

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, DECEMBER 13, 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 – Rafael Garcia, Senior Planner

Conditional Use Permit No. 2021-28: A request by AVE MOONEY, LLC for a change of use to establish a 6,526 square foot medical clinic use within an existing multi-tenant commercial building located at 3221 S. Mooney Boulevard (APN: 121-100-054) and zoned C-R (Regional Commercial). The site is fully developed and served by all utilities and no new development is proposed. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-48.

7. PUBLIC HEARING – Rafael Garcia, Senior Planner

Conditional Use Permit No. 2021-33: A request by United Health Centers to allow an 18,306 square foot medical office use within an existing commercial building located 4038 S. Mooney Boulevard (APN: 126-730-020) and within the C-R (Regional Commercial) zoning district. The site is fully developed and served by all utilities and no new development is proposed. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-46.

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Amendment to Conditional Zoning Agreement No. 2021-11: A request by CenterPoint Integrated Solutions to amend Conditional Zoning Agreement No. 2003-01, removing provisions that prohibit the establishment of a “stand-alone” used automobile sales use, and adding development standards for “stand-alone” used automobile sales uses for the Visalia Auto Plaza located within the C-S (Service Commercial) Zone. The Visalia Auto Plaza is located west of North Neeley Street, north of West Camp Drive, and south of the Mill Creek Ditch (APN: 081-020-085). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2021-52.

9. PUBLIC HEARING – Josh Dan, Associate Planner

Sequoia Bend Estates Tentative Subdivision Map No. 5584: A request by 4-Creeks, Inc. to subdivide 30 acres into 138 lots for residential use and five lettered lots for parkway, walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone and located along East Goshen Ave. (Address not assigned) (APN: 098-142-057 & 098-330-006). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, and that Negative Declaration No. 2021-41 be adopted.

10. REGULAR ITEM – Paul Bernal, Community Development Director

Action: Adopt the Planning Commission Calendar for 2022.

11. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- a. Next Regular Planning Commission Meeting is Monday, January 10, 2022.
- b. Status of Warming Center approved by Temporary Conditional Use Permit No. 2021-40.
- c. City Council discussion regarding smoke shops on Monday, December 6, 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, DECEMBER 23, 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, DECEMBER 27, 2021.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 10, 2022.

REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: December 13, 2021

PROJECT PLANNER: Josh Dan, Associate Planner
Phone No.: (559) 713-4003
Email: josh.dan@visalia.city

SUBJECT: Sequoia Bend Estates Tentative Subdivision Map No. 5584: A request by 4-Creeks, Inc. to subdivide 29.96-acres into a 138-lot single-family residential subdivision with five lettered out lots for parkway landscaping, pocket park, block walls, and ponding basin located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located on the south side of East Goshen Avenue between North Cain and North Virmargo Streets (Address not assigned) (APN: 098-142-057 & 098-330-006).

STAFF RECOMMENDATION

Staff recommends approval of the Sequoia Bend Estates Tentative Subdivision Map No. 5584, as conditioned, based on the findings and conditions in Resolution No. 2021-44. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve the Sequoia Bend Estates Tentative Subdivision Map No. 5584, based on the findings and conditions in Resolution No. 2021-44.

PROJECT DESCRIPTION

The applicant, 4-Creeks, Inc. has filed the Sequoia Bend Estates Tentative Subdivision Map No. 5584, a request to subdivide 29.96-acres into a 138-lot single-family residential subdivision with five (5) lettered out-lots for Landscaping and Lighting District (LLD) purposes, open space and storm water collection (see Exhibit "A"). The 30-acre site is comprised of two parcels, which are currently undeveloped and have a Zoning designation of R-1-5. The proposed single-family residential subdivision is consistent with other existing single-family residential subdivision developments to the east (Sequoia Heights Subdivision) and is a revision and combination of two previously approved but unrecorded and expired tentative subdivision maps referred to as Riverbend Estates Tentative Subdivision Map No. 5500, expired December 5, 2017, and Sequoia Heights No. 2 Tentative Subdivision Map No. 5534, expired September 8, 2018 (see Exhibits "C" and "D").

The proposed single-family subdivision will provide internal, 60-foot wide public local streets containing full improvements (curb, gutter, parkway landscaping, sidewalks, and streetlights) and underground infrastructure (sewer lines, storm drainage, gas, electricity and water) will also be extended into the subdivision. Primary access to the subdivision will be from East Goshen Avenue, which is identified as a Minor Arterial. Secondary access will be provided from North Virmargo Street via East Oak Avenue, which are both local streets. Currently, Oak Avenue is designed as a stub street which allows for future local street connection within the proposed subdivision and existing subdivision. Both roads will be improved to their ultimate right-of-way width within the boundaries of the Sequoia Bend Estates subdivision. Improvements along Goshen Avenue include construction of curb, gutter, sidewalks, block wall, park strip landscaping, and streetlights. The subdivision will contain Landscape and Lighting District (LLD)

lots located along Goshen Avenue, including a pocket park / stormwater detention basin as depicted in Exhibit "A".

Seven-foot-high block walls will be constructed behind the LLD lots along Goshen Avenue, and along portions of the west property line of the proposed subdivision (Lots 52-63 as shown in Exhibit "A") which are adjacent to service commercial uses. In addition, as required per a condition of the former Riverbend Estates Subdivision Tentative Map No. 5500, Condition No. 5 has been included for the Planning Commission's consideration. This condition requires that a debris catcher be added to the top of the block wall that shall be installed along the west property line of the open space lot / temporary storm water basin (Lot D) which is adjacent to the waste management company. This design measure may result in a 10-foot tall block wall on the Mid Valley Disposal side and a 7-foot tall block wall on subdivision side. The design of the debris catcher shall be reviewed and approved by the Community Development Department Director or the City Planner, prior to installation. The block wall requirements are further explained in the "Block Walls" section of the staff report below.

Furthermore, Mill Creek, a designated community waterway, runs along the south side of the subdivision boundary (see Exhibit "A", Lot E). The subdivision map provides a 50-foot wide riparian setback along the creek and is adjacent to a local street to open up the neighborhood to the creek area. In accordance with the City's Waterways and Trails Master Plan, the riparian setback area will be maintained and will include a future multi-purpose trail.

The lots established by the subdivision will meet the R-1-5 zoning designation standards, including minimum setbacks and site area. The lot sizes proposed with this subdivision are between ±5,000 square feet to ±10,455 square feet (see Exhibit "A").

The setbacks for the R-1-5 zone are as follows:

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage	5-ft.	10-ft.	25-ft.

BACKGROUND INFORMATION

General Plan Land Use Designation: Low Density Residential

Proposed Zoning: R-1-5 (Single-family Residential, 5,000 square foot minimum lot size)

Surrounding Zoning and Land Use:

- North: Goshen Avenue / Vacant Land / R-M-3
- South: C (Conservation) – Mill Creek Ditch / C-S (Service Commercial) – equipment rental and mechanic services
- East: R-M-3 (Multi-family Residential, 1,200 square feet site area per dwelling unit) / one existing home, mostly vacant land and inactive orchard.
- West: C-S (Service Commercial) / Mid Valley Disposal and other service commercial uses.

Environmental Review: Initial Study / Negative Declaration No. 2021-41
Special Districts: None
Site Plan Review: SPR No. 2021-109

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

SIMILAR PROJECTS

Riverbend Estates Tentative Subdivision Map No. 5500: A request by Del Valle Capital Corporation to divide 25.3 acres into 111 numbered lots and six lettered lots. This subdivision was denied by the Planning Commission on October 24, 2005, by a 2-3 vote. The applicant filed an appeal and the City Council, at their December 5, 2005 meeting upheld the appeal and approved the subdivision map subject to amended conditions that provide measures to ensure compatibility between the future residential development and the waste collection site (formally Sunset Waste). A Final Map was never recorded, and this subdivision expired on December 5, 2017.

Sequoia Heights No. 2 Tentative Subdivision Map No. 5534: A request by Harry and Stella Pappas to subdivide 4.66 acres into 20 lots. This subdivision was approved by the Planning Commission on September 8, 2008. A Final Map was never recorded, and this subdivision expired on September 8, 2018.

PROJECT EVALUATION

Staff recommends approval of the Sequoia Bend Estates Tentative Subdivision Map No. 5584, based on the project's consistency with the Land Use Element of the General Plan, the Zoning and Subdivision Ordinances, for approval of a tentative subdivision map.

General Plan Consistency

The proposed 138-lot single-family residential subdivision on 29.96-acres is compatible with existing residential development to the east of the project site. The project is consistent with Land Use Policy LU-P-19 of the 2014 General Plan, which states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy." Existing utility infrastructure (i.e., sewer, storm and water) can be extended from nearby urban development to accommodate the project at buildout. In addition, the location of this new subdivision meets the goals and policy of the General Plan by proposing development on property that has been bypassed for decades but will now be developed with new single-family homes in a portion of the community that has not seen new residential development in over 25 years.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agrarian use to urban residential development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states: "*the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I.*"

The project area spans two parcels measuring 25.31 and 4.65 acres respectively. These parcels have a land use classification of Low Density Residential. The proposed Sequoia Bend Estates Tentative Subdivision Map No. 5584 meets all of the codified standards contained in the Zoning and Subdivision Ordinances, as well as all General Plan policies pertaining to residential development. Specifically, the 138-lot proposal meets the 2-10 units per gross acre density range identified in Table 2-3 of the Visalia General Plan Land Use Element (4.6 units per gross acre). Additionally, staff finds that the proposed tentative subdivision map is compatible with the surrounding area and the Low Density Residential land use designation.

Adjacent Service Commercial Properties

The properties adjoining the west side of the proposed subdivision are developed Service Commercial uses ranging from Mid Valley Disposal to the backs of various service commercial shop buildings and open storage yards. To address potential issues related to existing commercial and the future homeowners, staff is requesting the Planning Commission adopt Condition No. 6. This condition requires the developer of the subdivision to provide a "Right to Conduct Business" disclosure form or similar type document disclosing to future property owners of the Sequoia Bend Estates subdivision that there are businesses within close proximity that are allowed to operate that may result in potential noise and odor issues. This is similar to the "Right to Farm" disclosure forms issued when residential developments are developed next to existing farming operations. This condition is written to match the original condition that was approved by the City Council on December 5, 2005, for the Riverbend Estates Tentative Subdivision Map No. 5500.

Temporary Storm Water Basin and Open Space Areas

Lot "D" is identified on Exhibit "A" as a pocket park / stormwater detention basin. This temporary storm water basin is necessary as the City's regional planned future storm water detention basin for this tributary area has not been developed and excavated. Currently, the City is updating the City's Storm Water Master Plan and although the City owns property on the north side of Goshen Avenue east of the project site, which is designated for a future park and regional stormwater basin, there is no specified date when the regional basin will be completed for this area. The applicant is aware of this issue and has provided an on-site temporary storm water basin design which can fulfill the stormwater needs for the proposed Sequoia Bend Estates subdivision, while also providing open space and a pocket park for the future residents of the subdivision. When the regional storm water basin is completed for the area and the storm water collected from the Sequoia Bend Estates subdivision is diverted to the regional basin, Lot "D" will still be used for open space purposes. Additionally, Lot "E" to the south is proposed open space with the future trail connection along the north side of Mill Creek. This open space and trail amenity will provide maintenance access along Mill Creek and sufficient area for the future multi-use trail along the ditch (yet to be designed).

Landscape and Lighting Assessment District and Block Walls

A Landscaping and Lighting District (LLD) will be required for the long-term maintenance of the out lots associated with the major street frontage landscaping, blocks walls, pocket park, riparian setback/trial area and streetlights as noted on Exhibit "A". The block walls along the Goshen Avenue street frontage and along portions of the west property line (i.e., Lots 52 through 63 abutting existing service commercial uses) as shown in Exhibit "A" will be typical City standard seven-foot block walls. The block wall along the north property lines of Lots 1, 43 and 51 shall be reduced to three feet where the block wall runs adjacent to the front yard setback. The three-foot transition areas are along the corner residential lot of Goshen Avenue and the

local street (Tracy Street) / and the cul-de-sac lots (Irma Court). Staff has included Condition No. 4 to require this transition wall block wall height.

The block wall along the west property line of Lot "D" (open space and stormwater basin) abutting the Mid Valley Disposal site will be required to have a debris collector apparatus installed on top of the block wall to reduce the ability of trash and/or other debris from traversing into the subdivision from the Mid Valley Disposal site. This design measure may result in a 10-foot tall block wall on the Mid Valley Disposal side and a 7-foot tall block wall on the subdivision side. The difference in wall height would be a result of grade differences between Mid Valley Disposal site and the excavation of temporary storm water basin on the subdivision side. The design of the debris catcher shall be reviewed and approved by the Community Development Department Director or the City Planner, prior to installation. This condition is included as Condition No. 5 of the Sequoia Bend Estates subdivision map.

Please note, along the portions of the west side of the subdivision site (Lots 52 through 63 abutting existing service commercial uses) there are existing buildings built on property line and chain link fences, some with barbed wire placed on top of existing chain link fence. As provided per Planning Division's Site Plan Review comments and included as Condition No. 7 for the Sequoia Bend Estates subdivision, a solid block wall shall be installed between the gaps in the service commercial buildings along the shared property lines of the subdivision and that the developer of the subdivision work with the adjacent service commercial neighbors to either hide or remove the barbed wire.

Goshen Avenue Improvements and Local Street Connectivity

The project will be expected to install typical improvements (gutters, curbing, park strip landscaping, sidewalk, LLD landscaping, and block wall) along the East Goshen Avenue, within the project boundaries. It will also connect to an existing local road, and should be noted that all new, proposed roads will be built to city standard widths providing for a contiguous development pattern and transition to existing improved areas.

East Goshen Avenue is identified as a Minor Arterial to be widened to a full 84-foot Right-Of-Way width (as Shown in Exhibit "B"). Street improvements along East Goshen Avenue will include curb, gutter, sidewalks, streetlights, block wall and landscaping along the southern portion of the road. The landscaping frontage along Goshen Avenue is required to be dedicated to a Landscape and Lighting District which will be formed with the subdivision map. These Landscape and Lighting District lots are identified as lettered out lots on the Sequoia Bend Estates Tentative Subdivision Map (see Exhibit "A").

An existing single-family home, which is shown in Exhibit "A" and listed as N.A.P (Not A Part), is straddled by LLD lots "A" and "B" and will align with the project along the East Goshen Avenue frontage. However, if the property owner of the NAP lot were to ever consider subdividing their property, staff would look to establish vehicular access connections to the local streets and prohibit vehicular access to Goshen Avenue. Establishing vehicular access rights across Lot "C" of the Sequoia Bend Estates map shall be elevated during the development review process for the NAP lot.

Local Street Connectivity: The 138-lot Sequoia Bend Estates subdivision is designed to comply with the City's Engineering Improvement Standards "P-15 – Super Block Connectivity". This improvement standard provides for access via the local street connectivity pattern within a superblock thereby reducing trips onto arterial and collector streets. The superblock connectivity design allows for through movement within the residential neighborhoods. The local street connection proposed within the 138-lot subdivision provides for the local street connection to East Oak Avenue to facilitate local street connectivity to the east. Additionally, Center Avenue, at the south end of the map, will provide stub street connectivity to an existing service

commercial use to the east. This service commercial use is associated with the Nutrinut Walnut Processing facility that is located at 216 East Main Street. This local street stub-connection will allow truck deliveries of walnuts and other related material to this service commercial site. This paved local street will replace the 25-foot wide access easement that is being used to provide access to this service commercial via Goshen Avenue.

Development Standards

The proposed subdivision's lots will utilize standard single-family residential standards for lot size and setbacks. The lots will be required to meet R-1-5 zone setback standards, described in further detail in Zoning Ordinance Chapter 17.12 (see attached Related Plans and Policies).

All lots will have lot depths ranging from ± 100 to ± 148 feet, excepting lots located on cul-de-sac or knuckle street bulbs that account for approximately 5% of the total lot count. Lots located on the street bulbs will still have lot depths of ± 100 . These lots will also be required to utilize standard single-family residential setback standards but are permitted to have a 20-foot setback for front-loading garages as identified in Section 17.12.080.C of the Zoning Ordinance.

Infrastructure

Existing utility infrastructure (i.e., sewer, storm and water) can be extended from nearby urban development to accommodate the project at buildout.

Sanitary Sewer: The subdivision will have sanitary sewer flows directed into the City's sewer system. There is a major sewer line along East Goshen Avenue and stubbed at East Oak Avenue in the Sequoia Heights Subdivision to the east. Upon development of the subdivision, sewer lines will be extended throughout the subdivision.

Storm Drainage: The subdivision will utilize the pocket park / temporary storm water detention basin until the future regional basin is excavated and developed on the north side of Goshen Avenue.

Water Service: As noted in the Site Plan Review comments for this project, this subdivision shall abandon the Cal Water easement along the south property lines of Lots 126 through 138, and the existing water main shall be relocated to Oak Avenue with either Phase 2 or Phase 3, whichever develops first.

Mill Creek

Mill Creek riparian dedication, the net square footage (excluding existing easements), can qualify for reimbursement in the form of credit towards City Waterways impact fees. The value of the land is based on zoning of this riparian area at time the subdivision is filed based on the City's current Land Value Studies. Further coordination with City Engineer is required with regards to dedication and/or reimbursement.

California Water Service Letter

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

Subdivision Map Act Findings

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

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff’s analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative 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 General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and developed at a density of 4.6 units per acre. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 4 of the Tentative Subdivision 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 finding is further supported by the project’s determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has not been found to cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision 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. 5 of the Tentative Subdivision Map.

Environmental Review

An Initial Study and Negative Declaration were prepared for the proposed project. Initial Study and Negative Declaration No. 2021-41 disclosed that environmental impacts are determined to be not significant. Staff concludes that Initial Study and Negative Declaration No. 2021-41 adequately analyzes and addresses the proposed project and reduces environmental impacts to a less than significant level.

RECOMMENDED FINDINGS

1. That the proposed location and layout of the Sequoia Bend Estates Tentative Subdivision Map No. 5584, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 30-acre project site, which is the site of the proposed 138-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed Sequoia Bend Estates Tentative Subdivision Map No. 5584, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses. The project site is bordered by existing residential development and two major streets.
3. That the site is physically suitable for the proposed tentative subdivision map. The Sequoia Bend Estates Tentative Subdivision Map No. 5584 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site and the future development of large single-family parcels located to the east of the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project’s density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Sequoia Bend Estates Tentative Subdivision Map No. 5584, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 30-acre project site, which is the site of the proposed 138-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
5. That the proposed Sequoia Bend Estates Tentative Subdivision Map No. 5584, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 138-lot subdivision is designed to comply with the City’s Engineering Improvement

Standards. The development of the site with a 138-lot single-family residential subdivision would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, and frontage street improvements along East Goshen Avenue.

6. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-41, is hereby adopted. Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS

Sequoia Bend Estates Tentative Subdivision Map No. 5584

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2021-109, incorporated herein by reference.
2. That the Sequoia Bend Estates Tentative Subdivision Map No. 5584 be prepared in substantial compliance with the subdivision map in Exhibits "A" and "B".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.
4. That the block walls located within the Landscape and Lighting District lots shall transition to three-feet in height within the 15-foot front yard setback areas of the adjoining residential lots (Lots 1, 43, and 51) of the Sequoia Bend Estates Tentative Subdivision Map No. 5584 (Exhibit "A").
5. That the block wall along the Mid Valley Disposal site and the proposed subdivision (Lot "D") may be extended up to 10-feet high on the Mid Valley Disposal site and that said additional wall height shall require the applicant to also plant vines along the taller section of the wall to reduce the visual impact. And that a two to three foot debris catcher be installed on top of the block wall. The design of the debris catcher shall be reviewed and approved by the Community Development Department Director or the City Planner, prior to installation. Mature tree growth, along the basin, may replace the vines in the future.
6. That a "Right to Conduct Business" or similar type of document, be used in conjunction with, or as a part of, the disclosure for potential noise and odors related issue. This form shall be approved by the Community Development Director or City Planner and shall provide notice to home buyers of the Sequoia Bend Estates subdivision.
7. That a solid block wall be installed between gaps in the service commercial buildings along the west side of the subdivision site, and that the developer work with the adjacent service commercial neighbors to eliminate and/or hide razor wire.
8. That prior to the recording of a final map, a Will Serve letter shall be obtained from the California Water Service Company.
9. That Mid Valley Disposal shall be allowed access to the stormwater basin and open space/pocket park, and their successors in interest for the purpose of litter pick-up pursuant to Conditional Zoning Agreement 2001-01.
10. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2021-44 – Sequoia Bend Estates Subdivision Map No. 5584
- Exhibit "A" – Vista Del Sol Tentative Subdivision Map No. 5578
- Exhibit "B" – Road and Improvement Cross Sections
- Exhibit "C" – Riverbend Estates Tentative Subdivision Map No. 5500 (expired)
- Exhibit "D" – Sequoia Heights No. 2 Tentative Subdivision Map No. 5534 (expired)
- Initial Study / Negative Declaration No. 2021-41
- Site Plan Review Item No. 2021-109 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

General Plan Land Use Policies:

- LU-P-19:** Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.
- LU-P-20:** Allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.
- LU-P-45** Promote development of vacant, underdeveloped, and/or redevelopable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan.
- LU-P-46** Adopt and implement an incentive program for residential infill development of existing vacant lots and underutilized sites within the City limits as a strategy to help to meet the future growth needs of the community.

Zoning Ordinance Chapter for R-1 Zone

Chapter 17.12

R-1 SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-1 zone districts.

17.12.020 Permitted uses.

In the R-1 single-family residential zones, the following uses shall be permitted by right:

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;

- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070.
- N. Transitional or supportive housing for six (6) or fewer resident/clients.
- O. In the R-1-20 zone only, the breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic noncommercial scale, provided that there shall not be less than one thousand (1,000) square feet of site area for each fowl or animal and provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, closer than twenty-five (25) feet to any dwelling on the site, or closer than fifty (50) feet to any other dwelling;
- P. In the R-1-20 zone only, the raising of livestock, except pigs of any kind, subject to the exception of not more than two cows, two horses, four sheep or four goats for each site, shall be permitted; provided, that there be no limitation on the number of livestock permitted on a site with an area of ten acres or more and provided that no stable be located closer than fifty (50) feet to any dwelling on the site or closer than one hundred (100) feet to any other dwelling;

17.12.030 Accessory uses.

In the R-1 single-family residential zone, the following accessory uses shall be permitted, subject to specified provisions:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.12.100(B).
- C. Cottage Food Operations subject to the provisions of Health and Safety Code 113758 and Section 17.32.035.

17.12.040 Conditional uses.

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Planned development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;
- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. [Reserved.] M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

17.12.060 One dwelling unit per site.

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J).

17.12.070 Replacement and expansion of legally existing multiple family units.

In accordance with Sections 17.12.020 legally existing multiple family units may be expanded or replaced if destroyed by fire or other disaster subject to the following criteria:

- A. A site plan review permit as provided in Chapter 17.28 is required for all expansions or replacements.
- B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.28.050.
- C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.
- D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.
- E. The number of multiple family units on the site shall not be increased.
- F. All rights established under Sections 17.12.020 and 17.12.070 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a site plan review permit does not constitute compliance with this requirement.

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

- B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.
- C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

17.12.090 Side yards.

- A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.
- B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.
- C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.
- D. On corner lots, all front-loading garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.

F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

17.12.100 Rear yard.

In the R-1 single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.

B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

17.12.110 Height of structures.

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

17.12.120 Off-street parking.

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34.

17.12.130 Fences, walls and hedges.

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

RESOLUTION NO 2021-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING SEQUOIA BEND ESTATES TENTATIVE SUBDIVISION MAP NO. 5584, A REQUEST BY 4-CREEKS, INC. TO SUBDIVIDE 29.96-ACRES INTO A 138-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH FIVE LETTERED OUT LOTS FOR PARKWAY LANDSCAPING, POCKET PARK, BLOCK WALLS, AND PONDING BASIN LOCATED IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF EAST GOSHEN AVENUE BETWEEN NORTH CAIN AND NORTH VIRMARGO STREETS (ADDRESS NOT ASSIGNED)
(APN: 098-142-057 AND 098-330-006)

WHEREAS, Sequoia Bend Estates Tentative Subdivision Map No. 5584 is a request by 4-Creeks, Inc. to subdivide 29.96-acres into a 138-lot single-family residential subdivision with five lettered out lots for parkway landscaping, pocket park, block walls, and ponding basin located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located on the south side of East Goshen Avenue between North Cain and North Virmargo Streets (Address not assigned) (APN: 098-142-057 & 098-330-006) (APN: 126-920-007 & 126-920-008); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on December 13, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Chapter 16.16 of the Subdivision 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 no significant environmental impacts would result from this project with the incorporation of mitigation measures.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2021-41 for Sequoia Bend Estates Tentative Subdivision Map No. 5584 which was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Visalia approves the proposed tentative subdivision map based on the following specific findings and based on the evidence presented:

1. That the proposed location and layout of the Sequoia Bend Estates Tentative Subdivision Map No. 5584, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 30-acre project site, which is the site of the proposed 138-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed Sequoia Bend Estates Tentative Subdivision Map No. 5584, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses. The project site is bordered by existing residential development and two major streets.
3. That the site is physically suitable for the proposed tentative subdivision map. The Sequoia Bend Estates Tentative Subdivision Map No. 5584 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site and the future development of large single-family parcels located to the east of the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project’s density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Sequoia Bend Estates Tentative Subdivision Map No. 5584, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 30-acre project site, which is the site of the proposed 138-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
5. That the proposed Sequoia Bend Estates Tentative Subdivision Map No. 5584, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 138-lot subdivision is designed to comply with the City’s Engineering Improvement Standards. The development of the site with a 138-lot single-family residential subdivision would extend local streets, infrastructure

improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, and frontage street improvements along East Goshen Avenue.

6. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-41, is hereby adopted. Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Vista Del Sol Tentative Subdivision Map No. 5578 on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2021-109, incorporated herein by reference.
2. That the Sequoia Bend Estates Tentative Subdivision Map No. 5584 be prepared in substantial compliance with the subdivision map in Exhibits "A" and "B".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.
4. That the block walls located within the Landscape and Lighting District lots shall transition to three-feet in height within the 15-foot front yard setback areas of the adjoining residential lots (Lots 1, 43, and 51) of the Sequoia Bend Estates Tentative Subdivision Map No. 5584 (Exhibit "A").
5. That the block wall along the Mid Valley Disposal site and the proposed subdivision (Lot "D") may be extended up to 10-feet high on the Mid Valley Disposal site and that said additional wall height shall require the applicant to also plant vines along the taller section of the wall to reduce the visual impact. And that a two to three foot debris catcher be installed on top of the block wall. The design of the debris catcher shall be reviewed and approved by the Community Development Department Director or the City Planner, prior to installation. Mature tree growth, along the basin, may replace the vines in the future.
6. That a "Right to Conduct Business" or similar type of document, be used in conjunction with, or as a part of, the disclosure for potential noise and odors related issue. This form shall be approved by the Community Development Director or City Planner and shall provide notice to home buyers of the Sequoia Bend Estates subdivision.

7. That a solid block wall be installed between gaps in the service commercial buildings along the west side of the subdivision site, and that the developer work with the adjacent service commercial neighbors to eliminate and/or hide razor wire.
8. That prior to the recording of a final map, a Will Serve letter shall be obtained from the California Water Service Company.
9. That Mid Valley Disposal shall be allowed access to the stormwater basin and open space/pocket park, and their successors in interest for the purpose of litter pick-up pursuant to Conditional Zoning Agreement 2001-01.
10. That all applicable federal, state, regional, and city policies and ordinances be met.

SEPTEMBER 2021

SEQUOIA BEND ESTATES TENTATIVE SUBDIVISION MAP

BEING A PORTION OF AN INSTRUMENT NUMBERED BY THE COUNTY CLERK OF BUTTE COUNTY, CALIFORNIA AS FOLLOWS: INSTRUMENT NUMBER 24-18174-001, DATED AND RECORDED IN THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

ENGINEER/PLANNER: 4-CREEKS INC.
 ADDRESS: 086-142-57 & 086-300-008
 CITY: VISALIA
 COUNTY: BUTTE
 FLOOD ZONE: AE & X
 EXISTING ZONING: R-1.5
 EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 WATER: CAL WATER
 TELEPHONE: AT&T
 CITY OF VISALIA
 SOUTHERN CALIFORNIA GAS
 NATURAL GAS
 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 PROPOSED USE: LOW DENSITY RESIDENTIAL

DENSITY: 138
 LOTS: 138
 GROSS ACREAGE: 30
 GROSS DENSITY: 4.8 DU/AC
 NET ACREAGE: 19.3
 NET DENSITY: 7.5 DU/AC

SETBACKS (MINIMUM):
 FRONT YARD: 27' TO GARAGE, 15' TO LIVING SPACE
 SIDE YARD: 5'
 CORNER LOTS: 10' (22' GARAGE STREET SIDE)
 REAR YARD: 25'



VICINITY MAP



PREPARED BY:



384 S. MAIN ST., STE. A
 VISALIA, CA 93291
 TEL: 559.238.3300
 FAX: 559.238.3301

4CREEKS

EXHIBIT "A"

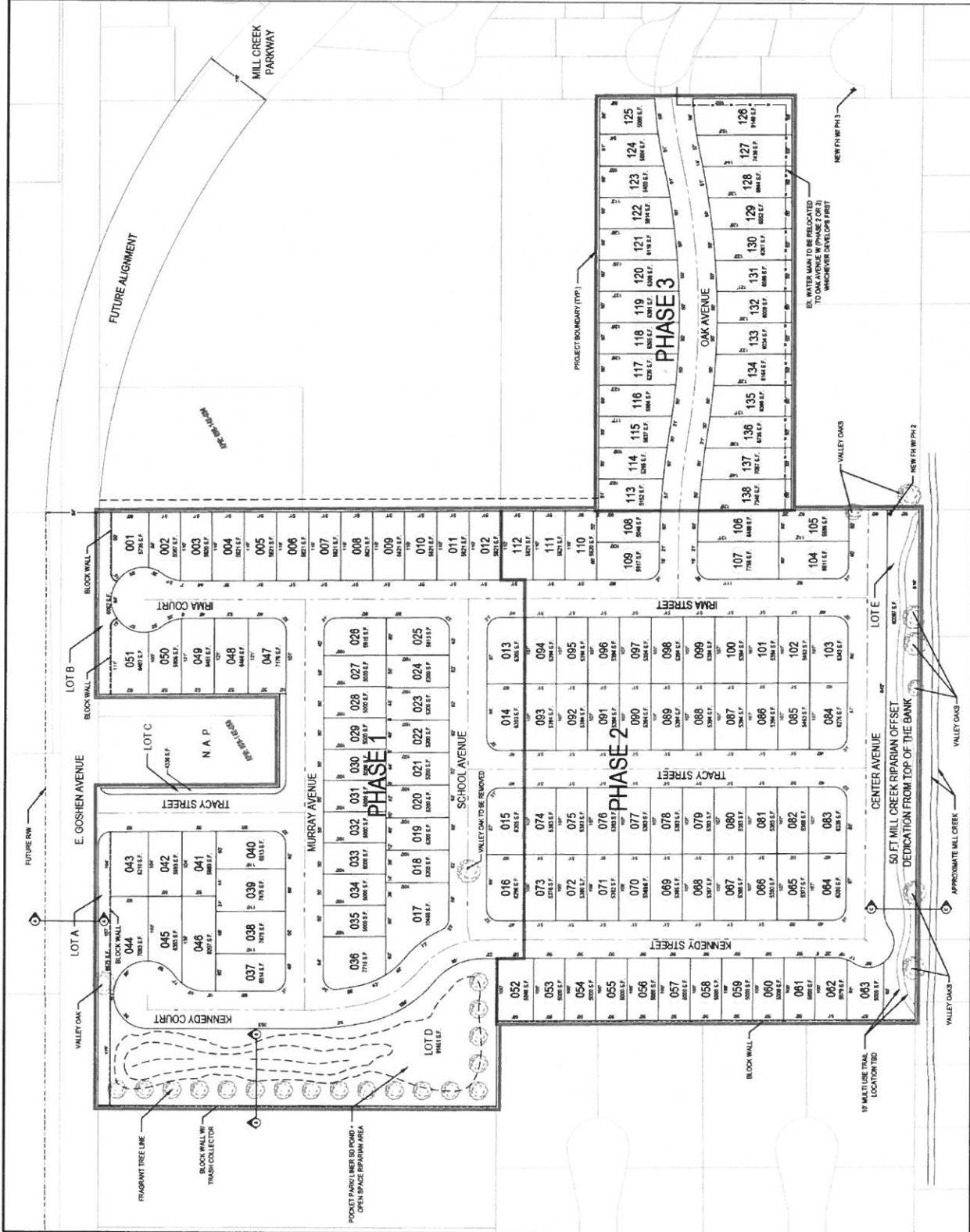
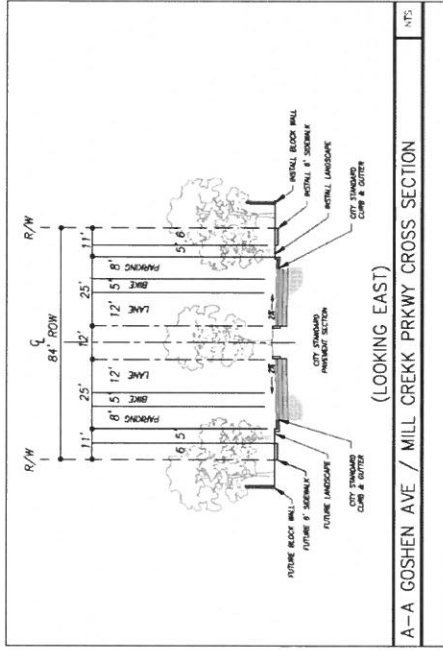


EXHIBIT "B"

SEPTEMBER 2021

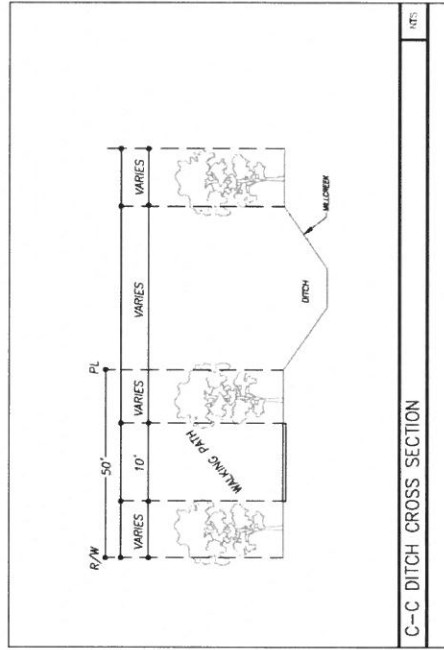
SEQUOIA BEND ESTATES
TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19
SOUTH, RANGE 14 EAST, MONTEZUMA COUNTY AND ADJACENT IN THE CITY OF
PUECO, COUNTY OF TULARE, STATE OF CALIFORNIA.

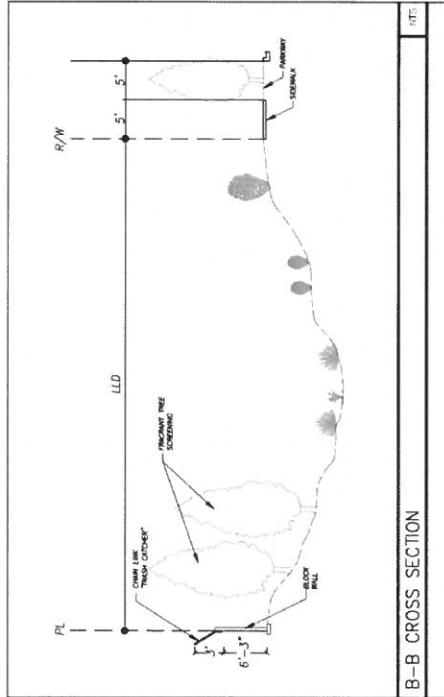


A-A GOSHEN AVE / MILL CREEK PRKWAY CROSS SECTION (LOOKING EAST)

PROPOSED LOCAL ROAD



C-C DITCH CROSS SECTION



B-B CROSS SECTION

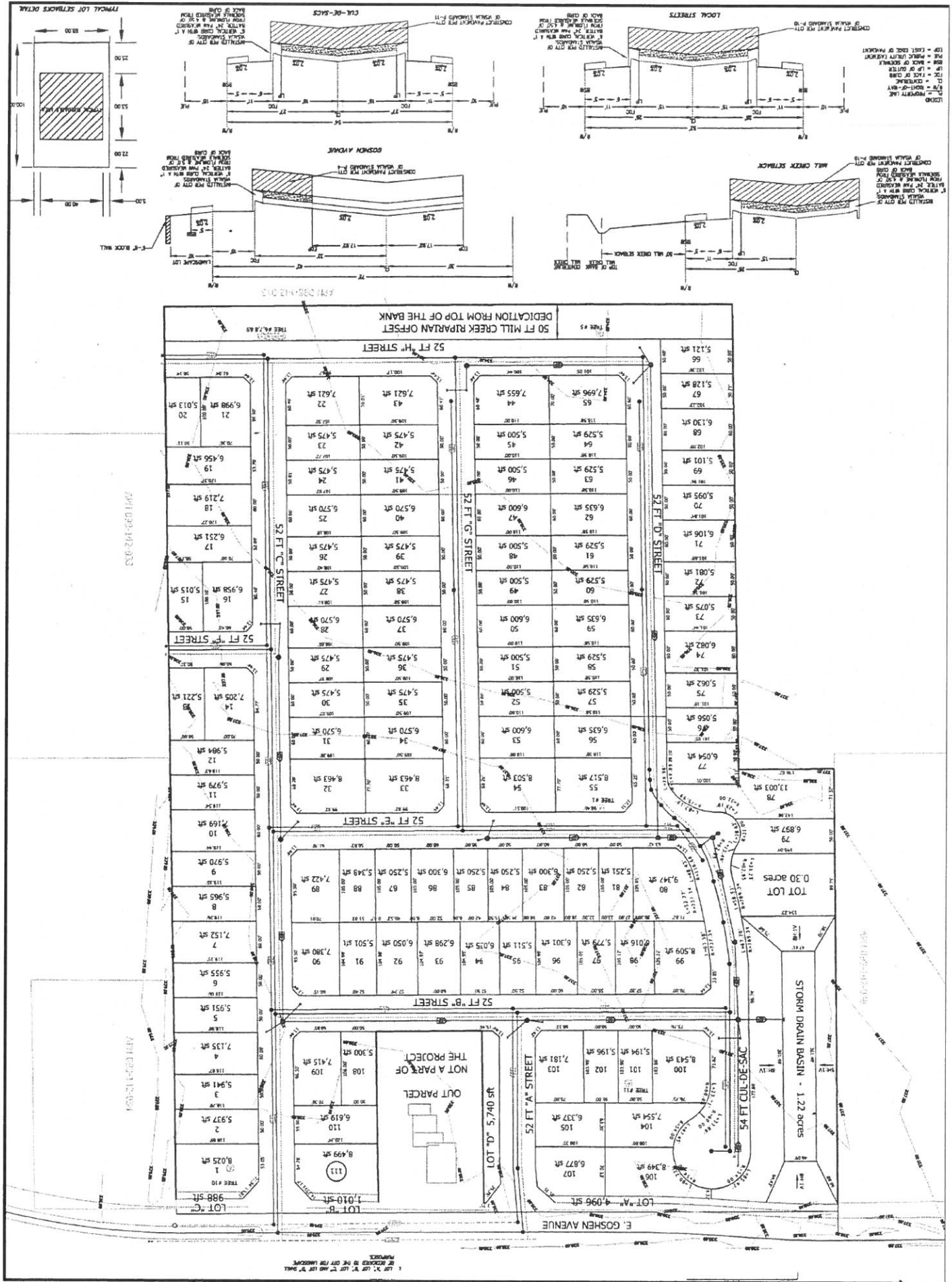
PREPARED BY:



4CREEKS ENGINEERS, P.C.
1000 N. GARDEN ST.
SUITE 100
PUECO, CALIFORNIA 95368
TEL: (559) 335-1111

4CREEKS

EXHIBIT "C"



50 FT MILL CREEK RIPARIAN OFFSET
50 FT MILL CREEK RIPARIAN OFFSET FROM TOP OF THE BANK

111 1,010 sq ft
110 8,499 sq ft
108 5,300 sq ft
107 8,349 sq ft
106 8,349 sq ft
105 7,554 sq ft
104 7,554 sq ft
103 7,181 sq ft
102 5,196 sq ft
101 5,196 sq ft
100 8,543 sq ft
99 8,509 sq ft
98 8,509 sq ft
97 8,509 sq ft
96 6,301 sq ft
95 5,511 sq ft
94 6,015 sq ft
93 6,298 sq ft
92 6,050 sq ft
91 5,501 sq ft
90 7,380 sq ft
89 7,422 sq ft
88 6,300 sq ft
87 5,250 sq ft
86 6,300 sq ft
85 5,250 sq ft
84 6,300 sq ft
83 6,300 sq ft
82 5,250 sq ft
81 5,250 sq ft
80 9,341 sq ft
79 6,897 sq ft
78 13,003 sq ft
77 6,034 sq ft
76 5,066 sq ft
75 5,062 sq ft
74 6,082 sq ft
73 5,075 sq ft
72 5,081 sq ft
71 6,106 sq ft
70 5,095 sq ft
69 5,101 sq ft
68 6,130 sq ft
67 5,128 sq ft
66 5,121 sq ft
65 7,655 sq ft
64 5,529 sq ft
63 5,529 sq ft
62 6,600 sq ft
61 5,529 sq ft
60 5,529 sq ft
59 6,600 sq ft
58 5,529 sq ft
57 5,529 sq ft
56 6,600 sq ft
55 8,517 sq ft
54 8,503 sq ft
53 6,600 sq ft
52 5,500 sq ft
51 5,500 sq ft
50 6,600 sq ft
49 5,500 sq ft
48 5,500 sq ft
47 6,600 sq ft
46 5,500 sq ft
45 5,500 sq ft
44 7,655 sq ft
43 5,475 sq ft
42 5,475 sq ft
41 5,475 sq ft
40 6,570 sq ft
39 5,475 sq ft
38 5,475 sq ft
37 6,570 sq ft
36 5,475 sq ft
35 5,475 sq ft
34 6,570 sq ft
33 8,463 sq ft
32 8,463 sq ft
31 6,570 sq ft
30 5,475 sq ft
29 5,475 sq ft
28 6,570 sq ft
27 5,475 sq ft
26 5,475 sq ft
25 6,570 sq ft
24 5,475 sq ft
23 5,475 sq ft
22 7,621 sq ft
21 6,998 sq ft
20 5,013 sq ft
19 6,456 sq ft
18 7,219 sq ft
17 6,251 sq ft
16 6,958 sq ft
15 5,015 sq ft
14 7,205 sq ft
13 5,221 sq ft
12 5,984 sq ft
11 5,979 sq ft
10 7,169 sq ft
9 5,970 sq ft
8 5,965 sq ft
7 7,152 sq ft
6 5,955 sq ft
5 5,951 sq ft
4 7,135 sq ft
3 5,941 sq ft
2 5,937 sq ft
1 8,025 sq ft
988 sq ft

EXHIBIT "D"

SEQUOIA HEIGHTS 7.2
TENTATIVE SUBDIVISION MAP

BEING PARCEL NO. 2 OF A PARCEL MAP NO. 3095 REC. IN BK. 31 OF PARCEL MAPS AT PG. 96 T.C.R. ALSO BEING A PORTION OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE S. 1/4 OF SEC. 28 T.12E. R.22E. M.D.B. & M. LOCATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

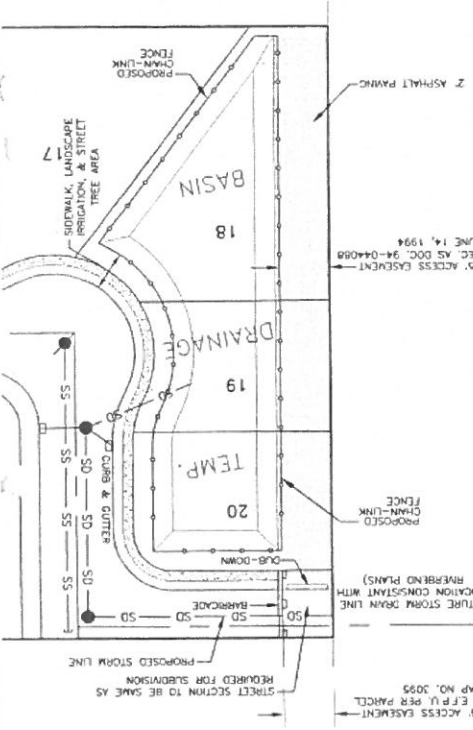
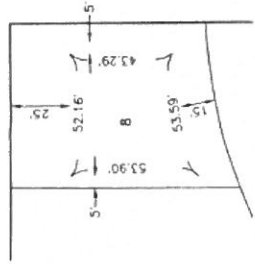
REVISED: JUNE 5, 2008
MAY, 2007

OWNER:
HARRY J. & STELLA A. PAPPAS
500 S. CHINDEN ST.
VISALIA, CALIFORNIA 93291

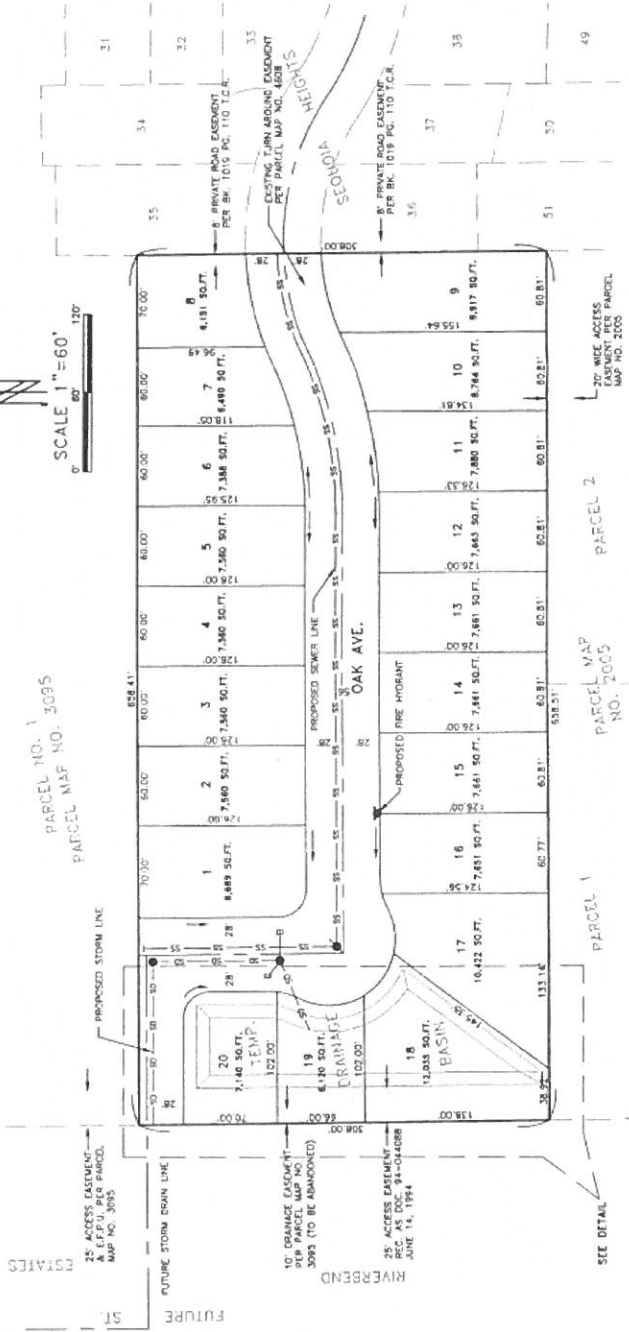
SURVEYOR: FORESTER, WEBER & ASSOCIATES L.L.C.
1670 W. Herold King, Suite B
Visalia, California 93291
(559) 732-0102

NOTES:

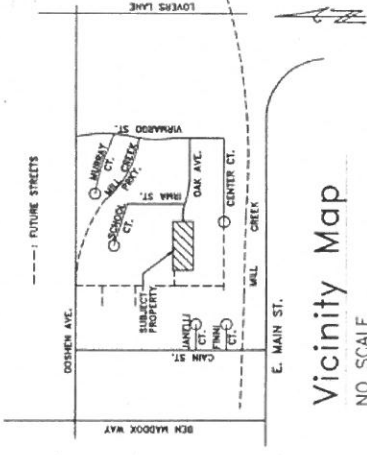
- EXISTING PROPERTY USE: W/ANT
- PROPOSED PROPERTY USE: RESIDENTIAL
- ZONING: R-1
- WATER: CAL WATER
- SEWER: CITY OF VISALIA
- STREET: CITY OF VISALIA
- FLOOD ZONE: AH (FUTURE FLOOD ZONE IF ADOPTED: X & M)
- AREA: 4.88 AC.
- AREA: 4.88 AC.
- : DRAINAGE FLOW
- SITE PLAN NO.: 07-079 (6-13-07)
- LOTS 18, 19 & 20 WILL NOT HAVE A SUITABLE BUILDING AREA UNTIL THE ACCESS EASEMENT IS AMENDED.
- THESE LOTS MAY BE USED AS A TEMPORARY DRAINAGE BASIN



DETAIL AREA
SCALE: 1"=40'



SCALE: 1"=60'



Vicinity Map
NO SCALE

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

**NOTICE OF A PROPOSED
NEGATIVE DECLARATION**

Project Title: Sequoia Bend Tentative Subdivision Map No. 5584

Project Description: **Sequoia Bend Tentative Subdivision Map No. 5584:** A request by 4-Creeks, Inc. to subdivide 30 acres into 138 lots for residential use and five lettered lots for parkway, walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone and located along East Goshen Ave. (Address not assigned) (APN: 098-142-057 & 098-330-006).

Project Location: The project site is located on the south side of East Goshen Avenue approximately 1,600 feet east of N. Ben Maddox Way, situated within the City of Visalia, County of Tulare, State of California. (APNs: 098-142-057 & 098-330-006).

Contact Person: Josh Dan, Associate Planner
Email: josh.dan@visalia.city

Phone: 559-713-4003


Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on December 13th, 2021, at 7:00 p.m. in the Visalia City Hall Council Chambers, located at 707 W. Acequia Avenue, Visalia, California.

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Negative Declaration: Initial Study No. 2021-41 has not identified any significant, adverse environmental impact(s) that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from November 22, 2021, to December 12, 2021.

Date: 11/18/21

Signed: 
Brandon Smith, AICP
Environmental Coordinator
City of Visalia

NEGATIVE DECLARATION

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Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

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

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

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

APPROVED
Brandon Smith, AICP
Environmental Coordinator

By: 

Date Approved: 11/19/21

Review Period: 21 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: Sequoia Bend Tentative Subdivision Map No. 5584: A request to subdivide 30 acres into 138 lots for residential use and five lettered lots for parkway, walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located on the south side of East Goshen Avenue approximately 1,600 feet east of N. Ben Maddox Way, situated within the City of Visalia, County of Tulare, State of California. (APNs: 098-142-057 & 098-330-006).

B. Identification of the Environmental Setting: The site is currently vacant and was previously farmed with row crops. There is an existing two-lane street (East Goshen Avenue) adjacent to the north and the terminus of a local road (East Oak Avenue) along the east side of the easterly parcel. The Visalia Circulation Element designates Goshen as a Minor Arterial roadway and Oak as a local roadway.

The surrounding uses, Zoning district, and General Plan land use designation are as follows:

	General Plan Land Use Designation	Zoning District	Surrounding uses
North:	Residential Medium Density Residential High Density	R-M-2 (Multi-family residential, one unit per 3,000 sq. ft. site area) R-M-3 (Multi-family residential, one unit per 1,200 sq. ft. site area)	East Goshen Ave. roadway, Vacant field.
South:	Commercial Service	C-S (Service Commercial)	Mill Creek Ditch, Service Commercial Uses (mechanic shops, equipment rental, and nut processing).
East:	Residential Low Density Residential Medium Density Residential High Density	R-1-5 (Single-family residential, 5,000 sq. ft. min. site area) R-M-2 (Multi-family residential, one unit per 3,000 sq. ft. site area) R-M-3 (Multi-family residential, one unit per 1,200 sq. ft. site area)	Vacant fields, existing single-family residential homes (Sequoia Heights Subdivision).
West:	Commercial Service	C-S (Service Commercial)	Service Commercial Uses (mechanic shops, equipment rental, and nut processing).

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

C. Plans and Policies: The General Plan Land Use Element designates the site as Residential Low Density. The site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. min. lot size). The proposed project is consistent with the Land Use designation of the General Plan.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain policies and regulations that are designed to mitigate impacts to a level of non-significance.

III. MITIGATION MEASURES

There are no mitigation measures for this project. The City of Visalia Zoning Ordinance contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance.

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties.

V. SUPPORTING DOCUMENTATION

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

- 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 Sanitary Sewer Master Plan. City of Visalia, 1994.
- Tulare County Important Farmland 2014 Map. California Department of Conservation, 2014.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY

Josh Dan
Associate Planner



Brandon Smith
Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Sequoia Bend Estates Tentative Subdivision Map No. 5584		
NAME OF PROPONENT:	Ron Vander Weerd	NAME OF AGENT:	Matt Ainley / 4Creeks Inc.
Address of Proponent:	837 Commercial Ave. Tulare, CA 93274	Address of Agent:	324 S. Santa Fe Street Visalia, CA 93292
Telephone Number:	559-805-4101	Telephone Number:	559-802-3052
Date of Review	11/18/2021	Lead Agency:	City of Visalia

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact 2 = Less Than Significant Impact
3 = Less Than Significant Impact with Mitigation Incorporated 4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL RESOURCES

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

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?

- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions, such as those leading to odors adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 c) Have a substantial adverse effect on federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

- 2 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Public Resources Code Section 15064.5?
- 2 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 2 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 2 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
- 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- 1 ii) Strong seismic ground shaking?
- 1 iii) Seismic-related ground failure, including liquefaction?
- 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
- 2 i) result in substantial erosion or siltation on- or off-site;
- 2 ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or
- 2 iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 2 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - 1 i) Fire protection?
 - 1 ii) Police protection?
 - 1 iii) Schools?
 - 1 iv) Parks?
 - 1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- 1 a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 1 b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to service the project and reasonable foreseeable future development during normal, dry, and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate

fire risk or that may result in temporary or ongoing impacts to the environment?

- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 2 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The proposed project is new residential construction which will meet City standards for setbacks, landscaping and height restrictions.

This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista and the view will not be adversely impacted by the project.

- b. There are no scenic resources on the site.
- c. The proposed project includes residential development that will be aesthetically consistent with surrounding development and with General Plan policies. Furthermore, the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will create new sources of light that are typical of residential development. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties.

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is identified as Urban and Built-up Land and Farmland of Local Importance based on maps prepared by the California Department of Conservation and contained within the Visalia General Plan, Figure 6-4.

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the conversion of properties within the Planning Area into non-agriculture uses. Overall, the General Plan results in the conversion of over 14,000 acres of Important Farmland to urban uses, which is considered significant and unavoidable. Aside from preventing development altogether the conversion of Important Farmland to urban uses cannot be directly mitigated, through the use of agricultural conservation easements or by other means. However, the General Plan contains multiple policies that together work to limit conversion only to the extent needed to accommodate long-term growth. The General Plan policies identified under Impact 3.5-1 of the EIR serve as the mitigation that assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area. These policies include the implementation of a three-tier growth boundary system that assists in protecting open space around the City fringe and maintaining compact development within the City limits.

The project will be consistent with Policy LU-P-34. The conversion of the site from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy

states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

Because there is still a significant impact to loss of agricultural resources after conversion of properties within the General Plan Planning Area to non-agricultural uses, a Statement of Overriding Considerations was previously adopted with the Visalia General Plan Update EIR.

- b. The project site is not zoned for agricultural use. All agricultural related uses have ceased on the property. The project is bordered by urban development or non-producing vacant land on all sides. There are no known Williamson Act contracts on any properties within the project area.
- c. There is no forest or timber land currently located on the site.
- d. There is no forest or timber land currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project will contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements

administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

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

- c. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The project will result in a net increase of criteria pollutants. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

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

- d. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. **BIOLOGICAL RESOURCES**

- a. The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

In addition, staff had conducted an on-site visit to the site on November 9, 2021 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain special-status species or their habitats may be directly or indirectly affected by future development within the General Plan Planning Area. This may be through the removal of or

disturbance to habitat. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-1 of the EIR, that together work to reduce the potential for impacts on special-status species likely to occur in the Planning Area. With implementation of these policies, impacts on special-status species will be less than significant.

- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain sensitive natural communities may be directly or indirectly affected by future development within the General Plan Planning Area, particularly valley oak woodlands and valley oak riparian woodlands. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies, impacts on woodlands will be less than significant.

- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain protected wetlands and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-3 of the EIR, that together work to reduce the potential for impacts on wetlands and other waters located within in the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- d. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation of these policies, impacts on wildlife movement corridors will be less than significant.

- e. The project will not conflict with any local policies or ordinances protecting biological resources. The City has a municipal ordinance in place to protect valley oak trees; however no oak trees exist on the site.

- f. There are no local or regional habitat conservation plans for the area.

V. **CULTURAL RESOURCES**

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can

evaluate the finding and make necessary mitigation recommendations.

- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

VI. ENERGY

- a. Development of the site will require the use of energy supply and infrastructure. However, the use of energy will be typical of that associated with residential development associated with the underlying zoning. Furthermore, the use is not considered the type of use or intensity that would result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation. The project will be required to comply with California Building Code Title 24 standards for energy efficiency.

Policies identified under Impacts 3.4-1 and 3.4-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to energy will be less than significant.

- b. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, based on the discussion above.

VII. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.

- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative wastewater disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.
- f. There are no known unique paleontological resources or geologic features located within the project area. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

VIII. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate Greenhouse Gas (GHG) emissions in the short-term as a result of the construction of residences and long-term as a result of day-to-day operation of the proposed residences.

The City has prepared and adopted a Climate Action Plan (CAP) which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

The Visalia General Plan and the CAP both include policies that aim to reduce the level of GHG emissions emitted in association with buildout conditions under the General Plan. Although emissions will be generated as a result of the project, implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions. Thus, the impact to GHG emissions will be less than significant.

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 baseline levels by 2020 and to a level 80% below 1990 baseline levels by 2050. In addition, the State has enacted SB 32 which included provisions for reducing the GHG emission levels to a level 40% below 1990 baseline levels by 2030.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32 and SB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with

applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.

- c. There is one school located within a half mile of the project site. The school is located 2,174-feet north of the project site (La Sierra Military Academy). Notwithstanding, there is no reasonably foreseeable condition or incident involving the project that could affect the site.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City of Visalia and County of Tulare adopted Airport Master Plans show the project area is located outside of any Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

The project area is not located within two miles of a public airport.
- f. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- g. There are no wild lands within or near the project area.

X. HYDROLOGY AND WATER QUALITY

- a. Development projects associated with buildout under the Visalia General Plan are subject to regulations which serve to ensure that such projects do not violate water quality standards of waste discharge requirements. These regulations include the Federal Clean Water Act (CWA), the National Pollutant Discharge Elimination System (NPDES) permit program. State regulations include the State Water Resources Control Board (SWRCB) and more specifically the Central Valley Regional Water Quality Control Board (RWQCB), of which the project site area falls within the jurisdiction of.

Adherence to these regulations results in projects incorporating measures that reduce pollutants. The project will be required to adhere to municipal waste water requirements set by the Central Valley RWQCB and any permits issued by the agency.

Furthermore, there are no reasonably foreseeable reasons why the project would result in the degradation of water quality.

The Visalia General Plan contains multiple polices, identified under Impact 3.6-2 and 3.9-3 of the EIR, that together work to reduce the potential for impacts to water quality. With implementation of these policies and the existing City standards, impacts to water quality will be less than significant.

- b. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. The project will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be

small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

- c.
 - i. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
 - ii. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.
 - iii. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

Polices identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

Polices identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

The project site will be accommodated by an extension of the City's storm water lines. As part of the project, existing storm water mains will be extended off-site along public street frontages. Furthermore, the project will be required to meet the City's improvement standards for directing storm water runoff to the City's storm water drainage system consistent with the City's adopted City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.

- d. The project area is located sufficiently inland and distant from bodies of water, and outside potentially hazardous areas for seiches and tsunamis. The site is also relatively flat, which will contribute to the lack of impacts by mudflow occurrence. Therefore there will be no impact related to these hazards.
- e. Development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. Impaired storm water runoff may then be intercepted and directed to a storm drain or water body, unless allowed to stand in a detention area. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction

Permit process, which would address erosion control measures.

The Visalia General Plan contains multiple polices, identified under Impact 3.6-1 of the EIR, that together work to reduce the potential for erosion. With implementation of these policies and the existing City standards, impacts to erosion will be less than significant

XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The proposed project is to be developed on land designated for residential development. The project site is surrounded on three sides by urban development and is bordered by two roadways.
- b. The 30-acre development will place single-family residential homes within the City of Visalia's Tier I Urban Development Boundary as implemented by the City General Plan. Development of lands in Tier I may occur at any time.

The proposed project is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states: "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

The proposed project will be consistent with the Land Use Element of the General Plan, including Policy LU-P-55 for Low Density Residential Development, and consistent with the standards for single-family residential development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.12.

The project as a whole does not conflict with any land use plan, policy or regulation of the City of Visalia. The site contains a General Plan Land Use Designation of Residential Low Density and a Zoning Designation of Single-family Residential (R-1-5). The City of Visalia's Zoning Ordinance allows for single-family residences as permitted uses in their respective zones.

The Visalia General Plan contains multiple polices, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

XII. MINERAL RESOURCES

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

XIII. NOISE

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The Visalia Noise Element and City Ordinance contain criterion for acceptable noise levels inside and outside residential living spaces. This standard is 65 dB DNL for outdoor activity areas associated with residences and 45 dB DNL for indoor areas.

Ambient noise levels will increase beyond current levels as a result of the project; however, these levels will be typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The City's standards for setbacks and construction of fences or walls along major streets and between residential uses reduce noise levels to a level that is less than significant. Noise associated with the establishment of new residential uses was previously evaluated with the General Plan for the conversion of land to urban uses.

Noise levels will increase temporarily during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

- b. Ground-borne vibration or ground-borne noise levels may occur as part of construction activities associated with the project. Construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. The project area is located in excess of two miles from a public airport. The project will not expose people residing or working in the project area to excessive noise levels resulting from aircraft operations.

XIV. POPULATION AND HOUSING

- a. The project will not directly induce substantial unplanned population growth that is in excess of that planned in the General Plan, as the General Plan placed a default land use designation of Low Density Residential on all future school sites.
- b. Development of the site will not displace any housing or people on the site. The area being developed is currently vacant land.

XV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Station 51, located approximately a 1.5-miles west of the property, and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will generate additional dwelling units, for which existing schools in the area may accommodate.
 - iv. Current park facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XVI. RECREATION

- a. The project will generate new residents and will therefore incrementally increase the use of existing parks and other recreational facilities, but not at a level that will cause or accelerate substantial adverse impacts or reduce acceptable service levels. Further, the project will pay Recreation Impact Fees to fund the creation and maintenance of new parks and recreational programs.
- b. The proposed project does not include public recreational facilities or require the construction or expansion of any existing recreational facilities within the area that would otherwise have an adverse physical effect on the environment.

The Visalia General Plan contains multiple polices, identified under Impact 3.9-7 of the EIR, that together work to address the quality and management of recreational facilities and the development of new recreational facilities with progressive growth of the City. With implementation of these policies and the existing City standards, impacts will be less than significant.

XVII. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern.

The City of Visalia, in determining the significance of transportation impacts for land use projects, recognizes the adopted City of Visalia Vehicle Miles Travelled (VMT) Thresholds and Implementation Guidelines ("Guidelines") recommended threshold as the basis for what constitutes a significant or less than significant transportation impact. The Guidelines recommend a 16% reduction target based on the Greenhouse Gas emission reduction target for 2035 for the Tulare County region set by the SB 375 Regional Plan Climate Target. Therefore, residential projects exceeding 16% below the existing VMT per capita is indicative of a significant environmental impact.

For the metric measuring VMT per capita, a map of the City of Visalia, produced by Tulare County Association of Governments (TCAG), provides areas with 84% or less average VMT per capita, or 16% below the regional average. In the subject site's TAZ, the current average VMT per capita for Tulare County is 11.9 miles, and the current average VMT per capita for the subject parcel is 6.8 miles, more than 16% below the existing VMT per capita for Tulare County. Based on this determination, it is presumed that the project will have a less than significant transportation impact.

- c. There are no planned geometric designs associated with the project that are considered hazardous.
- d. The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

- a. The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- b. The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Pre-consultations letters were sent to local tribes in accordance with AB 52, providing tribes a 20-day early review period. Staff did not receive correspondence in return from any of the tribes which where noticed.

Further, the EIR (SCH 2010041078) for the 2014 General Plan update included a thorough review of sacred lands files through the California Native American Heritage Commission. The sacred lands file did not contain any known cultural resources information for the Visalia Planning Area.

XIX. UTILITIES AND SERVICE SYSTEMS

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.

The project site will be accommodated by an extension of the City's sanitary sewer and storm water lines. As part of the project, existing sanitary sewer and storm water mains will be extended off-site along public street frontages. Usage of these lines is consistent with the City Sewer System Master Plan and Storm Water Master Plan. These improvements will not cause significant environmental impacts.

- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- d. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- e. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XX. WILDFIRE

- a. The project is located on a site that is adjacent on multiple sides by existing development. The site will be further served by multiple points of access. In the event of an emergency response, coordination would be made with the City's Engineering, Police, and Fire Divisions to ensure that adequate access to and from the site is maintained.
- b. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that is likely to exacerbate wildfire risks.
- c. The project is located on a site that is adjacent on multiple sides by existing development. New project development will require the installation and maintenance of associated infrastructure; however the infrastructure would be typical of residential development and would be developed to the standards of the underlying responsible agencies.
- d. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that would expose persons or structures to significant risks of flooding or landslides.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**



Brandon Smith, AICP
Environmental Coordinator

November 18, 2021
Date



August 25, 2021

Site Plan Review No. 21-109:

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 **August 4, 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 black ink, appearing to read "Paul Bernal", written over a white background.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE August 4, 2021
SITE PLAN NO. 2021-109
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

- REVISE AND PROCEED** (see below)
- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- TSM
- HISTORIC PRESERVATION 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: August 4, 2021

SITE PLAN NO: 2021-109 - D
PROJECT: Sequoia Bend Estates TSM
DESCRIPTION: PROPOSED 138 LOT TENTATIVE SUBDIVISION MAP (R-1-5)
APPLICANT: MATT AINLEY
PROP. OWNER: VANDERWEERD RON ALAN & ROSALINDA, VANDER WEERD INVESTMENTS
LOCATION TITLE: 2103 E. GOSHEN AVENUE
APN TITLE: 098-142-057, 098-330-006
GENERAL PLAN: RLD (Residential Low Density)
ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

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.

Project Requirements

- TSM
- Noise Study
- Additional information as needed.

PROJECT SPECIFIC INFORMATION: August 4, 2021

1. Staff is in support of the solution represented to eliminate the alleyway. The applicant has worked with California Water Service and the Fire Marshall to eliminate the alleyway, relocate the water main, and provide location of fire hydrant locations which could provide supply for fire suppression.
2. The applicant should be advised that many of the previous conditions of the maps will be applied.
3. The proposed subdivision will need to demonstrate/provide the following:
 - a. Tentative Subdivision Map.
 - b. Goshen realignment.
 - c. Noise Study.
 - d. Access demonstrated for Walnut dehydrator.
 - e. Depiction of existing easements.
 - f. Valley oak tree assessment.
 - g. Wall locations and details (westerly boundary: 7-ft subdivision side, 10-ft Sunset Waste).
 - i. With debris catcher.
4. When the future regional basin comes to the neighborhood (north of Goshen) the proposed basin will need to go away / become integrated into the pocket park / open space.
 - a. "Lot D" appears to adequately provide this. Staff will request that the applicant work with City Engineering staff to that design and capacity for the park / pond area comply with City standards.
5. At a minimum, the project will be conditioned to address / provide the following:
 - a. That the map provide design and means for fencing to be removed and the bason be integrated into the "tot lot" / "pocket park" as usable open space.
 - b. That the wall along Sunset Waste and the proposed subdivision may be extended up to 10-ft high on the subdivision side by agreement of the applicant and Sunset Waste, and that said additional wall height will require that the applicant also plant vines along the taller section of the wall to reduce the visual impact. Mature tree growth, along the basin, may replace the vines in the future.
 - c. That a deed notice for potential Noise/Odor issues related to the adjacent service commercial uses be utilized for this subdivision.

- d. That a deed notice be utilized for this subdivision to inform property owners of the abandoned California Water Service water main at the rear of lots 126 through 138 (Phase III).
 - e. That a "Right to Conduct Business" or similar type of document, be used in conjunction with, or as a part of, the disclosure for potential noise and odors, to provide notice to home buyers by the applicant.
 - f. That a solid wall be installed between gaps in the service commercial buildings along the southwestern side of the site, and that the developer work with the adjacent service commercial neighbors to eliminate and/or hide razor wire.
6. It is understood that through the abandonment of the easement and main across lots 126 through 138, CalWater will leave the line in the ground and this may effect future installation of pools. Staff encourages homeowners to contact CalWater regarding the line.
 7. Comply with the requirements of other reviewers.
 8. Other information as needed.

PROJECT SPECIFIC INFORMATION: July 21, 2021

9. The alleyway is not preferred and staff would urge the applicant to work with California Water Service on removal and/or relocation and/or abandonment of the line and alleyway.
10. The applicant should be advised that many of the previous conditions of the maps will be applied.
11. The proposed subdivision will need to demonstrate/provide the following:
 - a. Tentative Subdivision Map.
 - b. Goshen realignment.
 - c. Noise Study.
 - d. Access demonstrated for Walnut dehydrator.
 - e. Depiction of existing easements.
 - f. Valley oak tree assessment.
 - g. Wall locations and details (westerly boundary: 7-ft subdivision side, 10-ft Sunset Waste).
 - i. With debris catcher.
12. When the future regional basin comes to the neighborhood (north of Goshen) the proposed basin will need to go away / become integrated into the pocket park / open space.
 - a. "Lot D" appears to adequately provide this. Staff will request that the applicant work with City Engineering staff to that design and capacity for the park / pond area comply with City standards.
13. At a minimum, the project will be conditioned to address / provide the following:
 - a. That the map provide design and means for fencing to be removed and the bason be integrated into the "tot lot" / "pocket park" as usable open space.
 - b. That the wall along Sunset Waste and the proposed subdivision may be extended up to 10-ft high on the subdivision side by agreement of the applicant and Sunset Waste, and that said additional wall height will require that the applicant also plant vines along the taller section of the wall to reduce the visual impact. Mature tree growth, along the basin, may replace the vines in the future.
 - c. That a deed notice for potential Noise/Odor issues related to the adjacent service commercial uses be utilized for this subdivision.
 - e. That a "Right to Conduct Business" or similar type of document, be used in conjunction with, or as a part of, the disclosure for potential noise and odors, to provide notice to home buyers by the applicant.
 - f. That a solid wall be installed between gaps in the service commercial buildings along the southwestern side of the site, and that the developer work with the adjacent service commercial neighbors to eliminate and/or hide razor wire.
14. Comply with the requirements of other reviewers.
15. Other information as needed.

PROJECT SPECIFIC INFORMATION: June 30, 2021

16. The applicant should be advised that many of the previous conditions of the maps will be applied.
17. The proposed subdivision will need to demonstrate/provide the following:
 - a. Tentative Subdivision Map.

- b. Goshen realignment.
 - c. Noise Study.
 - d. Access demonstrated for Walnut dehydrator.
 - e. Depiction of existing easements.
 - f. Valley oak tree assessment.
 - g. Wall locations and details (westerly boundary: 7-ft subdivision side, 10-ft Sunset Waste).
 - i. With debris catcher.
18. The proposed alley does not provide adequate access to the landlocked parcels, with R-1-5 zoning, to the south. The previous maps provided access easement to the walnut dehydrator and required that the access easement be provided until a through street stub be provided to the property.
 19. When the future regional basin comes to the neighborhood (north of Goshen) the proposed basin will need to go away / become integrated into the pocket park / open space.
 20. At a minimum, the project will be conditioned to address / provide the following:
 - a. That the map provide design and means for fencing to be removed and the bason be integrated into the "tot lot" / "pocket park" as usable open space.
 - b. That the wall along Sunset Waste and the proposed subdivision may be extended up to 10-ft high on the subdivision side by agreement of the applicant and Sunset Waste, and that said additional wall height will require that the applicant also plant vines along the taller section of the wall to reduce the visual impact. Mature tree growth, along the basin, may replace the vines in the future.
 - c. That a deed notice for potential Noise/Odor issues related to the adjacent service commercial uses be utilized for this subdivision.
 - e. That a "Right to Conduct Business" or similar type of document, be used in conjunction with, or as a part of, the disclosure for potential noise and odors, to provide notice to home buyers by the applicant.
 - f. That a solid wall be installed between gaps in the service commercial buildings along the southwestern side of the site, and that the developer work with the adjacent service commercial neighbors to eliminate and/or hide razor wire.
 21. Comply with the requirements of other reviewers.
 22. Other information as needed.

PROJECT SPECIFIC INFORMATION: June 16, 2021

23. The proposal shows the merger of two previously approved, yet expired maps.
24. The applicant should be advised that many of the previous conditions of the maps will be applied.
25. The proposed subdivision will need to demonstrate/provide the following:
 - a. Tentative Subdivision Map.
 - b. Goshen realignment.
 - c. Noise Study.
 - d. Access demonstrated for Walnut dehydrator.
 - e. Depiction of existing easements.
 - f. Valley oak tree assessment.
 - g. Wall locations and details (westerly boundary: 7-ft subdivision side, 10-ft Sunset Waste).
 - i. With debris catcher.
26. Comply with the requirements of other reviewers.
27. Other information as needed.

Landscaping and Lighting Act District:

1. A landscaping and lighting act district, or similar instrument, may be required for the maintenance of common areas or infrastructure such as street lights and similar infrastructure.
2. Annexation to an existing district may be required.
3. That a Landscaping and Lighting Act Assessment District be formed, prior to recordation of the final map, for the maintenance of the landscaping and fences and/or walls along the public street frontages and open space areas of the subdivision. The Landscaping and Lighting Act Assessment

District shall also include the operational and maintenance cost for the street lights both internal to the subdivision and along streets abutting the subdivision. The Landscape and Lighting Act District shall also include provisions for the City to collect payments from the subdivider to cover the estimated cost to operate and maintain the improvements of the District prior to assessments occurring on the property tax roll.

17.32.080 Maintenance of landscaped areas.

A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Site Area in non-residential zones – ZO Section **17.30.015-A** - Site areas less than 5 acres may be approved/created upon approval of an acceptable master plan by the Site Plan Review Committee.

R-1-5 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot (long side of lot)	10 Feet	10 Feet
➤ Street side on corner to garage door	22 Feet	22 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 15 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.

16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.

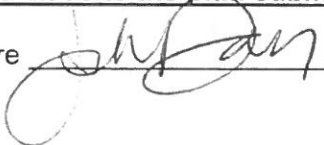
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

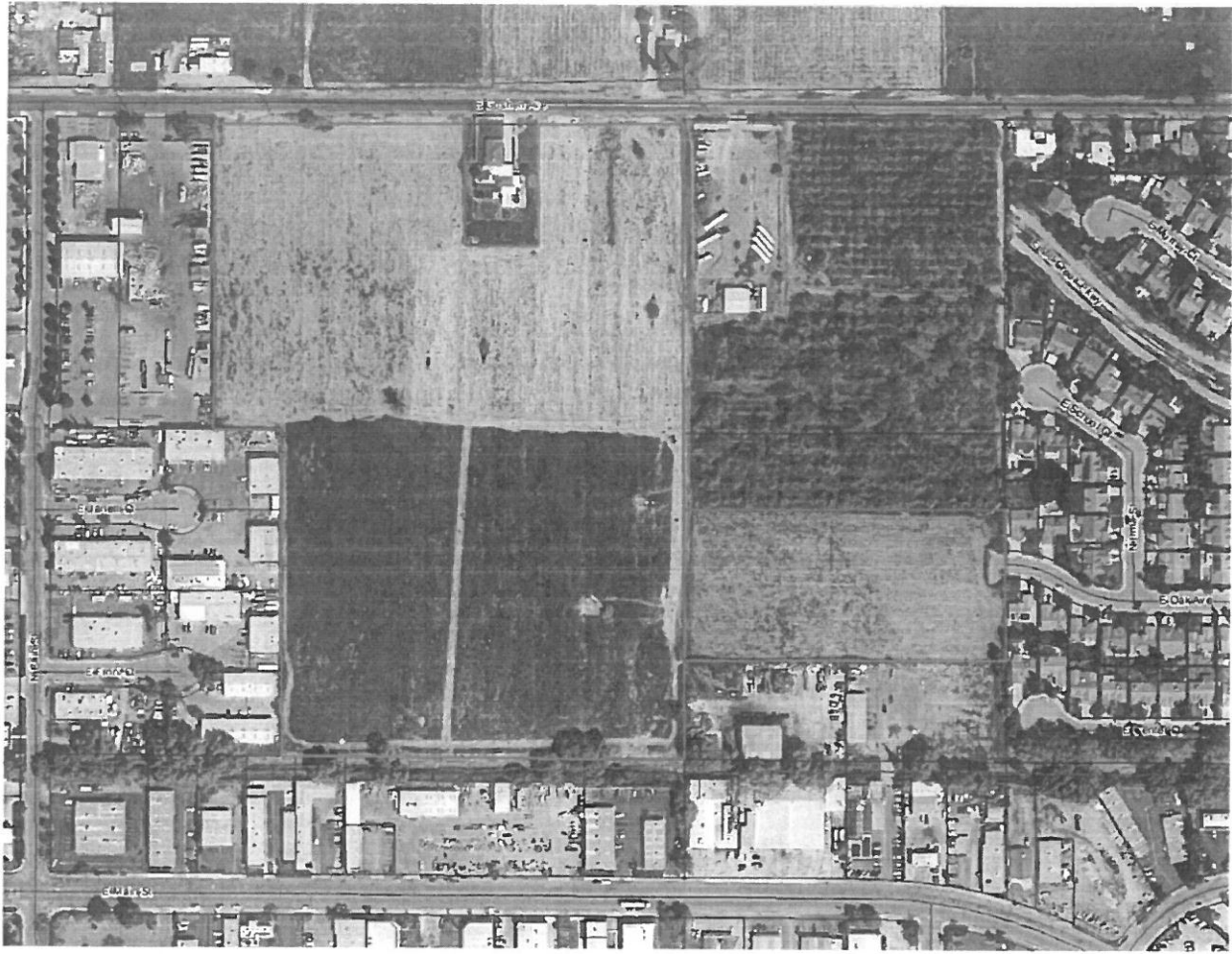
Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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

A handwritten signature in black ink, appearing to be "J. Dan" or similar, written over a horizontal line.



City of Visalia
 Building: Site Plan
 Review Comments

SR21101
 SEQUOIA BEND ESTATES
 TENTATIVE SUBDIVISION MAP
 2103 E COSHEN AVE

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
 Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE * Hazardous materials report. **DWELLING UNITS FINISH FLOOR SHALL BE AT ONE FOOT ABOVE B.P.E.**
For information call (559) 713-4444
- Arrange for an on-site inspection. (Fee for inspection \$157.00)
- 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: _____

VAL GARCIA 8/4/21
 Signature



Site Plan Comments

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

Date	August 3, 2021
Item #	2
Site Plan #	21109
APN:	098330006, 098142057

- 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.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



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

Date: 8-3-21
 Item: 2 Resub
 Site Plan: 21-109
 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:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

Traffic addressed traffic concerns.

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 4, 2021

ITEM NO: 2 Resubmit
SITE PLAN NO: SPR21109
PROJECT TITLE: Sequoia Bend Estates TSM
DESCRIPTION: Proposed 138 Lot Tentative Subdivision Map (R-1-5)
APPLICANT: Matt Ainley
OWNER: VANDERWEERD RON ALAN & ROSALINDA K
VANDER WEERD INVESTMENTS
APN: 098330006
098142057
LOCATION: 2103 E GOSHEN 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 *intersection* Locations.
- Install Stop Signs at *local roads intersecting arterial* 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:

- Goshen is an arterial status roadway. Note a future median restricting access may be constructed on Goshen Ave.
- Sight visibility triangle needed to show adequate visibility with alignment of Roadway Tracy in relationship to curvature in roadway of Mill Creek Pkwy and its connection with Goshen Ave, and sight visibility for Tracy Street with existing buildings on lot (not a part) located just to the east.

Leslie Blair

- With change from two roadways to single access for ingress/egress onto Goshen Ave, need to provide information on traffic circulation. Residential roadways should be designed to carry less than 750 ADT.
- Roadway Oak is a long roadway (approx. ¼-mile in length) and will encourage speeding. Traffic calming measures should be incorporated in design.
- VMT analysis may be required.
- Street names required to be submitted to City for review and approval.

Leslie Blair

Leslie Blair

Susan Currier

From: Joel Hooyer
Sent: Friday, July 30, 2021 3:58 PM
To: Cristobal Carrillo; Josh Dan; Susan Currier
Cc: Jeremy Rogers; Alvin Dias
Subject: August 4, 2021 Site Plan Review
Attachments: 8-4-21 Site Plan Review.pdf

Importance: High

See attached and following for August 4, 2021, Site Plan Review comments

SPR20095 - No Valley oaks are on the submitted plans.

SPR21109 – Nine (9) Valley oaks are on the submitted plans.

- One (1) Valley oak is indicated to be removed.
- Pocket Park is on the submitted plan.
- 50 FT, Mill Creek Riparian offset dedication from top of bank is indicated on the submitted plan.

Note* If this proposed subdivision is to become an LLD, Park, Trail, or any other dedicated land to be maintained by the City of Visalia all lots shall be accessed appropriately to accommodate such intended maintenance and all the landscaping plans must be approved by Urban Forestry.

SPR21134 - No Valley oaks are on the submitted plans.

SPR21135 - No Valley oaks are on the submitted plans.

SPR21136 - No Valley oaks are on the submitted plans.

SPR21137 - No Valley oaks are on the submitted plans.

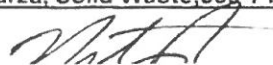
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

21109

August 4, 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 City standard (3-can) residential services to be assigned per address.

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

Nathan Garza, Solid Waste, 559-713-4532


**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 2 DATE: AUGUST 4, 2021

SITE PLAN NO.: 21-109 3RD RESUBMITTAL
PROJECT TITLE: SEQUOIA BEND ESTATES TSM
DESCRIPTION: PROPOSED 138 LOT TENTATIVE SUBDIVISION
MAP (R15)
APPLICANT: MATT AINLEY
PROP. OWNER: VANDERWEERD RON ALAN & ROSALINDA
LOCATION: 2103 E GOSHEN AVE
APN: 098-330-006, 098-142-057

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
GOSHEN AND LOCAL STREETS
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **LLD TO BE FORMED**
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. **MILL CREEK** Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide **50'** wide riparian dedication from top of bank. **MILL CREEK**
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **EXTEND SEWER TO EXTENTS OF PROJECT. CITY IS UNDERGOING UPDATE TO SEWER MASTER PLAN, PROJECT CONDITIONS SUBJECT TO CHANGE.**
- 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. **RETENTION ONSITE, HOWEVER BASIN AREA IS TO REMAIN TO PROVIDE BUFFER FROM ADJACENT RECYCLING PLANT.**

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities. **REQUIRED W/ PROJECT**
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED W/ GOSHEN IMPROVEMENTS**
 - Provide "R" value tests: **1** each at **300' INTERVALS**
 - Traffic indexes per city standards: **REFER TO CITY COLLECTOR AND LOCAL STREET STDS**
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL PLAN REVIEW**
 - Install sidewalk: **5' - 6'** ft. wide, with **5'** ft. wide parkway on **GOSHEN & LOCALS**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Proposed layout encompasses two previously approved (expired) tentative maps. Previous conditions will be reviewed for consistency with proposed layout, project to comply with current standards.**
- 2. The proposed open space and basin area are part of the previous mitigation plan for buffering from adjacent business(es). This area will need to incorporate all mitigation details previously set forth or agreed upon - further conditions may apply per Planning Dept. review of previous mitigation measures. Redesign accordingly.**
- 3. The basin area was to be temporary until City master storm project in Goshen can serve development per previous conditions. As proposed and per applicant, the intent is to leave basin as a seasonal amenity and not backfill in future. If future elimination of the basin is still desired, then additional cash deposits for the future improvements to be completed by City will be required with subdivision. Project to install infrastructure for future connection to main line in Goshen based on the whether the basin is to be utilized as detention or be completely eliminated in future - details of design to be coordinated with City Engineer.**
- 4. Provide design calcs for basin capacity. As shown, the basin does not meet current basin design standards however proposed shallow design can be utilized; to include proper maintenance and**

access design. Maintenance would need to be added to the LLD. Local street improvements along basin to comply with City stds.

5. A cross section of the creek and required riparian setback needs to be provided. Setback to be from existing hinge point, it is not clear based on the provided detail.

6. There is a Class 1 trail identified along the north side of the creek. Project to coordinate with Public Works staff for implementation of a trail design and improvements, if any, at time of civil design. Refer to City's Active Transportation Plan (ATP) for details. At a minimum, project to construct right-of-way improvements along street side with 5' parkway and 5' sidewalk.

7. Provided stub street to the east commercial parcels is acceptable as it provides an access point to existing parcels and will align with future connection to Center, located on east side of the commercial properties.

8. Phasing plan will need to provide adequate Fire/Emergency access points, additional road improvements through Phases 2 & 3 will be necessary and will be required to be shown on the tentative subdivision map submittal. Refer to further conditions by Planning & Fire Depts.

9. The existing easements and utilities that affect phase 3 are shown and proposed to be rerouted/abandoned.

10. The Mill Creek Pkwy alignment is shown on the site plan however additional right-of-way at east end of subdivision on Goshen will be necessary. Goshen transitions from an 84' collector to a 110' arterial curving east into Mill Creek Pkwy. Further coordinate with City Engineer.

11. Provide cross section of Goshen frontage, indicate areas of improvement and landscape lots per City standards. Underground existing overhead utilities.

12. Subdivision is required to improve with curb & gutter, sidewalk, and drive approach the frontage of the existing residence labeled "not a part" on the site plan. Developer to notify and coordinate with existing tenant and property owner (if separate) prior to any work commencement. Relocations of existing items on property highly likely to accommodate public improvements. City owns adequate right-of-way along the residents frontage. Cost participation by the City will be considered. Further coordinate with City Engineer.

13. Sewer main is located in Goshen for project services.

14. Subdivision impact fees will be incurred at time of final map and SFD permits.

15. Construction around oak tree driplines to comply with City Urban Forestry Dept. regulations. Further coordinate with UF Dept. for oak trees and removal & mitigation.

16. Goshen Ave is identified in the City's Circulation Element and Transportation Impact Fee (TIF) program. Portions of improvements can qualify as reimbursable in the form of TIF credit towards future SFD permits. Further coordinate with City Engineer.

17. Ensure SWC of Lot C along perimeter of existing residence provides adequate width to accommodate City std 20' radius curb ramp return and sidewalk improvements.

18. Radial design at corner lots may not provide enough right-of-way to accommodate City ramp design standards. Corner chamfers should be used.

19. Mill Creek riparian dedication, the net square footage (excluding existing easements), can qualify for reimbursement in the form of credit towards City Waterways impact fees. Value is based on zoning at time of subdivision per the City's current Land Value Studies. Further coordinate with City Engineer.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-109 3rd RESUBMITTAL**
Date: **8/4/2021**

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

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

(Fee Schedule Date:**8/21/2021**)
(Project type for fee rates:**SINGLE FAMILY / LOW DENSITY**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	SFD RATE
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$46/LF X GOSHEN
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	RESIDENTIAL LOW DENSITY (RLD) RATE
<input checked="" type="checkbox"/> Park Acquisition Fee	SFD RATE
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	RLD RATE

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

City Reimbursement:

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



Adrian Rubalcaba

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 2 DATE: JULY 21, 2021

SITE PLAN NO.: 21-109 2ND RESUBMITTAL
PROJECT TITLE: SEQUOIA BEND ESTATES TSM
DESCRIPTION: PROPOSED 138 LOT TENTATIVE SUBDIVISION
MAP (R15)
APPLICANT: MATT AINLEY
PROP. OWNER: VANDERWEERD RON ALAN & ROSALINDA
LOCATION: 2103 E GOSHEN AVE
APN: 098-330-006, 098-142-057

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- GOSHEN AND LOCAL STREETS**
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **LLD TO BE FORMED**
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. **MILL CREEK** Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide **50'** wide riparian dedication from top of bank. **MILL CREEK**
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **EXTEND SEWER TO EXTENTS OF PROJECT. CITY IS UNDERGOING UPDATE TO SEWER MASTER PLAN, PROJECT CONDITIONS SUBJECT TO CHANGE.**
- 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. **RETENTION ONSITE, HOWEVER BASIN AREA IS TO REMAIN TO PROVIDE BUFFER FROM ADJACENT RECYCLING PLANT.**

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities. **REQUIRED W/ PROJECT**
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED W/ GOSHEN IMPROVEMENTS**
 - Provide "R" value tests: **1** each at **300' INTERVALS**
 - Traffic indexes per city standards: **REFER TO CITY COLLECTOR AND LOCAL STREET STDS**
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL PLAN REVIEW**
 - Install sidewalk: **5' - 6'** ft. wide, with **5'** ft. wide parkway on **GOSHEN & LOCALS**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Proposed layout encompasses two previously approved (expired) tentative maps. Previous conditions will be reviewed for consistency with proposed layout, project to comply with current standards.**
- 2. The proposed open space and basin area are part of the previous mitigation plan for buffering from adjacent business(es). This area will need to incorporate all mitigation details previously set forth or agreed upon - further conditions may apply per Planning Dept. review of previous mitigation measures. Redesign accordingly.**
- 3. The basin area is to be temporary until City master storm project in Goshen can serve development. Project to install infrastructure for future connection to main line in Goshen. Site plan is still unclear as to the basin reversion to usable open space when future City storm project can tie-in and redirect subdivision storm water retention. It appears the intent is to leave basin as a seasonal amenity and not backfill in future. If futuer ellimination of the basin is desired, then additional cash deposits for the future improvements to be completed by City will be required with project.**
- 4. Provide design calcs for basin capacity. As shown, the basin does not meet current basin design standards however proposed shallow design will be entertained. Maintenance would need to be added to the LLD, design for proper maintenance and access will need to be implemented. Local street improvement along basin to comply with City stds.**

5. *A cross section of the creek and required riparian setback needs to be provided. Setback to be from existing hinge point, it is not clear based on the provided detail.*
6. *There is a Class 1 trail identified along the north side of the creek. Project to coordinate with Public Works staff for implementation of a trail design and improvements, if any, at time of civil design. Refer to City's Active Transportation Plan (ATP) for details. At a minimum, project to construct right-of-way improvements along street side with 5' parkway and 5' sidewalk.*
7. *Provided stub street to the east commercial parcels is acceptable as it provides an access point to existing parcels and will align with future connection to Center, located on east side of the commercial properties.*
8. *Phasing plan will need to provide adequate Fire/Emergency access points, additional road improvements through Phases 2 & 3 will be necessary.*
9. *The existing easements and utilities that affect phase 3 are shown and proposed to be protected with an alley way design. The alleyway is not supported by City staff. It is recommended the existing utilities be rerouted and easements abandoned to provide a more suitable subdivision design.*
10. *The Mill Creek Pkwy alignment is shown on the site plan however additional right-of-way at east end of Goshen frontage appears to be necessary, revisit right-of-way and alignment configurations. Goshen transitions from an 84' collector to a 110' arterial curving east into Mill Creek Pkwy. Further coordinate with City Engineer.*
11. *Provide cross section of Goshen frontage, indicate areas of improvement and landscape lots per City standards. Underground existing overhead utilities.*
12. *Subdivision is required to improve with curb & gutter, sidewalk, and drive approach the frontage of the existing residence labeled "not a part" on the site plan. Developer to notify and coordinate with existing tenant and property owner (if separate) prior to any work commencement. Relocations of existing items on property highly likely to accommodate public improvements. City owns adequate right-of-way along the residents frontage. Cost participation by the City will be considered. Further coordinate with City Engineer.*
13. *Sewer main is located in Goshen for project services.*
14. *Subdivision impact fees will be incurred at time of final map and SFD permits.*
15. *Construction around oak tree driplines to comply with City Urban Forestry Dept. regulations. Further coordinate with UF Dept. for oak trees and removal & mitigation.*
16. *Goshen Ave is identified in the City's Circulation Element and Transportation Impact Fee (TIF) program. Portions of improvements can qualify as reimbursable in the form of TIF credit towards future SFD permits. Further coordinate with City Engineer.*
17. *Ensure SWC of Lot C along perimeter of existing residence provides adequate width to accommodate City std 20' radius curb ramp return and sidewalk improvements.*
18. *Radial design at corner lots may not provide enough right-of-way to accommodate City ramp design standards. Corner chamfers should be used.*
19. *Riparian dedication parcel, the net square footage from any existing easements, can qualify for reimbursement in the form of credit towards City Waterways impact fees. Value is based on zoning at time of subdivision per the City's current Land Value Studies. Further coordinate with City Engineer.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-109 2nd RESUBMITTAL**
Date: **7/21/2021**

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

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

(Fee Schedule Date:**8/21/2021**)
(Project type for fee rates:**SINGLE FAMILY / LOW DENSITY**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	SFD RATE
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$46/LF X GOSHEN
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	RESIDENTIAL LOW DENSITY (RLD) RATE
<input checked="" type="checkbox"/> Park Acquisition Fee	SFD RATE
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	RLD RATE

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

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4443

Date: November 17, 2021

SITE PLAN NO: 2021-112 - C
PROJECT TITLE: Rally's Drive-thru
DESCRIPTION: Rally's Drive Thru (C-MU)
APPLICANT: Mike Hamzy
PROP. OWNER: Auto Oil Changers Inc.
LOCATION TITLE: 2800 N. Dinuba Blvd.
APN TITLE: 000014003
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU – Commercial Mixed Use

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Compliance with Riverbend Village Master Plan
- Queuing Analysis/Traffic Action Plan
- Noise Study
- Photometric Plan
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: November 17, 2021

1. The proposal shall comply with all requirements of the Riverbend Village Master Plan.
2. The proposal shall require approval of a Conditional Use Permit (CUP)
3. A Noise Study shall be submitted with the CUP submittal due to proximity of the use to residential areas. The Noise Study shall address noise impacts from all operations of the business including from traffic and order box use.
4. The queuing analysis/traffic action plan submitted for Site Plan Review is sufficient to satisfy the requirements of the Site Plan Review Committee. However, additional information shall be required to be included in the queuing analysis/traffic action plan for the CUP submittal. This shall include data on "line busting" tactics and efficiency, how queuing has been effectively addressed at similar franchise sites, data on how quickly drive-thru orders are processed, and any other relevant information. Analysis shall also definitively detail the proposed use of each drive aisle, in particular the northernmost drive-aisle for which no information has been provided.
5. Plans shall indicate whether orders will also be taken from the northernmost drive-thru/drive-aisle.
6. A site plan shall be provided with the CUP submittal. The site plan shall note the location of all order boxes onsite. The order boxes shall be screened from view of the public street. The site plan shall also indicate whether shade canopies are proposed on the parking area along the southern end of the project site. If so, the canopies shall meet the 15 ft. setback requirement for commercial sites adjacent to residential districts.
7. A Photometric Plan shall be provided with the CUP submittal. The Photometric Plan shall note the height of all proposed light poles, especially those located near residential areas to the south.
8. An Operational Statement shall be provided with the CUP submittal.
9. Floor Plans shall be provided with the CUP submittal.

10. A landscape plan shall be provided with the CUP submittal. The landscape plan shall verify that a minimum 6% of the parking lot is landscaped. Plans shall also demonstrate how the drive-thru lanes and parking areas will be screened from view of Dinuba Blvd.
11. Building elevations shall be provided with the CUP submittal. Plans shall verify compliance with the design guidelines of the Riverbend Village Master Plan.
12. Comments from Caltrans will be forthcoming. Note that the Conditional Use Permit will not be considered complete until comments are received from Caltrans and incorporated into the submittal.
13. The CUP submittal shall address how the proposal will function in conjunction with the proposed cross connection for the site to the north.
14. Note that support of the project by City staff will be contingent on how the applicant addresses within the CUP application all potential impacts from the project, in particular to residential areas to the south.

PROJECT SPECIFIC INFORMATION: September 29, 2021

1. The proposal shall comply with all requirements of the Riverbend Village Master Plan.
2. The proposal shall require approval of a Conditional Use Permit.
3. A Noise Study shall be submitted with the Conditional Use permit submittal due to proximity of the use to residential areas. The Noise Study shall address noise impacts from all operations of the business including from traffic and order box use.
4. A queuing analysis/traffic action plan shall be provided for the drive-thru facility. This shall include information on how the three drive-thru lanes are expected to function.
5. The site plan shall note the location of the order box. The order box shall be screened from view of the public street.
6. A Photometric Plan shall be provided. The Photometric Plan shall note the height of all proposed light poles, especially those located near residential areas to the south.
7. An Operational Statement shall be provided.
8. Floor Plans shall be provided.
9. A landscape plan shall be provided. The landscape plan shall verify that a minimum 6% of the parking lot is landscaped.
10. Relocate the trash enclosure as required by the Solid Waste Division.
11. Comments from Caltrans will be forthcoming. Note that the Conditional Use Permit will not be considered complete until comments are received from Caltrans and incorporated into the submittal.
12. Submittal shall address how the proposal will function in conjunction with the proposed cross connection for the site to the north.
13. See previous comments.

PROJECT SPECIFIC INFORMATION: June 30, 2021

1. The proposal shall comply with all requirements of the Riverbend Village Master Plan. In particular Building Elevations shall be provided showing pitched roofs for the building in compliance with the design standards of the Riverbend Village Master Plan.
2. The proposal shall require approval of a Conditional Use Permit.
3. A Noise Study shall be submitted with the Conditional Use permit submittal due to proximity of the use to residential areas.
4. A landscape plan shall be provided. The landscape plan shall verify that a minimum 6% of the parking lot is landscaped.
5. Additional information shall be provided on the proposed drive-thru lanes, showing compliance with drive-thru performance standards, and indicating how they will be employed. Additionally, a queuing analysis for the drive-thrus and circulation plan for the site shall be provided.

6. Due to the proximity of the site to residential areas, the City will only support hours of operation no later than between 10:00 p.m. to 11:00 p.m. Hours as late as 1:00 a.m. as stated in the operational statement will not be supported.
7. Floor plans shall be provided with the Conditional Use Permit submittal.
8. Not more than ten consecutive parking stalls shall be allowed without an approved landscaped tree well of eighty (80) square feet or more.
9. Note that the Riverbend Village shopping center area already contains a monument sign for use by occupants. An additional monument sign along Dinuba Blvd. will not be supported by staff.
10. Provide traffic generation and vehicle miles traveled information to the satisfaction of the Engineering and Traffic Engineering Divisions.
11. The location of the solid waste enclosure shall be provided.
12. Meet all other city codes and ordinances.

Note:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.
2. Prior to completion of a final building inspection for a project, a signed MWELo Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELo standards.

Sections of the Municipal Code to review:

- 17.19 Mixed Use Zones
- 17.32.080 Maintenance of landscaped areas.
- 17.34 Off-street parking and loading facilities
- 17.36 Fences Walls and Hedges

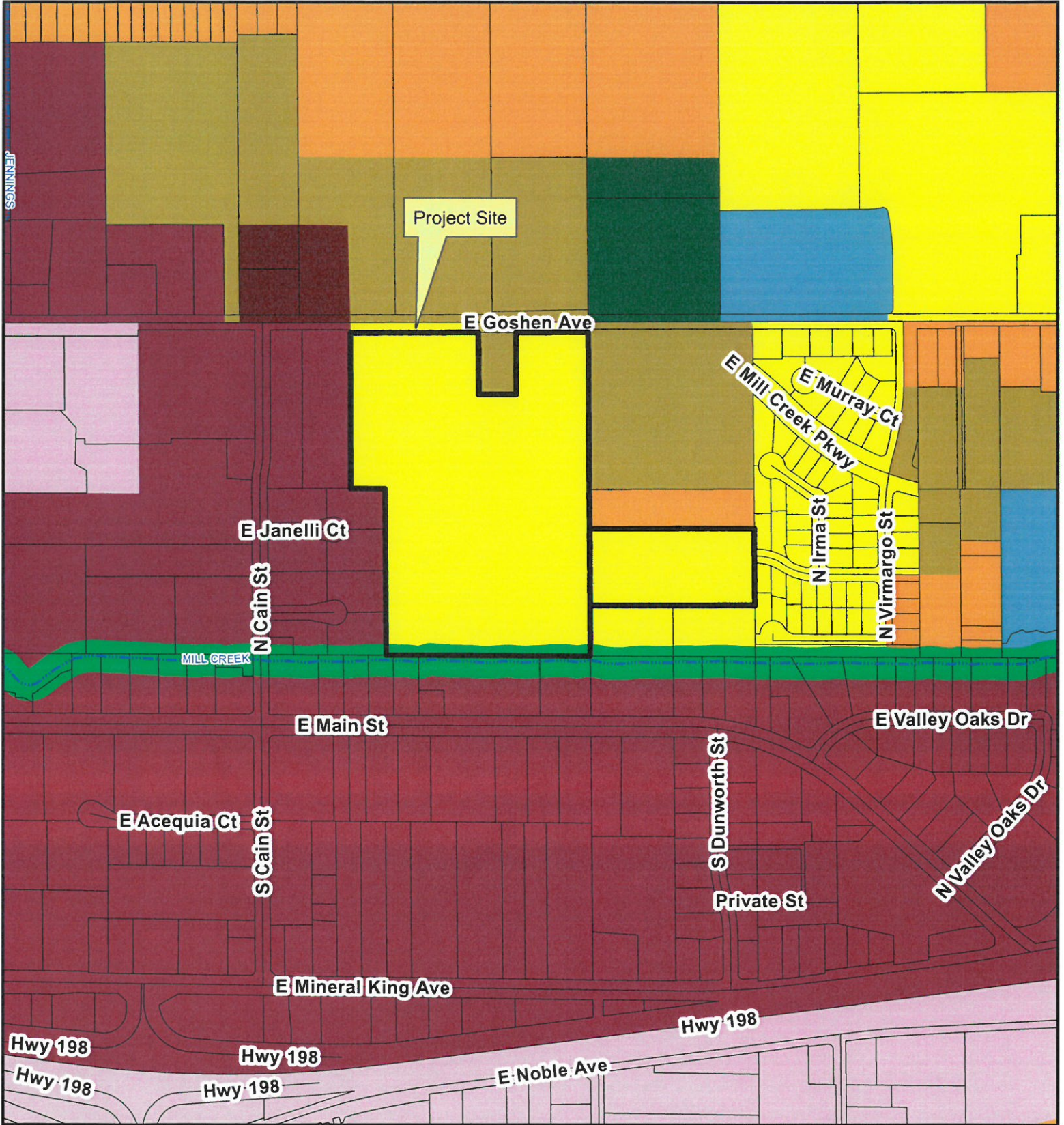
NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan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

Signature _____

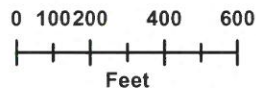


Sequoia Bend Estates Tentative Subdivision Map No. 5584

The project site is located on the south side of East Goshen Avenue between North Cain and North Virmargo Streets (Address not assigned) (APN: 098-142-057 & 098-330-006).



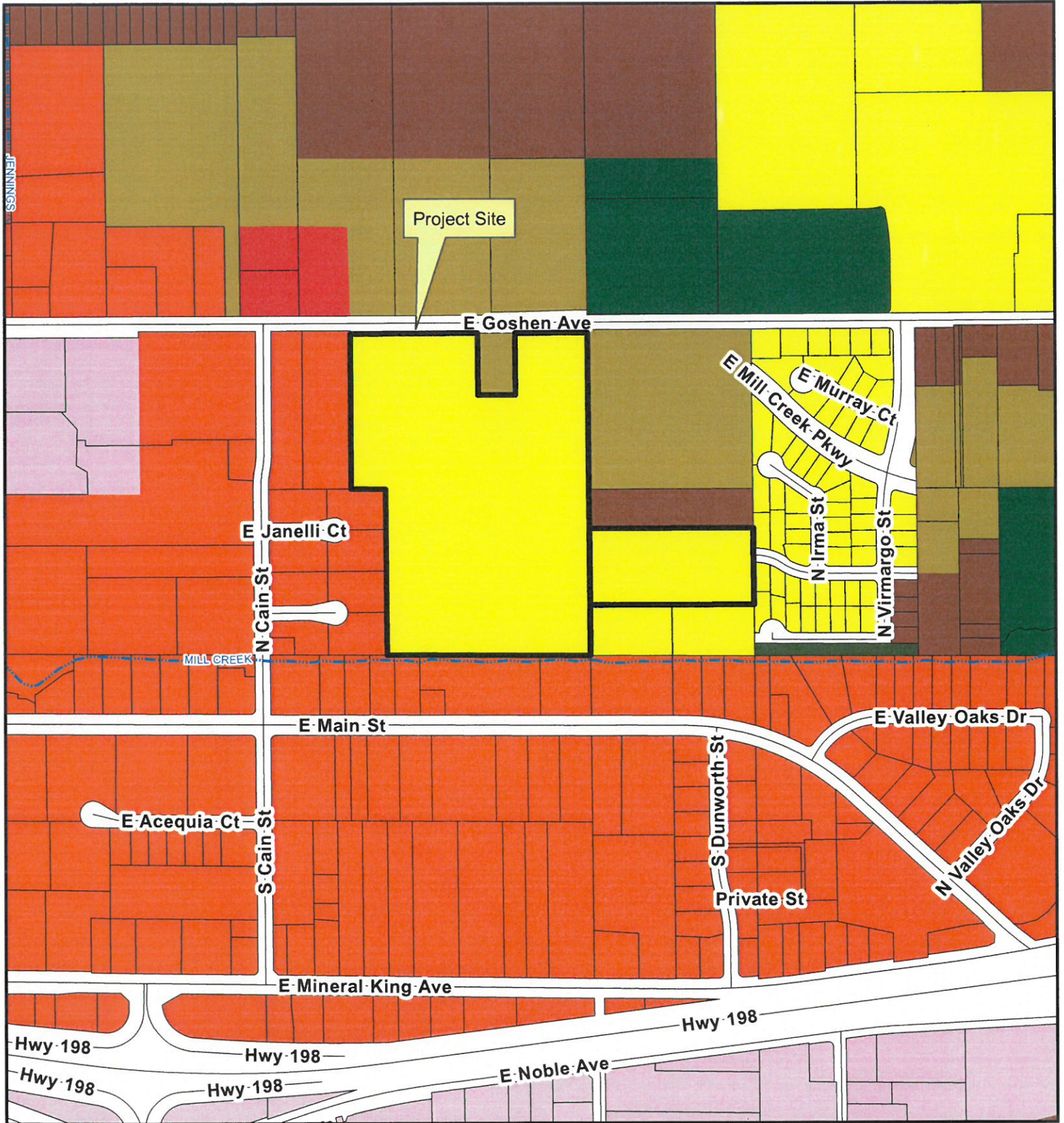
General Plan Land Use Map



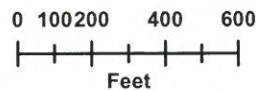
- | | | | |
|---|-------------------------|---|----------------------------|
|  | Conservation |  | Parks/Recreation |
|  | Commercial Mixed Use |  | Residential High Density |
|  | Commercial Neighborhood |  | Residential Low Density |
|  | Commercial Service |  | Residential Medium Density |
|  | Public Institutional | | |

Sequoia Bend Estates Tentative Subdivision Map No. 5584

The project site is located on the south side of East Goshen Avenue between North Cain and North Virmargo Streets (Address not assigned) (APN: 098-142-057 & 098-330-006).



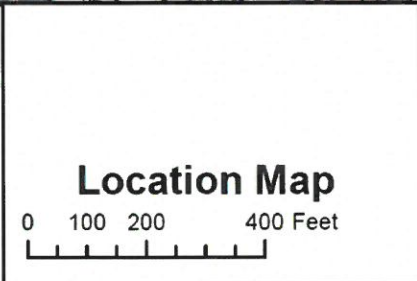
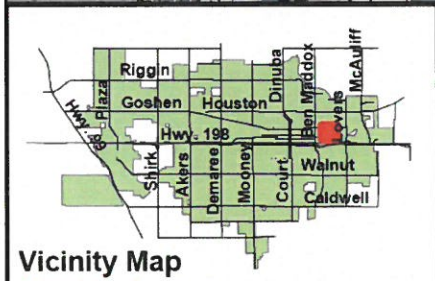
Zoning Map



	C-N Neighborhood Commercial		QP Quasi-Public
	C-S Service Commercial		R-1-5 Single-family Res
	C-MU Mixed Use Commercial		R-M-2 Multi-family Res
	OS Open Space		R-M-3 Multi-family Res

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(Address: not yet assigned) (APNs: 098-142-057 & 098-330-006).



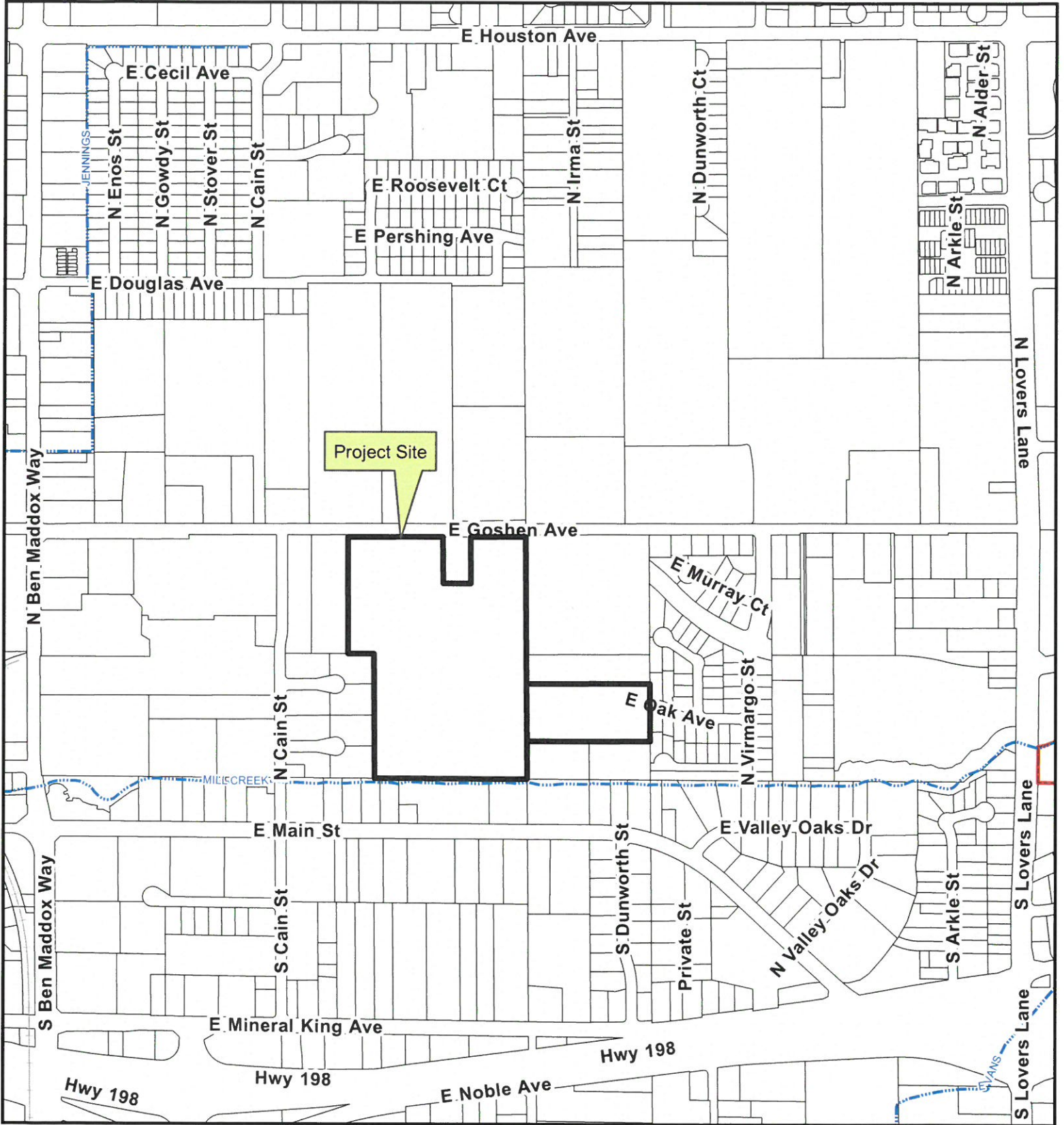
Legend:

- Parcels (white box)
- Project Site (green box)

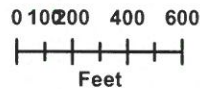
North arrow pointing up.





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Location Map



-  Railroad
-  Waterways
-  City Limits
-  Parcels