

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

**MONDAY, SEPTEMBER 26, 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 – Cristobal Carrillo, Associate Planner  

**Conditional Use Permit No. 2022-18:** A request by Ling Ling Burros to establish a foot and body massage spa within the C-MU (Mixed Use Commercial) Zone. The site is located at 3537 West Noble Avenue (APN: 095-010-068). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a), Categorical Exemption No. 2022-40.

7. PUBLIC HEARING – Josh Dan, Associate Planner

**River Run 2022 Tentative Subdivision Map No. 5592:** A request to subdivide 36.5 acres into 160 lots for residential use and four lettered lots for parkway, block walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2022-36 (State Clearinghouse #2022080633) be adopted.

8. PUBLIC HEARING – Josh Dan, Associate Planner

**Visalia 35 Tentative Subdivision Map No. 5593:** A request by Forebay Farms, LLC. to subdivide 35.06 acres into 96 lots for residential use, four Remainder lots for future development, and five lettered lots for parkway, walls, landscaping and a neighborhood park, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size), R-M-2 (Multi-family Residential, 3,000 square feet minimum site area per unit), O-PA (Office Professional), and QP (Quasi Public) Zones. The project site is located on the east side of South Lovers Lane, approximately 678 feet south of East Tulare Avenue and 630 feet north of East Walnut Avenue. (Address: not yet assigned) (APN: 101-050-041). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2022-34 (State Clearinghouse #2022080626) be adopted.

9. PUBLIC HEARING – Rafael Garcia, Senior Planner

**Victory Oaks Tentative Subdivision Map No. 5586:** A request by D.R. Horton to subdivide a 23.7-acre parcel into 117 single family lots for residential use consistent with the R-1-5 zoning district and create a 2.02-acre park.

**Annexation No. 2022-01:** A request by D.R. Horton to annex one parcel totaling approximately 23.7-acres into the City limits of Visalia, and to detach said parcel from Tulare County Service Area No. 1. This parcel is designated Residential Low Density and Parks/Recreation in the Visalia General Plan and will be zoned R-1-5 (Single-family Residential) and QP (Quasi-public zone) which is consistent with the Residential Low Density and Parks/Recreation land use designations.

Location: The project site is located on the north side of Ferguson Avenue approximately 800 feet west of Demaree Street, within a county island located on the northwest corner of Demaree Street and Ferguson Avenue (APN: 077-190-007). 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 Mitigated Negative Declaration No. 2022-04 (State Clearinghouse # 2022080409) be adopted.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is October 10, 2022.
- b. Housing Element HTAC meeting scheduled for the week of October 17<sup>th</sup> and Community Workshop #1 scheduled for week of October 24<sup>th</sup>.

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, OCTOBER 6, 2022, BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, OCTOBER 10, 2022**

# REPORT TO CITY OF VISALIA PLANNING COMMISSION



**HEARING DATE:** September 26, 2022

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

**SUBJECT:** **River Run 2022 Tentative Subdivision Map No. 5592:** A request to subdivide 36.5 acres into 160 lots for residential use and four lettered lots for parkway landscaping, block walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070).

## STAFF RECOMMENDATION

Staff recommends approval of River Run 2022 Tentative Subdivision Map No. 5592, as conditioned, based on the findings and conditions in Resolution No. 2022-22. 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 River Run 2022 Tentative Subdivision Map No. 5592, based on the findings and conditions in Resolution No. 2022-22.

## PROJECT DESCRIPTION

The applicant, Quest Equity, LLC., has filed River Run 2022 Tentative Subdivision Map No. 5592 (see Exhibit "A"). The tentative subdivision map is a request to subdivide the 36.5 acres into a 160-lot residential subdivision across five phases with four lettered lots for parkway, walls, landscaping, and a pocket park. All of the subdivision map's four lettered lots will be created for Landscaping and Lighting District (LLD) purposes. Lots "A", "B", and "C" of the LLD lots will contain landscaping and will have a six-foot tall block walls along street frontages.

Primary access to the subdivision will be from two access points along East St. Johns Parkway, a minor arterial. The subdivision map (see Exhibit "A") also shows the future alignment of North Tower Road. However, only St. Johns Parkway will be improved to its ultimate right-of-way width within the boundaries of the subdivision map. The only improvements associated with Tower Road at this time include construction of the block wall, landscaping lot, and the maintenance access road and earthwork related to transitional grading up to the City basin located to the east of the future Tower Road alignment. The project will also include the construction of 60-foot-wide local streets within the subdivision. Frontage improvements along East St. Johns Parkway will include construction of curb, gutter, sidewalk, walls, roadway pavement, and installation of landscaping.

The tentative subdivision map will have a density of 4.38 dwelling units to the acre. Most of the proposed lots will conform to the zoning standards required within the R-1-5 zoning district for lot sizes of 5,000 square feet or greater. A total of 88 of the 160 lots will be a minimum of 5,000 square feet in area and will conform to the normal setbacks prescribed by the R-1-5 zoning district. The remaining balance of the lots (72-lots) will be less than 5,000 square feet (range between ±3,600 square feet to ±4,870 square feet) in area and will utilize the setback standards

prescribed as part of Visalia Municipal Code (VMC) Section 17.12.135.B of the zoning ordinance. No conditional use permit is necessary to establish the lots less than 5,000 square feet under Section 17.12.135. This code section allows newly created lots to deviate from the required zoning standards so long as all the lots are minimum of 3,600 square feet in area and comply with the development standards identified in Section 17.12.135. The small lots will have reduced setbacks along the front and rear yards but will comply with all other requirements as identified in Section 17.12.135 of the VMC with the exception of Section 17.12.135.A.12. This is discussed in greater detail in the “Development Standards” section of the staff report.

The majority of lots established by the subdivision will meet the R-1-5 zoning designation standards, including minimum setbacks and site area. The lot sizes proposed with this subdivision are between ±5,000 square feet to ±11,957 square feet (see Exhibit “A”).

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

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

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

Minimum Lot Area	Front	Side	Street Side	Rear
3,600 sq. ft.	12-ft. to habitable space. 20-ft. to garage	5-ft.	10-ft.	15-ft.

The 36.5-acre site is fallowed and bare. The site abuts the St. Johns River and trail system to the north and is boarded by single-family residential to the west and south (across St. Johns Pkwy).

**BACKGROUND INFORMATION**

General Plan Land Use Designation: Residential Low Density

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

Surrounding Zoning and Land Use: North: OS (Open Space) / St. Johns River Trail  
 South: R-1-5 / E. St. Johns Pkwy, River Run Ranch Subdivision, Phases 2 and 5.  
 East: X / Unincorporated County area, row crops.  
 West: R-1-5 / River Run Ranch Subdivision, Phase3

Environmental Review: Initial Study / Negative Declaration No. 2022-36

Special Districts: None

Site Plan Review: SPR No. 2022-003

**RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

## **RELATED PROJECTS**

There are no known related projects

## **PROJECT EVALUATION**

Staff recommends approval of River Run 2022 Tentative Subdivision Map No. 5592 based on the project's consistency with the Land Use Element of the General Plan and the Zoning and Subdivision Ordinances. The following potential issue areas have been analyzed for the proposed project.

### **General Plan Consistency**

The proposed 160-lot single-family residential subdivision on 36.5 gross acres is compatible with existing residential development surrounding the site. The project is consistent with Land Use Policy LU-P-19 of the 2014 General Plan, which states "*ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.*" Existing utility infrastructure (i.e., sewer, storm and water) can be extended from nearby urban development to accommodate the project at buildout.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agrarian use to urban residential development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states: "*the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I.*" Additionally, the submittal has demonstrated substantial compliance with OSC-P-17 and the diagram provided on pages 6-9 of the Open Space and Conservation Element of the General Plan which discourages lots from backing onto the waterway trail system. The proposal places the northern most interior street adjacent to the St. Johns River and Trail and limits the number of back-on lots along the waterway trail system by demonstrating that a majority of the north development boundary will be dedicated to the proposed pocket park and interior roadway, producing an "eyes on" development pattern along the waterway and trail system.

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The proposed 160-lot single-family subdivision will be developed at a density of 4.38 units per acre, which is within the Low Density Residential land use designation's range of 2 to 10 units per gross acre. The proposed River Run 2022 Tentative Subdivision Map meets all the codified standards contained in the Zoning and Subdivision Ordinances, as well as all General Plan policies pertaining to residential development. Staff finds that the proposed tentative subdivision map is compatible with the surrounding area and the Low Density Residential land use designation.

### **St. Johns Parkway Street Improvements**

The developer of the subdivision will be required to construct street improvements along East St. Johns Parkway. St. Johns Parkway is a designated 104-foot wide minor arterial. Improvements along this roadway within the boundaries of the subdivision map include completion of street paving along the southernly frontage, curb, gutter, sidewalks, walls, streetlights, and landscaping. A Landscape and Lighting District will be formed with the subdivision map. The Landscape and Lighting District will include the pocket park site and outlots identified as Outlots "A", "B", "C", and "D" of the River Run 2022 Tentative Subdivision Map No. 5592 (see Exhibit "A").

### Future Tower Road Alignment

Through the Site Plan Review process, the applicant was required to coordinate with city staff from CIP engineering and Community Development Engineering to identify the future alignment of Tower Road in relation to the proposed development. In doing so, the applicant has demonstrated the appropriate alignment of the future 110-foot width roadway as shown per the subdivision map attached as Exhibit "A". However, as noted in the Engineering Development Site Plan Review comments, Tower Road improvements will be deferred when the subdivision develops with the exception of the construction of the block wall, landscaping lot, and maintenance access road and earthwork related to transitional grading up to the City basin located to the east of the future Tower Road alignment. The developer shall be required to stub utilities as necessary and submit a cash deposit in-lieu of the developers responsibility to construct sidewalks, street lights, curb and gutter, curb returns, parkway landscaping and 6-foot of the arterial street pavement section along Tower Road within the boundaries of their subdivision. The dedication of the future Tower Road street alignment will enable the future crossing of the St. John's river at this location.

### Development Standards

The majority of lots established by the subdivision will meet the R-1-5 zoning designation standards, including minimum setbacks and site area. The lot meeting the R-1-5 standard sizes with this subdivision are between ±5,000 square feet to ±10,956 square feet (see Exhibit "A"). All lots that are a minimum of 5,000 square feet in area will have a minimum lot depth between ±105 to ±120 feet with the exception of the lots located on cul-de-sac or knuckle street bulbs. These lots will also be required to utilize standard single-family residential setback standards but are permitted to have a 20-foot setback for front-loading garages as identified in Section 17.12.080.C of the Zoning Ordinance.

Lots less than 5,000 square feet in area are required to be a minimum of 46 feet in width by 72 feet in depth as prescribed by VMC Section 17.12.135.B. Reduced setbacks are also allowed along the front and rear yard setbacks as outlined on the breakdown below.

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

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

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

Minimum Lot Area	Front	Side	Street Side	Rear
3,600 sq. ft.	12-ft. to habitable space. 20-ft. to garage	5-ft.	10-ft.	15-ft.

River Run 2022 Tentative Subdivision Map No. 5592 proposes that more than 15 lots will measure less than 5,000 square feet, however, with only 72 of the 160 lots measuring less than 5,000 square feet (45% of total lots) a Conditional Use Permit is not required for a Planned Development. Subsequently, the applicant has shown compliance with Section 17.25.135 (A)&(B). Exhibits "A" and "C" demonstrate how compliance with the municipal code section is achieved. Staff has provided the table below demonstrating findings for compliance with the small lot requirements of section VMC 17.12.135:

<b>VMC Section 17.12.135 Lot area less than 5,000 square feet.</b>	
<u>Standards</u>	<u>Analysis</u>
1. The Planning Commission finds that the development's overall density is consistent with the General Plan.	The River Run 2022 Tentative Subdivision Map No. 5592 provides a density of 4.38 dwellings per gross acre and complies with the Density and Intensity standards for the Low Density Residential land use identified in the General Plan Land Use Element of 2-10 dwellings per gross acre.
2. The maximum number of lots less than 5,000 square feet that may be approved by a tentative subdivision map shall be fifty (50) percent or less of the total lots.	The River Run 2022 Tentative Subdivision Map No. 5592 proposes to establish 72 of the 160 lots, or 45% of the total lot count, as those measuring less than 5,000 square feet.
3. Streets shall be constructed to public street standards.	All streets within the subdivision are public street and proposed to be built to the 60-foot local street standard.
4. Each subdivision with at least 15 lots that are less than 5,000 square feet in size shall make available to buyers at least three (3) different small lot floor plans with at least four (4) available elevation designs for each floor plan to construct on those lots.	The applicant, per Exhibit "C", has provided three different floorplans with four elevation designs for each small lot. The exhibit also provides dimensional examples of how the proposed buildings footprint will fit on certain lots within the subdivision meeting the full requirements of Section 17.12.135.B dimensional criterial.
5. The primary frontage of the dwelling unit shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.	The lotting diagram shown in the River Run 2022 Tentative Subdivision Map No. 5592 submittal will provide the ability for all small lot homes to front onto public streets with landscape strips and sidewalks.
6. The primary frontage of the dwelling unit shall include the primary entrance and at least one window.	Exhibit "C" demonstrates that each of the three floorplans will provide frontages with primary entrances and at least one window.
7. Required covered parking spaces shall be in garages. Carports are prohibited.	Exhibit "C" demonstrates that each of the three floorplans will provide two covered parking spaces in the form of a two-car garage.
8. The width of the garage shall not be greater than fifty (50) percent of the width of the dwelling unit.	Exhibit "C" demonstrates that each of the three floorplans will not have garages exceeding 50 percent of the dwelling width.
9. The garage shall not extend beyond the front building facade (living area.)	Exhibit "C" demonstrates that each of the three floorplans will have garages that are equal to or recessed in relation to the overall building facade.



<p>10. All dwelling units shall include a covered front porch at least four (4) feet deep and six (6) feet wide or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the dwelling unit or a wall or fence between three (3) and four (4) feet high with a pedestrian gate or entryway.</p>	<p>Exhibit "C" demonstrates that each of the three floorplans will provide porches that meet or exceed the minimum four feet by six feet requirement.</p>
<p>11. The building official shall not approve a building permit for a new dwelling unit on a lot with a lot area less than 5,000 square feet until the city planner, or designee, has determined that the standards identified in this section are met.</p>	<p>Staff have concluded that the floor plans provided demonstrate substantial compliance with the requirements of the VMC Section 17.25.135 "A" &amp; "B". The developer shall be required to submit building plans for these lots through the City's Building Permit Review process. Through this process, staff will ensure that the residential plans comply with the zoning provisions as prescribed in Section 17.12.135.</p>
<p>12. The subdivision shall provide a common, usable open space area of a minimum 3,000 square feet or two hundred fifty (250) square feet per lot under 5,000 square feet, whichever is greater. The area shall be landscaped and maintained with funding from either a homeowner's association or a landscape and lighting act district.</p>	<p>The 72 small lots of the proposed subdivision require the applicant to provide 18,000 square feet of common open space. The proposal offers a 14,483 square foot pocket park (to be entered into an LLD). Staff contends that the pocket park abuts and will provide connection to the city's largest water way and trail system which will offer future homeowners an open space amenity far exceeding the section's requirement.</p>

**Landscape and Lighting Assessment District and Block Walls**

A Landscaping and Lighting District (LLD) will be required for the long-term maintenance local streets, streetlights and the out lots (Lots "A" through "D"), which include block walls, landscaping, and the pocket park as noted on Exhibit "A". The block walls along the major street frontages will be typical City standard 6-foot, 8-inch block walls. The block wall height shall be reduced to three feet where the block wall runs adjacent to the front yard setback along the front yard areas. Staff has included Condition No. 4 to require the stepped down wall.

**Infrastructure**

Staff has included Condition No. 5 that requires a valid Will Serve letter from the California Water Service Company if, prior to development of the subdivision, the determination of water availability letter lapses.

Sanitary Sewer: The subdivision will have sanitary sewer flows directed into the City's sewer system. There is a major sewer line in St. Johns Parkway which can be stubbed into the project site. Upon development of the subdivision, sewer lines will be extended throughout the subdivision.

Storm Drainage: The subdivision will have storm-water flows directed into the City's storm drain system.

## **Subdivision Map Act Findings**

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and developed at a density of 4.38 units per acre. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been found not likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project’s determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.
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**Environmental Review**

An Initial Study and Negative Declaration were prepared for the proposed project. Initial Study and Negative Declaration No. 2022-36 disclosed that environmental impacts are determined to be not significant. Staff concludes that Initial Study and Negative Declaration No. 2022-36 adequately analyzes and addresses the proposed project and reduces environmental impacts to a less than significant level.

**RECOMMENDED FINDINGS**

1. That the proposed location and layout of the River Run 2022 Tentative Subdivision Map No. 5592, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 36.5-acre project site, which is the site of the proposed 160-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed River Run 2022 Tentative Subdivision Map No. 5592, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses. The project site is bordered by existing residential development and two major streets.
3. That the site is physically suitable for the proposed tentative subdivision map. The River Run 2022 Tentative Subdivision Map No. 5592 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site and the future development of vacant parcels located to the south of the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project’s density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the River Run 2022 Tentative Subdivision Map No. 5592, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 36.5-acre project site, which is the site of the proposed 160-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”

5. That the proposed River Run 2022 Tentative Subdivision Map No. 5592, the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 160-lot subdivision is designed to comply with the City's Engineering Improvement Standards. The development of the site with a 160-lot single-family residential subdivision would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, and frontage street improvements along St. Johns Parkway.
6. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2022-36, is hereby adopted. Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

### **RECOMMENDED CONDITIONS**

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2022-003, incorporated herein by reference.
2. That the River Run 2022 Tentative Subdivision Map No. 5592 be prepared in substantial compliance with the subdivision map in Exhibit "A".
3. That all lots that are a minimum of 5,000 square feet in area shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.
4. That all lots that are less than 5,000 square feet in area shall comply with the R-1-5 zoning district standards contained as part of Visalia Municipal Code Section 17.12.135.
5. That the block walls located within the Landscape and Lighting District lots shall transition to three-foot height within the 15-foot front yard setback areas of the adjoining residential identified as Lots 1, 81, 82, 98, and 98 of the River Run 2022 Tentative Subdivision Map No. 5592 (Exhibit "A").
6. That if, prior to development of the subdivision, the determination of water availability letter lapses, then the applicant/developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

### **APPEAL INFORMATION**

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

**Attachments:**

- Related Plans and Policies
- Resolution No. 2022-22 – River Run 2022 Tentative Subdivision Map No. 5592
- Exhibit "A" – Visalia 35 Tentative Subdivision Map No. 5592
- Exhibit "B" – Project Narrative
- Exhibit "C" – Small Lot Plans and Elevation Variations
- Initial Study / Negative Declaration No. 2022-36
- Site Plan Review Item No. 2022-003 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## RELATED PLANS AND POLICIES

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

**General Plan Land Use Policies:**

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

**Zoning Ordinance Chapter for R-1 Zone**

### Chapter 17.12

#### R-1 SINGLE-FAMILY RESIDENTIAL ZONE

**17.12.010 Purpose and intent.**

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

**17.12.015 Applicability.**

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

**17.12.020 Permitted uses.**

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

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

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

**17.12.030 Accessory uses.**

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

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

**17.12.040 Conditional uses.**

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

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

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

**17.12.050 Site area.**

The minimum site area shall be as follows:

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

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

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

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

**17.12.060 One dwelling unit per site.**

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



**17.12.070 Replacement and expansion of legally existing multiple family units.**

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

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

**17.12.080 Front yard.**

A. The minimum front yard shall be as follows:

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

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

**17.12.090 Side yards.**

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

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

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

#### **17.12.100 Rear yard.**

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

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

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

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

#### **17.12.110 Height of structures.**

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

#### **17.12.120 Off-street parking.**

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

#### **17.12.130 Fences, walls and hedges.**

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

## RESOLUTION NO 2022-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VISALIA 35 TENTATIVE SUBDIVISION MAP NO. 5593, A REQUEST TO SUBDIVIDE 36.5 ACRES INTO 160 LOTS FOR RESIDENTIAL USE AND FOUR LETTERED LOTS FOR PARKWAY, BLOCK WALLS, AND LANDSCAPING, LOCATED IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF EAST ST. JOHNS PARKWAY BETWEEN NORTH MCAULIFF STREET AND NORTH RIVER RUN STREET. (ADDRESS: NOT YET ASSIGNED) (APNS: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, AND 103-020-070)

**WHEREAS**, River Run 2022 Tentative Subdivision Map No. 5592 is a request to subdivide 36.5 acres into 160 lots for residential use and four lettered lots for parkway, block walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on September 26, 2022; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the River Run 2022 Tentative Subdivision Map No. 5592 in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project; and

**WHEREAS**, the Planning Commission finds that Initial Study No. 2022-36 has identified the proposed project has no new effects that could occur that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission hereby adopts Negative Declaration No. 2022-36 for River Run 2022 Tentative Subdivision Map No. 5592 that was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed location and layout of the River Run 2022 Tentative Subdivision Map No. 5592, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 36.5-acre project site, which is the site of the proposed 160-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed River Run 2022 Tentative Subdivision Map No. 5592, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses. The project site is bordered by existing residential development and two major streets.
3. That the site is physically suitable for the proposed tentative subdivision map. The River Run 2022 Tentative Subdivision Map No. 5592 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site and the future development of vacant parcels located to the south of the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project’s density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the River Run 2022 Tentative Subdivision Map No. 5592, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 36.5-acre project site, which is the site of the proposed 160-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “*ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.*”
5. That the proposed River Run 2022 Tentative Subdivision Map No. 5592, the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 160-lot subdivision is designed to comply with the City’s Engineering Improvement Standards. The development of the site with a 160-lot single-family residential subdivision would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, and frontage street improvements along St. Johns Parkway.
6. That an Initial Study was prepared for this project, consistent with CEQA, which

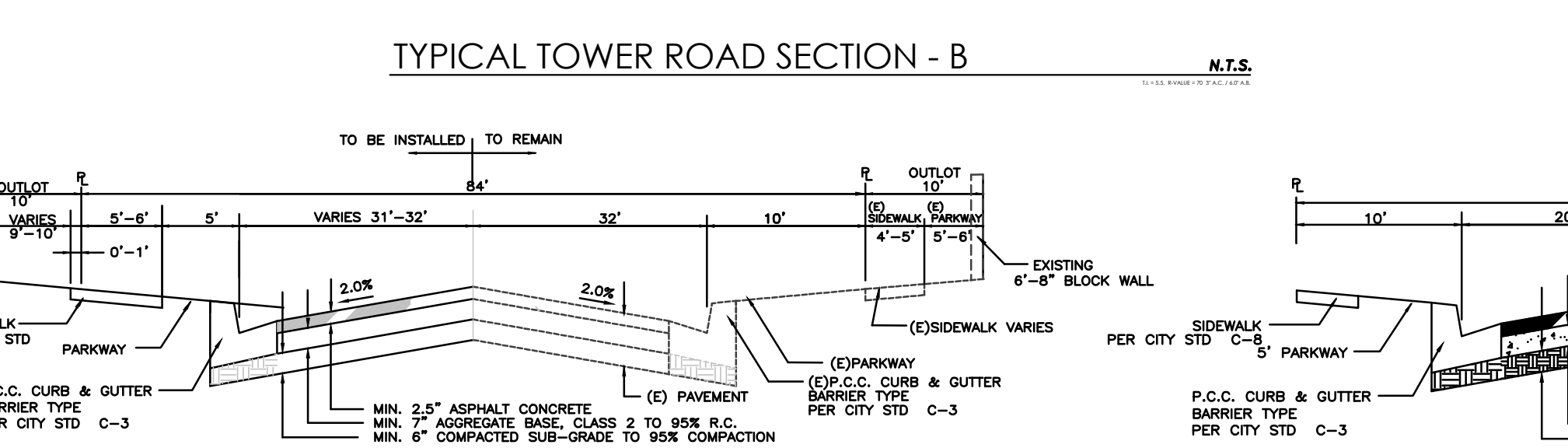
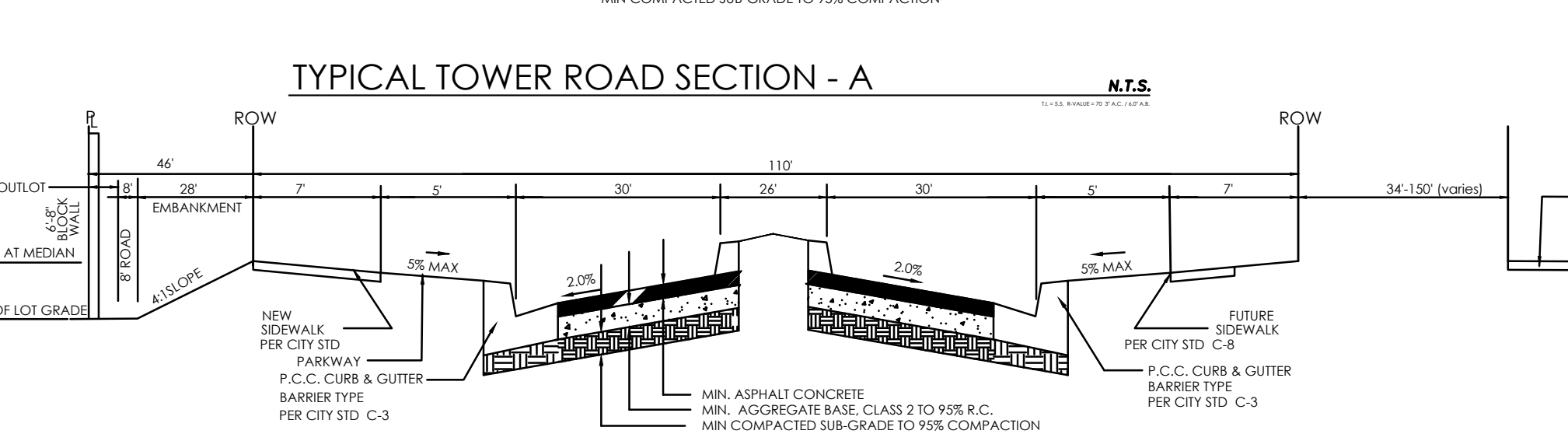
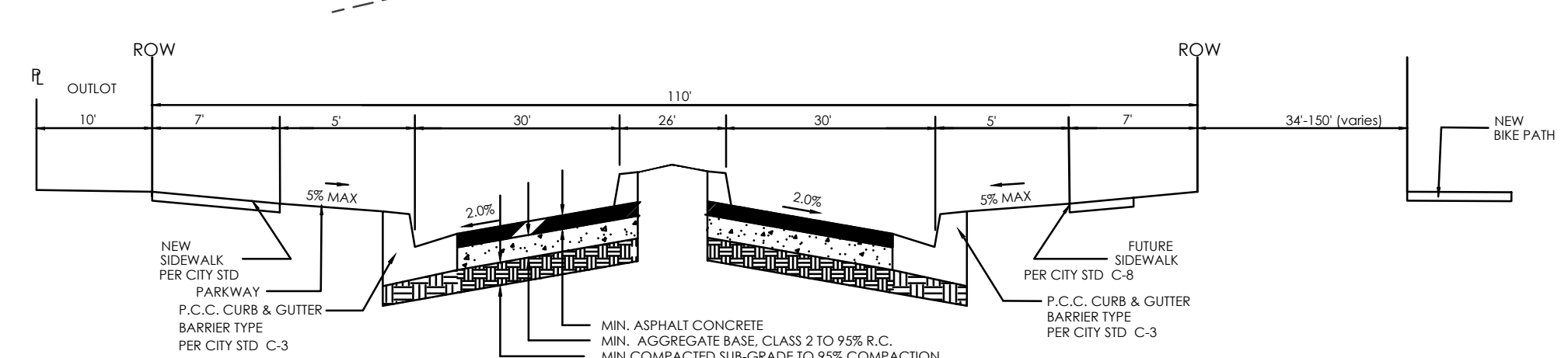
disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2022-36, is hereby adopted. Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative subdivision map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.030 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2022-003, incorporated herein by reference.
2. That the River Run 2022 Tentative Subdivision Map No. 5592 be prepared in substantial compliance with the subdivision map in Exhibit "A".
3. That all lots that are a minimum of 5,000 square feet in area shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.
4. That all lots that are less than 5,000 square feet in area shall comply with the R-1-5 zoning district standards contained as part of Visalia Municipal Code Section 17.12.135.
5. That the block walls located within the Landscape and Lighting District lots shall transition to three-foot height within the 15-foot front yard setback areas of the adjoining residential identified as Lots 1, 81, 82, 98, and 98 of the River Run 2022 Tentative Subdivision Map No. 5592 (Exhibit "A").
6. That if, prior to development of the subdivision, the determination of water availability letter lapses, then the applicant/developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

# EXHIBIT "A"

# ST. JOHN'S RIVER



## TENTATIVE SUBDIVISION MAP FOR RIVER RUN 2022

VISALIA CALIFORNIA

**OWNER**  
DORIS DYT

**DEVELOPER**

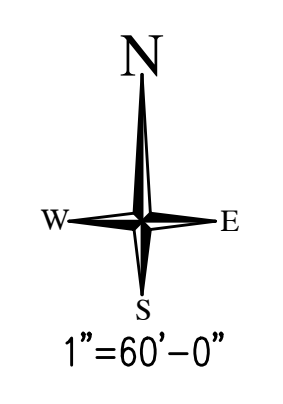
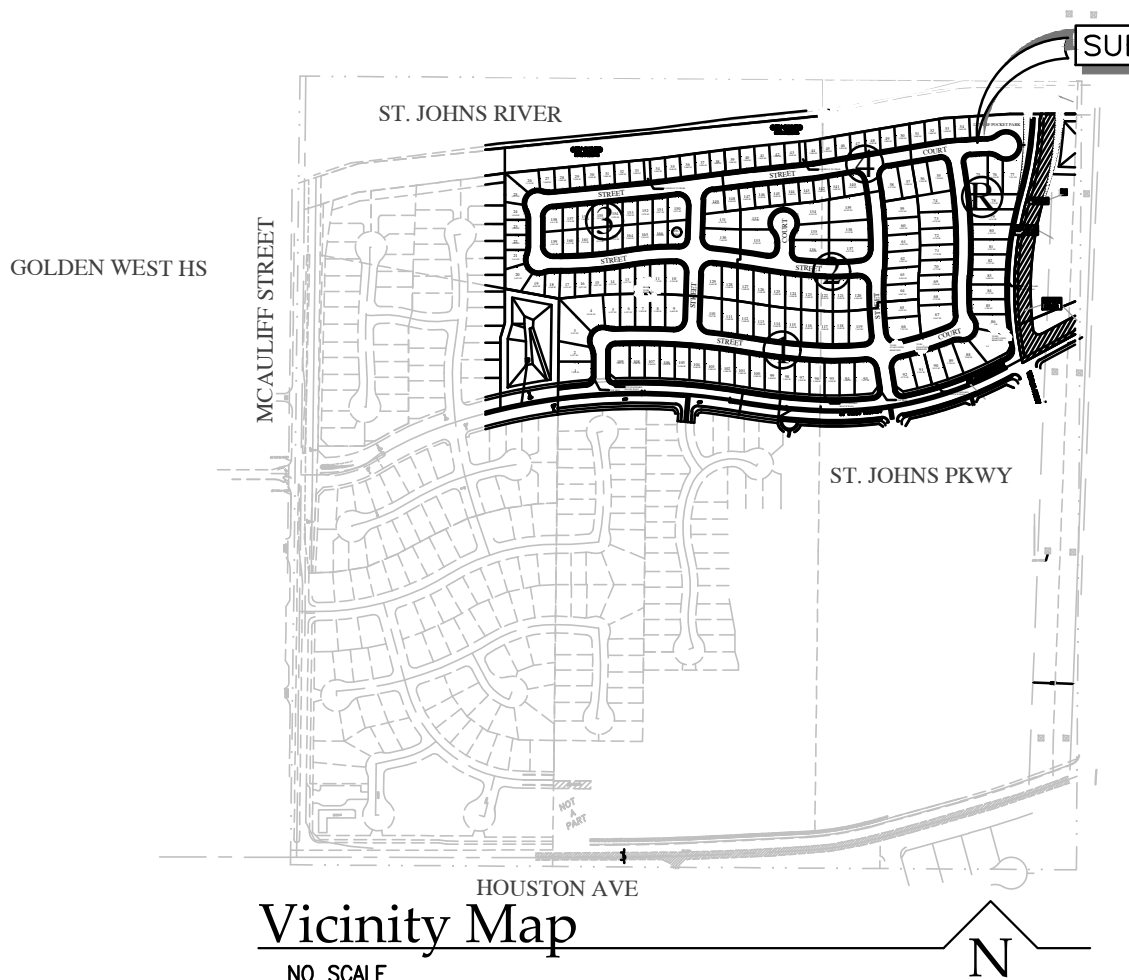
QUEST EQUITY LLC  
GREG NUNLEY (559)799-6993  
1878 N MOONEY BLVD SUITE J  
TULARE, CA 93274

### PROJECT INFO

NORTH EAST OF MCAULIFF STREET AND ST. JOHNS PARKWAY  
APN: 103-020-051, 103-020-052, 103-020-057,  
103-020-064, 103-020-070  
TOTAL AREA: 33.02 AC  
EXIST. USE: AGRICULTURE  
PROPOSED USE: RESIDENTIAL  
FLOOD ZONE: X AND AE  
TOTAL LOTS: 160 (56 LOTS UNDER 5,000SF/104 LOTS OVER 5,000 SF)  
LOT AREA: 3,500 MIN/ 10,956 MAX  
ZONING: R-1  
DENSITY: 4.84 UNITS/AC

### PHASED LOTS

PHASE 1-40 LOTS  
PHASE 2-52 LOTS  
PHASE 3-29 LOTS  
PHASE 4-21 LOTS  
PHASE 5-18 LOTS  
TOTAL LOTS - 160 LOTS



REVISIONS	DATE	BY
1		
2		
3		
4		

**A.W. ENGINEERING**  
VISALIA, CA 93274  
(559) 713-6139  
724 N. BEN MADDOX WAY SUITE A  
overengineering@awengr.com

TENTATIVE SUBDIVISION MAP FOR  
**RIVER RUN 2022**  
VISALIA CALIFORNIA

SHEET  
**SITE**  
JOB NUMBER:

# EXHIBIT “B”



# Quest Equity LLC

To: Josh Dan  
From: Darlene Mata  
CC: Greg Nunley, Paul Bernal  
Date: July 13, 2022  
Re: River Run Tentative Subdivision Map

---

Josh,

Thank you for the meeting to discuss the processing of the River Run Tentative Subdivision Map. Attached to this email is a revised tentative map to reflect the City's comments, as well as new copies of the elevations and floor plans calling out materials and dimensions for the porch areas.

Below you will find the breakdown of the small lots, and the breakdown for required open space, which we meet within the project per the City Municipal Code.

<b>River Run Tentative Subdivision Map</b>	
<b>Lot Mix</b>	
Total Lots	160
Lots Less than 5,000 square feet	72
Percent of lots less than 5,000 square feet	45%
<b>Open Space</b>	
Open Space Required (250 square feet per lot less than 5,000)	18,000 square feet
Open Space Provided	14,483 square feet
<b>Small Lot Setbacks</b>	
Front	12 feet to Living, 20 feet to garage
Side	5 feet
Street Side	10 feet
Rear	15 feet

The design of the subdivision was based on several factors, which were all somewhat limiting. Based on the City's comments, the subdivision was opened up partially to the St. John's area, but does partially continue the layout of the subdivision to the west, which has lots side on or back on the St. John's trail area. See aerial below. The result is the most northerly street within the development is just over fifty percent open to the St. John's trail area. Within that opening is an area of open space that will be maintained by a landscape and lighting district. The open space would be designed to accommodate

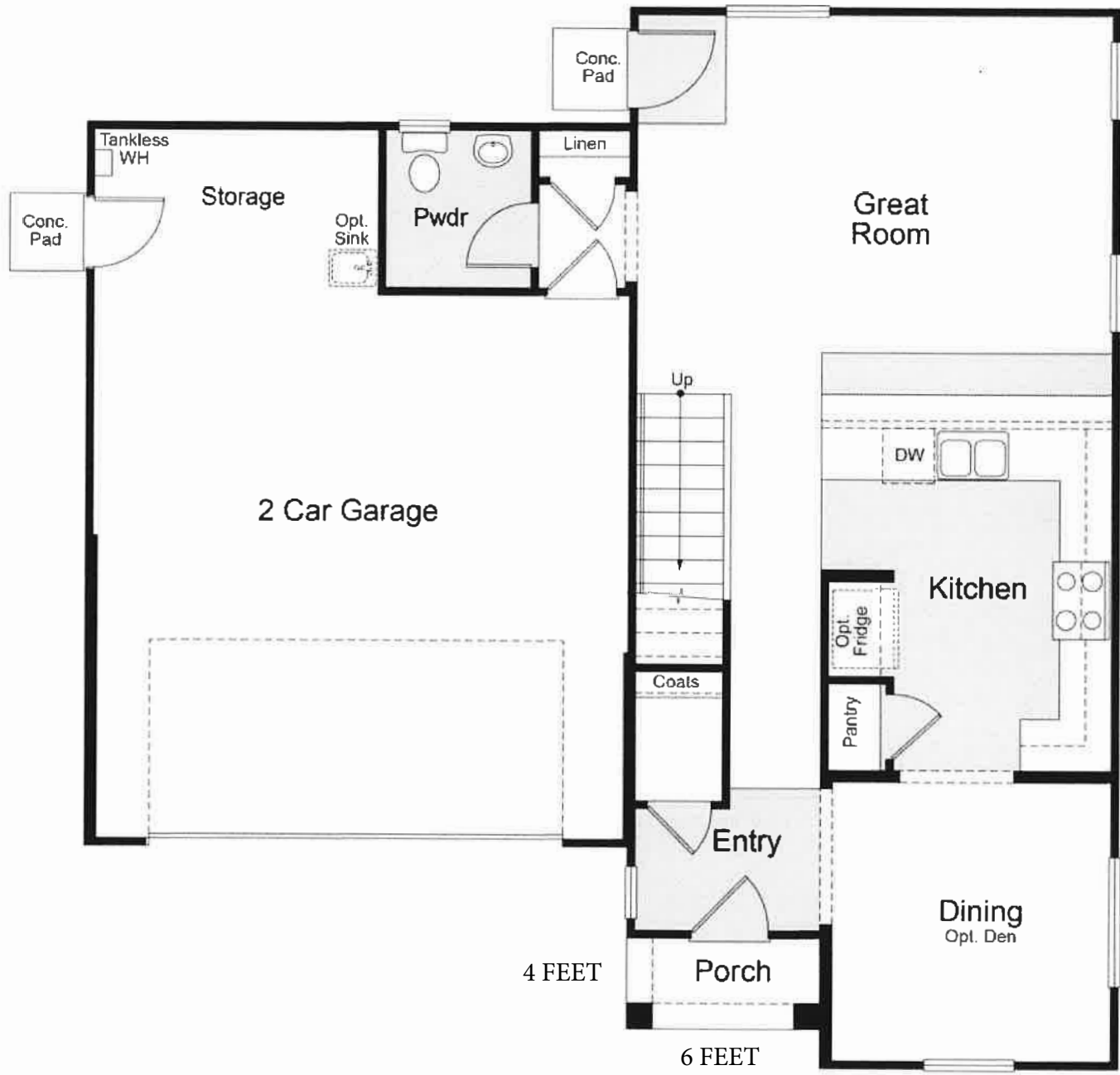
bike and pedestrian access to the trails along the St. John's, but limit the ability of vehicle traffic. The open space area can also be used for the planting of Oak Trees to mitigate the loss of Oak Trees within the proposed subdivision and the future Tower Road right of way. The final design of the open space will be coordinated with City staff.



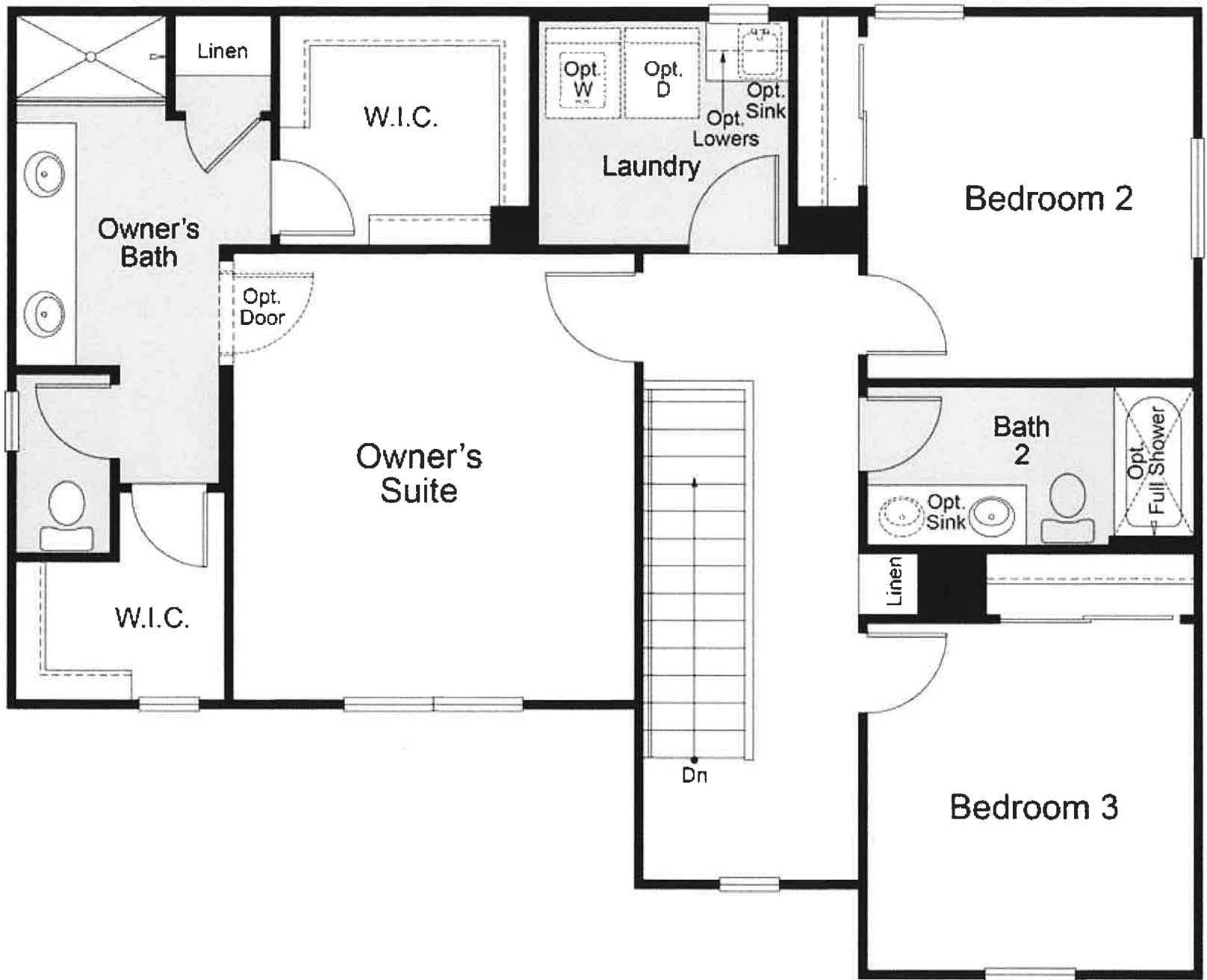
The design of the subdivision was further limited by the location of the two streets that were necessary to provide two access points to the subdivision and the streets that already exist to the south and the future Tower Road alignment to the east. The two access points cannot be moved if we are to meet the City requirements

The resulting subdivision is a mix of lot sizes, with small lots located in several areas of the development.

# EXHIBIT “C”



FIRST FLOOR



SECOND FLOOR



ASPHALT SHINGLES

COLORED STUCCO

ASPHALT SHINGLES

COLORED STUCCO



**Ballad 1,853 sf**

ASPHALT SHINGLES



COLORED STUCCO



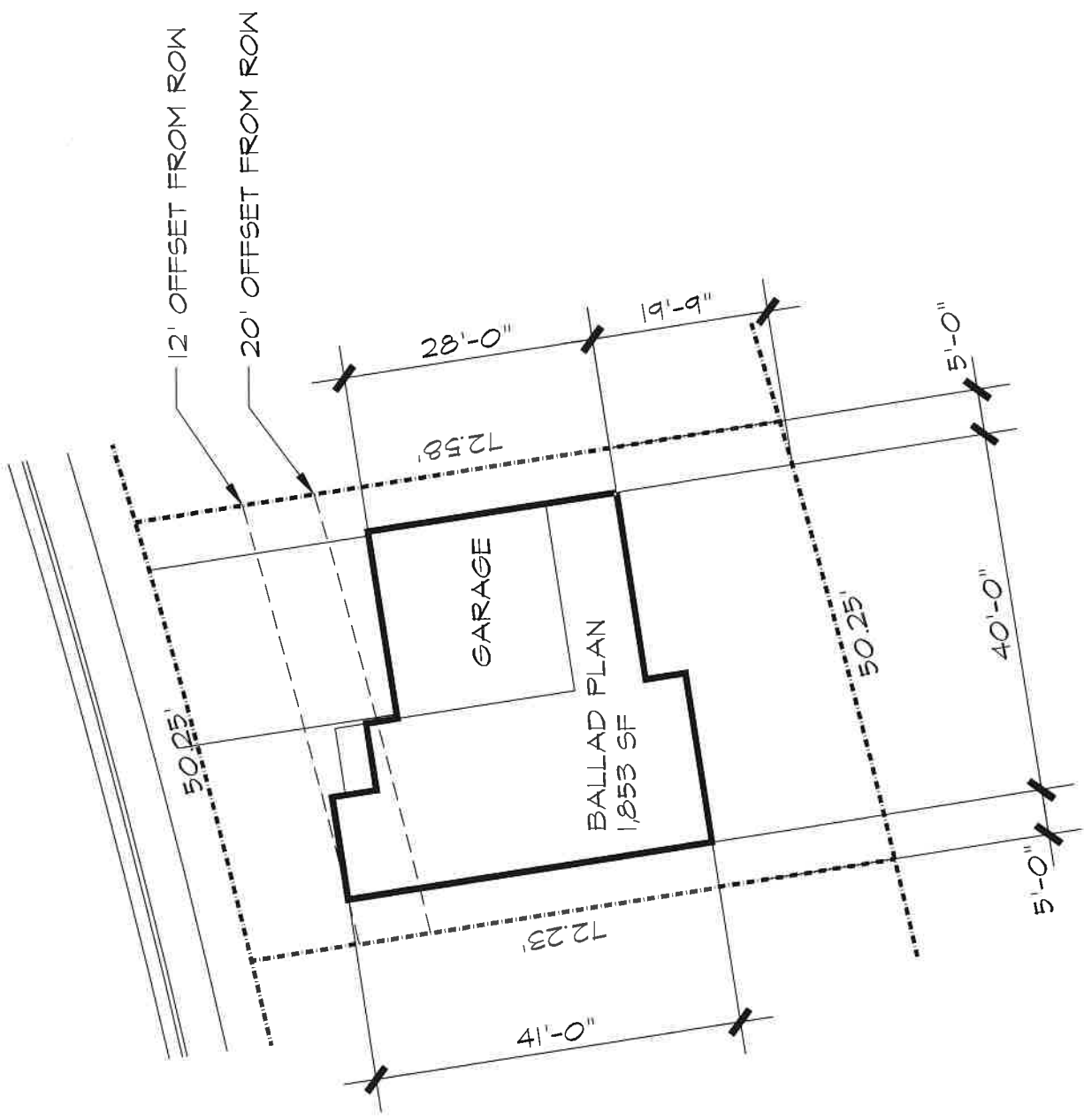


ASPHALT SHINGLES



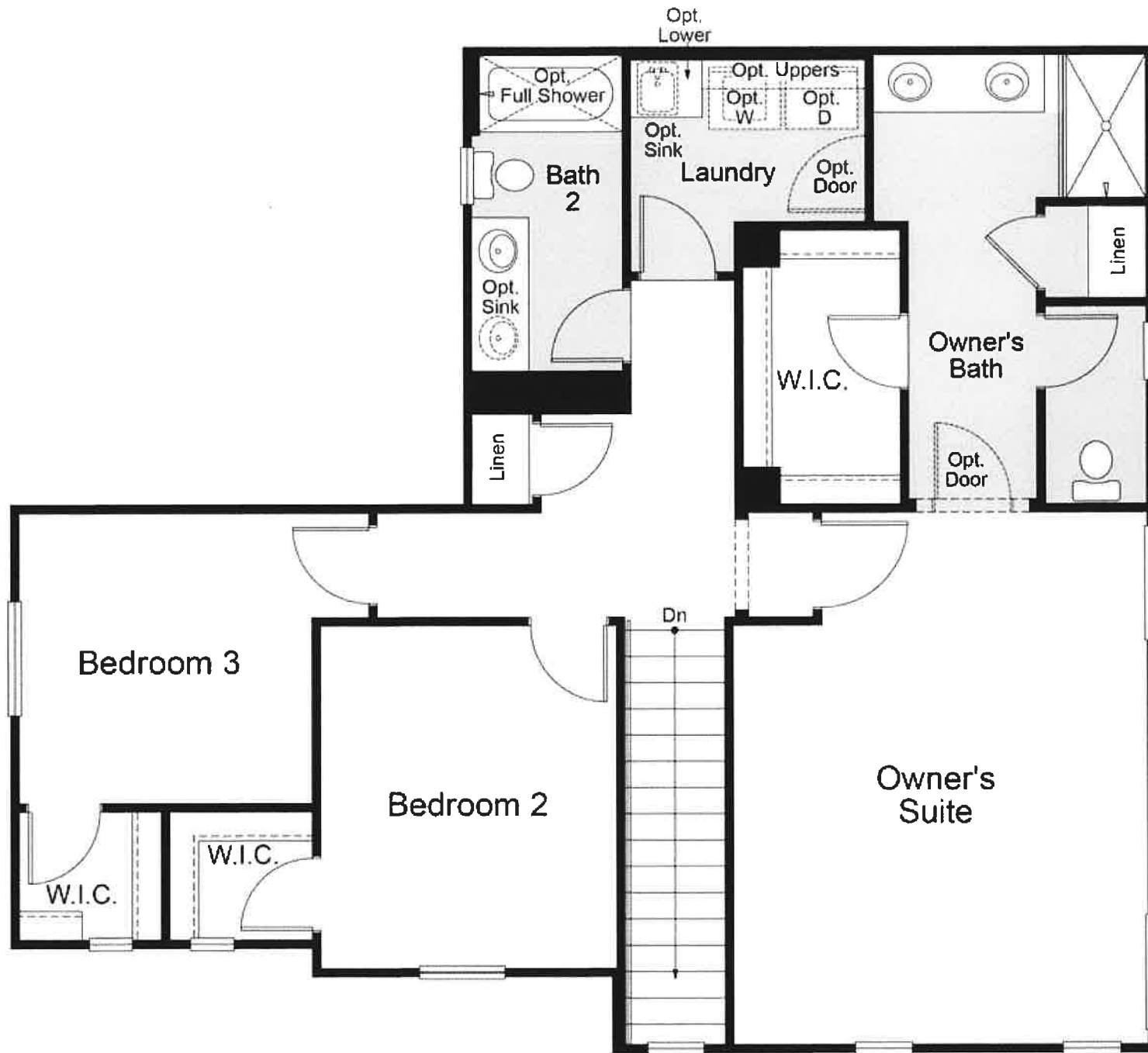
■ COLORED STUCCO

# LOT 140





FIRST FLOOR



SECOND FLOOR

ASPHALT  
SHINGLES

WOOD SIDING



ASPHALT  
SHINGLES

WOOD SIDING



ASPHALT  
SHINGLES

WOOD SIDING



ASPHALT  
SHINGLES

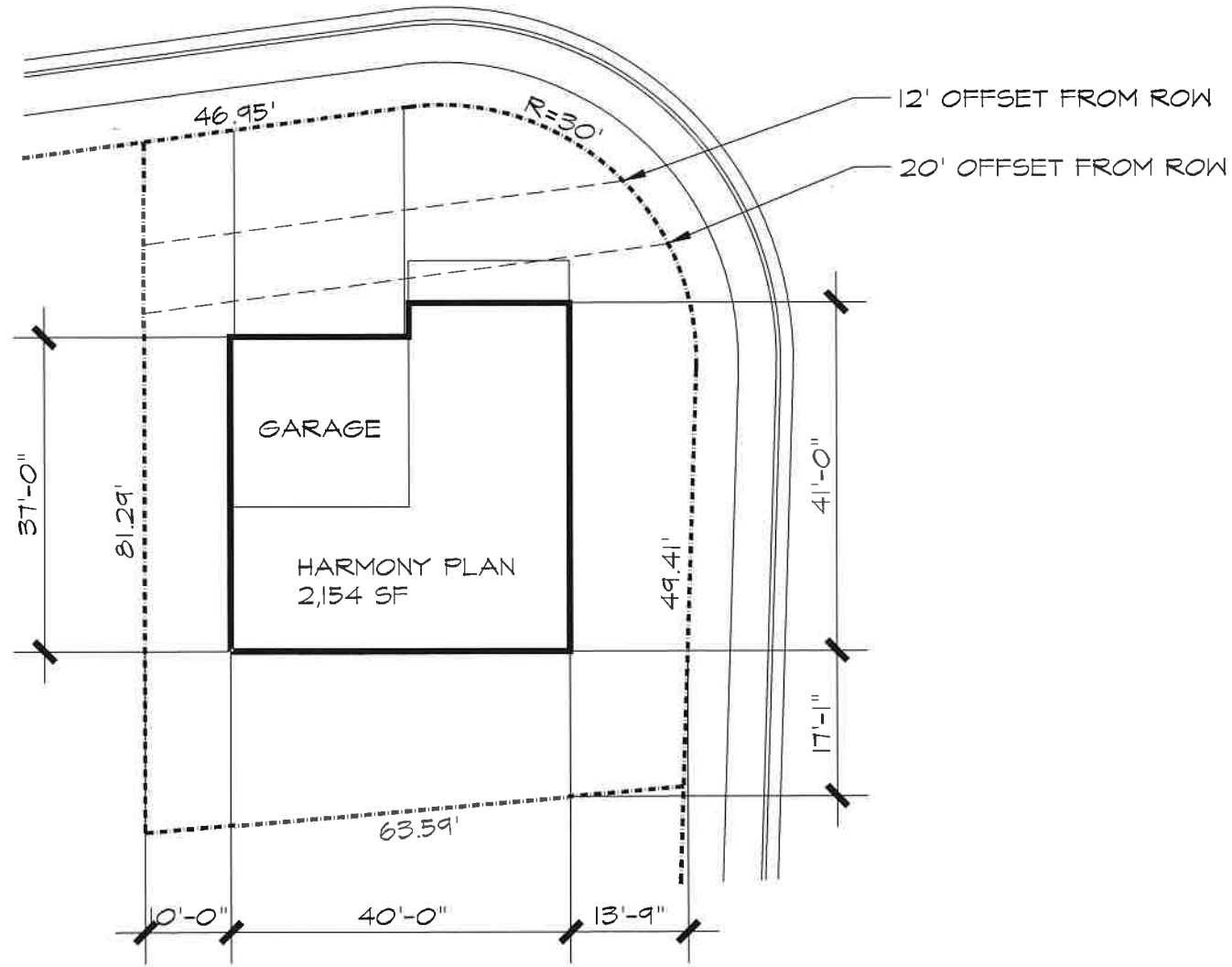
WOOD  
SIDING

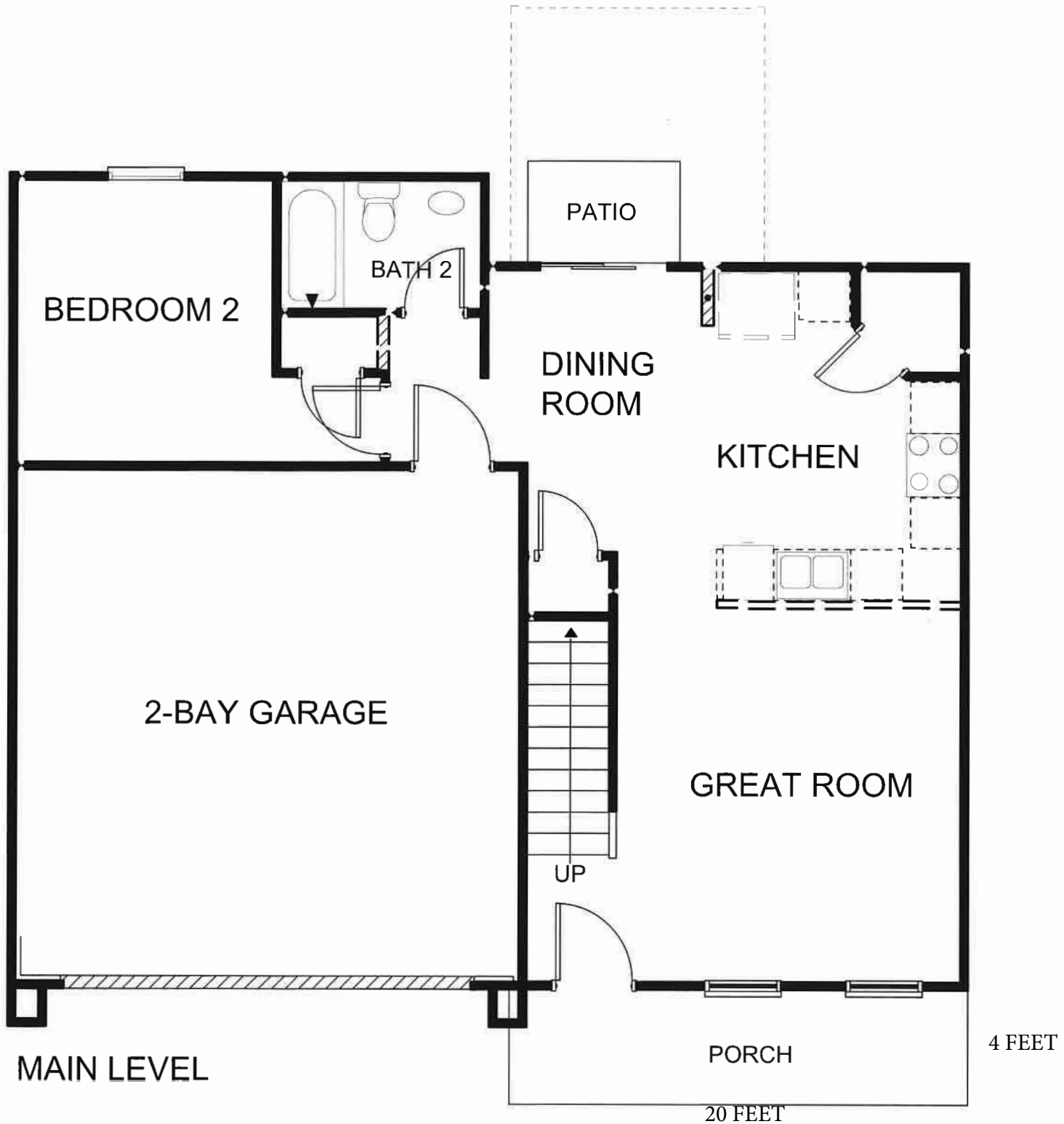
BRICK SIDING





# LOT 143







**UPPER LEVEL**



ASPHALT SHINGLES

WOOD SIDING

COLORED STUCCO



ASPHALT SHINGLES

WOOD SIDING

COLORED STUCCO

WOOD SIDING



ASPHALT SHINGLES



COLORED STUCCO

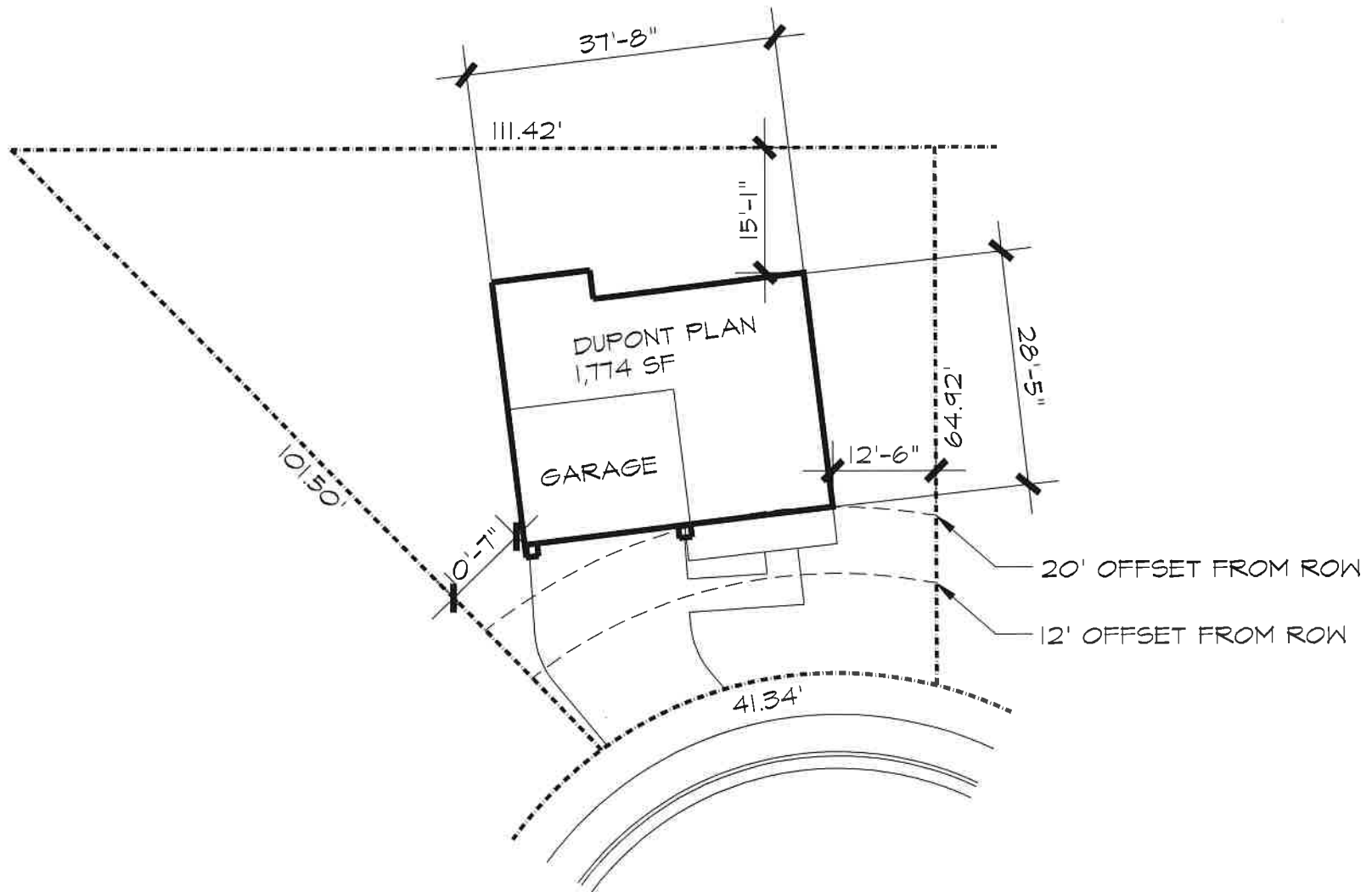




ASPHALT  
SHINGLES

COLORED STUCCO

# LOT 26





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

**NOTICE OF A PROPOSED  
INITIAL STUDY AND NEGATIVE DECLARATION**

Project Title: River Run 2022 Tentative Subdivision Map No. 5592

Project Description: **River Run 2022 Tentative Subdivision Map No. 5592:** A request to subdivide 36.5 acres into 160 lots for residential use and three lettered lots for parkway, block walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070).

The development of the property, if approved, will create additional housing units in the northeast quadrant of Visalia. The tentative subdivision map will be developed at a density of 4.38 dwelling units to the acre which is consistent with the 2 to 10 dwelling units per acre for the Residential Low Density land use designation as defined per Table 2-3 "*Density and Intensity Standards by Land Use Classification*" of the General Plan.

Project Location: The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070).

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

Phone: 559-713-4003

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on September 26, 2022, at 7:00 p.m. in the Visalia City Hall Council Chambers, located at 707 W. Acequia Avenue, Visalia, California.

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

Reasons for Negative Declaration: Initial Study No. 2022-36 has not identified any significant, adverse environmental impacts that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA and online at:

[https://www.visalia.city/depts/community\\_development/planning/ceqa\\_environmental\\_review.asp](https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp)

Comments on this proposed Negative Declaration will be accepted from September 1, 2022, to September 21, 2022.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Brandon Smith, AICP  
Environmental Coordinator  
City of Visalia

## NEGATIVE DECLARATION

**Project Title:** River Run 2022 Tentative Subdivision Map No. 5592

**Project Description: River Run 2022 Tentative Subdivision Map No. 5592:** A request to subdivide 36.5 acres into 160 lots for residential use and three lettered lots for parkway, walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070).

The development of the property, if approved, will create additional housing units in the northeast quadrant of Visalia. The tentative subdivision map will be developed at a density of 4.38 dwelling units to the acre which is consistent with the 2 to 10 dwelling units per acre for the Residential Low Density land use designation as defined per Table 2-3 “*Density and Intensity Standards by Land Use Classification*” of the General Plan.

**Project Location:** The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070).

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

**Attachments:**

- Initial Study
- Environmental Checklist
- Phase I Cultural Resources Assessment
- Maps

**DECLARATION OF NO SIGNIFICANT EFFECT:**

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

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

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

APPROVED  
Brandon Smith, AICP  
Environmental Coordinator

By: \_\_\_\_\_

Date Approved: \_\_\_\_\_

Review Period: 20 days

## INITIAL STUDY

### I. GENERAL

**A. Description of the Project: River Run 2022 Tentative Subdivision Map No. 5592:** A request to subdivide 36.5 acres into 160 lots for residential use and three lettered lots for parkway, walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070).

The development of the property, if approved, will create additional housing units in the northeast quadrant of Visalia. The tentative subdivision map will be developed at a density of 4.38 dwelling units to the acre which is consistent with the 2 to 10 dwelling units per acre for the Residential Low Density land use designation as defined per Table 2-3 “*Density and Intensity Standards by Land Use Classification*” of the General Plan.

**B. Identification of the Environmental Setting:** The site is currently vacant and has been fallow for the past 20 years. The project site abuts the St. Johns River and trail to the north with existing residential uses to the west and south. It is bounded on its south side by East St. Johns Parkway, an existing two-lane street identified by the Visalia Circulation Element as a Minor Collector roadway. The map also delineates the future alignment of North Tower Road (Road 148), the installation of which will not be a part of the subdivision.

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

	<b>General Plan Land Use Designation</b>	<b>Zoning District</b>	<b>Surrounding uses</b>
North:	Open Space	O-S (Open Space)	St. Johns River & multi-modal trail
South:	Residential Low Density	R-1-5 (Single-family residential, 5,000 sq. ft. min. site area)	River Run Ranch Phase 3 and Phase 5 residential subdivision
East:	Residential Low Density	AE-20 (unincorporated county lands)	Vacant fields, row crops
West:	Residential Low Density	R-1-5 (Single-family residential, 5,000 sq. ft. min. site area)	Stormwater Basin, River Run Ranch Phase 3 residential subdivision

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

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

### II. ENVIRONMENTAL IMPACTS

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

### III. MITIGATION MEASURES

There are no mitigation measures for this project.

#### **IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS**

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

#### **V. SUPPORTING DOCUMENTATION**

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

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Tulare County Important Farmland 2014 Map. California Department of Conservation, 2016.
- 2020 Urban Water Management Plan, Visalia District. California Water Service Company, June 2021.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.

#### **VI. NAME OF PERSON WHO PREPARED INITIAL STUDY**

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Josh Dan  
Associate Planner

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Brandon Smith, AICP  
Environmental Coordinator

**INITIAL STUDY  
 ENVIRONMENTAL CHECKLIST**

<b>Name of Proposal</b>	River Run 2022 Tentative Subdivision Map No. 5592		
<b>NAME OF PROPONENT:</b>	Greg Nunley / Quest Equity LLC	<b>NAME OF AGENT:</b>	Greg Nunley / Quest Equity LLC
<b>Address of Proponent:</b>	1878 N. Mooney Blvd., Suite J, Tulare, CA 93274	<b>Address of Agent:</b>	1878 N. Mooney Blvd., Suite J, Tulare, CA 93274
<b>Telephone Number:</b>	559-799-6993	<b>Telephone Number:</b>	559-799-6993
<b>Date of Review</b>	08/22/2022	<b>Lead Agency:</b>	City of Visalia

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

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

**I. AESTHETICS**

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

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

**II. AGRICULTURAL RESOURCES**

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

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

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

**III. AIR QUALITY**

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

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

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

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

#### V. CULTURAL RESOURCES

Would the project:

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

#### VI. ENERGY

Would the project:

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

#### VII. GEOLOGY AND SOILS

Would the project:

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

#### VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

#### IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

#### X. HYDROLOGY AND WATER QUALITY

Would the project:

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

#### XI. LAND USE AND PLANNING

Would the project:

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

#### XII. MINERAL RESOURCES

Would the project:

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

### XIII. NOISE

Would the project result in:

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

### XIV. POPULATION AND HOUSING

Would the project:

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

### XV. PUBLIC SERVICES

Would the project:

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

### XVI. RECREATION

Would the project:

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

### XVII. TRANSPORTATION / TRAFFIC

Would the project:

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

### XVIII. TRIBAL CULTURAL RESOURCES

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

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

### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

### XX. WILDFIRE

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

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



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

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

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

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

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

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

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

## DISCUSSION OF ENVIRONMENTAL EVALUATION

### I. AESTHETICS

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

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

- b. There are no scenic resources on the site.
- c. The proposed project abuts the St. Johns River and trail and provides over 751 linear feet of access area along the river's levee berm and trail. The project includes residential development that will be aesthetically consistent with surrounding development and with General Plan policies. Furthermore, the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will create new sources of light that are typical of residential development. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties.

### II. AGRICULTURAL RESOURCES

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

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

The project will be consistent with Policy LU-P-34. The conversion of the site from an agricultural use to urban

development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

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

- b. The project site is not zoned for agricultural use. All agricultural related uses have ceased on the property. The project is bordered by urban development or non-producing vacant land on all sides. There are no known Williamson Act contracts on any properties within the project area.
- c. There is no forest land or timberland currently located on the site, nor does the site conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timber land currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

### III. AIR QUALITY

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

accommodating a certain amount of growth to occur within the Planning Area.

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

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

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

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

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

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

#### **IV. BIOLOGICAL RESOURCES**

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

In addition, staff had conducted an on-site visit to the site on August 20, 2022 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report

(EIR). The EIR concluded that certain special-status species or their habitats may be directly or indirectly affected by future development within the General Plan Planning Area. This may be through the removal of or disturbance to habitat. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-1 of the EIR, that together work to reduce the potential for impacts on special-status species likely to occur in the Planning Area. With implementation of these policies, impacts on special-status species will be less than significant.

- b. The project is not located within an identified sensitive riparian habitat or other natural community. The north side of the project is located adjacent to the St. John's River, which is a major surface water resource in the area. The project incorporates a minimum 100-foot riparian habitat development setback from the south levee's landside outside-bottom tow, consistent with General Plan Policy OSC-P-22. The riparian area is owned by the City of Visalia for landscaping and public trails. No residential development will occur within this riparian setback.

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

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

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

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

- e. The project will not conflict with any local policies or

ordinances protecting biological resources. The City has a municipal ordinance in place to protect valley oak trees and the applicant has coordinated with the Urban Forestry Division of the City to determine the health of the four trees currently located within the project area. The Urban Forestry Division's analysis of the trees found each to be in either a morbid state or a state of decline and have approved their removal.

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

#### **V. CULTURAL RESOURCES**

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. A Phase I Cultural Resource Assessment was prepared by Taylored Archaeology for the proposed project and the purpose of the assessment was to identify potential cultural resources within the project boundary. The study determined and further summarized the following:

The SSJVIC reported that one previous cultural resource investigation was conducted within the project area and two cultural resources were recorded which included a historic-era transmission line (P-54-004832) and the Wutchumna Ditch/PL-09 (P-54-004875). Five previous cultural resource investigations were conducted within a 0.5-mile radius of the Project area and three cultural resources were recorded within a 0.5-mile radius of the Project area.

The NAHC stated a search of its Sacred Lands File was negative. Additionally, local tribes were previously contacted by the City of Visalia under AB 52. An intensive pedestrian survey of the project site was conducted, and no prehistoric resources were observed on the ground surface. However, an isolated and substantially degraded segment of the Wutchumna Ditch was identified and recorded on DPR forms but was not formally evaluated for significance and eligibility for listing in the National Register of Historic Places or California Register of Historical Resources.

Taylored Archaeology recommends the following:

In the event that previously unidentified archaeological remains are encountered during development or ground-moving activities in the Project area, all work should be halted until a qualified archaeologist can identify the discovery and assess its significance.

If human remains are uncovered during construction, the Tulare County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and PRC 5097.98 require that the coroner

notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will be afforded an opportunity to make recommendations regarding the treatment and disposition of the remains.

#### **VI. ENERGY**

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

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

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

#### **VII. GEOLOGY AND SOILS**

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative wastewater disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.
- f. There are no known unique paleontological resources or geologic features located within the project area. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

### VIII. GREENHOUSE GAS EMISSIONS

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

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

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

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

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

### IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There is one school located within a quarter mile of the project site. The school is located 718-feet west of the project site (Golden West High School). Notwithstanding, there is no reasonably foreseeable condition or incident involving the project that could affect the site.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. Tulare County's adopted Comprehensive Airport Land Use Plan shows the project area is located outside of all Airport Safety Hazard Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

The project area is not located within two miles of a public airport.

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

### X. HYDROLOGY AND WATER QUALITY

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

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

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

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

- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project will be served by a water main for domestic, irrigation, and fire protection use. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. The project will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conversation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.
- c.
  - i. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
  - ii. Development of the site will create additional impervious surfaces. However, existing and planned

improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

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

- iii. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

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

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

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

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

**XI. LAND USE AND PLANNING**

- a. The project will not physically divide an established community. The proposed project is to be developed on land designated for residential development. The project site is surrounded on two sides by urban development and is bordered by one roadway.
- b. The 36.5-acre development will place single-family

residential homes within the City of Visalia's Tier I Urban Development Boundary as implemented by the City General Plan. Development of lands in Tier I may occur at any time.

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

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

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

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

**XII. MINERAL RESOURCES**

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

**XIII. NOISE**

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

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

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

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

**XIV. POPULATION AND HOUSING**

- a. The project will not directly induce substantial unplanned population growth that is in excess of that planned in the General Plan.
- b. Development of the site will not displace any housing or people on the site. The area being developed is currently vacant land.

**XV. PUBLIC SERVICES**

- a.
  - i. Current fire protection facilities are located at the Visalia Station 56, located approximately 2.2-miles south of the property, and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - iii. The project will generate additional dwelling units, for which existing schools in the area may accommodate.
  - iv. Current park facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - v. Other public facilities can adequately serve the site without a need for alteration.

**XVI. RECREATION**

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

The Visalia General Plan contains multiple policies, identified under Impact 3.9-7 of the EIR, that together work to address the quality and management of recreational facilities and the development of new recreational facilities with progressive growth of the City.

With implementation of these policies and the existing City standards, impacts will be less than significant.

**XVII. TRANSPORTATION AND TRAFFIC**

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

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

For the metric measuring VMT per capita, a map of the City of Visalia, produced by Tulare County Association of Governments (TCAG), provides areas with 84% or less average VMT per capita, or 16% below the regional average. In the subject site's TAZ, the current average VMT per capita for Tulare County is 11.9 miles, and the current average VMT per capita for the subject parcel is 8.8 miles, more than 16% below the existing VMT per capita for Tulare County. Based on this determination, it is presumed that the project will have a less than significant transportation impact.

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

**XVIII. TRIBAL CULTURAL RESOURCES**

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

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

Pre-consultations letters were sent to local tribes in accordance with AB 52, providing tribes a 20-day early review period. Staff did not receive correspondence in return from any of the tribes which were noticed. No responses were received. However, as required per the initial study, if human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

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

**XIX. UTILITIES AND SERVICE SYSTEMS**

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

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

- b. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- c. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.

- d. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- e. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

**XX. WILDFIRE**

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

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

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



## DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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

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Brandon Smith, AICP  
Environmental Coordinator

August 24, 2022  
Date



April 5, 2022

**Site Plan Review No. 2022-003-D:**

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

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 **March 09, 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.

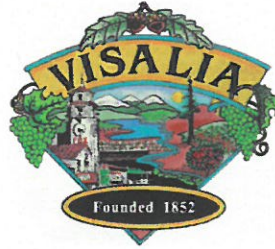
Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a faint, larger version of the same signature.

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE March 9, 2022  
SITE PLAN NO. 2022-003-D  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

**RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

- During site plan design/policy concerns were identified, schedule a meeting with
- Planning  Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

- |   |   |
|---|---|
| <input type="checkbox"/> CITY COUNCIL                   | <input type="checkbox"/> REDEVELOPMENT                      |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION                    |
| <input type="checkbox"/> CUP                            |   |
| <input type="checkbox"/> HISTORIC PRESERVATION          | <input checked="" type="checkbox"/> OTHER – Subdivision Map |

**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

Rafael Garcia, Planning Division (559) 713-4031

Date: March 9, 2022

SITE PLAN NO: 2022-003-D  
PROJECT: River Run 2022  
DESCRIPTION: NEW TSM 172 LOTS AND PARK/BASIN  
APPLICANT: QUEST EQUITY  
PROP. OWNER: DYT DORIS  
LOCATION: 4000 E. ST. JOHNS PKWY.  
APN: 103-020-051, -052, -057, -064, & -070  
GENERAL PLAN: RLD (Residential Low Density)  
ZONING: R-1-5

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- CUP/ PUD (CUP/PUD not required if item No. 1 is addressed)
- Tentative Subdivision Map
- Initial Study / Negative Declaration
- Cultural Study
- Additional Information as Needed
- Meet with staff outside of SPR.

## **PROJECT SPECIFIC INFORMATION:** March 9, 2022

1. **Lots less than 5,000 square feet in lot area may be processed as a TSM only (i.e. no CUP required) if applicant complies with requirements and provides additional plans (floor plans and architectural elevations) as required by VMC Section 17.12.135. Additional plans must be provided and subdivision must comply with all requirements.**
2. **Provide an updated breakdown on the total number of lots proposed and the total number of lots that are proposed under 5,000 square feet in area.**
3. The proposal to develop a residential subdivision will require the applicant to file for the following:
  - a. Tentative Subdivision Map, including the following:
    - i. Phasing Plan and operational statement.
    - ii. Access to the trail system may be considered toward common open space requirement.
4. The proposal will require CEQA Initial Study and environmental determination (potentially a Negative Declaration).
  - a. Tribal consultation as required by AB 52 shall be conducted for the project.
  - b. Records searches with the Native American Heritage Commission and CHRIS survey shall be required.
  - c. Submittal of a Cultural Resource Study shall be required.
5. All lots shall be a minimum of 5,000 square feet in area with 40-foot frontages.
6. Lot widths shall be a minimum of 50 feet for all interior lots and 60 feet for all corner lots.
7. The applicant shall provide building footprints for all residences located on parcels with atypical lot dimensions.
8. A block wall with landscaping will be required along the easternly and southernly property frontage.
9. Traffic calming measures must be incorporated as per Traffic Engineering.
10. Meet all other Codes and Ordinances.

**PROJECT SPECIFIC INFORMATION:** February 2, 2022

1. Lots less than 5,000 square feet in lot area may be processed as a TSM only (i.e. no CUP required) if applicant complies with requirements and provides additional plans as required by VMC Section 17.12.135. Additional plans must be provided and subdivision must comply with all requirements.
2. It was determined that the alignment and labeling of roads on the exhibit are not consistent with the Circulation Element and future plans of roadways in the area. **The applicant is requested to meet with Engineering Division, CIP, and City Engineer regarding the alignment of Tower Rd. and Visalia Pkwy.**
3. The proposed back on lots are not supported by staff as it is in opposition of OSC-P-17 and the diagram provided on page 6-9 of the Open Space and Conservation Element of the General Plan.
  - a. The applicant is requested to redesign the lotting diagram to depict the northern most roadway along the St. Johns waterway and trail system instead of back on homes. **The walkway trails providing access to the waterway do not meet the intent of the general plan. Provide a linear dimension for the row of housing units backing up against the waterway and provide a linear dimension for the portion of the subdivision where the street is abutting up waterway along the northern part of the subdivision.**
4. The proposal to develop a residential subdivision will require the applicant to file for the following:
  - a. Tentative Subdivision Map, including the following:
    - i. Phasing Plan and operational statement.
    - ii. Detailed site plan with lot dimensions and street cross sections
    - iii. Access to the trail system may be considered toward common open space requirement.
5. The proposal will require CEQA Initial Study and environmental determination (potentially a Negative Declaration).
  - a. Tribal consultation as required by AB 52 shall be conducted for the project.
  - b. Records searches with the Native American Heritage Commission and CHRIS survey shall be required.
  - c. Submittal of a Cultural Resource Study shall be required.
6. All lots shall be a minimum of 5,000 square feet in area with 40-foot frontages.
7. Lot widths shall be a minimum of 50 feet for all interior lots and 60 feet for all corner lots.
8. The applicant shall provide building footprints for all residences located on parcels with atypical lot dimensions.
9. A block wall with landscaping will be required along the easternly and southernly property frontage.
10. Meet all other Codes and Ordinances.

**PROJECT SPECIFIC INFORMATION:** January 12, 2022

1. It was determined that the alignment and labeling of roads on the exhibit are not consistent with the Circulation Element and future plans of roadways in the area. The applicant is requested to meet with Engineering Division, CIP, and City Engineer regarding the alignment of Tower Rd. and Visalia Pkwy.
2. The proposed back on lots are not supported by staff as it is in opposition of OSC-P-17 and the diagram provided on page 6-9 of the Open Space and Conservation Element of the General Plan.
  - a. The applicant is requested to redesign the lotting diagram to depict the northernmost roadway along the St. Johns waterway and trail system instead of back on homes.
3. The proposal to develop a residential subdivision will require the applicant to file for the following:
  - a. Tentative Subdivision Map, including the following:
    - i. Phasing Plan and operational statement.
    - ii. Detailed site plan with lot dimensions and street cross sections
    - iii. Access to the trail system may be considered toward common open space requirement.
4. The proposal will require CEQA Initial Study and environmental determination (potentially a Negative Declaration).
  - a. Tribal consultation as required by AB 52 shall be conducted for the project.
  - b. Records searches with the Native American Heritage Commission and CHRIS survey shall be

required.

c. Submittal of a Cultural Resource Study shall be required.

5. All lots shall be a minimum of 5,000 square feet in area with 40-foot frontages.
6. Lot widths shall be a minimum of 50 feet for all interior lots and 60 feet for all corner lots.
7. The applicant shall provide building footprints for all residences located on parcels with atypical lot dimensions.
8. A block wall with landscaping will be required along the easternly and southernly property frontage.
9. Meet all other Codes and Ordinances.

**Note:**

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
2. Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

**Sections of the Municipal Code to review:**

**Title 16 Subdivisions**

**17.12 Single-Family Residential Zone**

**17.12.135 Lot area less than 5,000 square feet.**

**17.32.080 Maintenance of landscaped areas.**

**17.34 Off-street parking and loading facilities**

17.34.020(A)(1) Single-family dwelling

**17.36 Fences Walls and Hedges**

17.36.030 Single-family residential zones

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

Signature \_\_\_\_\_





**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

- Adrian Rubalcaba 713-4271
- Ather Razaq 713-4268
- Edelma Gonzalez 713-4364
- Jaklin Rowley 713-4369
- Luqman Ragabi 713-4362

ITEM NO: 2 DATE: MARCH 9, 2022

SITE PLAN NO.: 22-003 3<sup>RD</sup> RESUBMITTAL  
 PROJECT TITLE: RIVER RUN 2022  
 DESCRIPTION: NEW TSM 160 LOTS (R1-5/RM2)  
 APPLICANT: A.W. ENGINEERING  
 PROP. OWNER: DYT DORIS (TR) (REV TR)  
 LOCATION: ST JOHNS PKWY & TOWER ROAD  
 APN: 103-020-051, 052, 057, 070, 064

**SITE PLAN REVIEW COMMENTS**

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

- Show Valley Oak trees with drip lines and adjacent grade elevations.  Protect Valley Oak trees during construction in accordance with City requirements.  A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove.  Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application.  A pre-construction conference is required.
  - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
  - Relocate existing utility poles and/or facilities.
  - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
  - Provide "R" value tests: **1** each at **300' INTERVALS**
  - Traffic indexes per city standards: **REFER TO CITY P-25 STREET STANDARDS**
  - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications. **ST JOHNS PARKWAY, SEE ADDL COMMENTS REGARDING TOWER ROAD**
  - All lots shall have separate drive approaches constructed to City Standards.
  - Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL REVIEW.**
  - Install sidewalk: **VARIES** ft. wide, with **VARIES** ft. wide parkway on **REFER TO CITY STREET STDS**
  - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
  - Subject to existing Reimbursement Agreement to reimburse prior developer:
  - Abandon existing wells per City of Visalia Code. A building permit is required.
  - Remove existing irrigation lines & dispose off-site.  Remove existing leach fields and septic tanks.
  - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
  - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
  - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments    Resubmit with additional information    Redesign required

**Additional Comments:**

**1. Proposed subdivision will be required to complete St. John's Pkwy Street improvements to eastern limits of River Run St. intersection. Refer to City 84' collector design standards. Match existing curb alignment, parkway, sidewalk, and outlot layout to the west and transition to current city standard. Public improvements on St. John's Pkwy to include but may not be limited to sidewalk, parkway landscaping, streetlights, utility relocations, storm and sewer infrastructure, pavement, block walls, curb and gutter, curb returns, striping, and signage.**

**2. St. John's Pkwy Street improvements to the east of River Run St. intersection will be deferred at this time with exception to block wall, and landscaping setback lot and 8 ft wide maintenance access road connecting St. Johns Pkwy to St. John's River trail. Developer will be required to stub utilities as necessary and submit cash deposit in-lieu of the developer responsible improvements (sidewalk, street lights, curb & gutter, curb returns, parkway and 6-foot collector pavement section).**

**3. Tentative map indicates a phased layout. Typical improvements with phasing include temporary turnarounds, utility infrastructure, and street improvements - to be further determined by City Engineer.**

- 4. Tower Road improvement will be deferred at this time with the exception to block wall, landscaping setback lot, maintenance access road and earthwork (interim transitional grading up to the basin). Developer will be required to stub utilities as necessary and submit cash deposit in-lieu of the developer responsible improvements (sidewalk, street lights, curb & gutter, curb returns, parkway and 6-foot arterial pavement section).**
- 5. Proposed Tower Road cross sections appears adequate.**
- 6. Local streets shall comply with current City 60' local street standards.**
- 7. Project to install street lighting per City's local, collector, and arterial standards. Electrical design plans with voltage drop calcs shall be submitted with civil drawings.**
- 8. Storm drainage and sewer for the proposed development will be tied into the existing lines in St. John's Pkwy. Applicant will need to analyze the storm water run-off from the proposed facility and determine which basin will be utilized for their development. Provide storage capacity calcs with civil plan submittal. Further coordinate with City Engineer.**
- 9. A Landscape and Lighting District (LLD) will need to be formed for maintenance of the landscape lots, pavement, and street lighting. Pocket park maintenance will be included however costs of park amenities will be the responsibility of the subdivider. Pocket parks to be designated as lettered outlots to be dedicated to the LLD.**
- 10. Subdivision is located in the Northeast District Specific Plan - additional City design standards, district impact fees, and Open Space District annexation will apply.**
- 12. Development impact fees will be due prior to final map recording based on acreage of development and number of single family units. Refer to page 4 for applicable fees and summary.**
- 13. The block walls are required to wrap around the corner lots at St John's Pkwy intersections. Provide a min. 5 ft wide landscape lot behind sidewalk along the side yards.**
- 14. The curb return ramps at local street connections to St. John Pkwy shall comply with City's 30' radius return standards.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **22-003 3<sup>RD</sup> RESUBMITTAL**

Date: **3/9/2022**

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

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

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

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$836/UNIT X 160 = \$133,760</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$46/LF X 1,382 = \$63,572</b>
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	<b>\$1,475/UNIT X 160 = \$236,000</b>
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$2,711/AC X 33 = \$89,463</b>

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

**City Reimbursement:**

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



**Ather Razaq**

City of Visalia  
Building: Site Plan  
Review Comments

SPR 22003  
RIVER RUN 2022  
4000 EST JOHN FERRY

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone **AE&X\***  Hazardous materials report. **MEET FEMA FLOOD REQUIREMENTS IN "AE" FLOOD ZONE.**
- 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 CARCIA 3/9/22  
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	March 9, 2022
Item #	2
Site Plan #	22003
APN:	103020051, 52, 57, 70, 64

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.

---

Corbin Reed  
Fire Marshal



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

Date: 03/04/2022  
 Item: 2  
 Site Plan: SPR22003  
 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

March 9, 2022

ITEM NO: 2      **Resubmit**  
SITE PLAN NO: SPR22003  
PROJECT TITLE: River Run 2022  
DESCRIPTION: New TSM 172 lots (R-1-5/RM2)  
APPLICANT:  
OWNER: DYT DORIS (TR) (REV TR)  
APN: 103020051  
103020052  
103020057  
103020070  
103020064  
LOCATION: 4000 E ST JOHNS PKWY

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

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

## Additional Comments:

- VMT analysis may be required unless screened out.
- Traffic calming measures needed. Provide raised intersection for traffic calming at the two 4-leg internal intersections. Drainage required to be considered in overall site design with raised intersections.

- Due to curvature in St Johns Pkwy alignment, applicant to ensure adequate sight distance is provided for intersecting roadway. Provide clear sight visibility triangle.

*Leslie Blair*

---

**Leslie Blair**



**Susan Currier**

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**From:** Joel Hooyer  
**Sent:** Monday, March 7, 2022 10:31 AM  
**To:** Cristobal Carrillo; Josh Dan; Rafael Garcia; Susan Currier  
**Cc:** Jeremy Rogers; Alvin Dias  
**Subject:** March 9, 2022 Site Plan Review  
**Attachments:** 3-9-22 Site Plan Review.pdf  
  
**Importance:** High

**See attached and following for the March 9, 2022, Site Plan Review comments.**

**SPR20193** - No Valley oaks are on the submitted plans.

- A Recessed Park / Park is indicated on submitted plan.
- Is development to be a Light and Landscape District?

**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.**

**SPR22003** - Existing Valley oak trees are indicated on the submitted plan.  
- Dead trees to be removed are indicated on the submitted plan.  
- Trees to be evaluated / removed are indicated on the submitted plan.

- A Pocket Park is indicated on submitted plan.
- Landscape lots are indicated on the submitted plan.
- Is development to be a Light and Landscape District?

**Note #1 Need to work with Urban Forestry for the protection or the removal of the existing Valley oak trees indicated on the submitted plan.**

**Note #2 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.**

**SPR22045** - No Valley oaks are on the submitted plans.

**SPR22046** - No Valley oaks are on the submitted plans.

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

22003

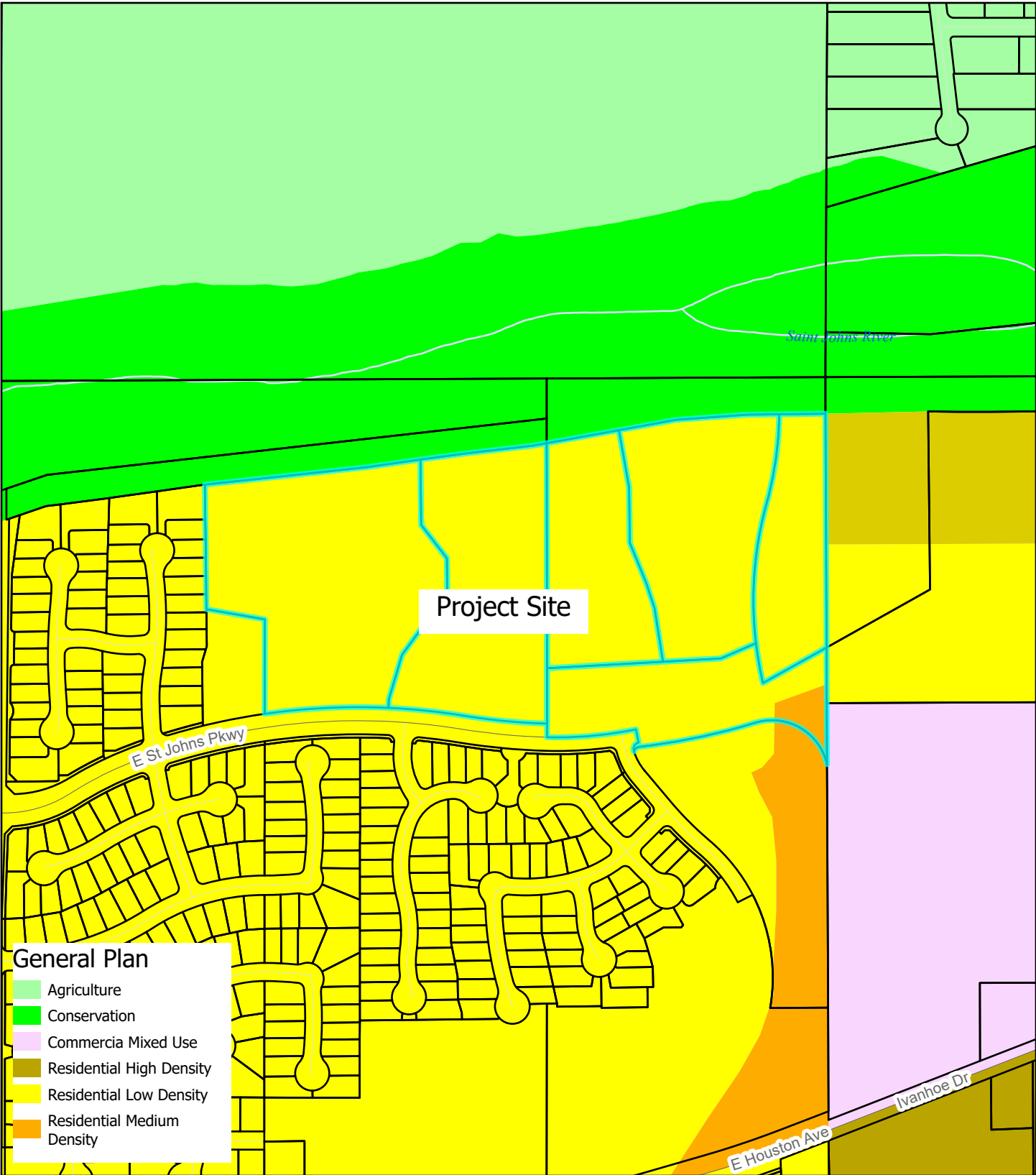
March 9, 2022

- 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** City standard (3-can) residential services to be assigned per address.

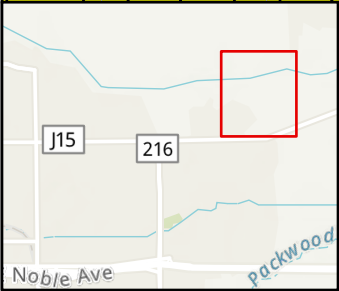
Jason Serpa, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532





- General Plan**
- Agriculture
  - Conservation
  - Commercial Mixed Use
  - Residential High Density
  - Residential Low Density
  - Residential Medium Density

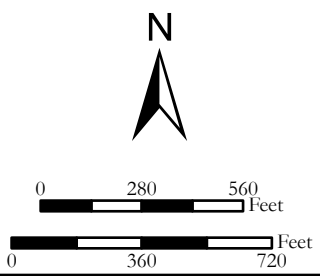


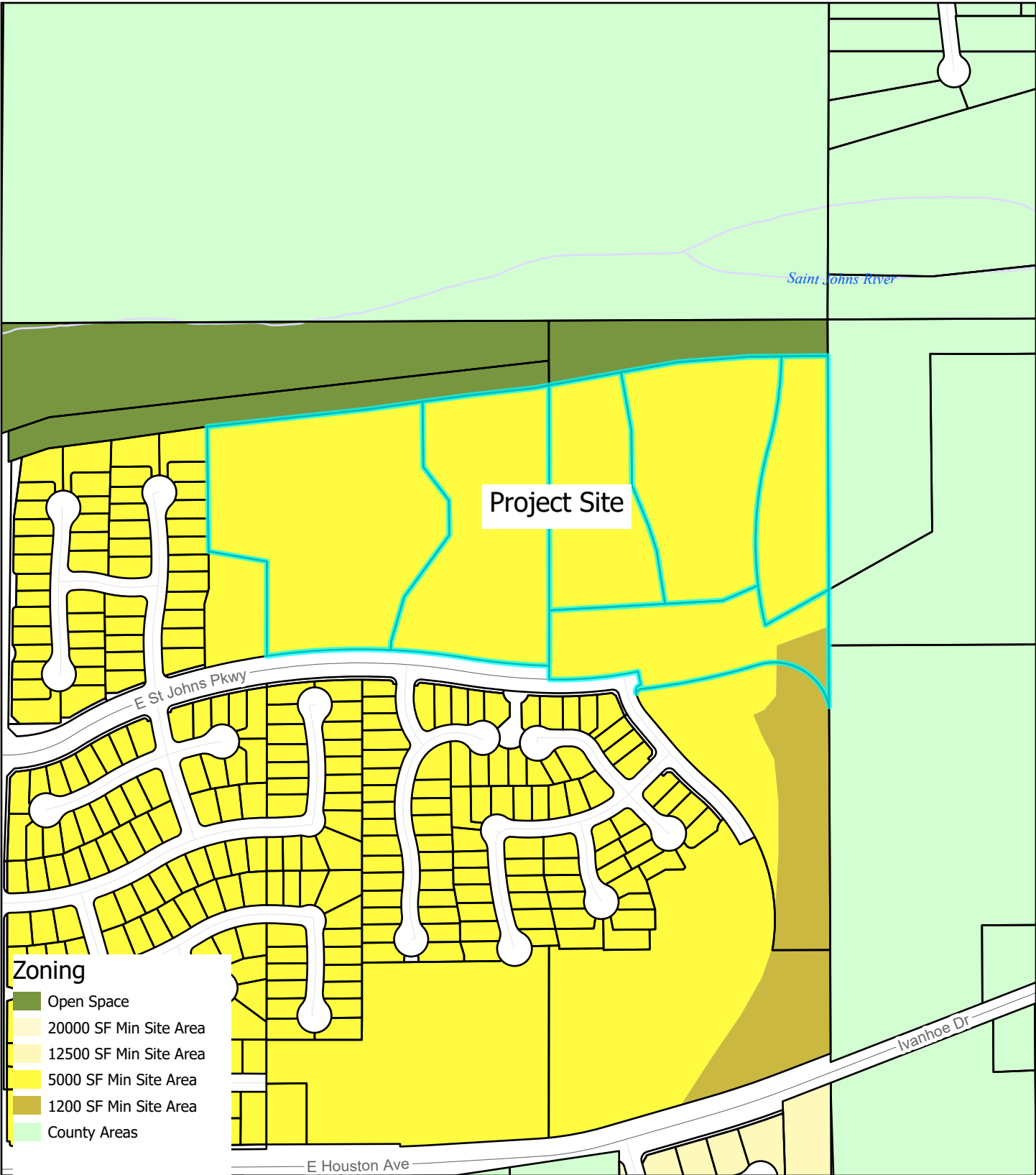
# General Plan Land Use Map

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

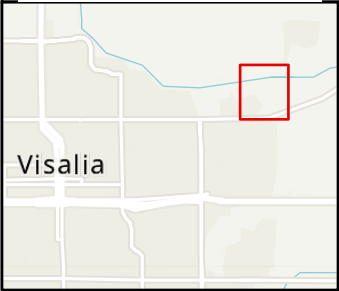
## 2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





- Zoning**
- Open Space
  - 20000 SF Min Site Area
  - 12500 SF Min Site Area
  - 5000 SF Min Site Area
  - 1200 SF Min Site Area
  - County Areas

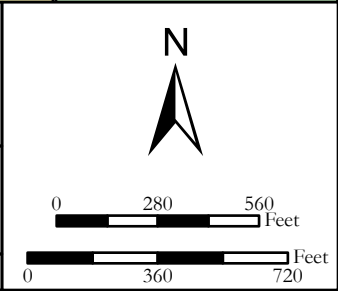


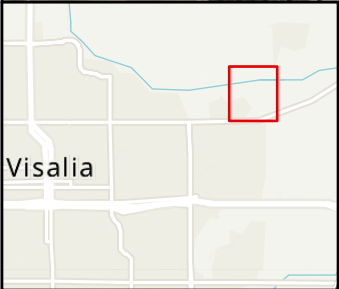
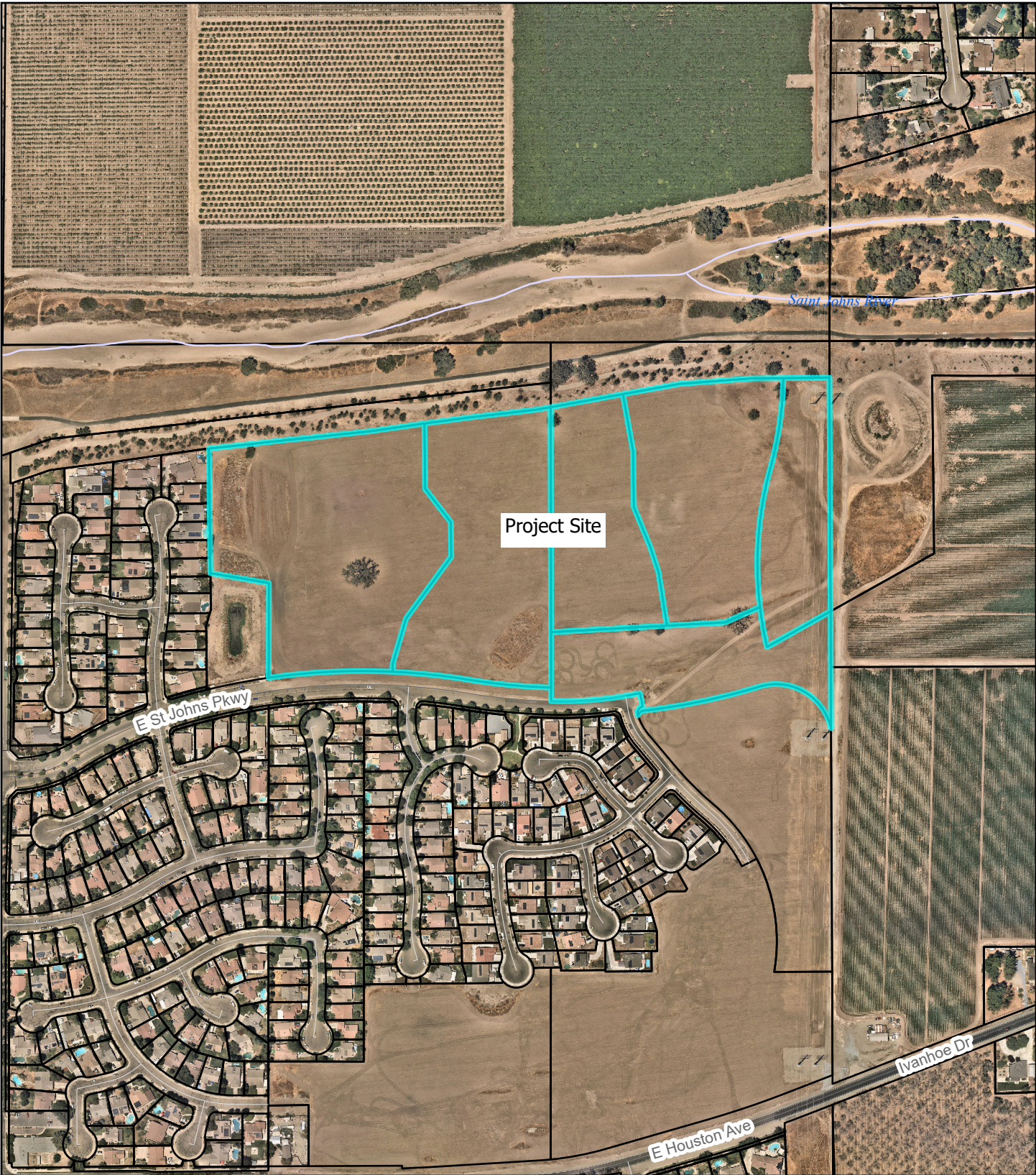
**Zoning Map**

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

**2022**

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Visalia

# Aerial Map

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

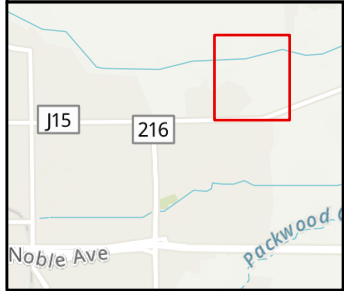
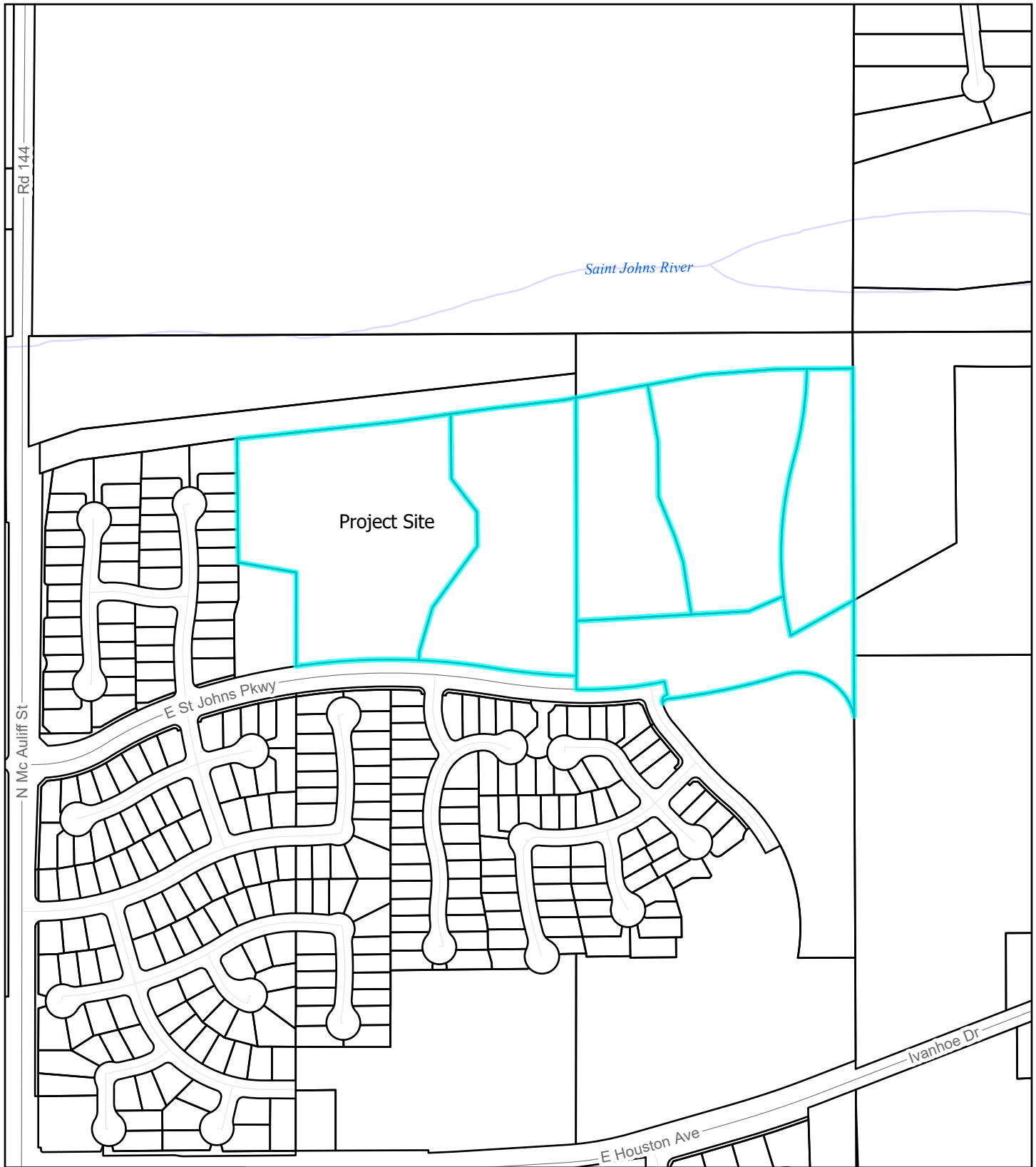
2022



0 280 560 Feet

0 360 720 Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



# Vicinity Map

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

**2022**

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

