

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**MONDAY, DECEMBER 12, 2022**  
**VISALIA COUNCIL CHAMBERS**  
**LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA**  
**MEETING TIME: 7:00 PM**

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.  

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - a. Finding of Consistency No. 2022-003: A request by Lovejot Singh and Jason Scott to modify Conditional Use Permit No. 1994-19 to demolish and rebuild an existing convenience store within the D-MU (Downtown Mixed Use) Zone. The project site is located at 540 North Court Street (APN: 094-261-026).
6. PUBLIC HEARING – (Continued from November 14, 2022) Cristobal Carrillo, Associate Planner  

Conditional Use Permit No. 2021-21: A request by Scott A. Mommer Consulting to establish a Fastrip convenience store and gasoline service station with a drive-thru lane in the C-MU (Mixed-Use Commercial) Zone. The project site is located at 2800 S. Mooney Boulevard, on the southeast corner of West Whitendale Avenue and South Mooney Boulevard (APN: 122-320-078).

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. 2021-09 (State Clearinghouse # 2022100244) be adopted.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-29: A request by Lane Engineers on behalf of MB Developers LC, to develop a 1.53-acre parcel with a new 2,338 sq. ft. Chipotle Restaurant with a drive-thru pickup lane for online orders only within the Plaza Business Park Master Planned development located in the Business Research Park (BRP) Zoning District. The project site is located on the east side of Plaza Drive approximately 500 feet north of Crowley Avenue (APN: 081-160-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2022-61.

8. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-31: A request by RP Investments, LP to establish a planned commercial development by creating parcels with less than the minimum five-acre requirement in the C-MU (Commercial Mixed Use) zone. The project site is part of the Orchard Walk West Shopping Center master planned development and is specifically located on the south side of Sedona Avenue approximately 300 feet west of Dinuba Boulevard (APN: 078-120-053). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-63.

Tentative Parcel Map No. 2022-08: A request by RP Investments, LP to subdivide a 4.29-acre parcel within the C-MU (Commercial Mixed Use) Zoning District into two parcels to facilitate the development of future retail buildings. Parcel One will be 2.82-acres while Parcel 2 will be 1.47-acres. The project site is part of the Orchard Walk West Shopping Center master planned development and is specifically located on the south side of Sedona Avenue approximately 300 feet west of Dinuba Boulevard (APN: 078-120-053). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-63.

9. PUBLIC HEARING – Annalisa Perea, Senior Planner QK, Inc., Planning Consultant to the Planning Division

Conditional Use Permit No. 2022-15: A request by 7Ten Properties LLC, to establish an outdoor event venue use on a 1.95-acre site improved with an outdoor lawn area, paved surface, and bathroom facilities in the QP (Quasi-Public) Zone. The property will be operated in conjunction with an on-site building that allows for the operation of a variety of indoor venues. The site is located at 4211 W. Goshen Avenue on southwest corner of Goshen Avenue and Chinowth Street. (APN: 085-630-003 and 085-630-001). 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. 2022-30 (State Clearinghouse # 2022110351) be adopted.

10. PUBLIC HEARING – Brandon Smith, Principal Planner

Temporary Conditional Use Permit No. 2022-32: A request by Visalia Homeless Center to operate a temporary overnight warming center through March 15, 2023, within an existing building located in the C-S (Service Commercial) Zoning Designation. The site is located at 701 E. Race Avenue, on the southwest corner of Race Avenue and Burke Street (APN: 094-100-022). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-67.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is January 9, 2023.
- b. Update on City Council direction regarding Agricultural Preservation Ordinance.
- c. Victory Oaks Annexation submitted for LAFCO's January 2023 meeting.
- d. City Hall Offices closed December 23<sup>rd</sup> & 26<sup>th</sup> and January 2<sup>nd</sup>.

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

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

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

**APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, DECEMBER 22, 2022, BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 9, 2023**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** December 12, 2022

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

**SUBJECT: Tentative Parcel Map No. 2022-08:** A request by RP Investments, LP to subdivide a 4.29-acre parcel within the C-MU (Commercial Mixed Use) Zoning District into two parcels to facilitate the development of future retail buildings. Parcel One will be 2.82-acres while Parcel Two will be 1.47-acres.

**Conditional Use Permit No. 2022-31:** A request by RP Investments, LP to establish a planned commercial development by creating parcels with less than the minimum five-acre requirement in the C-MU (Commercial Mixed Use) zone. The project site is part of the Orchard Walk West Shopping Center master planned development.

**Location:** The project site is specifically located on the south side of Sedona Avenue approximately 300 feet west of Dinuba Boulevard (Addresses not assigned) (APN: 078-120-050).

## STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2022-08, based upon the finding and conditions in Resolution No. 2022-64. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the City's Zoning and Subdivision Ordinances, and the Orchard Walk Specific Plan.

Staff recommends approval of Conditional Use Permit No. 2022-31, based upon the findings and conditions in Resolution No. 2022-65. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, Zoning Ordinance and Orchard Walk Specific Plan.

## RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2022-08, based on the findings and conditions in Resolution No. 2022-64.

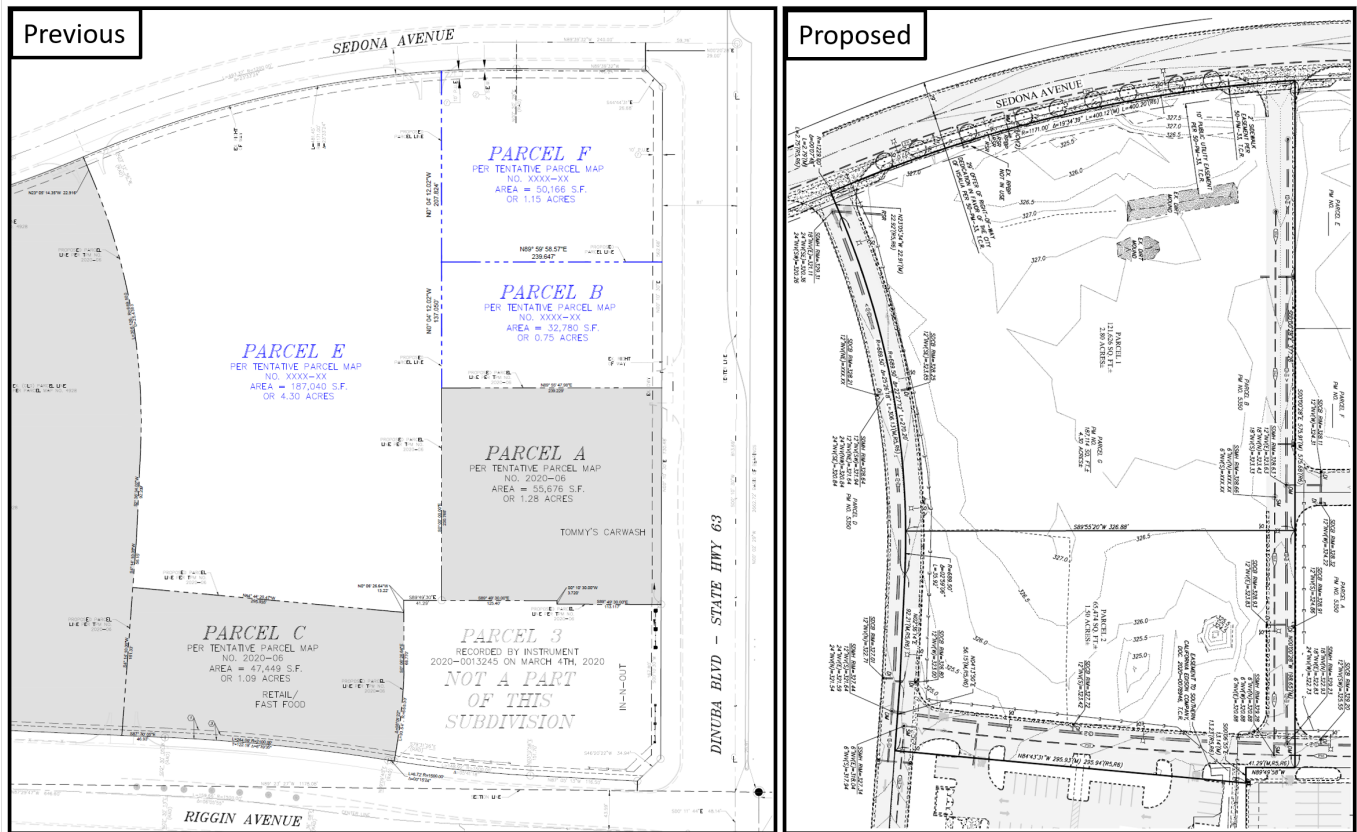
I move to approve Conditional Use Permit No. 2022-31, based on the findings and conditions in Resolution No. 2022-65.

## PROJECT DESCRIPTION

### **Tentative Parcel Map No. 2022-08**

Tentative Parcel Map No. 2022-08 is a request to subdivide "Parcel E" of the previously approved final parcel map established for the Orchard Walk West commercial center development as shown below. The Parcel E currently measures 4.29-acres and the request is proposing to create two parcels measuring 2.82-acres and 1.47-acres as shown in Exhibit "B". The southeast corner of the overall site is developed with El Pollo Loco and In-N-Out fast-food restaurants, each with a drive-thru lanes. Parcels to the north and west of the In-N-Out site were also entitled with a carwash development and another fast-food pad with a drive-thru lane. The remaining acreage is currently vacant; however, the creation of the lots, as proposed, will assist

with the development of a new commercial building that will be occupied by a Tractor Supply store.



### **Conditional Use Permit No. 2022-31**

Pursuant to the Visalia Municipal Code (VMC) Section 17.19.060.A, development standards in the C-MU zones outside the downtown area requires parcels measure at least 5-acres. Conditional Use Permit No. 2022-31 is a request to amend the configuration of the Orchard Walk West commercial shopping center's second largest parcel which measures 4.29-acres into two parcels measuring 2.82-acres and 1.47-acres.

The overall project area was initially established with the adoption of the Orchard Walk Specific Plan No. 2007-02. The Orchard Walk specific plan detailed onsite and offsite improvements across a 56-acre mixed-use development area. This included major and minor retail, commercial services, and restaurant uses straddled across the west and east sides of North Dinuba Boulevard, north of West Riggins Avenue.

### **Site Development**

The applicant/developer is seeking approval of these entitlements which will aid in developing Parcels "1" (seen in Exhibit "A") in substantial compliance with the previously approved development plan for the site while adopting an alternate configuration on-site. One user has been previously disclosed to be a Tractor Supply Company retail store on the larger proposed parcel. The proposed use has been disclosed at Site Plan Review (SPR) and meets the development criteria of the zone district and specific plan; however, future development upon Parcel "2" will be required to return to Site Plan Review to detail the proposed use and its compliance with the Specific Plan design criteria and development standards of the C-MU zone.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed-Use
Zoning:	C-MU (Commercial Mixed-Use)
Surrounding Zoning and Land Use:	North: C-MU & R-M-3 / Sedona Ave. / Vacant Lot South: R-1-5 / W. Riggin Ave. / Fairview Village Subdivision East: C-MU / Vacant lots / N. Dinuba Blvd. (State Route 63) West: R-M-2 / N. Conyer St. / Vacant Lot (Shannon Ranch East Subdivision)
Environmental Review:	Categorical Exemption No. 2022-63
Special Districts:	None
Site Plan:	Site Plan Review: 2022-152

### **RELATED PLANS AND POLICIES**

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

### **RELATED PROJECTS**

The subject site is part of a larger shopping center with a Target store and other major tenants as the main anchors and added retail space and related out-pads for retail and food services. The development plan for the shopping center was approved under the Orchard Walk Specific Plan, which was reviewed by the Planning Commission on May 29, 2007, and adopted by the City Council on June 18, 2007.

Two Conditional Use Permits on the May 29, 2007, Planning Commission agenda were approved for the development of the first phase of each of the commercial centers with a Home Depot home improvement store and a Target retail store as the anchor tenants (CUPs 2007-13 and 2007-14, respectively). However, the Home Depot project was never developed.

Two other Conditional Use Permits No. 2007-58 and 2007-59 on the December 10, 2007, Planning Commission agenda were approved for a McDonalds and Starbucks, both with drive-thru lanes, located in the Orchard Walk East development area.

**Conditional Use Permit No. 2021-27 & Tentative Parcel Map No. 2021-07:** Approved by the Planning Commission on November 8, 2021 which requested subdividing two parcels into three parcels, measuring less than the minimum five (5) acre size requirement in the C-MU (Commercial Mixed-Use) Zone District.

**Conditional Use Permit No. 2020-25 & Tentative Parcel Map No. 2020-06:** Approved by the Planning Commission on November 9, 2020 which requested subdividing two parcels into four parcels creating two lots with no public street access, and parcels with less than the minimum five (5) acre size requirement in the C-MU (Commercial Mixed-Use) Zone District.

**Conditional Use Permit No. 2019-36:** A request by Donahue Schriber Realty Group to develop three pad sites with fast food dining, retail shops, on-site parking and drive-thrus across 3.72 acres of the Orchard Walk West development area. The site is zoned C-MU (Mixed Use Commercial Zone) and located at the northwest corner of north Dinuba Blvd and west Riggin Ave. (APN: 078-120-030 & 078-120-032).

## PROJECT EVALUATION

Staff recommends approval of the Tentative Parcel Map (TPM) and Conditional Use Permit (CUP) based on the project's consistency with the policies of the Land Use Element of the General Plan, Zoning and Subdivision Ordinances and the Orchard Walk Specific Plan for approval of the CUP and TPM.

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

Establishment of a parcel with an area less than five (5) acres in the C-MU Zone is conditionally permitted with the approval of a CUP and a development plan depicting the ability of the site to comply with development standards, provide safe on-site vehicular circulation, and pedestrian connectivity between each of the proposed parcels / commercial building pads.

Staff concludes the newly proposed development configuration is consistent with the existing and future commercial land uses in for the Orchard Walk area. Both Dinuba Boulevard and Riffin Avenue are major roadways while Sedona Avenue is a local roadway. Future buildout of this shopping center will provide additional commercial shopping opportunities to the surrounding residential neighborhoods, while also providing a catalyst for the remaining balance of the site to be developed.

### **Planned Development Requirement**

The minimum site area for properties in the C-MU zone is five acres (ref. Municipal Code Section 17.19.060.A). However, according to Municipal Code Section 17.26.040 pertaining to Planned Developments, the Planning Commission may consider lot sizes smaller than the minimum site area if "there are unique circumstances (shape, natural features, location, etc.) which would deprive the landowner of development potential consistent with other properties classified in the same underlying zone."

The Site Plan Review Committee reviewed and issued a "Revise and Proceed" to the applicant's proposal based on its consistency with the previously approved development plan and circulation pattern proposed for the Orchard Walk West site. The Site Plan Review Committee subsequently reviewed the proposed parcel map and made the determination that the parcel map is consistent with City development standards and is in substantial conformance with the overall Orchard Walk Specific Plan. The proposed parcel map and planned development ultimately allow for the site to be developed while maintaining access points that minimize vehicle conflicts on Dinuba Boulevard and Riffin Avenue.

### **Shared Access / Maintenance Agreement**

The tentative parcel map shown in Exhibit "B" is subject to approval of the associated conditional use permit. The proposed development pattern depicts vehicular driveways and aisles that require a shared access agreement for ingress/egress, utilities, and any other pertinent infrastructure or services for the proposed parcels and existing parcels within the master plan.

Staff is recommending Condition No. 4 be adopted for the Tentative Parcel Map and Condition No. 3 be adopted for the Conditional Use Permit. These conditions require the recordation of an agreement addressing shared vehicular access, utilities, and any other pertinent infrastructure or services for all parcels including parcels without public street access. This agreement shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures.

## **Improvements to Right-of-Ways, Access and Circulation**

All frontage improvements along both Dinuba Boulevard and Sedona Avenue have been conditioned with the previously approved entitlement, CUP No. 2019-36. Currently all Phase I improvements have been completed and the applicant has permits in review for off and on-site improvements consistent with the proposed layout and pending approval of the entitlements.

## **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. The findings in response to this Government Code section are included in the recommended findings for the denial of the tentative subdivision map.

<b><u>GC Section 66474 Finding</u></b>	<b><u>Analysis</u></b>
(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 Zoning Ordinance and the Orchard Walk Specific Plan. This is included as recommended Finding No. 1 of the Tentative Parcel 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 Zoning Ordinance and the Orchard Walk Specific Plan. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the commercial development type described on the proposed map. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed commercial uses. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This is included as recommended Finding No. 5.
(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 not been found to cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.



(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 3 of the Tentative Parcel Map.

### **Environmental Review**

The project is considered to be categorically exempt under Sections 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor divisions to land (Categorical Exemption No. 2022-63).

## **RECOMMENDED FINDINGS**

### **Tentative Parcel Map No. 2022-08**

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the Zoning Ordinance, Subdivision Ordinance and the Orchard Walk Specific Plan.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing commercial development and the proposed development of this site is consistent with the approved Orchard Walk Specific Plan.
3. That the site is physically suitable for the proposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project's use, which is consistent with the underlying Mixed Use Commercial General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the Zoning Ordinance, Subdivision Ordinance, and the Orchard Walk Specific Plan.
5. That the proposed design and improvement of the proposed tentative parcel map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-63).

### **Conditional Use Permit No. 2022-31**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Zoning Ordinance and Orchard Walk Specific Plan.
  - a. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
  - b. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar commercial uses.
1. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-63).

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Tentative Parcel Map No. 2022-08**

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2021-131.
2. That Tentative Parcel Map No. 2021-07 be prepared in substantial compliance with Exhibit "C".
3. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services for parcels without public street access shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
4. That all other federal, state and city codes, ordinances and laws be met.

### **Conditional Use Permit No. 2022-31**

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2022-152.
2. That all end-users seeking to develop the pad sites be required to apply first to Site Plan Review and detail compliance with the CUP, TPM, Specific Plan, and all other development standards.
3. That deviation from the Site Plan by either use or parcel configuration may constitute substantial change and require the applicant to return to the Planning Commission for an amendment to the approval.
4. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services for parcels without public street access shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
5. That all other federal, state and city codes, ordinances and laws 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 North 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](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Building Elevations
- Exhibit "D" – Landscape Plans
- Exhibit "E" – Traffic Letter
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

## **Conditional Use Permits**

(Section 17.38)

### **17.38.010 Purposes and powers.**

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

### **17.38.020 Application procedures.**

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
  - 1. Name and address of the applicant;
  - 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
  - 3. Address and legal description of the property;
  - 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
  - 5. The purposes of the conditional use permit and the general description of the use proposed;
  - 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

### **17.38.030 Lapse of conditional use permit.**

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

### **17.38.040 Revocation.**

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not

satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

**17.38.050 New application.**

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

**17.38.060 Conditional use permit to run with the land.**

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

**17.38.065 Abandonment of conditional use permit.**

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

**17.38.070 Temporary uses or structures.**

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
  1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
  3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.

8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

**17.38.080 Public hearing--Notice.**

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

**17.38.090 Investigation and report.**

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

**17.38.100 Public hearing--Procedure.**

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

**17.38.110 Action by planning commission.**

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
  1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
  2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

**17.38.120 Appeal to city council.**

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

**17.38.130 Effective date of conditional use permit.**

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

**ZONING ORDINANCE, TITLE 17 OF VISALIA MUNICIPAL CODE  
EXCERPT FROM CHAPTER 17.19: MIXED USE ZONES**

**17.19.060 Development standards in the C-MU zones outside the downtown area.**

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

A. Minimum site area: five (5) acres.

B. Maximum building height: fifty (50) feet.

C. Minimum required yards (building setbacks):

1. Front: fifteen (15) feet;
2. Rear: zero (0) feet;
3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
4. Side: zero (0) feet;
5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: fifteen (15) feet;
2. Rear: five (5) feet;
3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

E. The provisions of Chapter 17.58 shall also be met, if applicable.



RESOLUTION NO. 2022-64

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2022-08, A REQUEST BY RP INVESTMENTS, LP TO SUBDIVIDE A 4.29-ACRE PARCEL WITHIN THE C-MU (COMMERCIAL MIXED USE) ZONING DISTRICT INTO TWO PARCELS TO FACILITATE THE DEVELOPMENT OF FUTURE RETAIL BUILDINGS. PARCEL ONE WILL BE 2.82-ACRES WHILE PARCEL TWO WILL BE 1.47-ACRES. THE PROJECT SITE IS SPECIFICALLY LOCATED ON THE SOUTH SIDE OF SEDONA AVENUE APPROXIMATELY 300 FEET WEST OF DINUBA BOULEVARD (ADDRESSES NOT ASSIGNED) (APN: 078-120-050).

**WHEREAS**, Tentative Parcel Map No. 2021-05, request by RP Investments, LP to subdivide a 4.29-acre parcel within the C-MU (Commercial Mixed Use) Zoning District into two parcels to facilitate the development of future retail buildings. Parcel One will be 2.82-acres while Parcel Two will be 1.47-acres. The project site is specifically located on the south side of Sedona Avenue approximately 300 feet west of Dinuba Boulevard (Addresses not assigned) (APN: 078-120-050); and

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

**WHEREAS**, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2022-08, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorically Exempt under Section 15315 and 5332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-63).

**NOW, THEREFORE, BE IT RESOLVED**, that Categorical Exemption No. 2022-63 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the Zoning Ordinance, Subdivision Ordinance and the Orchard Walk Specific Plan.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing commercial development and the proposed development of this site is consistent with the approved Orchard Walk Specific Plan.

3. That the site is physically suitable for the purposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project's use, which is consistent with the underlying Mixed Use Commercial General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the Zoning Ordinance, Subdivision Ordinance, and the Orchard Walk Specific Plan.
5. That the proposed design and improvement of the proposed tentative parcel map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
6. That the project is considered Categoricaly Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-63).

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2021-131.
2. That Tentative Parcel Map No. 2021-07 be prepared in substantial compliance with Exhibit "C".
3. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services for parcels without public street access shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
4. That all other federal, state and city codes, ordinances and laws be met.

RESOLUTION NO. 2022-65

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-31, A REQUEST BY RP INVESTMENTS, LP TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT BY CREATING PARCELS WITH LESS THAN THE MINIMUM FIVE-ACRE REQUIREMENT IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE PROJECT SITE IS PART OF THE ORCHARD WALK WEST SHOPPING CENTER MASTER PLANNED DEVELOPMENT. THE PROJECT SITE IS SPECIFICALLY LOCATED ON THE SOUTH SIDE OF SEDONA AVENUE APPROXIMATELY 300 FEET WEST OF DINUBA BOULEVARD (ADDRESSES NOT ASSIGNED) (APN: 078-120-050).

**WHEREAS**, Conditional Use Permit No. 2022-31, a request by RP Investments, LP to establish a planned commercial development by creating parcels with less than the minimum five-acre requirement in the C-MU (Commercial Mixed Use) zone. The project site is part of the Orchard Walk West Shopping Center master planned development. The project site is specifically located on the south side of Sedona Avenue approximately 300 feet west of Dinuba Boulevard (Addresses not assigned) (APN: 078-120-050); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on December 12, 2022; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2022-31, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15315.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Zoning Ordinance and Orchard Walk Specific Plan.
  - a. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
  - b. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar commercial uses.
4. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-63).

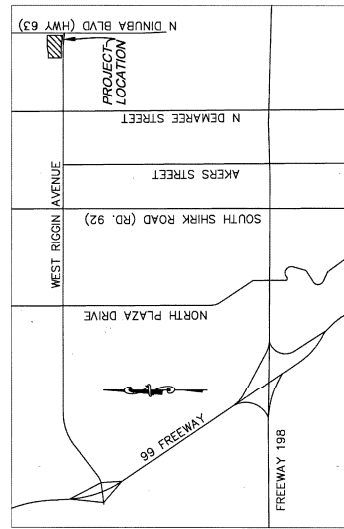
**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2022-152.
2. That all end-users seeking to develop the pad sites be required to apply first to Site Plan Review and detail compliance with the CUP, TPM, Specific Plan, and all other development standards.
3. That deviation from the Site Plan by either use or parcel configuration may constitute substantial change and require the applicant to return to the Planning Commission for an amendment to the approval.
4. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services for parcels without public street access shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
5. That all other federal, state and city codes, ordinances and laws be met.

# PARCEL MAP NO. 5367

BEING A SUBDIVISION OF PARCEL B OF PARCEL MAP 5350, RECORDED IN BOOK 54 OF MAPS, AT PAGE 58, T.C.R., LYING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, CALIFORNIA

FEBRUARY 25, 2022  
JT ENGINEERING  
33336 N. AGUA DULCE CANYON ROAD, SUITE #103  
AGUA DULCE, CALIFORNIA 91390  
(661) 268-8899



TPM NO. 2021-07  
CIP NO. 2021-27

### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION AND CONTROL ON FEBRUARY 25, 2022 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THIS PARCEL MAP IS A CORRECT AND COMPLETE REPRESENTATION OF THE REALITY AS SHOWN. ALL MONUMENTS ARE OF THIS CHARACTER AND OCCUPY OR WILL OCCUPY THE POSITIONS INDICATED ON OR BEFORE FEBRUARY 25, 2024 AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 8<sup>th</sup> DAY OF August 2022

*[Signature]*  
ELIAS GARCIA, P.L.S. 8808  
LICENSE EXPIRATION DATE: 9-30-22



### ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Visalia SS: Angela K. Ellis A NOTARY PUBLIC, OR OTHER OFFICER COMPLETING THIS CERTIFICATE, PERSONALLY APPEARED, Ryan Gulland & Kevin Hellenas PERSONS) WHOSE NAME(S) IS/ARE PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND:  
[Signature] NOTARY PUBLIC  
PRINT NAME: J. Ellis  
COMMISSION EXPIRES: May 5, 2023

### ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_ SS: \_\_\_\_\_ A NOTARY PUBLIC, OR OTHER OFFICER COMPLETING THIS CERTIFICATE, PERSONALLY APPEARED, \_\_\_\_\_ PERSONS) WHOSE NAME(S) IS/ARE PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND:  
\_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ NOTARY PUBLIC  
COMMISSION EXPIRES: \_\_\_\_\_

### CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Jon Cudde 8-18-2022  
JOHN CRAWFORD, R.C.E. 92335 DATE



### CITY PLANNER'S STATEMENT:

I HEREBY STATE THAT THIS MAP CONFORMS TO THE TENTATIVE PARCEL MAP, NO. 2021-07 THAT WAS APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON NOVEMBER 8, 2021.

Paul Bernal 8/12/2022  
PAUL BERNAL, CITY PLANNER DATE

### BOARD OF SUPERVISOR'S STATEMENT:

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY STATE THE SAID BOARD OF SUPERVISORS HAS REVIEWED AND APPROVED THIS PARCEL MAP AS PROVIDED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: 8/15/2022 JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS  
By: Janey Bette DEPUTY CLERK



### RECORDER'S STATEMENT:

DOCUMENT NO. 2022-085281 FEE PAID \$95.00  
FILED THIS 15<sup>th</sup> DAY OF August AT 2:41 P.M. IN BOOK 54 OF MAPS, AT PAGES 75 AT THE REQUEST OF DONAHUE SCRIBNER REALTY GROUP.

TARA K. FRETAS, CPA  
TULARE COUNTY ASSESSOR/CLERK-RECORDER

By: Anna Chaves  
DEPUTY

### LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT:

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 07-17, CITY OF VISALIA TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

### FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) FOR VISALIA, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN ZONE X (SHADED) WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOODING BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUES AND SPECIAL FLOOD HAZARD ZONES ARE SHOWN FOR THE PORTIONS OF THIS MAP THAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.



**BENCHMARK**

USGS MONUMENT PD DMB688; A SURVEY DISK STAMPED IN FAIRVIEW VILLAGE PARK, 23 FEET SOUTHWEST OF THE DRINKING FOUNTAIN.  
ELEVATION: 329.8, 88 DATUM

**BASIS OF BEARINGS**

THE BEARING OF NORTH 00°20'28" EAST FOR THE CENTERLINE OF PARCEL MAP NO. 5350, TULARE COUNTY RECORDS, IS THE BASIS FOR ALL BEARINGS THIS SURVEY.

**OWNER/SUBDIVIDER**

CALIFORNIA GOLD DEVELOPMENT CORPORATION, A  
133 OLD WARDOS FERRY ROAD, SONOMA, CA 95370  
(209) 533-3333

**REFERENCES**

- (R1) PARCEL MAP 4928 BOOK 50 OF MAPS, AT PAGE 33, T.C.R.
- (R2) SHANNON RANCH EAST, VOLUME 40 OF MAPS, AT PAGE 48, T.C.R.
- (R3) PARCEL MAP 5142, BOOK 52 OF MAPS, AT PAGE 49, T.C.R.
- (R4) LOT LINE ADJUSTMENT 2019-159, DOC. 2020-0012945, T.C.R.
- (R5) PARCEL MAP 5350, BOOK 54 OF MAPS, AT PAGE 58, T.C.R.
- (R6) PARCEL MAP 5357, BOOK 54 OF MAPS, AT PAGE 75, T.C.R.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT Diablo BASE AND MERIDIAN AND 1/4 IN. IN THE CITY OF TULARE COUNTY, TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PARCEL 1<sup>ST</sup> OF PARCEL MAP NO. 5357, RECORDED SUBSTANTIAL 1-22-21 IN BOOK 54 OF MAPS, AT PAGE 75, TULARE COUNTY RECORDS.

**FLOOD ZONE DESIGNATION:**

FLOOD ZONE CLASSIFICATION FOR THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; THE 0.2% ANNUAL CHANCE FLOODPLAIN ON FLOOD INSURANCE RATE MAP NO. 0810702035E, WITH A DATE OF IDENTIFICATION OF JUNE 18, 2009, FOR COMMUNITY NO. 060409, IN THE CITY OF VISALIA, STATE OF CALIFORNIA. THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

**NOTES**

1. OBSERVED EVIDENCE OF UTILITIES HAVE BEEN SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THE CURRENT ZONING IS C-MU (MIXED USE COMMERCIAL)
3. UTILITY PROVIDERS: ATRT (COMMUNICATION), CA WATER SERVICE CO (WATER), SOCALGAS (NATURAL GAS), SOUTHERN CALIFORNIA EDISON (ELECTRIC)

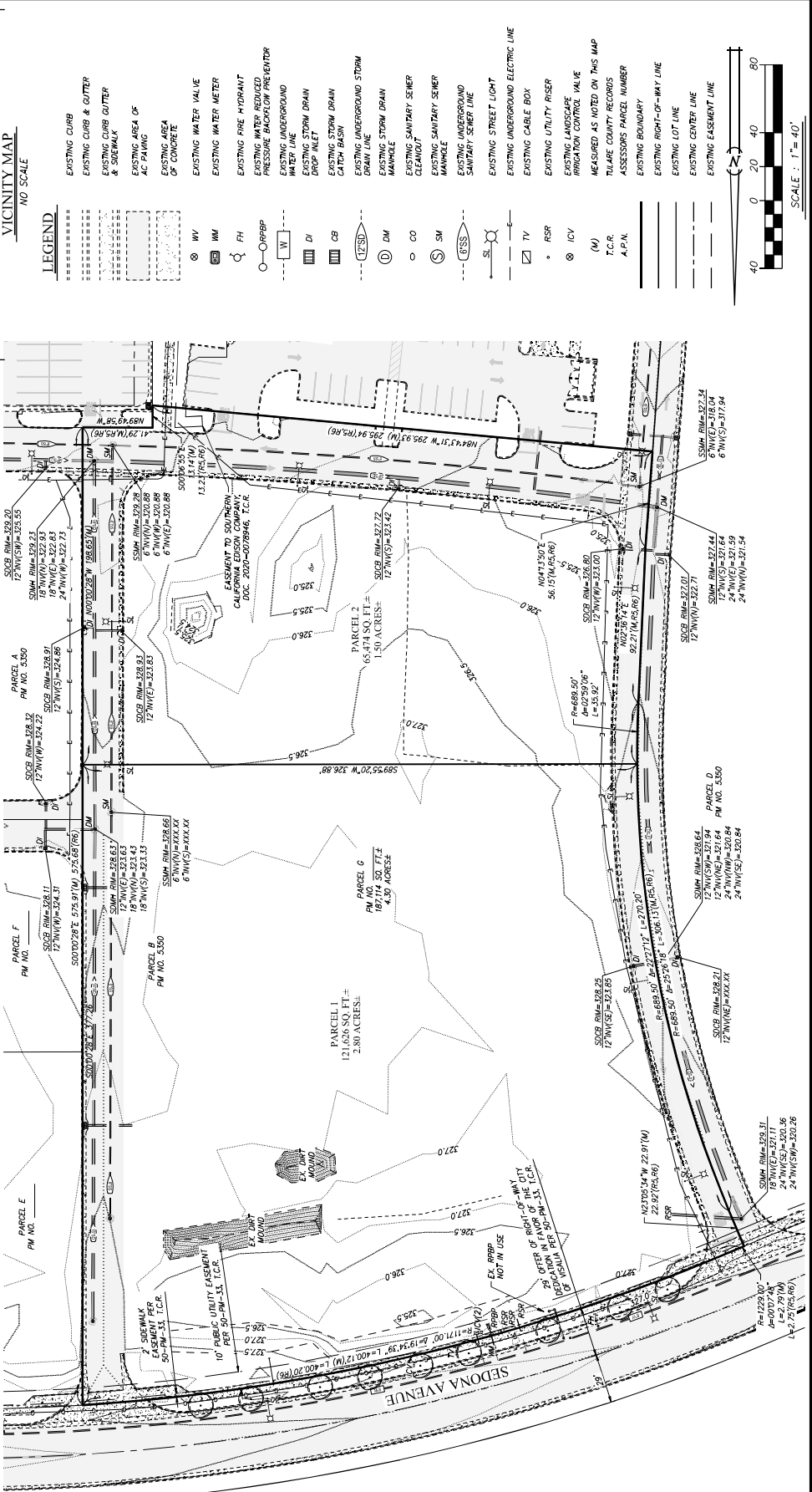
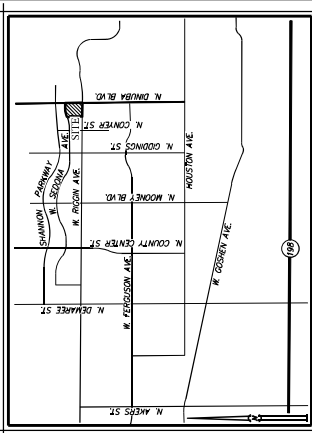
BY: RCS	DATE: 8/17/22	SYML: DATE DESCRIPTION APPD
CHK: RHH		
JOB #: 3616.00	SCALE: 1"=30'	

TENTATIVE PARCEL MAP EXHIBIT  
CALIFORNIA GOLD DEVELOPMENT CORP.  
A.P.N. 078-120-050 (PORTION)  
VISALIA, CALIFORNIA

HAWKINS & ASSOCIATES  
ENGINEERING, INC.  
436 MITCHELL RD.  
MODESTO, CA 95354  
PH: (209) 575-4295 FX: (209) 578-4295



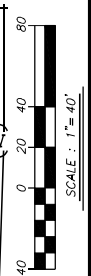
SHEET 1 OF 1



**VICINITY MAP**  
NO SCALE

**LEGEND**

- EXISTING CURB
- EXISTING CURB & CUTTER
- EXISTING CURB OUTER & SIDEWALK
- EXISTING AREA OF AC PAVING
- EXISTING AREA OF CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER REDUCED PRESSURE BACKFLOW PREVENTOR
- EXISTING UNDERGROUND WATER LINE
- EXISTING STORM DRAIN DRAIN INLET
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING UNDERGROUND STORM DRAIN LINE
- EXISTING UNDERGROUND MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UNDERGROUND SANITARY SEWER LINE
- EXISTING STREET LIGHT
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CABLE BOX
- EXISTING UTILITY RISER
- EXISTING LANDSCAPE IRRIGATION CONTROL VALVE
- MEASURED AS NOTED ON THIS MAP
- TULARE COUNTY RECORDS
- ASSESSORS PARCEL NUMBER
- A.P.N.
- EXISTING CENTER LINE
- EXISTING EASEMENT LINE



**NOTICE OF EXEMPTION**

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

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

Tentative Parcel Map No. 2022-08 & Conditional Use Permit 2022-31

**PROJECT TITLE**

The project site is located on the south side of Sedona Avenue approximately 300-feet west of Dinuba Boulevard (APN: 078-120-050).

**PROJECT LOCATION – SPECIFIC**

Visalia

**PROJECT LOCATION - CITY**

Tulare

**COUNTY**

A request by RP Investments, LP to subdivide a 4.29-acre parcel within the C-MU (Commercial Mixed Use) Zoning District into two parcels to facilitate the development of future retail buildings. Parcel One will be 2.82-acres while Parcel Two will be 1.47-acres.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

RP Investment Properties, LP, 133 Old Wards Ferry Road, Suite , Sonora, CA – 209-533-3333

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

Robert Toro, California Gold Development Corporation, 3020 Old Ranch Pkwy, Suite 300, Seal Beach, CA 90740 – 714-483-7051

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

**EXEMPT STATUS:** (Check one)

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

For minor land divisions into four or fewer parcels.

**REASON FOR PROJECT EXEMPTION**

Josh Dan  
**CONTACT PERSON**

(559) 713-4003  
**AREA CODE/PHONE**

December 12, 2022

**DATE**

Brandon Smith, AICP  
**ENVIRONMENTAL COORDINATOR**





October 4, 2022

**Site Plan Review No. 2022-152:**

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 **September 14, 2022**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a horizontal line.

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE September 14, 2022  
SITE PLAN NO. 2022-152  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

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

Planning

Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste

Parks and Recreation

Fire Dept.

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

TPM/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

**Cristobal Carrillo, Planning Division (559) 713-4443**

Date: September 14, 2022

SITE PLAN NO: 2022-152  
PROJECT TITLE: Tractor Supply Company and Planet Fitness  
DESCRIPTION: Tentative Parcel Map to Separate Leased Premises Between SPR 22-064 and SPR 22-151 Conditional Use Permit (Gym) for Future Retail. (C-MU)  
APPLICANT: Scot Patterson  
PROP. OWNER: Donald Schriber Realty Group LP  
LOCATION TITLE: 648 W. Riggin Avenue  
APN TITLE: 000015287  
GENERAL PLAN: Commercial Mixed Use  
ZONING: C-MU – Commercial Mixed Use

**Reference SPR  
No. 2022-151.**

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

## **Project Requirements**

- Compliance with the Orchard Walk Specific Plan
- Tentative Parcel Map
- Conditional Use Permit
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: September 14, 2022**

1. Applicant shall comply with the Orchard Walk Specific Plan.
2. A Tentative Parcel Map shall be required.
3. A Conditional Use Permit (CUP) shall be required to allow for the creation of lots smaller than required by the C-MU Zone (5 acre minimum). Note that the CUP for lot size can also permit the proposed Planet Fitness gymnasium use associated with this project.
4. The CUP shall be filed concurrently with the proposed Tentative Parcel Map for the project site.
5. Shared access agreements shall be required for the proposal.
6. See all comments from Site Plan Review No. 2022-151.

## **Note:**

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.

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

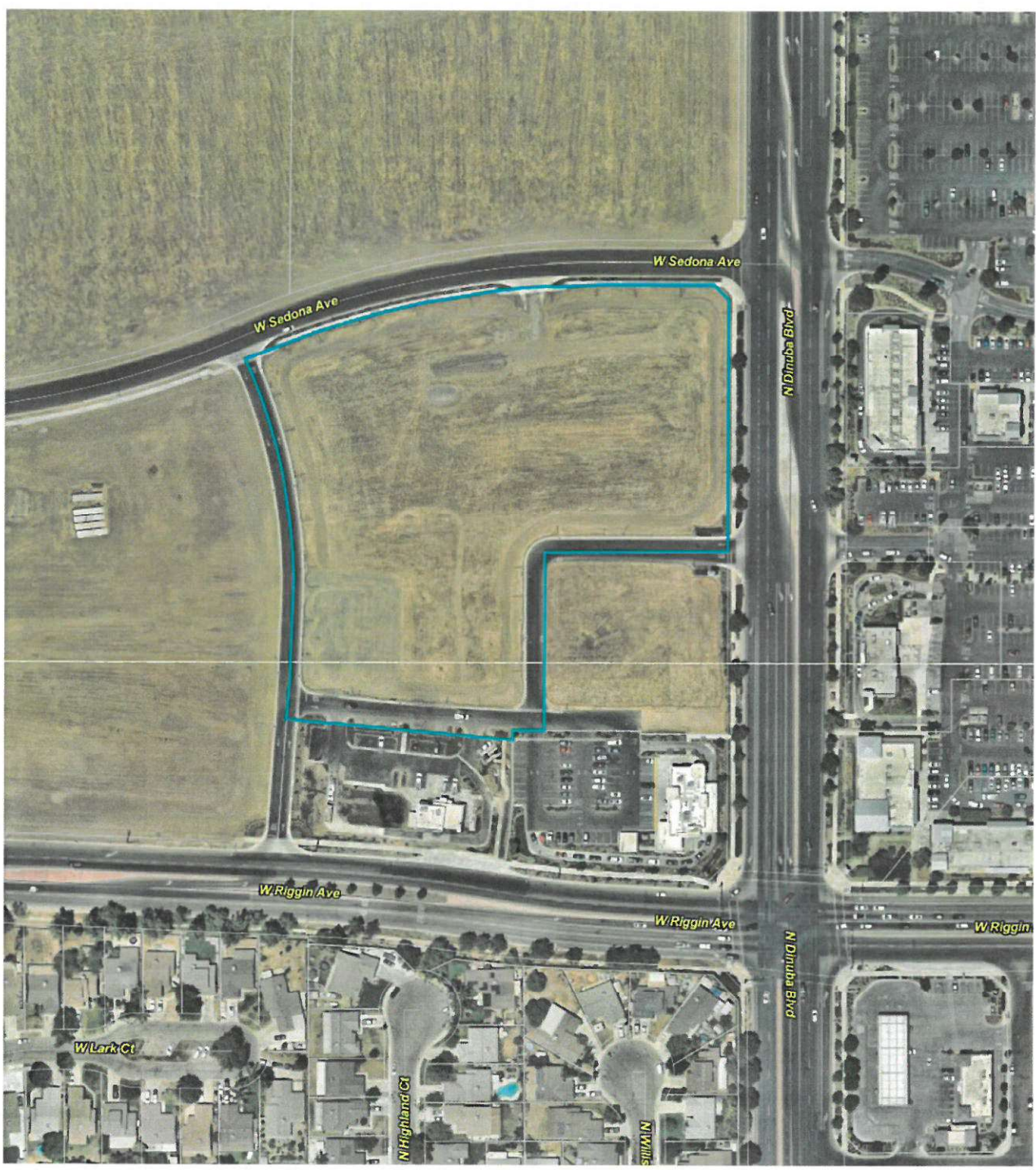
**17.19.060 Development standards in the C-MU zones outside the downtown area.**

**17.34.020(F)(3) – Parking: Commercial Facilities.**

**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.**

*[Handwritten signature]*

Signature \_\_\_\_\_



**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Luqman Ragabi 713-4362

ITEM NO: 1 DATE: SEPTEMBER 14, 2022

SITE PLAN NO.: 22-152  
PROJECT TITLE: TRACTOR SUPPLY COMPANY AND PLANET FITNESS  
DESCRIPTION: TENTATIVE PARCEL MAP TO SEPARATE LEASED PREMISES  
APPLICANT: SCOT PATTERSON  
PROP. OWNER: DONAHUE SCHRIBER REALTY GROUP LP  
LOCATION: 648 W RIGGIN AVE  
APN: 000-015-287

**SITE PLAN REVIEW COMMENTS**

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

: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

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

Comply with prior comments  Resubmit with additional information  Redesign required

**Additional Comments:**

- 1. Proposed parcel map will need to adhere to the underlying development plan and project conditions provided with SPR 22-064, SPR 22-151 and associated building permits and Conditional Use Permit.**
- 2. Provide common easements for access, parking, and utilities to serve the separate parcels; to be delineated on the map or incorporated into CCR's. Further coordinate with City staff.**
- 3. All applicable fees will be assessed with each building permit.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **22-152**  
Date: **9/14/2022**

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

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

(Fee Schedule Date:**8/20/2022**)  
(Project type for fee rates:**TPM**)

Existing uses may qualify for credits on Development Impact Fees. **FEES ASSESSED WITH PERMITS**

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

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

**City Reimbursement:**

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


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**Luqman Ragabi**

SPR 22152  
TENTATIVE PARCE MAP  
648 W RIGGIN

**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees.
- 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 9/14/22  
Signature





**Site Plan Comments**

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

Date	September 14, 2022
Item #	1
Site Plan #	22152
APN:	000015287

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

Corbin Reed  
Fire Marshal



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

Date: 9/12/22  
Item: 1  
Site Plan: SPR22152  
Name: Cole Sinatra

**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:  
Ample exterior lighting to deter property crimes  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
Internal and external surveillance cameras  
\_\_\_\_\_
- Line of Sight Issues:  
Low shrubs to deter transients from setting up camps  
\_\_\_\_\_
- Other Concerns:  
Enroll in Trespass Enforcement Program (T.E.P.) to address transient issues  
\_\_\_\_\_

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

**22152**

September 14, 2022

- No comments.
- XX** 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.
- XX** City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

**Comment** The City of Visalia Solid Waste Division has no comments regarding the proposed parcel split.  
Jason Serpa, Solid Waste Manager, 559-713-4533 Nathan Garza, Solid Waste, 559-713-4532  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338 

## Susan Currier

---

**From:** Lau, Scott@DOT <Scott.Lau@dot.ca.gov>  
**Sent:** Monday, September 26, 2022 10:25 AM  
**To:** Susan Currier  
**Cc:** lorena.mendibles@dot.ca.gov  
**Subject:** SPR #22152 Tractor Supply Company and Planet Fitness

Good morning Susan,

I have reviewed SPR #22152 Tractor Supply Company and Planet Fitness, and have no comments.

Respectfully,



*Scott Lau*

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



September 22, 2022

**Site Plan Review No. 2022-064:**

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **August 17, 2022**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

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

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE August 17, 2022  
 SITE PLAN NO. 2022-064  
 PARCEL MAP NO.  
 SUBDIVISION  
 LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
 

<input type="checkbox"/> CITY COUNCIL	<input type="checkbox"/> REDEVELOPMENT
<input type="checkbox"/> PLANNING COMMISSION	<input type="checkbox"/> PARK/RECREATION
<input type="checkbox"/>	
<input type="checkbox"/> HISTORIC PRESERVATION	<input type="checkbox"/> OTHER –
<input type="checkbox"/> <u>ADDITIONAL COMMENTS:</u>	

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

# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: August 17, 2022

SITE PLAN NO: 2022-064 - B  
PROJECT TITLE: Tractor Supply Store  
DESCRIPTION: 21,645 sf commercial retail building w/ 4,445sf attached greenhouse and 15,744 sf fenced outdoor display and shed (C-MU)  
APPLICANT: Scott Patterson  
PROP. OWNER: Donald Schriber Realty Group LP  
LOCATION TITLE: Highway 63 and W. Sedona  
APN TITLE: 078-120-050  
GENERAL PLAN: Commercial Mixed Use  
ZONING: C-MU – Commercial Mixed Use

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## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Compliance with the Orchard Walk Specific Plan
- Compliance Master Conditional Use Permit No. 2021-27
- Additional Information as Needed

### **PROJECT SPECIFIC INFORMATION:** August 17, 2022

1. Staff conclude that the Tractor Supply proposal complies with MCUP No. 2021-27 and would not require an entitlement for amendment.
2. The submittal shall provide site features consistent with the specific plan, i.e.: arbors.
3. The future retail user and further parceling will require their own separate SPR submittal.
4. Site and Building permit submittals will require the following:
  - a. Building Elevations
  - b. Landscape and irrigation plan
    - i. The plan shall verify that a minimum 10% of the parking lot is landscaped
  - c. Pedestrian connectivity
  - d. Stamped concrete design details and trellises (consistent with the SP)
5. A Lighting/Photometric Plan
6. All signage shall require a separate Building Permit submittal.
7. Comply with other reviewer requirements.
8. Meet all other codes, ordinances, and the Orchard Walk Specific Plan.

### **PROJECT SPECIFIC INFORMATION:** April 27, 2022


Current proposal does not comply with Master CUP and Specific Plan. Project **must be modified in order to comply with said entitlements or a new Master CUP will be required.**

1. The applicant shall file a Master Conditional Use Permit (CUP).  
The Master CUP application shall address and describe all the following in detail:
  - a. Proposed uses,
  - b. Proposed lots to be created,
  - c. On and off-site circulation improvements,
  - d. Operational statement,
  - e. Floor plans,
  - f. Building elevations,

- i. Demonstrating compliance with the Specific Plan's Architectural requirements.
  - g. Landscaping,
    - i. The plan shall verify that a minimum 10% of the parking lot is landscaped.
  - h. Pedestrian connectivity,
    - i. Stamped concrete design details and trellises (consistent with the SP),
  - j. A Traffic Action Plan shall be provided for the changes proposed.
    - i. The analysis shall provide traffic count information at peak hours, information on customer turnaround, and verification that parking areas and drive aisles will not be impacted by queuing vehicles.
2. The submittal will be reviewed by staff for conformance with sections of the Orchard Walk Specific Plan. Staff encourages the applicant and their proposed tenants/partners to give specific attention to the following sections of the Specific Plan:
    - a. Table 3.1-1 Development Standards [Setbacks]
    - b. Table 3.2-1 Fencing Requirements
    - c. 3-8 Elevations
    - d. 3.9 Elements of Project Design
      - i. 3.9.4 Architecture ["A" through "I"]
    - e. 4.1 Entranceways
    - f. 4.4 Pedestrian Circulation
  3. Site Design and Vehicular Circulation: The north/south drive aisle circulation will not be supported. The previously approved east/west aisle drive aisle circulation provided better onsite circulation and direct stab load for the trash enclosures.
  4. Pedestrian Circulation: Provide site plan demonstrating consistency with previously approved accessible routes approved as part of Master CUP.
  5. Wood Arbor/Decorative Wood Trellis: The decorative wood trellis along the north must be provided.
  6. Hardscape: Must provide decorative concrete finishes and pedestrian concrete for public sidewalks.
  7. Landscape: Provide 12' landscape setback along Sedona as per Master CUP.
  8. Architectural: Must comply with specific plan and Master CUP.
  9. Parking: The site will be parked at a rate of 1 stall per 225 square feet of area. The Tractor Supply building space, the garden center and the new gym must all be parked at 1 per 225 square feet. Demonstrate compliance by updating the parking data including providing the square footage of the future building to the south and demonstrating parking compliance.
  10. Not more than ten consecutive parking stalls shall be allowed without an approved landscaped tree well of eighty (80) square feet or more;
  11. Creation of the new parcel for the proposed development pattern will require the applicant to apply for a Tentative Parcel Map (TPM). The following shall be required for the TPM:
    - a. The filing of a TPM application;
    - b. The lots shall be labeled with numbers instead of letters. Parcels that are not a part of the proposal shall be labeled "Not A Part".
    - c. A Conditional Use Permit (CUP) is required for the creation of substandard lots.
  12. Comply with other reviewer requirements.
  13. Meet all other codes, ordinances, and the Orchard Walk Specific Plan.

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



Signature: 



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Adrian Rubalcaba 713-4271
- Ather Razaq 713-4268
- Edelma Gonzalez 713-4364
- Jaklin Rowley 713-4369
- Luqman Ragabi 713-4362
- Lupe Garcia 713-4197

ITEM NO: <u>1</u>	DATE: <u>AUGUST 17, 2022</u>
SITE PLAN NO.:	22-064RESUBMITTAL
PROJECT TITLE:	TRACTOR SUPPLY/CALIFORNIA GOLD DEVELOPMENT CORP
DESCRIPTION:	NEW 21,645 SF COMMERCIAL RETAIL BLDG WITH A 4,445SF ATTACHED GREENHOUSE AND 15,744 SF FENCED OUTDOOR DISPLAY AND 1250 FORAGE SHED. (C-MU)
APPLICANT:	SCOTT PATTERSON
PROP OWNER:	DONAHUE SCHRIBER REALTY GROUP LP
LOCATION:	HIGHWAY 63 & SEDONA
APN:	078-120-050

**SITE PLAN REVIEW COMMENTS**

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

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

**Additional Comments:**

1. ***Proposed commercial development is located on a partially developed site. City records indicate that Phase 2 Off-site improvement permit has been issued but remains outstanding. Proposed project will be conditioned that the outstanding building permit (B213586) be completed and finalized prior to building occupancy.***
2. ***If a new parcel is desired, a separate Site Plan submittal for a tentative parcel map would be required.***
3. ***There appears to be a light fixture in front of proposed trash enclosure located on the southwest corner of Future retail building. Coordinate with Solid Waste Dept for trash enclosure locations.***
4. ***Meet City standard parking PK-1 through PK-5.***
5. ***Street parkway landscaping, street trees, and irrigation are required. All landscaping shall conform to State MWELo regulations and design plans shall accompany the building permit.***
6. ***Project to comply with CCR's or equivalent created for overall master development plan management.***
7. ***Project to comply with Master CUP 19-076 for Orchard Walk West Phase 2. Refer to Planning comments for further information.***
8. ***Circulation paths contiguous to vehicular traffic must be physically separated from vehicular traffic. Physical separation shall be provided with circulation paths raised 4" (minimum) above the area where vehicle traffic occurs. See section 11B-250, of the CBC.***

9. *Proposed development will incur impact fees associated with site improvements and building construction. Refer to page 4 for applicable fees.*
10. *Site plan showing building shifted east to avoid future conflicts given the proximity of existing street improvements and street lighting as requested on previous SPR comments.*
11. *Project will need to provide a direct connection to the Public Right Of Way (ROW) on Sedona Ave and meet accessibility requirements for onsite.*
12. *There are existing drain inlet, parking lot lighting, curb and gutter that would need to be relocated to accommodate new parking lot design.*
13. *There appears to be a light feature in front of proposed trash enclosure located on the NW corner of future development. Coordinate with solid waste department for ultimate enclosure location.*
14. *Development impact fees to be updated based on further discussion between Jason Huckleberry and Developer.*

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **22-064 Resubmittal 1**

Date: **08/17/2022**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**

**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date:**08/20/2022**)

(Project type for fee rates:**RETAIL**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$17,518/1000SF X TBD</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>RETAIL : \$30/1000SF X TBD</b>
	<b>TREATMENT PLANT FEE: \$66/1000SF X TBD</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$574/1000SF X TBD</b>
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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



**Edelma Gonzalez**

City of Visalia  
Building: Site Plan  
Review Comments

PR 2206A  
TRACTOR SUPPLY  
078120050

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: **0.70 PER S.F.**
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: PROVIDE ACCESSIBLE ROUTES TO ALL BUILDING ENTRANCES. LANDSCAPING SHALL MEET THE MWELO REQUIREMENTS. PROVIDE BIKE RACKS AND FUTURE BY CHARGING PARKING.

VAL GARCIA 8/17/22  
Signature



**Site Plan Comments**

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

Date	August 16, 2022
Item #	1
Site Plan #	22064
APN:	078120050

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



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Corbin Reed  
Fire Marshal



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

Date: 08/16/2022  
Item: 1  
Site Plan: SPR22064  
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:
 

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 Territorial Reinforcement: Define property lines (private/public space).
 

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 Access Controlled/ Restricted etc.
 

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 lighting Concerns:
 

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 Traffic Concerns:
 

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 Surveillance Issues:
 

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 Line of Sight Issues:
 

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 Other Concerns:
 

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# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 17, 2022

ITEM NO: 1      Resubmit  
SITE PLAN NO: SPR22064  
PROJECT TITLE: Tractor Supply/California Gold Development Corp  
DESCRIPTION: New 21645 sf Commercial Retail Building with a 4445 sf Attached Greenhouse and 15744 sf Fenced Outdoor Display and 1250 Forage Shed.(C-MU)  
APPLICANT: Scott Patterson  
OWNER: DONAHUE SCHRIBER REALTY GROUP LP  
APN: 078120050  
LOCATION: Highway 63 & W Sedona

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

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

## Additional Comments:

- Provide conformance with TIA previously performed. If non-conforming, provide explanation for deviation. Depending on increase/decrease in peak hour trips, an updated traffic statement or analysis may be required.
- Questions – Contact Traffic Engineering 559-713-4633.

*Leslie Blair*

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

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

22064

August 17, 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.

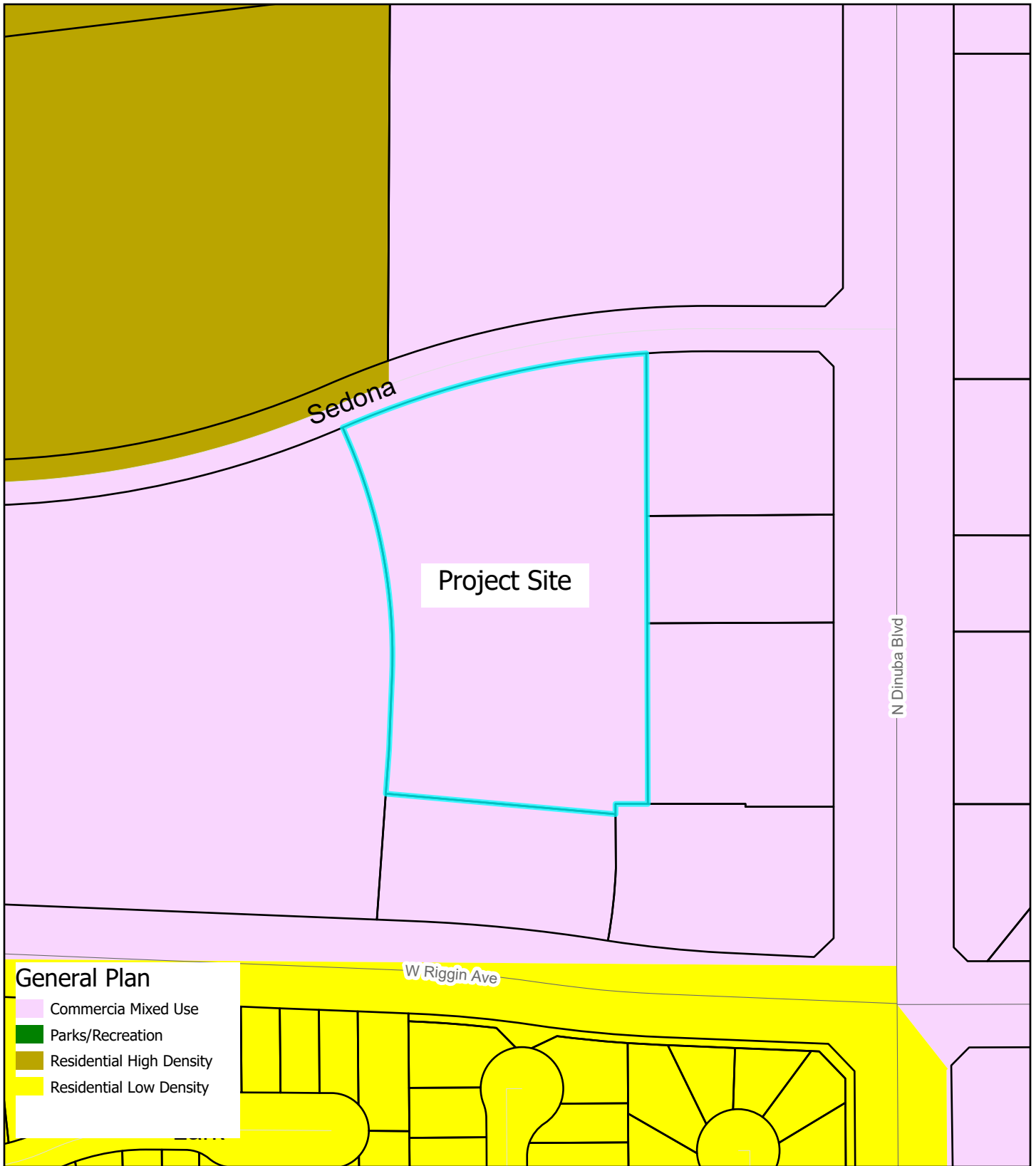
Comment

The two proposed enclosure locations look good for STAB load collections. Customer to relocate/remove the proposed light pole in front of the south enclosure. Enclosure gates are required, and must swing 180 degrees, clearing all curbing. Gates are to include CANE bolts to secure them when opened.

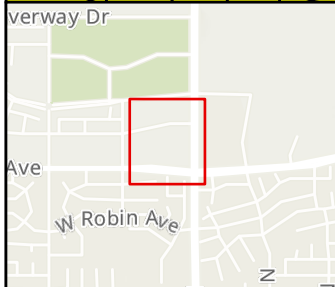
Jason Serpa, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532





- General Plan**
- Commercial Mixed Use
  - Parks/Recreation
  - Residential High Density
  - Residential Low Density

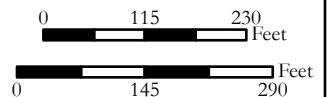


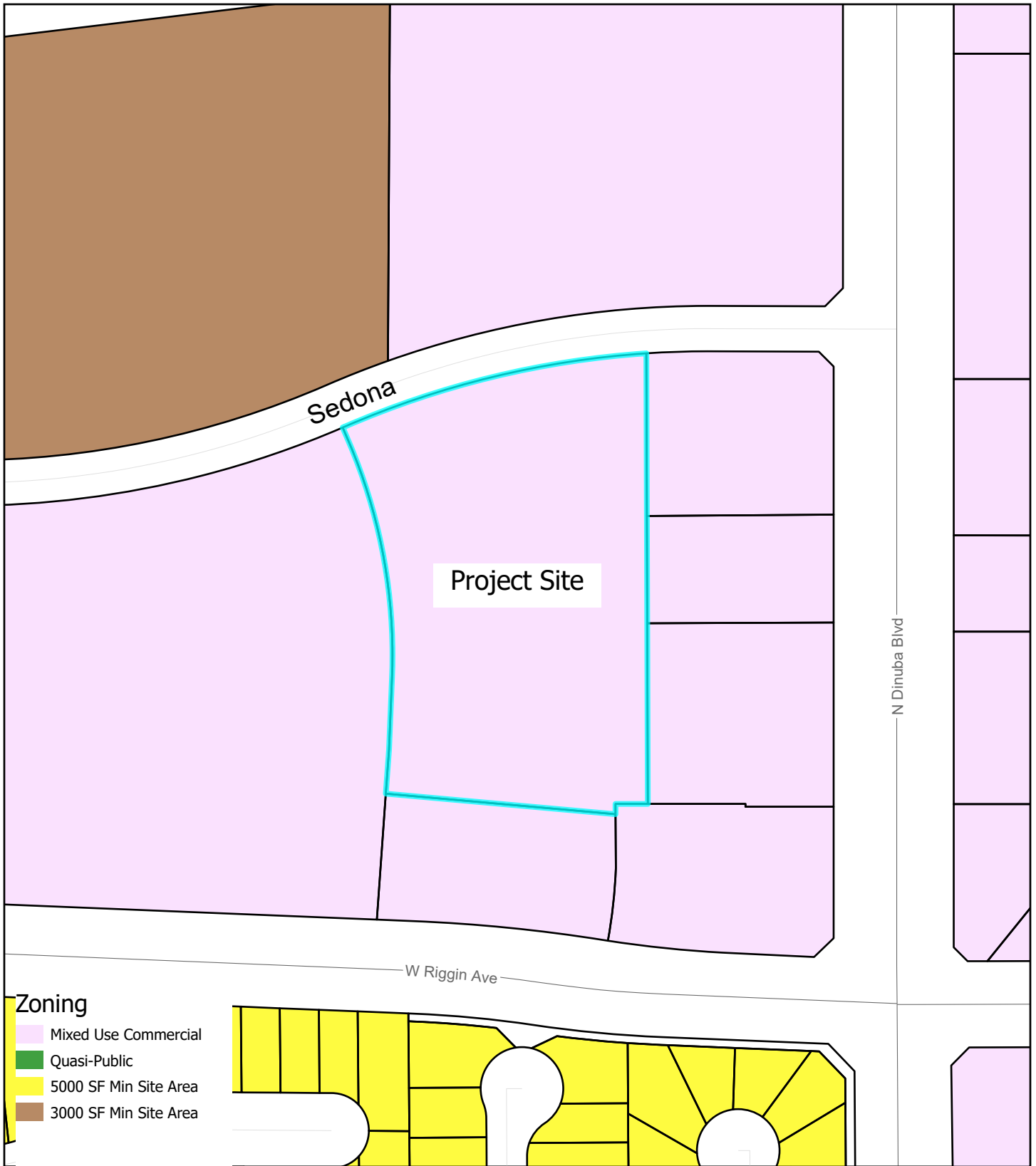
# General Plan Land Use Map

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

2022

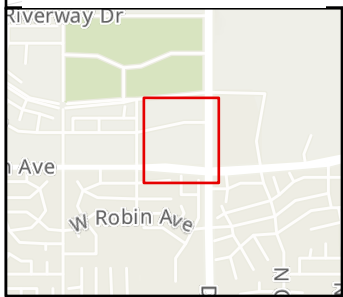
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





**Zoning**

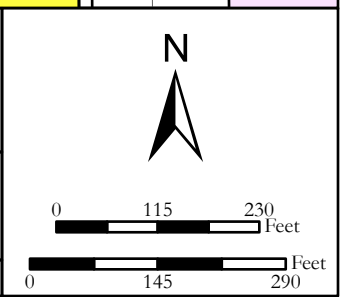
- Mixed Use Commercial
- Quasi-Public
- 5000 SF Min Site Area
- 3000 SF Min Site Area



# 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, FEMA

2022



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



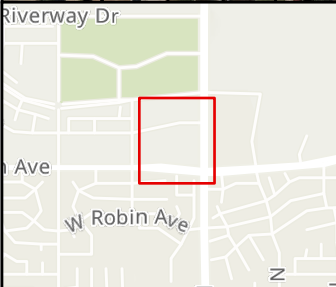
Sedona

Project Site

N Dinuba Blvd

W Riggan Ave

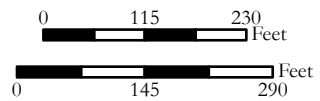
Lark



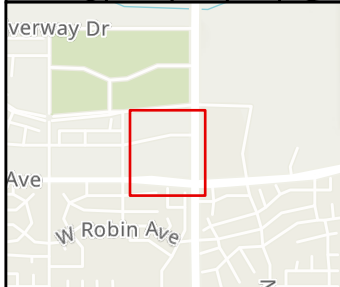
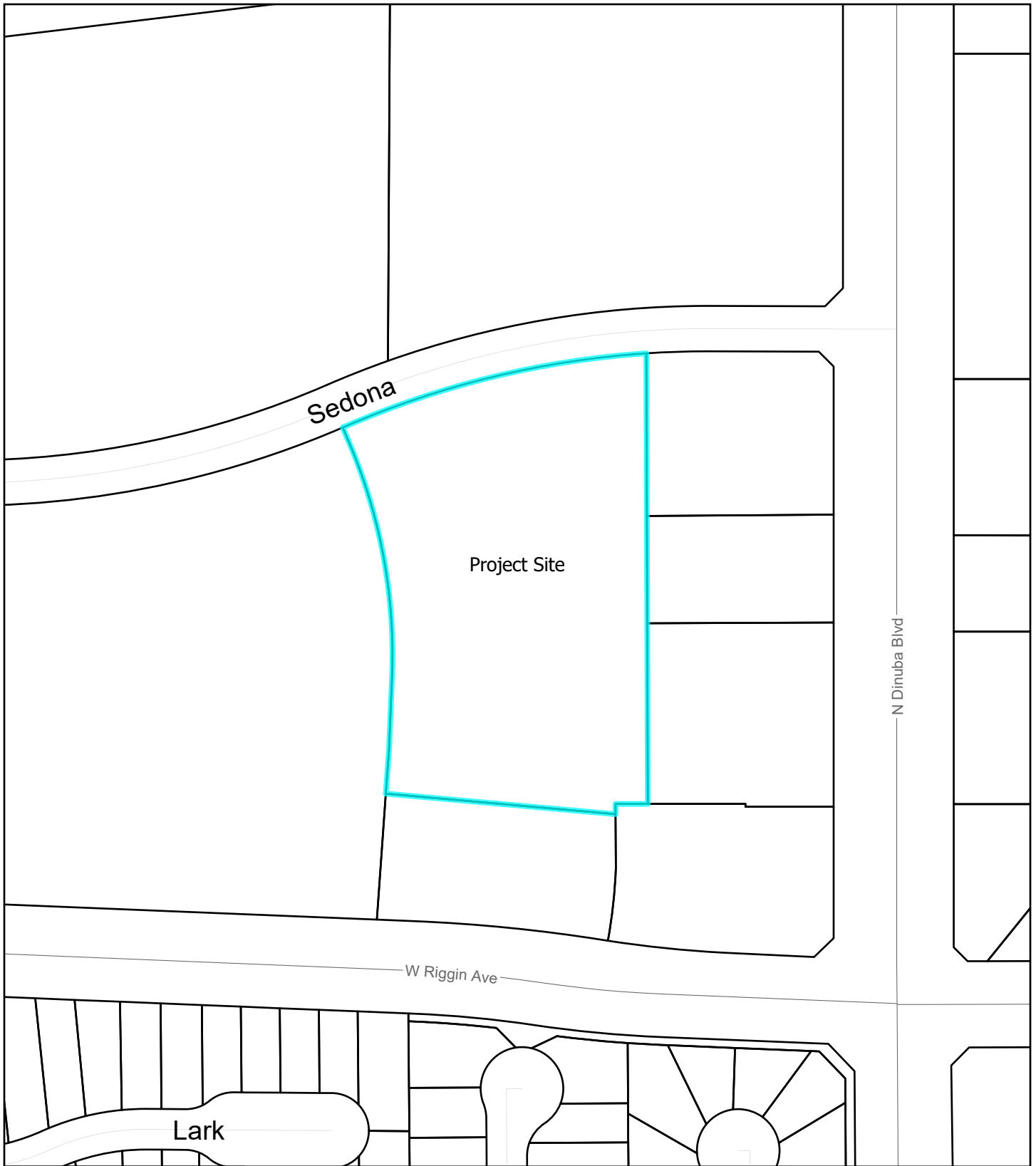
# Aerial Map

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, FEMA

2022



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, FEMA

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

