

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, NOVEMBER 8, 2021, 7:00 P.M.

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

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. No Items on Consent Calendar
6. PUBLIC HEARING – Josh Dan, Associate Planner
 - a. Conditional Use Permit No. 2021-27: A request by Donahue Schriber Realty Group to amend the approved uses and layout of the Orchard Walk West Specific Plan development area which would include three parcels, each measuring less than five acres, and proposing a retail use, fast-food pad with a drive-thru, and gas station.

- b. Tentative Parcel Map No. 2021-07: A request by Donahue Schriber Realty Group to subdivide two parcels into four parcels within the Orchard Walk Specific Plan area.

Project Location: The project is within the C-MU (Commercial Mixed-Use) Zone District and is located at the southwest corner of North Dinuba Boulevard and West Sedona Avenue (Addresses not assigned) (APN: 078-120-050). An Addendum to approved Initial Study / Mitigated Negative Declaration No. 2007-34 has been prepared for this project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

- a. Conditional Use Permit No. 2020-30: A request by TMT, LLC to allow a master-planned commercial development on a 38.5-acre parcel in the C-R (Regional Commercial) Zone, for the development of approximately 212,450 square feet of commercial shopping center space in four phases, consisting of a specialty grocery store, seven drive-thru restaurants, a gas station/convenience store with drive-thru facility, a carwash facility, two sit-down restaurants, and 25 retail pads.
- b. Tentative Parcel Map No. 2020-09: A request by TMT, LLC to subdivide 38.5 acres into 22 lots for commercial and right of way use, in the C-R (Regional Commercial) Zone.
- c. Variance No. 2021-03: A request by TMT, LLC to allow a variance to signage standards, allowing 240 sq. ft. of wall signage for a specialty grocery store.

Project Location: The project is within the C-R (Regional Commercial) Zone District and is located on the southeast corner of West Visalia Parkway and South Mooney Boulevard (Addresses not assigned) (APN: 126-080-025, 056). An Initial Study has been prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation, and that Mitigated Negative Declaration No. 2021-42 shall be adopted.

8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- a. Next Regular Planning Commission Meeting is Monday, December 13, 2021.
- b. Possibility of Special Planning Commission Meeting in late November / early December.
- c. City Council discussion regarding smoke shops on Monday, November 15, 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

**AN APPEAL MUST BE FILED WITH AN APPROPRIATE APPLICATION AND FEES
NO LATER THAN THURSDAY, NOVEMBER 18, 2021, AT 5:00 P.M.**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THERE IS NO REGULAR MEETING SCHEDULED FOR MONDAY, NOVEMBER 22, 2021.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, DECEMBER 13, 2021.



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 8, 2021

PROJECT PLANNER: Josh Dan
Associate Planner, (559) 713-4003
E-mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2021-27: A request by Donahue Schriber Realty Group to amend the approved uses and layout of the Orchard Walk West Specific Plan development area which would include three parcels, each measuring less than five acres, and proposing a retail use, fast-food pad with a drive-thru, and gas station. The site is zoned C-MU (Commercial Mixed-Use Zone).

Tentative Parcel Map No. 2021-07: A request by Donahue Schriber Realty Group to subdivide two parcels into three parcels within the Orchard Walk Specific Plan area. The project is located in the C-MU (Commercial Mixed-Use) Zone District.

Location: The project site is located at the southwest corner of North Dinuba Boulevard and West Sedona Avenue (Addresses not assigned) (APN: 078-120-050).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-27, based upon the findings and conditions in Resolution No. 2021-55. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, Zoning Ordinance and Orchard Walk Specific Plan.

Staff recommends approval of Tentative Parcel Map No. 2021-07, based upon the finding and conditions in Resolution No. 2021-56. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the City's Zoning and Subdivision Ordinances, and the Orchard Walk Specific Plan.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-27, based on the findings and conditions in Resolution No. 2021-55.

I move to approve Tentative Parcel Map No. 2021-07, based on the findings and conditions in Resolution No. 2020-56.

PROJECT DESCRIPTION

Conditional Use Permit No. 2021-27

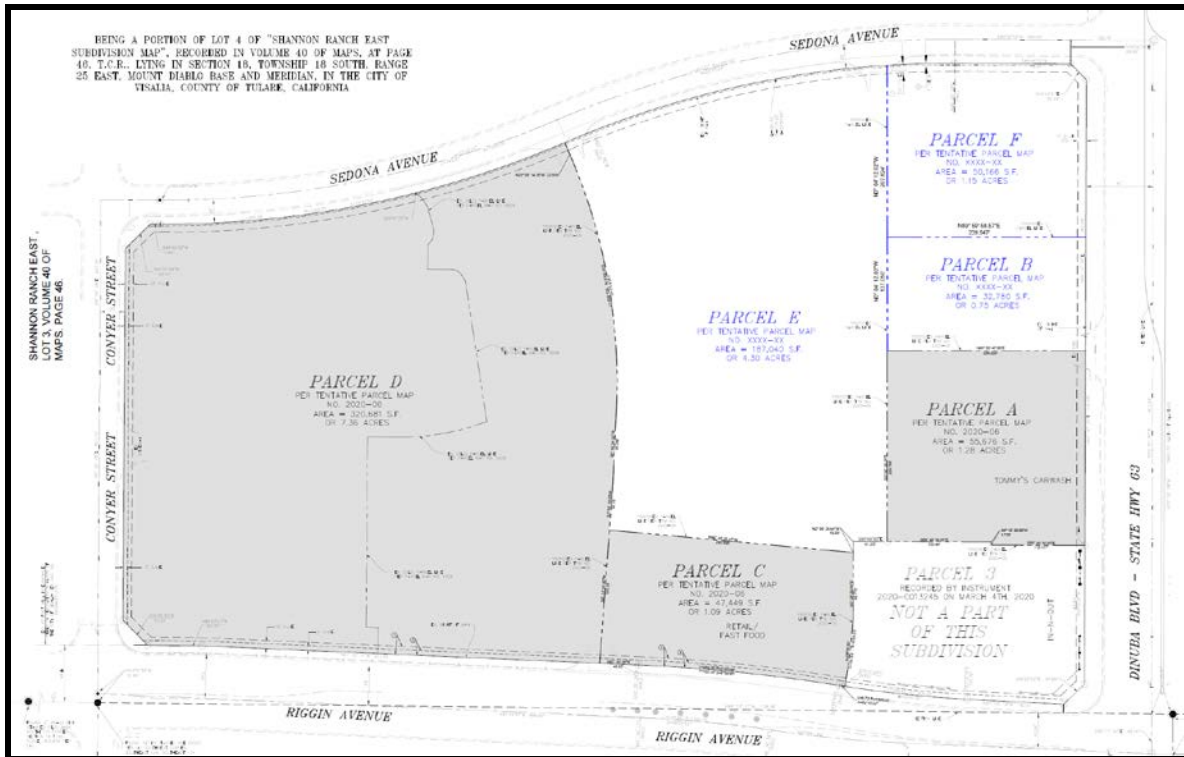
Conditional Use Permit No. 2021-27 is a request to amend the configuration of the site initially established with the adoption of the Orchard Walk Specific Plan No. 2007-02. The Orchard Walk specific plan detailed onsite and offsite improvements across a 56-acre mixed-use development area. This included major and minor retail, commercial services, and restaurant uses straddled across the west and east sides of North Dinuba Boulevard, north of West Riggan Avenue.

The applicant has submitted a revised master site plan for the Orchard Walk west development portion of the project area. The revised site plan proposes to reconfigure the internal site lay out and uses on the remaining 6.20-acre parcel identified in Exhibit "A-1" by the applicant as Phase II. The proposal describes the following proposed uses without identifying specific tenants: a

fast-food restaurant with drive-thru, a gas station with eight fueling stations (16 positions), and a 24,750 square foot retailer building (Building E). Visalia Municipal Code Table 17.25.030 lists service stations and drive-thrus (which do not meet drive-thru performance standards) as conditionally permitted. The site plan exhibit approved as part of the Orchard Walk specific plan initially identified this portion of the development area with a 106,437 square foot major retailer identified as Home Depot. In the wake of the 2008 economic downturn the hardware store never materialized, and the site laid vacant for many years.

Tentative Parcel Map No. 2021-07

Tentative Parcel Map No. 2020-06 is a request to subdivide the Phase II area to provide individual parcels for the uses described above. The three parcels measure 4.30-acres, 1.15-acres, and 0.75-acres respectively as shown in Exhibit “C” and below. The southeast corner of the overall site is developed with an In-N-Out fast-food restaurant with a drive-thru lane. Parcels to the north and west of the In-N-Out site were also entitled with a carwash development and another fast-food pad with a drive-thru lane. The remaining acreage is currently vacant; however, the adoption of the uses and creation of the lots, as proposed, will assist the developer in attracting potential tenants to the specific plan area.



Site Development

The applicant/developer is seeking approval of these entitlements which will aid in developing Parcels “B”, “E”, and “F” in substantial compliance with the previously approved development plan for the site while adopting an alternate configuration on-site. Although no specific tenants are detailed on the exhibit, they each will be required to return to Site Plan Review to detail the proposed use and its compliance with the Specific Plan design criteria and development standards of the C-MU zone. If the specific tenants are unable to comply with the site plan layout as depicted per Exhibits “A-1” & “A-2”, then a subsequent amendment to this conditional use permit amendment shall be required.

BACKGROUND INFORMATION

General Plan Land Use Designation	Commercial Mixed-Use
Zoning	Commercial Mixed-Use
Surrounding Land Use and Zoning	North: C-MU & R-M-3 / Sedona Ave. / Vacant Lot South: R-1-5 / W. Riggin Ave. / Fairview Village Subdivision East: C-MU / N. Dinuba Blvd. (State Route 63) / Orchard Walk Shopping Center West: R-M-2 / N. Conyer St. / Vacant Lot (Shannon Ranch East Subdivision)
Environmental Review:	Addendum to Mitigated Negative Declaration 2013-54
Special Districts	None
Site Plan	Site Plan Review No. 2021-131

RELATED PLANS & POLICIES

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

RELATED PROJECTS

The subject site is part of a larger shopping center with a Target store and other major tenants as the main anchors and added retail space and related out-pads for retail and food services. The development plan for the shopping center was approved under the Orchard Walk Specific Plan, which was reviewed by the Planning Commission on May 29, 2007, and adopted by the City Council on June 18, 2007.

Two Conditional Use Permits on the May 29, 2007, Planning Commission agenda were approved for the development of the first phase of each of the commercial centers with a Home Depot home improvement store and a Target retail store as the anchor tenants (CUPs 2007-13 and 2007-14, respectively). However, the Home Depot project was never developed.

Two other Conditional Use Permits No. 2007-58 and 2007-59 on the December 10, 2007, Planning Commission agenda were approved for a McDonalds and Starbucks, both with drive-thru lanes, located in the Orchard Walk East development area.

Conditional Use Permit No. 2020-25 & Tentative Parcel Map No. 2020-06: Approved by the Planning Commission on November 9, 2020 which requested subdividing two parcels into four parcels creating two lots with no public street access, and parcels with less than the minimum five (5) acre size requirement in the C-MU (Commercial Mixed-Use) Zone District.

Conditional Use Permit No. 2019-36: A request by Donahue Schriber Realty Group to develop three pad sites with fast food dining, retail shops, on-site parking and drive-thrus across 3.72 acres of the Orchard Walk West development area. The site is zoned C-MU (Mixed Use Commercial Zone) and located at the northwest corner of north Dinuba Blvd and west Riggin Ave. (APN: 078-120-030 & 078-120-032).

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit (CUP) and Tentative Parcel Map (TPM) based on the project's consistency with the policies of the Land Use Element of the General Plan, Zoning and Subdivision Ordinances and the Orchard Walk Specific Plan for approval of the CUP and TPM.

Consistency with Zoning and Subdivision Ordinances

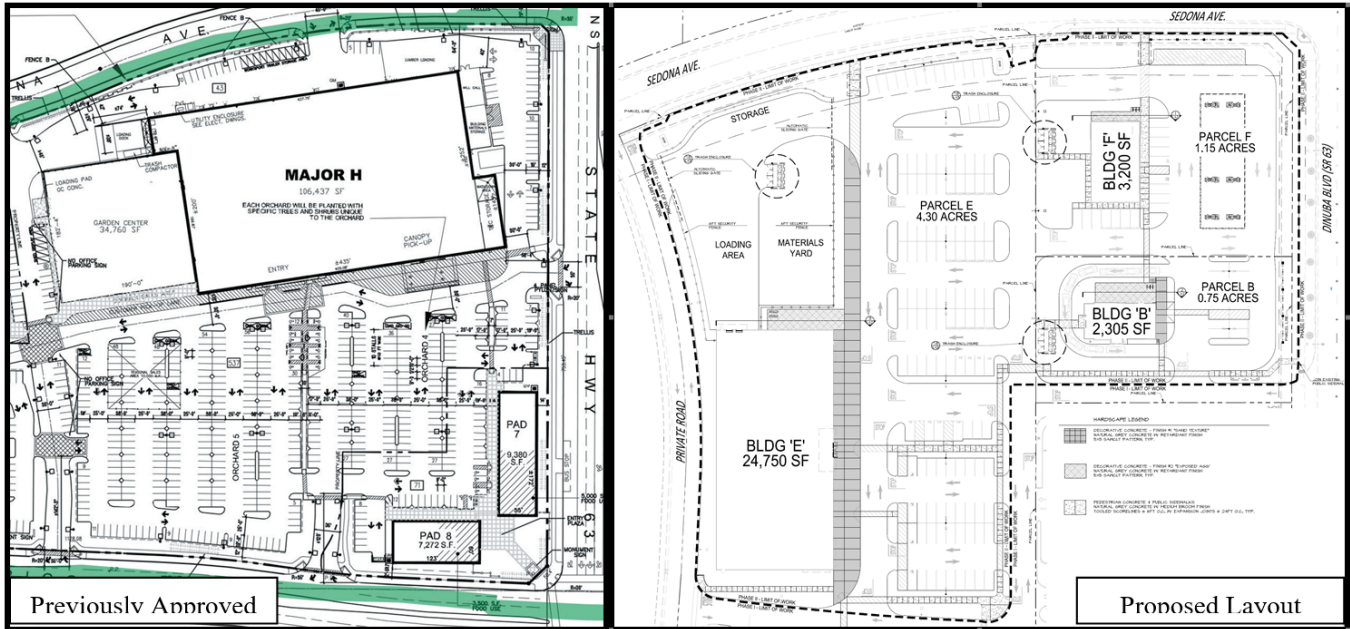
Establishment of a parcel with an area less than five (5) acres in the C-MU Zone is conditionally permitted with the approval of a CUP and a development plan depicting the ability of the site to comply with development standards, provide safe on-site vehicular circulation, and pedestrian connectivity between each of the proposed parcels / commercial building pads.

Staff concludes the newly proposed development configuration is consistent with the existing and future commercial land uses in for the Orchard Walk area. Both Dinuba Boulevard and Riggin Avenue are major roadways while Sedona is a local roadway, and the future development of this site will provide additional commercial shopping opportunities to the surrounding residential neighborhoods. With the further development of the Orchard Walk Shopping Center, and the installation of frontage improvements, the catalyst for the remaining balance of the site to be developed could be initiated by the development of the pads approved by this project.

Overall Revised Site Plan

The applicant at this time has requested to further deviate from the approved Orchard Walk Specific Plan (referred to as the Orchard Walk West portion of the site) which initially depicted a 100,000 square foot hardware store and various retail out pads. Previous revisions to the site entitled the placement of three retail and drive-thru out-pads at the southeast corner of the site. Revisions proposed by the applicant in this entitlement application are listed and shown in the image below:

- Parcel 'B' is shown on the west side of Phase II, along Dinuba Blvd. Parcel 'B' will be developed with a one-story fast-food building, with a drive-thru lane consisting of a total building area of 2,305 square-feet. There is no tenant identified for this building at this time.
- Parcel 'E' is shown on the west side of Phase II, along Sedona, and Parcel 'F' will be developed with a one-story retail building, with outdoor material yard, consisting of a total building area of 24,750 square-feet. There is no tenant identified at this time for this retail building.
- Parcel 'F' is shown on the northeast corner of Phase II, at Dinuba and Sedona. Parcel 'F' will be developed with a service station (gas station) with eight fueling stations (16 positions) and a convenience store measuring 3,200 square-feet. There is no tenant identified for the gas station at this time.



Drive-thru Pad (2,305 sq. ft. building)

The proposed drive-thru, as shown above and in Exhibits “A-1” & “A-2”, is detailed as Building “B” on proposed Parcel “B”. Parcel B is the smallest parcel area at only 0.75-ac and the site layout depicts queuing for 10 vehicles, which is consistent with the drive-thru performance standards per Section 17.32.162 of the Zoning Ordinance. The proposed configuration of the site also provides 12 parking stalls, two more than required by Section 17.34.020(F)(14). The parking requirement for this use is one parking space for each two hundred twenty-five (225) square feet of building area, as prescribed for major shopping centers. It should be noted that the future tenant would need to comply with Condition No. 2 requiring them to submit to Site Plan Review and demonstrate compliance with the CUP, TPM, Specific Plan, and all other development standards associated with the zone and/or use.

Gas Station

The gas station with convenience store, as depicted in Exhibits “A-1” & “A-2”, is detailed to be building “F” and on proposed Parcel “F” of the TPM. The parcel site measure 1.15-acres. Table 17.25.030 Lines S38 and R58 of the Zoning Ordinance list service station and convenience stores as conditionally permitted uses in the C-MU zone. The station is depicted to have eight fueling pumps along North Dinuba Boulevard. The site will also provide 16 parking stalls on-site, which is more than required by section 17.34.020(F)(14) one parking space for each two hundred twenty-five (225) square feet of building area, as prescribed for major shopping centers. Staff support the applicant’s request to permit the use at the site, locking in the number of fueling pumps and building square footage, but requiring the future tenant to apply to Site Plan Review and demonstrate compliance with the CUP, TPM, Specific Plan, and all other development standards associated with the zone and use, consistent with Condition Nos. 2 and 3.

Requirement to comply with Orchard Walk Specific Plan

The Orchard Walk Specific Plan was approved with rustic, bucolic architectural requirements for tenant buildings. Additional requirements include incorporation of amenities adopted for the

specific plan including the wood split-rail fencing, bucolic landscaping, and trellis covers. Staff has reviewed the applicant's request and supplemental building elevations and details (shown in Exhibits "D" & "E" and below) and finds them to be consistent with the Specific Plan's design requirements.



Development within the Specific Plan area by future tenants will require applicants to show compliance with the bucolic architectural theme should any changes be proposed.

Planned Development Requirement

The minimum site area for properties in the C-MU zone is five acres (ref. Municipal Code Section 17.19.060.A). However, according to Municipal Code Section 17.26.040 pertaining to Planned Developments, the Planning Commission may consider lot sizes smaller than the minimum site area if “there are unique circumstances (shape, natural features, location, etc.) which would deprive the landowner of development potential consistent with other properties classified in the same underlying zone.”

The Site Plan Review Committee reviewed and issued a “Revise and Proceed” to the applicant’s proposal based on its consistency with the previously approved development plan and circulation pattern proposed for the Orchard Walk West site. The Site Plan Review Committee subsequently reviewed the proposed parcel map and has made the determination that the parcel map is consistent with City development standards and is in substantial conformance with the overall Orchard Walk Specific Plan. The proposed parcel map and planned development ultimately allow for the site to be developed while maintaining access points that minimize vehicle conflicts on Dinuba Boulevard and Riggin Avenue.

Shared Access / Maintenance Agreement

The tentative parcel map shown in Exhibit "A" is subject to approval of the associated conditional use permit. The minimum parcel size in the C-MU zone is five acres unless approved as a part of an acceptable master plan. The proposed development pattern depicts vehicular driveways and aisles that require a shared access agreement for ingress/egress, utilities, and any other pertinent infrastructure or services for the proposed parcels and existing parcels within the master plan.

Staff is recommending Condition No. 4 be adopted for the Tentative Parcel Map and Condition No. 3 be adopted for the Conditional Use Permit. These conditions require the recordation of an agreement addressing shared vehicular access, utilities, and any other pertinent infrastructure or services for all parcels including parcels without public street access. This agreement shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures.

Improvements to Right-of-Ways, Access and Circulation

All frontage improvements along both Dinuba Boulevard and Sedona Avenue have been conditioned with the previously approved entitlement, CUP No. 2019-36. Currently all Phase I improvements have been completed and the applicant has permits in review for off and on-site improvements consistent with the proposed layout and pending approval of the entitlements.

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. The findings in response to this Government Code section are included in the recommended findings for the denial of the tentative subdivision 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 map has been found to be consistent with the City's Zoning Ordinance and the Orchard Walk Specific Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's Zoning Ordinance and the Orchard Walk Specific Plan. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the commercial development type described on the proposed map. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed commercial uses. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This is included as recommended Finding No. 5.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has not been found to cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 3 of the Tentative Parcel Map.

Environmental Review

An addendum to Initial Study/Mitigated Negative Declaration Document No. 2007-34 originally prepared for the development of the Orchard Walk Specific Plan has been prepared to include CUP No. 2021-27 and TPM No. 2021-07 into the project description.

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2020-07

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the Zoning Ordinance, Subdivision Ordinance and the Orchard Walk Specific Plan.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing commercial development and the proposed development of this site is consistent with the approved Orchard Walk Specific Plan.
3. That the site is physically suitable for the proposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project's use, which is consistent with the underlying Mixed Use Commercial General Plan Land Use Designation. 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 Zoning Ordinance, Subdivision Ordinance, and the Orchard Walk Specific Plan.
5. That the proposed design and improvement of the proposed tentative parcel map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

Conditional Use Permit No. 2020-27

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Zoning Ordinance and Orchard Walk Specific Plan.
 - a. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
 - b. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar commercial uses.

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2020-07

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2021-131.
2. That Tentative Parcel Map No. 2021-07 be prepared in substantial compliance with Exhibit "C".
3. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services for parcels without public street access shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
4. That all other federal, state and city codes, ordinances and laws be met.

Conditional Use Permit No. 2020-27

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2021-131.
2. That all end-users seeking to develop the pad sites be required to apply first to Site Plan Review and detail compliance with the CUP, TPM, Specific Plan, and all other development standards.
3. That the service station be limited to the eight service terminals depicted in the Site Plan and any requested increase in terminals require the applicant to amend the Use Permit.
4. That the drive-thru lane shall provide a minimum of 10-queuing length as depicted in Exhibit "A-1" & "A-2".
5. That deviation from the Site Plan by either use or parcel configuration may constitute substantial change and require the applicant to return to the Planning Commission for an amendment to the approval.
6. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services for parcels without public street access shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
7. That all other federal, state and city codes, ordinances and laws be met.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.04.040 and Zoning Ordinance Section 17.02.145 an appeal to the City Council may be submitted within ten calendar days following the date of a decision by the Planning Commission on the tentative parcel map and conditional use permit applications. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia California. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution Nos. 2021-55 & 2021-56
- Exhibit "A-1" & "A-2" – Site Plan Exhibits
- Exhibit "B" – Tentative Parcel Map (Existing)
- Exhibit "C" – Tentative Parcel Map (Proposed)
- Exhibit "D" – Building Elevations
- Exhibit "E" – Amenities (Fencing, Trellis, etc.)
- Exhibit "F" – Preliminary Landscaping Plan
- Exhibit "G" – Preliminary Hardscape Plan
- Addendum to IS/MND No. 2007-34
- Site Plan Review Comments Nos. 2021-131
- General Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 - 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 - 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 - 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 - 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 - 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 - 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 - 7. Signing for temporary uses shall be subject to the approval of the city planner.
 - 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)\

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

ZONING ORDINANCE, TITLE 17 OF VISALIA MUNICIPAL CODE

EXCERPT FROM CHAPTER 17.19: MIXED USE ZONES

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

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

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

RESOLUTION NO. 2021-55

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-27, A REQUEST BY DONAHUE SCHRIBER REALTY GROUP TO AMEND THE APPROVED USES AND LAYOUT OF THE ORCHARD WALK WEST SPECIFIC PLAN DEVELOPMENT AREA WHICH WOULD INCLUDE THREE PARCELS, EACH MEASURING LESS THAN FIVE ACRES, AND PROPOSING A RETAIL USE, FAST-FOOD PAD WITH A DRIVE-THRU, AND GAS STATION. THE SITE IS ZONED C-MU (COMMERCIAL MIXED-USE ZONE). THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF NORTH DINUBA BOULEVARD AND WEST SEDONA AVENUE (ADDRESSES NOT ASSIGNED) (APN: 078-120-050).

WHEREAS, Conditional Use Permit No. 2020-27, is a request by Donahue Schriber Realty Group to amend the approved uses and layout of the Orchard Walk West Specific Plan development area which would include three parcels, each measuring less than five acres, and proposing a retail use, fast-food pad with a drive-thru, and gas station. The site is zoned C-MU (Commercial Mixed-Use Zone). The project site is located at the southwest corner of North Dinuba Boulevard and West Sedona Avenue (Addresses not assigned) (APN: 078-120-050); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 8, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-27, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that the mitigation incorporated into the project no significant environmental impacts would result from this project.

NOW, THEREFORE, BE IT RESOLVED, that Mitigated Negative Declaration Document No. 2007-34 was prepared in accordance with the California Environmental Quality Act and City of Visalia Environmental Guidelines, including consistency with CEQA Guidelines Section 15162, and that the environmental setting in which the project will be built has not changed since the Mitigated Negative Declaration for the original project was adopted, so Mitigated negative Declaration No. 2007-34 is incorporated in the project approval.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Zoning Ordinance and Orchard Walk Specific Plan.

- a. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
 - b. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar commercial uses.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2021-131.
2. That all end-users seeking to develop the pad sites be required to apply first to Site Plan Review and detail compliance with the CUP, TPM, Specific Plan, and all other development standards.
3. That the service station be limited to the eight service terminals depicted in the Site Plan and any requested increase in terminals require the applicant to amend the Use Permit.
4. That the drive-thru lane shall provide a minimum of 10-queuing length as depicted in Exhibit "A-1" & "A-2".
5. That deviation from the Site Plan by either use or parcel configuration may constitute substantial change and require the applicant to return to the Planning Commission for an amendment to the approval.
6. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services for parcels without public street access shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
7. That all other federal, state and city codes, ordinances and laws be met.

RESOLUTION NO. 2021-56

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2021-07, A REQUEST BY DONAHUE SCHRIBER REALTY GROUP TO SUBDIVIDE ONE PARCEL INTO THREE PARCELS WITHIN THE ORCHARD WALK SPECIFIC PLAN AREA. THE PROJECT IS LOCATED IN THE C-MU (COMMERCIAL MIXED-USE) ZONE DISTRICT. THE PROJECT IS LOCATED AT THE SOUTHWEST CORNER OF NORTH DINUBA BOULEVARD AND WEST SEDONA AVENUE (ADDRESSES NOT ASSIGNED) (APN: 078-120-050).

WHEREAS, Tentative Parcel Map No. 2021-07, is a request by Donahue Schriber Realty Group to subdivide two parcels into three parcels within the Orchard Walk Specific Plan area. The project is located in the C-MU (Commercial Mixed-Use) Zone District. The project site is located at the southwest corner of North Dinuba Boulevard and West Sedona Avenue (Addresses not assigned) (APN: 078-120-050); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on November 8, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2021-07, 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, an Initial Study was prepared which disclosed that the mitigation incorporated into the project no significant environmental impacts would result from this project.

NOW, THEREFORE, BE IT RESOLVED, that Mitigated Negative Declaration Document No. 2007-34 was prepared in accordance with the California Environmental Quality Act and City of Visalia Environmental Guidelines, including consistency with CEQA Guidelines Section 15162, and that the environmental setting in which the project will be built has not changed since the Mitigated Negative Declaration for the original project was adopted, so Mitigated negative Declaration No. 2007-34 is incorporated in the project approval.

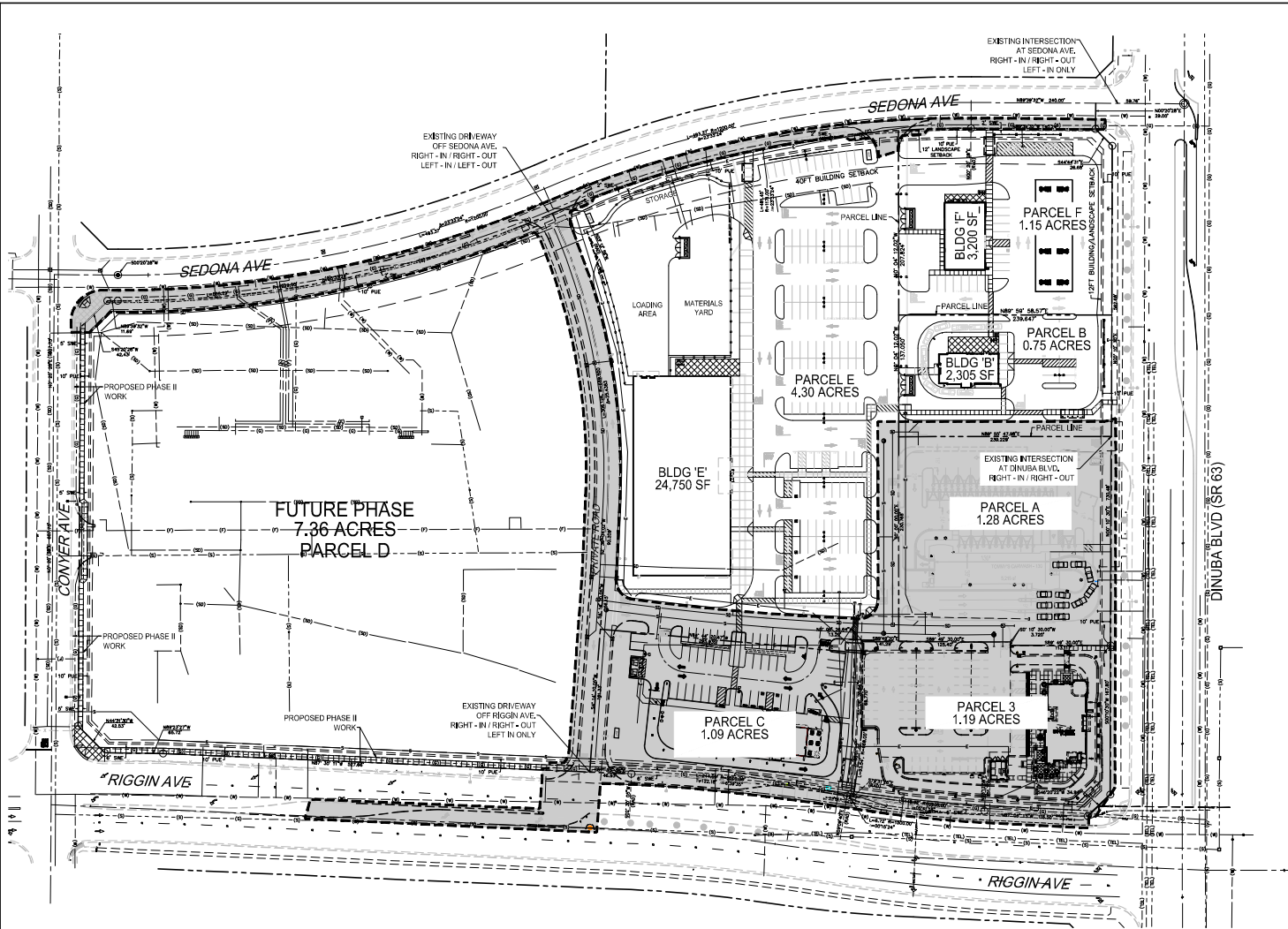
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific finding based on the evidence presented:

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the Zoning Ordinance, Subdivision Ordinance and the Orchard Walk Specific Plan.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing commercial development and the proposed development of this site is consistent with the approved Orchard Walk Specific Plan.

3. That the site is physically suitable for the purposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project's use, which is consistent with the underlying Mixed Use Commercial General Plan Land Use Designation. 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 Zoning Ordinance, Subdivision Ordinance, and the Orchard Walk Specific Plan.
5. That the proposed design and improvement of the proposed tentative parcel map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

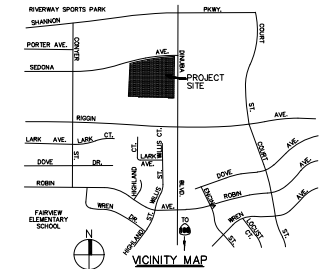
BE IT FURTHER RESOLVED that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.12.010 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2021-131.
2. That Tentative Parcel Map No. 2021-07 be prepared in substantial compliance with Exhibit "C".
3. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services for parcels without public street access shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
4. That all other federal, state and city codes, ordinances and laws be met.



RECORD OWNERS
 DONAHUE SCHRIEBER REALTY GROUP, L.P. A DELAWARE LIMITED PARTNERSHIP AND
 DONAHUE SCHRIEBER ASSET MANAGEMENT CORPORATION, A DELAWARE CORPORATION, AS
 TENANTS-IN-COMMON

FLOOD ZONE INFORMATION
 THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" - AREAS OF 0.2% ANNUAL CHANCE
 FLOODING WITH AN AVERAGE DEPTH OF 1 TO 4 FEET. THE PROPERTY IS LOCATED IN
 FLOOD ZONE X1 WITH AN AVERAGE DEPTH OF 1 TO 4 FEET. THE FLOOD INSURANCE RATE
 MAP NUMBER CFT020002E DATED JUNE 16, 2009 FOR TULARE COUNTY, CALIFORNIA AND INCORPORATED AREAS.
 FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.



- UTILITY PROVIDERS**
- | | |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| NATURAL GAS
SOUTHERN CALIFORNIA GAS COMPANY
404 N. TROPIC ST.
VISALIA, CA 93292 | ERIC NELSON
(559) 738-2241
enelson@scgpc.com |
| DOMESTIC WATER
CAL WATER
215 NORTH VALLEY OAKS DRIVE
VISALIA, CA 93292 | SCOTT MCHAHARRA
(559) 624-1622
smc@scwtr.com |
| SEWER
CITY OF VISALIA
305 E. AGGADIA AVENUE
VISALIA, CA 93291 | ADRIAN RUBIACABA
(559) 713-4275
arubi@ci.visalia.ca.us |
| STORM DRAIN
CITY OF VISALIA
310 E. AGGADIA AVENUE
VISALIA, CA 93291 | ADRIAN RUBIACABA
(559) 713-4275
arubi@ci.visalia.ca.us |
| ELECTRICAL
SOUTHERN CALIFORNIA EDISON
2400 S. BUCKINGHAM AVENUE
TULARE, CA 93274 | CHRIS BRIGHT
(559) 684-3527 |
| TELEPHONE
AT&T CALIFORNIA
217 W. AGGADIA AVENUE
THIRD FLOOR
VISALIA, CA 93291 | ERIN PESTEL
(559) 738-6449
ep94@att.com |
| CABLE TELEVISION
COMCAST
1021 N. FLAZA DRIVE
VISALIA, CA 93291 | MARTINA GOMEZ
martina.gomez@comcast.com
Martina.Gomez@comcast.com |
| CALIFORNIA WATER SERVICE COMPANY
216 N. VALLEY OAKS DRIVE
VISALIA, CA 93292 | SIEDLA SANDOZ
(559) 624-1621 |

UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HERE-IN HAVE BEEN LOCATED FROM FIELD SURVEY
 AND AS BEST INFORMATION FURNISHED BY THE OWNER. PRIOR TO CONSTRUCTION ALL
 INSTALLED PUBLIC INFRASTRUCTURE WILL BE RE-TESTED AND RE-CONDITIONED AS
 DETERMINED BY THE CITY ENGINEER.

LEGEND:

EXISTING DRAIN	---	(0)	(0)
EX. GAS	---	(0)	(0)
EX. ELECTRIC	---	(0)	(0)
EX. WATER	---	(0)	(0)
EX. SEWER	---	(0)	(0)
EX. COMB.	---	(0)	(0)
EX. FIRE	---	(0)	(0)
EX. SEE	---	(0)	(0)
SEE	---	(0)	(0)
PUBLIC UTILITY EXISTENT	---	(0)	(0)

ACCESSOR'S PARCEL NUMBERS:
 078-120-030; 078-120-032

LEGAL DESCRIPTION

PARCEL 1:
 A PORTION OF LOT 4, AS SHOWN ON THAT CERTAIN PLAT ENTITLED SHANNON BRANCH
 LAST SUBDIVISION MAP FILED FOR RECORD ON JANUARY 27, 2004 IN VOLUME 40 OF
 MAPS, AT PAGE 46, TULARE COUNTY RECORDS, Lying WITHIN THE SOUTHWEST 3/4 OF
 SECTION 18, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT Diablo BASE AND MERRIDIAN,
 CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

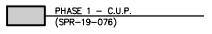
PARCEL 2:
 A PORTION OF LOT 4, AS SHOWN ON THAT CERTAIN PLAT ENTITLED SHANNON BRANCH
 LAST SUBDIVISION MAP FILED FOR RECORD ON JANUARY 27, 2004 IN VOLUME 40 OF
 MAPS, AT PAGE 46, TULARE COUNTY RECORDS, Lying WITHIN THE SOUTHWEST 3/4 OF
 SECTION 18, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT Diablo BASE AND MERRIDIAN,
 CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

PARCEL 3:
 A PORTION OF LOT 4, AS SHOWN ON THAT CERTAIN PLAT ENTITLED SHANNON BRANCH
 LAST SUBDIVISION MAP FILED FOR RECORD ON JANUARY 27, 2004 IN VOLUME 40 OF
 MAPS, AT PAGE 46, TULARE COUNTY RECORDS, Lying WITHIN THE SOUTHWEST 3/4 OF
 SECTION 18, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT Diablo BASE AND MERRIDIAN,
 CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

GENERAL INFO:
 GROSS ACREAGE (ENTIRE ORCHARD WALK WEST): 16.5 ACRES +/-
 ASSESSOR PARCEL NUMBER: PORTION OF 078-120-030-000 AND 078-120-032-000
 EXISTING CITY ZONE: C-20 (VARIES USE COMMERCIAL)
 GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL, MIXED USE
 EXISTING LAND USE: VACANT LAND
 PROPOSED LAND USE: (1) NEW PAV BUILDINGS WITH A FUEL STATION/RETAIL SHOP, A
 QUICK-SERVICE RESTAURANT WITH A MOBILE ORDER DRIVE-THRU AND A BIG-BOX RETAIL STORE.

SHEET INDEX

- C1.0 OVERALL SITE PLAN
- C2.0 ENLARGED SITE PLAN
- A1.0 PAD - B FLOOR PLAN
- A2.0 PAD - B EXTERIOR ELEVATIONS
- A2.0 PAD - E FLOOR PLAN
- A2.1 PAD - E EXTERIOR ELEVATIONS
- A3.0 PAD - F FLOOR PLAN
- A3.1 PAD - F EXTERIOR ELEVATIONS
- A4.0 MATERIAL BOARD
- L1.0 PRELIMINARY HARDSCAPE PLAN
- L1.1 PRELIMINARY HARDSCAPE PLAN COMMON AREA DETAILS
- L1.2 PRELIMINARY PLANTING PLAN
- L1.3 PRELIMINARY IRRIGATION PLAN
- L2.0
- L3.0



SITE INFORMATION

OWNER: DONAHUE SCHRIEBER REALTY GROUP, L.P.
 305 E. AGGADIA AVENUE
 VISALIA, CA 93291

LEGAL DESCRIPTION:
 PARCELS 1 AND 2 OF PARCEL MAP NO. 4008
 AS SHOWN BY PARCEL MAP NO. 016 ON FILE IN BOOK
 5103, TULARE COUNTY RECORDS, TULARE COUNTY,
 CALIFORNIA.

FLOOD ZONE DESIGNATION:
 LAND USE / ZONING: VACANT UNDEVELOPED - COMMERCIAL
 INTERESTED USE: RETAIL CENTER

PARCEL 1:
 GROSS ACREAGE: 1.28
 NET ACREAGE: 1.09

PARCEL 2:
 GROSS ACREAGE: 0.75
 NET ACREAGE: 0.75

PARCEL 3:
 GROSS ACREAGE: 1.09
 NET ACREAGE: 1.09

RECORD DATA NOTE

BEARINGS AND DISTANCES SHOWN HEREON
 WERE TAKEN FROM THE
 (1) PARCEL MAP NO. 4228 FILED NOVEMBER
 2008 IN BOOK 50 OF PARCEL MAPS AT
 PAGE 33, AS DOCUMENT NO. 2008-01283, IN THE OFFICE OF THE
 COUNTY RECORDER OF TULARE COUNTY.

LITTLE
 PROFESSIONAL ARCHITECTURAL CONSULTING

16000 LITTLE BLVD. SUITE 400
 VISALIA, CA 93291
 WWW.LITTLEONLINE.COM

DONAHUE SCHRIEBER
 200 BAKER ST., SUITE 100
 COSTA MESA, CA 92626
 PHONE: 714-943-1400

**ORCHARD WALK WEST
 PHASE TWO**
 N.W. CORNER - RIGGIN AVE. & DINUBA BLVD.
 VISALIA, CA 93291

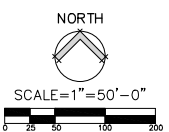
NO.	REVISION	DATE

APPROVED BY:
 PROJECT ARCHITECT
 PROJECT ENGINEER
 PROJECT SURVEYOR

601.13067.00

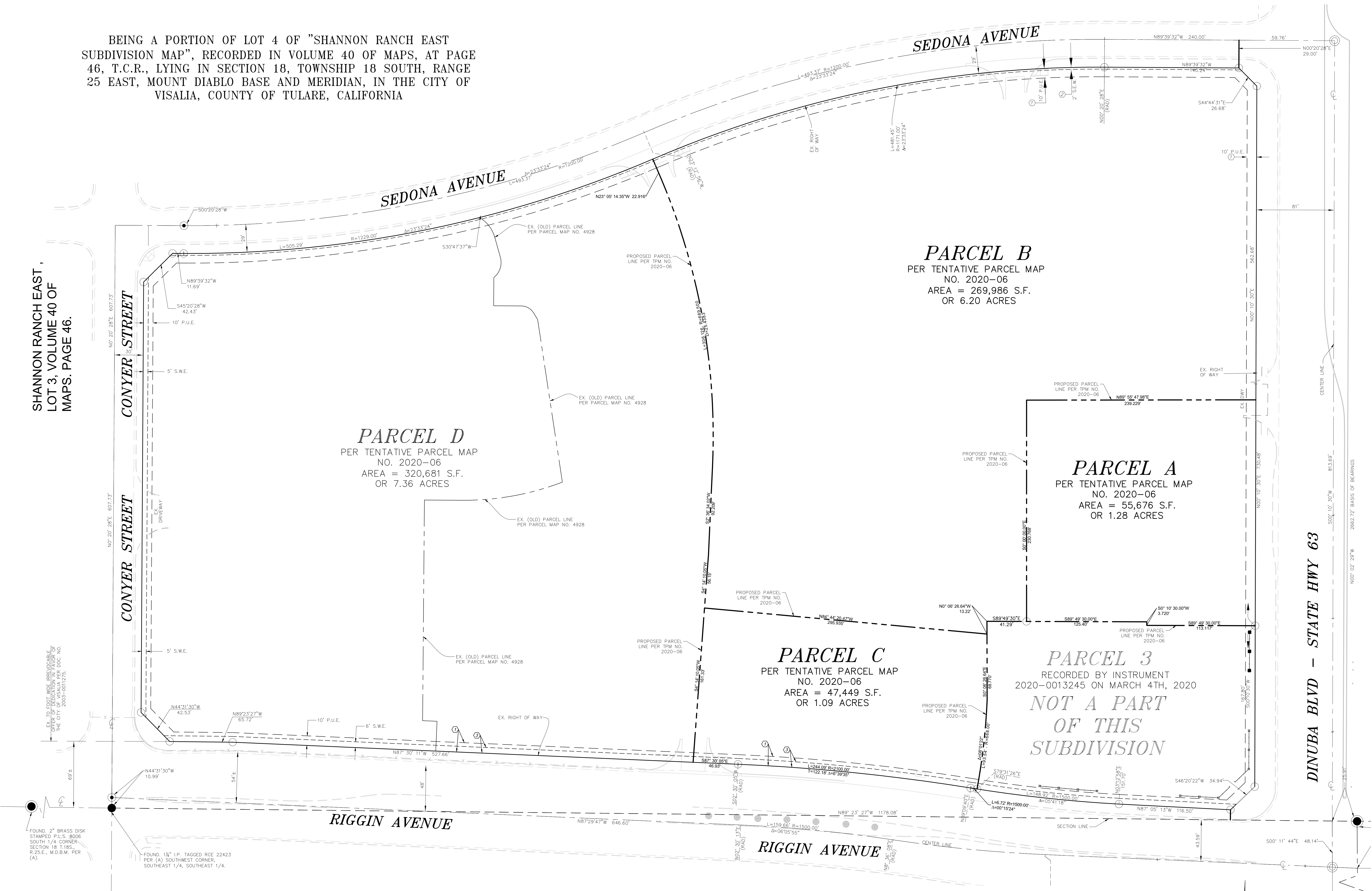
06.15.21 **C1.0**

MASTERPLAN - CONDITIONAL USE PERMIT SPR-20-135



BEING A PORTION OF LOT 4 OF "SHANNON RANCH EAST SUBDIVISION MAP", RECORDED IN VOLUME 40 OF MAPS, AT PAGE 46, T.C.R., LYING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, CALIFORNIA

SHANNON RANCH EAST,
LOT 3, VOLUME 40 OF
MAPS, PAGE 46.



PARCEL D
PER TENTATIVE PARCEL MAP
NO. 2020-06
AREA = 320,681 S.F.
OR 7.36 ACRES

PARCEL B
PER TENTATIVE PARCEL MAP
NO. 2020-06
AREA = 269,986 S.F.
OR 6.20 ACRES

PARCEL C
PER TENTATIVE PARCEL MAP
NO. 2020-06
AREA = 47,449 S.F.
OR 1.09 ACRES



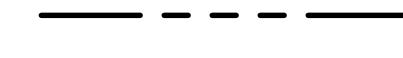
PARCEL A
PER TENTATIVE PARCEL MAP
NO. 2020-06
AREA = 55,676 S.F.
OR 1.28 ACRES

PARCEL 3
RECORDED BY INSTRUMENT
2020-0013245 ON MARCH 4TH, 2020
**NOT A PART
OF THIS
SUBDIVISION**

FOUND: 2" BRASS DISK STAMPED P.L.S. 8006 SOUTH 1/4 CORNER, SECTION 18, T.18S. R.25E., M.D.B.M. PER (A).

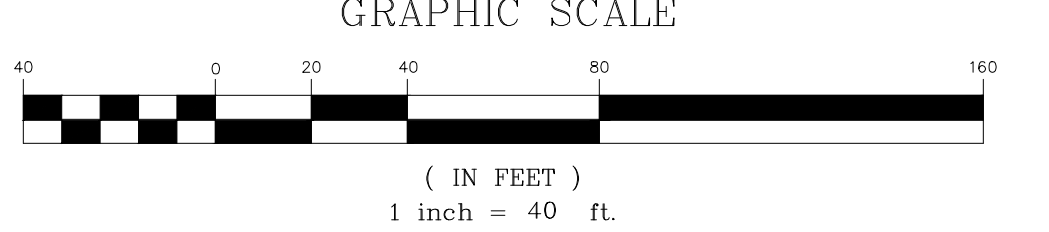
FOUND: 1/2" I.P. TAGGED RICE 22423 PER (A) SOUTHWEST CORNER, SOUTHEAST 1/4, SOUTHEAST 1/4.

LEGEND

-  EXISTING (OLD) PARCEL LINE
-  PROPOSED PARCEL LINE PER TPM 2020-06
-  EXISTING RIGHT-OF-WAY
- EX. EXISTING
- (RAD) RADIAL BEARING

EASEMENTS

- ① 10' WIDE PUBLIC UTILITY EASEMENT PER PARCEL MAP NO. 4928, PMB 50-33
- ② 2' WIDE SIDE WALK EASEMENT PER PARCEL MAP NO. 4928, PMB 50-33
- ③ 6' WIDE SIDE WALK EASEMENT PER PARCEL MAP NO. 4928, PMB 50-33



DIVERSIFIED ARCHITECTURAL CONSULTING

1500 DOW STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949.891.9000 FAX: 949.891.9001
www.littleonline.com

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© Little 2021

DONAHUE SCHRIBER

200 BAKER ST. SUITE 100
COSTA MESA, CA 92626
PHONE: 714.545.1400

FOR REVIEW ONLY

DATE: 3/31/20
CITY: VISALIA
COUNTY: TULARE

**ORCHARD WALK WEST - PHASE TWO
PROPOSED SUB-DIVISION MAP
FOR APN: 078-120-030**

NW CORNER - RIGGIN AVE. & DINUBA BLVD.
VISALIA, CA 93291

NO.	REVISION	DATE

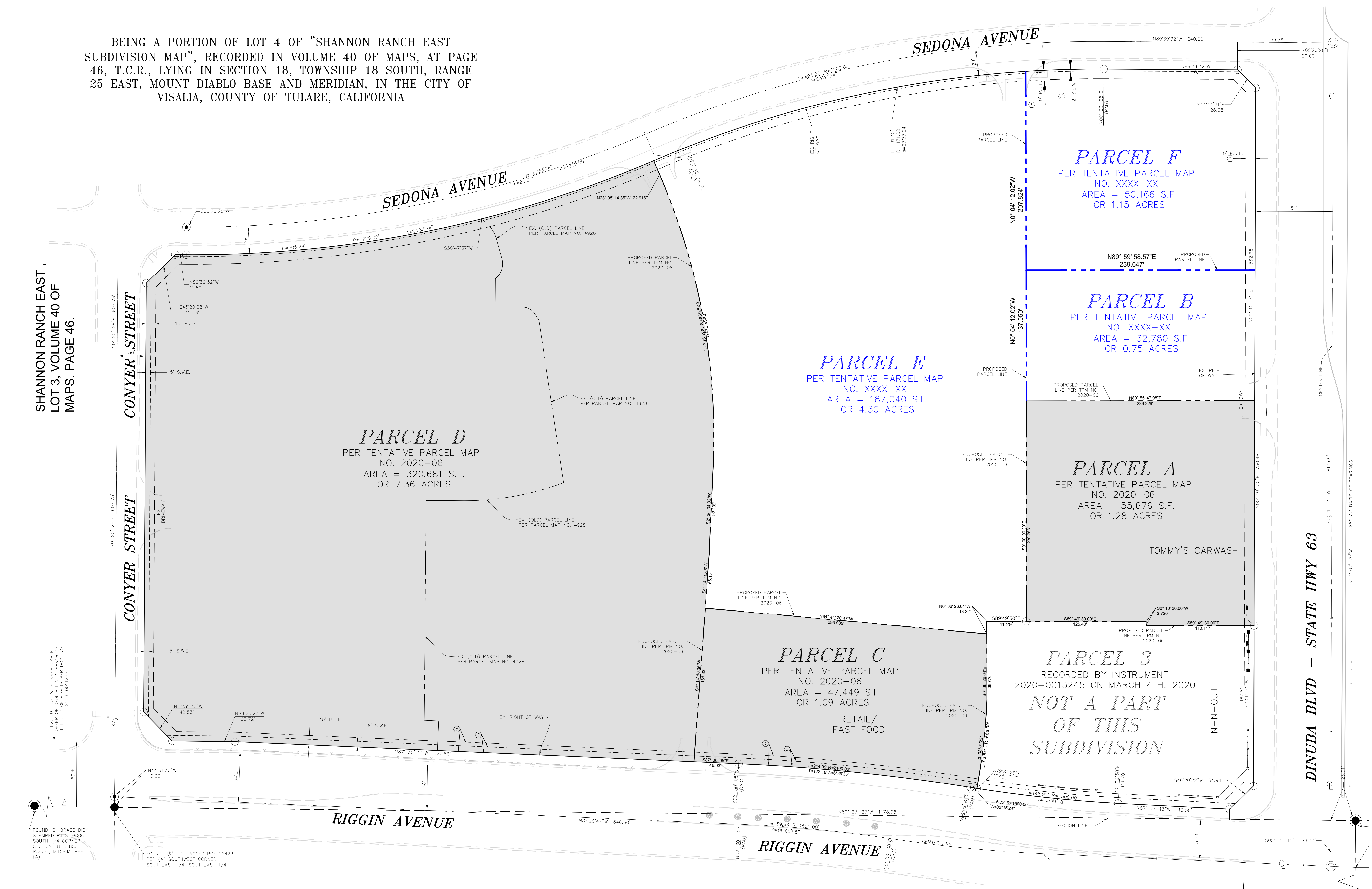
PREPARED BY:
PRINCIPAL IN CHARGE
BBG
PROJECT MANAGER
ML
DESIGN TEAM
AT

PROJECT NO.: 601.11814.02

**EXISTING
SUB-DIVISION
MAP PER
TPM 2020-06**

BEING A PORTION OF LOT 4 OF "SHANNON RANCH EAST SUBDIVISION MAP", RECORDED IN VOLUME 40 OF MAPS, AT PAGE 46, T.C.R., LYING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, CALIFORNIA

SHANNON RANCH EAST,
LOT 3, VOLUME 40 OF
MAPS, PAGE 46.

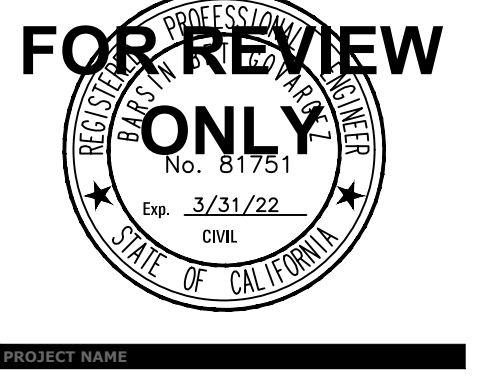
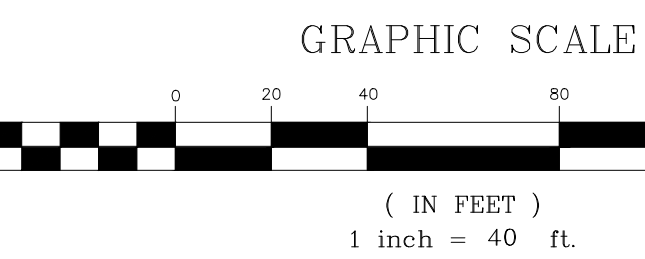


LEGEND

- PROPOSED PARCEL LINE
- EXISTING (OLD) PARCEL LINE
- PROPOSED PARCEL LINE PER TPM NO. 2020-06
- EXISTING RIGHT-OF-WAY
- PART OF ORCHARD WALK WEST PHASE I
TPM NO. 2020-06 (UNCHANGED PARCEL)
- EX.
- EXISTING
- (RAD)
- RADIAL BEARING

EASEMENTS

- ① 10' WIDE PUBLIC UTILITY EASEMENT PER PARCEL MAP NO. 4928, PMB 50-33
- ② 2' WIDE SIDE WALK EASEMENT PER PARCEL MAP NO. 4928, PMB 50-33
- ③ 6' WIDE SIDE WALK EASEMENT PER PARCEL MAP NO. 4928, PMB 50-33



ORCHARD WALK WEST - PHASE TWO
PROPOSED SUB-DIVISION MAP
FOR APN: 078-120-030
NW CORNER - RIGGIN AVE. & DINUBA BLVD.
VISALIA, CA 93291

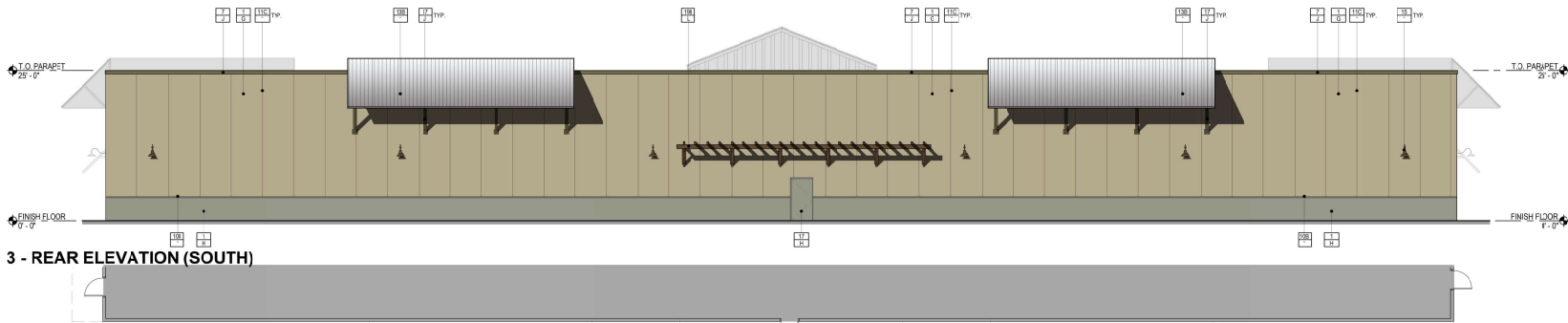
NO.	REVISION	DATE

PROJECT NO. 601.11814.02

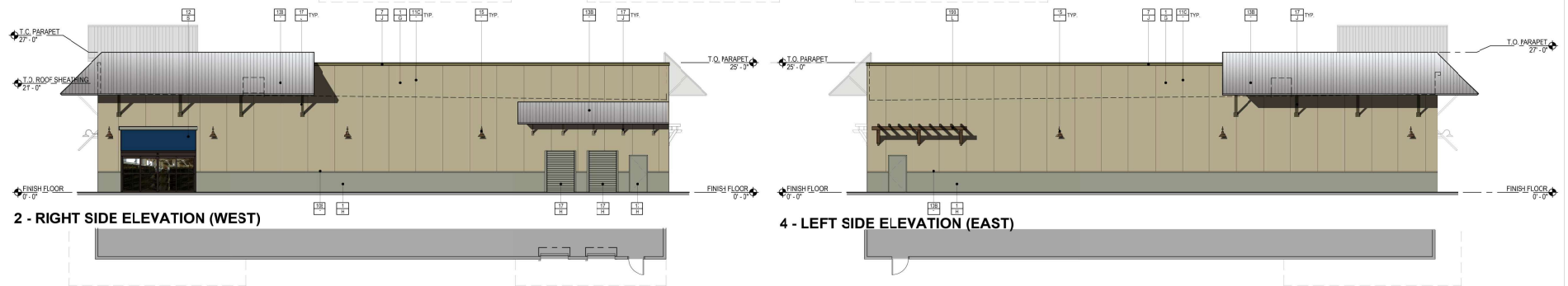
**PROPOSED
SUB-DIVISION
MAP**



1 - FRONT ELEVATION (NORTH)



3 - REAR ELEVATION (SOUTH)



2 - RIGHT SIDE ELEVATION (WEST)

4 - LEFT SIDE ELEVATION (EAST)

EXTERIOR FINISH SCHEDULE

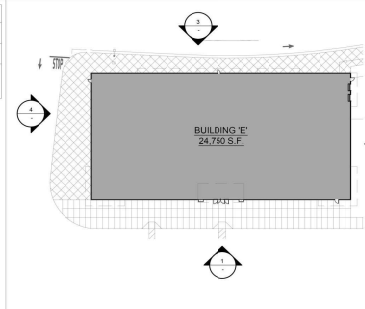
KEY	FINISH	REMARKS
[Symbol]	PAINT: EBERGLO - IC1 #038	[Color swatch]
[Symbol]	PAINT: GRAND CANYON - IC1 #038	[Color swatch]
[Symbol]	PAINT: KONTANA TAN - IC1 #033	[Color swatch]
[Symbol]	PAINT: KNOLS CANYON - IC1#68	[Color swatch]
[Symbol]	PAINT: ESKLAKE - IC1 #010	[Color swatch]
[Symbol]	PAINT: RESIDENCE ROW - IC1 #068	[Color swatch]
[Symbol]	FABRIC: WAVE #408	[Color swatch]
[Symbol]	CORNINGO STONE PRODUCT - RIVER ROCK OBSERT RUBT	[Image swatch]
[Symbol]	FABRIC: CREST GREEN #407	[Color swatch]
[Symbol]	FABRIC: TERRA COTTA #402	[Color swatch]
[Symbol]	STANDING SEAM ROOFING	

EXTERIOR MATERIAL SCHEDULE

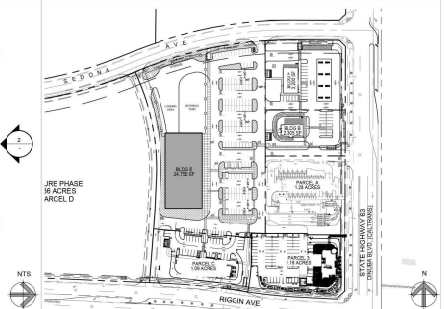
KEY	MATERIAL	REMARKS
[Symbol]	EIFS EXTERIOR CEMENT PLASTER	
[Symbol]	VENER	24-CHEBELED STONE RILL CAP. TA MATCH VENER 25-CORNINGO STONE PRODUCTS - RIVER ROCK OBSERT/RUBT
[Symbol]	SPLIT FACE BLOCK	OAK COLOR (TEAM ENCLOSURE)
[Symbol]	ROOFING	E.I.F. MOLDING TRIM CORNICE W/ PLASTER SHUN COAT O FIBERGLASS REINFORCED RESIN GLAZING
[Symbol]	ALUMINUM REVVAL	100-3/4"
[Symbol]	SCORED	110-1/4"
[Symbol]	FABRIC FINING	
[Symbol]	METAL CANOPY	10A-STANDING SEAM METAL ROOFING 10B-CORRUGATED METAL ROOFING
[Symbol]	LOADING DOOR	
[Symbol]	SIGNAGE (N.I.C.)	
[Symbol]	LIGHT FIXTURE	
[Symbol]	METAL	LOADING DOOR VENTS, DOORS, FRAME, HANDRAILS, DOWNPOUTS, ETC.

KEY	MATERIAL	REMARKS
[Symbol]	ALUMINUM STOREFRONT SYSTEM	DARK BRONZE ANODIZED
[Symbol]	WOOD	10A-CONVENTIONAL LUMBER FASCIA 10B-TRELLE CANTY
[Symbol]	FIBER-REINFORCED CEMENT/STUCCO SIDING AND TRIMS	20A-PRE-PRIMED PANEL 20B-PRE-PRIMED FRM TRIM BOPR TO 12 20C-PRE-PRIMED FRM TRIM BOPR TO 14

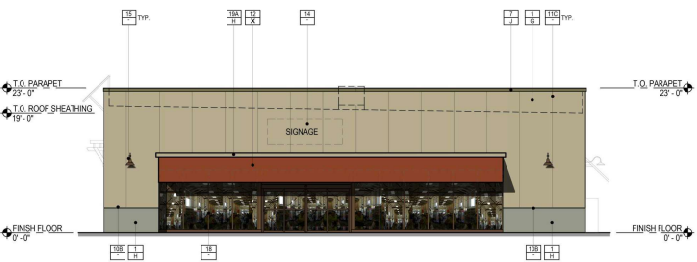
BUILDING KEYPLAN



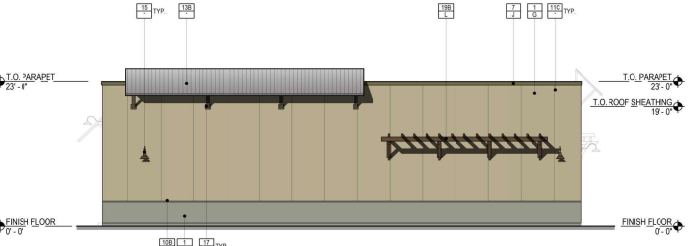
SITE KEYPLAN



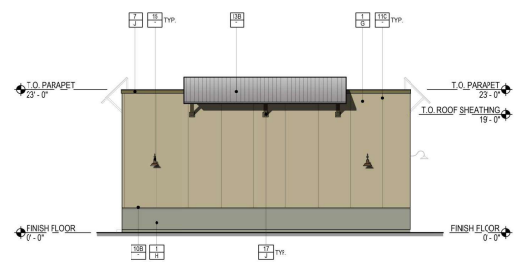
NO.	REVISED	DATE



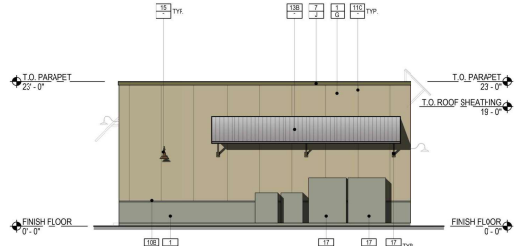
1 - FRONT ELEVATION (NORTH)



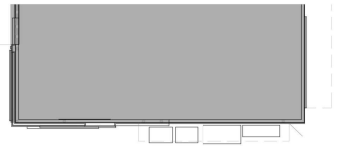
3 - REAR ELEVATION (SOUTH)



2 - RIGHT SIDE ELEVATION (WEST)



4 - LEFT SIDE ELEVATION (EAST)



SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

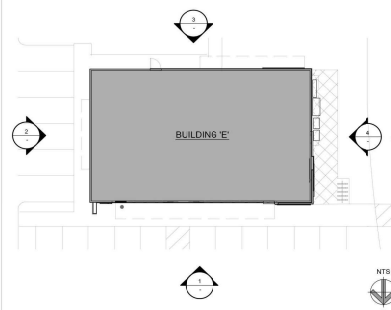
KEY	FINISH	REMARKS
101	PAINT: GREYSDO - IC1 K08	
102	PAINT: GRAND CANYON - IC036	
103	PAINT: MONTANA TAN - IC1 #03	
104	PAINT: KINGS CANYON - IC1 K08	
105	PAINT: BURLAKE - IC1 #510	
106	PAINT: RESIDENCE ROW - IC1 K08	
107	FABRIC: JAVY #485	
108	CORONAOD STONE PRODUCT - RIVER ROCK DBERT RUST	
109	FABRIC: OREST GREEN #407	
110	FABRIC: TERRA COTTA #462	
111	STANDING BEAM ROOFING	

EXTERIOR MATERIAL SCHEDULE

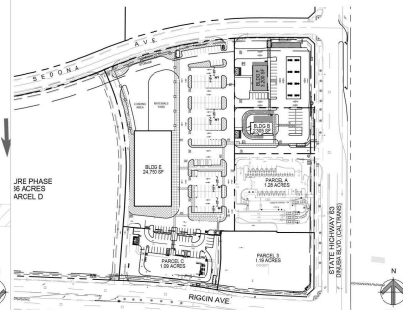
KEY	MATERIAL	REMARKS
112	7/8" EXTERIOR CEMENT PLASTER	
113	VENER	24 CHISELED STONE BEL CAP - TO MATCH VENER 25 CONRANCO STONE PRODUCT - RIVER ROCK DESERT RUST
114	SPL F ACE BLOCK	OAK COLOR (TRASH ENCLOSURE)
115	ROOFING	
116	E J F MOLONG TRIM CORNICE W/ FLASERS DARK COAT O FIBERGLASS REINFORCED MESH	
117	CLAUING	
118	ALUMINUM REVEAL	108 - 3/4"
119	SCREED	110 - 1/4"
120	FABRIC FINING	
121	METAL CANOPY	13A - STANDING SEAM METAL ROOFING 13B - CORRUGATED METAL ROOFING
122	SPONGE (N.C)	
123	LIGHT FIXTURE	
124	METAL	COVERED WETS DOORS, FRAMES, HANDRAILS, CORNERPOSTS, ETC.

KEY	MATERIAL	REMARKS
125	ALUMINUM W/DRIFTSRONT SYSTEM	DARK BRONZE ANODIZED
126	WOOD	19A - CONVENTIONAL LUMBER FASCIA 19B - TRELLIS CANOPY
127	FIBER-REINFORCED CEMENTICUS SIDING AND TRIMS	25A - PRE-FINISHED TRIM BOHP TO 1/2 25C - PRE-FINISHED TRIM BOHP TO 1/4

BUILDING KEYPLAN



SITE KEYPLAN



MASTERPLAN - CONDITIONAL USE PERMIT SPR 20-135



**ORCHARD WALK WEST
PHASE TWO**
 200 BAKER ST. SUITE 100
 COSTA MESA, CA 92626
 PHONE: 714.545.1800

 NW CORNER - BIGGIN AVE. & DINUBA BLVD.
 VISALIA, CA 93291

NO.	REVISION	DATE

PROJECT ARCHITECT	JHK
PROJECT ENGINEER	RO
GRAPHIC DEVELOPER	LD

601.11814.02

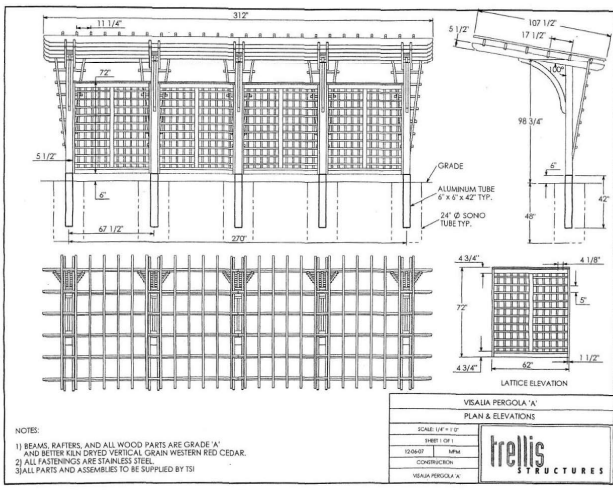
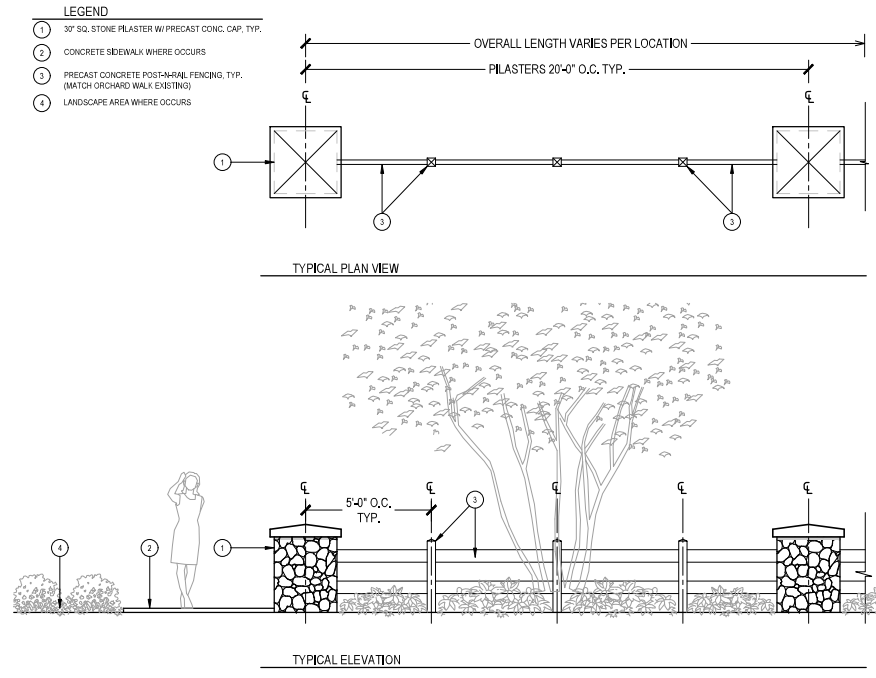
**BUILDING 'E'
EXTERIOR ELEVATION**

NO.	REVISION	DATE

601.11814.02

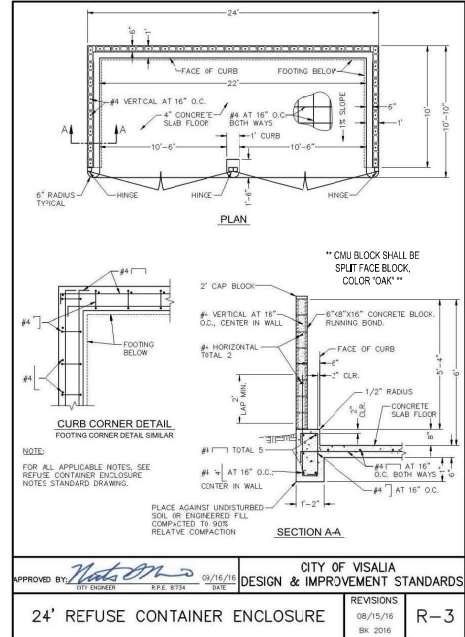
SITE DETAILS

08.13.21 **L13**

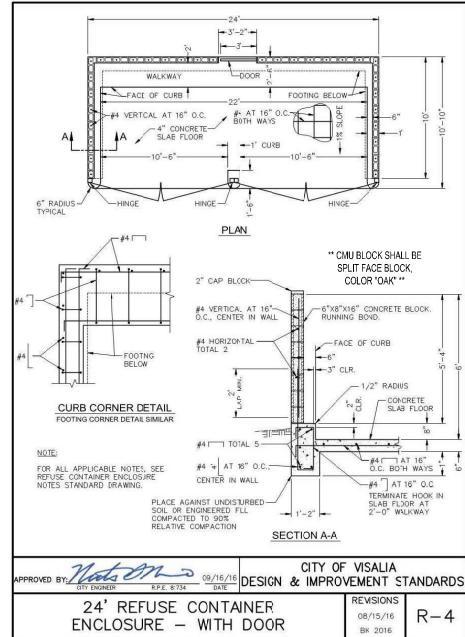


6 DECORATIVE WOOD TRELLIS
SCALE: N.T.S.

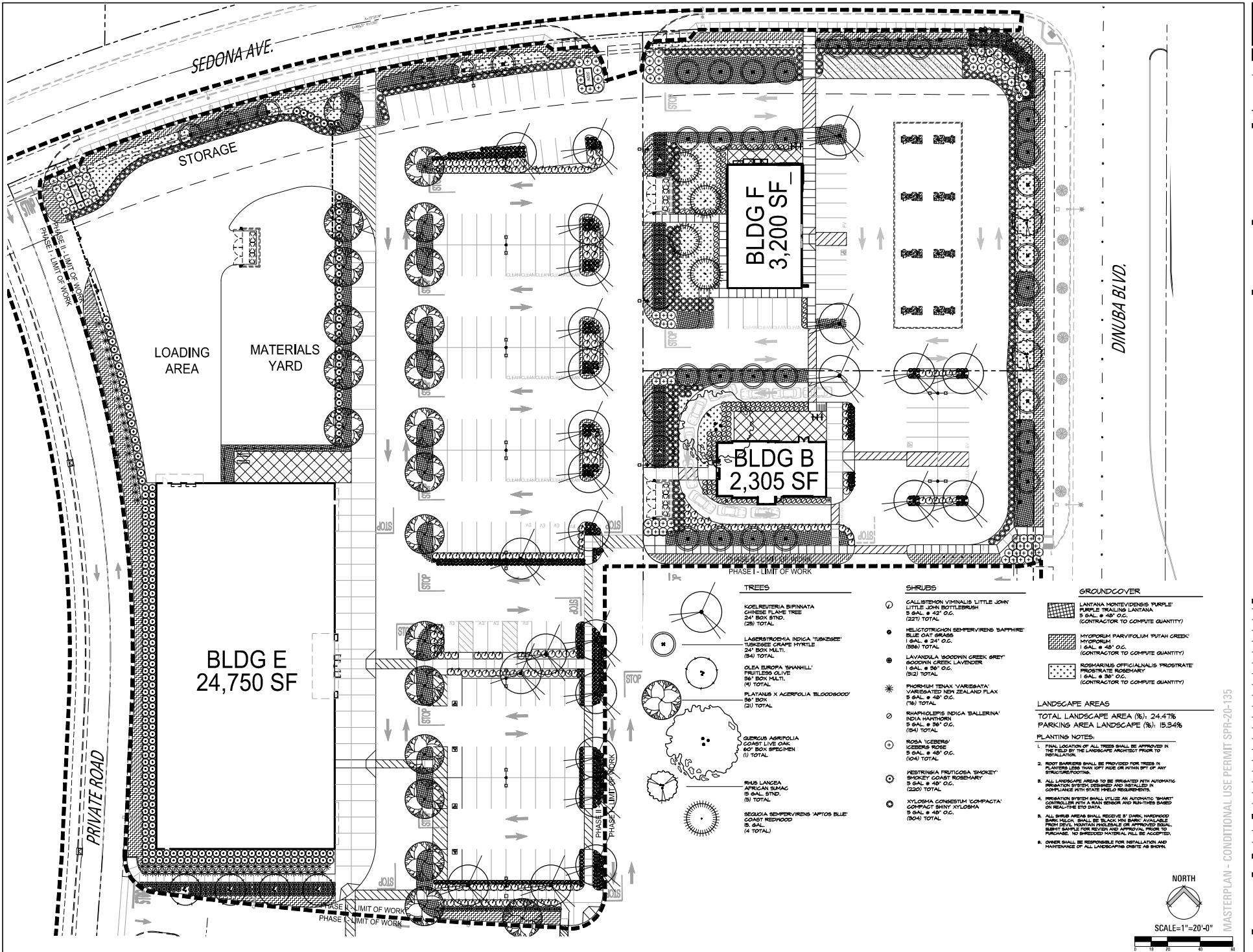
5 STONE PLASTERERS W/ POST-N-RAIL FENCE
SCALE: 1/2\" = 1'-0\"



8 PAD 3 - TRASH ENCLOSURE
N.T.S.



7 PAD 1 - TRASH ENCLOSURE
N.T.S.



TREES

- KOELBUTERIA BIPINNATA
CHINESE FLAME TREE
24" BOX STD. (2) TOTAL
- LASERTRICHIA INDICA 'TUSSEGGI'
TUSSEGGI GRAPE MYRTLE
(84) TOTAL
- OLEA EUROPA 'SIKHILLI'
FRUITLESS OLIVE
24" BOX MULTI. (4) TOTAL
- PLATANUS X ACERIFOLIA BLOODWOOD
24" BOX (2) TOTAL
- QUERCUS AGRIFOLIA
COAST LIVE OAK
24" BOX BRECKEN (1) TOTAL
- RHUS LANCEA
AFRICAN SUMAC
5" GAL. STD. (5) TOTAL
- SEDONA SEMPERVIRENS 'APTOS BLUE'
COAST REDWOOD
15" GAL (4) TOTAL

SHRUBS

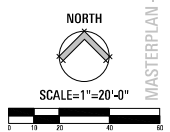
- CALLISTEMON VIMINALIS 'LITTLE JOHN'
LITTLE JOHN BOTTLEBRUSH
5" GAL. # 42" O.G. (227) TOTAL
- MELICOTRICHON SEMPERVIRENS 'SAPPHIRE'
BLUE OAT GRASS
1" GAL. # 24" O.G. (226) TOTAL
- LAVANULA 'WOODFIN GREEK GREY'
WOODFIN GREEK LAVENDER
1" GAL. # 24" O.G. (562) TOTAL
- PHORUM TENAX 'VARESATTA'
VARESATTA NEW ZEALAND FLAX
5" GAL. # 42" O.G. (16) TOTAL
- RHAPHIOLIS INDICA 'BALLERINA'
INDIA HATHOR
5" GAL. # 36" O.G. (154) TOTAL
- ROSA 'SEBERS'
SEBERS ROSE
5" GAL. # 42" O.G. (104) TOTAL
- NESTRINIA FRUTIGOSA 'SMOKEY'
SMOKEY COAST ROSEMARY
5" GAL. # 42" O.G. (220) TOTAL
- XYLISMA CONGESTUM 'COMPACTA'
COMPACT SHINY XYLISMA
5" GAL. # 42" O.G. (504) TOTAL

GROUNDCOVER

- LANTANA MONTEVIDENSIS 'PURPLE'
PURPLE TRAILING LANTANA
5" GAL. # 42" O.G.
(CONTRACTOR TO COMPUTE QUANTITY)
- MYOPHORBUM PARVIFOLIUM 'PUTAH GREY'
MYOPHORBUM
1" GAL. # 42" O.G.
(CONTRACTOR TO COMPUTE QUANTITY)
- ROSMARINUS OFFICINALIS 'PROSTRATE'
PROSTRATE ROSEMARY
1" GAL. # 36" O.G.
(CONTRACTOR TO COMPUTE QUANTITY)

LANDSCAPE AREAS
 TOTAL LANDSCAPE AREA (%): 24.47%
 PARKING AREA LANDSCAPE (%): 15.34%

- PLANTING NOTES:
1. FINAL LOCATION OF ALL TREES SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 2. ROOT BARRIERS SHALL BE PROVIDED FOR TREES IN PLANTING AREAS LESS THAN 10" OFF ASSE OR WITHIN 5' OF ANY EXISTING UTILITY.
 3. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS, DESIGNED AND INSTALLED IN COMPLIANCE WITH STATE FIELD REQUIREMENTS.
 4. IRRIGATION SYSTEM SHALL UTILIZE AN AUTOMATIC 'SMART' CONTROLLER WITH A MAIN SENSOR AND RUN-TIME BASED ON REAL-TIME ET0 DATA.
 5. ALL SHRUB AREAS SHALL RECEIVE 5" DYVIC HARDWOOD BARK MULCH. SHALL BE BLACK PLASTIC AVAILABLE. SHIRT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO PURCHASE. NO WRECKED MATERIAL SHALL BE ACCEPTED.
 6. OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL LANDSCAPING ORITE AS SHOWN.



LITTLE
 PROFESSIONAL LANDSCAPE ARCHITECTURE CONSULTING
 11880 SHELTON BLVD. SUITE 100
 COSTA MESA, CA 92626
 www.littleonline.com

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DONAHUE SCHRIBER
 200 BAKER ST., SUITE 100
 COSTA MESA, CA 92626
 PHONE: 714-443-1100

**ORCHARD WALK WEST
 PHASE TWO**
 NW CORNER - RIGGIN AVE. & DINUBA BLVD.
 VISALLIA, CA 93291

NO.	REVISION	DATE

601.11814.02

PRELIMINARY
 LANDSCAPE
 PLAN

09.13.21

L2.0

MASTERPLAN - CONDITIONAL USE PERMIT SPR-20-135

DESCRIPTION OF PROJECT:

Conditional Use Permit No. 2021-27: A request by Donahue Schriber Realty Group to amend the approved uses and layout of the Orchard Walk West develop area which would include three parcels, each measuring less than 5 acres, proposing a retail use, drive-thru, and gas station. The project is located in the C-MU (Commercial Mixed-Use) Zone District.

Tentative Parcel Map No. 2021-07: A request by Donahue Schriber Realty Group to subdivide two parcels into four parcels within the Orchard Walk Specific Plan area. The project is located in the C-MU (Commercial Mixed-Use) Zone District.

PROJECT LOCATION: The project is located at the southwest corner of North Dinuba Blvd. and W. Sedona Ave. (Address not assigned) (APN: 078-120-050).

SUMMARY

This document is an addendum to Initial Study/Mitigated Negative Declaration Document No. 2007-34 originally prepared for the development of the Orchard Walk Specific Plan and its related entitlements. The decision to prepare an addendum was based on the original document's adequate analysis with regard to the revised project description. In accordance with CEQA Guidelines Section 15164(a), none of the conditions described in CEQA Guidelines Section 15162 which would require the preparation of a Subsequent EIR, Negative Declaration, or Supplemental EIR have been met.

This addendum is being prepared to include Conditional Use Permit No. 2021-27 and Tentative Parcel Map No. 2021-07 into the project description. These entitlements will allow the creation of additional parcels in the master-planned development. No changes will be made to the zoning or land use designation associated with the development plan, though the changes will allow for other land uses within the development that are allowed by zoning and consistent with the General Plan. The change to the Initial Study/Mitigated Negative Declaration's project description is minor and is supported by evidence in the record.

This addendum shall be attached to and considered with Initial Study / Mitigated Negative Declaration No. 2007-34, which was prepared for the Orchard Walk Specific Plan and its related entitlements, and was adopted by the Visalia City Council on May 29, 2007. The Initial Study / Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA), and disclosed that environmental impacts are determined to be not significant for the project if mitigation specified in the document is carried out.

DECISION TO PREPARE AN ADDENDUM PURSUANT TO CEQA GUIDELINES, SECTION 15162

According to CEQA Guidelines Section 15162, a subsequent Negative Declaration is required if one or more of three criterion have occurred. These criterion generally involve substantial changes proposed in the project or occurring with respect to the circumstances under which the project is taken that warrant major revisions to the Mitigated Negative Declaration due to new or increased significant environmental effects, or the revealing of new information of substantial importance that was not and could not have reasonably been known previously that show an increased significant impact from the project.

The City's evaluation of the proposed project has determined that a further subdivision of land that was previously considered and approved for a master-planned development is not a substantial change that brings about a new significant environmental impact or significantly increases the severity of an environmental impact. Also, no new information has arisen since

City of Visalia - First Addendum to Initial Study/Mitigated Negative Declaration Document No. 2007-34

the approval of Mitigated Negative Declaration No. 2007-34 regarding the project or its site conditions that warrant a change in environmental effects.

Staff is making the following findings for the First Addendum to Initial Study/Mitigated Negative Declaration Document No. 2007-34:

FINDINGS

1. That the inclusion of (a) Conditional Use Permit No. 2021-27, a request by Donahue Schriber Realty Group to amend the approved uses and layout of the Orchard Walk West develop area which would include three parcels, each measuring less than 5 acres, proposing a retail use, drive-thru, and gas station, and (b) Tentative Parcel Map No. 2021-07, a request by Donahue Schriber Realty Group to subdivide two parcels into four parcels within the Orchard Walk Specific Plan area, constitute a minor change to the project description and none of the conditions which would require the preparation of a Subsequent Mitigated Negative Declaration have occurred, Guidelines Section 15164(a).
2. That no changes have occurred since Initial Study/Negative Declaration No. 2007-34 was approved that would change the outcome of the previous Initial Study.

Addendum to Initial Study/Mitigated Negative Declaration No. 2007-34 prepared by:

Josh Dan
Associate Planner
City of Visalia Planning Division

Date

SUPPORTING DOCUMENTATION

The following documents are hereby incorporated into this Addendum by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan) passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sewer System Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.
- 2015 Urban Water Management Plan, Visalia District. California Water Service Company, June 2016.



August 18, 2021

Site Plan Review No. 21-131:

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.

Please note that Engineering Comments are not included in this packet at this time. If you need a copy of their comments, please contact Adrian Rubalcaba at (559) 713-4271 or via e-mail at Adrian.Rubalcaba@visalia.city.

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

This is your Site Plan Review Permit; your Site Plan Review became effective **July 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, light blue circular stamp.

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

Attachment(s):

- Site Plan Review Comments

MEETING DATE July 28, 2021
SITE PLAN NO. 2021-131
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

ADDITIONAL COMMENTS:

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

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: July 28, 2021

SITE PLAN NO: 2021-131
PROJECT TITLE: Orchard Walk West – Master CUP
DESCRIPTION: Multi-Pad Commercial Development with 3 Proposed Buildings, Off-Street Parking, Walkways and Landscaping. Propose use are Fuel Center on Parcel 'F' with Building sf of 3200, Quick Serve Restaurant on Parcel 'B' with Building sf of 2300 and Retail use Building on Parcel 'E' with Building sf of 24,750. Also, under this CUP we are Requesting Parcels Under 5 Acres in Commercial Zone. (C-MU)
APPLICANT: Michael Osborne
PROP. OWNER: Donald Schriber Realty Group LP
LOCATION TITLE: 3047 N. Dinuba Blvd.
645 W. Sedona Ave.
APN TITLE: 078-120-050
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU – Commercial Mixed Use

Rule 9510 – This project is subject to the Rule 9510 requirements of the [San Joaquin Valley Air Pollution Control District](#) – see District website for information.

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Compliance with the Orchard Walk Specific Plan
- Master Conditional Use Permit
- Tentative Parcel Map
- Queuing Analysis
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: July 28, 2021

The overarching Orchard Walk Specific Plan never expressed or analyzed the development pattern currently proposed for the site, i.e.: elimination of large anchor stores and multiple tenant retail buildings and replacing them with small pad stand-alone uses. The applicant was informed that the piecemealed approach to the remainder of the site would not be supported and a Master Plan CUP would be needed.

1. The applicant shall file a Master Conditional Use Permit (CUP).
The Master CUP application shall address and describe all the following in detail:
 - a. Proposed uses,
 - b. Proposed lots to be created,
 - c. On and off-site circulation improvements,
 - d. Operational statement,
 - e. Floor plans,
 - f. Building elevations,
 - i. Demonstrating compliance with the Specific Plan's Architectural requirements.
 - g. Landscaping,
 - i. The plan shall verify that a minimum 10% of the parking lot is landscaped.
 - h. Pedestrian connectivity,
 - i. Stamped concrete design details and trellises (consistent with the SP),
 - j. A Queuing Analysis and Traffic Action Plan shall be provided for any drive-thrus proposed.
 - i. The analysis shall provide traffic count information at peak hours, information on customer

turnaround, and verification that parking areas and drive aisles will not be impacted by queuing vehicles.

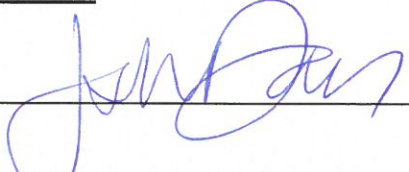
2. The submittal will be reviewed by staff for conformance with sections of the Orchard Walk Specific Plan. Staff encourages the applicant and their proposed tenants/partners to give specific attention to the following sections of the Specific Plan:
 - a. Table 3.1-1 Development Standards [Setbacks]
 - b. Table 3.2-1 Fencing Requirements
 - c. 3-8 Elevations
 - d. 3.9 Elements of Project Design
 - i. 3.9.4 Architecture ["A" through "I"]
 - e. 4.1 Entranceways
 - f. 4.4 Pedestrian Circulation
3. Creation of parcels for the proposed development pattern will require the applicant to apply for a Tentative Parcel Map (TPM) proposal has been reviewed and issued a "Revise and Proceed" with the review of SPR No. 2021-49 on March 31, 2021. The following shall be required for the TPM:
 - a. The filing of a TPM application;
 - b. The lots shall be labeled with numbers instead of letters. Parcels that are not a part of the proposal shall be labeled "Not A Part".
 - c. A Conditional Use Permit (CUP) is required for the creation of substandard lots.
4. Comply with other reviewer requirements.
5. Meet all other codes, ordinances, and the Orchard Walk Specific Plan.

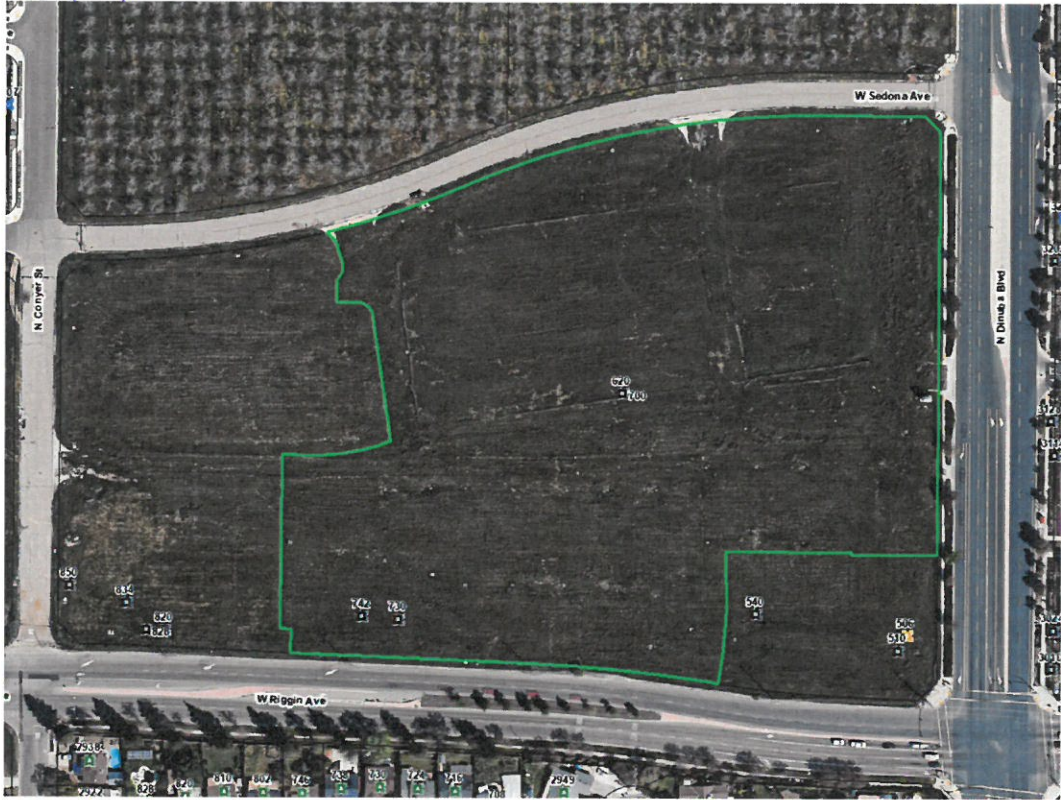
17.19.060 Development standards in the C-MU zones outside the downtown area.

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

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

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

Signature 



City of Visalia
Building: Site Plan
Review Comments

PR 21131
ORCHARD WALK WEST
078120050

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 EACH BUILDING** *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.
- 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: **PROVIDE SAND/OIL INTERCEPTOR AT FUEL ISLAND.
PROVIDE GREASE INTERCEPTOR AT CONVENIENCE STORE
AND RESTAURANT. PROVIDE ACCESSIBLE ROUTE TO THE
FUEL ISLAND FROM THE CONVENIENCE STORE ENTRANCE
PROVIDE FIRE SPRINKLERS IN RESTAURANTS WITH AN
OCCUPANT LOAD OF 100 OR MORE. PROVIDE BABY
CHANGING TABLES IN RESTAURANTS WITH AN OCCUPANT
LOAD OF 60 OR MORE. PROVIDE BIKE RACK AT BUILDING
"E". PROVIDE ACCESSIBLE ROUTE TO TRASH ENCLOSURE FOR
BUILDING "E".**
VAL GARCIA 7/28/21



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	July 28, 2021
Item #	6
Site Plan #	21131
APN:	078120050

- 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.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2019 CFC §3312
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2019 CFC §3310
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2019 CFC 506.1
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2019 CFC 507.5.1, App B and C
- 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.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction _____ Square footage _____

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2019 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Approved **No PARKING – FIRE LANE** signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2019 CFC 503.3/ D103.6



- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2019 CFC §912 and VMC 8.20.010 subsection C103.4
- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. 2019 CFC 912.4.1
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors shall be provided with a **Type 1 Hood**, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. 2019 CFC 904.12 & 609.2

Corbin Reed
Fire Marshal



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

Date: 7-27-21
 Item: 6
 Site Plan: 21-131
 Name: Agent McEwen

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:
Proper Exterior Lighting.
- Traffic Concerns:
Additional traffic added to the area.
- Surveillance Issues:

- Line of Sight Issues:
Low Shrubs to help with transient issues
in the area.
- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 28, 2021

ITEM NO: 6

SITE PLAN NO: SPR21131

PROJECT TITLE: Orchard Walk West - Master CUP

DESCRIPTION: Multi-Pad Commercial Development with 3 Proposed Buildings, Off-Street Parking, Walkways and Landscaping. Propose use are Fuel Center on Parcel 'F' with Building sf of 3200, Quick Serve Restaurant on Parcel 'B' with Building sf of 2300 and Retail use Building on Parcel 'E' with Building sf of 24,750. Also under this CUP we are Requesting Parcels Under 5 Acres in Commercial Zone. (C-MU)

APPLICANT: Michael Osborne

OWNER: DONAHUE SCHRIER REALTY GROUP LP

APN: 078120050

LOCATION: 3047 N DINUBA BLVD
638 W RIGGIN AVE
704 W RIGGIN AVE
645 W SEDONA 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 see below. 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:

- Need to show that Land Uses for Buildings E, F, and B are consistent with TIA previously performed. Any increase in trips generated may require additional review/update/analysis.
- Drive thru required to fully contain queue and not block parking nor obstruct common drive aisles.

Leslie Blair

Leslie Blair

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

21131

July 28, 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

Each site will be required to include trash, recycle, and organic collection services, per State of California's mandatory recycling laws (AB-341 & AB-1826). The enclosures at Buildings B and F look good for STAB load services. Customer to identify placement of an R3/R4 (city standard) double enclosure at Building E, also set up for STAB load services, and not interfering with the proposed loading area. Enclosure gates are required and must open 180 degrees and clear all curbing. Cain bolts shall be included to keep gates open. Customer is encouraged to contact Nathan Garza with City of Visalia Solid Waste Division at 559-713-4532 to schedule a waste assessment.

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

Nathan Garza, Solid Waste, 559-713-4532





07/28/21

SITE PLAN REVIEW DATE: _____

WASTEWATER COLLECTIONS AND PRETREATMENT DIVISION (QUALITY ASSURANCE)
SITE PLAN REVIEW COMMENTS

SITE PLAN REVIEW NO: SPR 21131 Item 6

PROJECT NAME: Orchard Walk West Master CUP

THE PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER
PRETREATMENT DIVISION (QUALITY ASSURANCE):

SUBMISSION OF WASTEWATER DISCHARGE PERMIT
APPLICATION/QUESTIONNAIRE/OTHER REGULATORY FORMS

- FORM REQUIRED Food Serv Questionnaire
- FORM REQUIRED _____
- FORM REQUIRED _____

INSTALLATION OF SAND AND GREASE INTERCEPTOR

INSTALLATION GREASE INTERCEPTOR

OTHER _____

SITE PLAN REVIEWED-NO COMMENTS

CONTACT THE WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE) AT
(559) 713-4529 OR JESSICA.SANDOVAL@VISALIA.CITY, IF YOU HAVE ANY QUESTIONS.

COMMENTS:

*Installation of grease interceptors on all Food Service Establ. Gas station pretreatment devices for
city standards.

FORMS CAN BE FOUND @

https://www.visalia.city/depts/public_works/wastewater/commercial_industrial_pretreatment_prog

DATE REVIEWED: 07/27/21

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 6 DATE: JULY 28, 2021

SITE PLAN NO.: 21-131
PROJECT TITLE: ORCHARD WALK WEST - MASTER CUP
DESCRIPTION: MULTI-PAD COMMERCIAL DEVELOPMENT WITH
3 PROPOSED BUILDINGS, OFF-STREET
PARKING, WALKWAYS AND LANDSCAPING.
PROPOSED USES ARE GAS STATION, RETAIL,
AND DRIVE THRU FOOD (CMU)
APPLICANT: DONAHUE SCHRIBER
PROP OWNER: DONALD SCHRIBER REALTY GROUP LP
LOCATION: NW CORNER RIGGIN AVE & DINUBA BLVD
APN: 078-120-030

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with **existing** radius; **Install at Conyer & Riggin.**

Install curb; gutter **per plan.**

Drive approach size: Use radius return;

Sidewalk: width; parkway width at **Complete Riggin Ave. frontage landscape & sidewalk, match existing.**

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

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

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

Deed required prior to issuing building permit; **Provide easements where sidewalk encroaches into private property, to be determined at time of civil plan check. Dedicate by map recommended.**

City Encroachment Permit Required. For any work necessary in the public right-of-way

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

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

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

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

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

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

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)

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

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

Additional Comments:

- 1. Proposed phase 2 will need to complete any temp. road improvements onsite for permanent access.**
- 2. Building permits are required, standard plan check and inspection fees will apply.**
- 3. New parcels will need to be submitted as a tentative parcel map separately through SPR process.**
- 4. Each building will incur development impact fee associated with their proposed use and acreage of site improvements. Refer to page 4 for applicable fees.**
- 5. Provide pedestrian accessibility plan onsite for all phases. Design should accommodate pedestrian connectivity to future parcel D.**
- 6. Comply with City parking lot design standards.**
- 7. Development to connect to onsite utility infrastructure.**
- 8. New development plan is subject to the underlying original master plan conditions of approval - required outstanding public improvements that project will need to install as part of Phase II development. The following shall apply:**
 - install remaining sidewalk along Riggan Ave.**
 - install remaining parkway landscaping along Riggan Ave.**
 - install curb ramp return at Conyer Riggan intersection.**

-install (1) street light on Conyer St, at Sedona intersection.

9. Remaining public improvements (sidewalk, drive approach, parkway landscaping) along Conyer Street can be deferred until time of development of Parcel D, if desired.

10. Dinuba Blvd. is Caltrans jurisdiction, refer to further comments by Caltrans.

11. Refer to phase 1 conditions (SPR) 19-076) for additional information and requirements.

12. The existing maintenance bond will be held one year following the completion dates of Phase 1 and Phase 2 projects. The maintenance bond can be reduced accordingly as each phase improvements are completed. Further coordination with City Engineer is required.

13. Reconditioning of the Sedona and Conyer street frontages will be managed and completed by the City Public Works Dept. at a later time.

14. Any required backflow and fire devices to be installed on private property, not in public right-of-way.

15. Conyer to remain barricaded at Riggin intersection.

16. The fencing on Building E indicates a pass-thru which will impact access to main drive. Gates should be setback a min. of 20' from the main drive aisle.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-131**

Date: **7/28/2021**

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**8/21/2021**)
(Project type for fee rates:**VARIES**)

Existing uses may qualify for credits on Development Impact Fees.

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

Reimbursement:

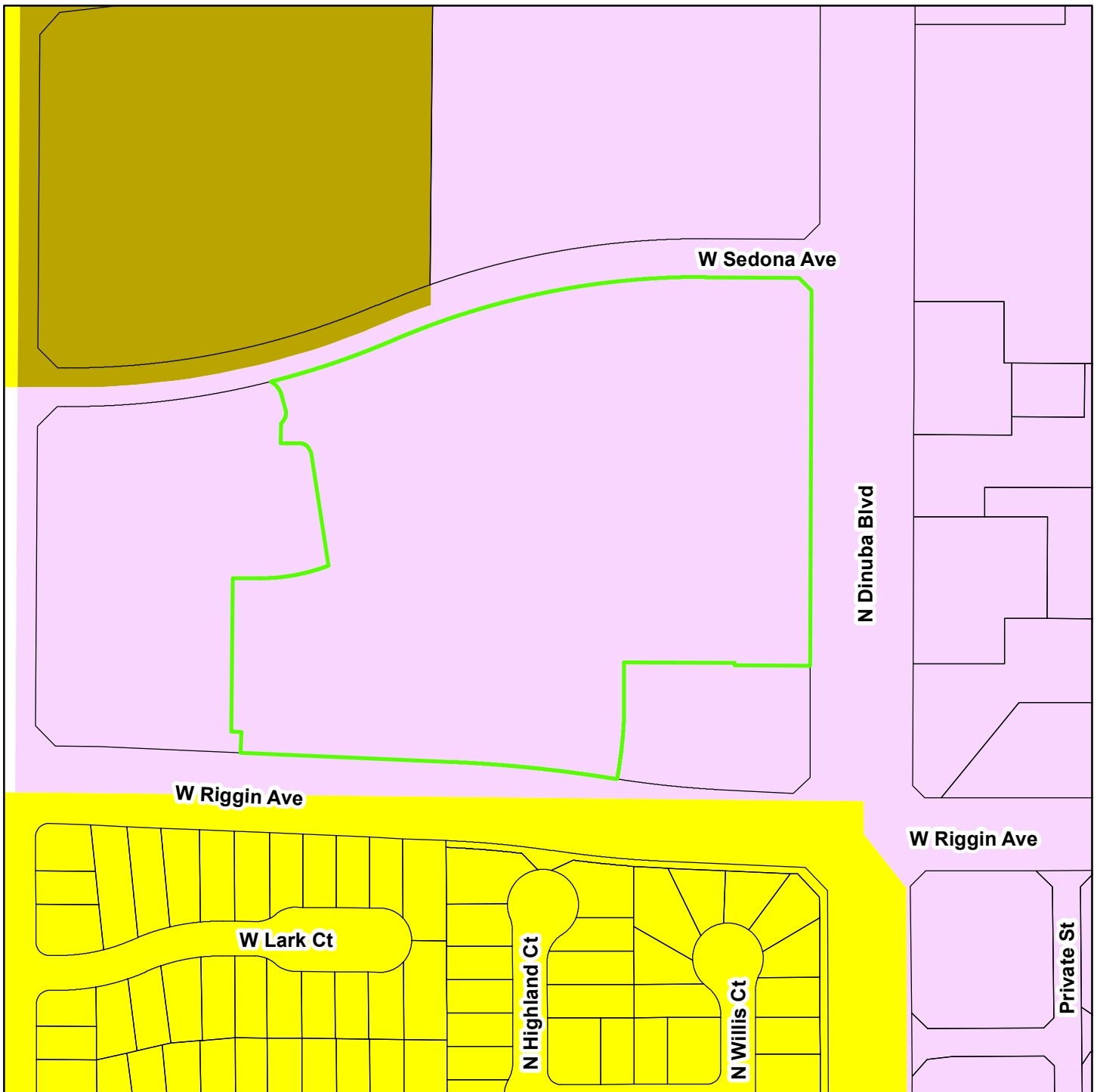
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in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



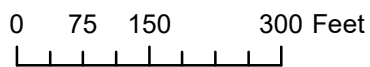
Adrian Rubalcaba

Conditional Use Permit No. 2021-27 & Tentative Parcel Map No. 2021-07

The project site is located at the southwest corner
of North Dinuba Boulevard and West Sedona Avenue
(Addresses not assigned) (APN: 078-120-050).



General Plan

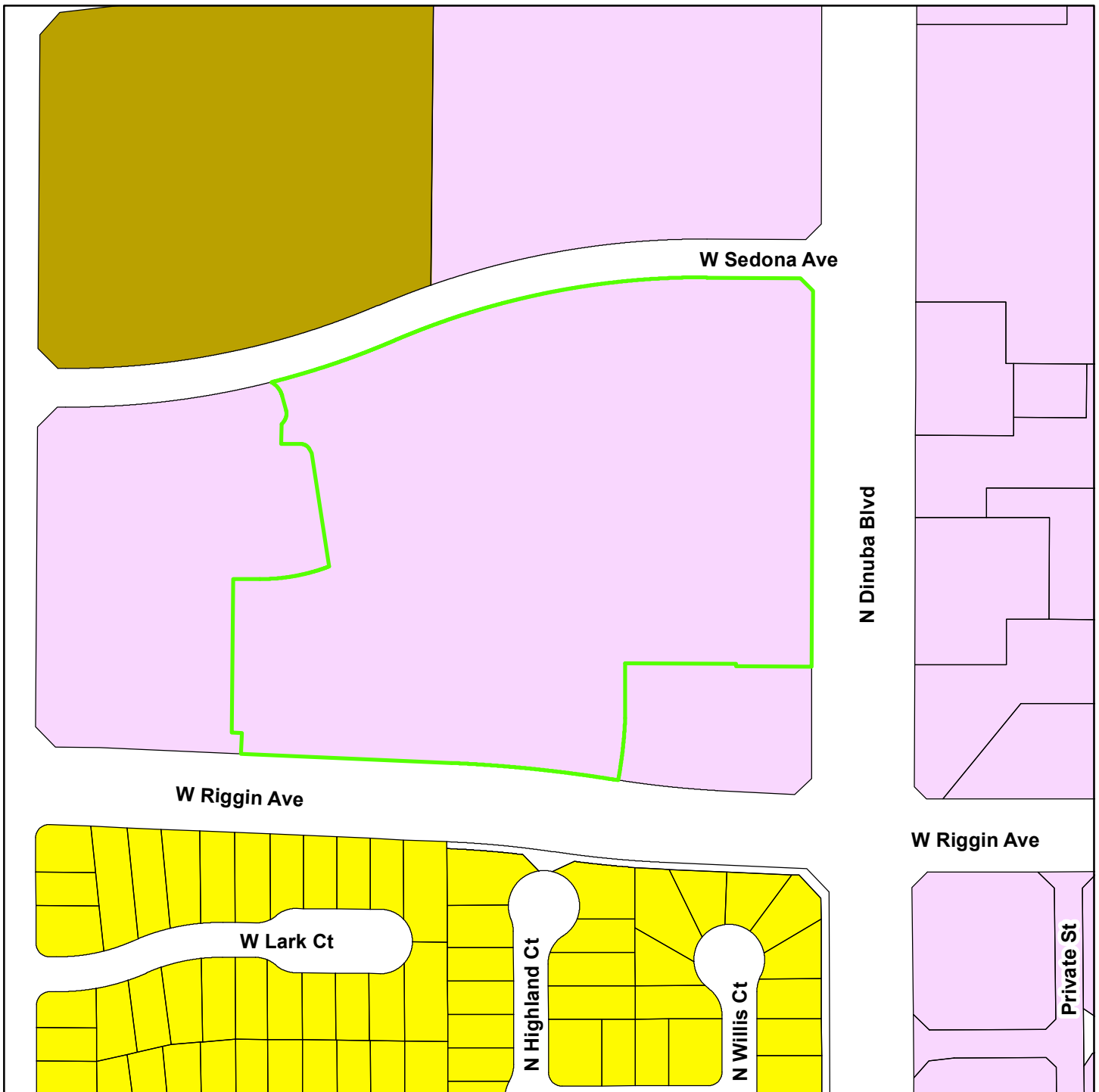


-  Commercial Mixed Use
-  Residential Low Density
-  Residential High Density
-  Parcels
-  Project Site



Conditional Use Permit No. 2021-27 & Tentative Parcel Map No. 2021-07

The project site is located at the southwest corner
of North Dinuba Boulevard and West Sedona Avenue
(Addresses not assigned) (APN: 078-120-050).



Zoning

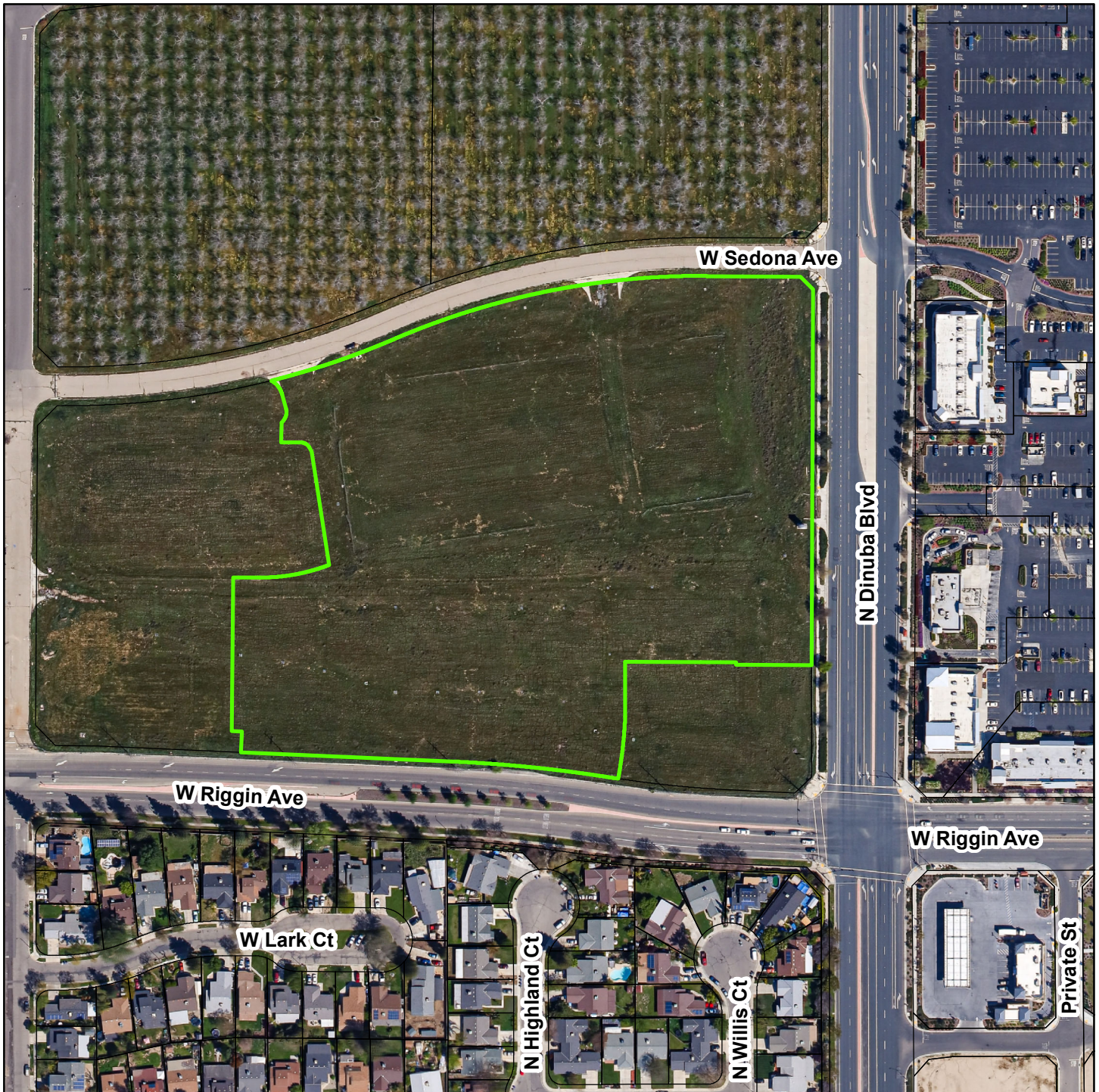
0 75 150 300 Feet

-  C-MU - Mixed Use Commercial
-  R-1-5 - 5,000 SF Min Site Area
-  R-M-3 - 1,200 SF Min Site Area
-  Parcels
-  Project Site

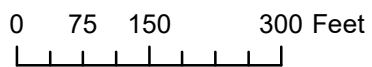




Conditional Use No. 2021-27 & Tentative Parcel Map No. 2021-07

The project site is located at the southwest corner
of North Dinuba Boulevard and West Sedona Avenue
(Addresses not assigned) (APN: 078-120-050).



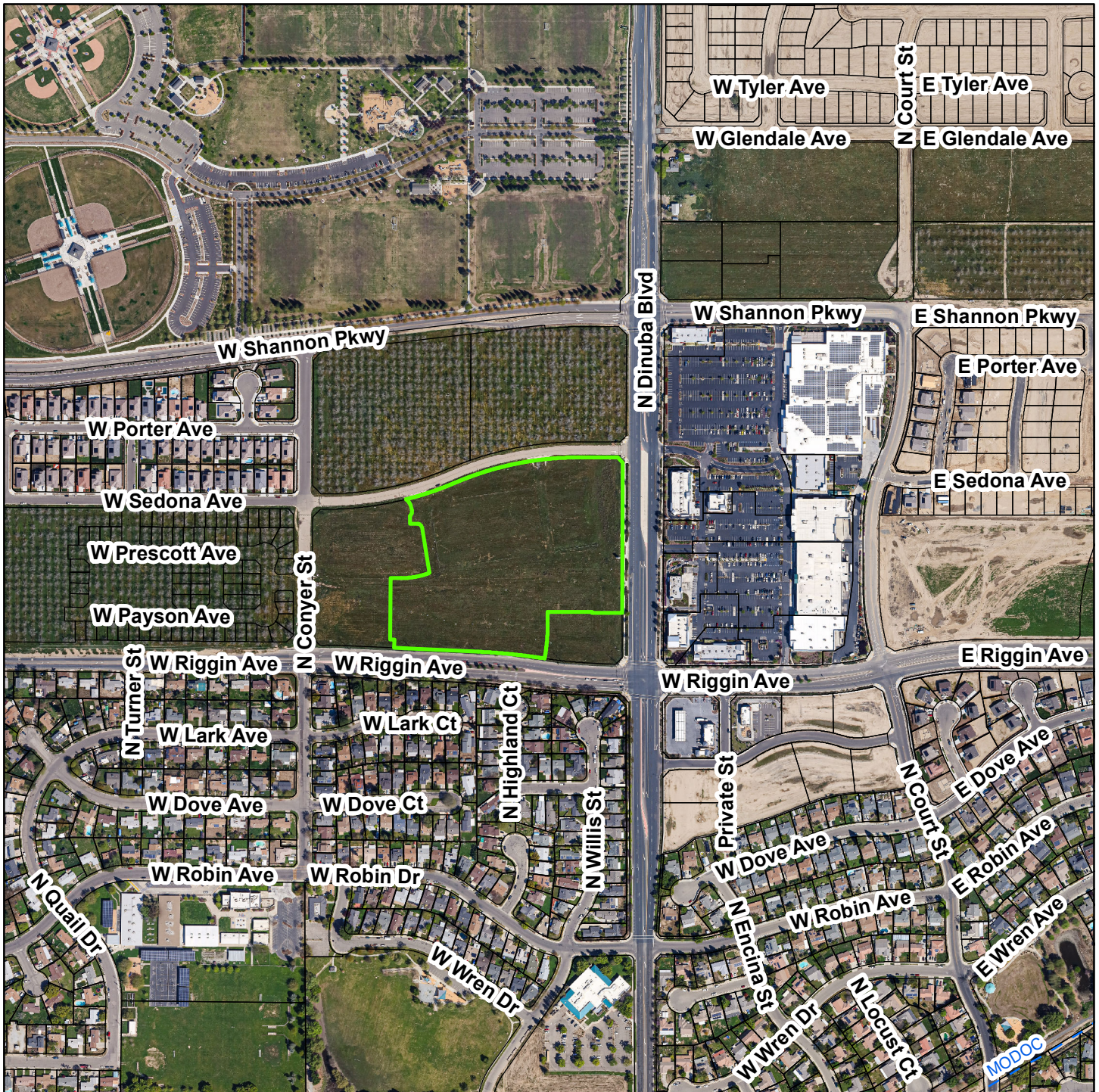
Aerial



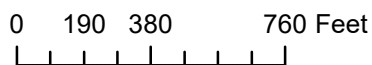
-  Parcels
-  Project Site

Conditional Use Permit No. 2021-27 & Tentative Parcel Map No. 2021-07

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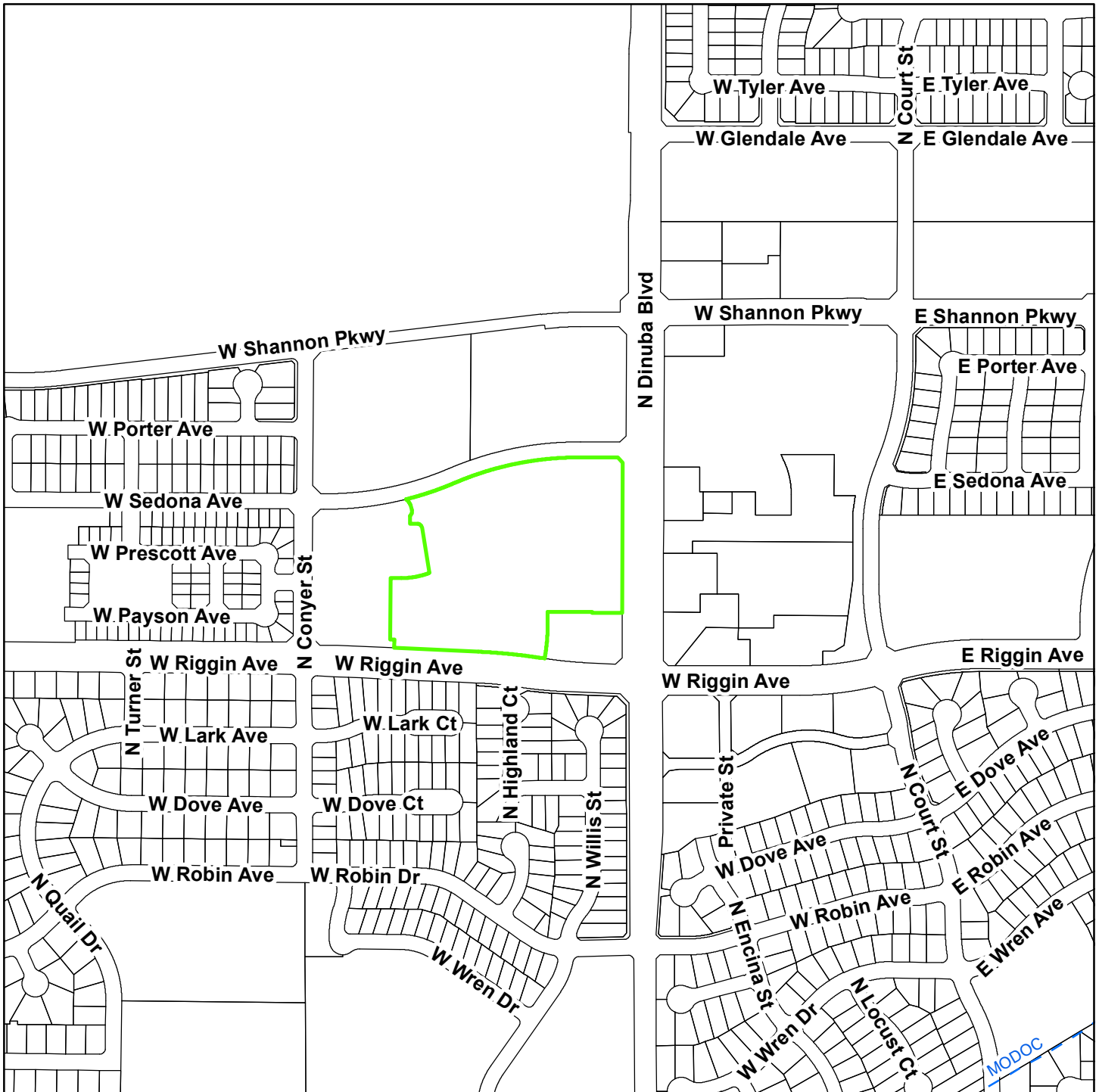
Aerial



- Parcels
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Conditional Use Permit No. 2021-27 & Tentative Parcel Map No. 2021-07



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Vicinity

0 190 380 760 Feet



-  Parcels
-  Project Site