

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**MONDAY, FEBRUARY 14, 2022**  
**VISALIA COUNCIL CHAMBERS**  
**LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA**  
**MEETING TIME: 7:00 PM**

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

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.  
  
The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - No items on the Consent Calendar
6. PUBLIC HEARING – Brandon Smith, Principal Planner  
  
Tentative Parcel Map No. 2021-08: A request by Visalia Senior Housing to subdivide a 12.57-acre parcel into two parcels, located within the Commercial Mixed Use (C-MU) and Multi-family Residential (R-M-2) zone districts. The project site is located on the northwest corner of Dinuba Boulevard (State Route 63) and Ferguson Avenue (APN: 090-060-019). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-64.

7. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Planning Commission meeting for February 28<sup>th</sup> and March 14<sup>th</sup> to be held at the Visalia Convention Center.
- b. Update on Medical Clinic CUP appeal and CZA for CarMax

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

**APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, FEBRUARY 24, 2022, BEFORE 5 PM**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 28, 2022**





## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** February 14, 2022

**PROJECT PLANNER:** Brandon Smith, Principal Planner  
(559) 713-4636; brandon.smith@visalia.city

**SUBJECT: Tentative Parcel Map No. 2021-08:** A request by Visalia Senior Housing to subdivide a 12.57-acre parcel into two parcels, located within the Commercial Mixed Use (C-MU) and Multi-family Residential (R-M-2) zone districts. The project site is located on the northwest corner of Dinuba Boulevard (State Route 63) and Ferguson Avenue (APN: 090-060-019).

### STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2021-08, as conditioned, based on the findings and conditions in Resolution No. 2021-63. 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 Tentative Parcel Map No. 2021-08, based on the findings and conditions in Resolution No. 2021-63.

### PROJECT DESCRIPTION

Tentative Parcel Map No. 2021-08 is a request to subdivide a 12.57-acre undeveloped parcel into two parcels as shown in Exhibit "A". The proposed sizes of the two parcels are 7.00 gross acres for Parcel 1 and 5.57 gross acres for Parcel 2. The dedication of a future local street will result in smaller net areas. The objective is to create separate parcels for the property's commercial portion (Parcel 1) and residential portion (Parcel 2), which are separated along the future Highland Street alignment. No development is being considered in association with this parcel map request, however according to an operation statement submitted with the Site Plan Review application, property owner Visalia Senior Housing intends to develop the residential-zoned portion at some time in the future and sell the commercial-zoned portion of the property to a future developer / owner.

The parcel map illustrates a 56-foot-wide area for Irrevocable Offer of Dedication (IOD), to be recorded by separate instrument, for a future public street (i.e., Highland St.) and underground utilities. The areas of dedication are for the purpose of obtaining the remaining full right-of-way width to complete Highland Street.

The applicant has been corresponding with California Department of Transportation (Caltrans) regarding the Dinuba Boulevard frontage for long-term improvements to State Route 63. After further review, Caltrans has determined that it will not be asking for additional right-of-way dedication in association with the parcel map. Any future areas of dedication, which may come at time of development, can be recorded by separate instrument apart from the final map recording.

The existing parcel does not directly front onto Ferguson Avenue. Rather, the parcel is separated from Ferguson Avenue by a City-owned parcel, roughly 50 feet wide, containing the south side of Modoc Ditch, a riparian setback, and a Class 1 trail. A similar City-owned parcel exists to the west of the existing parcel, adjacent to existing residences.

The parcel map calls out additional dedication for Modoc Ditch plus a 50-foot-wide riparian setback from the top-of-bank out on the north and east sides of the Ditch (adjacent to the west and south sides of the parcel). This setback is called out in accordance with General Plan Open Space Policy that requires riparian setback along specified waterways for restoration and development of public trails.

**BACKGROUND INFORMATION**

General Plan Land Use Designation:	Commercial Mixed Use, Medium Density Residential
Zoning:	Commercial Mixed Use (C-MU), Multi-family Residential, 3,000 sq. ft. min. lot size (R-M-2)
Surrounding Land Use and Zoning:	North: C-MU, R-M-2 / Multi-family residential development (“Self-Help Enterprises Highland Gardens”), vacant land with pending CUP application for senior residential development, convenience store and gas station South: C-MU, R-M-2 / Modoc Ditch, Ferguson Avenue, single-family residential development “Catalina”), Northside Shopping Center East: C-MU / Dinuba Boulevard, Modoc Ditch, vacant land, fire station West: R-1-5 (Single-family residential) / Single-family residential development “Giddings Heights Unit No. 5”
Environmental Review:	Categorical Exemption No. 2021-58
Special Districts:	N/A
Site Plan Review No:	2021-192

**RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

**RELATED ACTIONS**

There are no related actions to this parcel.

On August 13, 2018, the Planning Commission approved a similar request for parcellation through Tentative Parcel Map No. 2018-03, located ¾ mile north of the subject site at the northeast corner of Dinuba Boulevard and Shannon Parkway. The parcel map was a request to subdivide a 17.49-acre parcel into two parcels to separate the commercial zoning on Dinuba Boulevard and residential zoning set further back on property containing Mixed Use Commercial (CMU) and Multi-Family Residential (R-M-2 and R-M-3) zoning designations.



## PROJECT EVALUATION

Staff recommends approval of the tentative parcel map, as conditioned, based on the project's consistency with the Land Use Element Policies of the General Plan, Zoning Ordinance, and the Subdivision Ordinance for the tentative parcel map.

### Site Area

The minimum site area for properties zoned C-MU is five acres (ref. Municipal Code Section 17.19.060.A), while properties zoned R-M-2 require a minimum site area of two acres (ref. Municipal Code Section 17.16.050.A). The proposed parcel map is consistent with the required minimum site area requirements since both parcels are larger than five acres.

### Highland Street Dedication

The parcel map depicts an Irrevocable Offer of Dedication (IOD) for a 56-foot wide local street (Highland Street) on the subject property. Highland Street is an existing street that currently terminates on the north side of the property and will be extended to adjoin with an existing drive approach to the south. When extended, the street will follow the dividing line between the two zoning designations.

The parcel map will require that the IOD be established with the final map recording. The Engineering Division will allow this IOD to be either dedicated on the map or recorded by separate instrument.

### Caltrans Dedication

An initial comment letter from Caltrans dated November 5, 2021, included with the Site Plan Review Committee comments, indicated that a 27-foot right-of-way dedication on the west side of Dinuba Blvd. (State Route 63) shall be shown on a site plan to accommodate the ultimate configuration (Comment No. 6). The comment letter further states, in Comment No. 5, that the current 84-foot right-of-way along the highway is planned to have a future 138-foot right-of-way.

Caltrans representative Scott Lau sent a follow-up email correspondence dated January 26, 2022 (appended to the Site Plan Review comments), stating that, after further review, Caltrans will not ask for right-of-way in association with the parcel map. In lieu, they will proceed with improvements for turning movements into the future commercial development on the site.

### Subdivision Map Act Findings

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

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

GC Section 66474 Finding	Analysis
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed parcel map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the parcel map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed parcel map, which is designated with Commercial and Residential land uses. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed density of future development under the Commercial and Residential land use designations and the C-MU and R-M-2 zoning designations. No development plans are being processed in association with this parcel map. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the parcel map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Parcel 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 parcel map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(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 parcel map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.

### Environmental Review

The tentative map is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-58).



## **RECOMMENDED FINDINGS**

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and for the specific land uses allowed under the Commercial and Residential land use designations and the C-MU and R-M-2 zoning designations.
4. That the site is physically suitable for the proposed density of future development under the Commercial and Residential land use designations and the C-MU and R-M-2 zoning designations, and that no development plans are being processed in association with this parcel map.
5. That the proposed tentative parcel map, design of the tentative map 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 of land.
6. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-58). Furthermore, the design of the tentative map 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 OF APPROVAL**

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-192, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That right-of-way in the form of an irrevocable offer of dedication be required for the Highland Street segment shown on the parcel map in Exhibit "A" and shall be dedicated on the map or by separate instrument at the time of final map recording.
4. That all applicable federal, state, regional, and city policies and ordinances be met.

## **APPEAL INFORMATION**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and 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 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

## RELATED PLANS AND POLICIES

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

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

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

The Planning Commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps.

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

- A. The city Planning Commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision.

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

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

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

If the applicant is dissatisfied with the decision of the Planning Commission, he may, within ten days after the decision of the Planning Commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued.

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

- A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the Planning Commission.
- B. The Planning Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act.



RESOLUTION NO. 2021-63

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2021-08: A REQUEST BY VISALIA SENIOR HOUSING TO SUBDIVIDE A 12.57-ACRE PARCEL INTO TWO PARCELS, LOCATED WITHIN THE COMMERCIAL MIXED USE (C-MU) AND MULTI-FAMILY RESIDENTIAL (R-M-2) ZONE DISTRICTS. THE PROJECT SITE IS LOCATED ON THE NORTHWEST CORNER OF DINUBA BOULEVARD (STATE ROUTE 63) AND FERGUSON AVENUE (APN: 090-060-019).

**WHEREAS**, Tentative Parcel Map No. 2021-08 is a request by Visalia Senior Housing to subdivide a 12.57-acre parcel into two parcels, located within the Commercial Mixed Use (C-MU) and Multi-family Residential (R-M-2) zone districts. The project site is located on the northwest corner of Dinuba Boulevard (State Route 63) and Ferguson Avenue (APN: 090-060-019); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on February 14, 2022; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-58).

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

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and for the specific land uses allowed under the Commercial and Residential land use designations and the C-MU and R-M-2 zoning designations.
4. That the site is physically suitable for the proposed density of future development under the Commercial and Residential land use designations and the C-MU and R-

M-2 zoning designations, and that no development plans are being processed in association with this parcel map.

5. That the proposed tentative parcel map, design of the tentative map 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 of land.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-58). Furthermore, the design of the tentative map 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 tentative parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-192, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That right-of-way in the form of an irrevocable offer of dedication be required for the Highland Street segment shown on the parcel map in Exhibit "A" and shall be dedicated on the map or by separate instrument at the time of final map recording.
4. That all applicable federal, state, regional, and city policies and ordinances be met.



# TENTATIVE PARCEL MAP

BEING A DIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NO. 94, RECORDED IN BOOK 1 OF PARCEL MAPS, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, SOUTH, RANGE 25 EAST, T19S, R25E, AND BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 94, RECORDED IN BOOK 1 OF PARCEL MAPS, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, SOUTH, RANGE 25 EAST, T19S, R25E.

**PROPERTY OWNER**  
VISALIA SENIOR HOUSING  
3800 W. TULARE AVE.  
VISALIA, CA 93291

**ZONING AND GENERAL PLAN:** R-M-2 (WESTERN PORTION) & MUC (EASTERN PORTION)

- GENERAL NOTES**
- 1. SITE AREA: 12.57 ACRES
  - 2. SEWERAGE: CITY OF VISALIA
  - 3. FLOOD ZONE: ZONE X/AE
  - 4. ZONING AND GENERAL PLAN: R-M-2 (WESTERN PORTION) & MUC (EASTERN PORTION)
  - 5. EXISTING USE: VACANT

**LEGAL DESCRIPTION**  
PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 94 FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF TULARE, STATE OF CALIFORNIA ON JULY 12, 1972, IN BOOK 1 OF PARCEL MAPS, AT PAGE 94, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTH 28 FEET OF THE EAST 34 FEET THEREOF.

## EXISTING EASEMENTS & PROPOSED DEDICATIONS

- EXISTING 6' WIDE ELECTRIC POLE LINE EASEMENT TO SOUTHERN CALIFORNIA EDISON, PER BK. 2348, PG. 159, O.R.
- EXISTING 10' WIDE PRIVATE WATER PIPELINE EASEMENT RESERVED BY JOHN & GIOVANNA BIANCO PER BK. 3049, PG. 536, O.R.
- EXISTING 20' WIDE PUBLIC UTILITIES EASEMENT TO CITY OF VISALIA, PER DOC. 2008-0047938, O.R.T.C.
- EXISTING 18' WIDE DITCH AND PEDESTRIAN EASEMENT SHOWN ON COUNTY ASSESSOR'S MAP (BOOK 90, PAGE 06), NO SOURCE DOCUMENT NOTED.
- PROPOSED 50' RIPARIAN SETBACK FROM THE TOP-OF-BANK OF MODOC DITCH
- PROPOSED 56' WIDE IRREVOCABLE OFFER OF DEDICATION FOR NORTH HIGHLAND STREET

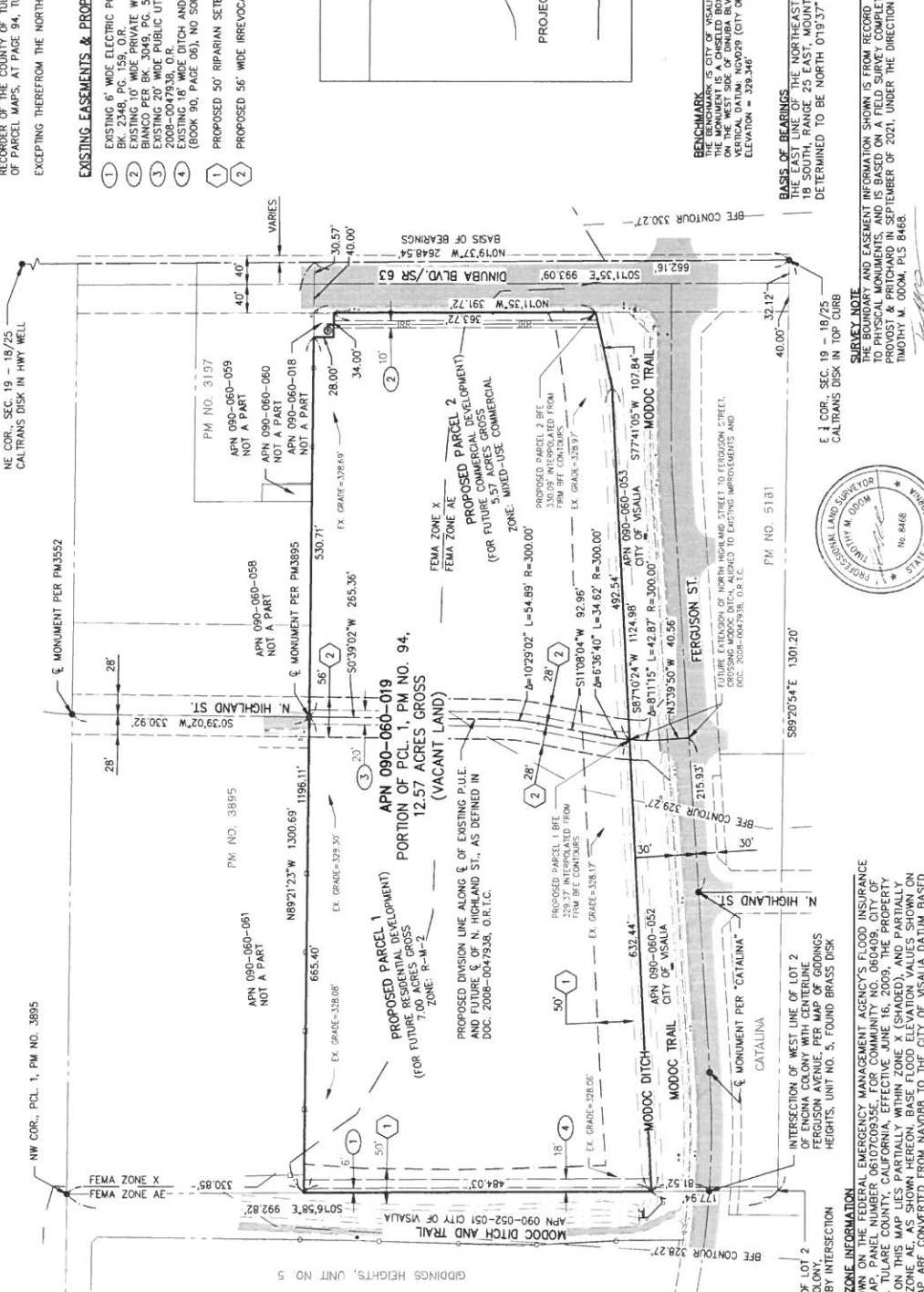


Exhibit "A"

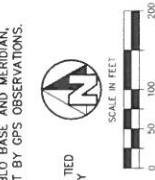


**VICINITY MAP**  
N.T.S.

**BENCHMARK**  
THE CITY OF VISALIA BENCHMARK NO. 162 IS A CHISELED BOX IN THE CENTER OF THE HEADWALL OVER MODOC DITCH ON THE WEST SIDE OF DINUBA BLVD, JUST NORTH OF FERGUSON STREET. ELEVATION = 329.346'

**BASE OF BEARINGS**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, DETERMINED TO BE NORTH 01°19'37" WEST BY GPS OBSERVATIONS.

PREPARED BY  
**PROVOST & PRITCHARD**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
1000 W. MAIN STREET  
VISALIA, CA 93291  
TEL: 559.738.1111 FAX: 559.738.1177  
WWW.PROVOSTANDPRITCHARD.COM



**SURVEY NOTE**  
THE BOUNDARY AND EASEMENT INFORMATION SHOWN IS FROM RECORD DATA TIED TO PHYSICAL MONUMENTS, AND IS BASED ON A FIELD SURVEY COMPLETED BY PROVOST & PRITCHARD IN SEPTEMBER OF 2021, UNDER THE DIRECTION OF TIMOTHY M. ODOM, PLS 8468.

TIMOTHY M. ODOM, PLS 8468  
1/26/22

**FLOOD ZONE INFORMATION**  
AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PANEL NUMBER 061070945E, FOR COMMUNITY NO. 060409, CITY OF ENGINA COLONY, CALIFORNIA, EFFECTIVE DATE 06/01/2009, THE FLOOD ZONE SHOWN ON THIS MAP IS PARTIALLY WITHIN FLOOD ZONE X (SHADED), AND PARTIALLY WITHIN FLOOD ZONE AE. AS SHOWN HEREON, BASE FLOOD ELEVATION VALUES SHOWN ON THIS MAP ARE CONVERTED FROM NAVD83 TO THE CITY OF VISALIA DATUM BASED ON INVD29 USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEMA'S F.I.S. DATED JUNE 16, 2009.

SW CORNER OF LOT 2 OF ENGINA COLONY, CALCULATED BY INTERSECTION OF CENTERLINE OF FERGUSON AVENUE, PER MAP OF GIDDINGS HEIGHTS, UNIT NO. 5, FOUND BRASS DISK





# SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, 559-713-4443

Date: October 13, 2021

SITE PLAN NO: 2021-192  
PROJECT: Visalia Senior Housing Parcel Map  
DESCRIPTION: TENTATIVE PARCEL MAP AND FINAL PARCEL MAP TO DIVIDE AN EXISTING 12.57 ACRE PARCEL INTO TWO PARCELS CONSISTING OF 7.0 AND 5.57 ACRES, CONSISTENT WITH CURRENT ZONING FOR FUTURE DEVELOPMENT (C-MU/R-M-2)  
APPLICANT: TIMOTHY ODOM  
PROP. OWNER: VISALIA SENIOR HOUSING  
LOCATION: NORTHWEST CORNER OF N. DINUBA BLVD. AND W. FERGUSON AVENUE  
APN: 090-060-019  
GENERAL PLAN: Residential Medium Density, Commercial Mixed Use, Conservation  
ZONING: R-M-2 (MULTI-FAMILY RESIDENTIAL, 3,000 SQ. FT. MINIMUM SITE AREA PER UNIT), C-MU (MIXED USE COMMERCIAL)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Tentative Parcel Map
- Building Permit

### **PROJECT SPECIFIC INFORMATION:** October 13, 2021

1. Creation of the parcel would require the applicant to apply for a Tentative Parcel Map (TPM).
2. Information shall be provided about future development plans for the project site.
3. Information shall be provided on the site depicting the extension of Highland Street through the project site.
4. The method in which the Modoc Ditch will be crossed shall be depicted.
5. Comply with all requirements of Caltrans. Processing of the TPM will not proceed until comments from Caltrans are provided to the City of Visalia.
6. The site plan shall show the location of any existing and proposed trails, if any.
7. Comply with all requirements of the Engineering Division.

## Notes:

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.

## Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

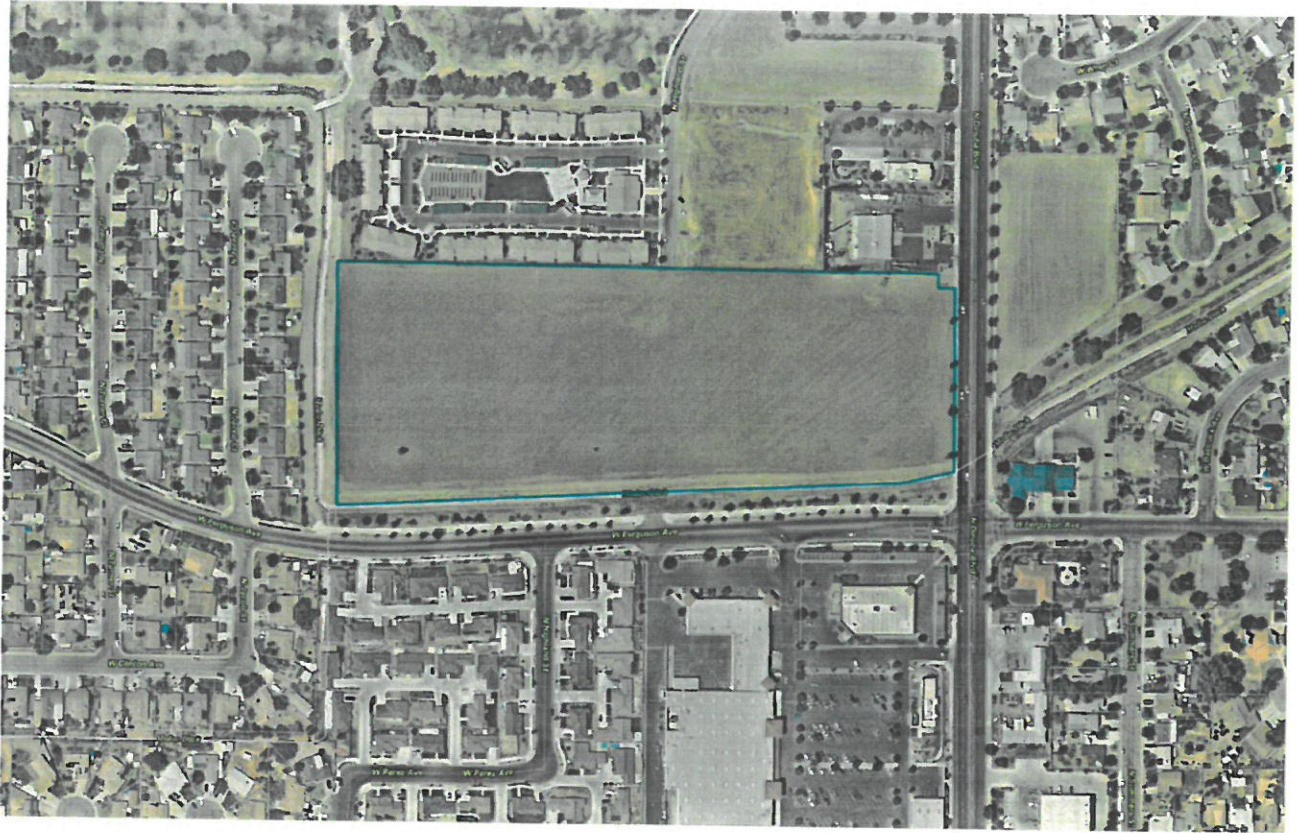
17.12 Single Family Residential Zone

17.19 Mixed Use Zones

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

Signature \_\_\_\_\_







**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 11 DATE: OCTOBER 13, 2021

SITE PLAN NO.: 21-192  
PROJECT TITLE: VISALIA SENIOR HOUSING PARCEL MAP  
DESCRIPTION: TENTATIVE PARCEL MAP AND FINAL PARCEL MAP TO DIVIDE AN EXISTING 12.57 ACRE PARCEL INTO TWO PARCELS CONSISTING FO 7 AND 5.57 ACRES, CONSISTENT WITH CURRENT ZONING FOR FUTURE DEVELOPMENT (CMU / RM2)  
APPLICANT: TIMOTHY ODOM  
PROP. OWNER: VISALIA SENIOR HOUSING  
LOCATION: HIGHLAND ST, NORTH OF FERGUSON  
APN: 090-060-019

**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  
**IRREVOCABLE OFFER AND DITCH RIPARIAN SETBACK**
  - City Encroachment Permit Required which shall include an approved traffic control plan.
  - CalTrans Encroachment Permit Required.  CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
  - Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
  - Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
  - Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
  - Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
  - Written comments required from ditch company. **MODOC** 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. **MODOC DITCH ALONG SOUTH AND WEST PARCEL BOUNDARIES.**
  - Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
  - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage



system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

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

**Additional Comments:**

- 1. Highland street dedication required with map, Irrevocable Offer of Dedication to be dedicated. Ensure street alignment is maintained based on existing easements and improvements. Match existing right-of-way.**
- 2. Dedicate riparian setbacks along the Modoc ditch.**
- 3. Impact fees and improvements to be deferred until time of development of future parcels.**
- 4. Map subject to Caltrans comments for State Route 63. Ensure tentative map incorporates any Caltrans requirements.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 21-192  
Date: 10/13/2021

**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:TPM)

Existing uses may qualify for credits on Development Impact Fees.

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

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

**City Reimbursement:**

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



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

SPR 21M 2  
TENTATIVE PARCEL MAP  
090060019

City of Visalia  
Building: Site Plan  
Review Comments

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

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

VAL GARCIA 10/13/21  
Signature





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

Date: 10-12-21  
 Item: 11  
 Site Plan: 21-192  
 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:  
 \_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 13, 2021

**ITEM NO: 11**

SITE PLAN NO: SPR21192

PROJECT TITLE: Visalia Senior Housing Parcel Map

DESCRIPTION: Tentative Parcel Map and Final Parcel Map to Divide an Existing 12.57 Acre Parcel into two Parcels, consisting of 7.0 and 5.57 Acres, Consistent with Current Zoning for future development. (C-MU/R-M-2)

APPLICANT: Timothy Odom

OWNER: VISALIA SENIOR HOUSING

APN: 090060019

LOCATION:

**THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY**

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at            Locations.
- Install Stop Signs at            Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
  - Provide more traffic information such as            . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
  - Trip Generation - Provide documentation as to concurrence with General Plan.
  - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
  - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

**Additional Comments:**

- Dinuba (SR63) is under Caltrans jurisdiction and may have restrictions on access.

*Leslie Blair*

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

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

21192


October 13, 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** The proposed commercial and multifamily sites will require R3/R4 (city standard) double enclosures set for STAB load services. This site will be required to include trash, recycle, and organic collection services, per State of California's mandatory recycling laws (AB-341 & AB-1826). Enclosure gates are required and must open 180 degrees and clear all curbing. Cain bolts shall be included to secure gates when open. The Customer is encouraged to contact Nathan Garza with City of Visalia Solid Waste Division at 559-713-4532 to discuss/review preferred enclosure placements.

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

Nathan Garza, Solid Waste, 559-713-4532  




## California Department of Transportation

DISTRICT 6 OFFICE  
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616  
(559) 840-6066 | FAX (559) 488-4195 | TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



November 5, 2021

06-TUL-63-9.64

SPR #21192

VISALIA SENIOR HOUSING & COMMERCIAL

GTS: [06-TUL-2016-02359](#)

### **SENT VIA EMAIL**

Susan Currier, Senior Administrative Assistant  
City of Visalia – Community Development – Site Plan Review  
315 East Acequia Ave  
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review #21192 proposing a Tentative Parcel Map to construct multi-family residences for senior housing on the west-side of the parcel and mixed-use commercial development on the east-side of the parcel. The project site is located on the northwest corner of State Route (SR) 63 and Ferguson Avenue, in the City of Visalia.

Visalia Senior Housing owns the vacant 12.59-acre parcel. The property has split zoning with approximately 6 acres on the west-side zoned for multi-family residences where the proposed senior housing will be constructed and the east-side zoned for mixed-use commercial. Visalia Senior Housing then plans to sell the commercial parcel. No immediate improvements to the site are being proposed at this time.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. The commercial development will need to widen and improve SR 63 along the frontage to accommodate a southbound right-turn lane onto westbound Ferguson Avenue. Additional widening will also be needed to accommodate a standard shoulder, bike lane facilities, and standard sidewalk.
2. Access to both proposed parcels will only be provided via Ferguson Avenue.
3. Based on the posted speed limit of 45 MPH, the spacing between an upstream driveway and a signalized intersection should not be less than **405 feet** (refer to the *TRB Access Management Manual, 2<sup>nd</sup> Edition, Exhibits 14-2, 14-3, and 14-4*).

Also, the spacing between adjacent driveways should not be less than **360 feet** (refer to *Exhibit 15-19*).

4. As a point of information, previous traffic studies have identified the need for an additional left-turn lane on Ferguson Avenue.
5. According to the Caltrans Transportation Concept Report (TCR), this segment of SR 63 in the vicinity of the proposed project is currently constructed as a 4-lane conventional highway and ultimately planned to be a 6-lane conventional highway within a total of 138 feet of right-of-way (69 feet from the centerline). Caltrans right-of-way maps shows this segment of SR 63 existing at 84 feet with 42 feet from the centerline on the west side of SR 63.
6. A Right-of-Way (ROW) Dedication in Fee Title to Caltrans for **27 feet** of right-of-way is needed to accommodate the ultimate configuration of SR 63. Dedications required by the Lead Agency need to be shown on a revised site plan and forwarded for our review. Right-of-way dedicated to the State due to the proposed project or work proposed in the State right-of-way, will need to be dedicated and conveyed to the State (in a form approved by the State) before an encroachment permit is issued for any work in the State right-of-way. A summary of the requirements for right-of-way dedications is enclosed.
7. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.

Prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. To schedule this meeting, please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at **(559) 383-5047** or

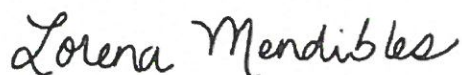
**(559) 383-5235.**

- **Please review the permit application - required document checklist at:**  
<https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=TR0402&dispath=MAOTO&brapath=PERM>.
- **Please also review the permit application - processing checklist at:**  
<https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr-0416-applicable-review-process-checklist.pdf>.

8. Based on Caltrans VMT-Focused Transportation Impact Study Guide, dated May 20, 2020 and effective as of July 1, 2020, Caltrans seeks to reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita Vehicle Miles Traveled (VMT), increase accessibility to destinations via cycling, walking, carpooling, transit and reduce greenhouse gas (GHG) emissions. Caltrans recommends that the project proponent continue to work with the **County of Tulare** to further implement improvements to reduce vehicles miles traveled and offer a variety of transportation modes for its employees.
9. Caltrans recommends the Project implement "smart growth" principles regarding parking solutions, providing alternative transportation choices to residents and employees. Alternative transportation choices may include but are not limited to parking for carpools/vanpools, car-share and/or ride-share programs.
10. Caltrans recommends the provide charging stations for electric vehicles as part of the statewide efforts to reduce greenhouse gas emissions.

If you have any other questions, please contact Scott Lau at (559) 981-7341 or [scott.lau@dot.ca.gov](mailto:scott.lau@dot.ca.gov).

Sincerely,



LORENA MENDIBLES, Chief  
Transportation Planning – South



## Tim Odom

---

**From:** Lau, Scott@DOT <Scott.Lau@dot.ca.gov>  
**Sent:** Wednesday, January 26, 2022 10:19 AM  
**To:** Tim Odom  
**Cc:** Mendibles, Lorena@DOT; Deel, David@DOT  
**Subject:** RE: Visalia SPR #21192 - Visalia Senior Housing

Hi Tim,

After further review, it is determined that Caltrans will not ask for right-of-way, but will proceed with improvements for the right-turn and left-turn movements into the commercial development on SR 63 and Ferguson Street.

Respectfully,

*Scott Lau*

Associate Transportation Planner  
California Department of Transportation  
1352 W. Olive Avenue  
Fresno, CA 93778-2616  
Cell: (559) 981-7341



District 6

---

**From:** Tim Odom <todom@ppeng.com>  
**Sent:** Tuesday, January 18, 2022 9:05 AM  
**To:** Lau, Scott@DOT <Scott.Lau@dot.ca.gov>  
**Cc:** Mendibles, Lorena@DOT <lorena.mendibles@dot.ca.gov>  
**Subject:** RE: Visalia SPR #21192 - Visalia Senior Housing

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Scott,

Yes, that's correct. I'm just worried that there is some confusion about the existing vs. ultimate right of way, since the RTP reference you sent me was referring to Mooney Blvd, not Dinuba Blvd. Adjacent to the project, Dinuba Blvd is already 4 lanes plus a striped 2-way turn lane. I want to make sure the amount of right-of-way that needs to be dedicated or offered to the State is correct.

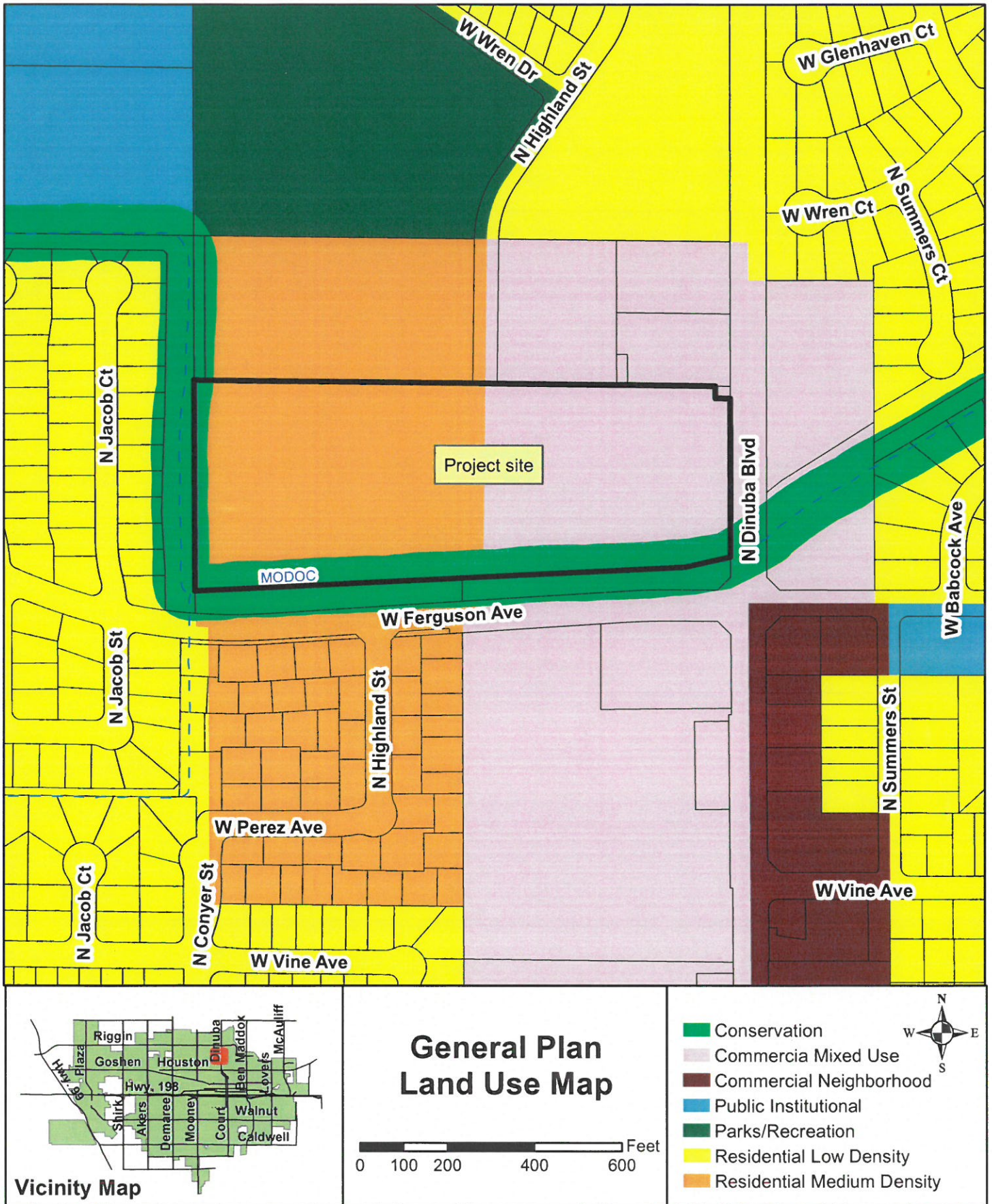
Thank you,

**Timothy Odom, PLS**  
**Provost & Pritchard Consulting Group**  
400 E. Main Street, Suite 300  
Visalia, CA 93291-6337  
Phone: (559) 636-1166 Ext. 534  
Fax: (559) 636-1177  
E-mail: [todom@ppeng.com](mailto:todom@ppeng.com)  
Website: [www.provostandpritchard.com](http://www.provostandpritchard.com)



# Tentative Parcel Map No. 2021-08

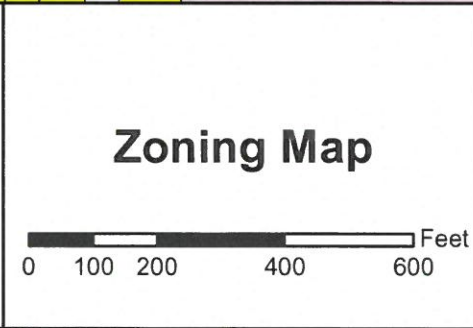
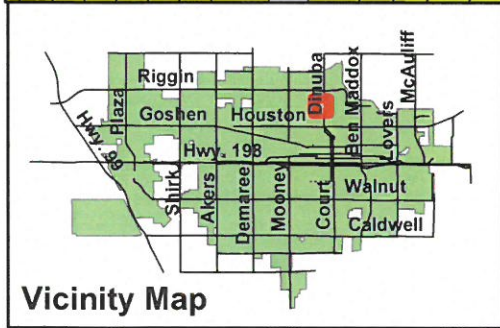
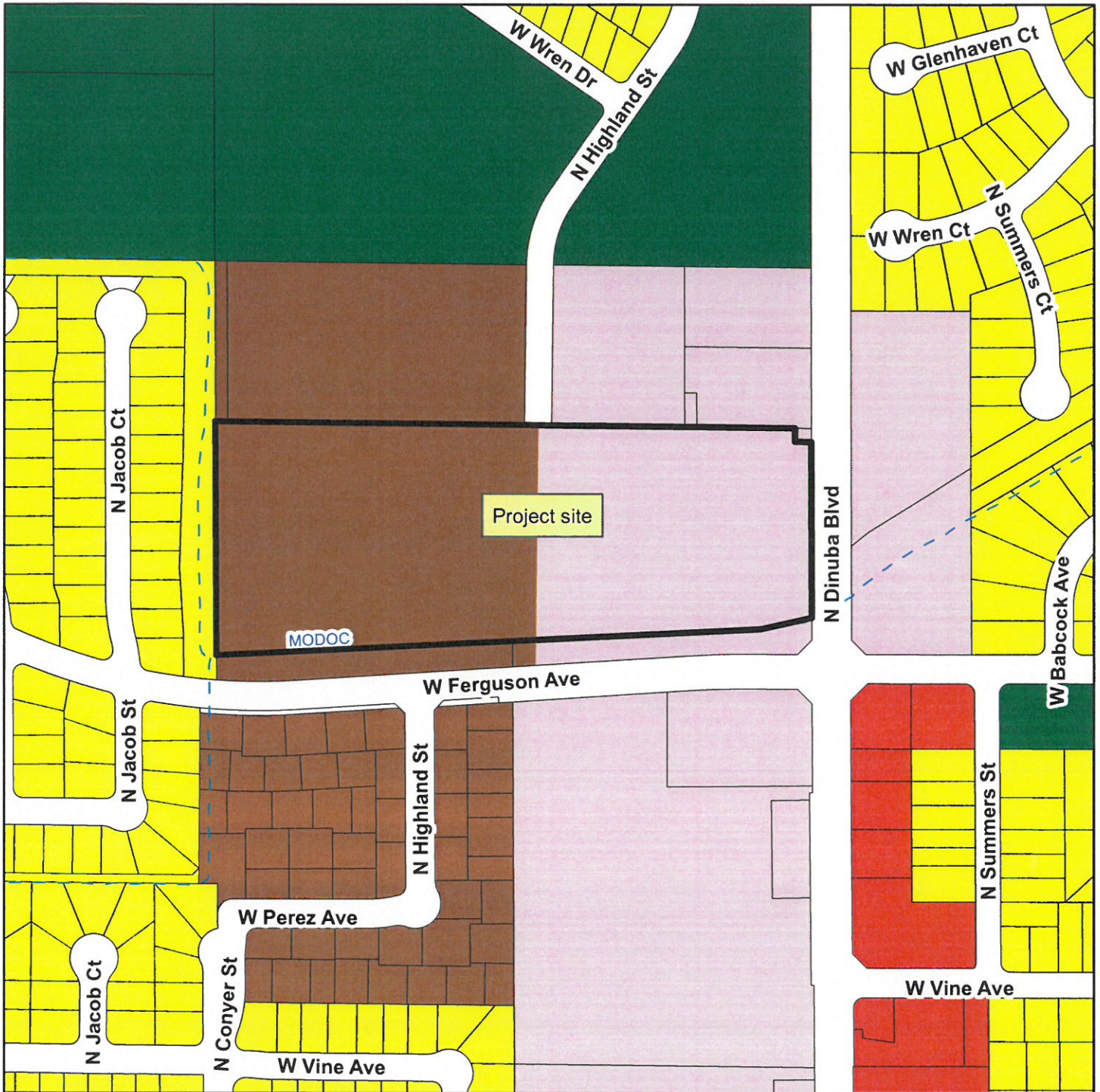
The project site is located on the northwest corner of Dinuba Boulevard (State Route 63) and Ferguson Avenue (APN: 090-060-019).





# Tentative Parcel Map No. 2021-08

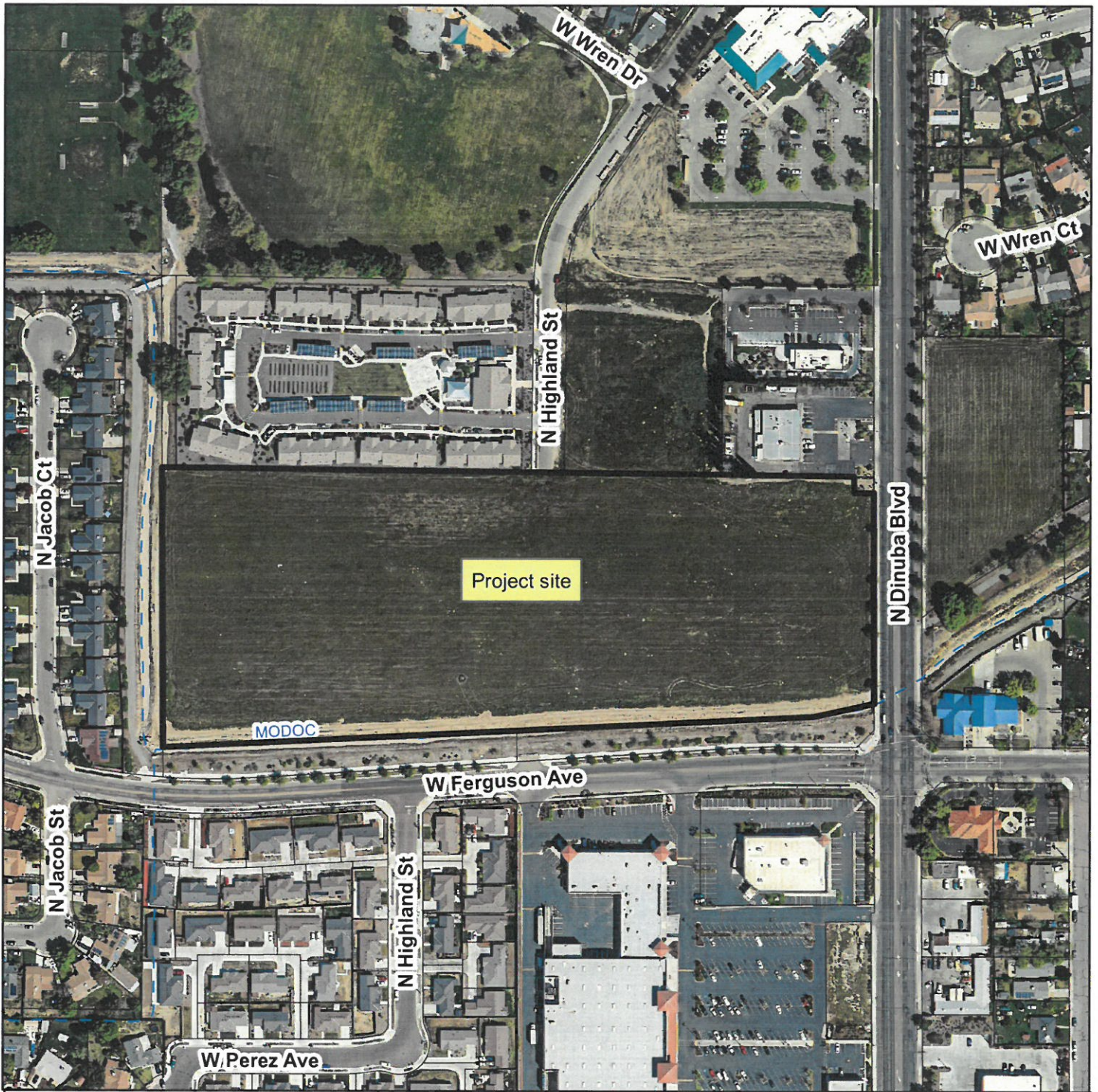
The project site is located on the northwest corner of Dinuba Boulevard (State Route 63) and Ferguson Avenue (APN: 090-060-019).





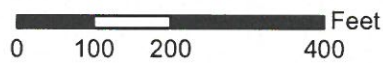
# Tentative Parcel Map No. 2021-08

The project site is located on the northwest corner of Dinuba Boulevard (State Route 63) and Ferguson Avenue (APN: 090-060-019).



## Aerial Photo

Photo Taken March 2020



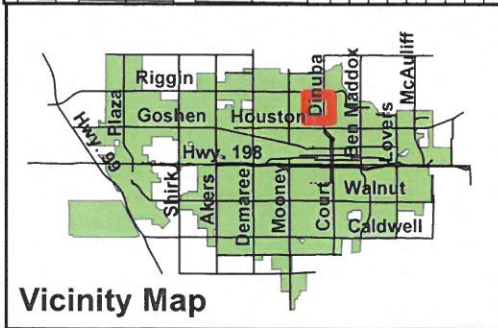
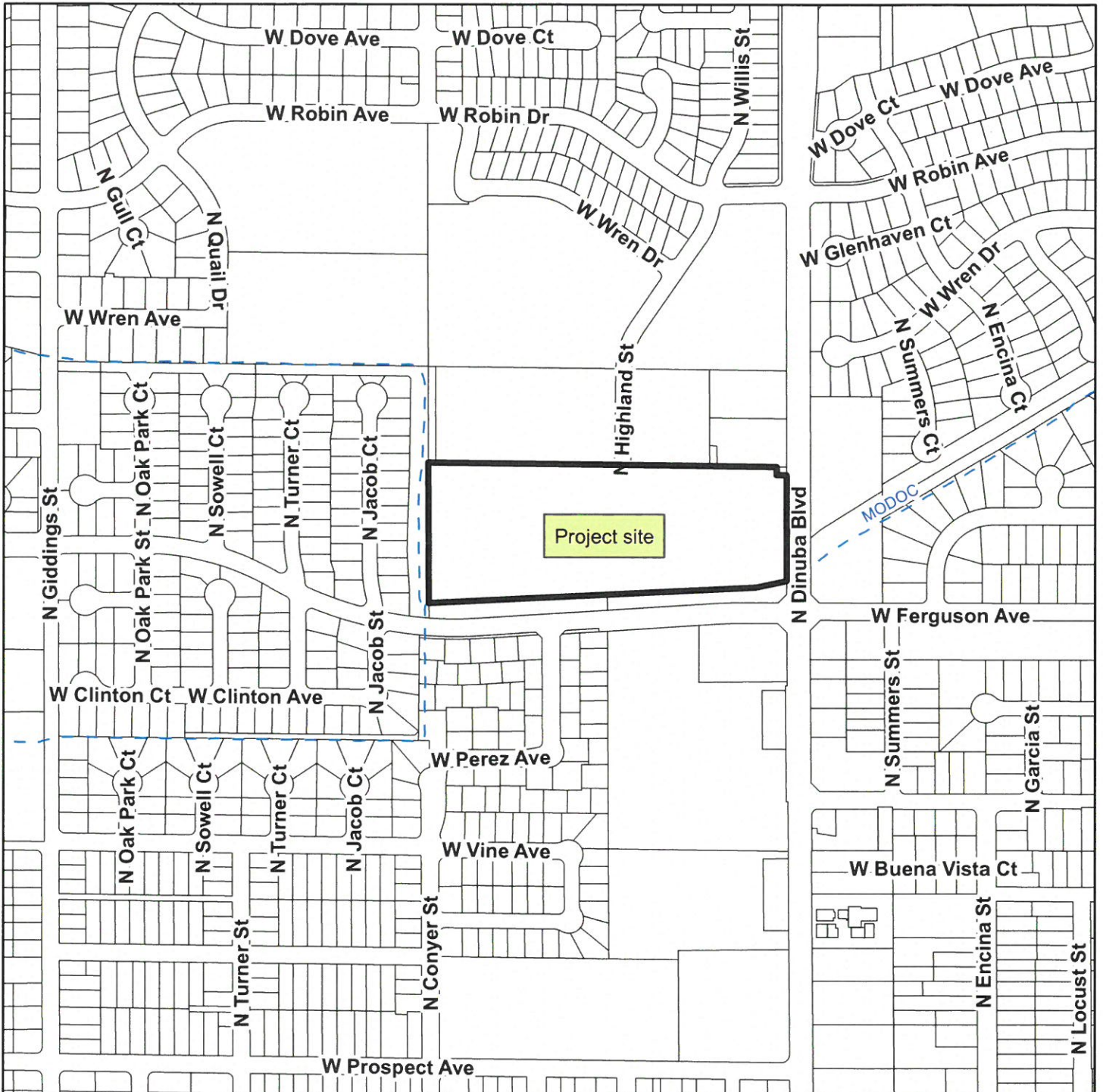
- WATERWAYS
- +— RAILROADS
- CITY LIMITS
- PARCELS





# Tentative Parcel Map No. 2021-08

The project site is located on the northwest corner of Dinuba Boulevard (State Route 63) and Ferguson Avenue (APN: 090-060-019).



## Location Map

