

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**MONDAY, JUNE 14, 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. Time Extension for Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15
  - b. Time Extension for Rose Estates Tentative Subdivision Map No. 5567
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner  
Conditional Use Permit No. 2021-15: A request by Central Valley Christian Elementary School to place three modular classrooms and a modular restroom on a Q-P (Quasi-Public) zoned site. The project site is located at 5600 West Tulare Avenue, at the northeast corner of West Tulare Street and South Anthony Street (APN: 087-460-004). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15314, Categorical Exemption No. 2021-24.

7. PUBLIC HEARING – Paul Bernal, City Planner  
Vesting Tentative Parcel Map No. 2021-02: A request by American, Inc. to subdivide an 18.97-acre site into one parcel and a remainder in the Business Research Park (BRP) zone. The project site is located at 231 South Kelsey Street (APN: 081-170-013). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-23.
  
8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
  - a. Voluntary 10-day public review and comment period for the Addendum to the City of Visalia 2030 General Plan Environmental Impact Report for Visalia Agriculture Mitigation closed on May 28, 2021.
  - b. City Council at the June 7, 2021, meeting initiated Annexation proceedings for Annexation No. 2021-01.
  - c. Work Session discussion on potential land use and zoning designation changes to 21 acres of City owned Parks/Recreation-designated property continued to the June 21, 2021 City Council meeting.
  - d. Next Planning Commission Meeting is Monday, June 28, 2021.

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 24, 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 28, 2021**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** June 14, 2021

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

**SUBJECT: Vesting Tentative Parcel Map No. 2021-02:** A request by American, Inc. to subdivide an 18.97-acre site into one parcel and a remainder in the Business Research Park (BRP) zone. The project site is located at 231 South Kelsey Street (APN: 081-170-013).

## STAFF RECOMMENDATION

Staff recommends approval of Vesting Tentative Parcel Map No. 2021-02 based on the findings and conditions in Resolution No. 2021-23. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance, and Subdivision Ordinance.

## RECOMMENDED MOTION

I move to approve Vesting Tentative Parcel Map No. 2021-02 based on the findings and conditions in Resolution No. 2021-23.

## PROJECT DESCRIPTION

Vesting Tentative Parcel Map No. 2021-02 is a request to subdivide 18.97 acres into one parcel with a "Remainder". Parcel 1 will be 11.04 acres while the "Remainder" will be 7.93 acres as depicted per Exhibit "A" of the staff report. The parcel map will also dedicate 10-feet of right-of-way along the Kelsey Avenue frontage. A 60-foot Irrevocable Offer of Dedication for the future Hillsdale Avenue alignment will be provided by separate instrument concurrently with the completion of the parcel map.

The 18.97-acre site is partially developed with a 96,860 square foot building located solely within Parcel 1, which was formally occupied by Jostens Printing and Publishing Division. Tenant improvement plans for the building have been submitted by a new tenant and are currently under Building Permit review.

The applicant has no plans to master plan and/or subdivide the remaining vacant 7.93-acres and therefore has elected to designate that portion as a "remainder". Pursuant to Section §66424.6. of the Subdivision Map Act, the subdivider (i.e., applicant) may designate as a "remainder" that portion of land which is not to be subdivided for the purpose of sale, lease, or financing.

## BACKGROUND INFORMATION

General Plan Land Use Designation: Business Research Park  
Zoning: BRP (Business Research Park)  
Surrounding Zoning and Land Use: North: BRP / Vacant land

South: State Route 198

East: Kelsey Street and San Joaquin Valley College

West: Gateway Business Park master planned development and State Route 198 Off Ramp

Environmental Review: Categorical Exemption No. 2021-23 (Class 15)

Special Districts: None

Site Plan: Site Plan Review No. 2021-064

### **RELATED PLANS & POLICIES**

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

## **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 Subdivision and Zoning Ordinances**

Proposed Parcel 1 is developed with a 96,860 square foot building that was formally occupied by Jostens Printing and Publishing Division. The building is undergoing interior renovations for a new business that will occupy the entire structure at a future date. The "remainder" parcel is vacant. The proposed parcels are configured so that existing structures comply with the setback standards of the BRP zone. Any future development on the "remainder" will be subject to BRP zone development standards, to include a requirement for approval of a Conditional Use Permit. The proposed parcels exceed the five-acre minimum lot size specified for BPR zoned properties.

### **Access and Future Hillsdale Street Connection**

Proposed Parcel 1 is fully developed with a 96,860 square foot building, accessory structures, parking lot, and street frontage improvements. There are multiple vehicular drive approaches along Kelsey Street that facilitate ingress/egress into the developed site. However, there is a requirement to dedicate 10-feet of right-of-way along the Kelsey Street frontage for Parcel 1. The additional right-of-way is required due to Kelsey Street being classified as a Collector status roadway, necessitating a street width of 84-feet per the Visalia General Plan Circulation Element. Per Exhibit "A", the 10-foot dedication will occur with the recording of the final parcel map.

The "remainder", which is not proposed for development at this time, will also be subject to a 10-foot right-of-way dedication along Kelsey Street at the time of development. Furthermore, a 60-foot Irrevocable Offer of Dedication (IOD) will be provided by the property owner along the southern boundary of the "remainder" parcel for the future Hillsdale Avenue alignment. The IOD will be acquired by separate instrument ensuring right-of-way is obtained for the future development of Hillsdale Avenue across the project site. The requirement to develop Hillsdale Avenue will activate when the remainder is developed.

## Vesting Maps

Whenever a provision of the Subdivision Map Act or other subdivision regulation requires the filing of a tentative parcel map, a vesting tentative parcel map may be filed in its place. The filing of a vesting tentative parcel map as opposed to a tentative parcel map confers upon the applicant a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative parcel map is approved or conditionally approved. Vesting of a tentative parcel map can only be entertained if the submitted parcel map contains sufficient detail as specified within the Subdivision Map Act and Chapter 16.20 (Vesting Tentative Maps) of the Visalia Municipal Code. A review of the submitted map has determined that the submittal meets the requirements for vesting tentative map consideration.

## 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 Vesting 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 Vesting Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed parcel map, which is designated Industrial. This is included as recommended Finding No. 3 of the Vesting Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed parcel map, which is designated as Business Research Park per the City of Visalia’s General Plan. This is included as recommended Finding No. 4 of the Vesting Tentative Parcel Map.

<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 Vesting Tentative Parcel Map has 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 Vesting 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 Vesting 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 Vesting 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**

The Vesting Tentative Parcel Map is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-23).

**RECOMMENDED FINDINGS**

1. That the proposed location and layout of the vesting 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 vesting 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 vesting tentative parcel map and the way that it will be improved and developed.
4. That the site is physically suitable for the proposed vesting tentative parcel map and the project's density, which is consistent with the underlying Business Research Park General Plan Land Use Designation.

5. That the proposed vesting 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. 2021-23).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed consistent with the comments and conditions of Site Plan Review Item No. 2021-064.
2. That the site be developed in substantial compliance with the vesting tentative parcel map shown in Exhibit "A".
3. 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.
4. 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. 2021-23
- Exhibit "A" – Vesting Tentative Parcel Map No. 2021-02
- Site Plan Review No. 2021-064 Comments
- Environmental Document No. 2021-23
- 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. 2021-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VESTING TENTATIVE PARCEL MAP NO. 2021-02, A REQUEST BY AMERICAN, INC. TO SUBDIVIDE AN 18.97-ACRE SITE INTO ONE PARCEL AND A REMAINDER IN THE BUSINESS RESEARCH PARK (BRP) ZONE. THE PROJECT SITE IS LOCATED AT 231 SOUTH KELSEY STREET (APN: 081-170-013)

**WHEREAS**, Vesting Tentative Parcel Map No. 2021-02 is a request by American, Inc. to subdivide an 18.97-acre site into one parcel and a remainder in the Business Research Park (BRP) zone. The project site is located at 231 South Kelsey Street (APN: 081-170-013); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 14, 2021; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds Vesting Tentative Parcel Map No. 2021-02, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-23).

**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 vesting 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 vesting 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 vesting tentative parcel map and the way that it will be improved and developed.
4. That the site is physically suitable for the proposed vesting tentative parcel map and the project's density, which is consistent with the underlying Business Research Park General Plan Land Use Designation.

5. That the proposed vesting 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 Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-23).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Vesting 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. 2021-064.
2. That the site be developed in substantial compliance with the vesting tentative map shown in Exhibit "A".
3. 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.
4. That all other federal and state laws and city codes and ordinances be complied with.

# VESTING TENTATIVE PARCEL MAP

BEING A DIVISION OF THE REMAINDER OF PARCEL MAP NO. 4764 RECORDED IN BOOK 46, PAGE 89 OF PARCEL MAPS, T.C.R., SITUATED IN THE SE 1/4 OF SECTION 28 TOWNSHIP 8 SOUTH, RANGE 24 EAST, M.D.B. & M.

OWNER(S): AMERICAN, INC.  
 1710 W. BLACKSTONE ST.  
 VISALIA, CA 93201

SURVEYOR/APPLICANT: JANE ENGINEERS, INC.  
 1710 W. BLACKSTONE ST.  
 VISALIA, CA 93201  
 PH: (559) 869-5283

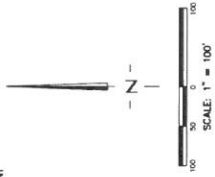
APRIL 2021

## OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE A RECORD TITLE IN THE REAL PROPERTY PROPOSED TO BE SUBDIVIDED AS SHOWN ON THIS MAP, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND I HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXISTING BOUNDARIES.

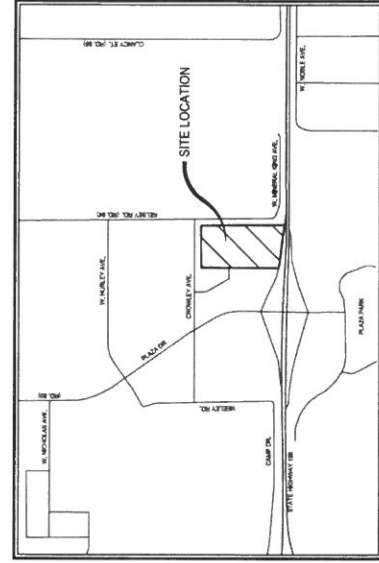
FOR AMERICAN INC.

*John V. O'Neil*  
 JOHN V. O'NEIL, PRESIDENT  
 COUNTY OF COLIFIELD

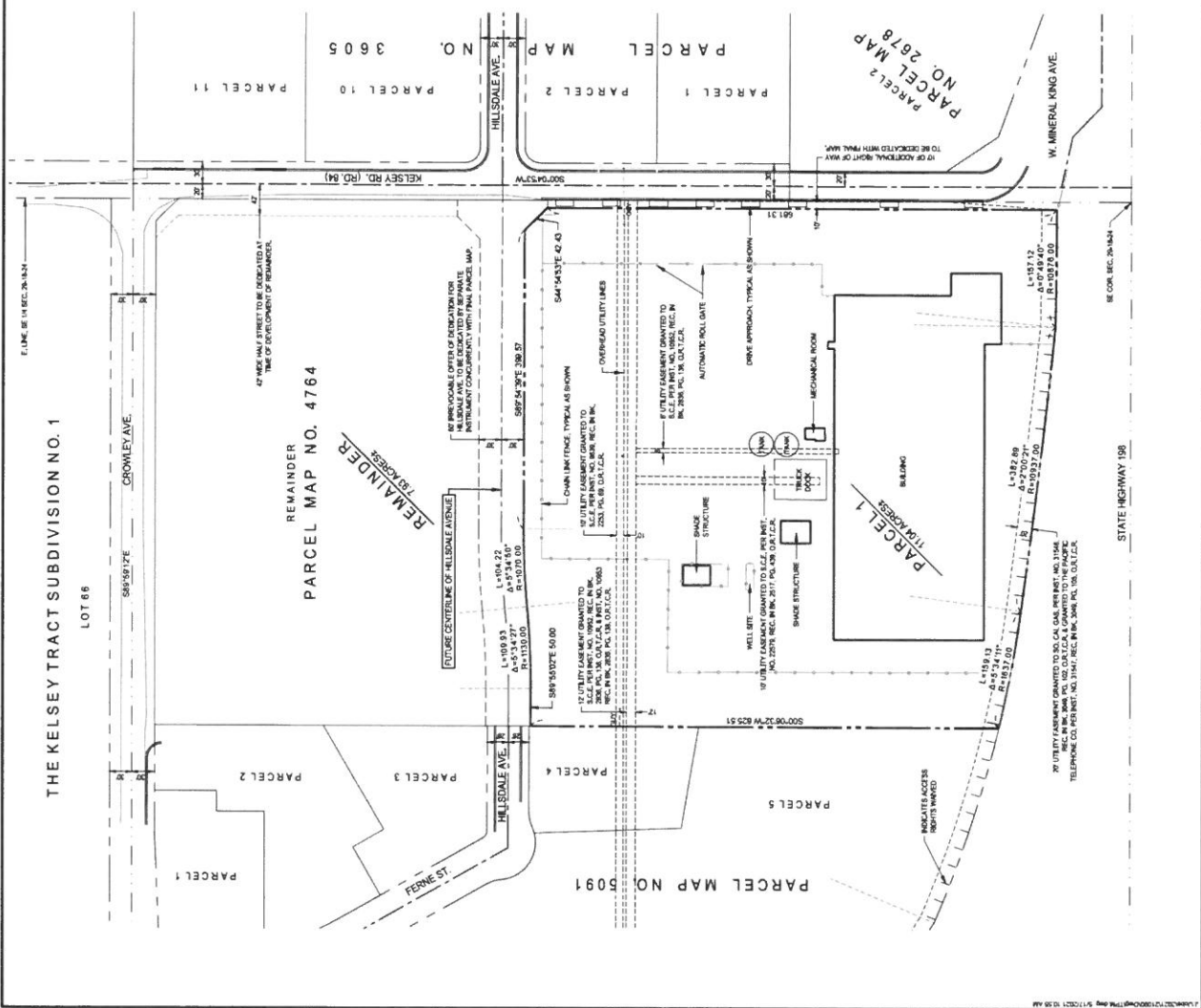


## SITE DATA

- PROPOSED USE: COMMERCIAL
- EXISTING USE: COMMERCIAL
- EXISTING ZONING: BUSINESS RESEARCH PARK
- PROPOSED ZONING: BUSINESS RESEARCH PARK
- TELEPHONE: AT&T
- WATER: CALIFORNIA WATER SERVICE COMPANY
- SEWER: CITY OF VISALIA
- SOLID WASTE: TUARE COUNTY SOLID WASTE DEPARTMENT
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
- POWER: SOUTHERN CALIFORNIA EDISON
- A.P.N.: 081170013
- FLOOD ZONE: ZONE 3 (SHADED)



VICINITY MAP  
 NOT TO SCALE





May 1, 2021

Ben Mullins (ben@laneengineers.com)

## Site Plan Review No. 2021-064

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

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination that your project may proceed with filing the necessary entitlement applications to the Planning Department.

This is your Site Plan Review Permit; your Site Plan Review became effective **April 14, 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 "Jan Stan", is written over a large, light blue oval shape.

City Planner  
Community Development  
315 E. Acequia Ave.  
Visalia, CA 93291

### Attachment(s):

- Site Plan Review Comments

MEETING DATE April 14, 2021  
SITE PLAN NO. 2021-064  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- |   |  |
|---|--|
| <input type="checkbox"/> CITY COUNCIL                   | <input type="checkbox"/> REDEVELOPMENT                 |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION               |
| <input type="checkbox"/> CUP                            |  |
| <input type="checkbox"/> HISTORIC PRESERVATION          | <input checked="" type="checkbox"/> OTHER – Parcel Map |

**ADDITIONAL COMMENTS:**

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440  
*Site Plan Review Committee*

**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 7 DATE: APRIL 14, 2021

SITE PLAN NO.: 21-064  
PROJECT TITLE: AMERICAN INC. OLD JOSTENS SITE #2  
DESCRIPTION: TENTATIVE FINAL PARCEL MAP TO DIVIDE THE  
REMAINDER OF PARCEL MAP NO. 4764 (BRP)  
APPLICANT: BEN MULLINS  
PROP. OWNER: JOSTENS INC  
LOCATION: 231 S KELSEY ST  
APN: 081-170-013

**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  
**Additional ROW needed on Kelsey w/ parcel 1. See additional comments.**
- 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. **Extend sanitary sewer to project boundary limits, install any City master planned sewer infrastructure.**
- 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. **Future development to comply with current master storm plan for the BRP area. Some retention required onsite. Install any City master planned storm drain infrastructure.**

- 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. **Required with future widening/construction of Crowley, Kelsey, and Hillsdale.**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **As necessary per required road improvements.**
- Provide "R" value tests: **1** each at **300' intervals**
- 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. **Kelsey, Crowley, and Hillsdale.**
- All lots shall have separate drive approaches constructed to City Standards.
- Install street striping as required by the City Engineer.
- Install sidewalk: **tbd** ft. wide, with **tbd** ft. wide parkway on **all road requirements.**
- 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 vesting map will need to show future ROW alignment for Kelsey St.**
- 2. Kelsey St. is identified as an 84' collector status roadway in the City's Circulation Element. Alignment and additional right-of-way required will impact Remainder parcel frontage. Additional coordination with City Engineer will be required at time of future development or further subdivision.**
- 3. Existing development remains on Parcel 1, development fees will be due with future development or further subdivision of Remainder parcel.**
- 4. Per City records, there is an additional 10' of right-of-way needed along Parcel 1 frontage - currently the City only has a 20' dedication that measures from centerline to existing curb. Dedication of the right-of-way can be by map or separate Grant Deed. Coordinate with City Engineer.**
- 5. Dedication of future Hillsdale right-of-way (a local street) is required as a separate instrument (Irrevocable Offer of Dedication). As shown on site plan, the local street will need to match existing ROW to the west however shall transition within first 100' to the current local street ROW width std of 60'; aligning with existing centerline on east side of Kelsey. Redesign accordingly.**
- 6. Future road improvements to maintain 5' parkway and 5' sidewalk on Hillsdale; a 10' parkway and 5' sidewalk (match west) on Crowley however a transition to 5' parkway and 5' sidewalk can occur along remainder parcel; and, a 5' parkway and 6' sidewalk required along Kelsey.**

*7. There is a partial drive approach constructed on Crowley at west remainder boundary. Future project to utilize shared drive approach if easements can be granted.*

*8. Typical road improvements and dedications required by developer under current City programs, but not limited to, are 18 foot right-of-way, curb & gutter, sidewalk, parkway landscaping and maintenance, street lighting, 6-foot of full section pavement, road transitions, utility relocations, undergrounding, and extensions.*



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **21-064**  
Date: **4/14/2021**

**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. **Parcel 1 developed.**

<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**

**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

SPR 21064  
TENTATIVE MAP  
231 S HELSEY  
ST.

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 \$0.66 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 COARCIA 4/14/21  
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 14, 2021
Item #	7
Site Plan #	21064
APN:	081170013

- 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.
- 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 2019 CFC §507, App B and C.

---

Corbin Reed  
Fire Marshal



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

Date : 4/13/21  
 Item: 7  
 Site Plan: 21-0164  
 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 or 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 14, 2021

**ITEM NO: 7**

SITE PLAN NO: SPR21084

PROJECT TITLE: American Inc., Old Jostens Site #2

DESCRIPTION: Tentative Final Parcel Map to Divide the Remainder of Parcel Map No. 4764. (BRP)

APPLICANT: Ben Mullins

OWNER: JOSTENS INC

APN: 081170013

LOCATION: 231 S KELSEY ST

**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 number of trips project is expected to generate 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:**

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

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

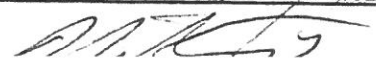
21064

April 14, 2021

- 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 Customer to identify City Standrad R3 or R4 enclosures set for STAB load services for each parcel at time of development phase.

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

Nathan Garza, Solid Waste, 559-713-4532



# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: April 14, 2021

SITE PLAN NO: 2021-064  
PROJECT TITLE: American Inc., Old Jostens Site #2  
DESCRIPTION: Tentative Final Parcel Map to divide the remainder of Parcel Map No. 4764  
APPLICANT: Ben Mullins  
PROP. OWNER: Jostens Inc.  
LOCATION TITLE: 231 S. Kelsey St.  
APN TITLE: 081-170-013  
GENERAL PLAN: BRP  
EXISTING ZONING: BRP (Business Research Park)

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

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Tentative Parcel Map
- Additional Information as Needed.

## **PROJECT SPECIFIC INFORMATION:** April 14, 2021

1. The proposed is the second option presented by the applicant and was chosen to proceed in favor option #1 (SPR No. 2021-063).
2. The proposal complies with the minimum five (5) acre site area requirement or VMC 17.24.060, which lists the development standards for the BRP zone.
3. The resulting two parcels will need to comply with all other development requirements of the section listed above (17.24.060).
4. Provide detailed on the site plan.
5. Provide detailed operation statement stating reason for creating the new parcel.
6. Comply with all other requirements of the municipal code.

## **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 screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
- 3. 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).
- 4. Outdoor retail sales prohibited.



5. 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. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

#### **Lighting:**

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.

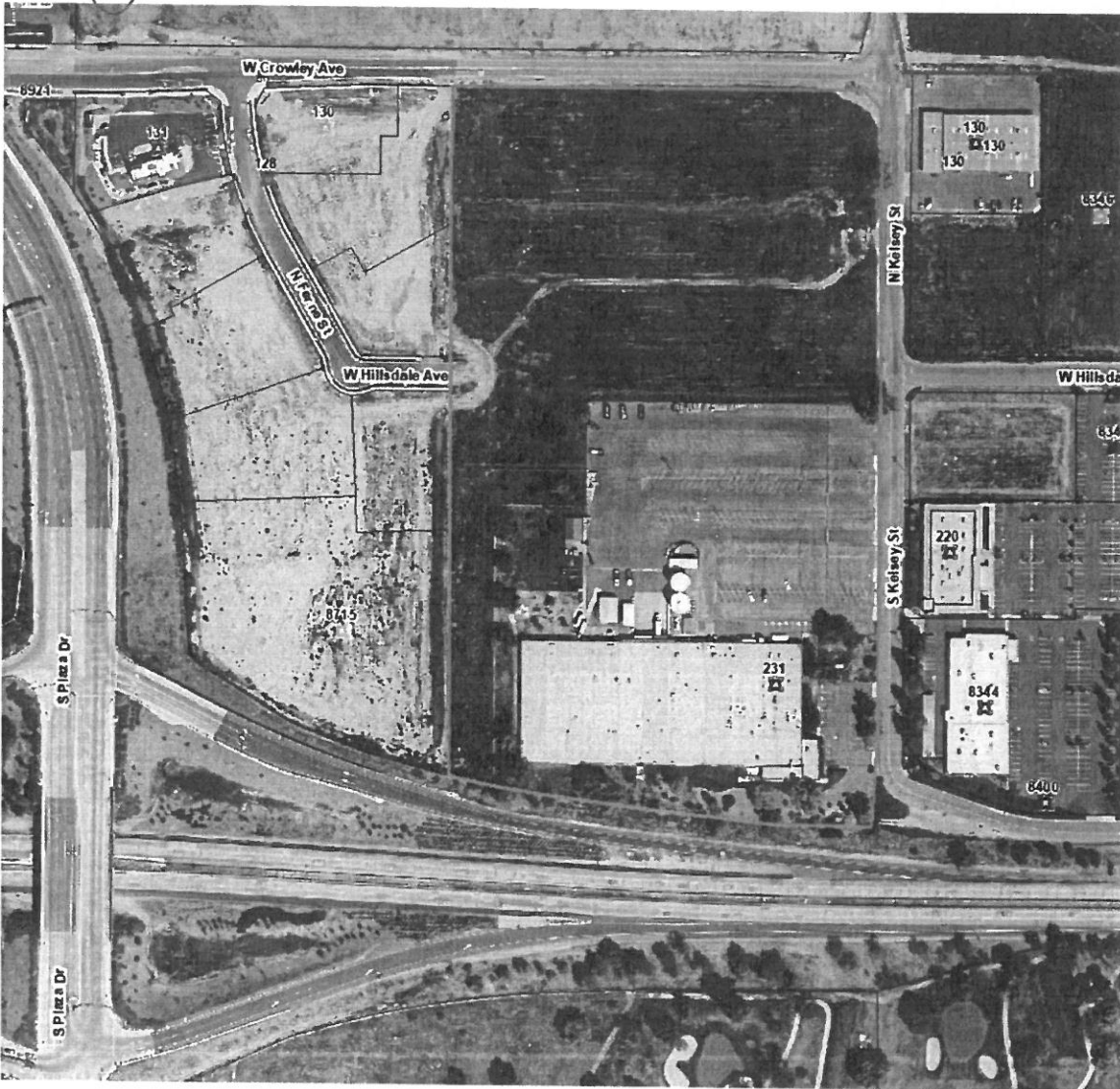
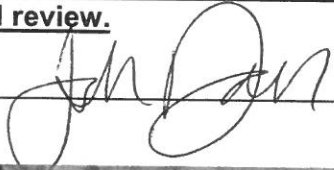
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

**San Joaquin Valley Air Pollution Control District (SJVAPCD)**

Please note that the project may be subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District (please see [http://www.aqmd.gov/rules/proposed/2301/sjvapcd\\_rule9510.pdf](http://www.aqmd.gov/rules/proposed/2301/sjvapcd_rule9510.pdf)).

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



**NOTICE OF EXEMPTION**

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

To: County Clerk  
County of Tulare  
County Civic Center  
Visalia, CA 93291-4593

Vesting Tentative Parcel Map No. 2021-02

**PROJECT TITLE**

The project site is located at 231 South Kelsey Street (APN: 081-170-013)

**PROJECT LOCATION**

Visalia, CA

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request by American, Inc. to subdivide 18.97-acres into one parcel and a 'remainder' in the BRP zone.

**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia, Attn: Paul Bernal, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4025,  
[paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

**NAME AND CONTACT INFORMATION OF LEAD AGENCY APPROVING PROJECT**

American, Inc., 1345 N. American St., Visalia, CA 93291 Attn: Crowyn Oldfield

**NAME AND CONTACT INFORMATION OF APPLICANT CARRYING OUT PROJECT**

Lane Engineers, Attn: Ben Mullins, 979 N. Blackstone St., Tulare CA 93274, (559) 688-5263,  
[ben@landengineers.com](mailto:ben@landengineers.com)

**NAME AND CONTACT INFORMATION OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15268
- Emergency Project – Section 15071
- Categorical Exemption - State type and Section number: Section 15315
- Statutory Exemptions- State code number:

Per CEQA Section 15315, the vesting tentative parcel map is exempt because it consists of the division of property in an urbanized area zoned for commercial use into one parcel and a reminder that conform to the General Plan, Zoning and Subdivision Ordinances. All services and access to the proposed parcels to local standards are available, and the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

**REASON FOR PROJECT EXEMPTION**

Paul Bernal, City Planner

(559) 713-4025

**CONTACT PERSON**

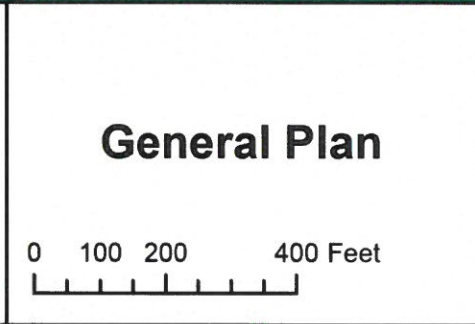
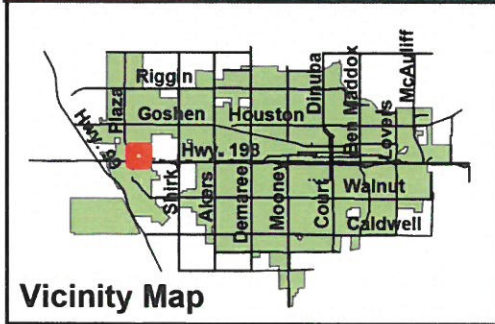
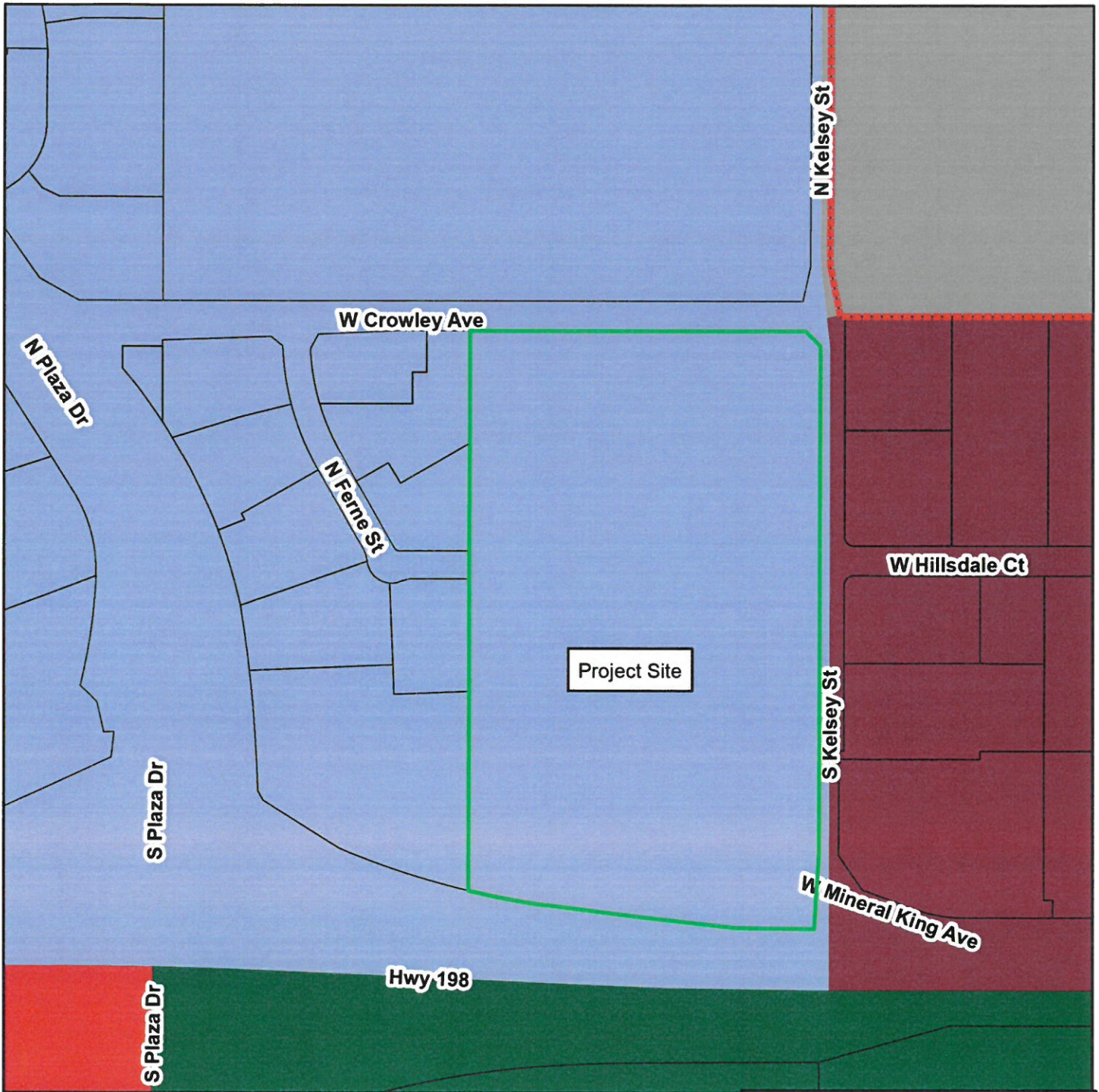
**AREA CODE/PHONE**

**DATE**

**Brandon Smith, AICP  
ENVIRONMENTAL COORDINATOR**

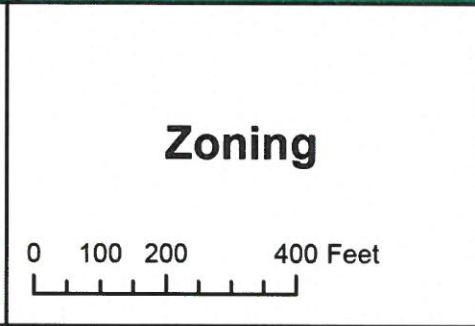
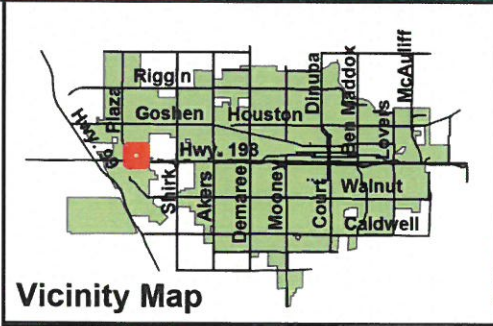
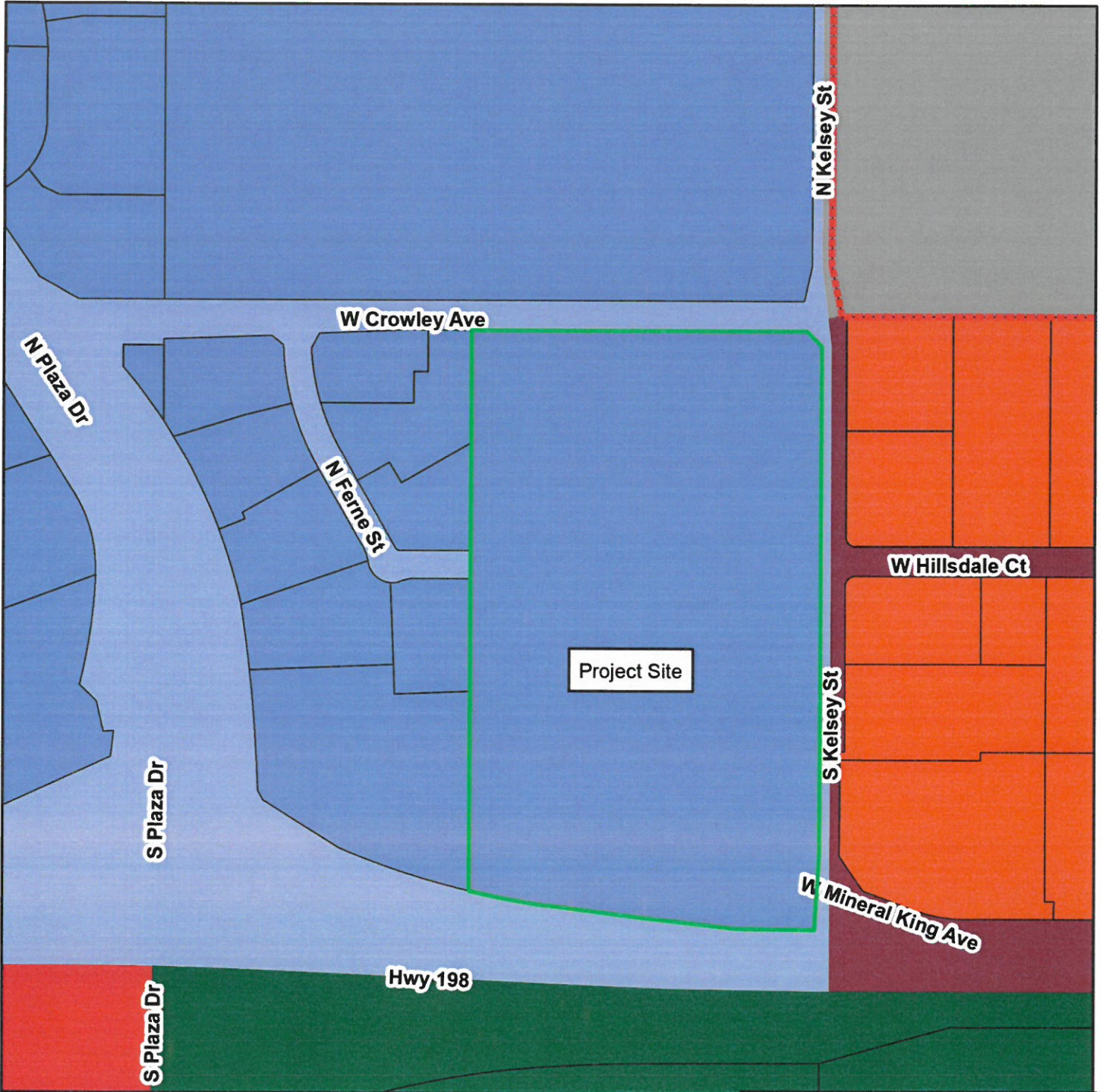
# Vesting Tentative Parcel Map No. 2021-02

The project is located at  
231 South Kelsey Street  
(APN: 081-170-013)



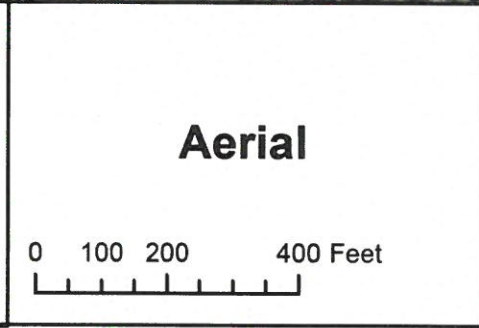
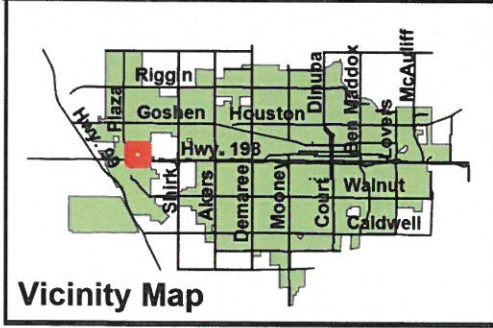
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The project is located at  
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**Legend:**

- CITY LIMITS
- Project Site
- Parcels

**North Arrow:** N, S, E, W

# Vesting Tentative Parcel Map No. 2021-02

The project is located at  
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