

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**MONDAY, SEPTEMBER 12, 2022**  
**VISALIA COUNCIL CHAMBERS**  
**LOCATED AT 707 W. 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 – (Continued from August 22, 2022) Josh Dan, Associate Planner  
Variance No. 2022-03: A request to allow Roofline Supply a variance to the maximum fence height limit of seven feet to eight-feet along the full perimeter of an industrial facility in the I-L (Light Industrial) Zone District. The project site is located at 1424 East Tulare Avenue (APN: 100-010-025). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-41.

7. PUBLIC HEARING – Rafael Garcia, Senior Planner

Tentative Parcel Map 2022-04: A request by M&L Land Surveying to subdivide a 2.81-acre parcel into 3 lots for residential use, in the R-1-5 (Single Family Residential) Zone. The project site is located at 3307 East Houston Avenue on the south side of East Houston Avenue approximately 1,300 feet east of North Lovers Lane (APN: 103-330-100). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-31.

8. PUBLIC HEARING – Josh Dan, Associate Planner

Tentative Parcel Map No: 2022-05: A request by Coreval LLC to subdivide two parcels into four parcels and a Remainder in the O-PA (Office / Admin. Professional) Zone to facilitate the develop and construction of phase two of the Mission Oaks Office Complex. The project site is located 365-feet south of the intersection of South Peppertree Street and West Hillsdale Avenue. (Address: N/A) (APNs: 000-014-852, 000-014-853, and 000-014-854). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-43.

9. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-07: A request by J5 Infrastructure Partners to bring a preexisting nonconforming wireless telecommunication facility on a parcel measuring less than five acres. The project site is located at 214 South Giddings Avenue, approximately 324-feet north of West Mineral King Avenue (APN: 093-210-002). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-19.

Variance No. 2022-02: A request by J5 Infrastructure Partners to relocate existing telecommunications equipment currently on a California Water Service water tower to a new 151-foot monopine telecommunication tower not meeting the fall zone setback requirements of Section 17.32.163(D)(1)&(2). The project site is located at 214 South Giddings Avenue, approximately 324-feet north of West Mineral King Avenue (APN: 093-210-002). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-19.

10. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2022-02: A request by Mike Hamzy and Javier Gomez to construct a 1,088 square building with a double drive-thru lane to accommodate 10 vehicles, an escape lane providing access to the parking lot, and a third lane for online pick up, on a 33,167 square foot / 0.76-acre parcel in the Riverbend Village Shopping Center. The project site is zoned C-MU (Commercial Mixed Use) and is located at 2800 North Dinuba Boulevard, along the east side of North Dinuba Boulevard, approximately 405 feet south of West Riggan Avenue (APN: 091-010-060). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, subject to mitigation, and that Negative Declaration No. 2022-15 (State Clearinghouse # 2022080232) be adopted.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is scheduled for Monday September 26, 2022.
- b. The City Council approved the Shepherd Ranch GPA and COZ on September 6, 2022.
- c. Housing Element Update – Work Session on Housing Element Update to be presented to City Council at their September 19, 2022, 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, SEPTEMBER 22, 2022, BEFORE 5:00 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, SEPTEMBER 26, 2022**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** September 12, 2022

**PROJECT PLANNER:** Josh Dan, Associate Planner  
Phone: (559) 713-4636  
Email: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**SUBJECT: Tentative Parcel Map No. 2022-05:** A request by Coreval LLC to subdivide two parcels into four parcels and a Remainder in the O-PA (Office / Administrative Professional) Zone to facilitate the development and construction of phase two of the Mission Oaks Office Complex. The project site is located 365-feet south of the intersection of South Peppertree Street and West Hillsdale Avenue. (Address: N/A) (APNs: 000-014-852, 000-014-853, and 000-014-854).

## STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2022-05, as conditioned, based on the findings and conditions in Resolution No. 2022-45. 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. 2022-05, based on the findings and conditions in Resolution No. 2022-45.

## PROJECT DESCRIPTION

Tentative Parcel Map No. 2022-05 is a request to subdivide two parcels measuring 3.38 acres in the Mission Oaks Plaza development into four parcels and a remainder as shown in Exhibit "A". The proposed parcel sizes are as follows: 7,376 square feet for Parcel No. 1; 9,760 square feet for Parcel No. 2; 18,670 square feet for Parcel No. 3; 72,688 square feet for Parcel No. 4; and lastly 38,813 square feet for the Remainder. The request is to facilitate the completion and construction of phase two of the Mission Oaks Office Complex for these parcels.

The "Not a Part" parcel currently has an office building. The building's parking area, accounting for 16 parking stalls, and the extension of private road (i.e., Avenida de los Robles), and future parking and vehicular access are proposed to be located upon Parcel No. 4. A Conditional Use Permit (CUP) is not needed as the existing parcel and development pattern have been established with CUP No. 96-12 for a Planned Office Development that established parcels without public street frontage and privately-maintained access easements to provide through public access. These access easements function as private streets – Avenida de las Robles and the southerly extensions of Tamarack Street and Aspen Street east of the proposed tentative parcel map. The proposed tentative parcel map does not require any change to these private access easements.



## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Office
Zoning:	O-PA (Professional / Administrative Office)
Surrounding Land Use and Zoning:	North: R-1-5 Single Family Residential / 4-plex units South: O-PA / Office building, State Highway 198 East: O-PA / Office building West: R-1-5 Single Family Residential / West Wood Subdivision
Environmental Review:	Categorical Exemption No. 2022-43
Special Districts:	N/A
Site Plan Review No:	2021-220 & 2022-060

### **RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

### **RELATED ACTIONS**

Mission Oaks Plaza Subdivision and Conditional Use Permit No. 96-12 were approved by the City Council on June 17, 1996, denying an appeal and upholding the approval of the Planning Commission on May 28, 1996. The tentative subdivision map divided two parcels into 22 lots and the conditional use permit created a planned office development, located at the northwest corner of Akers Street and State Highway 198. The subdivision map subsequently expired and the map did not record but the CUP became use-inaugurated when construction of site improvements and buildings commenced on the site.

Tentative Parcel Map No. 99-02 was approved by the Planning Commission on January 25, 1999. The tentative parcel map renewed the approval of the action to separate the site into lots with the difference that the property was divided into 9 lots through a parcel map instead of 22 lots through a subdivision map. The parcel map recorded as Parcel Map No. 4390 and the project site is Parcel No. 4.

## **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.

### **Planned Development Requirement**

The creation of a parcel without direct access onto a public street requires a Planned Unit Development (PUD), which is reviewed and approved through the conditional use permit process.

The Planning Commission previously reviewed and approved a development plan and circulation pattern for the parcel and the surrounding area through CUP No. 9612 (see Exhibit "B"). The Site Plan Review (SPR) Committee subsequently reviewed the proposed parcel map and has made the determination that the parcel map is consistent with the development plan associated with CUP No. 9612 and is consistent with City development standards. The SPR Committee did not

require a new or amended Conditional Use Permit for the proposed parcel map since it utilizes existing easements created by CUP No. 9612 and does not require alterations to these easements. Additionally, the four parcels proposed per Tentative Parcel Map No. 2022-05 will have no impact on the original development plan given that the parcel map continues a development pattern consistent with the established office complex and completes the development across the site.

The minimum site area for properties in the O-PA zone is five acres (ref. Municipal Code Section 17.20.050.A). However, according to Municipal Code Section 17.26.040 pertaining to Planned Developments, the Planning Commission may consider lot sizes smaller than the minimum site area if “there are unique circumstances (shape, natural features, location, etc.) which would deprive the landowner of development potential consistent with other properties classified in the same underlying zone.”

Staff has included Finding No. 6 for the Planning Commission’s consideration. This finding is recommended due to the sites existing configuration which is only assessable via the existing development and circulation pattern and given that existing parcels associated with this development in the O-PA zone are already less than five acres in size within the unified Mission Oaks Office development.

### **Access / Parking**

The proposed parcels share common vehicular access from existing drive entrances / approaches at Akers Street, Tamarack Street, Aspen Street, and Peppertree Streets. Vehicular access to the proposed parcels is permitted through the private streets/utility easements created with the approval of the Mission Oaks Plaza development.

As mentioned previously in the report, the “Not a Part” parcel is developed with an office building with parking for the office building to be located on proposed Parcel No. 4. There are currently 16 parking spaces, parking lot landscaping islands, and a trash enclosure. The applicant has submitted a development plan for the project site which was reviewed by the Site Plan Review Committee on January 5, 2022. The development plan identified several new office buildings, parking lot areas and drive aisles. The site plan (i.e., SPR No. 2021-220) was issued a “Revise and Proceed” to submit building plans for review. Please note, the shell buildings are permitted uses as depicted in the site plan exhibit which is attached to this staff report as Exhibit “B” for reference.

Staff is recommending Condition No. 3 be adopted for the Tentative Parcel Map requiring the recordation of an agreement that addresses property owners’ maintenance and responsibility for repair of easements and maintenance of shared public or private utilities, and that the easement area shall be kept free and clear of any structures.

### **Subdivision Map Act Findings**

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed 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 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 map and its affiliated development plan, which is designated as Office land use. 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 development in the Office land use designation and O-PA zone, which does not specify densities of development. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable 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. 8 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 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 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 Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-43).

## **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 the way that it will be improved and developed through the previously approved planned development (Conditional Use Permit No. 9612).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Office land use designation and zone, which does not specify densities of development.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Office zone standards since they are part of a planned development established through Conditional Use Permit No. 9612.
7. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
8. 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. 2022-43). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review Nos. 2021-220 and 2022-060, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
4. That all 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 North Santa Fe St., 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.

### Attachments:

- \* Related Plans & Policies
- \* Resolution No. 2022-45
- \* Exhibit "A" – Tentative Parcel Map no. 2022-05
- \* Exhibit "B" – Site Plan Exhibit for SPR No. 2021-220
- \* Site Plan Review Comments Item Nos. 2021-220 & 2022-060
- \* General Plan Land Use Map
- \* Zoning Map
- \* Aerial Map
- \* Vicinity Map

## **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.

### **City of Visalia Zoning Ordinance [Title 17 of Visalia Municipal Code]**

#### **Chapter 17.26: PLANNED DEVELOPMENT**

##### **17.26.010 Purpose and intent.**

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia.

## 17.26.040 Development standards.

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

### A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.
4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus that may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

Percent of Net Site Area in Usable Open Space	Area Percent of Density Bonus
6% to 10%	6%
11% to 20%	10%
21% to 25%	16%
Over 25%	20%

C. Usable Open Space. Usable open space shall be provided for all planned developments that include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.

### D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform to the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.

### F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
2. There shall be no direct vehicle access from individual lots onto major arterial streets.
3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

### G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.
3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
4. Parking clusters shall be provided rather than large (single) parking areas.

### H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.
2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates.

## Chapter 17.30: DEVELOPMENT STANDARDS

### 17.30.015 Development standards.

A. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this title, from securing site plan review permits and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review committee.

**NOTICE OF EXEMPTION**

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

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

Tentative Parcel Map No. 2022-05

---

**PROJECT TITLE**

The project site is located 365-feet south of the intersection of South Peppertree Street and West Hillsdale Avenue. (Address: N/A) (APNs: 000-014-852, 000-014-853, and 000-014-854).

**PROJECT LOCATION - SPECIFIC**

Visalia

**PROJECT LOCATION - CITY**

Tulare

**COUNTY**

A request by Coreval LLC to subdivide two parcels into four parcels and a Remainder in the O-PA (Office / Admin. Professional) Zone to facilitate the develop and construction of phase two of the Mission Oaks Office Complex. The proposed parcels are consistent with Conditional Use Permit No. 9612.

---

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

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291. (559) 713-4003; josh.dan@visalia.city

---

**NAME OF LEAD / PUBLIC AGENCY APPROVING PROJECT**

Coreval LLC, 5607 Avenida de Los Robles, Visalia, CA 93291; 559-732-2660

---

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

Clayton Merrill / Randy Wasnick, 4Creeks, 324 S. Santa Fe St., Visalia, CA 93292; 559-802-3052

---

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

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073  
 Declared Emergency - Section 15071  
 Emergency Project - Section 15071  
 Categorical Exemption - State type & Section number: **Class 5, Section 15315**  
 Statutory Exemptions - State code number:

The project involves the subdivision of land into four or fewer parcels.

---

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

**LEAD AGENCY CONTACT PERSON**

(559) 713-4003

**AREA CODE/PHONE**

September 12, 2022

**DATE**

**Brandon Smith, AICP  
ENVIRONMENTAL COORDINATOR**



RESOLUTION NO. 2022-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2022-05, A REQUEST BY COREVAL LLC TO SUBDIVIDE TWO PARCELS INTO FOUR PARCELS AND A REMAINDER IN THE O-PA (OFFICE / ADMINISTRATIVE PROFESSIONAL) ZONE TO FACILITATE THE DEVELOPMENT AND CONSTRUCTION OF PHASE TWO OF THE MISSION OAKS OFFICE COMPLEX. THE PROJECT SITE IS LOCATED 365-FT SOUTH OF THE INTERSECTION OF SOUTH PEPPERTREE STREET AND WEST HILLSDALE AVENUE. (ADDRESS: N/A) (APNS: 000-014-852, 000-014-853, AND 000-014-854)

**WHEREAS**, Tentative Parcel Map No. 2022-05, is a request by Coreval LLC to subdivide two parcels into four parcels and a Remainder in the O-PA (Office / Administrative Professional) Zone to facilitate the development and construction of phase two of the Mission Oaks Office Complex. The project site is located 365-feet south of the intersection of South Peppertree Street and West Hillsdale Avenue. (Address: N/A) (APNs: 000-014-852, 000-014-853, and 000-014-854); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on September 12, 2022; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2022-05, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-43).

**NOW, THEREFORE, BE IT RESOLVED**, that Categorical Exemption No. 2022-43 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 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 the way that it will be improved and developed through the previously approved planned development (Conditional Use Permit No. 9612).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Office land use designation and zone, which does not specify densities of development.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Office zone standards since they are part of a planned development established through Conditional Use Permit No. 9612.
7. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
8. 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. 2022-43). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby 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 tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review Nos. 2021-220 and 2022-060, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
4. That all applicable federal, state, regional, and city policies and ordinances be met.

# MISSION OAKS, PHASE 2 TENTATIVE PARCEL MAP

## LEGEND

( ) RECORD DATA PER LOT LINE ADJUSTMENT NO. 2021-14.

## SITE INFO

OWNER:  
APN: 000-014-854 & 853 (PER CITY GIS WEBSITE)  
SITE AREA: 3.38 ACRES (NET)  
FLOOD ZONE: X  
GENERAL PLAN: O  
ZONING: O-PA  
ELECTRICITY: SO. CAL. EDISON  
TELEPHONE: AT&T  
REFUSE: CITY OF VISALIA  
WATER: CAL. WATER  
NATURAL GAS: SO. CAL. GAS

## LEGAL DESCRIPTION

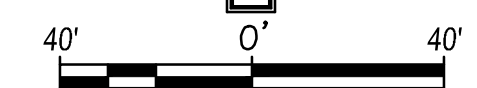
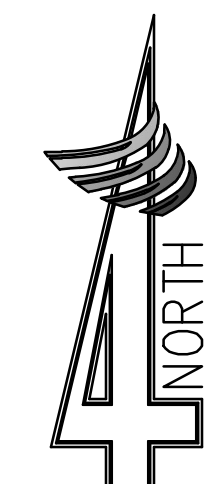
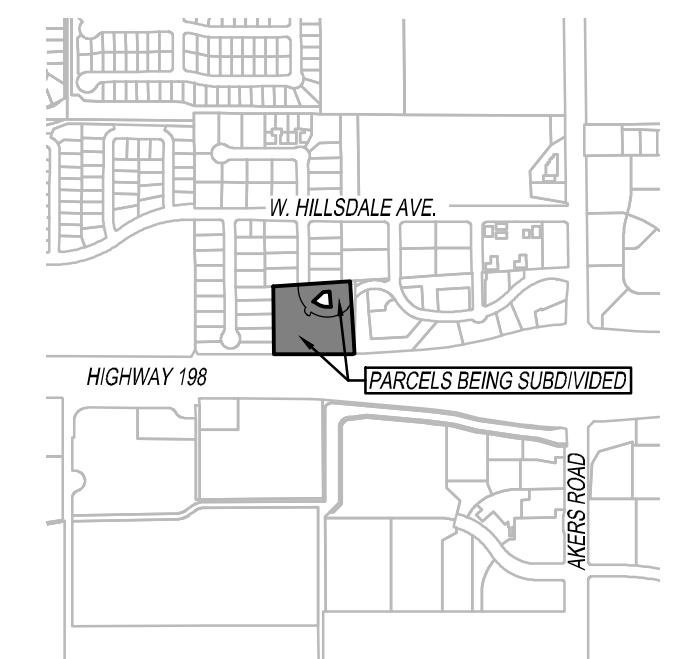
PARCELS B & C OF LOT LINE ADJUSTMENT NO. 2021-14,  
RECORDED 11/23/21 AS INSTR. NO. 2021-0086139, O.R.

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	5°23'41"	1.46'	15.50'
C2	11°26'58"	2.90'	14.50'
C3	100°46'35"	175.01'	99.50'
C4	43°56'32"	76.31'	99.50'
C5	56°50'03"	98.70'	99.50'
C6	56°50'03"	98.70'	99.50'
C7	41°16'17"	108.05'	150.00'
C8	41°16'17"	108.05'	150.00'
C9	19°07'05"	50.05'	150.00'
C10	22°09'12"	58.00'	150.00'
C11	45°45'32"	72.28'	90.50'
C12	110°42'25"	48.30'	25.00'
C13	110°42'25"	48.30'	25.00'
C14	79°07'51"	207.16'	150.00'
C15	79°07'51"	207.16'	150.00'
C16	18°37'13"	48.75'	150.00'
C18	20°12'57"	52.92'	150.00'

Radial Table	
#	Bearing
R1	S84° 30' 50"E
R2	N79° 07' 09"W
R3	N79° 07' 09"W
R4	N89° 25' 53"E
R5	N89° 25' 53"E
R6	S45° 29' 21"W
R7	N11° 20' 42"W
R8	S89° 25' 54"W
R9	N70° 18' 49"E
R10	N48° 09' 37"E
R11	S70° 29' 20"W
R12	S63° 45' 08"E
R13	S48° 51' 48"E
R14	S20° 25' 48"W
R15	N33° 13' 51"E
R16	S14° 36' 38"W
R17	N25° 41' 03"W
R18	N45° 54' 00"W
R19	N00° 23' 06"W
R20	S00° 35' 28"E

## EASEMENT LEGEND

- (A) PROPOSED ACCESS AND PUBLIC UTILITY EASEMENTS IN FAVOR OF PARCELS 1 THROUGH 4 OF THIS MAP AND PARCEL A OF LLA 2021-14 (2021-0086139, TCR)
- (B) EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY
- (C) ROAD EASEMENT PER DEED REC. IN VOL. 2180, PG. 482, O.R.
- (D) ACCESS EASEMENT PER DEED REC. IN VOL. 2104, PG. 526, O.R. (ABANDONED PER THIS MAP)
- (E) EXISTING ACCESS AND PUE, IN FAVOR OF THE CITY OF VISALIA
- (F) EASEMENT IN FAVOR OF THE CALIFORNIA WATER SERVICE
- (G) EXISTING PUBLIC ACCESS AND UTILITY EASMENT

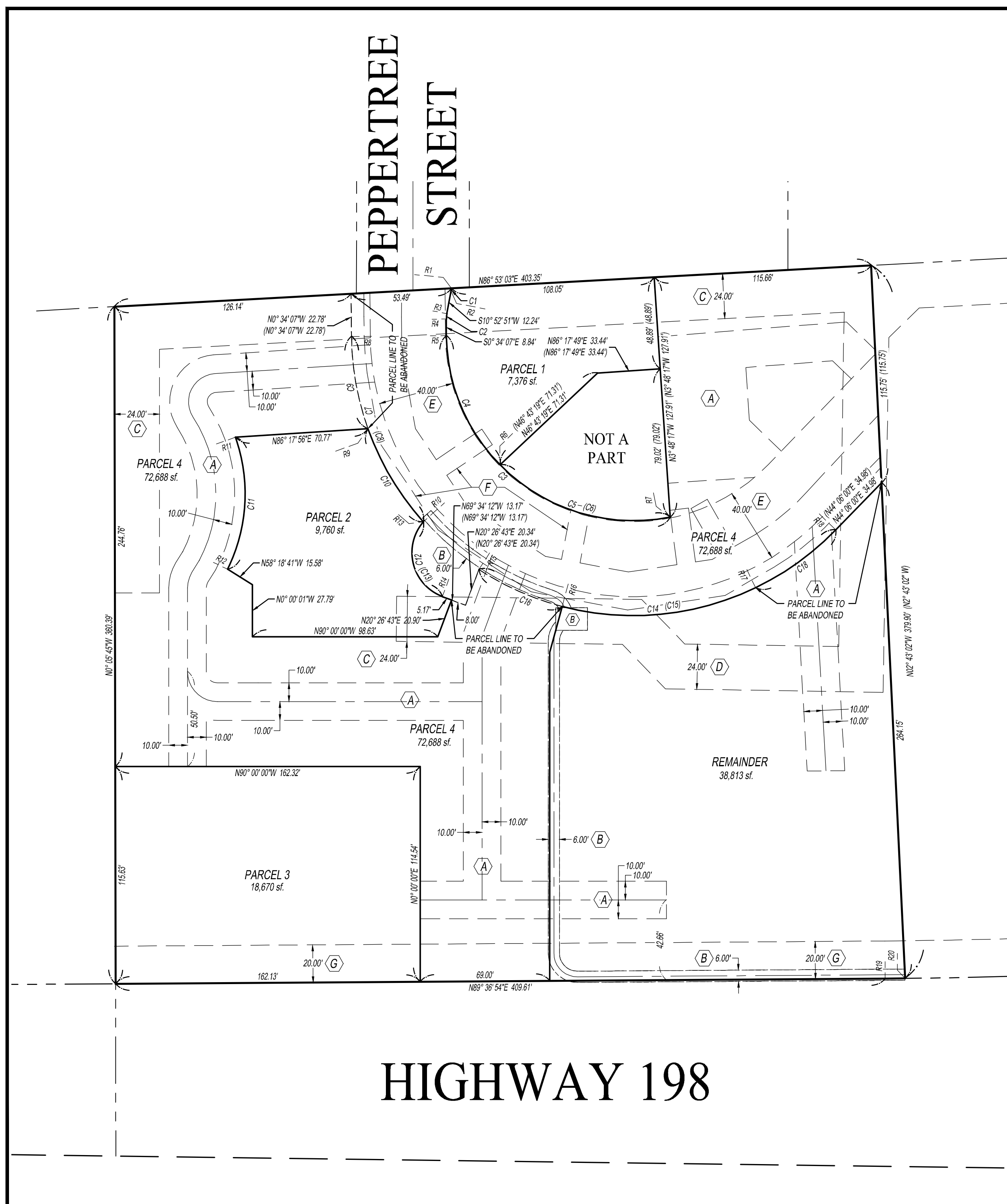


PREPARED BY:



**4CREEKS**

324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215











January 19, 2022

**Site Plan Review No. 21-220:**

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.

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

This is your Site Plan Review Permit; your Site Plan Review became effective **January 5, 2022**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, light blue circular scribble.

Paul Bernal  
Community Development Director  
315 E. Acequia Ave.  
Visalia, CA 93291

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE January 5, 2022  
 SITE PLAN NO. 2021-220  
 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

CUP

HISTORIC PRESERVATION

OTHER –

**ADDITIONAL COMMENTS:**

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



# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: January 5, 2022

SITE PLAN NO: 2021-220 - B  
PROJECT TITLE: Mission Oak Phase 2  
DESCRIPTION: Develop and Construct Phase 2 of New Office Complex Proposed 4 new buildings, Office Buildings totaling 27,000 sf and supporting Civil Facilities (O-PA)  
APPLICANT: Jim Robinson  
PROP. OWNER: Coreval LLC  
LOCATION TITLE: Near W. Hillsdale Avenue & Peppertree Street  
APN TITLE: 000014854  
GENERAL PLAN: Office  
EXISTING ZONING: O-PA (Professional/Administrative Office)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

**Reference Site Plan Review No.  
2020-164, 2018-094 and  
Conditional Use Permit No. 9612.**

## Project Requirements

- Building Permit
- Additional Information as needed

## **PROJECT SPECIFIC INFORMATION:** January 5, 2022

*In clarification and addition to what was described in the first meeting December 15, 2021:*

1. The proposed automatic gate at the north property line, may be permitted as long as it swings onto the private drive and not to the north onto the public way.
2. The solid waste enclosure along the west property line does not comply with the required 15-ft setback from when abutting residential zones.
  - a. The Solid Waste Division shall agree to the new location of the enclosure prior to submittal.
3. Meet all other codes and ordinances.

## **PROJECT SPECIFIC INFORMATION:** December 15, 2021

4. The proposed development is subject to the O-PA Zone development standards. General Office uses are generally permitted by right within the O-PA Zone.
5. The applicant shall provide a phasing plan for the project.
6. The applicant shall provide an operational statement detailing the proposed use and providing information on why the automatic gate is proposed.
7. Minimum 7-foot high block wall is required adjacent to the single and multiple family sites along the west and north property lines.
8. A common maintenance agreement or HOA will need to be established for the use and maintenance of common areas and access drives. Agreements shall also include any shared parking across parcel lines to meet parking requirements for the overall new project.
9. Secure approvals and shared use agreements for use of the private Avenida de los Robles as part of this development.
10. Parking demand shall be calculated at 1 stall per 200 sq. ft. of building area for medical offices, and 1 stall per 250 sq. ft. of building area for general offices. Sufficient parking shall be provided for each phase of development, and for the development as a whole. Based on the building square footages provided on the site plan for Phase 2, and using the office

requirement, the development would require a total of 106 parking stalls. Per the plans 115 are provided.

11. No second story windows may face directly into the residential areas on the west and north sides of the site.
12. Landscaping setbacks as shown on the site plan are sufficient per the determination of the City Planner. This includes maintaining the 15 ft. landscape setback along Highway 198.
13. Landscape and irrigation plans are required as a part of the Building Permit package.
14. Screen roof mounted equipment form the access drive and adjacent residential areas.
15. It is highly recommended that the project match the architectural style and elements of the development to the east.
16. The applicant shall protect all Valley Oak Trees onsite and comply with any requirements of the City of Visalia for preservation of Valley Oak Trees.
17. The solid waste enclosure shall be relocated as required by the Solid Waste Division.
18. The applicant shall comply with all requirements of the Engineering Division.
19. The applicant shall relocate the buildings as necessary to move all obstructions from the existing SCE easement along the southern boundary of the project site.
20. Access gates shall be prohibited across the point where Avenida de los Robles meets S. Peppertree Street.
21. Meet all other codes and ordinances.

**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.
2. Prior to completion of a final building inspection for a project, a signed **MWELO Certificate of Compliance** shall be submitted indicating that all landscaping has been installed to MWELO standards.

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

17.20 Office Zones

17.30 Development Standards

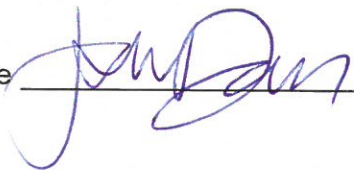
17.32.080 Maintenance of landscaped areas

17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

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

Signature \_\_\_\_\_







**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271
- Diego Corvera 713-4209
- Edelma Gonzalez 713-4364

ITEM NO: 01 DATE: JANUARY 05, 2022

SITE PLAN NO.: 21-220  
 PROJECT TITLE: MISSION OAK  
 DESCRIPTION: DEVELOP AND CONSTRUCT PHASE 2 OF NEW OFFICE COMPLEX, PROPOSED 4 NEW OFFICE BUILDING, 27,000 SF AND SUPPORTING CIVIL FACILITIES (O-PA)

APPLICANT: JIM ROBINSON  
 PROP OWNER: COREVAL LLC  
 LOCATION: 5645 W DE LAS ROBLES  
 APN: 000-014-854

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter
- Drive approach size:  Use radius return;
- Sidewalk: \_\_\_\_\_ width;  parkway width at **COMPLY WITH ONSITE ACCESSIBILITY**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK WITHIN PUBLIC RIGHT-OF-WAY**  
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **NO LLD REQUIRED, PROVIDE CC&R OR MAINTENANCE AGREEMENT.**
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

**Additional Comments:**

- 1. Proposed office complex will incur development impact fees associated with the land development and building construction. Refer to page 4 for applicable fees and summary.***
- 2. Existing 24' Access easements will need to be abandoned.***
- 3. An existing 20' SCE easement was identified with phase 1 civil drawings. Ensure all hardscape and structures are outside this easement.***
- 4. Parking lot dimensions shall comply with City standards.***
- 5. City records indicate an 8" sewer main at Avenida De Los Robles with stub connection on the two easterly driveways. There are no storm water mains to connect to or extend in the immediate vicinity to serve the project. Project will need to design to send storm water run-off to existing storm DI's in Avenida De Los Robles and Peppertree St.***
- 6. Refer to Solid Waste for proposed enclosure locations and adequate number of enclosures required.***
- 7. All new landscaping shall comply with CA MWELo regulations.***
- 8. Office complex shall provide accessible access route connecting all buildings within a site, comply with accessibility standards.***
- 9. Ensure adequate Fire access as phases (buildings & parking lots) are constructed.***

**10. Proposed automatic access gate is supported. Gate needs to swing to the south, outside of public road. Refer to further comment by the Planning Dept.**

**11. Protect and maintain Valley Oak Tree per City's Valley Oak Ordinance. Comply with improvement standards around a Valley Oak Tree. Project to utilize pervious materials.**



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **21-220**  
 Date: **01/05/2022**

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

(Fee Schedule Date:**08/21/2021**)  
 (Project type for fee rates: **OFFICE**)

Existing uses may qualify for credits on Development Impact Fees. **RURAL + INFILL**

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>\$1,366/AC X 2.56</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$6,878/1KSF X 0.75 (25%INFILL) X 27.0</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$103/1KSF X 27.0</b> <b>TREATMENT PLANT FEE:</b> <b>\$244/1KSF X 27.0</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$0 (Installed with phase 1)</b>
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>[\$6,009AC - (\$1,718 RURAL)] X 2.56</b>
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>[\$4,412/AC - (\$1,259RURAL)] X 2.56</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>[\$3,724/AC - (\$289RURAL)] X 2.56</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$2,002/AC X 2.56</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$731/1KSF X 27.0</b>
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

*Edelma Gonzalez*  
 \_\_\_\_\_  
**Edelma Gonzalez**

City of Visalia  
Building: Site Plan  
Review Comments

9R 21220  
MISSION OAKS PHASE 2  
5645 W DE LAS ROPLAS

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

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

Additional comments: **PROVIDE ACCESSIBLE TO ALL TRASH EN-CLOSURES. PROVIDE ACCESSIBLE PARKING SERVING BUILDING ENTRANCES. PROVIDE BIKE RACKS AND FUTURE EV PARKING CHARGING FOR EACH BUILDING. LANDSCAPING TO MEET MWELC REQUIREMENTS.**

**VAL GARCIA** 1/5/22  
Signature



**Site Plan Comments**

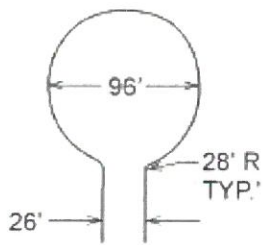
Visalia Fire Department  
Corbin Reed, Fire Marshal  
420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date January 5, 2022  
Item # 1  
Site Plan # 21220  
APN: 000014854

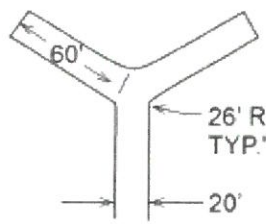
- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Construction and demolition sites prior to and during construction shall comply with the following:
  - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2019 CFC §3312
  - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2019 CFC §3310
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2019 CFC §507, App B and C.

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

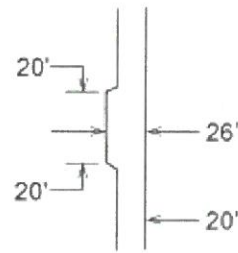
- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2019 CFC 503.1.1)
  - 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Fire apparatus access roads in excess of 150 feet that dead end shall be provided with a **turnaround**. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2019 CFC Table D103.4



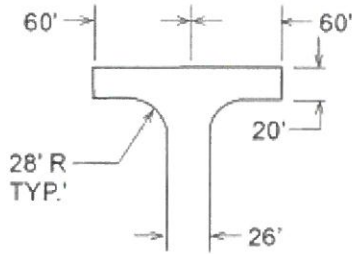
96' DIAMETER  
CUL-DE-SAC



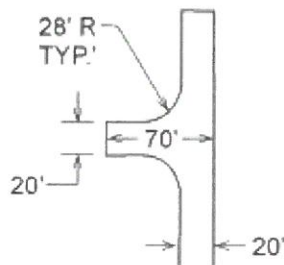
60' "Y"



MINIMUM CLEARANCE  
AROUND A FIRE  
HYDRANT

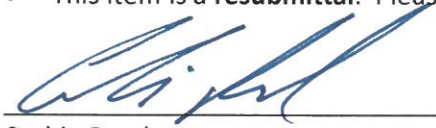


120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD

- **Gates on access roads** shall be a minimum width of 20 feet and shall comply with the following (2019 CFC D103.5):
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person (power outages).
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Go to [knoxbox.com](http://knoxbox.com) to order and please allow adequate time for shipping and installation.
  
- This item is a **resubmittal**. Please see comments from previous submittals.

  
 \_\_\_\_\_  
 Corbin Reed  
 Fire Marshal





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

Date : 1/4/22  
 Item: 1  
 Site Plan: 21-220  
 Name: Nate Henry

**SITE PLAN REVIEW COMMENTS**

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

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 5, 2022

**ITEM NO: 1**

SITE PLAN NO: SPR21220

PROJECT TITLE: Mission Oak Phase 2

DESCRIPTION: Develop and Construct phase 2 of new office complex, Proposed 4 new buildings, Office Buildings totalir 27,000 sf and supporting Civil Facilities. (O-PA)

APPLICANT: Jim Robinson

OWNER: COREVAL LLC

APN: 000014854

LOCATION: 5645 W DE LAS ROBLES

**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:**

- Provide conformance with TIA previously performed (same Land Use)

---

**Leslie Blair**

## Susan Currier

---

**From:** Joel Hooyer  
**Sent:** Wednesday, January 5, 2022 10:15 AM  
**To:** Cristobal Carrillo; Josh Dan; Susan Currier; Rafael Garcia  
**Cc:** Jeremy Rogers; Alvin Dias  
**Subject:** January 5, 2021 Site Plan Review  
**Attachments:** 1-5-22 Site Plan Review.pdf

See attached and following for the January 5, 2022, Site Plan Review comments.

**SPR21220** – One (1) existing Valley oak tree indicated on the submitted plan to be protected.

**Note\*** The existing Valley oak tree will need to be protected during construction as outlined in the Valley oak tree ordinance and Visalia's Building Around Valley Oak Trees specifications.

**SPR21225** - No Valley oaks are on the submitted plans.

**SPR21226** – One (1) existing 18-inch in diameter Valley oak tree indicated on the submitted plan.

**Note\*** The existing Valley oak tree will need to be protected during construction as outlined in the Valley oak tree ordinance and Visalia's Building Around Valley Oak Trees specifications.

**SPR21227** - No Valley oaks are on the submitted plans.

**SPR21228** - No Valley oaks are on the submitted plans.

**SPR21229** - No Valley oaks are on the submitted plans.

- Light and Landscape District is indicated on submitted plan.
- A Park is indicated on the submitted plan.
- A Trail is indicated on the submitted plan.

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

**SPR21230** - No Valley oaks are on the submitted plans.

**SPR21231** - No Valley oaks are on the submitted plans.



May 3, 2022

**Site Plan Review No. 2022-060:**

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.

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 **April 13, 2022**. 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 horizontal line.

Paul Bernal  
Community Development Director  
315 E. Acequia Ave.  
Visalia, CA 93291

**Attachment(s):**

- Site Plan Review Comments





MEETING DATE April 13, 2022  
SITE PLAN NO. 2021-060  
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

TPM (Commercial)

HISTORIC PRESERVATION

OTHER –

**ADDITIONAL COMMENTS:**

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

# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: April 13, 2022

SITE PLAN NO: 2022-060  
PROJECT TITLE: Mission Oak Parcel Map  
DESCRIPTION: Commercial Tentative Parcel Map to divide property for current and future buildings. (O-PA)  
APPLICANT: Jim Robinson  
PROP. OWNER: Coreval LLC  
LOCATION TITLE: 5645 W De Las Robles  
APN TITLE: 000-014-853 & 000-014-854  
GENERAL PLAN: Office  
EXISTING ZONING: O-PA (Professional/Administrative Office)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Tentative Parcel Map (Commercial)
- Additional Information as needed

## **PROJECT SPECIFIC INFORMATION:** April 13, 2022

1. The submittal proposes a commercial tentative parcel map reconfiguring three parcels into 7 parcels total.
2. The applicant shall submit to the Planning Division map exhibits showing the current and proposed parcel configurations as drawn by a licensed professional.
3. Meet all other codes and ordinances.

## 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.

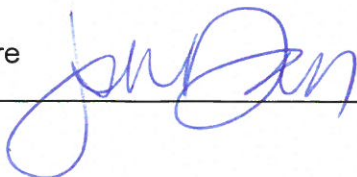
## Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

17.20 Office Zones

17.30 Development Standards

**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





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Ather Razaq 713-4268  
 Adrian Rubalcaba 713-4271

ITEM NO: 9 DATE: APRIL 13, 2022

SITE PLAN NO.: 22-060  
PROJECT TITLE: MISSION OAK PARCEL MAP  
DESCRIPTION: COMMERCIAL TENTATIVE PARCEL MAP (O-PA)  
APPLICANT: JIM ROBINSON  
PROP OWNER: COREVAL LLC  
LOCATION: 5645 W DE LAS ROBLES  
APN: 000-014-853, 854

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter
- Drive approach size: \_\_\_\_\_  Use radius return;
- Sidewalk: \_\_\_\_\_ width;  parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:            each at
- Written comments required from ditch company            Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum     Provide            wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations.     Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove.     A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.     Resubmit with additional information.     Redesign required.

**Additional Comments:**

- 1. Development impact fees will apply at time of parcel development or further subdividing.***
- 2. Parcel map will be subject to the conditions set forth with Site Plan No. 21-220.***
- 3. Common parcel 6 shall be noted for shared access, utilities, storm water, etc.***
- 4. Standard map filing and review fees will apply.***



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **22-060**  
Date: **4/13/2022**

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

(Fee Schedule Date:**1/1/2022**)  
(Project type for fee rates:**COMMERCIAL**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>TBD @ TIME OF DEVELOPMENT</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>TBD @ TIME OF DEVELOPMENT</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>TBD @ TIME OF DEVELOPMENT</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>TBD @ TIME OF DEVELOPMENT</b>
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>TBD @ TIME OF DEVELOPMENT</b>
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>TBD @ TIME OF DEVELOPMENT</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>TBD @ TIME OF DEVELOPMENT</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>TBD @ TIME OF DEVELOPMENT</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>TBD @ TIME OF DEVELOPMENT</b>
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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



**Ather Razaq**

City of Visalia  
Building: Site Plan  
Review Comments

SFR 22060  
MISSION OAKS PARCEL MAP  
0000 14853  
0000 14854

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 4/12/22  
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: 4/13/2022  
Item #: 9  
Site Plan #: 22060  
APN: 0000148534854

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.

---

Corbin Reed  
Fire Marshal



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

Date: 04/13/2022  
 Item: 9  
 Site Plan: SPR22060  
 Name: Henry Martinez

**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

April 13, 2022

**ITEM NO: 9**

SITE PLAN NO: SPR22060

PROJECT TITLE: Mission Oak Parcel Map

DESCRIPTION: Commercial Tentative Parcel Map to Divide Property for Current and Future Buildings. (O-PA)

APPLICANT: Jim Robinson

OWNER: COREVAL LLC

APN: 000014853

000014854

LOCATION: 5645 W DE LAS ROBLES  
5646 W DE LAS ROBLES

**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:**

*Leslie Blair*

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



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

22060

April 13, 2022

- 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.

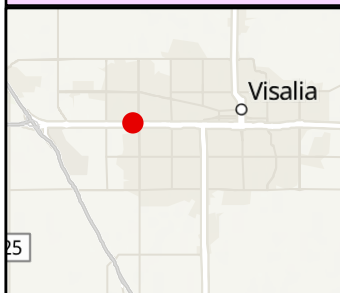
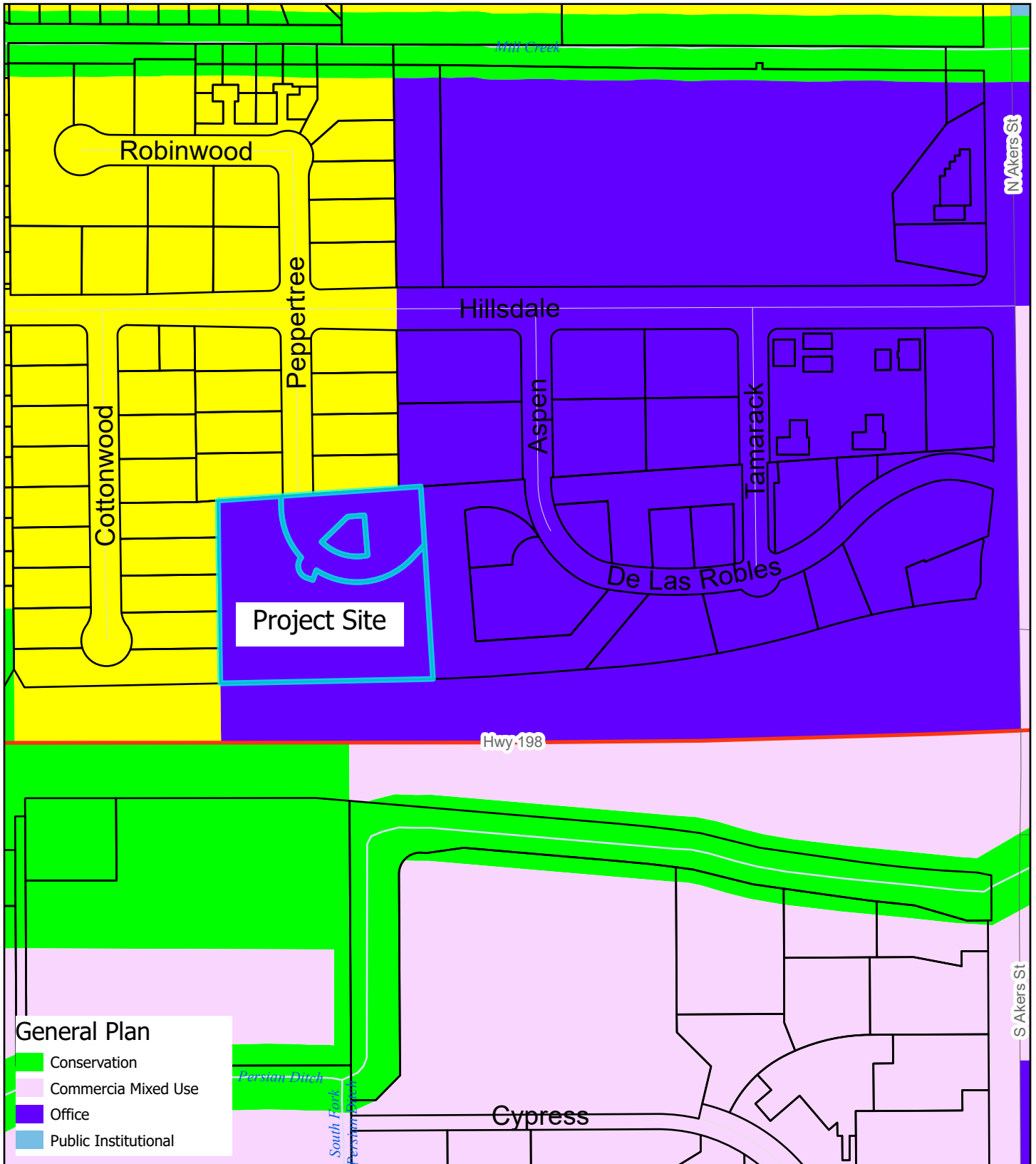
City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment Solid Waste Division has no comments regarding this parcel split.

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

Nathan Garza, Solid Waste, 559-713-4532



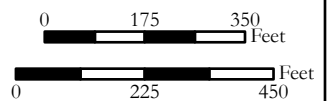


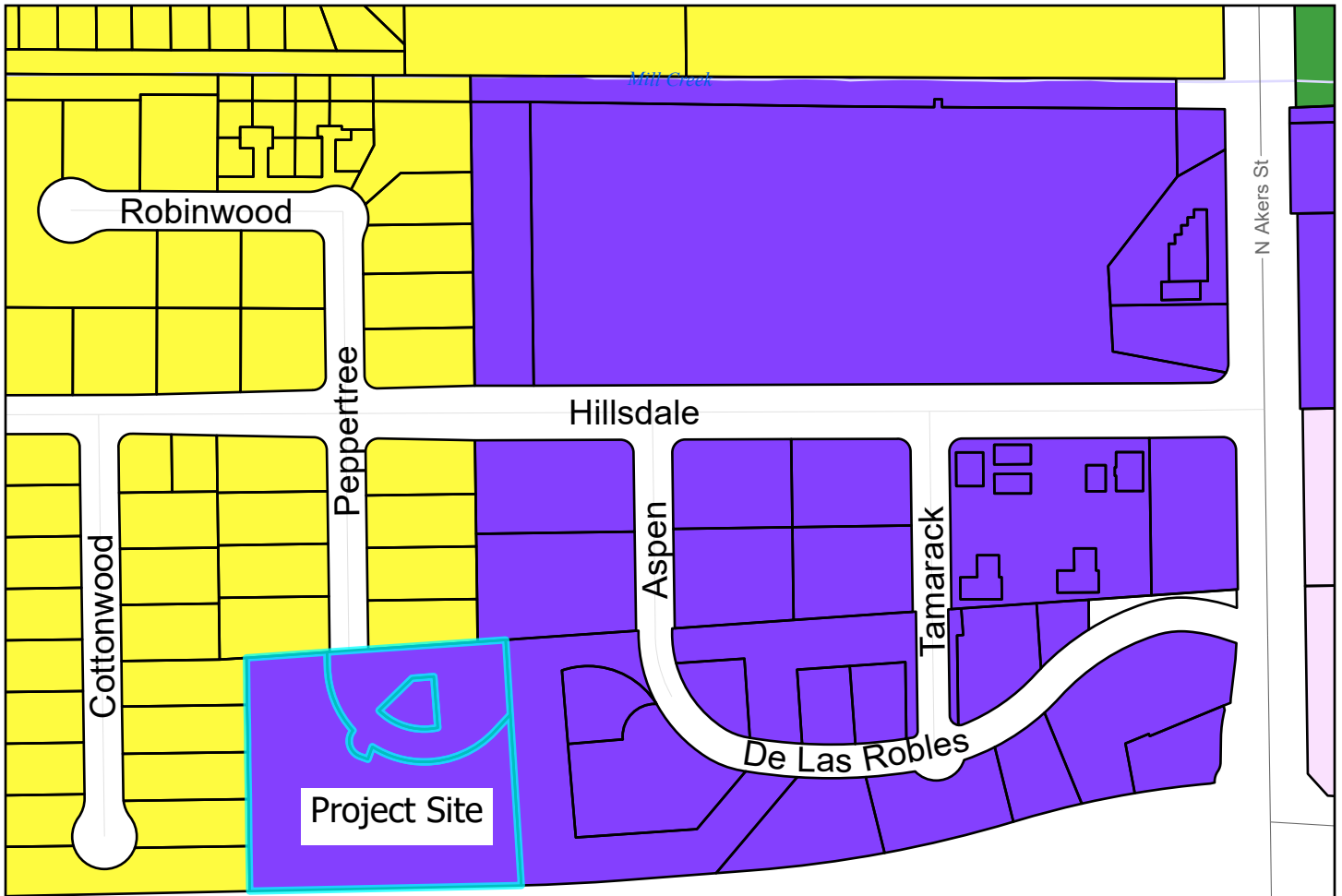
# General Plan Land Use Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, CGIAR, USGS

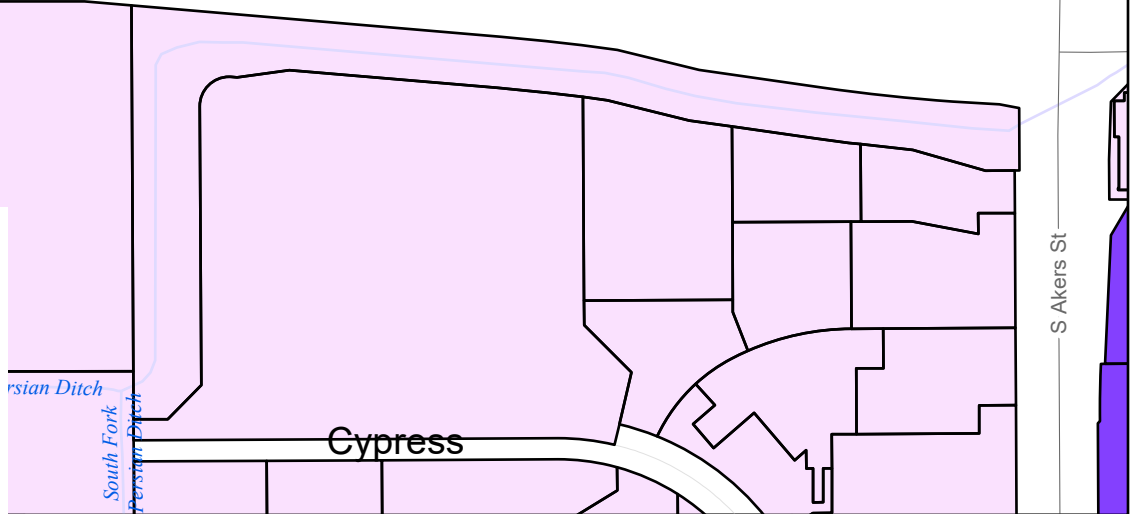
2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





- Zoning**
- Mixed Use Commercial
  - Professional / Administrative Office
  - Quasi-Public
  - 5000 SF Min Site Area

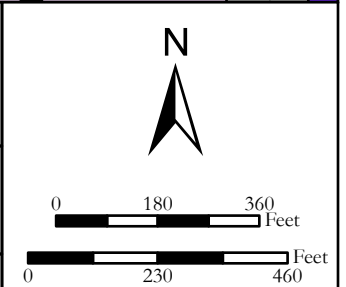


# Zoning Map

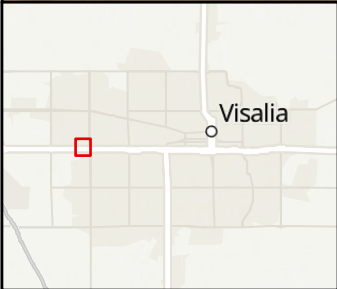
City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, NASA, NGA, USGS

## 2022

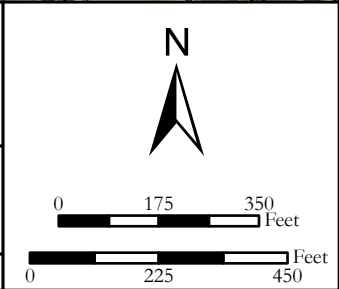
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



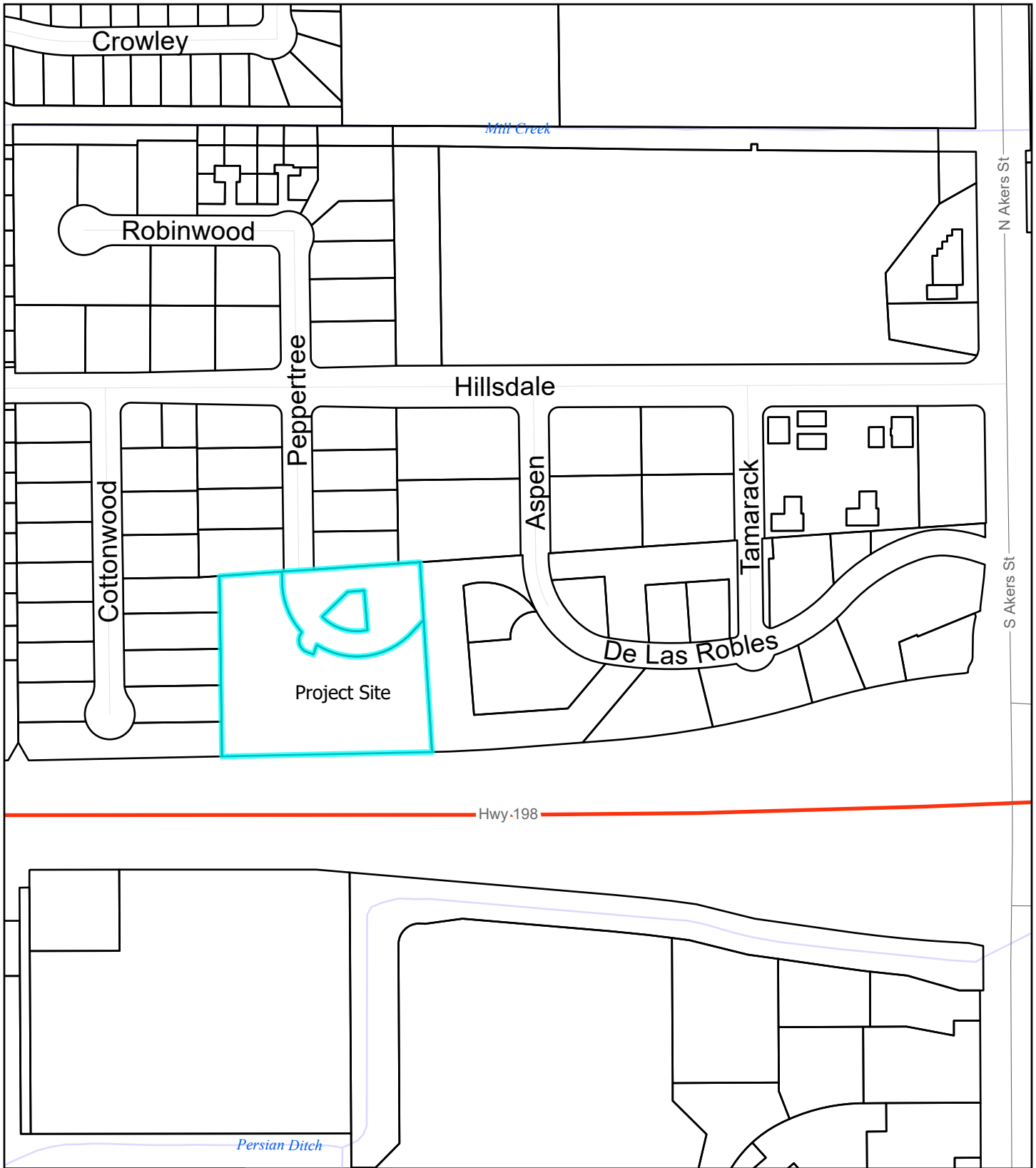




<h1>Aerial Map</h1>	
<p>City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, NASA, NGA, USGS</p>	
<b>2022</b>	
<p>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</p>	







**Vicinity Map**

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, NASA, NGA, USGS

**2022**

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

