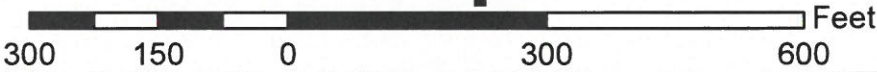
Zoning Map



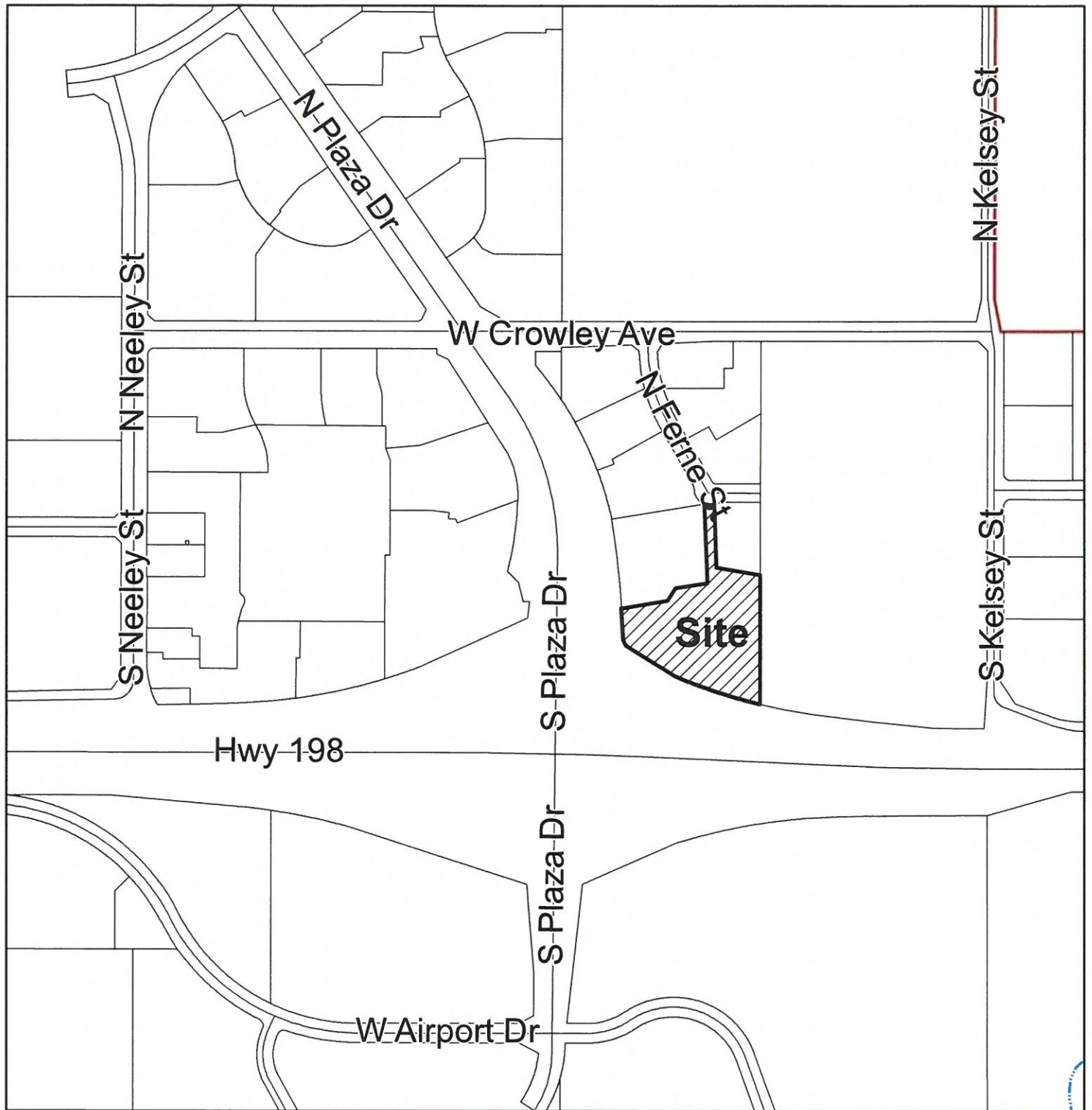
Conditional Use Permit No. 2019-21



Aerial Map



Conditional Use Permit No. 2019-21



Vicinity Map

