

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**MONDAY, FEBRUARY 28, 2022**  
**VISALIA CONVENTION CENTER**  
**LOCATED AT 303 E. ACEQUIA AVENUE, VISALIA, CA**  
**MEETING TIME: 7:00 PM**

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 – Rafael Garcia, Senior Planner  

Tentative Parcel Map No. 2021-06: A request by AW Engineering to subdivide a site made up of two parcels and totaling 3.66 acres to create a total of four parcels and a remainder lot in the R-1-5 (Single-family Residential, 5,000 sq. ft. minimum site area per dwelling unit) zone. The existing site is located at 4234 South Demaree Street (APN: 126-020-081, 126-020-082). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-47.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-01: A request by Harvey Godinez to establish a tattoo studio in the C-MU (Mixed Use Commercial) Zone. The project site is located at 1625 East Noble Avenue in the Mary's Vineyard Shopping Center. (APN: 100-020-017). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(b), Categorical Exemption No. 2022-08.

8. PUBLIC HEARING – Josh Dan, Associate Planner

Zoning Text Amendment No. 2021-10: A request by the City of Visalia to amend Chapter 8.46 Definitions regarding Tobacco Stores, Zoning Ordinance Section Chapter 17.04 Definitions regarding Smoke Shops / Tobacco Stores, 17.25.030 (Zoning Use Matrix) line R78, and to amend Chapter 17.32 Special Provisions to implement performance standards regarding smoke shops/tobacco stores, which are conditionally permitted in the C-MU (Commercial Mixed-Use) and D-MU (Downtown Mixed-Use) Zones, Citywide. The requested action is considered exempt under Section 15061(b)(3) Per Section 15061 (b) (3) of the State Guidelines for the California Environmental Quality Act (CEQA).

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Planning Commission meeting for March 28<sup>th</sup> to be held at the Visalia Convention Center.
- b. Medical Clinic CUP appeal set for March 7<sup>th</sup> at the Visalia Convention Center.
- c. CZA for CarMax approved by City Council on February 22, 2022.
- d. Historic Preservation Ordinance Update directed by City Council at the February 22, 2022 Work Session meeting.

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, MARCH 10, 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, MARCH 14, 2022**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** February 28, 2022

**PROJECT PLANNER:** Rafael Garcia, Senior Planner  
Phone No. (559) 713-4031  
E-Mail: [rafael.garcia@visalia.city](mailto:rafael.garcia@visalia.city)

**SUBJECT: Tentative Parcel Map No. 2021-06:** A request by AW Engineering to subdivide a site made up of two parcels and totaling 3.66 acres to create a total of four parcels and a remainder lot in the R-1-5 (Single-family Residential, 5,000 sq. ft. minimum site area per dwelling unit) zone. The existing site is located at 4234 S. Demaree Street (APN: 126-020-081, 126-020-082).

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2021-48 for Tentative Parcel Map No. 2021-06. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the City's General Plan, Zoning Ordinance and Subdivision Ordinance.

## RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2021-06 based on the findings and conditions in Resolution No. 2021-48.

## PROJECT DESCRIPTION

Tentative Parcel Map No. 2021-06 is a request to subdivide a 3.66-acre site made up of two parcels into a total of four parcels and a remainder lot (see Exhibit A). The project site is partially developed with a single-family home bounded by S. Demaree Street to the west and Silvervale Street along the east. The project site is currently made up of two parcels; a single-family lot and an additional lot previously used as a temporary storm retention basin. The applicant is proposing to abandon the easement encumbering the basin lot allowing this parcel to revert to the owners to be developed as part of the overall project. The existing residence will remain on the remainder lot as shown as part of the tentative parcel map and will have a lot area of 83,131 square feet. Lots 1 through 3 will front onto Silvervale Street while Lot 4 and the remainder will front onto Demaree Street. The balance of the lots (Lots 1-4) will vary in size and be considerably smaller in lot area than the remainder lot but will exceed the minimum R-1-5 lot area standards, which requires a minimum 5,000 square foot lot area. The project site is currently improved with curb, gutter, and sidewalk along Demaree Street as well as Silvervale Street. The future development of the property will require new sidewalks and parkway landscaping along both Demaree Street and Silvervale Street.

## BACKGROUND INFORMATION

General Plan:	Residential Low Density
Zoning:	R-1-5 Single-family Residential
Surrounding Zoning and Land Use:	North: R-1-5 / Single-family residential South: R-1-5 / Single-family residential

East: R-1-5 / Single-family residential  
West: R-1-5 / Single-family residential

Environmental Review:

Categorical Exemption No. 2021-47

Site Plan:

Site Plan Review No. 20-176-D

## **PROJECT EVALUATION**

### **Consistency with Zoning and Subdivision Ordinances**

Staff supports the proposed tentative parcel map based on the project's consistency with the Zoning Ordinance and Subdivision Ordinance. The subdivision will result in the creation of four lots with a remainder lot all of which will exceed the minimum 5,000 square foot lot area as required by the zoning ordinance (R-1-5 zoning district). All new residential development will be required to comply with the R-1-5 zoning district and the existing residence will comply with all setback requirements.

Dividing the site into smaller single-family residential parcels is consistent with the zoning ordinance to provide for the development of single-family homes. The division of the site to provide additional residential lots enhances the potential use of the land by providing additional single-family residential parcels to the City's housing inventory. The proposed subdivision and lot configuration is also consistent with the existing development pattern of the surrounding neighborhood.

### **Setbacks and Development Standards**

The project is located within the R-1-5 zoning district requires the following:

<b>Setbacks</b>	<b>Required</b>
Front Yard:	15-feet
Side Yard:	5-feet
Rear Yard:	25-feet minimum
Lot Size:	5,000 square foot minimum

As previously stated, the site is developed with an existing home. The existing home will remain on the property and will continue to comply with the R-1-5 setbacks. Any future development on any of the newly created lots will also be required to comply with the R-1-5 development standards. Staff recommends the Planning Commission approve the tentative parcel map, as depicted as part of Exhibit "A".

### **Improvements to Right-of-Ways Including Remainder Lot**

Streets, curb and gutter exist along South Demaree Street and South Silvervale Street. In addition, three drive approaches along the Demaree Street frontage exist (see Exhibit "A"). Any future development will require new sidewalks, streetlights, parkway landscaping, and drive

approaches (along Silvervale Street) as required by the Engineering Division. These improvements are standard requirements for any residential lot developed in the City of Visalia.

The parcel map (Exhibit "A") identifies one remainder lot. Pursuant to the Subdivision Map Act Section 66424.6, the subdivider may designate as a "Remainder" that portion of land, which is not divided for the purpose of sale, lease, or financing. If the subdivider elects to designate a remainder, the following requirements shall apply:

1. The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel or final map is required.
2. The fulfillment of construction requirements for improvements, including the payment of fees associated with any deferred improvements shall not be required.

However, a local agency may require fulfillment of the construction requirements upon a finding by the local agency that the fulfillment of the construction requirements is necessary for the following reasons:

1. The public health and safety; or
2. The required construction is a necessary prerequisite to the orderly development of the surrounding area.

Staff has incorporated the necessary findings for the Planning Commission's consideration, and request that the findings be made requiring improvements along the "Remainder" lot abutting Demaree Street. The required improvements include the construction of sidewalk and parkway landscaping. The requirement to construct these improvements provides a safe and improved path of travel for pedestrians walking along the east side of Demaree Street. The requirement to install these improvements is included as Condition No. 7.

### **Access and Circulation**

The site is bounded by South Demaree Street along the west and South Silvervale Street along the east approximately 220 feet north of West Visalia Parkway. Demaree Street is classified as an arterial and Silvervale Street is classified as a local road. Both roadways will provide a means of access for the site once it is subdivided. Pursuant to the Circulation Element, are intended to collect and distribute traffic from freeways and expressways to collector streets while local roads provide direct access to parcels.

### **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 all of the findings can be made for the proposed project. The seven findings and staff's analysis are below. The findings in response to this Government Code section are included in the recommended findings for the denial of the tentative subdivision map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as part of Finding No. 1 of the Tentative Subdivision 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 part of Finding No. 2 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 residential development type described on the proposed map. This is included as part of 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 residential use at the proposed density and development. This is included as part of 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 is included as part of Finding No. 5
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed map and project improvements have not been found to cause serious public health problems. This is included as part of 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 part of Finding No. 3 of the Tentative Subdivision Map.

### **Environmental Review**

The project is categorically exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for the subdivision of certain properties in urban areas into four or fewer parcels (Categorical Exemption No. 2021-57).

## **RECOMMENDED FINDINGS**

### **Tentative Parcel Map No. 2021-06**

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.

2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development and there are no specific plans applicable to the proposed map.
3. That the site is physically suitable for the purposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance
5. That the proposed design and improvement of the proposed tentative parcel map has not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
6. That the Remainder lot shall be required to construct sidewalk and parkstrip landscaping improvements along their Demaree Street frontage as a necessary prerequisite to the orderly development of the surrounding area.
7. That the project is considered Categoricaly Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-47).

### **RECOMMENDED CONDITIONS OF APPROVAL**

#### **Tentative Parcel Map No. 2021-06**

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2020-176.
2. That Tentative Parcel Map No. 2021-06 be prepared in substantial compliance with Exhibit "A".
3. That all future development shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, and rear yard setbacks.
4. That all other federal, state and city codes, ordinances and laws be met.
5. That any future development on any lot shall require right of way improvements on the remainder lot as required by the Engineering Division.
6. That the easement associated with the basin shall be abandoned as required by the Engineering Division.
7. The construction of sidewalk and parkway landscaping shall be required along the Remainder lot with the development of Parcel 4.

## APPEAL INFORMATION

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

### Attachments:

- Related Plans and Policies
- Resolution No. 2021-48
- Exhibit "A" –Tentative Parcel Map No. 2021-06
- Site Plan Review Comments No. 2020-176
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map



**RELATED PLANS AND POLICIES**

**Zoning:** The following Zoning Ordinance policies apply to the proposed project:

**Section 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. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7270)

In the R-1 single-family residential zone, the minimum site area shall be as follows:

<b>ZONE</b>	<b>Permitted or Conditional Use</b>
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:

<b>ZONE</b>	<b>Interior Lot</b>	<b>Corner Lot</b>
R-1-6	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. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7274)

**NOTICE OF EXEMPTION**

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

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

Tentative Parcel Map No. 2021-06

**PROJECT TITLE**

The site is located on the east side of South Demaree Street in the City of Visalia. (APN 126-020-081, 126-020-082)

**PROJECT LOCATION – SPECIFIC**

Visalia

Tulare

**PROJECT LOCATION – CITY**

**COUNTY**

Tentative Parcel Map to subdivide a 3.66 acre site into four (4) parcels and a remainder lot.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

AW Engineering, 4234 S. Demaree Street, Visalia, CA 93292

**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

Acevedo Homes, 2539 W. Sweet Avenue, Visalia, CA 93277

**NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15315**
- Statutory Exemptions- State code number:

The creation of four or fewer parcels in an urban area.

**REASON FOR PROJECT EXEMPTION**

Rafael Garcia, Senior Planner

(559)713-4031

**CONTACT PERSON**

**AREA CODE/PHONE**

**DATE**

**Brandon Smith**  
**ENVIRONMENTAL COORDINATOR**

RESOLUTION NO. 2021-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2021-06, A REQUEST TO SUBDIVIDE A 3.66 ACRE SITE MADE UP OF TWO PARCELS INTO FOUR (4) LOTS AND A REMAINDER LOT LOCATED IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM SITE AREA) ZONE DISTRICT. THE SITE IS LOCATED 4234 SOUTH DEMAREE STREET (APN 126-020-081 & 126-020-082)

**WHEREAS**, Tentative Parcel Map No. 2021-06, is a request to subdivide a 3.66-acre site made up of two parcels into four lots and a remainder lot located in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) zoning district. The project site is located at 4234 South Demaree Street (APN 126-020-081 & 126-020-082); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on February 28, 2022; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2021-06, as conditioned, in accordance with Section 16.28.070 of the Visalia Municipal Code based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-47).

**NOW, THEREFORE, BE IT RESOLVED**, that Categorical Exemption No. 2021-47 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development and there are no specific plans applicable to the proposed map.

3. That the site is physically suitable for the purposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance
5. That the proposed design and improvement of the proposed tentative parcel map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
6. That the Remainder lot shall be required to construct sidewalk and parkstrip landscaping improvements along their Demaree Street frontage as a necessary prerequisite to the orderly development of the surrounding area.
7. That the project is considered Categoricaly Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-47)

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2020-176.
2. That Tentative Parcel Map No. 2021-06 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, and rear yard setbacks.
4. That all other federal, state and city codes, ordinances and laws be met.
5. That any future development on any lot shall require right of way improvements on the remainder lot as required by the Engineering Division.
6. That the easement associated with the basin shall be abandoned as required by the Engineering Division.
7. The construction of sidewalk and parkway landscaping shall be required along the Remainder lot with the development of Parcel 4.

# TENTATIVE PARCEL MAP

IN THE COUNTY OF TULARE  
 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 66,  
 WHICH IS A TENTATIVE PARCEL MAP, IN THE  
 OFFICE OF THE TULARE COUNTY RECORDER,  
 THE S1/2 OF THE NW 1/4 OF THE SECTION 12, TOWNSHIP 19  
 SOUTH, RANGE 24 EAST, MOUNT Diablo MERIDIAN IN THE CITY  
 OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

DECEMBER, 2020

## SITE INFORMATION

**EXISTING PARCEL**  
 PARCEL NO. 1: APN- 126-020-081  
 (AREA= 146,329.73 SQ. ACRES)  
 PARCEL NO. 2: APN- 126-020-082  
 (AREA= 13,068.57 SQ. ACRES)  
**CURRENT ZONING:** SINGLE FAMILY R-1-S  
**PROPOSED ZONING:** SAME  
**WATER SUPPLY:** CAL WATER  
**ELECTRIC:** S.C.E  
**FLOOD ZONE:** X

## PROPOSED LOTS

**LOT NO. 1:** APN- (AREA= 23,766.5 SQ. FT)  
**LOT NO. 2:** APN- (AREA= 14,384.5 SQ. FT)  
**LOT NO. 3:** APN- (AREA= 23,766.5 SQ. FT)  
**LOT NO. 4:** APN- (AREA= 23,521.5 SQ. FT)  
**REMAINDER:** APN- (AREA= 83,131.5 SQ. FT)

## BASIS OF BEARINGS

THE BASIS OF BEARINGS BEING THE NORTHERNE OF  
 SEC. 12-19-24 AS PER PARCEL MAP 66 RECORDED IN  
 VOLUME 1 OF MAPS PAGE 66, TULARE COUNTY  
 RECORDS.

## BENCHMARK

ALL ELEVATIONS DERIVED FROM VISALIA CITY BENCH  
 MARK NO. 444, FOUND AS DESCRIBED PER VISALIA CITY  
 RECORDS, AND HAVING AN ELEVATION OF 292.79

## OWNER

CELESTINE HOMES, INC  
 4234 S. DEMAREE STREET  
 VISALIA, CA 93277  
 559-798-8840

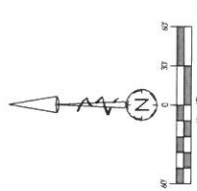
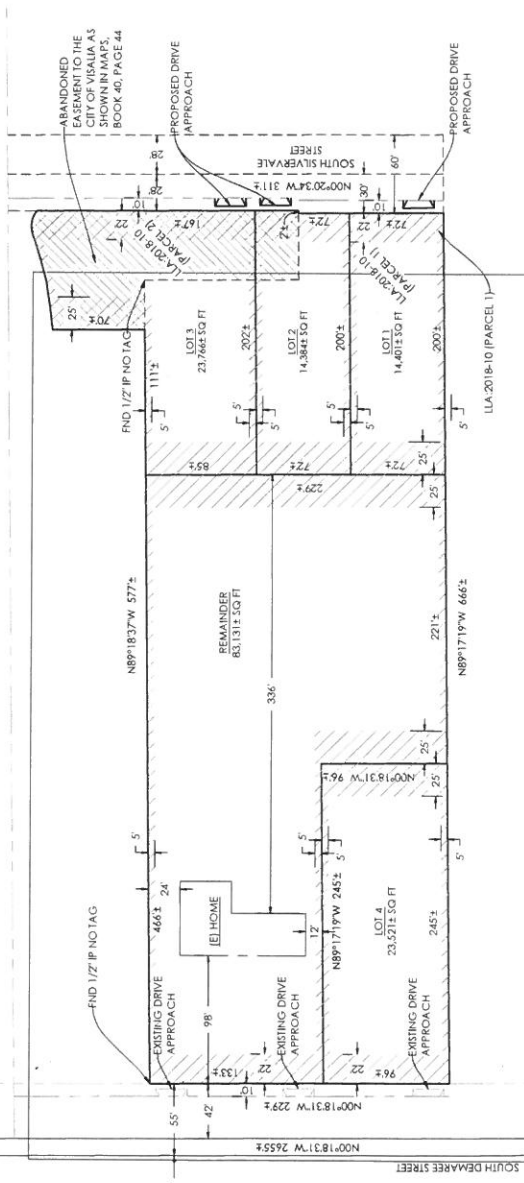
## AGENT

AW ENGINEERING  
 ALLEN WILLIAMS  
 724 N. 85th MADDOX WAY  
 VISALIA, CA 93292  
 AWILLIAMS@AWENGINEERING.COM  
 PHONE: (559) 713-6388



VICINITY MAP

N.T.S.





July 21, 2021

**Site Plan Review No. 2020-176-D:**

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](mailto: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 **May 26, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a light blue oval background.

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE May 26, 2021  
SITE PLAN NO. 2021-176-D  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

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

**ADDITIONAL COMMENTS:**

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



RECYCLED PAPER

# SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, 713-4443

Date: May 26, 2021

SITE PLAN NO: 2020-176 - D  
PROJECT TITLE: Acevedo Homes – Amelia Acevedo  
APPLICANT: Amelia Acevedo  
PROP. OWNER: Acevedo Homes Inc.  
LOCATION TITLE: 4234 S. Demaree St.  
APN TITLE: 126-020-081  
GENERAL PLAN: Low Density Residential  
EXISTING ZONING: R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area)

**Rule 9510** - This project is subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District - see District website for information.

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Tentative Parcel Map
- Other Information as Needed

### **PROJECT SPECIFIC INFORMATION:** May 26, 2021

1. A Tentative Parcel Map shall be required.
2. The applicant shall show the location of the proposed driveway on Lot 4. The distance of the driveway from driveways on adjacent properties to the north and south shall also be provided.
3. The applicant shall provide detail on the proposed use of the excess area at the northeast portion of Lot 3.
4. Note that improvement of the right-of-way frontage for the Remainder lot shall be required upon development of any lot within the project area.
5. Comply with all requirements of the Engineering Division.
6. See previous comments for reference and incorporation into the Tentative Parcel Map submittal as necessary.

### **PROJECT SPECIFIC INFORMATION:** April 21, 2021

1. Basin abandonment must be resolved first and the applicant is requested to obtain a certificate of compliance for the basin.
2. Lot #3 does not have access and will not be supported by staff as depicted.
3. Show proposed parcel lines after retention pond is gone and how they expand to Silvervale.
4. The site is zoned R-1-5 which would allow for single family residential development.
5. Comply with previous comments.
6. Other information as needed.

### **PROJECT SPECIFIC INFORMATION:** February 12, 2021

1. The applicant is requested to resubmit cleaned up exhibits showing lotting and development plan separately; additionally, the applicant is requested to remove the aerial imagery from the plans.
2. Show proposed parcel lines after retention pond is gone and how they expand to Silvervale.
3. The site is zoned R-1-5 which would allow for single family residential development.
4. Other information as needed.

### **PROJECT SPECIFIC INFORMATION:** October 21, 2020

1. The applicant is requested to resubmit with a subdivision map.
2. More information shall be provided with regarding interaction to neighboring parcels and streets (S.



Demaree St. & S Silvertale St.)

3. Show proposed parcel lines after retention pond is gone and how they expand to Silvertale.
4. The site is zoned R-1-5 which would allow for single family residential development.
5. Other information as needed.

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

**Maximum Building Height:** 35 Feet

**Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
➤ 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:**

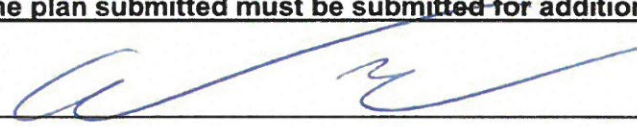
Maximum Height: 12 feet (as measured from average grade next to the structure)

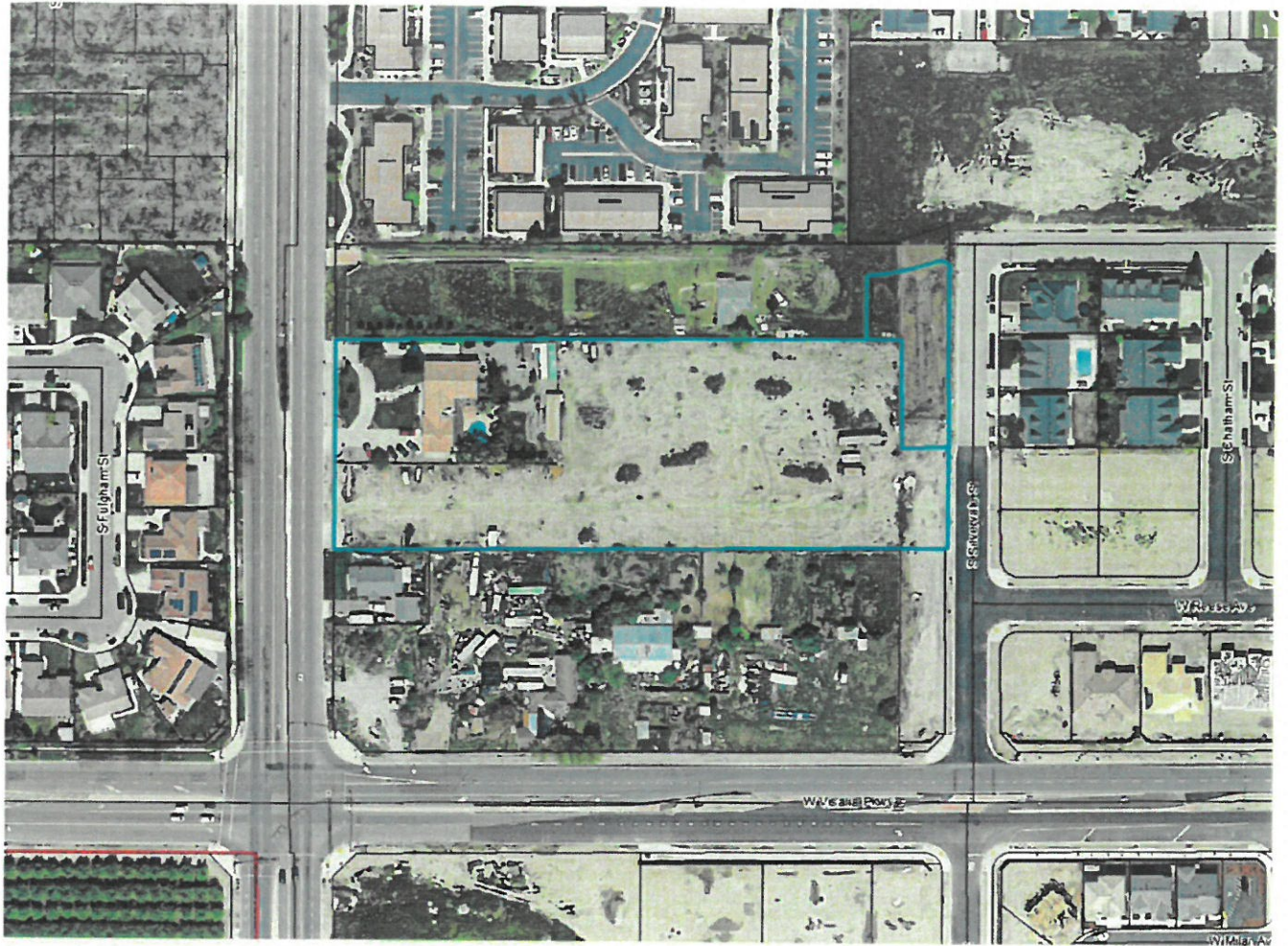
Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

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.

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

Signature \_\_\_\_\_





City of Visalia  
Building: Site Plan  
Review Comments

SPR 20176  
PARCEL MAP  
4234 S DEMARREE  
ST.

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential \$4.16 per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: COMPACTION REPORT REQUIRED FOR BUILDING PAD PRIOR TO CONSTRUCTION OF NEW DWELLINGS.

VNL GARCIA 5/26/21  
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	May 25, 2021
Item #	2
Site Plan #	20176
APN:	126020081

- 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.
- **Special comments:** #4 not shown on plan. *ALSO #12 is missing*

---

Corbin Reed  
Fire Marshal



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

Date : 5/25/21  
 Item: 2  
 Site Plan: 20-176  
 Name: AGENT LOMBARDO

**SITE PLAN REVIEW COMMENTS**

- No Comment at this time
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:  
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
 Effective date – August 17, 2001  
  
 Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:  
 \_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
 \_\_\_\_\_
- Access Controlled / Restricted etc.:  
 \_\_\_\_\_
- Lighting Concerns:  
 \_\_\_\_\_
- Traffic Concerns:  
 \_\_\_\_\_
- Surveillance Issues:  
 \_\_\_\_\_
- Line of Sight Issues:  
 \_\_\_\_\_
- Other Concerns:  
 \_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 26, 2021

ITEM NO: 2      Resubmit  
SITE PLAN NO: SPR20176  
PROJECT TITLE: Acevedo Homes - Amelia Acevedo  
DESCRIPTION: Create 4 Parcels and a Remainder (R-1-5)  
APPLICANT: Amelia Acevedo  
OWNER: ACEVEDO HOMES INC  
APN: 126020081  
LOCATION: 4234 S DEMAREE ST

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

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

**Additional Comments:**


*Leslie Blair*

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

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

20176

May 26, 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 serviced off of Silvervale.
- Jason Serpa, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338
- Nathan Garza, Solid Waste, 559-713-4532  




## CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive  
Visalia, CA 93292 Tel: (559) 624-1600

<b>Site Plan Review Comments From:</b> California Water Service Scott McNamara, Superintendent 216 N Valley Oaks Dr Visalia, CA 93292 559-624-1622 Office 559-735-3189 Fax <a href="mailto:smcnamara@calwater.com">smcnamara@calwater.com</a>	Date: 05/26/2021 Item # 2 Site Plan # 20-176 Project: Acevedo Homes Description: Create 4 Parcels and a remainder Applicant: Location: 4234 S Demaree APN: 077100088 / 077100103 / 077100105
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### The following comments are applicable when checked:

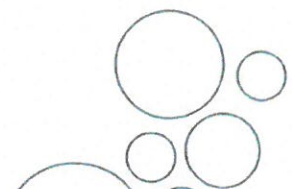
- Re-submit
- No Comments at this time

- 
- Fire Hydrants**  
**Comments-** Per VFD requirement. There are three existing hydrants in that area: 1- 230 feet (+/-) north of north property line on Demaree; 2- 120 feet (+/-) east of Silvervale on Greenhouse; 3- 180 feet (+/-) south of south property line on silvervale.
  - Services**  
**Comments-** Will need on all newly proposed parcels.
  - Mains**  
**Comments-** Already existing
  - Backflow Requirements**  
**Comments-** Will be required if any parcel is multi-family, commercial, has a dedicated irrigation line or multiple services on one parcel. Please contact Cross Connection Control Specialist, Juan Cisneros at 559-624-1670 or [visaliabackfow@calwater.com](mailto:visaliabackfow@calwater.com) for a backflow install packet.

### Additional Comments:

- Please contact New Business Superintendent Sedelia Sanchez at 559-624-1621 or [ssanchez@calwater.com](mailto:ssanchez@calwater.com) to start your project with Cal Water.

Quality. Service. Value:  
[calwater.com](http://calwater.com)





**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 2 DATE: MAY 26, 2021

SITE PLAN NO.: 20-176 3<sup>RD</sup> RESUBMITTAL  
PROJECT TITLE: ACEVEDO HOMES - AMELIA ACEVEDO  
DESCRIPTION: CREATE 4 PARCELS AND A REMAINDER (R15)  
APPLICANT: AMELIA ACEVEDO  
PROP. OWNER: ACEVEDO HOMES INC  
LOCATION: 4234 S DEMAREE ST  
APN: 126-020-081

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

maintenance. **PROVIDE ANALYSIS ON ELIMINATION OF EXISTING BASIN, ADDRESS NEW SD RUN-OFF**

- 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. **TBD**
  - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **TBD**
  - Provide "R" value tests: each at **TBD**
  - Traffic indexes per city standards: **TBD**
  - 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. **SILVERVALE**
  - All lots shall have separate drive approaches constructed to City Standards.
  - Install street striping as required by the City Engineer.
  - Install sidewalk: 5' ft. wide, with 5' ft. wide parkway on **SILVERVALE**.
  - 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 Tentative Parcel map appears to be in compliance with subdivision map act designating the existing home site as a Remainder parcel - therefore a tentative subdivision map is not required. Per the City Surveyor, a TPM will be allowed. Easement abandonment will revert back to the owners.**
- 2. Additional fees for easement abandonment will be assessed. Further coordinate with City Engineer.**
- 3. 7' sidewalk is required along Demaree per City standards, additional right-of-way may be required. Site plan is not clear if there are any utility obstructions or structures within new public improvement location along Demaree.**
- 4. Refer to City tentative map formatting and procedures for a complete and accurate final map submittal.**
- 5. With the exception of the existing home, improvements on the map can be deferred until development each lot.**
- 6. Submit plans for required public improvements and basin backfill.**
- 7. Identify on the map as a condition for development of either Lot 2 or 3, that the basin is required to be backfilled. Add a note on the map to install public improvements, including sewer laterals and extensions, at time of lot development (with exception to the existing home parcel).**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **20-176 3<sup>rd</sup> RESUBMITTAL**

Date: **5/26/2021**

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

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

(Fee Schedule Date:**9/1/2020**)

(Project type for fee rates:**PARCEL MAP**)

Existing uses may qualify for credits on Development Impact Fees.

**FEE ITEM**

**FEE RATE**

Trunk Line Capacity Fee

Sewer Front Foot Fee

Storm Drainage Acquisition Fee

Park Acquisition Fee

Northeast Acquisition Fee Total  
Storm Drainage  
Block Walls  
Parkway Landscaping  
Bike Paths

Waterways Acquisition Fee

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

**City Reimbursement:**

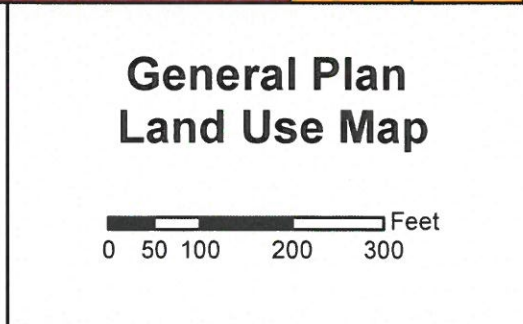
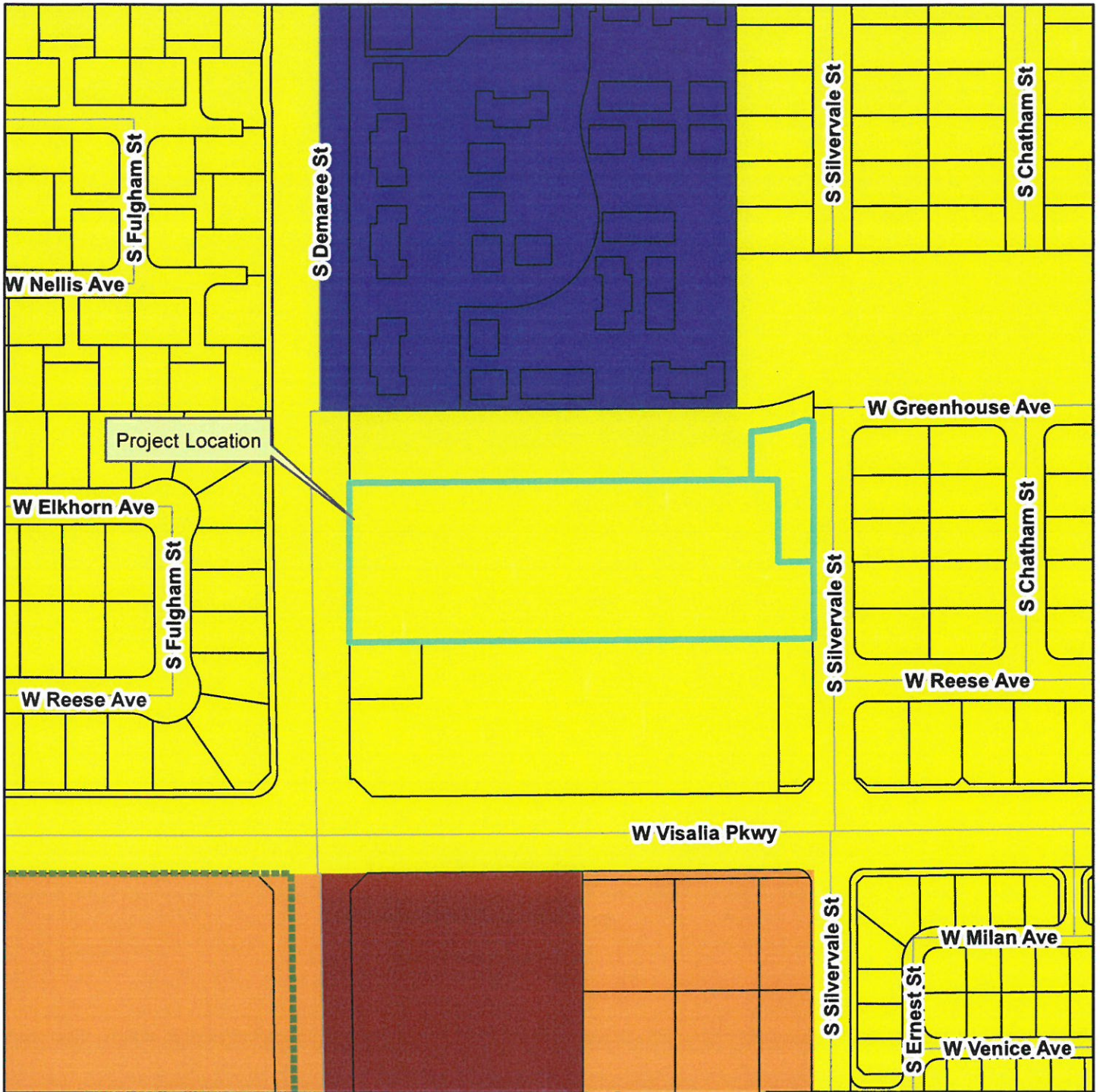
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown 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**

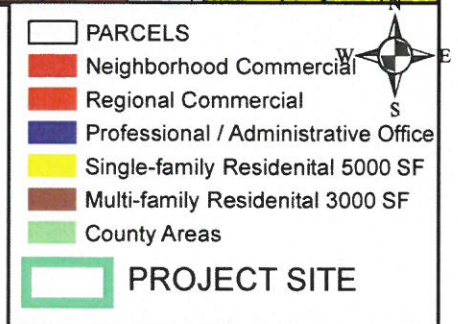
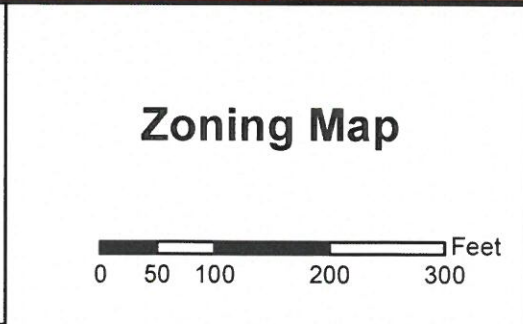
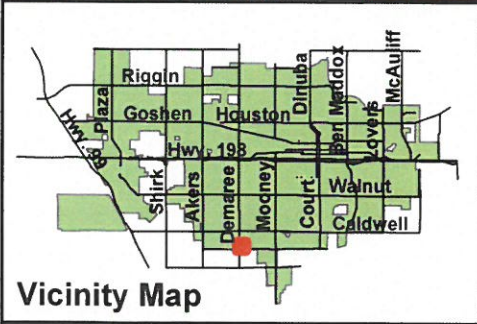
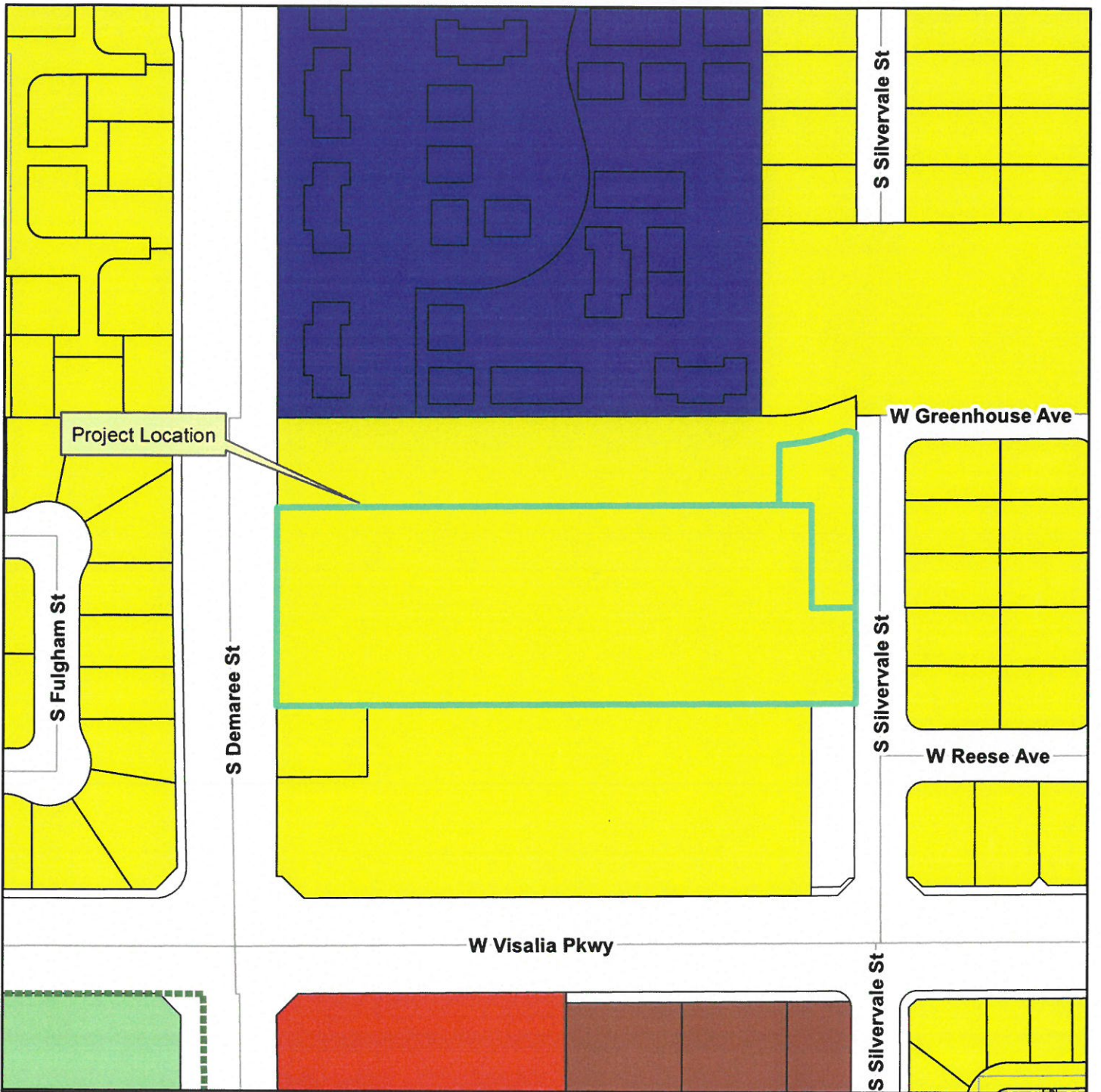
# Tentative Parcel Map No. 2021-06

The project site is located at 4234 S. Demaree Street (APN: 126-020-081 and 126-020-082)



# Tentative Parcel Map No. 2021-06

The project site is located at 4234 S. Demaree Street (APN: 126-020-081 and 126-020-082)



# Tentative Parcel Map No. 2021-06

The project site is located at 4234 S. Demaree Street (APN: 126-020-081 and 126-020-082)



## Aerial Photo

Photo Taken March 2020

0 50 100 200 300 Feet

PROJECT SITE

# Tentative Parcel Map No. 2021-06

The project site is located at 4234 S. Demaree Street (APN: 126-020-081 and 126-020-082)

