

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 17th and Community Workshop #1 scheduled for week of October 24th.

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 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

SUBJECT: **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 landscaping, walls, landscaping and a pocket 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).

STAFF RECOMMENDATION

Staff recommends approval of the Visalia 35 Tentative Subdivision Map No. 5593, as conditioned, based on the findings and conditions in Resolution No. 2022-31. 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 Visalia 35 Tentative Subdivision Map No. 5579, based on the findings and conditions in Resolution No. 2023-31.

PROJECT DESCRIPTION

The applicant, Forebay Farms, LLC., has filed Visalia 35 Tentative Subdivision Map No. 5593 (see Exhibit "A"). The tentative subdivision map is a request to subdivide 35.06 acres into a 96-lot residential subdivision with four Remainder lots for future development, and five lettered lots for parkway landscaping, walls, landscaping and a pocket park. The subdivision will be developed in two phases as noted on Exhibit "A". Pursuant to Section 66424.6 of the Subdivision Map Act, the subdivider (i.e., applicant) may designate as a "remainder" that portion of land which is not to be subdivided for the purpose of sale, lease, or financing. The tentative subdivision map will have 18.64 gross acres of Residential Low Density land area to facilitate the development of a 96-lot single-family residential subdivision at a density of 5.15 dwelling units to the acre.

The proposed subdivision will straddle the north and south sides of the Packwood Creek at South Lovers Lane, with Phase 1 identified on the north side of the creek and Phase 2 located on the south side of the creek. Primary access to the subdivision, for both halves of the proposed development will be from South Lovers Lane, an arterial street. However, the north half will also have access from South Vista Street, a local street which will stub southward from the recently approved Candellas II subdivision to the north. All local streets will be improved to their ultimate 60-foot-wide right-of-way width within the boundaries of the subdivision map. In addition, frontage improvements along South Lovers Lane (i.e., Remainders) will include construction of curb, gutter, sidewalk, roadway pavement, and will require the applicant to

coordinate with CIP Engineering for bike path design along Lover Lane. The remainder parcels, which are not a part of the map, front South Lovers Lane and measure 10.2 acres in size.

The lots established by the subdivision will meet the R-1-5 zoning designation standards, including minimum setbacks and site area. The lot sizes proposed with this subdivision are between ±5,000 square feet to ±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 subdivision map’s five lettered lots will be created for Landscaping and Lighting District (LLD) purposes. All of the LLD lots will contain landscaping, but only Lot “A” will have a six-foot tall block walls along the Vista Street frontage. The remainder lots created by the tentative subdivision map have R-M-2 (Multi-family Residential, 3,000 square feet minimum site area per unit) and O-PA (Office Professional) zoning designations with no proposed development associated with these remainders as part of the subdivision.

The 35.06-acre site is fallowed and bare, but as recently as 2016 had a small strawberry and vegetable row crops and farm stand along the South Lovers Lane frontage. The site is bisected by Packwood Creek which includes an approximately 1.5-acre multimodal path which is part of the Packwood Creek Trail system and stems from an approximately 3.5-acre community park (i.e., Kiwanis Park) to the east. The the project site is also adjacent to single-family residential developments to the east and north (part of which will include the recently approved Candellas II subdivision).

BACKGROUND INFORMATION

- General Plan Land Use Designation: Residential Low Density, Residential Medium Density, Conservation, Office, and Parks/Recreation.
- Zoning: R-1-5 (Single-family Residential, 5,000 square foot minimum 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.
- Surrounding Zoning and Land Use:
 - North: R-1-5, R-M-2, and O-PA / exiting single family residential and Candellas II subdivision.
 - South: R-1-5 and Q-P / Parkside Chapel Church, CalFire Visalia Station
 - East: R-1-5, Q-P / Bonaventure Subdivision and Diamond Creek Estates Subdivision, and Kiwanis Park
 - West: Lovers Lane / 4 lane divided arterial roadway
- Environmental Review: Initial Study / Negative Declaration No. 2022-34
- Special Districts: None
- Site Plan Review: SPR No. 2020-124

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 Visalia 35 Tentative Subdivision Map No. 5593 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 96-lot single-family residential subdivision on 18.64 gross acres of the 35.06-acre site 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.*"

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The proposed 93-lot single-family subdivision will be developed at a gross density of 5.15 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 Visalia 35 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.

Lovers Lane Street Improvements

The developer of the subdivision will be required to construct street improvements along South Lovers Lane. Lovers Lane is a designated 110-foot wide minor arterial. Improvements along the roadway within the boundaries of the subdivision map which are identified as Remainders "A", "B", "C" and "D", on the map. These improvements include completion of street paving along the westerly frontage, a Class II bike lane, curb, gutter, sidewalks, streetlights, and median modifications limiting traffic movements at the proposed access points along Lovers Lane at Harvard Avenue and Hillcrest Avenue.

Remainder Lots

The Visalia 35 Tentative Subdivision Map No. 5593 identifies four remainder lots. Pursuant to the Subdivision Map Act Section 66424.6, the subdivider may designate as a "Remainder" that portion of land, which is not divided for the purpose of sale, lease, or financing. If the subdivider elects to designate a remainder, the following requirements shall apply:

1. The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel or final map is required.

2. The fulfillment of construction requirements for improvements, including the payment of fees associated with any deferred improvements shall not be required.

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

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

Staff has incorporated the necessary findings for the Planning Commission's consideration, and request that the findings be made requiring improvements along all Remainers abutting South Lovers Lane and the local streets (see Exhibit "A"). The required improvements include the construction of curb, gutter, curb returns, streetlights and sidewalks. The requirement to install these improvements is included as Condition No. 5. The requirement to construct these improvements provides both a safe and improved path of travel for pedestrians walking along the east side of Lovers Lane for residents seeking to use the trail along Packwood Creek or the HAWK (High-intensity Activated Crosswalk) to cross Lovers Lane.

Walnut / Lovers Lane Intersection Widening Project (Capital Improvement Project)

Currently, the Walnut Avenue and Lovers Lane intersection is not fully built out. However, the City of Visalia has a budgeted Capital Improvement Project (CIP) to address full intersection improvements. Staff is engaging State of California officials to obtain additional right-of-way from the California Department of Forestry and Fire Protection site located on the northeast corner of Walnut Avenue and Lovers Lane. Acquisition of this additional right-of-way, including relocation of power poles, will facilitate additional lanes along Walnut Avenue east of the intersection. When the intersection is built to its ultimate design, the intersection will provide for two dedicated through lanes in each direction (north/south and east/west) and dedicated right turn and left turn lanes for north/southbound traffic and east/westbound traffic. The City's CIP Engineering staff has provided an expected timeline for expected improvements at this intersection. Completion of the intersection improvements is expected to occur in the spring of 2024.

The Visalia 35 Tentative Subdivision Map No. 5593 is not required to build out this intersection. However, Traffic Impact fees collected when the subdivision is developed, help fund the City's Traffic Impact Fee program which is then used to fund traffic improvements City wide.

Local Street Connectivity

The subdivision is designed to comply with the City's Engineering Improvement Standards "P-15 – Super Block Connectivity". This improvement standard provides for access via the local street connectivity pattern within a superblock thereby reducing trips onto arterial and collector streets. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The on-site circulation proposed within the subdivision includes a street stub to facilitate the full buildout of Vista Street, which will provide local street connectivity with future development of the Candellas II Subdivision to the north of the project site (see Exhibits "A" and "B"). No connectivity is provided to the southern half of the subdivision across Packwood Creek which is consistent with all subdivisions that abut this creek. However, the subdivision provides connections to Lovers Lane, Vista Street, and is designed with a future local street connection stubbing southward that may eventually tie into Walnut Avenue.

Development Standards

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

All lots will have lot depths ranging from ± 95 to ± 122 feet, excepting lots located on cul-de-sac or knuckle street bulbs that account for approximately 5% of the total lot count. Lots located on the street bulbs will still have lot depths of ± 100 . These lots will also be required to utilize standard single-family residential setback standards but are permitted to have a 20-foot setback for front-loading garages as identified in Section 17.12.080.C of the Zoning Ordinance.

Landscape and Lighting Assessment District and Block Walls

A Landscape and Lighting District (LLD) will be formed with the subdivision map which will include the five outlots. The LLD is required for the long-term maintenance of the local streets, streetlights and the out lots (Lots "A" through "E"), which include block walls, landscaping, and the one-acre pocket park as noted on Exhibit "A". The block wall along Lot No. 1 abutting South Vista Street will be a typical City standard 6-foot, 8-inch block wall. 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. 6 that requires a valid Will Serve letter from the California Water Service Company be obtained 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 stubbed in Lovers Lane west of 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.

Letters Received from the Public

Staff has received correspondence from the public regarding the proposed Visalia 35 Tentative Subdivision. The messages received are from neighbors within the Bonaventure Subdivision, which abuts the project site to the east. The commonly shared concerns are with regard to parcel sizes, privacy, and property values. Petition signature collection sheets request that the Planning Commission consider the following five items as noted in Exhibit "D":

1. Increase lot sizes of lots 39 thru 48 to a minimum of 10,000 square feet.

Staff Response: Lots sizes as proposed by the applicant comply with the R-1-5 zone lot standards. These lots meet the minimum lot size of 5,000 square feet.

2. Put stipulation on lots 39 thru 48 that only single-story homes are allowed to be built.

Staff Response: The R-1-5 zone allows for both single-story and two-story single-family homes. The development of these lots are permitted to be developed within the height limits as prescribed by the R-1-5 zoning development standards.

3. Require developer to add 2 feet height to existing block wall on the West boundary of Bonaventure.

Staff Response: The block wall was constructed with the development of the Bonaventure Subdivision. The block wall complies with the height standards as permitted in the R-1-5 zone.

4. Require 25-foot setback from this same block wall to back of any new home in new subdivision Map No. 5593.

Staff Response: The R-1-5 zone requires a 25-foot rear yard setback. However, a 20-foot rear yard setback is permitted for single-story structures.

5. Widen Walnut Avenue and add a dedicated turn lane from Walnut Avenue when turning North on to Lovers Lane.

Staff Response: As noted above, the City of Visalia has a CIP that will widen this intersection. The intersection widening project is anticipated to be completed in Spring 2024.

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 5.15 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	The proposed design and improvement of the map

proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	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.

Environmental Review

An Initial Study and Negative Declaration were prepared for the proposed project. Initial Study and Negative Declaration No. 2022-34 disclosed that environmental impacts are determined to be not significant. Staff concludes that Initial Study and Negative Declaration No. 2022-34 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 Visalia 35 Tentative Subdivision Map No. 5593, 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 16.35-acre project site, which is the site of the proposed 59-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 Visalia 35 Tentative Subdivision Map No. 5593, 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 Visalia 35 Tentative Subdivision Map No. 5593 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 Visalia 35 Tentative Subdivision Map No. 5593, 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 35.06-acre project site, which is the site of the proposed 96-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 Candelas II Tentative Subdivision Map No. 5579, 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 59-lot subdivision is designed to comply with the City's Engineering Improvement Standards. The development of the site with a 59-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, connection to Vista Street to the east and frontage street improvements along Tulare Avenue.
6. That the Remainders, for public health and safety and for the necessary prerequisite to the orderly development of the surrounding area, shall require the construction of curb, gutter, curb returns, streetlights and sidewalks along those portions abutting South Lovers Lane and along the local streets.
7. 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. 2022-34, 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. 2020-124, incorporated herein by reference.
2. That the Visalia 35 Tentative Subdivision Map No. 5593 be prepared in substantial compliance with the subdivision map in Exhibits "A", "B", and "C".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.
4. That the block walls located within the Landscape and Lighting District lots shall transition to three-foot height within the 15-foot front yard setback areas of the adjoining residential identified as Lot 1 of the Visalia 35 Tentative Subdivision Map No. 5593 (Exhibit "B").
5. That the construction of curb, gutter, curb returns, streetlights and sidewalks along the Remainders that abut South Lovers Lane and the local streets shall be installed with each phase of the Visalia 35 Tentative Subdivision Map.

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

Attachments:

- Related Plans and Policies
- Resolution No. 2022-31 – Visalia 35 Tentative Subdivision Map No. 5593
- Exhibit "A" – Visalia 35 Tentative Subdivision Map No. 5593
- Exhibit "B" – Visalia 35 Tentative Subdivision Map No. 5593 (North Half)
- Exhibit "C" – Visalia 35 Tentative Subdivision Map No. 5593 (South Half)
- Exhibit "D" – Correspondence from the Public
- Initial Study / Negative Declaration No. 2022-34
- Site Plan Review Item No. 2020-124 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

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

General Plan Land Use Policies:

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

Zoning Ordinance Chapter for R-1 Zone

Chapter 17.12

R-1 SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

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

17.12.015 Applicability.

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

17.12.020 Permitted uses.

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

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

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

17.12.030 Accessory uses.

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

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

17.12.040 Conditional uses.

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

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

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

17.12.050 Site area.

The minimum site area shall be as follows:

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

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

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

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

17.12.060 One dwelling unit per site.

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

17.12.070 Replacement and expansion of legally existing multiple family units.

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

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

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

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

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

17.12.090 Side yards.

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

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

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

17.12.100 Rear yard.

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

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

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

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

17.12.110 Height of structures.

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

17.12.120 Off-street parking.

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

17.12.130 Fences, walls and hedges.

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

RESOLUTION NO 2022-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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 LANDSCAPING, 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)

WHEREAS, Visalia 35 Tentative Subdivision Map No. 5593 is 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 landscaping, 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); 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 Visalia 35 Tentative Subdivision Map No. 5593 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. 2022-34 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. 2022-34 for Visalia 35 Tentative Subdivision Map No. 5593 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 Visalia 35 Tentative Subdivision Map No. 5593, 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 16.35-acre project site, which is the site of the proposed 59-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 Visalia 35 Tentative Subdivision Map No. 5593, 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 Visalia 35 Tentative Subdivision Map No. 5593 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 Visalia 35 Tentative Subdivision Map No. 5593, 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 35.06-acre project site, which is the site of the proposed 96-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 Candelas II Tentative Subdivision Map No. 5579, 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 59-lot subdivision is designed to comply with the City’s Engineering Improvement Standards. The development of the site with a 59-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, connection to Vista Street to the east and frontage street improvements along Tulare Avenue.

6. That the Remainders, for public health and safety and for the necessary prerequisite to the orderly development of the surrounding area, shall require the construction of curb, gutter, curb returns, streetlights and sidewalks along those portions abutting South Lovers Lane and along the local streets.
7. 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. 2022-34, 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.

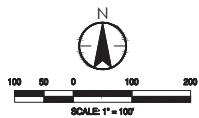
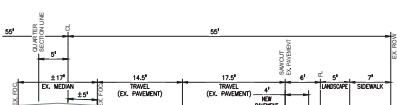
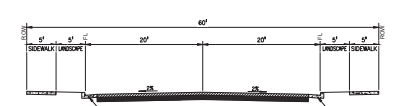
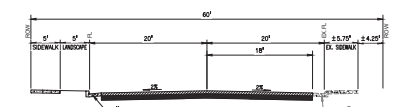
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative subdivision map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.030 of the Ordinance Code of the City of Visalia, subject to the following 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. 2020-124, incorporated herein by reference.
2. That the Visalia 35 Tentative Subdivision Map No. 5593 be prepared in substantial compliance with the subdivision map in Exhibits "A", "B", and "C".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.
4. That the block walls located within the Landscape and Lighting District lots shall transition to three-foot height within the 15-foot front yard setback areas of the adjoining residential identified as Lot 1 of the Visalia 35 Tentative Subdivision Map No. 5593 (Exhibit "B").
5. That the construction of curb, gutter, curb returns, streetlights and sidewalks along the Remainders that abut South Lovers Lane and the local streets shall be installed with each phase of the Visalia 35 Tentative Subdivision Map.
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"

TENTATIVE SUBDIVISION MAP VISALIA 35

A PORTION OF THE WEST 1/2 SECTION 34, T 18S, R 25E, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The Northwest Quarter of the Southwest Quarter and the North half of the Southwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Visalia, County of Tulare, State of California, according to the Official Plat thereof.

ALSO EXCEPTING THEREFROM a strip of land 276.00 feet wide on the West side of the Northwest Quarter of the Southwest Quarter and the North half of the Southwest Quarter of the Southwest Quarter of said Section 34.

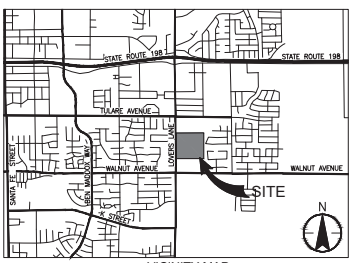
ALSO EXCEPTING THEREFROM the North 720 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management at the date of the issuance of the patent thereof.

ALSO EXCEPTING THEREFROM the West 60 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management at the date of the issuance of the patent thereof.

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Visalia, a municipal corporation by Grant Deed recorded October 3, 2017, as instrument No. 2017-02035, as Official Records.

NOTES

- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS SHALL BE VERIFIED PRIOR TO FINAL MAP.
- ALL PUBLIC UTILITY EASEMENTS (P.U.E. OR P.U.E.) WILL BE LOCATED ADJACENT TO AND PARALLEL WITH ALL PUBLIC RIGHT OF WAYS.
- PURSUANT TO GOVERNMENT CODE SECTION 65462.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BEFORE THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP.
- LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY.
- FIRE HYDRANTS AND ELECTROLIERS ARE TO BE DESIGNED AND LOCATED PER CITY OF VISALIA STANDARDS AND SPECIFICATIONS.
- UTILITY SIZING, LOCATION, CONNECTION POINTS, STREET GRADES, PAD ELEVATIONS AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
- ALL UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF VISALIA AND UTILITY COMPANIES.
- THE BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY VNH CONSULTING ENGINEERS.
- FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.
- SUBDIVISION SIGNAGE PER CITY OF VISALIA REQUIREMENTS.
- TOPOGRAPHICAL SURVEY PERFORMED BY VNH CONSULTING ENGINEERS ON 10-31-2019.
- A CLASS 4 BIKE PATH IS TO BE CONSTRUCTED ALONG THE ENTIRE PROJECT FRONTAGE OF LOVERS LANE AND MAY BE PHASE BASED ON THE PROJECT PHASING SHOWN ON THIS TENTATIVE MAP AND/OR AS APPROVED BY THE CITY OF VISALIA. THE DEVELOPER SHALL COORDINATE WITH THE CITY OF VISALIA THE DESIGN OF THE CLASS 4 BIKE PATH DURING THE CIVIL IMPROVEMENT PORTION OF THE PROJECT. CURRENT CITY STANDARDS REQUIRE A CLASS II BIKE LANE, BUT A CLASS IV IS TO BE FURTHER EVALUATED DURING DESIGN.
- THE INTERSECTION OF E. HARVARD AVENUE AND S. LOVERS LANE WILL BE DESIGNED TO BE COMPATIBLE WITH THE APPROVED PACKWOOD CREEK BIKE TRAIL AND PEDESTRIAN CROSSING. THE PROPOSED CURB RAMP IS TO BE CONSTRUCTED WITH THE PACKWOOD CREEK TRAIL AND PEDESTRIAN PROJECT MAY BE REMOVED AND RECONSTRUCTED WITH A RETURN CURB RAMP WITH BUILT-OUT AS APPROVED BY THE CITY OF VISALIA DURING THE CIVIL IMPROVEMENT PORTION OF THE PROJECT.



TENTATIVE MAP INFORMATION

OWNER: FOREBAY FARMS, LLC
PO BOX 2717
MERCED, CA 95344

DEVELOPER: FOREBAY FARMS, LLC
PO BOX 2717
MERCED, CA 95344

ENGINEER: VNH CONSULTING ENGINEERS
430 10TH STREET
MODESTO, CA 95354
PH: 209.586.4477
CASEY BARKMAN: cbarkman@vnhce.com
101-050-019
635.07 ACRES

ASSESSORS PARCEL NUMBER: 101-050-019

PARCEL SIZE: 635.07 ACRES

EXISTING ZONING: D-PA PROFESSIONAL ADMINISTRATIVE OFFICE
MULTI-FAMILY RESIDENTIAL
R-1-5 SINGLE-FAMILY RESIDENTIAL
OS - OPEN SPACE
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
OFFICE
PARKS/CREATION
VACATION/DEVELOPED

EXISTING GENERAL PLAN DES.:

EXISTING USE:

PROPOSED LOT SIZE	WIDTH	SQUARE FOOTAGE
R-1.5 (LOW DENSITY RES.)	50'	5,000
CORNER:	60'	6,000

ZONING DENSITY	UNITS	NET ACREAGE	GROSS ACREAGE	DENSITY (UNITS/ACROSS)
R-1.5 (LOW DENSITY RES.)	96	12.93	13.64	5.15 DUA
R-M-2 (MULTI-FAMILY RES.)	8.08	8.82		
O-PA (OFFICE-PRO. ADMIN.)	2.10	2.39		
OPEN SPACE	4.22	4.22		
RIGHT OF WAY	8.08	N/A		
TOTAL	96	35.07	35.07	

REMAINDER TABLE	AREA	USE
A	1.11 AC	FUTURE DEVELOPMENT
B	3.58 AC	FUTURE DEVELOPMENT
C	4.42 AC	FUTURE DEVELOPMENT
D	1.09 AC	FUTURE DEVELOPMENT

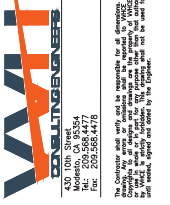
OUTLOT TABLE	AREA	USE
A	910 SF	PARK STRIP (OPEN SPACE)
B	2,88 AC	OPEN SPACE (DEDICATION TO THE CITY OF VISALIA)
C	1,558 SF	OPEN SPACE (DEDICATION TO THE CITY OF VISALIA)
D	1,622 SF	OPEN SPACE (DEDICATION TO THE CITY OF VISALIA)
E	1,24 AC	PARK (OPEN SPACE)

OPEN SPACE TOTAL - 4.22 AC (12.03% NET)

JURISDICTION:	CITY OF VISALIA
SEWER:	CALIFORNIA WATER
WATER:	CITY OF VISALIA
STORM DRAIN:	CITY OF VISALIA
GARBAGE:	CITY OF VISALIA
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS
CABLE:	NEXITY
TELEPHONE:	AT&T
FIRE PROTECTION:	CITY OF VISALIA
SCHOOL DISTRICT:	VISALIA UNIFIED SCHOOL DISTRICT

FLOOD ZONE:	08167C0934E
MAP:	06-16-2009
EFFECTIVE DATE:	0934E
PANEL:	
COMMUNITY:	CITY OF VISALIA, 06045
ZONE:	X-0.02% ANNUAL CHANCE OF FLOOD; 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT

R-1.5 ZONING SETBACKS	REAR
FRONT (EXTERIOR) CUL-DE-SACK/WJK/CKE	15' LIVING SPACE 22' GARAGE
SIDE (INTERIOR)	15' LIVING 20' GARAGE
SIDE (EXTERIOR)	5'
REAR	10' 25'



No.	Rev.	Description	Date

Client/Project: URBAN PLANNING AND DESIGN
VISALIA 35
TENTATIVE SUBDIVISION MAP
VISALIA, CALIFORNIA

Engineer's Seal

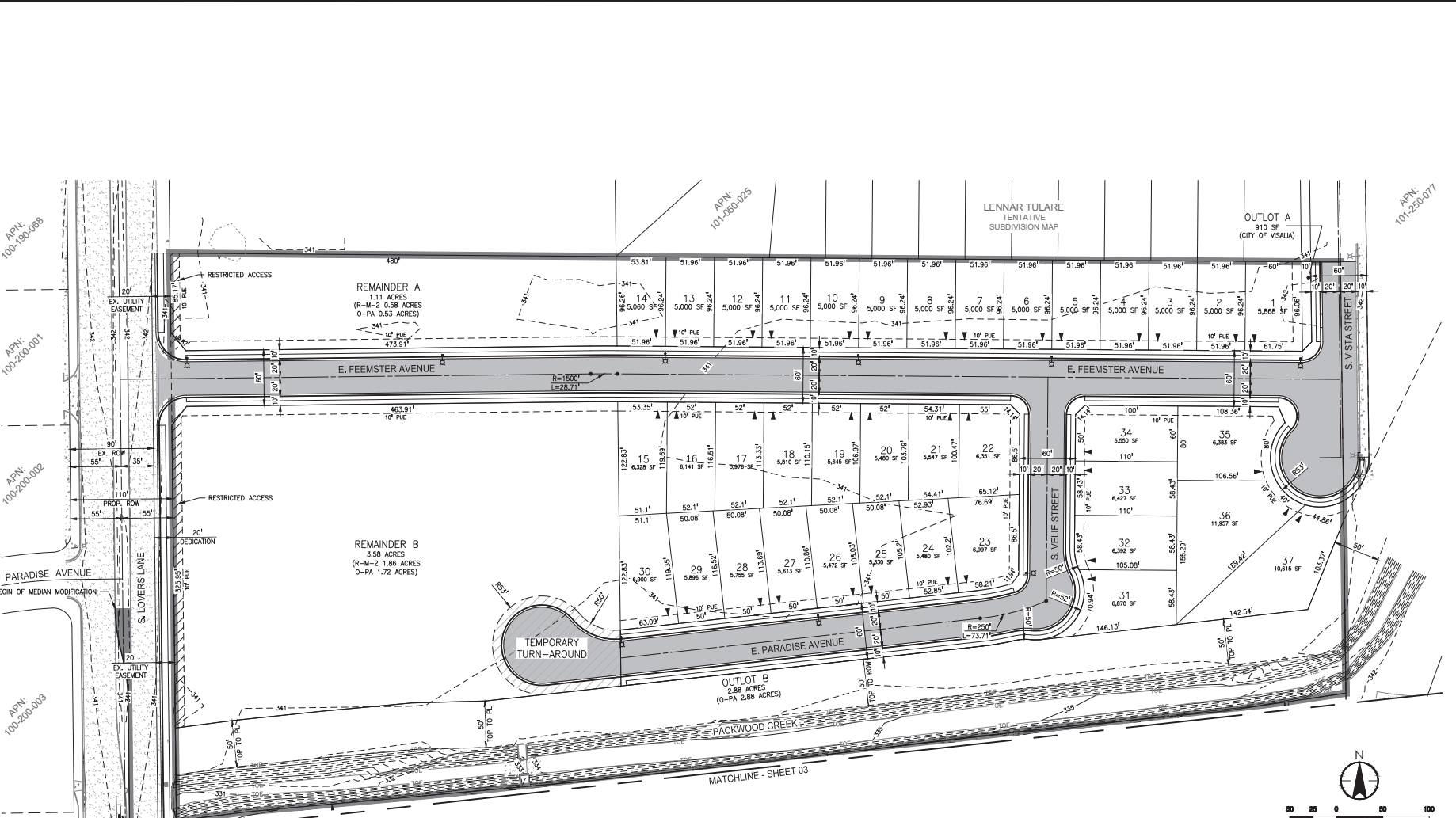
Engineer's Signature:
Signature Date:

811

Know what's below.
Call before you dig.

Project Number: 1181-0100
The Name: 1181-0100-20220326.ac
AP: CRM, CEM, DEP, DS, IS, ME, WQ, WY
Dns, Cld, Cpn, MW, WY
Sheet No.

EXHIBIT “B”



REMAINDER A
 1.11 ACRES
 (R-4=2 0.58 ACRES
 O-PA 0.53 ACRES)
 473.91'

REMAINDER B
 3.58 ACRES
 (R-2=2 1.86 ACRES
 O-PA 1.72 ACRES)

LENNAR TULARE
 TENTATIVE
 SUBDIVISION MAP

OUTLOT A
 910 SF
 (CITY OF VISALIA)

OUTLOT B
 2.88 ACRES
 (O-PA 2.88 ACRES)

TEMPORARY
 TURN-AROUND

LEGEND	
[Symbol]	PROJECT BOUNDARY
[Symbol]	EXISTING MAJOR CONTOUR (5' INTERNAL)
[Symbol]	EXISTING MINOR CONTOUR (1' INTERNAL)
[Symbol]	TOP
[Symbol]	TOE
[Symbol]	EXISTING TOP OF BANK
[Symbol]	EXISTING TOE OF BANK
[Symbol]	PROPOSED PUBLIC UTILITY EASEMENT
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	PROPOSED DRIVEWAY LOCATION



W&S
ENGINEERS
 430
 Main Street
 Modesto, CA 95234
 Phone: 202.588.4476
 Fax: 202.588.4478

No.	DATE	DESCRIPTION	BY	CHKD.

Client/Project:
 URBAN PLANNING AND DESIGN
 VISALIA 35
 TENTATIVE SUBDIVISION MAP
 VISALIA, CALIFORNIA

Engineer's Seal

Engineer's Signature:
 Signature Date: _____

811
Know what's below.
Call before you dig.

Project Engineer: MICHAEL HWES
 Project Number: 1181-0100
 File Name: 1181-0100-20220324.dwg
 App: CPM, CPM, CPM, CPM, CPM
 Dep: CPM, CPM, CPM, CPM, CPM
 Sheet No. _____

EXHIBIT “C”

No.	DATE	DESCRIPTION

Client/Project:
 URBAN PLANNING AND DESIGN
 VISALIA 35
 TENTATIVE SUBDIVISION MAP
 VISALIA, CALIFORNIA

This LOT LAYOUT
 Engineer's Seal

Engineer's Signature:
 Signature:

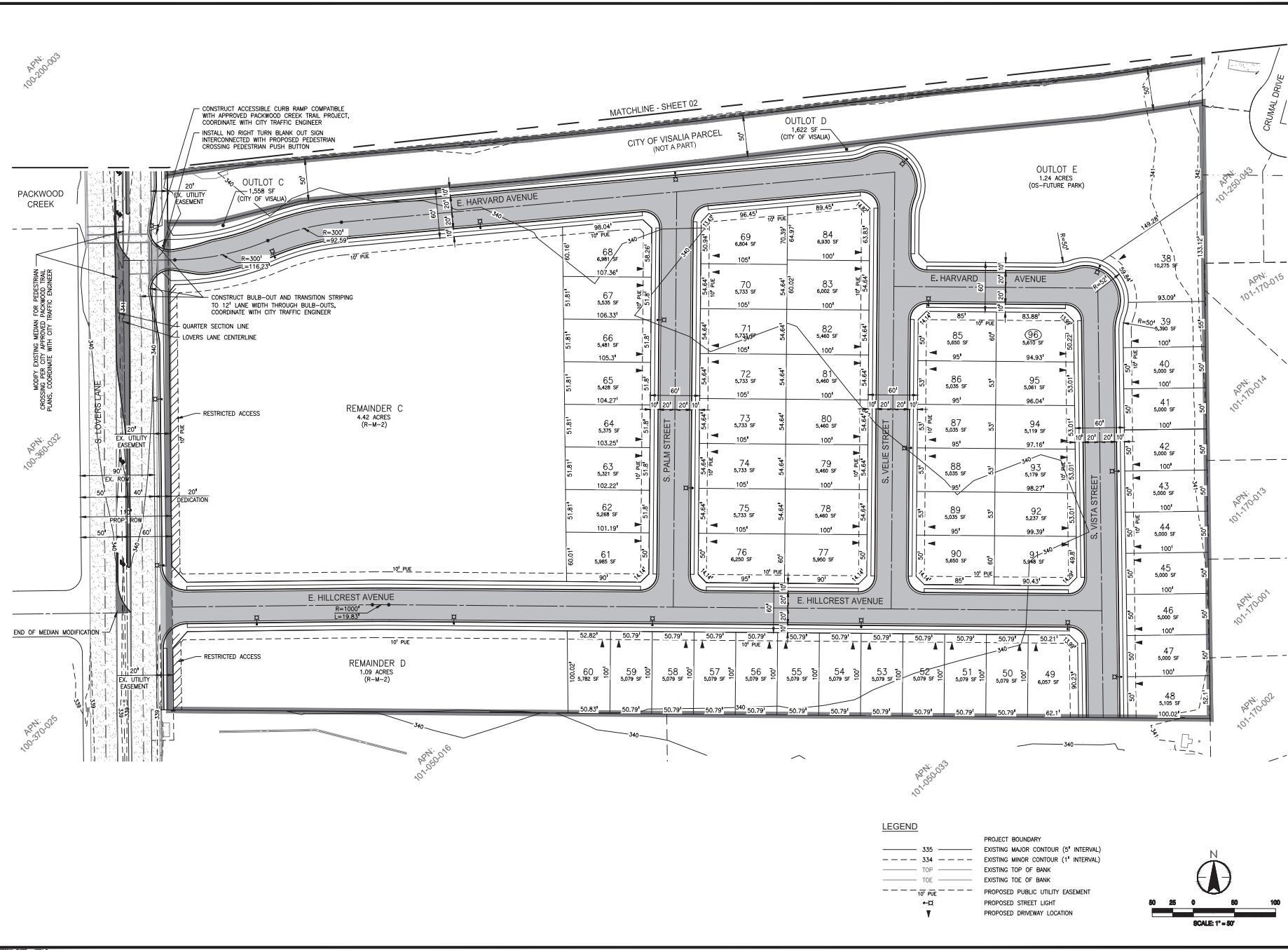
Know what's below. Call before you dig.

Project Engineer: MICHAEL HAYES
 Project Number: 1181-0100
 File Name: 1181010000_20230326.dwg
 Pl. CR/MH, CRL/AE, DR/SL, DTL
 Date: 03/21/23
 Scale: MM/50.00 FT
 Sheet No.

APN: 100-200-003

APN: 100-380-032

APN: 100-570-025



MATCHLINE - SHEET 02

CITY OF VISALIA PARCEL (NOT A PART)

OUTLOT D 1,822 SF (CITY OF VISALIA)

OUTLOT E 1.24 ACRES (05-FUTURE PARK)

REMAINDER C 4.42 ACRES (R-M-2)

REMAINDER D 1.09 ACRES (R-M-2)

CRIMINAL DRIVE

APN: 101-280-003

APN: 101-770-015

APN: 101-770-014

APN: 101-700-013

APN: 101-700-001

APN: 101-770-002

APN: 101-050-016

APN: 101-050-033

LEGEND

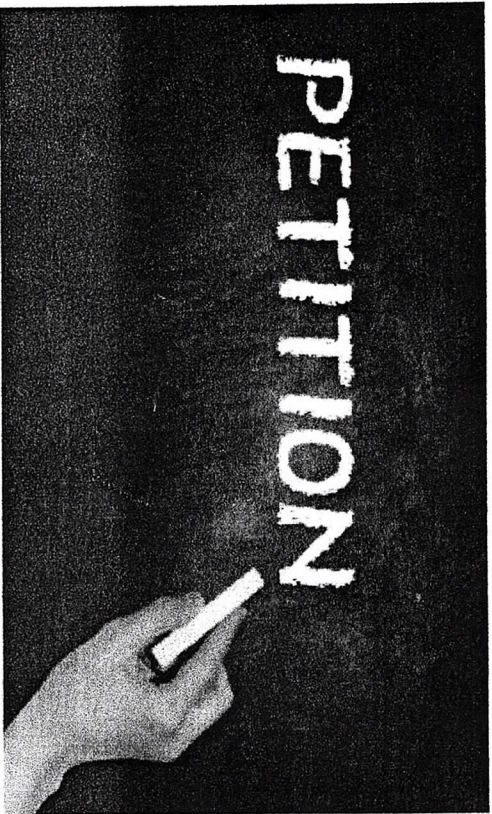
--- 335 --- PROJECT BOUNDARY
 --- 334 --- EXISTING MAJOR CONTOUR (5' INTERVAL)
 --- 334 --- EXISTING MINOR CONTOUR (1' INTERVAL)
 - - - TOP - - - EXISTING TOP OF BANK
 - - - TOE - - - EXISTING TOE OF BANK
 --- 10' PUE --- PROPOSED PUBLIC UTILITY EASEMENT
 --C1-- PROPOSED STREET LIGHT
 V PROPOSED DRIVEWAY LOCATION

PROJECT BOUNDARY
 EXISTING MAJOR CONTOUR (5' INTERVAL)
 EXISTING MINOR CONTOUR (1' INTERVAL)
 EXISTING TOP OF BANK
 EXISTING TOE OF BANK
 PROPOSED PUBLIC UTILITY EASEMENT
 PROPOSED STREET LIGHT
 PROPOSED DRIVEWAY LOCATION

N

 SCALE: 1" = 80'

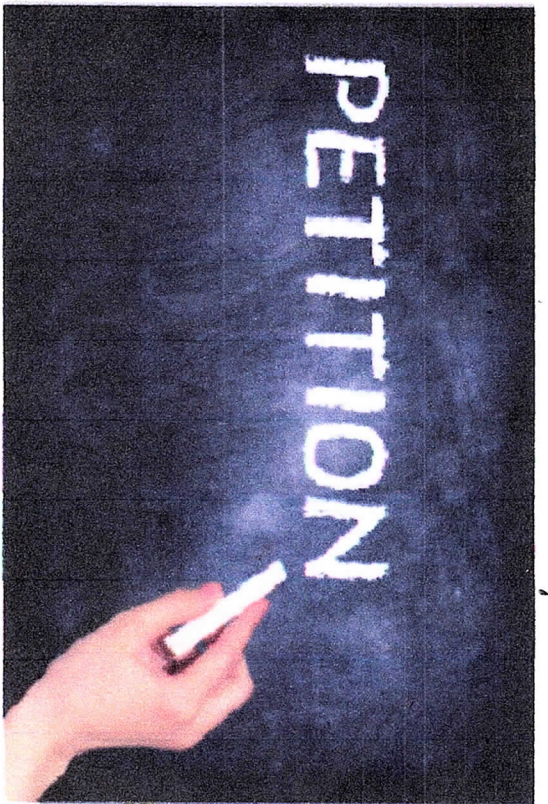
EXHIBIT “D”



We are opposed to
 Visalia 35 Tentative
 Subdivision Map No.
 5593 as it will have a
 negative impact on our
 quality of life and our
 home values.

- * Increase lot size of lots 39 thru 48 to a minimum of 10,000 square feet
- * Put stipulation on lots 39 thru 48 that only one story home is allowed to be built
- * Require developer to add 2 feet height to existing block wall on the West boundary of Bonaventure
- * Require 25 foot setback from this same block wall to back of any new home in new subdivision Map No. 5593
- * Widen Walnut Avenue and add a dedicated turn lane from Walnut Avenue when turning North on to Lovers Lane

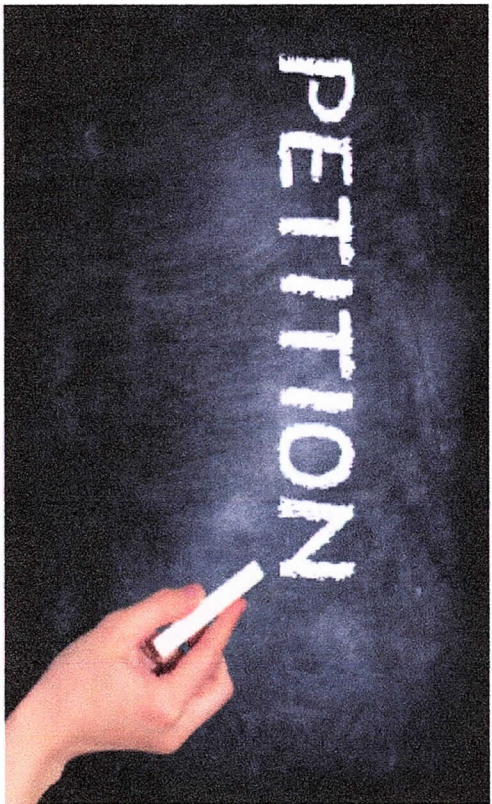
1	Colette Mathewson	1727 S. Crumal St., Visalia CA 93292	559-967-6721	<i>Colette Mathewson</i>
2	<i>LAWRENCE BRITTON</i>	<i>3535 E. HILLCREST DR</i>	<i>559-740-9058</i>	<i>Ken Pierson</i>
3	Kathryn Britton	3535 E Hillcrest Dr	559-280-2618	<i>Kathryn Britton</i>
4	<i>PHIL SUTENEY</i>	<i>3520 E. HILLCREST</i>	<i>559-972-3337</i>	<i>Phil Suteney</i>
5	<i>GALL SUTENEY</i>	<i>3530 E. HILLCREST</i>	<i>559-972-0281</i>	<i>Gall Suteney</i>
6	Crystal Pierson	3542 E Hillcrest Ave	559-967-1780	<i>Crystal Pierson</i>
7	Ken Pierson	3542 E Hillcrest Ave	559-967-3840	<i>Ken Pierson</i>
8	<i>Crystal Wotho</i>	<i>1727 S. Crumal St.</i>	<i>559-167-2457</i>	<i>Crystal Wotho</i>



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- Require 25 foot setback from this same block wall to back of any new home in new subdivision Map No. 5593
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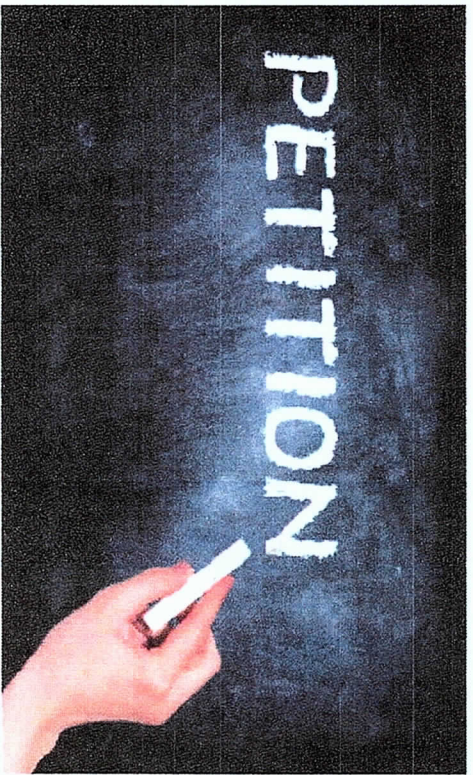
	Name	Address	Phone	Signature
1	Joseph M. Wall	3305 E. Hillcrest	559-805-9231	Joseph M. Wall
2	Marysue Wollenman	3325 E. Hillcrest	559-901-3096	Marysue Wollenman
3	Stella Pia Giachallum	1745 S. Crumal	559-679-4567	Stella Pia
4	Eric Mathewson	1727 S. Crumal	559-805-6907	Eric Mathewson
5	Mike Baker	1715 S. Crumal	559-804-4045	Mike Baker
6	Tanet Baker	1715 S. Crumal	559-359-4081	Tanet Baker
7	Barbara Mayeda	3635 E. Yarrow St	559-909-1462	Barbara Mayeda
8	David Mayeda	3635 E. Yarrow Ct	559-909-1461	David Mayeda



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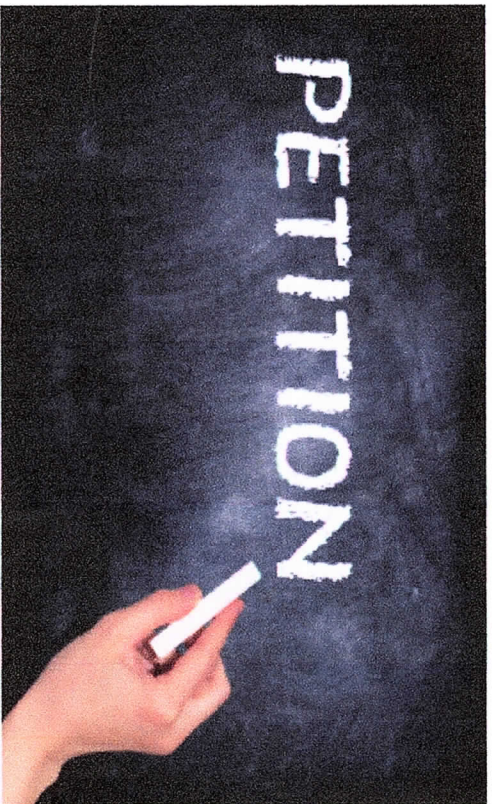
	Print Name	Address	&	e-mail	Phone	Signature
1	Jeffrey Todd	1724 S. Margarita	51	jeff.todd@fresnofield.com	559-3357692	<i>Jeffrey Todd</i>
2	DeLana Todd	1741 S. Margarita St.		jeanna@jeanna.com	559-3357692	<i>DeLana Todd</i>
3	Mona Smartfield	1746 S. Margarita St.		msmartfield@gmail.com	559-359-3961	<i>Mona Smartfield</i>
4	FRANCA FRAUENT	1746 S. Margarita St.		franca.frauent@gmail.com	559-799-1708	<i>Franca Frauent</i>
5	FRED LOBUE	1750 So MARGARITA, VISALIA			559-734-1056	<i>Fred Lobue</i>
6	DONNA LOBUE	✓	✓	✓	✓	<i>Donna Lobue</i>
7	GIBBY BIRAL	3621 E HUACRESTA VISALIA		93392	559-789-8844	<i>Gibby Biral</i>
8	DEE BIRAL	11			11	<i>Dee Biral</i>



We are opposed to Visalia 35 Tentative Subdivision Map No. 5593 as it will have a negative impact on our quality of life and our home values.

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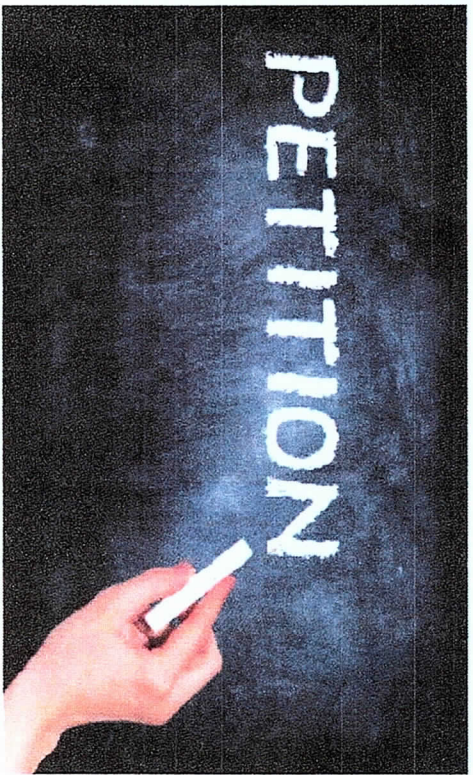
	Name	Address	Phone	Signature
1	Christina Balhoun	3424 E. Vassar Ct. Visalia	(559) 403-9660	OK
2	Erin	3323 E. Vassar Ct Visalia	(559) 739-7242	Erin
3	Eric Riber	3335 E Vassar Ct	559-308-1666	Eric
4	Jason Edwards	3517 E Vassar Ct Visalia	559-467-5678	gibb
5	Pam Jones	3534 E Vassar Ct Visalia	559 901-4576	Pam Jones
6	Ken D Pesson	3542 F Hillcrest Ave. Visalia	559 967-3840	Ken D Pesson
7	MIKE CARLISLE	3430 E Hillcrest Ave	661-343-1805	Mike Carlisle
8	Jenelle Henniksen	3400 E. Harvard Ct.	559-334-7945	Jenelle Henniksen



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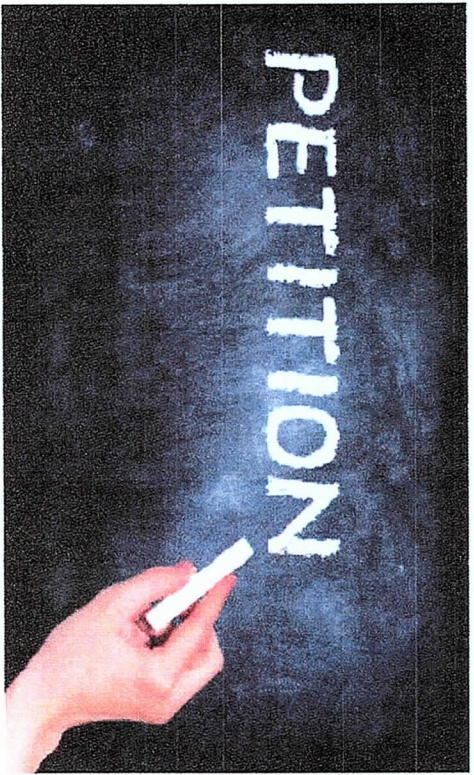
	Print Name	Address	&	e-mail	Phone	Signature
1	Mark Chavez	3636 Vassar Ct		MarkChavez@visalia.com	559-786-5629	
2	NATHAN HUCK	3620 E VASSAR CT		NHUCK@GMAIL.COM	559-6972183	
3	MICHAEL SCOTT	3339 E. HILLCREST AVE		MIKEMUPCHRISTINE7015@gmail.com	559 706 7182	
4	CHRISTINE SCOTT	3339 E. HILLCREST AVE		" "	559-972-4357	
5	ANDREW C WACK	1745 S. CUMMERS ST		INFO@AUC-COM.COM	559-737-8408	
6	Ted Wotho	1727 S. CUMMERS ST		tedwotho@visalia.com	559 331 8207	
7	Todd-Griffin	3425 E Harvard Ct		tgriffin@visalia.com	799 1504	
8	Dunagriffin	3425 E Harvard Ct		tgriffin2@comcast.net	7997014	



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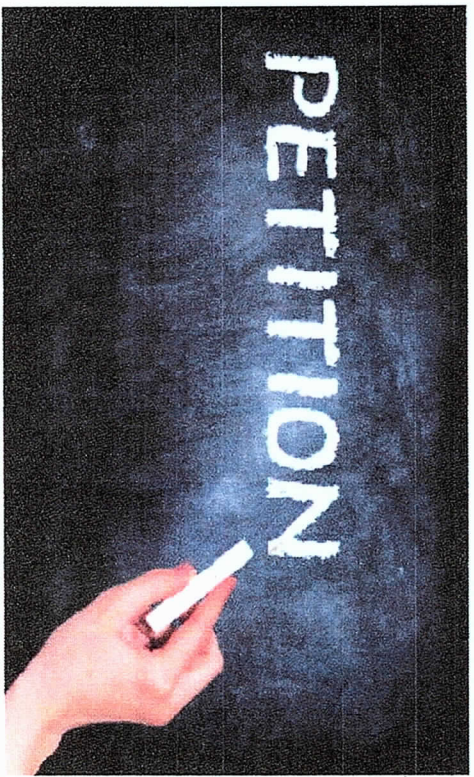
	Name	Address	Phone	Signature
1	Egle Mendenhall	3523 E. Harvard Ct Visalia	201-2053	<i>Egle Mendenhall</i>
2	Elie Bianco	3501 E. Harvard Ct. Visalia	808-2271760	<i>Elie Bianco</i>
3	Luke Bianco	3502 East Harvard Ct	559 9977281	<i>Luke Bianco</i>
4	Mary Stator	3580 East Harvard Ct	559 303 5305	<i>Mary Stator</i>
5	Scott Stator	3502 East Harvard Ct	559 303 5385	<i>Scott Stator</i>
6	Soree Klover	3615 E Harvard Ct	559 359234	<i>Soree Klover</i>
7	Margie Munoz	3613 E Harvard Ct.	308-4120	<i>Margie Munoz</i>
8				



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	Name	Address	Phone	Signature
1	Tracey Nguyen	17205 Manzanita St.	(602) 349-2133	[Signature]
2	Khaled Nawwari	17205 Manzanita St.	(526) 557-6428	[Signature]
3	Abraham Gwillo	1701 S. Central	(559) 799-8870	[Signature]
4	Beatrice Gwillo	1701 S. Central	(559) 799-8869	[Signature]
5				
6				
7				
8				



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	Name	Address	Phone	Signature
1	ANITA BROWN V. PARKER	3330 E. VASSAR CT. VISALIA	559-799-3468	<i>[Signature]</i>
2	LARRY D. PARKER	3330 E. VASSAR CT. VISALIA	559-679-7880	<i>[Signature]</i>
3	Veronika U. Niderera	3423 E. Hillcrest Ave, Visalia	805-469-6987	<i>[Signature]</i>
4	Derina Satchbia	3404 E. Vassar Ct, Visalia	559-280-8582	<i>[Signature]</i>
5	Gina Skiskovitch	3515 E Hillcrest Visalia	559-740-7675	<i>[Signature]</i>
6				
7				
8				

RECEIVED

SEP 20 2022

COMM. DEVELOP.
CITY OF VISALIA

9/14/2022

City of Visalia planning Commission
315 East Acequia Avenue
Visalia, CA 93292

Dear Planning Commission,

This letter is in response to the Visalia 35 Tentative Subdivision Map No. 5593.

It has come to our attention that the City of Visalia is planning on building homes or apartments on small lots directly behind us. We believe that this is not a good fit for this neighborhood. There are way to many home small sites for this area!

We are asking that you change the lot size in the 35 Tented Subdivision for the parcels backing up to Bonaventure to a minimum of 10,000 sq. feet. We do not want two stories homes right at our back wall. That would be very intrusive.

You have been building several homes in this area without consideration of the infrastructure. The congestion on Lovers Lane at all intersection has become unbearable.

The state of California water situation has become desperate. Building more homes is taxing on the water issue.

We feel that the crime rate will increase in the area with these type of homes. We moved to this area for that reason it was a reasonably safe area. With these types homes being built right behind us it will increase the crime rate.

Thank you,



Janet Baker
1715 S Crumal Street
Visalia, CA 93292

September 20, 2022

RECEIVED

City of Visalia Planning Commission
315 East Acequia Ave.
Visalia, CA 93292

SEP 21 2022
COMM. DEVELOP.
CITY OF VISALIA

Re: Visalia Tentative Subdivision Map No 5593, Public hearing to adopt a negative declaration

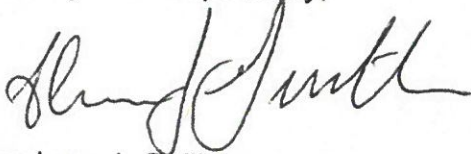
To: City of Visalia Planning Commission

As an owner in Bonaventure estates, I was recently made aware of the tentative future residential map for the land adjacent our property. I have concerns regarding high density of this future development, I understand the law permits such use, and while I am in favor of community growth, I whole-heartedly believe there is merit to planning with meaningful subjectivity. The Bonaventure neighbors appreciate the public forum planning the commission has set forth.

Many of the homes in Bonaventure estates are large homes ranging from 3000 – 6000 plus square feet. Bonaventure estates has been an established neighborhood well in an existence before the future proposal of the tentative small-scaled high density residential lot proposal. In other words, there seems to be a biased consideration for a high density new home tract adjacent Bonaventure, which will inevitably and undoubtedly negatively impact home estate values, and create more traffic congestion. Proposing adjoining multiple rear yards of 3-5 home sites behind a well-established neighborhood seems like an unfathomable proposition. I can't imagine what noise activity would we have to succumb too or the fact of losing our privacy due to 2-story homes overlooking into our own yards, as well as into our own homes. To say the least, I am speechless at this thought.

Should the tentative plan go thru, it is with hopeful integrity the planning committee consider the petition of concerns we have, there is no mistake when I say- we take great pride in living and representing the community of Visalia. Increasing the lot sizes of 39 - 48 to 10,000 square feet will allow for variety of premium lot sizes, the advantage here is less congestion on a major path of entry and exit travel for a proposed high-density area. The advantage of these lots will come with higher lot premiums, buyers undoubtedly will line-up for this incentive alone. Rear setbacks of 25 feet, positively no 2-story homes, and increasing the wall height to 8 feet would address many of our concerns. Addressing these amendments to the tentative plan is our City making the best of an opportunity and creating a WIN-WIN situation!

Thank you & respectfully,



Abraham J. Guillen

1701 S Crumal St.

Visalia, CA 93292

From: lbianco4@aol.com
To: [Josh Dan](#)
Cc: fairybubble4@gmail.com
Subject: Visalia 35, Map No. 5593
Date: Wednesday, September 21, 2022 1:40:07 PM

City of Visalia,

I would like to file a complaint and with official negative consequences if the proposed subdivision is allowed to proceed.

My extended family have been residents of Visalia since early 1900's, with my grandfather Luke Bianco and my father Philip Bianco longtime participants in the development of downtown Visalia.

My family and I have been occupants in our single family residence at 3501 E. Harvard Court, Visalia, CA, since August 2018. Our residence is located in the Bonaventure Subdivision at the 3500 block of E. Walnut Avenue. We very much enjoy living in our neighborhood despite some of the negative aspects in some of the surrounding traffic intersections.

Firstly, it will often take three light changes at the westbound Walnut Ave/Lovers Lane intersection to be able to pass through the intersection because of traffic congestion. Your proposed development, which would require multiple new access roads to be built, including one onto E. Walnut avenue directly west of our subdivision, would exponentially increase traffic on westbound Walnut Ave. at the Lovers Lane traffic signal. I would expect signal traffic at times to be backed up all the way to the MacAuliff and Walnut Ave intersection. There is no planned legitimate solution to the traffic congestion at Walnut/Lovers Lane.

Secondly, the severe traffic congestion at Lovers Lane/Hwy 198 would also be even more severely congested than the absurd amount that already exists. This intersection will often take four or more light changes to pass through and the haphazard nature of the traffic is a severe black eye for the city planners previous and currently. We all know that this intersection has no legitimate way for resolution. It would be negligent to impact this are even further!

With the recent subdivisions built on the south side of east Walnut avenue as well as east of MacAuliff St., there is no way that the neighborhood can tolerate the congestion that over 200 new vehicles would generate from this proposed subdivision at Visalia 35, Map 5593. The city planners should see this and not be so shortsighted in neighborhood planning.

Please reconsider a very bad idea.

Sincerely,
Luke S. Bianco MD

From: [Kathryn Britten](#)
To: [Josh Dan](#)
Subject: Visalia. 35 Tentative. Subdivision Map. No. 5593
Date: Wednesday, September 21, 2022 10:22:55 AM

Bonaventure is a long standing subdivision development and truly the jewel of south east Visalia. People have invested on this side of Visalia because Bonaventure is a special neighborhood.

Please consider the investment all property owners of the Bonaventure Subdivision have made and the property taxes they have paid yearly. Certainly values of all properties in Bonaventure will suffer if this new project is approved as designed.

Please consider a buffer zone between Bonaventure and this large small lot project.

I would like to suggest Vista Street be extended south over Packwood Creek to Walnut Avenue. This Adjustment would help traffic congestion and accomplish some amount of privacy for Bonaventure property owners. An alternative to the previous suggestion would be to exit Walnut Avenue North along the west property line of the Bonaventure Subdivision.

This road could cut-de-sac at Packwood Creek to avoid bridge construction costs.

Either of these suggestions should not hurt the proposed project because of the large number small lots proposed.

Please consider these alternatives and protect Bonaventure residents.

Thank you very much for your consideration.

Lawrence E Britten
3535 E Hillcrest Dr
Visalia, Ca 93292
559-740-9052
larrybritten@me.com

From: [Gia Hallum](#)
To: [Josh Dan](#)
Subject: Visalia 35 Tentative Subdivision Map No. 5593
Date: Monday, September 19, 2022 11:57:29 AM

It was a pleasure meeting you last Friday with our meeting with Paul Bernal. The only points I would like to be considered would be the back wall be built up to 8 feet tall. I spoke with a contractor and he said that is possible and would give us a little more privacy. The other point to be considered is the lots single story. It would help a lot with the privacy issue also.

I understand this is probably out of your hands but maybe whoever develops it could meet with our neighbor to hear our concerns and consider working with us on a couple of things. At least to make this as painless as possible for us old timers.

Again I appreciate your time and take care,

Gia Hallum

9-12-22

City of Visalia Planning Commission

315 East Acequia Ave.

Visalia, CA 93292

Dear Planning Commission,

This letter is in response to the Visalia 35 Tentative Subdivision Map No. 5593.

My family and I feel that not only would this have a negative impact on the value of our home but to the area in general. 95 lots are way too many home sites for this area!

The intersection of Lovers Lane and Walnut have had several accidents and there is already a huge problem with congestion. It is especially horrific during school commute times.

On the tentative subdivision map lots 39 thru 48 back up to homes within Bonaventure with three to four lots backing up to one. These lots must be enlarged so that our back yards are not negatively impacted.

We ask that you do not approve this subdivision map as is. At a very minimum, please ensure that lots 39 thru 48 along S. Vista Street are required to be at least 10,000 sq. feet since they back up to existing homesites that are over twice that size.

Colette Mathewson

1727 S Crumal St.

Visalia, CA 93292

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

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

Project Title: Visalia 35 Tentative Subdivision Map No. 5593

Project Description: 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).

The development of the property, if approved, will create additional housing units in the southeast quadrant of Visalia. The tentative subdivision map will have 18.64 gross acres of Residential Low Density land area to facilitate the development of a 96-lot single family residential subdivision with a density of 5.15 dwelling units to the acre. The proposed project density 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 east side of South Lovers Lane, approximately 678 feet south of East Tulare Avenue and 630 feet north of East Walnut Avenue, within the City of Visalia, situated in Tulare County (APN: 101-050-041).

Contact Person: Josh Dan, Associate Planner, Phone: (559) 713-4003, Email: josh.dan@visalia.city

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 West 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. 2022-34 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

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: Visalia 35 Tentative Subdivision Map No. 5593

Project Description: Visalia 35 Tentative Subdivision Map No. 5593 is 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. Frontage improvements along South Lovers Lane, a designated arterial, include construction of curb, gutter, sidewalk, and roadway pavement. Improvement throughout the proposed residential subdivision will include installation of curb, gutter sidewalk, landscape parkways, and streetlights.

The development of the property, if approved, will create additional housing units in the southeast quadrant of Visalia. The tentative subdivision map will have 18.64 gross acres of Residential Low Density land area to facilitate the development of a 96-lot single family residential subdivision with a density of 5.15 dwelling units to the acre. The proposed project density 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 east side of South Lovers Lane, approximately 678 feet south of East Tulare Avenue and 630 feet north of East Walnut Avenue, within the City of Visalia, situated in Tulare County (APN: 101-050-041).

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

Attachments:

- Initial Study,
- Environmental Checklist,
- Subdivision Map,
- Location Map

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. Project Name and Description:

Visalia 35 Tentative Subdivision Map No. 5593 is 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. Frontage improvements along South Lovers Lane, a designated arterial, include construction of curb, gutter, sidewalk, and roadway pavement. Improvement throughout the proposed residential subdivision will include installation of curb, gutter sidewalk, landscape parkways, and streetlights.

The development of the property, if approved, will create additional housing units in the southeast quadrant of Visalia. The tentative subdivision map will have 18.64 gross acres of Residential Low Density land area to facilitate the development of a 96-lot single family residential subdivision with a density of 5.15 dwelling units to the acre. The proposed project density 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 east side of South Lovers Lane, approximately 678 feet south of East Tulare Avenue and 630 feet north of East Walnut Avenue, within the City of Visalia, situated in Tulare County (APN: 101-050-041).

B. Identification of the Environmental Setting:

The 35-acre site is currently vacant and bisected by the Packwood Creek and Packwood Creek Trail and is surrounded by residential uses and an approximately 3.5-acre community park (i.e., Kiwanis Park). The Remainder Parcels (A through D), which are not a part of the development project, are also undeveloped and contain R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) and O-PA (Office Professional Administrative) Zoning Districts. The site is bounded by South Lovers Lane to the west, which is a designated arterial status roadway, residential uses to the north and east, and a church and Cal-Fire fire station to the south.

The development of the site with a 96-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 both South Lovers Lane and South Vista Street. These types of improvements include construction of curb, gutter, sidewalks, and the installation of park strip landscaping and streetlights throughout the subdivision.

The surrounding uses, Zoning, and General Plan are as follows:

	General Plan	Zoning	Existing uses
North:	Office, Residential Low Density, and Residential Medium Density	O-PA (Professional Administrative Office), R-M-2 (Multi-Family Residential), R-1-5 (Single-Family Residential)	Existing residence with orchard, Candelas II residential subdivision (the site is entitled to be developed with 59 residential lots).
South:	Public Institutional and Residential Low Density	Q-P (Quasi-Public) and R-1-5 (Single-Family residential)	Cal Fire Station (Tulare Headquarters) and Parkside Church
East:	Conservation,	Q-P (Quasi-Public) and	Kiwanis Park, Diamond Creek

	Residential Low Density, and Parks	R-1-5 (Single-Family residential)	Estates subdivision, and Bonaventure Subdivision residential subdivision
West:	Lovers Lane (four-lane divided arterial roadway)	Lovers Lane (4-lane divided minor arterial roadway), R-1-5, O-PA, and R-M-2	Lovers Lane (four-lane divided arterial roadway), Eastgate Manor Subdivision residential subdivision, office complex, and vacant land

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

C. Plans and Policies:

The General Plan Land Use Diagram designates the site as Residential Low Density and Parks/Recreation. Other portions of the site contain Residential Medium Density and Office land use designations; however these portions are not being developed under this subdivision request. The site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. min. lot size) and QP (Quasi-Public). Other portions of the site contain R-M-2 (Multi-family residential) and O-PA (Professional / Administrative) Office designations; however these portions are not being developed under this subdivision request. The subdivision will facilitate the development of the site with single-family residential units consistent with the residential development pattern in the surrounding area. 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 General Plan and Zoning Ordinance contains 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 Sewer System Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.
- Tulare County Important Farmland 2014 Map. California Department of Conservation, 2016.
- 2020 Urban Water Management Plan, Visalia District. California Water Service Company, June 2021.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY

Josh Dan
Associate Planner

Brandon Smith, AICP
Environmental Coordinator

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal	Visalia 35 Tentative Subdivision Map No. 5593		
NAME OF PROPONENT:	Norman Allinder	NAME OF AGENT:	Norman Allinder
Address of Proponent:	163 N. Park Drive Madera, CA 93637	Address of Agent:	163 N. Park Drive Madera, CA 93637
Telephone Number:	209-534-6252	Telephone Number:	209-534-6252
Date of Review	08/19/22	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

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

- 1 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?
- 1 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?
- 1 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?
- 2 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?
- 2 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?

- 2 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 d) 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) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- 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. This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista, but views of the range will not be adversely impacted or significantly by the project.

The proposed project is new residential construction which will meet City standards for setbacks, landscaping and height restrictions. The development of the project site with residences will be consistent with the RLD (Residential Low Density) Land Use Designation and R-1-5 zoning.

The Visalia General Plan contains multiple polices 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.

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

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is identified as Prime Farmland on maps prepared by the California Natural Resources Agency, Department of Conservation, and will involve the conversion of the property to non-agricultural use.

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the conversion of properties within the Planning Area, which includes the subject property, 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. However, the General Plan contains multiple polices 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, 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. 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.

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.

The development of 35.06 acres for a proposed 96-lot single-family residential subdivision is within the Urban Development Tier 1 Boundary. Development of residential lands in Tier 1 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."

- 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 timberland currently located on the site.
- e. The proposed 96-lot single-family residential subdivision will result in conversion of farmland to a non-agricultural use. However, the City's General Plan supports infill development opportunities if the site can be designed and developed in a manner consistent with the surrounding land uses. The proposed development is consistent with the surrounding area. By supporting the subdivision of this site for Low Density Residential development, the site can be developed in a manner that further facilitates housing units within the City's Tier 1 Urban Development Boundary. Development of residential lands in Tier 1 may occur at any time consistent with the City's Land Use Diagram. The request to subdivide the site with a 96-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."

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. 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. 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 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.

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 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.

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

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

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 polices, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies, impacts on woodlands will be less than significant.

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

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

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

- e. The project will not conflict with any local policies or ordinances protecting biological resources. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.

There are no Valley Oak trees onsite.

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

V. CULTURAL RESOURCES

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

VI. ENERGY

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

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

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

VII. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative wastewater disposal systems since sanitary sewer lines are used for the disposal of wastewater 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 the residential subdivision 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 Visalia 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 that 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 are no school sites within one-quarter mile of the project 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 located approximately seven miles from the Visalia Airport. The project site is not located in a flight path, collision safety zone, or noise threshold of the 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 that 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 wastewater 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 through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.
- c.
 - i. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
 - ii. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

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.

Furthermore, the project will be required to meet the City's improvement standards for directing storm water runoff to the new City storm water drainage system consistent with the City's adopted City Storm Drain Master Plan.
- d. The project area is located sufficiently inland and distant from bodies of water, and outside potentially hazardous areas for seiches and tsunamis. The site is also relatively flat, which will contribute to the lack of impacts by mudflow occurrence. Therefore, there will be no impact related to

these hazards.

- e. Development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. Impaired storm water runoff may then be intercepted and directed to a storm drain or water body, unless allowed to stand in a detention area. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

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

XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The proposed project is to be developed on land designated for residential development. The project site is surrounded on three sides by urban development and is bordered by one roadway. The General Plan Land Use Diagram, adopted October 14, 2014, designates the area as both Residential Very Low Density

The project entails subdividing the 35.06 acres of property to facilitate the subdivision of the project site into a 96-lot single-family residential development, with local street connection throughout the subdivision. The development will help facilitate additional residential units within the Tier 1 Urban Growth Boundary. The proposed subdivision is compatible with the adjacent residential uses.

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

- b. The project site is within the Urban Development Tier 1 Boundary. Development of lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policies 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 project as a whole does not conflict with any land use plan, policy or regulation of the City of Visalia. The site's General Plan Land Use Designation of Residential Low Density, and the zoning designation of Single-family Residential (R-1-5), is consistent with each other based on the underlying allowed land uses and density ranges as identified in Table 9-1 "*Consistency between the Plan and Zoning*" of the General Plan. The City of Visalia's Zoning Ordinance allows for single-family residences as permitted uses in their respective zones.

The proposed project will be consistent with the Land Use

Element of the General Plan, including Policy LU-P-55 for Residential Low Density development, and consistent with the standards pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapters 17.12.

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 seven miles from a public airport. The project will not expose people residing or working in the project area to excessive noise levels resulting from aircraft operations.

XIV. POPULATION AND HOUSING

- a. The project will not directly induce substantial unplanned population growth that is in excess of that planned in the General Plan, as the General Plan placed a default land use designation of Low Density Residential on all future park sites.
- b. Development of the site will result in the orchard being removed. The removal of these trees will help in facilitating the development of this site with 96 new single-family homes at a density of 3.60 units per acre.

XV. PUBLIC SERVICES

- a.

- i. Current fire protection facilities are located at the Visalia Station 56, abuts the project site to the south, 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 proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

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 trip distance, 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 7.7 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.

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.

Additionally, invitations for early consultation were sent on July 7, 2022 in accordance with AB 52, providing a 20-day early review period to the five Native American tribes with a historic presence in the Visalia Planning Area. 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.

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 is further served by multiple points of access. In the event of an emergency response, coordination would be made with the City's Engineering, Police, and Fire Divisions to ensure that adequate access to and from the site is maintained.
- b. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that is likely to exacerbate wildfire risks.
- c. The project is located on a site that is adjacent on multiple sides by existing development. New project development

will require the installation and maintenance of associated infrastructure; however, the infrastructure would be typical of residential development and would be developed to the standards of the underlying responsible agencies.

- d. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that would expose persons or structures to significant risks of flooding or landslides.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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

Brandon Smith, AICP
Environmental Coordinator

August 24, 2022
Date



June 28, 2022

Site Plan Review No. 2020-124:

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 **June 8, 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 that reads "Paul Bernal". The signature is fluid and cursive.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE June 8, 2022
SITE PLAN NO. 2020-124
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

During site plan design/policy concerns were identified, schedule a meeting with

Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION- TSM

PARK/RECREATION

CUP

HISTORIC PRESERVATION

OTHER –

ADDITIONAL COMMENTS:

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

SITE PLAN REVIEW COMMENTS

Rafael Garcia, Planning Division, 559-713-4031

Date: June 8, 2022

SITE PLAN NO: 2020-124 – E
PROJECT TITLE: Forebay Farms
DESCRIPTION: Development of 35.07 +/- acres into Single Family Residential Development (O-PA, R-1-5, R-M-2)
APPLICANT: Norman Allinder
PROP. OWNER: Forebay Farms LLC
LOCATION TITLE: 1410 S. Lovers Lane
APN TITLE: 101-050-041
GENERAL PLAN: Residential Medium Density, Parks/Recreation, Residential Low Density, Office, Conservation
EXISTING ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area), R-M-2 (Multifamily Residential, 3,000 sq. ft. minimum site area per unit), O-PA (Professional Administrative Office), Q-P (Quasi-Public)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Subdivision Map
- Additional information as needed

PROJECT SPECIFIC INFORMATION: June 8, 2022

1. Project shall require a Tentative Subdivision Map (TSM).
2. The lotting, as provided, complies with minimum dimensional requirements.
3. Development proposals across the multi-family and O-PA zoned areas of the site shall require separate Site Plan Reviews.
4. The Parks Department has determined that the park area should measure 1-acre. The applicant shall work with City Parks to determine the final layout of the 1-ac park site.
5. Traffic calming measures shall be required along right of way as per Traffic Engineering.
6. Comply with other review comments.

PROJECT SPECIFIC INFORMATION: May 25, 2022

1. Project shall require a Tentative Subdivision Map (TSM).
2. The lotting, as provided, complies with minimum dimensional requirements.
3. Development proposals across the multi-family and O-PA zoned areas of the site shall require separate Site Plan Reviews.
4. The Parks Department has determined that the park area should measure 1-acre. The applicant shall work with City Parks to determine the final layout of the 1-ac park site.
5. The remaining 2.5-acres of park area shall be reconfigured to provide lots meeting the R-1-5 development standards.
6. Open space areas, outlots, and the development's interaction with the newly installed HAWK crossing at Lovers Lane shall comply with the Engineering, Traffic, and CIP Engineering Divisions.
7. Comply with other review comments.

PROJECT SPECIFIC INFORMATION: May 11, 2022

8. Project shall require a Tentative Subdivision Map (TSM).

9. The lotting, as provided, complies with minimum dimensional requirements.
10. Development proposals across the multi-family and O-PA zoned areas of the site shall require separate Site Plan Reviews.
11. Outlots and remainders shall be appropriately labeled.
12. Open space areas, outlots, and the development's interaction with the newly installed HAWK crossing at Lovers Lane shall comply with the Engineering, Traffic, and CIP Engineering Divisions.
13. Comply with other review comments.

PROJECT SPECIFIC INFORMATION: October 13, 2021

1. **Project shall require a Tentative Subdivision Map (TSM).**
2. **Vehicle Miles Traveled Analysis shall be required with the TSM submittal.**
3. **Due to the changes in the design of the project, the proposal will no longer require a Conditional Use Permit (CUP) for a Planned Residential Development.**
4. **A Phasing Plan shall be provided with the Site Plan Review and TSM submittals.**
5. **Lot shall be designed with Visalia Municipal Code development standards, in particular 60 ft. widths for corner lots, 80 ft. widths for corner cul-de-sac lots (Lot No. 35), and 40 ft. widths on cul-de-sac interior lots (Lot No. 45).**
6. **Tribal consultation as required by AB 52 shall be conducted for the project. If requested during consultation, a cultural study and/or record searches with the Native American Heritage Commission and California Historical Resources Information System may be required.**
7. **The applicant shall label all outlots as "Remainder" lots.**
8. **Note that all street names shall be reviewed and approved by City of Visalia Traffic Engineering staff.**
9. **As much as possible the applicant shall identify all future uses for the Remainder lots.**
10. The applicant shall provide additional detail on the proposed open space areas and outlots, including any potential block walls, infrastructure, and amenities to be placed onsite.
11. The inclusion of bike and pedestrian paths is encouraged.
12. **The relocation of Parks/Recreation designated areas shall be approved by the Visalia Community Services Department prior to the discretionary review process for the TSM.**
13. Project shall include the build-out of Vista Street as required by the Engineering Division.
14. Note that per the Engineering Division, access from Lot H to South Lovers Lane may be restricted. A stub street may be necessary to the south. A full City Standard cul-de-sac/turnaround will be required at the terminus of Santa Anita Way. Furthermore, left turn access from South Lovers Lane to Churchill Downs Way will be prohibited. Lastly, connectivity between South Lovers Lane and the proposed Packwood Trail will need to be addressed and discussed by the applicant and Engineering staff.
15. See Engineering Division comments.

PROJECT SPECIFIC INFORMATION: August 12, 2020

14. Project shall require a Tentative Subdivision Map (TSM).
15. Project shall require a Conditional Use Permit (CUP) for a Planned Residential Development.
16. Currently the applicant is slightly exceeding the average density of Residential Medium Density and Low-Density Residential land use areas (approximately 7 units per acre). Staff recommends that the applicant increase the density of the site in order to closer meet the goals of the Residential Medium Density land use designation (10-15 units per acre).
17. Density figures shall be provided using net acreages, not gross.
18. Applicant shall provide additional development detail on the units proposed, including coverage areas, elevations, floor plans, landscaping, and any other relevant details.
19. The site plan shall provide information on orientation of buildings on lots and proposed setbacks.
20. The applicant shall provide additional detail on the proposed open space areas and outlots, including any potential block walls, infrastructure, and amenities to be placed onsite.

21. The inclusion of bike and pedestrian paths is encouraged.
22. Multifamily areas shall be subject to City of Visalia Good Neighbor policies.
23. A 50-foot riparian setback shall be maintained from Packwood Creek.
24. The relocation of Parks/Recreation designated areas along Packwood Creek shall be approved by the Visalia Community Services Department prior to the discretionary review process for the TSM and CUP.
25. Project shall include the build-out of Vista Street as required by the Engineering Division.
26. Project shall provide a cross section for the private alleyways/roads proposed.
27. See Engineering Division comments.

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 Visalia Municipal Code to review:

Title 16 Subdivisions

17.12 Single-Family Residential Zone

17.16 Multi-Family Residential Zone

17.12.135 Lot area less than 5,000 square feet.

17.32.080 Maintenance of landscaped areas.

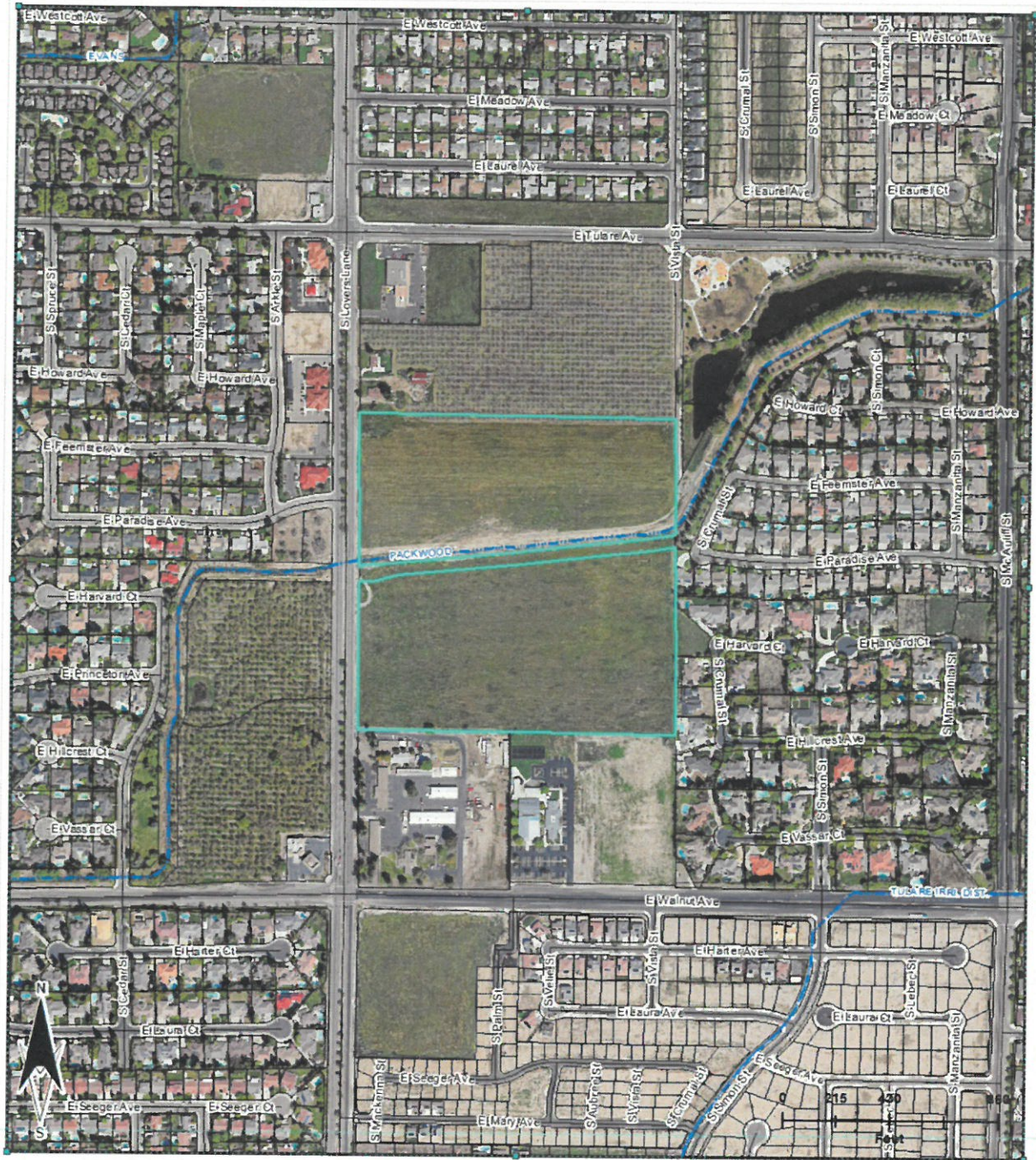
17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

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

Signature _____





SPR No. 2020-124

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input checked="" type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>	Ather Razaq	713-4268
<input type="checkbox"/>	Edelma Gonzalez	713-4364
<input type="checkbox"/>	Jaklin Rowley	713-4369
<input type="checkbox"/>	Luqman Ragabi	713-4362
<input type="checkbox"/>	Lupe Garcia	713-4197

ITEM NO: 1 DATE: JUNE 8, 2022

SITE PLAN NO.: 20-124 4TH RESUBMITTAL
PROJECT TITLE: FORBAY FARMS
DESCRIPTION: DEVELOPMENT OF 35.07+/- ACRES INTO
SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(O-PA, R-1-5, R-M2)
APPLICANT: NORMAN ALLINDER
PROP OWNER: FOREBAY FARMS LLC
LOCATION: 1410 S LOVERS LANE
APN: 101-050-041

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with **20' - 30'** radius; **local and arterial (Lovers Lane) refer to City standards**
- Install curb; gutter **all streets**
- Drive approach size: Use radius return; **refer to City Standards**
- Sidewalk: **5' - 7** width; **5'** parkway width at **local & Lovers Lane**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership. **map dedications**
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. For all work within the public right-of-way**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **Include parkway that traverse the creek (E. Paradise and E. Harvard Ave).**
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin:
: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **See additional comments below**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards: **Refer to Local and Arterial standards.**

- Install street striping as required by the City Engineer. **To be determined at time of civil plan review.**
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: **1 each at 300' intervals at center line and intersections**
- Written comments required from ditch company **Packwood** Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide 50' wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities. **required with road improvements as applicable**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **required with road improvements as applicable**
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. **Local street design to comply with City stds. knuckles and cul-de-sacs appears to be designed to standard radii. - Complied.**
2. **Comply with City local (60') street standards. - Complied.**
3. **Lovers Lane is an arterial (110') street standard. Cross-section of Lovers Lane shown correctly. Lovers Lane layout is designed to a previous City Std. which is 36' from median curb to curb & gutter. Project shall continue with this standard and provide a 5' parkway and 7' sidewalk behind curb and gutter per current standard. In addition, coordination with City Staff for a potential elevated Class IV bike lane, which may be required. - Complied.**
4. **Add to Note 12. on site plan: Current City Stds requires a Class II Bike lane, but a Class IV to be further evaluated during design. - Complied.**
5. **A no right turn blank out sign will be required at the intersection of Lovers Lane and Harvard to accommodate the newly installed H.A.W.K. signal pedestrian crossing. Additional safety requirements may be required per traffic safety comments. - Complied.**
6. **Ensure project does not interfere with the intent and functionality of signalized pedestrian crossing for trail along creek. Further coordinate with City project manager. Note 13 on site plans was correctly added to submittal to coordinate accordingly. - Complied.**
7. **Submit tentative subdivision final map. Refer to City submittal requirements.**

8. *All lots along Lovers Lane correctly showing access relinquishment along their west property line. Future development of the Remainder Lot A, B, C, & D shall take access from local street circulation per City standards.*
9. *Subdivision layout provides required landscape lots to be dedicated to the City along Vista St & Harvard Ave. Lettered outlots A, C, & D to be dedicated for LLD purposes on tentative map.*
10. *Dedication of the riparian setback for Packwood Creek showing correctly as a lettered Outlot B on tentative map.*
11. *The proposed future park parcel showing correctly as a lettered Outlot E on tentative map. Reduce Pocket Park size to 1 acre. Pocket Park shall meet all the criteria for pocket park. Additional review and discussion of the Pocket Park improvements to be required as part of the subdivision development, and the land acquisition value, will need to be coordinated between City staff and developer. Pocket park will be reimbursed through a separate Landscape and Lighting District cost recovery program over an agreed timeline. Revision on tentative map is required to show what the remaining 2.5 acres will be use for. - Reduced park size provided and layout revisions appear adequate. Pocket park will be required to be dedicated and improved as part of phase 2. Reimbursement of the park improvement costs, as previously mentioned, are to be through a district levied tax per lot of the subdivision over time. The cost per lot shall be considered when determining pay back period as the park LLD fee would be in addition to the LLD fees established for the subdivision for maintenance of streets, block walls, lighting, etc.*
12. *Refer to Traffic Dept. comments for access restrictions and median break locations along Lovers Lane.*
13. *Provide storm and sewer master design plan with development. The City is currently updating its master sewer and storm plan, proposed project will be subject to any changes implemented.*
14. *Sewer and Storm can be extended from Vista for phase 1 & 2. Currently, only existing run-off from Lovers Lane can be captured/directed to existing infrastructure in Lover's Lane. Development will need to provide a temporary basin onsite to retain project run-off or Developer can coordinate with City Engineer/Public Works to potentially increase capacity to the surrounding basin(s). Additionally, storm and sewer main shall be extended to serve southern parcel phase which will may include boring under the creek. Subdivision storm drain design shall be designed in a matter to ultimately remove temporary basin and allow connection to master plan infrastructure.*
15. *Each phase will be responsible to develop frontage improvements including transitional work along each phase frontage. Phase 1 project's boundary will include the creek frontage. Improvements shall include, but may not be limited to, pavement, curb and gutter, 7' sidewalk, 5' landscaped parkway w/ street trees, street lighting, utility relocations and undergrounding, striping, signage, 30' radius curb returns, and median improvements.*
16. *Project to install street lighting to current City local and arterial standards. A service pedestal will need to be installed. Electrical plans to include voltage drop calcs and shall be submitted with civil plans. City will own and maintain street lighting.*
17. *50' dedication showing correctly from top of outer TOE of Packwood. Landscaping of area subject to Urban Forestry and Public Works requirements.*
18. *Proposed subdivision appears to comply with City superblock connectivity between the subdivision to the north and open lot to the south at S. Vista Street.*
19. *It is typical requirement for multi-family lots to install and maintain their street parkway frontage. Developer may wish to defer parkway landscaping until future development of the RM2 lots*

however all other improvements (sidewalk, street lighting, etc) shall be installed with 1st phase subdivision improvements.

- 20. Project will require a Landscape and Lighting District (LLD) to be formed for City maintenance of the new local street pavement, street lighting and landscape along the local streets that traverse the creek (Paradise and Harvard), and Outlots A, C, & D. The RM2 lots will be included in the LLD based on parcel size (equivalent to SFD lot ratio).*
- 21. Easement for temp cul-de-sac turnaround will be required with phase 1 map.*
- 22. The proposed temp cul-de-sac turnaround will need to be designed to typical cul-de-sac standards as it is the end of a stub street and no additional access or pass through to Lovers Lane will be allowed. Remainder B lot can take access from this cul-de-sac, provide alternate turnaround, or provide local street connection to Feemster. Deferment of sidewalk at this cul-de-sac will need further review with City Engineer at time of civil submittal.*
- 23. Subdivision subject to development impact fees due with final map recording and lot development. Refer to page 5 for applicable fees.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **20-124 4th RESUBMITTAL**

Date: **6/8/2022**

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

(Fee Schedule Date:**01/01/2022**)
(Project type for fee rates:**Residential SFD + RM2**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,366/ac
<input checked="" type="checkbox"/> Transportation Impact Fee	Varies
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	Varies
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$46/lf x Lovers Lane
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	Varies
<input checked="" type="checkbox"/> Park Acq/Dev Fee	Varies
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	Varies
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	Varies
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,002.ac
<input checked="" type="checkbox"/> Public Facility Impact Fee	Varies
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

City of Visalia
Building: Site Plan
Review Comments

3/2/24
 FOREST FARMS
 140 S LOVERS LANE

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

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

Additional comments: _____

Val Garcia 6/2/22
 Signature



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

Date: 06/06/2022
Item: 1
Site Plan: SPR20124
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

June 8, 2022

ITEM NO: 1 **Resubmit**
SITE PLAN NO: SPR20124
PROJECT TITLE: Forebay Farms
DESCRIPTION: Development of 35.07 +/- acres into Single Family residential Development (O-PA, R-1-5, R-M)
APPLICANT: Norman Allinder
OWNER: FOREBAY FARMS LLC
APN: 101050041
LOCATION: 1410 S LOVERS LANE

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 *intersections* at time of development.
- Install Stop Signs at *residential streets intersecting arterial/collector* Locations at time of development.
- Construct parking per City Standards PK-1 through PK-4 at time of development
- 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:

- Per VVII letter dated April 21, 2022, project is screened out of a VMT analysis.
- Street names are required to be submitted for review and approval. Streetnames shall take on names of existing Visalia streets that are along the same alignment. Note the most southernly alignment of 'E Harvard Ave' is along the Princeton Ave alignment and should be renamed E Princeton Ave.

- Noted – Applicant has complied with previous SPR comments – Refer to COV Design and Improvement Standards P-12 Typical Median Break Locations.
 - Access at 'Feemster' will be restricted to right in and right out only.
 - Access at 'Hillcrest' will be restricted to ¾ access (right in/out only and southbound left in). Future development on the westside of Lovers Lane will allow northbound left into that development.
 - Access for 'Harvard Ave' will be restricted to right in/out and southbound left in. Westbound left turn out not permitted. The median requires modification to fill in the northbound left turn pocket at Harvard Ave.
 - Add a 'NO RIGHT TURN' blank out sign on Harvard Ave to coordinate with the HAWK.
 - Access at 'Harvard Ave' is on or near the Packwood Trail crossing alignment and may interfere with the HAWK pedestrian traffic signal alignment installed across Lovers Lane. Coordination required. Alignment of Harvard Ave will require adjustment (move southerly) to accommodate Packwood Creek Trail crossing. Contact Diego Corvera Project Manager 559-713-4209 for coordination.
- Noted - COV Design and Improvement Standards P-15 Super Block. Superblock connectivity has been provided to the south.
- Ultimate access for Lot C off of 'Feemster. 'Paradise' to be secondary access. Need to provide turnaround for residences off of Paradise.
- Traffic calming needed on Harvard Ave, Hillcrest, Feemster as the long streets may induce speeding.
- Questions, contact Traffic Engineering, 559-713-4633.

Leslie Blair

Leslie Blair

Susan Currier

From: Joel Hooyer
Sent: Tuesday, June 7, 2022 8:36 AM
To: Cristobal Carrillo; Josh Dan; Rafael Garcia; Susan Currier
Cc: Alvin Dias
Subject: June 8, 2022 Site Plan Review
Attachments: 6-8-22 Site Plan Review.pdf

Importance: High

See attached and following for the June 8, 2022, Site Plan Review comments.

- SPR20124** - No Valley oaks are on the submitted plans.
- Packwood Creek Trail is indicated on the submitted plan.
 - Future Park is on the submitted plans.
 - Park Strip is on the submitted plans.
 - Open Space (Dedication to the City of Visalia) is on the submitted plans.
- Is the proposed subdivision 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.

SPR22033 - No Valley oaks are on the submitted plans.

SPR22094 - No Valley oaks are on the submitted plans.

SPR22095 - Multiple existing Valley oak trees are on the submitted plans.

Note*- Need to work with Urban Forestry for the protection on the existing Valley oak trees included in the development plans.

SPR22096 - No Valley oaks are on the submitted plans.

SPR22097 - 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

20124

June 8, 2022

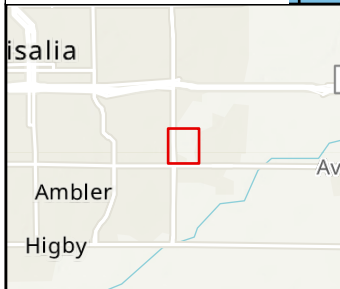
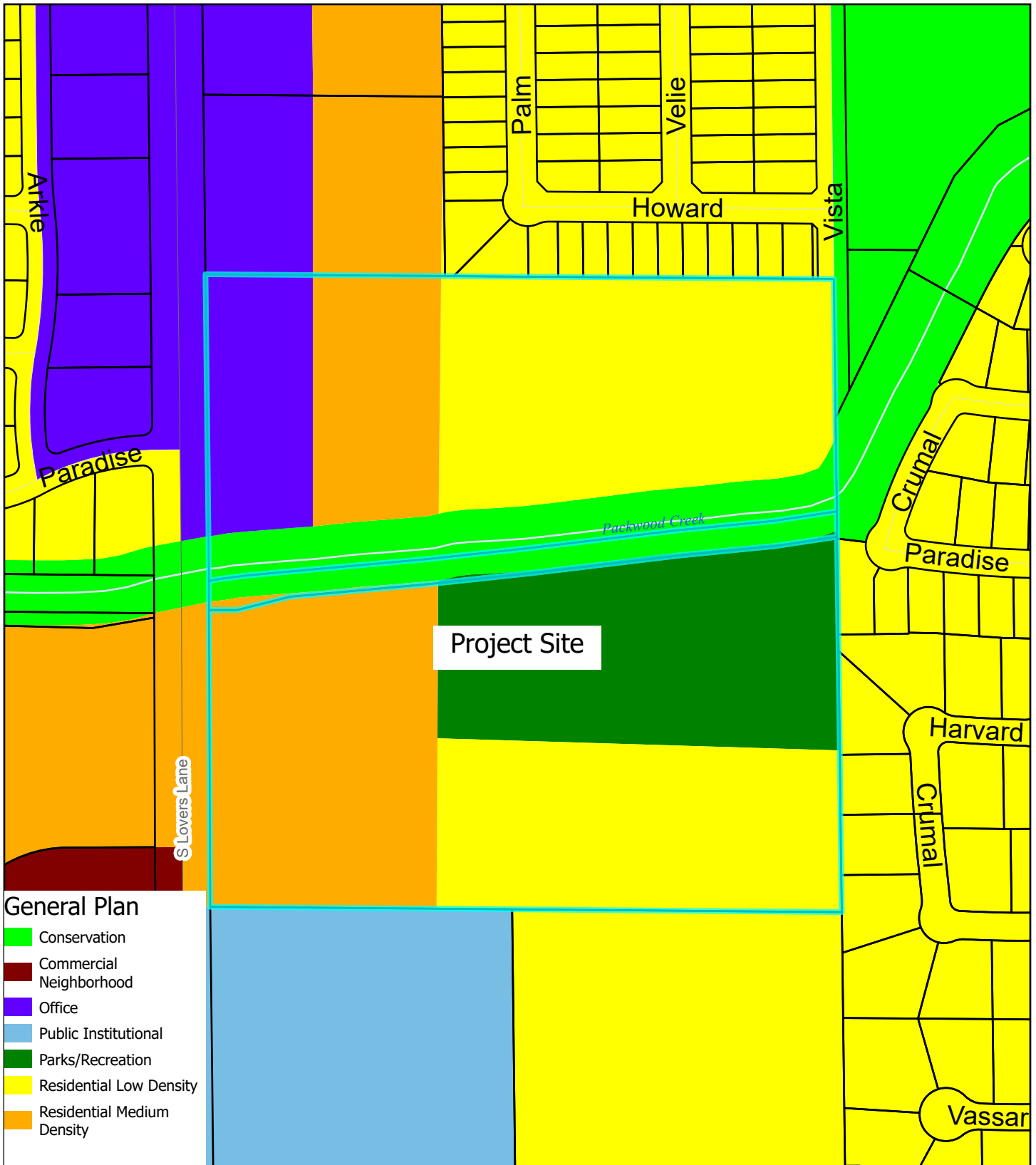
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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



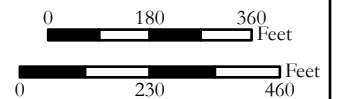


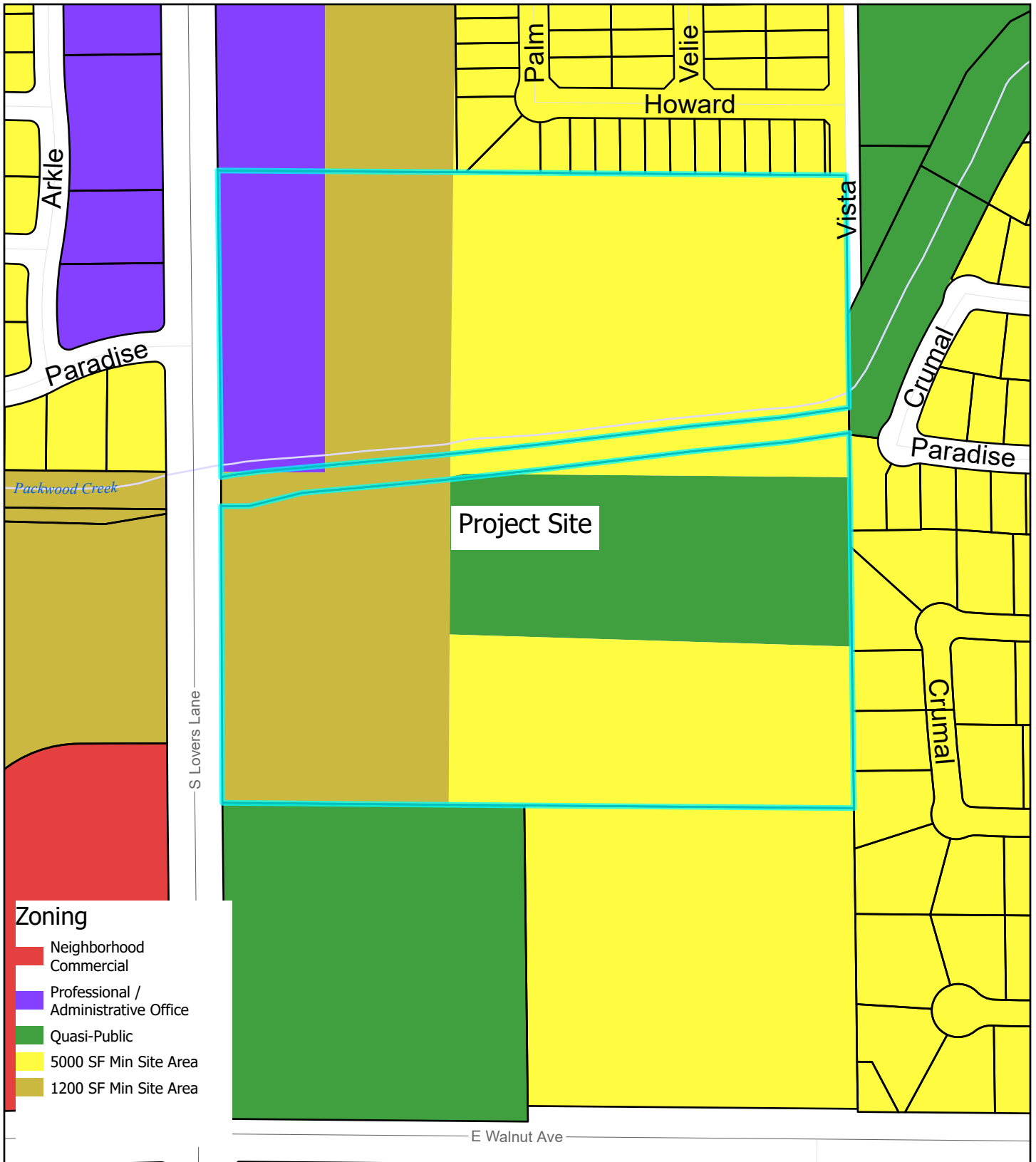
General Plan Land Use Map

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

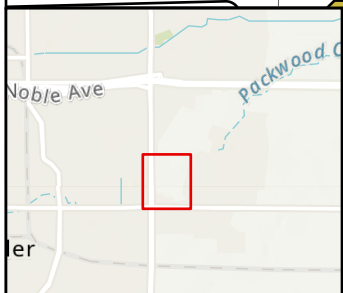
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Zoning

- Neighborhood Commercial
- Professional / Administrative Office
- Quasi-Public
- 5000 SF Min Site Area
- 1200 SF Min Site Area

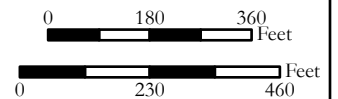


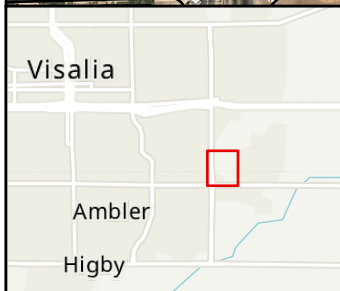
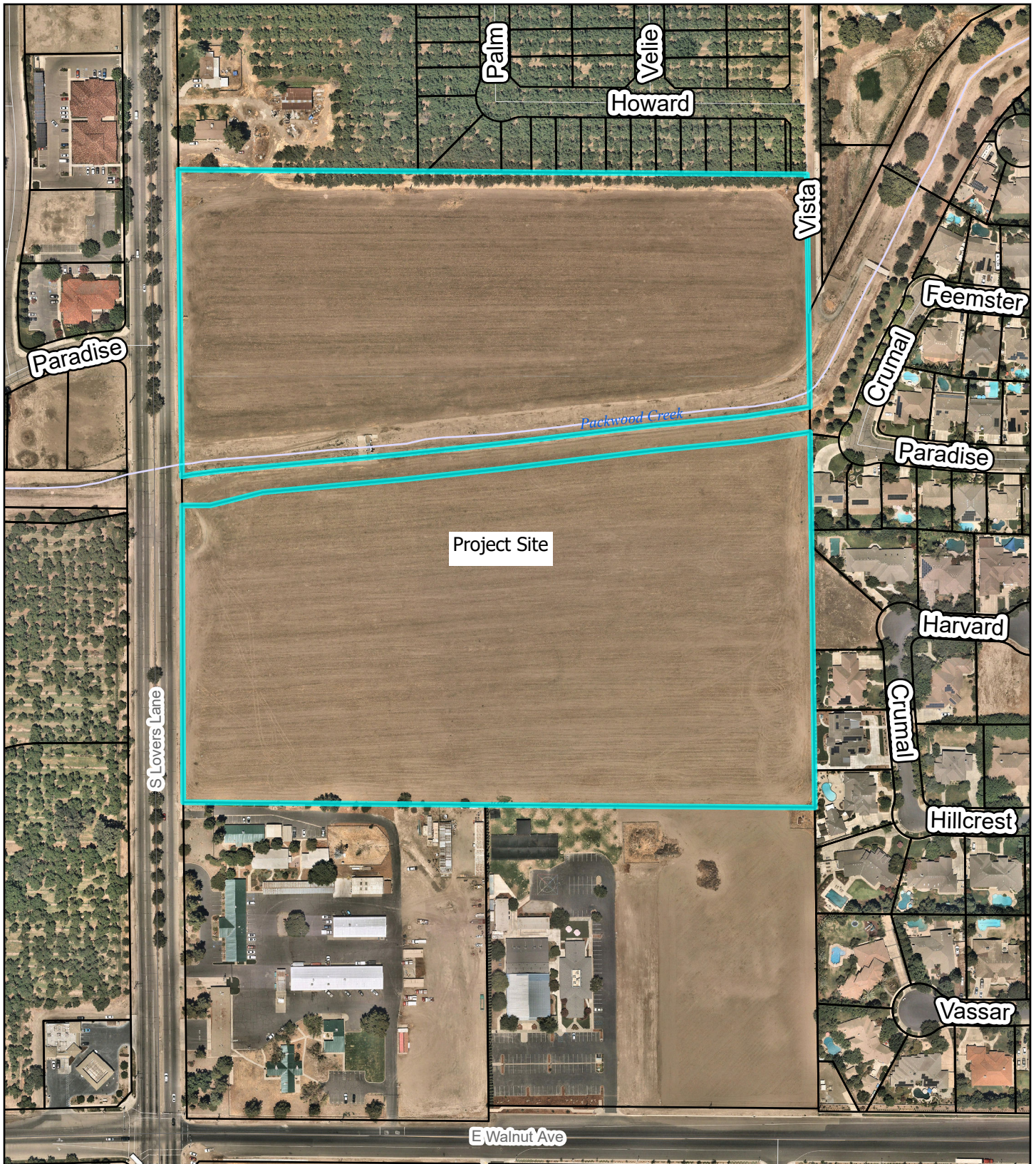
Zoning Map

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

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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



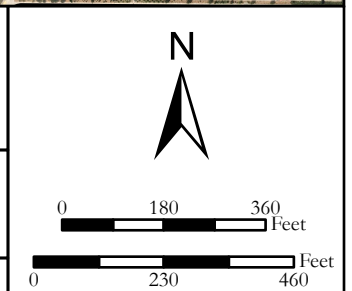


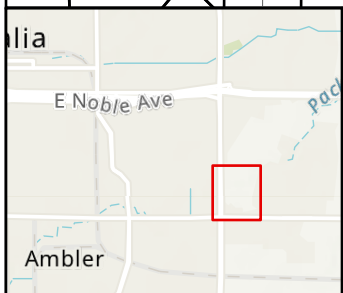
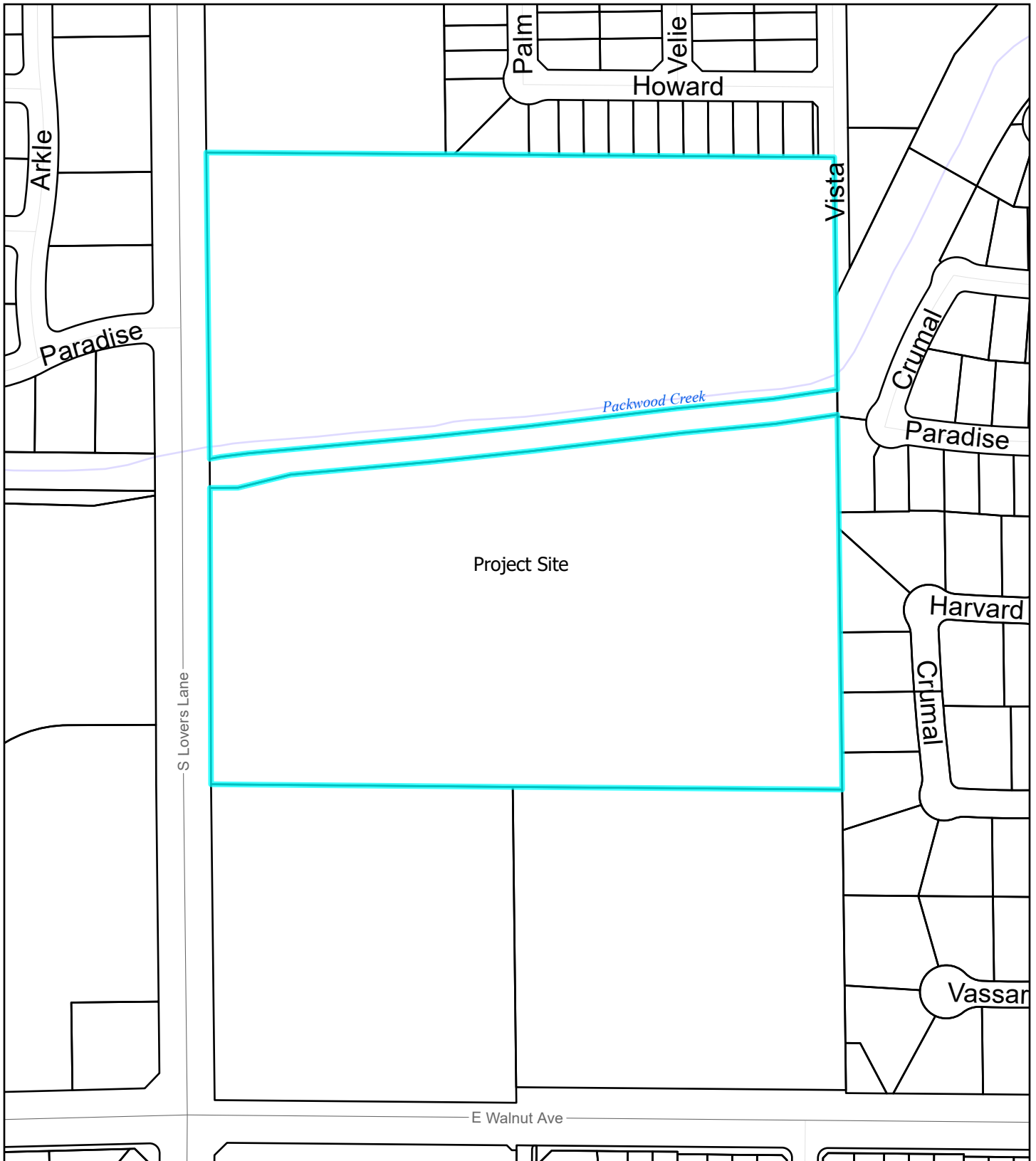
Aerial Map

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

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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	

