

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Chris Gomez



VICE CHAIRPERSON:  
Marvin Hansen

COMMISSIONERS: Mary Beatie, Chris Gomez, Marvin Hansen, Sarrah Peariso, Adam Peck

**MONDAY, MAY 24, 2021**  
**VISALIA CONVENTION CENTER**  
**LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA**  
**MEETING TIME: 7:00 PM**

**Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.**

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. 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. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.  
  
The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
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.
  - a. Update to the Sycamore Heights Tentative Subdivision Map No. 5577 depicting a local street connection pursuant to Super Block Connectivity Standards, and revision to Condition No. 9.
6. PUBLIC HEARING – Josh Dan, Associate Planner *Continued Item*  
Conditional Use Permit No. 2021-11: A request by Community Services Employment Training (CSET) to construct a new 9,600 square foot building and add vocational and recycling uses to their existing site located at 939 E. Douglas Avenue in the C-S (Service Commercial) zone (APN: 094-160-025 & 094-160-026). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c), Categorical Exemption No. 2021-16.

7. PUBLIC HEARING – Paul Bernal, City Planner
  - a. Tentative Parcel Map No. 2021-03: A request by Foley Development to subdivide 9.58 acres into two parcels in the Industrial (I) zone. The project is located at 7401 West Sunnyview Avenue (APN: 077-200-011). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-22.
  - b. Conditional Use Permit No. 2021-16: A request by Foley Development to establish a planned unit development with industrial uses containing a lot without public street frontage in the Industrial (I) zone. The project is located at 7401 West Sunnyview Avenue (APN: 077-200-011). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-22.
8. PUBLIC HEARING – Paul Bernal, City Planner  
Tentative Parcel Map No. 2021-04: A request by Caprock Acquisitions, LLC to subdivide a 154.32-acre parcel into two parcels in the Industrial (I) zone. The project site is located on the southeast corner of North Plaza Drive and West Kibler Avenue (Ave. 320) (APN: 077-120-018). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-21.
9. PUBLIC HEARING – Josh Dan, Associate Planner  
Conditional Use Permit No. 2021-12: A request by Corby's Restaurant to allow live entertainment performances in the D-MU (Downtown Mixed Use) zone. The site is located at 221 East Main Street (APN: 094-296-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-18.
10. PUBLIC HEARING – Josh Dan, Associate Planner
  - a. Vista Del Sol Tentative Subdivision Map No. 5578: A request to subdivide 22.40 acres into 95 residential lots and four lettered lots for parkway landscaping, block walls, and landscaping in the Q-P (Quasi-Public) zone. The project site is located on the southeast corner of South Pinkham Street and East K Avenue (APNs: 126-920-008 & 126-920-007). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-11 be adopted.
  - b. Change of Zone No. 2021-02: A request by San Joaquin Valley Homes to change the zoning designation on 22.40 acres from Q-P (Quasi-Public) to R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size). The project site is located on the southeast corner of South Pinkham Street and East K Avenue (APN: 126-920-008 and 126-920-007). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-11 be adopted.
11. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
  - a. Next Planning Commission Meeting is Monday, June 14, 2021.
  - b. Addendum to the City of Visalia 2030 General Plan Environmental Impact Report for Visalia Agriculture Mitigation has been posted to the City of Visalia website (AMP website and Planning Division CEQA website).
  - c. Update on CUP appeal and City Council direction.

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 Ave. Visalia, CA 93291, during normal business hours.

### **APPEAL PROCEDURE**

#### **THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JUNE 3, 2021 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](http://www.visalia.city) or from the City Clerk.

#### **THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 14, 2021**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** May 24, 2021

**PROJECT PLANNER:** Paul Bernal, City Planner  
Phone No.: (559) 713-4025  
E-mail: [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

**SUBJECT: Tentative Parcel Map No. 2021-04:** A request by Caprock Acquisitions, LLC to subdivide a 154.32-acre parcel into two parcels in the Industrial zone. The project site is located on the southeast corner of North Plaza Drive and West Kibler Avenue (Ave. 320) (APN 077-120-018).

## STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2021-04 based on the findings and conditions in Resolution No. 2021-27. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Subdivision Ordinance.

## RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2021-04 based on the findings and conditions in Resolution No. 2021-27.

## PROJECT DESCRIPTION

Tentative Parcel Map No. 2021-04 is a request to subdivide 154.32 acres into two parcels. Parcel 1 will be 76.03 gross acres (69.41 net acres) while Parcel 2 will be 78.29 gross acres (69.41 net acres) as depicted per Exhibit "A" of the staff report. The map will also dedicate portions of right-of-way along Plaza Drive, Kibler Avenue, Kelsey Street and Riverway Avenue. However, construction of the right-of-way improvements, including the installation of curb, gutter, streetlights, roadway pavement, etc., will be deferred until time of development. Cross-sections of the deferred street improvements are provided per the attached Exhibit "A".

The 154.32-acre site is located on the southeast corner of North Plaza Drive and West Kibler Avenue (Ave. 320). Most of the subject site is actively cultivated and there are two existing single-family residential units that will be removed from the site. The residential units are located on the northeast corner of proposed Parcel 2.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Industrial
Zoning:	"I" (Industrial)
Surrounding Zoning and Land Use:	North: County, Ave. 320 / Agricultural land
	South: "I" and Modoc Ditch / Modoc Ditch, UPS distribution center, Amazon distribution center
	East: County AE-40 / Agricultural land

West: Plaza Drive and "I" / Plaza Drive, Agricultural land

Environmental Review: Categorical Exemption No. 2021-21 (Class 15)

Special Districts: None

Site Plan: Site Plan Review No. 2021-075

### **RELATED PLANS & POLICIES**

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

### **RELATED PROJECTS**

The property has not been previously subdivided.

Annexation No. 2007-01 brought the subject site into the City limits. The Planning Commission reviewed the annexation and made a finding of General Plan consistency to the City Council on July 9, 2007. The annexation was subsequently approved by the Visalia City Council and LAFCO Commission, and was added to the City limits on February 6, 2008.

## **PROJECT EVALUATION**

Staff recommends approval of the tentative parcel map based on the project's consistency with the General Plan, Zoning and Subdivision Ordinances.

### **Consistency with General Plan, Subdivision, and Zoning Ordinances**

Staff finds the tentative parcel map consistent with the General Plan, particularly as it relates to objectives and policies pertaining to industrial land development.

Parcels and any future development on the site will be subject to the Industrial zone development standards (Visalia Municipal Code Chapter 17.22), which are applied to the entire industrial park. The proposed parcels exceed the five-acre minimum lot size specified for Industrial zoned properties.

### **Consistency with Pre-Annexation Agreement**

The 154.32-acre site was part of an annexation that brought this site along with the industrial lands to the south (i.e., UPS site) into the City limits. That annexation was approved in 2007, subject to a master plan requirement enforced under the terms of a Pre-Annexation Agreement. The master plan requirement was added by the City Council out of a desire to create industrial-zoned sites that meet the demands of potential large and small industrial users. A subsequent amendment to the Pre-Annexation Agreement was approved by the City Council in April 2009. The proposed parcel map complies with the pre-annexation agreement because the resulting parcels exceed the minimum five-acre parcel size requirement for Industrial zoned parcels, and a site plan review (i.e., Site Plan Review No. 2020-185) has been submitted that depicts the development of the entire 154.32 acres with two large industrial warehouse buildings, landscaping along the major streets, roadway improvements along Plaza Drive and Kibler Avenue, and construction of Kelsey Street and Riverway Avenue, which constitutes the establishment of a master plan for the 154.32 acre site.

## Access and Circulation

Although the tentative parcel map exhibit does not depict vehicular access points along the major streets, a Site Plan Review application along with a development plan has been submitted for the subject site. Site Plan Review (SPR) No. 2020-185 is seeking to develop the site with two large industrial warehouse buildings with each industrial building being located on their own parcel. This site plan exhibit (i.e., SPR No. 2020-185) depicts vehicular drive approaches along Plaza Drive, Kibler Avenue and Kelsey Street. Vehicular access is not provided to the future Riverway Avenue alignment. Location and distance requirements between each drive approach is subject to the City of Visalia Engineering Improvement Standards. The site plan review associated with the site development is currently in a "Resubmit" status. However, the resubmit status for SPR No. 2020-185 does not impact the proposed parcel configurations as depicted per Exhibit "A" for Tentative Parcel Map No. 2021-04.

## Modoc Ditch

Modoc Ditch is located along the south side of the subject site. A 25-foot setback measured from the top inside toe of the bank will be required along the ditch. However, as depicted per Exhibit "A", the future Riverway Avenue alignment will be located along the north side the Modoc Ditch, thereby ensuring that future development of the site with industrial uses will comply with the 25-foot setback requirement.

## Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

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

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

<p>(c) That the site is not physically suitable for the type of development.</p>	<p>The site is physically suitable for the proposed parcel map, which is designated Industrial. This is included as recommended Finding No. 3 of the Tentative Parcel Map.</p>
<p>(d) That the site is not physically suitable for the proposed density of development.</p>	<p>The site is physically suitable for the proposed parcel map, which is designated as Industrial per the City of Visalia's General Plan. This is included as recommended Finding No. 4 of the Tentative Parcel Map.</p>
<p>(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.</p>	<p>The proposed design and improvement of the parcel map has been not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Parcel Map.</p>
<p>(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.</p>	<p>The proposed design of the parcel map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.</p>
<p>(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.</p>	<p>The proposed design of the parcel map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.</p>

### **California Water Service Letter**

As of the preparation of this staff report, the City had not received a "Will Serve" letter from California Water Service. A condition has been included requiring that a valid will serve letter be provided to the City prior to the recordation of this map.

### **Environmental Review**

This project, the use permit and tentative map, are considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-22).

## **RECOMMENDED FINDINGS**

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Industrial General Plan Land Use Designation.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-22).
7. That the proposed tentative parcel map is consistent with the Pre-Annexation Agreement entered into for Visalia Annexation No. 2007-01, and that the map's parcel configuration is consistent with the Development Plan term with amendments approved by the City Council on June 1, 2009. The proposed parcel map complies with the pre-annexation agreement because the resulting parcels exceed the minimum five-acre parcel size requirement for Industrial zoned parcels, and that a site plan review (i.e., Site Plan Review No. 2020-185) has been submitted that depicts the development of the entire 154.32 acres with two large industrial warehouse buildings, landscaping along the major streets, roadway improvements along Plaza Drive and Kibler Avenue, and construction of Kelsey Street and Riverway Avenue, which constitutes the establishment of a master plan for the 154.32 acre site.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed consistent with the comments and conditions of Site Plan Review Item No. 2021-075.
2. That the site be developed in substantial compliance with the tentative map and the cross sections shown in Exhibit "A".
3. That setback and parking requirements specified in the Zoning Ordinance (Visalia Municipal Code, Title 17) shall be met on any future development.
4. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
5. That all other federal and state laws and city codes and ordinances be complied with.



## APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.28.080 an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA. 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](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Related Plans & Policies
- Resolution No. 2021-27 (Tentative Parcel Map No. 2021-04)
- Exhibit "A" – Tentative Parcel Map No. 2021-04
- Site Plan Review No. 2021-075 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

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

### **Chapter 16.28: PARCEL MAPS**

#### **Section 16.28.020 Advisory agency.**

The planning commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

#### **Section 16.28.060 Hearing and notice.**

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

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision. (Prior code § 9235)

#### **Section 16.28.070 Consideration of tentative parcel maps.**

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

#### **Section 16.28.080 Appeals.**

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

#### **Section 16.28.110 Right-of-way dedications.**

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

B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

RESOLUTION NO. 2021-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2021-04, A REQUEST BY CAPROCK ACQUISITIONS, LLC TO SUBDIVIDE A 154.32-ACRE PARCEL INTO TWO PARCELS IN THE INDUSTRIAL ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHEAST CORNER OF NORTH PLAZA DRIVE AND WEST KIBLER AVENUE (AVE. 320) (APN 077-120-018)

**WHEREAS**, Tentative Parcel Map No. 2021-04 is a request by Caprock Acquisitions, LLC to subdivide a 154.32-acre parcel into two parcels in the Industrial zone. The project site is located on the southeast corner of North Plaza Drive and West Kibler Avenue (Ave. 320) (APN 077-120-018); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 24, 2021; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2021-04, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-21).

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

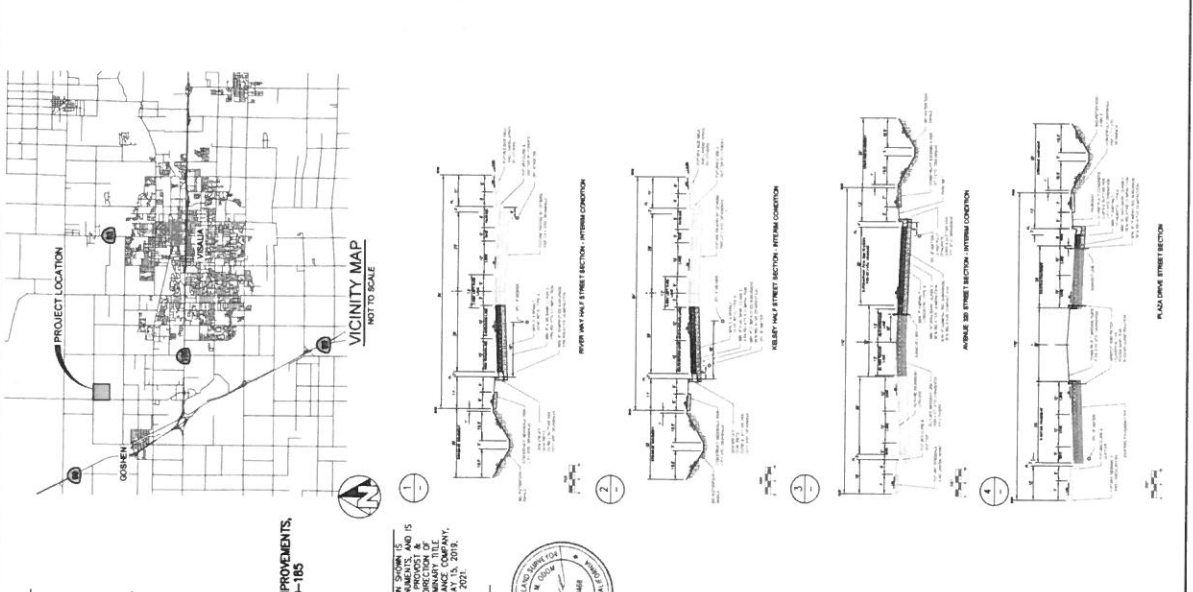
1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Industrial General Plan Land Use Designation.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-22).
7. That the proposed tentative parcel map is consistent with the Pre-Annexation Agreement entered into for Visalia Annexation No. 2007-01, and that the map's parcel configuration is consistent with the Development Plan term with amendments approved by the City Council on June 1, 2009. The proposed parcel map complies with the pre-annexation agreement because the resulting parcels exceed the minimum five-acre parcel size requirement for Industrial zoned parcels, and that a site plan review (i.e., Site Plan Review No. 2020-185) has been submitted that depicts the development of the entire 154.32 acres with two large industrial warehouse buildings, landscaping along the major streets, roadway improvements along Plaza Drive and Kibler Avenue, and construction of Kelsey Street and Riverway Avenue, which constitutes the establishment of a master plan for the 154.32 acre site.

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

1. That the project be developed consistent with the comments and conditions of Site Plan Review Item No. 2021-075.
2. That the site be developed in substantial compliance with the tentative map and the cross sections shown in Exhibit "A".
3. That setback and parking requirements specified in the Zoning Ordinance (Visalia Municipal Code, Title 17) shall be met on any future development.
4. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
5. That all other federal and state laws and city codes and ordinances be complied with.

**EXHIBIT "A"**



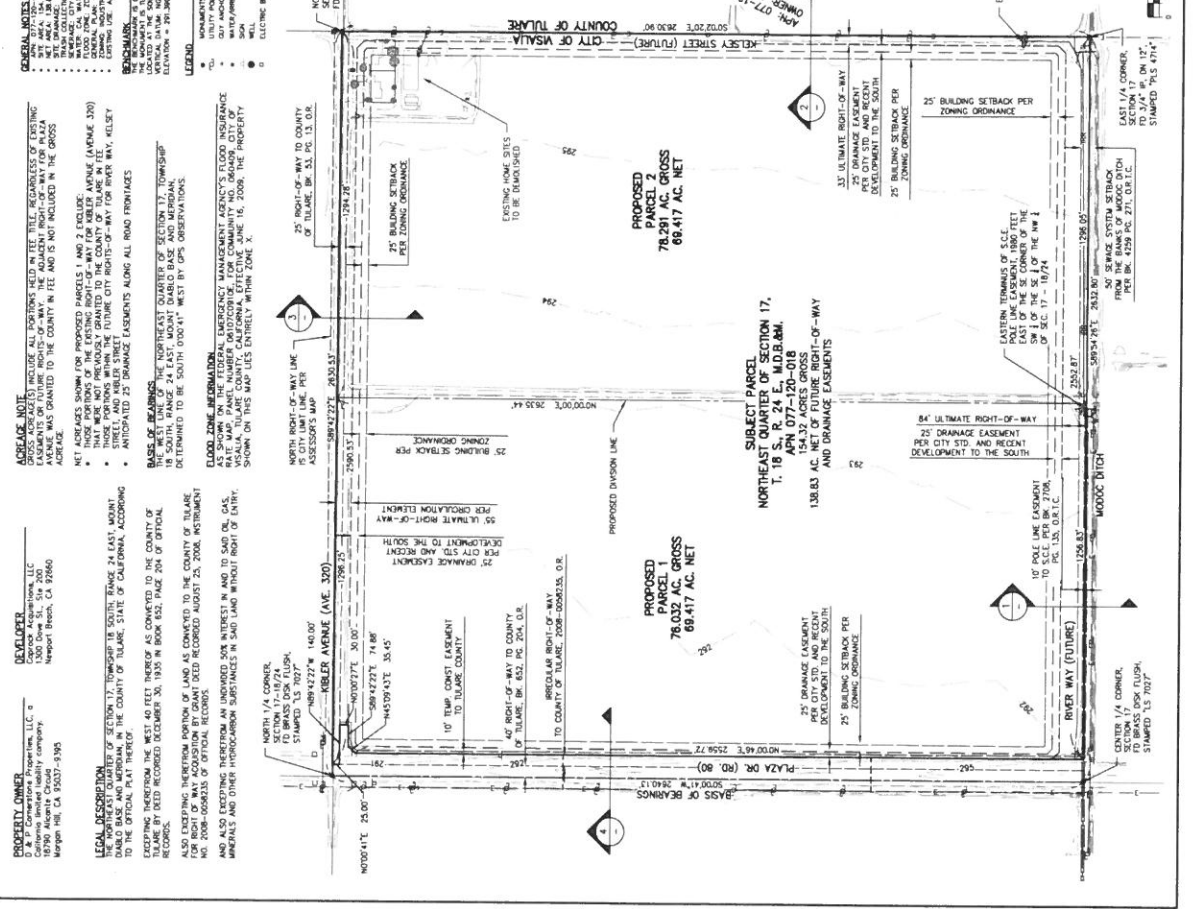
**GENERAL NOTES:**

- 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 2. THE BOUNDARY AND EASEMENT INFORMATION SHOWN IS BASED ON A FIELD SURVEY COMPLETED BY PROVOST & PRITCHARD IN JANUARY OF 2018 UNDER THE DIRECTION OF MATTIWEI J. BARNES, LICENSED SURVEYOR NO. 12545. A REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, AND UPDATED AND AMENDED JANUARY 29, 2018.
- 3. THE BOUNDARY AND EASEMENT INFORMATION SHOWN IS BASED ON A FIELD SURVEY COMPLETED BY PROVOST & PRITCHARD IN JANUARY OF 2018 UNDER THE DIRECTION OF MATTIWEI J. BARNES, LICENSED SURVEYOR NO. 12545. A REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, AND UPDATED AND AMENDED JANUARY 29, 2018.
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**FOR PROPOSED IMPROVEMENTS, REFER TO SPR 20-185**

**LEGEND:**

- MONUMENTARY FOUND AND ACCEPTED, EXCEPT AS NOTED
- QUARTER SECTION CORNER
- WATER/IRIGATION VALVE
- WELL
- ELECTRIC BOX/PANEL





May 18, 2021

**Site Plan Review No. 21-075:**

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

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

This is your Site Plan Review Permit; your Site Plan Review became effective **April 28, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, stylized blue scribble.

Paul Bernal  
City Planner  
315 E. Acequia Ave.  
Visalia, CA 93291

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE April 28, 2021  
SITE PLAN NO. 2021-075  
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

Tentative Parcel Map

HISTORIC PRESERVATION

OTHER –

**ADDITIONAL COMMENTS:**

If you have any questions or comments, please call Cristobal Carrillo at (559) 713-4443  
*Site Plan Review Committee*



# SITE PLAN REVIEW COMMENTS

**Cristobal Carrillo, Planning Division (559) 713-4443**

Date: April 28, 2021

SITE PLAN NO: 2021-075  
PROJECT TITLE: Visalia Logistics Ctr., Ph 2 Tentative Parcel Map  
DESCRIPTION: Lot Split of 138.8 Acre (net) Parcel into two 69.4 Acre Parcels  
APPLICANT: Patrick Daniels  
PROP. OWNER: D & P Cornerstone Properties LLC  
LOCATION TITLE: 8515, 8525, 8535, 8545 W. Kibler Avenue  
APN TITLE: 077-120-018  
GENERAL PLAN: Industrial  
EXISTING ZONING: I – Industrial

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

**Rule 9510** – This project is not subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District website for

## **Project Requirements**

- Tentative Parcel Map
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** April 28, 2021

1. A Tentative Parcel Map shall be required.
2. See Engineering Division comments.
3. Meet all other codes and ordinances.

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

- A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high-quality visual impact necessary to sustain an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:
- A. Minimum site area: five (5) acres.
- B. Maximum building height: seventy-five (75) feet.
- C. Minimum required yards (building setbacks):
1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
  2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
  3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
  4. Rear: zero (0) feet;
  5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;
  6. Side: zero (0) feet;

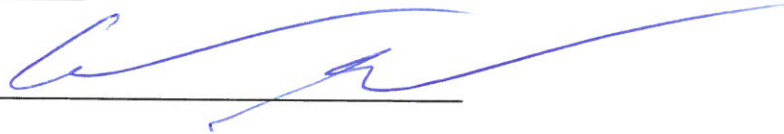


7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
  8. Side abutting railroad right-of-way: twenty-five (25) feet.
- D. Minimum required landscaped yard (setback) areas:
1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors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

---

**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 \_\_\_\_\_





**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 11 DATE: APRIL 28, 2021

SITE PLAN NO.: 21-075  
PROJECT TITLE: VISALIA LOGISTICS CTR. PH 2 TENTATIVE  
PARCEL MAP  
DESCRIPTION: LOT SPLIT OF 138.8 ACRE PARCEL INTO TWO  
69.4 ACRE PARCELS  
APPLICANT: PAT DANIELS  
PROP. OWNER: D&P CORNERSTONE PROPERTIES LLC  
LOCATION: 8515 W KIBLER AVE  
APN: 077-120-018

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work;  Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership.  by map  by deed  
**TO MATCH UNDERLYING DEVELOPMENT MASTER PLAN, REVISE ACCORDINGLY**
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required.  CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy.  Access required on ditch bank, 12' minimum.  Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

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

Comply with prior comments  Resubmit with additional information  Redesign required

**Additional Comments:**

- 1. Proposed map is subject to the underlying master planned development. Refer to previous conditions under SPR No. 20-185.***
- 2. Map to dedicate the required right-of-way and easements as approved on development plan. It appears there is discrepancy of development plan and indicated ROW on Kelsey - recheck all road ROW.***
- 3. Fees deferred until time of development of parcels.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **21-075**  
Date: **4/28/2021**

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

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

(Fee Schedule Date: **9/1/2020**)  
(Project type for fee rates: **Tentative Map**)

Existing uses may qualify for credits on Development Impact Fees.

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

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

**City Reimbursement:**

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



\_\_\_\_\_  
**Adrian Rubalcaba**

SFR 21075  
TENTATIVE PARCEL MAP  
077120018

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.
- A demolition permit & deposit is required. **OF ANY EXISTING STRUCTURE.** *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 \$0.66 per square foot & Self-Storage \$.23 per sf. Residential \$4.16 per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VAL CARCIA 4/23/21  
Signature



**Site Plan Comments**

Visalia Fire Department  
Corbin Reed, Fire Marshal  
420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date April 28, 2021  
Item # 11  
Site Plan # 21075  
APN: 077-120-018

- 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 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels 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.

Corbin Reed  
Fire Marshal



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

Date : 4/28/21  
 Item: 11  
 Site Plan: 21-75  
 Name: AGENT LOMBARDO

**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:  
 \_\_\_\_\_
- Traffic Concerns:  
 \_\_\_\_\_
- Surveillance Issues:  
 \_\_\_\_\_
- Line of Sight Issues:  
 \_\_\_\_\_
- Other Concerns:  
 \_\_\_\_\_



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 28, 2021

**ITEM NO: 11**

**SITE PLAN NO: SPR21075**

**PROJECT TITLE: Visalia Logistics Ctr., Ph 2 Tentative Parcel Map**

**DESCRIPTION: Lot Split of 138.8 Acre (net) Parcel into two 69.4 Acre Parcels.**

**APPLICANT: Patrick Daniels**

**OWNER: D & P CORNERSTONE PROPERTIES LLC**

**APN: 077120018**

**LOCATION: 8515 W KIBLER AVE  
8525 W KIBLER AVE  
8535 W KIBLER AVE  
8545 W KIBLER 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            Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
  - Provide more traffic information such as            . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
  - Trip Generation - Provide documentation as to concurrence with General Plan.
  - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
  - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

**Additional Comments:**

*Leslie Blair*

\_\_\_\_\_  
**Leslie Blair**

CITY OF VISALIA  
SOLID WASTE DIVISION  
336 N. BEN MADDOX  
VISALIA CA. 93291  
713 - 4532  
COMMERCIAL BIN SERVICE

21075

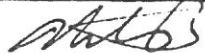
April 24, 2021

- XX** 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.
- Solid Waste Division has no comments.

Comment

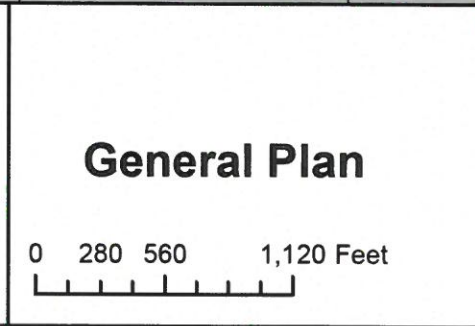
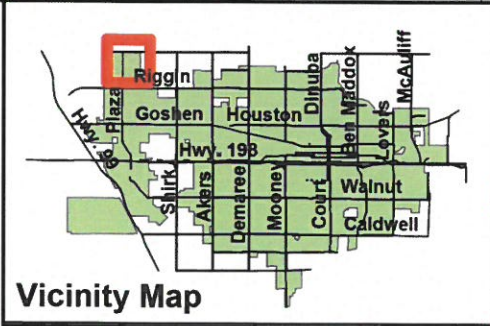
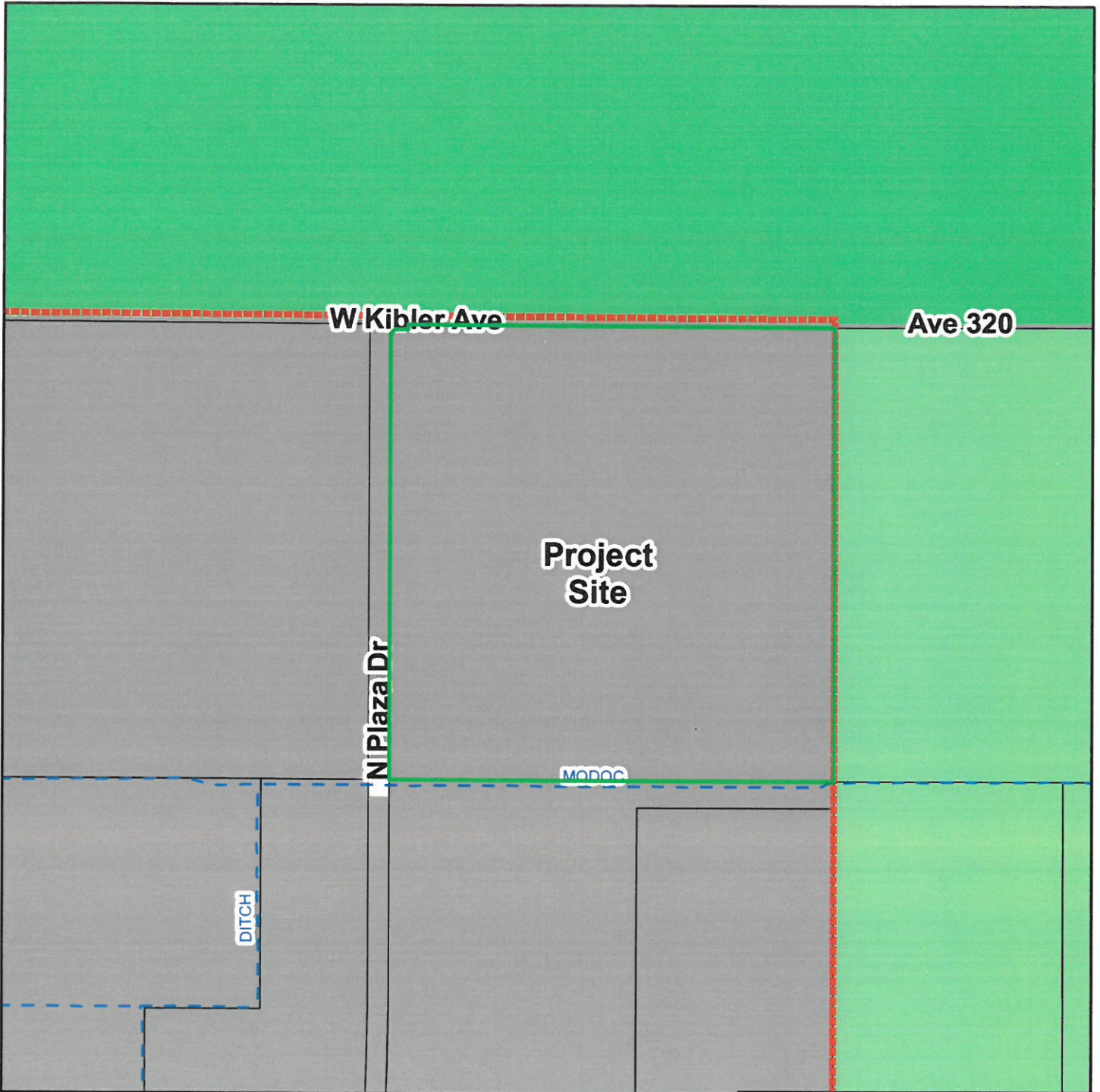
Jason Serpa, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532




# Tentative Parcel Map No. 2021-03

The project is located at  
SEC of N. Plaza Drive & Kibler Avenue  
(APN: 077-120-018)



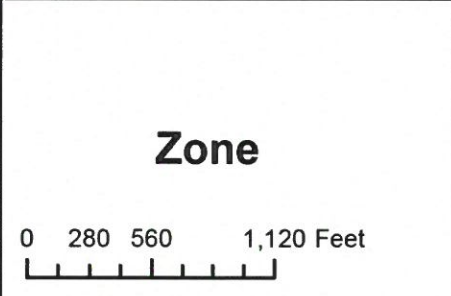
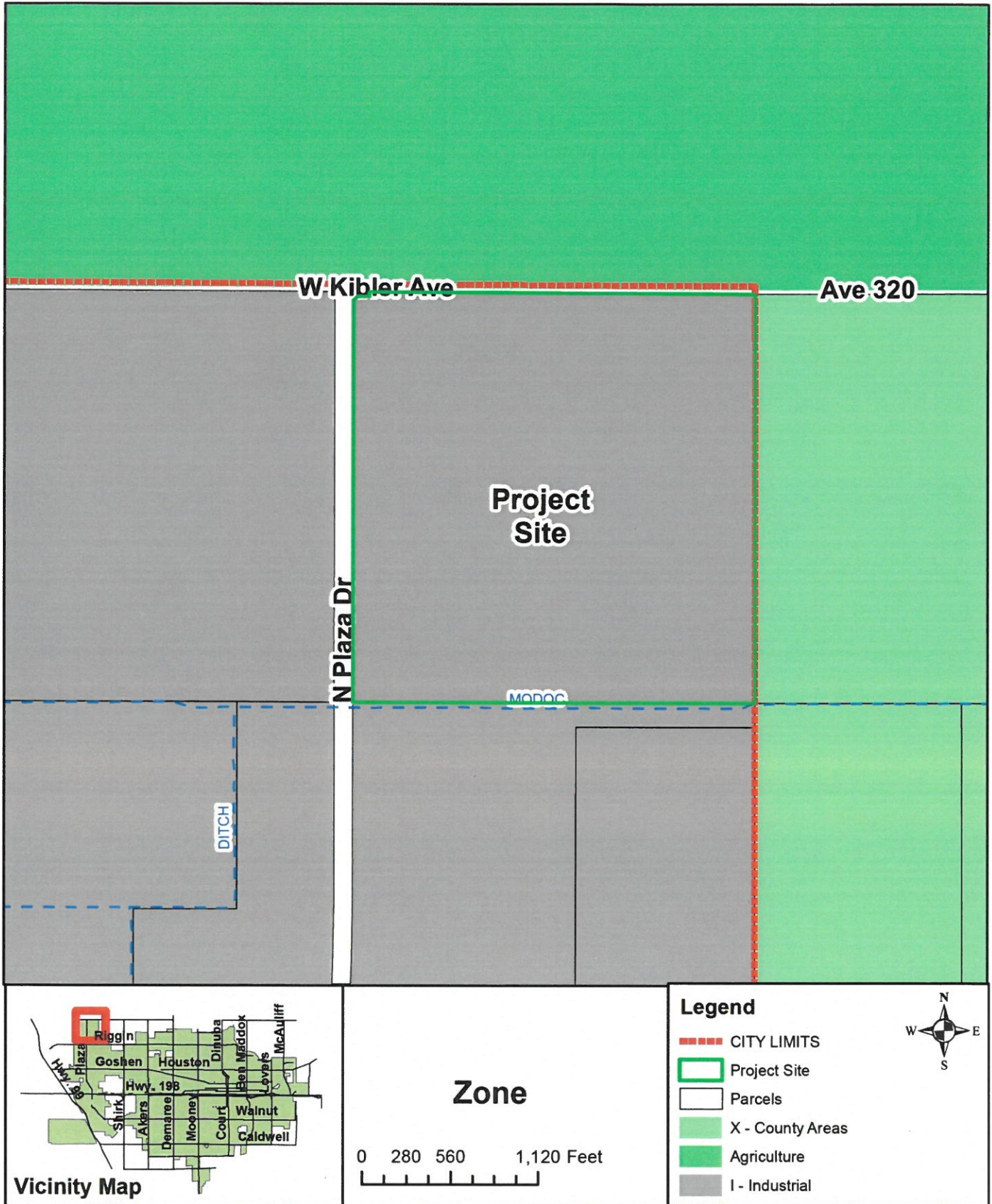
**Legend**

- CITY LIMITS (Red dashed line)
- Project Site (Green outline)
- Parcels (Black outline)
- X - County Areas (Light Green fill)
- Agriculture (Dark Green fill)
- I - Industrial (Gray fill)



# Tentative Parcel Map No. 2021-03

The project is located at  
SEC of N. Plaza Drive & Kibler Avenue  
(APN: 077-120-018)

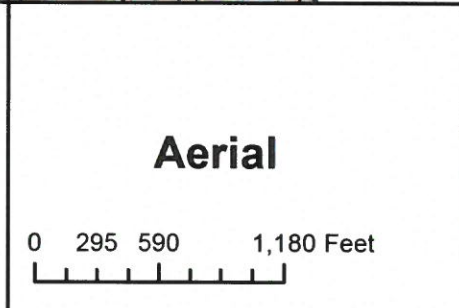
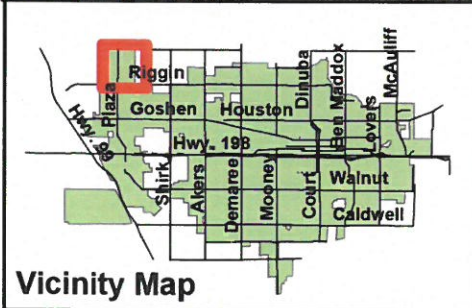
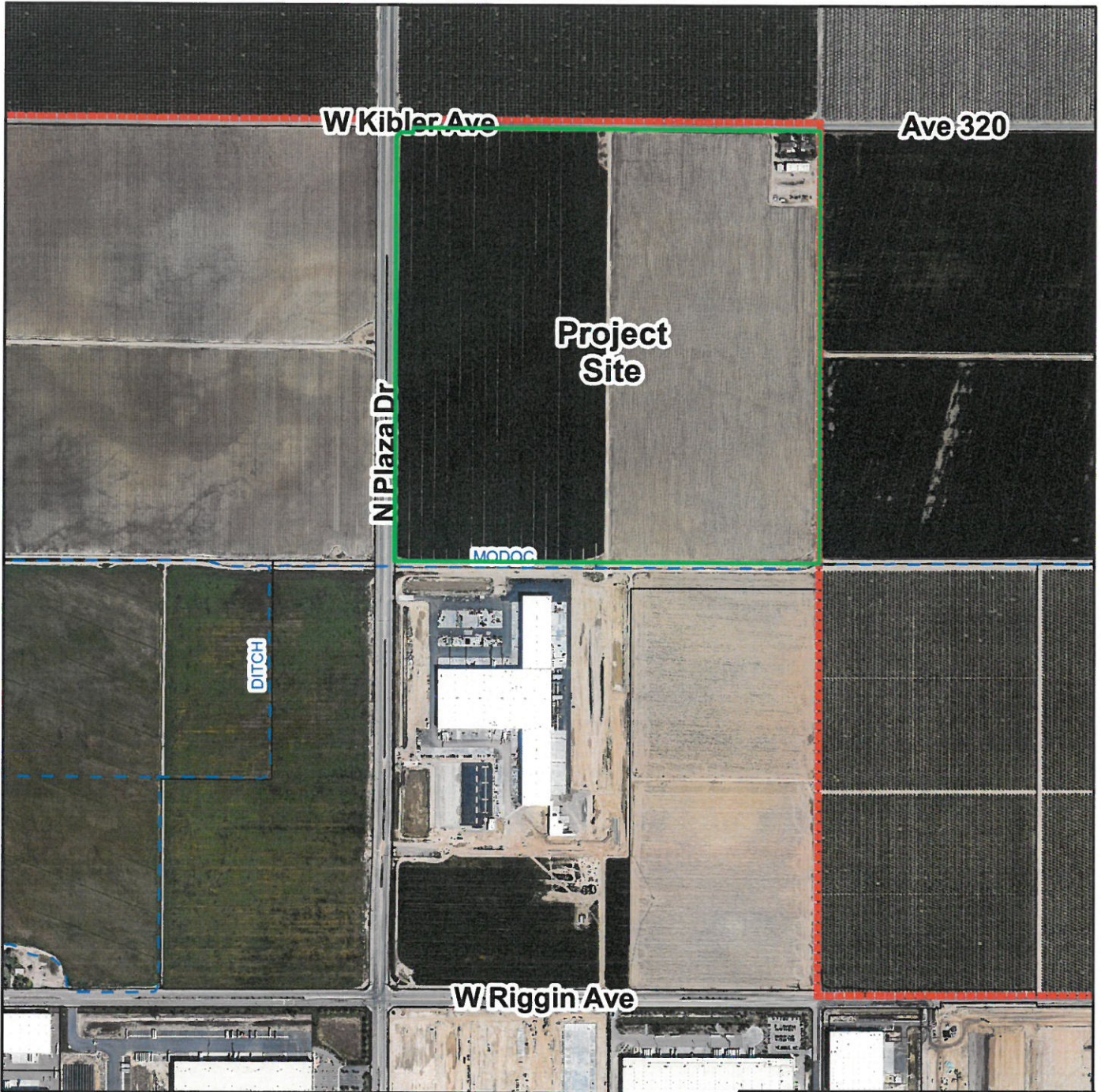


**Legend**

- CITY LIMITS
- Project Site
- Parcels
- X - County Areas
- Agriculture
- I - Industrial

# Tentative Parcel Map No. 2021-03

The project is located at  
SEC of N. Plaza Drive & Kibler Avenue  
(APN: 077-120-018)



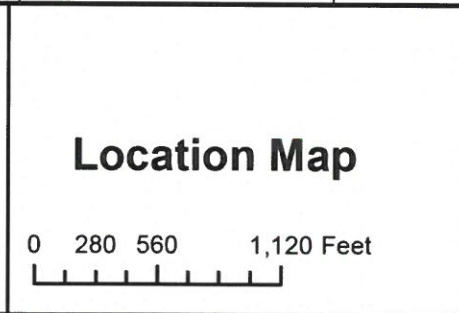
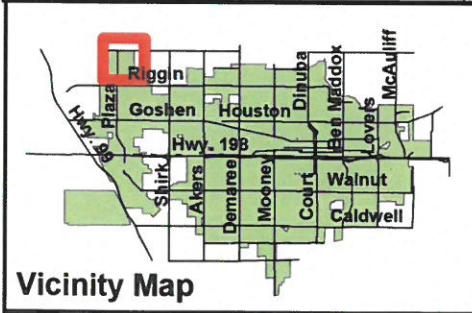
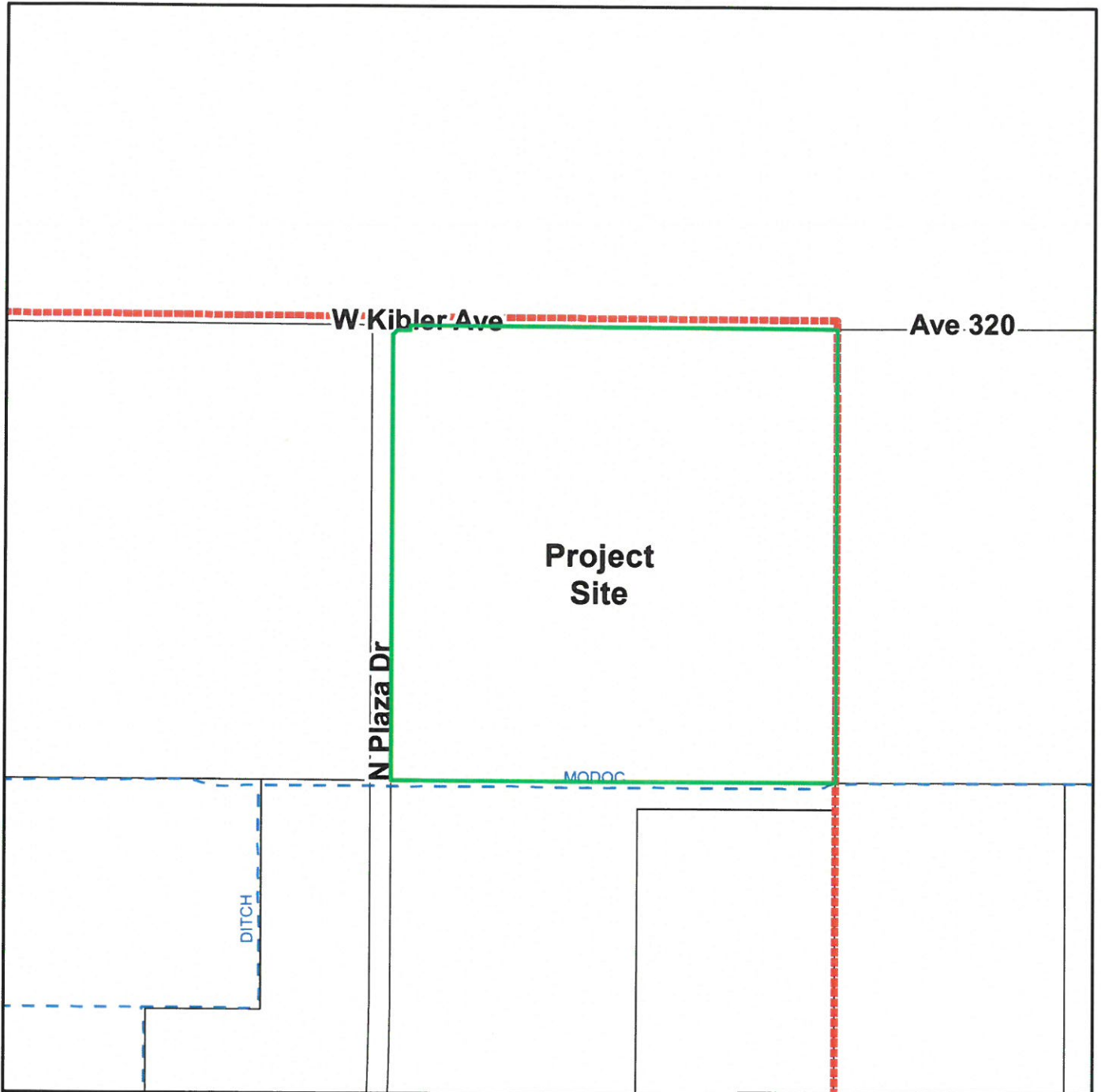
**Legend**

- CITY LIMITS
- Project Site
- Parcels

A compass rose with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left.

# Tentative Parcel Map No. 2021-03

The project is located at  
SEC of N. Plaza Drive & Kibler Avenue  
(APN: 077-120-018)



**Legend**

- CITY LIMITS (Red dashed line)
- Project Site (Green outline)
- Parcels (Black outline)

A compass rose is located in the top right corner of the legend section, indicating the cardinal directions: North (N), South (S), East (E), and West (W).