

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, JANUARY 23, 2023

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. Time Extension Request for River Run Ranch Phases 5-7 Tentative Subdivision Map No. 5505.
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
 - a. Tentative Parcel Map No. 2022-07: A request by Ken Vang, Vang Inc. Consulting Engineers to subdivide an existing 13,245 square foot parcel into four residential condominium spaces and a common area for condominium purposes in the R-M-3 (Multi-Family Residential, 1,200 square foot minimum site area per dwelling) Zone. The project site is located at 201 N.W. 3rd Avenue, west of the intersection of 3rd Avenue and Pearl Street (APN: 094-041-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-62.
 - b. Conditional Use Permit No. 2022-30: A request by Ken Vang, Vang Inc. Consulting Engineers to facilitate Tentative Parcel Map No. 2022-07 by creating four commercial condominium spaces with no public street access, a common area, and parcels with less than the minimum 1,200 square foot size requirement in the R-M-3 (Multi-Family

Residential, 1,200 square foot minimum site area per dwelling) Zone. The project site is located at 201 N.W. 3rd Avenue, west of the intersection of N.W. 3rd Avenue and Pearl Street (APN: 094-041-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-62.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-32: A request by Visalia VA, LLC., to establish a 25,000 square foot Veterans Affairs medical clinic within the existing 32,000 square foot office building located in the C-MU (Commercial Mixed Use) zone. The project site is located at 500 North Santa Fe Street, on the northeast corner of North Santa Fe Street and East Murray Avenue. (APNs: 094-250-045 & 094-250-046). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-68.

8. PUBLIC HEARING – Kira Noguera, Senior Planner QK, Inc., Planning Consultant to the Planning Division

Conditional Use Permit No. 2022-25: A request by Maracor Development for the development of a 342-unit deed restricted affordability apartment complex on property totaling 11.41 acres and containing a zoning designation of Commercial Mixed Use (C-MU). The project site is located on the northwest corner of South Lovers Lane and East Caldwell Avenue (APN 126-850-029). A Notice of Exemption was prepared for the conditional use permit in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15183 (Public Resources Code §21083.3). Notice of Exemption No. 2022-55 disclosed that no additional environmental review is required based upon the project being consistent with the development density established by the City's General Plan and based upon no further project-specific effects that are peculiar to the project or the site.

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Update on Appeal of Woodlands CUP
- b. Housing Element TAC Meeting scheduled for January 31st
- c. Planning Commission recruitment

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, FEBRUARY 2, 2023, BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 13, 2023



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 23, 2023

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone No: (559) 713-4333
Email: cristobal.carrillo@visalia.city

SUBJECT: **Tentative Parcel Map No. 2022-07:** A request by Ken Vang, Vang Inc. Consulting Engineers to subdivide an existing 13,245 square foot parcel into four residential condominium spaces and a common area for condominium purposes in the R-M-3 (Multifamily Residential, 1,200 square foot minimum site area per dwelling) Zone.

Conditional Use Permit No. 2022-30: A request by Ken Vang, Vang Inc. Consulting Engineers to facilitate Tentative Parcel Map No. 2022-07 by creating four commercial condominium spaces with no public street access, a common area, and parcels with less than the minimum 1,200 square foot size requirement in the R-M-3 (Multifamily Residential, 1,200 square foot minimum site area per dwelling) Zone.

Location: The project site is located at 201 N.W. 3rd Avenue, west of the intersection of 3rd Avenue and Pearl Street (APN: 094-041-006).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2022-07 based on the findings and conditions in Resolution No. 2022-62. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the Visalia General Plan, Zoning and Subdivision Ordinances.

Staff recommends approval of Conditional Use Permit No. 2022-30 based on the findings and conditions in Resolution No. 2022-63. Staff's recommendation is based on the project's consistency with the policies of the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2022-07, based on the findings and conditions in Resolution No. 2022-62.

I move to approve Conditional Use Permit No. 2022-30 based on the findings and conditions in Resolution No. 2022-63.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2022-07 is a request to subdivide a 0.30 acre / 13,245 square foot parcel into four 840 square foot condominium lots with a 9,838 square foot common area lot, as shown in Exhibit "A". The existing parcel is vacant and is proposed for the development of two two-story duplexes, providing four approximately 1,500 square foot residential units as depicted in the site plan in Exhibit "B" and elevations in Exhibit "D". The objective of the map is to allow for each residential unit to be contained within its own parcel for possible sale to individual owners in the future.

Parcels 1 through 4 will contain the residential units, while the common area lot will contain various shared improvements such as parking, two driveways providing access to N.W. 3rd Avenue, open space areas, and fencing. Solid waste services will be provided via 3-can residential bins, to be placed along Pearl Street during pick-up days. Please note that the

duplexes themselves are a permitted use within the R-M-3 Zone and are not subject to review by the Planning Commission. The duplexes were previously approved through the Site Plan Review process via Site Plan Review No. 2022-077. Duplex plans provided in Exhibits “B”, “C”, and “D” are for informational purposes only.

Conditional Use Permit No. 2022-30 is a request to facilitate the parceling of a site under two acres in size within the R-M-3 Zone, and creating lots with no public street frontage under the 1,200 square foot minimum lot size requirement. The Visalia Zoning Ordinance allows planned developments with parcels that do not conform to zoning standards as a conditional use. The Zoning Ordinance does not contain standards or policies which pertain directly to condominium parcels. Condominium parcels are subject to the Subdivision Map Act (State Government Code Section 66427.1) and administered by the State Department of Real Estate.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential High Density
Zoning:	R-M-3 (Multifamily Residential, 1,200 square foot minimum site area per dwelling)
Surrounding Zoning and Land Use:	North: R-M-3, QP (Quasi-Public) / Northwest 3 rd Avenue – State Highway 63, Visalia Police Substation, church, office uses South: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) / Single and Multifamily residences. East: R-1-5, QP, C-MU (Mixed Use Commercial) / S. Demaree St. / Northwest 3 rd Avenue – State Highway 63, Single and Multifamily residences, churches, mixed commercial uses. West: R-M-3, R-1-5 / Single and Multifamily residences.
Environmental Document	Categorical Exemption No. 2022-62
Site Plan:	Site Plan Review Nos. 2022-142, 2022-077

RELATED PROJECTS

There are no related projects to this site.

PROJECT EVALUATION

Staff recommends approval of the requested Tentative Parcel Map and Conditional Use Permit (CUP) based on the project’s consistency with the General Plan, Zoning and Subdivision Ordinances.

Land Use Compatibility

The creation of a parcel without frontage on a public street requires a Planned Unit Development (PUD) which is reviewed and approved through the CUP process. This allows deviation from normal zoning standards including access, lot size, and related yard requirements. The proposed division of land together with the PUD is consistent with the development pattern and residential density of areas within the surrounding neighborhood. The proposed lot sizes would maintain the medium residential density of the surrounding areas.

The building envelopes for all four parcels (excluding the common lot area) are incorporated into the site plan in Exhibit “A”, showing the building orientations proposed for each lot. The building envelopes largely reflect R-M-3 zoning standards by maintaining typical lot orientation and minimum yard setbacks. The Site Plan Review Committee reviewed the proposed development plan and condominium plan on June 15, 2022, and August 24, 2022, respectively and determined that the proposed project meets City development standards.

Section 17.16.050 of the Visalia Municipal Code (VMC) requires the approval of a CUP for the division of a lot less than two acres in size within the R-M-3 Zone. VMC Section 17.16.060 also requires that the minimum site area per dwelling unit in the R-M-3 Zone be 1,200 square feet. Parcels 1 through 4 do not meet the minimum site area requirement. However, the project is consistent with PUD development standards outlined in VMC Section 17.26.040. Specifically, the project shall function as a unified development with shared amenities/facilities.

Access / Circulation / Shared Use

Vehicular access to the site from N.W. 3rd Avenue is proposed via two driveways, one for each duplex, located on the common area lot. Shared open space areas will be similarly located on the common area lot. Staff recommends that Condition of Approval No. 5 on both the Tentative Parcel Map and CUP be adopted requiring recordation of an agreement that addresses the property owners shared access and maintenance of the common area parcel. The agreement shall address property owners’ responsibility for repair, maintenance, and shared use of all facilities located within the common area parcel.

Subdivision Map Act Findings

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.

(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as multifamily residential land use. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed density of development in the Residential High Density land use designation and R-M-3 zone. This is included as recommended Finding No. 5 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been found not likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 3 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 6 of the Tentative Parcel Map.

Environmental Review

The project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended (Categorical Exemption No. 2022-62). Section 15315 is appropriate as it is located within a residentially zoned area, will be divided into four condominium spaces and a common area, will require no variances or exceptions, has all services readily available, will be provided access through shared access agreement, has not been divided within the last two years, and does not have an average slope greater than 20 percent.

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2022-07

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.

3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2022-30).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential High Density land use designation and zone.
5. That the proposed tentative parcel map, its design, and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Multifamily Residential zone standards since they are part of a planned development established through Conditional Use Permit No. 2022-30.
7. 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. 2022-62). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

Conditional Use Permit No. 2022-30

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 and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. 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.
 - b. 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.
3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development standards based on the creation of a master development plan.
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. 2022-62)

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2022-07

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Nos. 2022-077 and 2022-142.
2. That the final map be carried out in substantial compliance with the approved tentative parcel map shown in Exhibit "A", attached herein.
3. That Tentative Parcel Map No. 2022-07 shall be null and void unless Conditional Use Permit No. 2022-30 is approved.

4. That an agreement addressing the sharing of vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final map. The agreement shall address property owners' responsibility for repair and maintenance of the easement and common area lot, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. 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 with the recording of the Final Parcel Map.
5. That all other federal, state, regional, and local laws and city codes and ordinances be complied with.

Conditional Use Permit No. 2022-30

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Nos. 2022-077 and 2022-142.
2. That the planned development be developed in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2022-30 shall be null and void unless Tentative Parcel Map No. 2022-07 is approved.
4. That an agreement addressing the sharing of vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final map. The agreement shall address property owners' responsibility for repair and maintenance of the easement and common area lot, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. 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 with the recording of the Final Parcel Map.
5. That all of the conditions and responsibilities of Conditional Use Permit No. 2022-30 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
6. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.

- g. Recreation facilities shall be for tenant use only.
- h. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

C. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

D. Tenant Agreement - The tenant agreement for the complex must contain the following:

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
- b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
- c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
- d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
- e. Standards of behavior for tenants that could lead to eviction.
- f. All tenants shall read and receive a copy of the Tenant Agreement.

7. That all other federal, state, regional, and local laws and city codes and ordinances be complied with.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2022-62 (TPM No. 2022-07)
- Resolution No. 2022-63 (CUP No. 2022-30)
- Exhibit "A" – Tentative Parcel Map No. 2022-07
- Exhibit "B" – Site Plan
- Exhibit "C" – Floor Plan
- Exhibit "D" – Building Elevations
- Exhibit "E" – Landscape Plan
- Exhibit "F" – Operational Statement
- Categorical Exemption No. 2022-62
- Site Plan Review Comments Nos. 2022-077, 2022-142
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

RELATED PLANS AND POLICIES

Subdivision Map Act (California Government Code Section 66410 – 66499.38)

The following are excerpts from the California Government Code which pertain to approvals of tentative and final maps which pertain to condominium conversions:

66427.

(a) A map of a condominium project, a community apartment project, or of the conversion of five or more existing dwelling units to a stock cooperative project need not show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided, nor shall the governing body have the right to refuse approval of a parcel, tentative, or final map of the project on account of the design or the location of buildings on the property shown on the map that are not violative of local ordinances or on account of the manner in which airspace is to be divided in conveying the condominium.

(b) A map need not include a condominium plan or plans, as defined in Section 4120 or 6540 of the Civil Code, and the governing body may not refuse approval of a parcel, tentative, or final map of the project on account of the absence of a condominium plan.

(c) Fees and lot design requirements shall be computed and imposed with respect to those maps on the basis of parcels or lots of the surface of the land shown thereon as included in the project.

(d) Nothing herein shall be deemed to limit the power of the legislative body to regulate the design or location of buildings in a project by or pursuant to local ordinances.

(e) If the governing body has approved a parcel map or final map for the establishment of condominiums on property pursuant to the requirements of this division, the separation of a three-dimensional portion or portions of the property from the remainder of the property or the division of that three-dimensional portion or portions into condominiums shall not constitute a further subdivision as defined in Section 66424, provided each of the following conditions has been satisfied:

(1) The total number of condominiums established is not increased above the number authorized by the local agency in approving the parcel map or final map.

(2) A perpetual estate or an estate for years in the remainder of the property is held by the condominium owners in undivided interests in common, or by an association as defined in Section 4100 or 6528 of the Civil Code, and the duration of the estate in the remainder of the property is the same as the duration of the estate in the condominiums.

(3) The three-dimensional portion or portions of property are described on a condominium plan or plans, as defined in Section 4120 or 6540 of the Civil Code.

(Amended (as amended by Stats. 2012, Ch. 181, Sec. 58) by Stats. 2013, Ch. 605, Sec. 32. (SB 752) Effective January 1, 2014.)

66427.1.

(a) The legislative body shall not approve a final map for a subdivision to be created from the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project, unless it finds as follows:

(1) Each tenant of the proposed condominium, community apartment project, or stock cooperative project, and each person applying for the rental of a unit in the residential real property, has received or will have received all applicable notices and rights now or hereafter required by this chapter or Chapter 3 (commencing with Section 66451).

(2) Each of the tenants of the proposed condominium, community apartment project, or stock cooperative project has received or will receive each of the following notices:

(A) Written notification, pursuant to Section 66452.18, of intention to convert, provided at least 60 days prior to the filing of a tentative map pursuant to Section 66452.

(B) Ten days' written notification that an application for a public report will be, or has been, submitted to the Bureau of Real Estate, that the period for each tenant's right to purchase begins with the issuance of the final public report, and that the report will be available on request.

(C) Written notification that the subdivider has received the public report from the Bureau of Real Estate. This notice shall be provided within five days after the date that the subdivider receives the public report from the Bureau of Real Estate.

(D) Written notification within 10 days after approval of a final map for the proposed conversion.

(E) One hundred eighty days' written notice of intention to convert, provided prior to termination of tenancy due to the conversion or proposed conversion pursuant to Section 66452.19, but not before the local authority has approved a tentative map for the conversion. The notice given pursuant to this paragraph shall not alter or abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1, and 1941.2 of the Civil Code.

(F) Notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that the unit will be initially offered to the general public or terms more favorable to the tenant pursuant to Section 66452.20. The exclusive right to purchase shall commence on the date the subdivision public report is issued, as provided in Section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right.

(b) The written notices to tenants required by subparagraphs (A) and (B) of paragraph (2) of subdivision (a) shall be deemed satisfied if those notices comply with the legal requirements for service by mail.

(c) This section shall not diminish, limit, or expand, other than as provided in this section, the authority of any city, county, or city and county to approve or disapprove condominium projects.

(d) If a rental agreement was negotiated in Spanish, Chinese, Tagalog, Vietnamese, or Korean, all required written notices regarding the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project shall be issued in that language.

(Amended by Stats. 2013, Ch. 352, Sec. 313. (AB 1317) Effective September 26, 2013. Operative July 1, 2013, by Sec. 543 of Ch. 352.)

66427.2.

Unless applicable general or specific plans contain definite objectives and policies, specifically directed to the conversion of existing buildings into condominium projects or stock cooperatives, the provisions of Sections 66473.5, 66474, and 66474.61, and subdivision (c) of Section 66474.60 shall not apply to condominium projects or stock cooperatives, which consist of the subdivision of airspace in an existing structure, unless new units are to be constructed or added.

A city, county, or city and county acting pursuant to this section shall approve or disapprove the conversion of an existing building to a stock cooperative within 120 days following receipt of a completed application for approval of such conversion.

This section shall not diminish, limit or expand, other than as provided herein, the authority of any city, county, or city and county to approve or disapprove condominium projects.

(Amended by Stats. 1979, Ch. 1192.)

Visalia Municipal Code Chapter 17.26: Planned Development

17.26.010 Purpose and intent.

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

17.26.040 Development standards.

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

A. Site Area.

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

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

Percent of Net Site Area in Usable Open Space

6% to 10%	6%
11% to 20%	10%
21% to 25%	16%
Over 25%	20%

Area Percent of Density Bonus

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

D. Site Design Criteria.

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

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

F. Circulation.

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

G. Parking.

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

H. Trash Enclosures.

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

**Visalia Municipal Code
Chapter 17.30: Development Standards**

17.30.015 Development standards.

A. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this title, from securing site plan review permits and building

permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review committee.

Visalia Municipal Code Chapter 17.38: Conditional Use Permits

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.

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 that 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.

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.

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.

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 that was the subject of the permit application subject to the provisions of Section 17.38.065.

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.

17.38.080 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 that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

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.

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.

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.

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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2022-62

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2022-07: A REQUEST BY KEN VANG, VANG INC. CONSULTING ENGINEERS TO SUBDIVIDE AN EXISTING 13,245 SQUARE FOOT PARCEL INTO FOUR RESIDENTIAL CONDOMINIUM SPACES AND A COMMON AREA FOR CONDOMINIUM PURPOSES IN THE R-M-3 (MULTIFAMILY RESIDENTIAL, 1,200 SQUARE FOOT MINIMUM SITE AREA PER DWELLING) ZONE. THE PROJECT SITE IS LOCATED AT 201 N.W. 3RD AVENUE, WEST OF THE INTERSECTION OF 3RD AVENUE AND PEARL STREET (APN: 094-041-006)

WHEREAS, Tentative Parcel Map No. 2022-07 is a request by Ken Vang, Vang Inc. Consulting Engineers to subdivide an existing 13,245 square foot parcel into four residential condominium spaces and a common area for condominium purposes in the R-M-3 (Multifamily Residential, 1,200 square foot minimum site area per dwelling) Zone. The project site is located at 201 N.W. 3rd Avenue, west of the intersection of 3rd Avenue and Pearl Street (APN: 094-041-006); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on January 23, 2023; and,

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2022-07, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-62).

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

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2022-30).

4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential High Density land use designation and zone.
5. That the proposed tentative parcel map, its design, and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Multifamily Residential zone standards since they are part of a planned development established through Conditional Use Permit No. 2022-30.
7. 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. 2022-62). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Tentative Parcel Map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Nos. 2022-077 and 2022-142.
2. That the final map be carried out in substantial compliance with the approved tentative parcel map shown in Exhibit "A", attached herein.
3. That Tentative Parcel Map No. 2022-07 shall be null and void unless Conditional Use Permit No. 2022-30 is approved.
4. That an agreement addressing the sharing of vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final map. The agreement shall address property owners' responsibility for repair and maintenance of the easement and common area lot, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. 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 with the recording of the Final Parcel Map.
5. That all other federal, state, regional, and local laws and city codes and ordinances be

RESOLUTION NO. 2022-63

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-30: A REQUEST BY KEN VANG, VANG INC. CONSULTING ENGINEERS TO FACILITATE TENTATIVE PARCEL MAP NO. 2022-07 BY CREATING FOUR COMMERCIAL CONDOMINIUM SPACES WITH NO PUBLIC STREET ACCESS, A COMMON AREA, AND PARCELS WITH LESS THAN THE MINIMUM 1,200 SQUARE FOOT SIZE REQUIREMENT IN THE R-M-3 (MULTIFAMILY RESIDENTIAL, 1,200 SQUARE FOOT MINIMUM SITE AREA PER DWELLING) ZONE. THE PROJECT SITE IS LOCATED AT 201 N.W. 3RD AVENUE, WEST OF THE INTERSECTION OF 3RD AVENUE AND PEARL STREET (APN: 094-041-006).

WHEREAS, Conditional Use Permit No. 2022-28 is a request by Ken Vang, Vang Inc. Consulting Engineers to facilitate Tentative Parcel Map No. 2022-07 by creating four commercial condominium spaces with no public street access, a common area, and parcels with less than the minimum 1,200 square foot size requirement in the R-M-3 (Multifamily Residential, 1,200 square foot minimum site area per dwelling) Zone. The project site is located at 201 N.W. 3rd Avenue, west of the intersection of 3rd Avenue and Pearl Street (APN: 094-041-006); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on January 23, 2023; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2022-30, as conditioned, 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 project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-62).

NOW, THEREFORE, BE IT 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 and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. 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.
 - b. 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.

3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development standards based on the creation of a master development plan.
4. 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. 2022-62)

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 site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Nos. 2022-077 and 2022-142.
2. That the planned development be developed in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2022-30 shall be null and void unless Tentative Parcel Map No. 2022-07 is approved.
4. That an agreement addressing the sharing of vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final map. The agreement shall address property owners' responsibility for repair and maintenance of the easement and common area lot, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. 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 with the recording of the Final Parcel Map.
5. That all of the conditions and responsibilities of Conditional Use Permit No. 2022-30 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
6. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.

- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

C. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

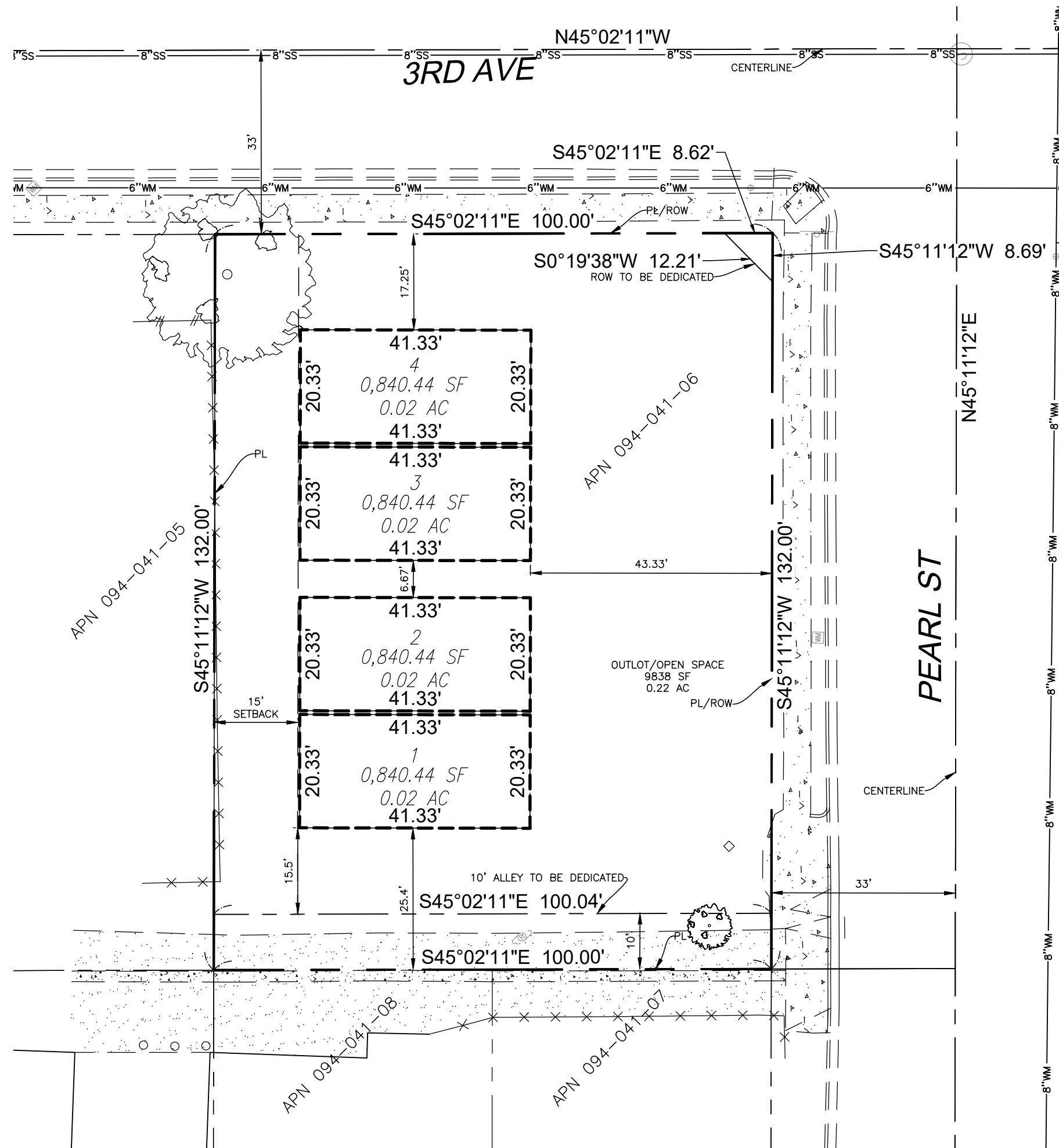
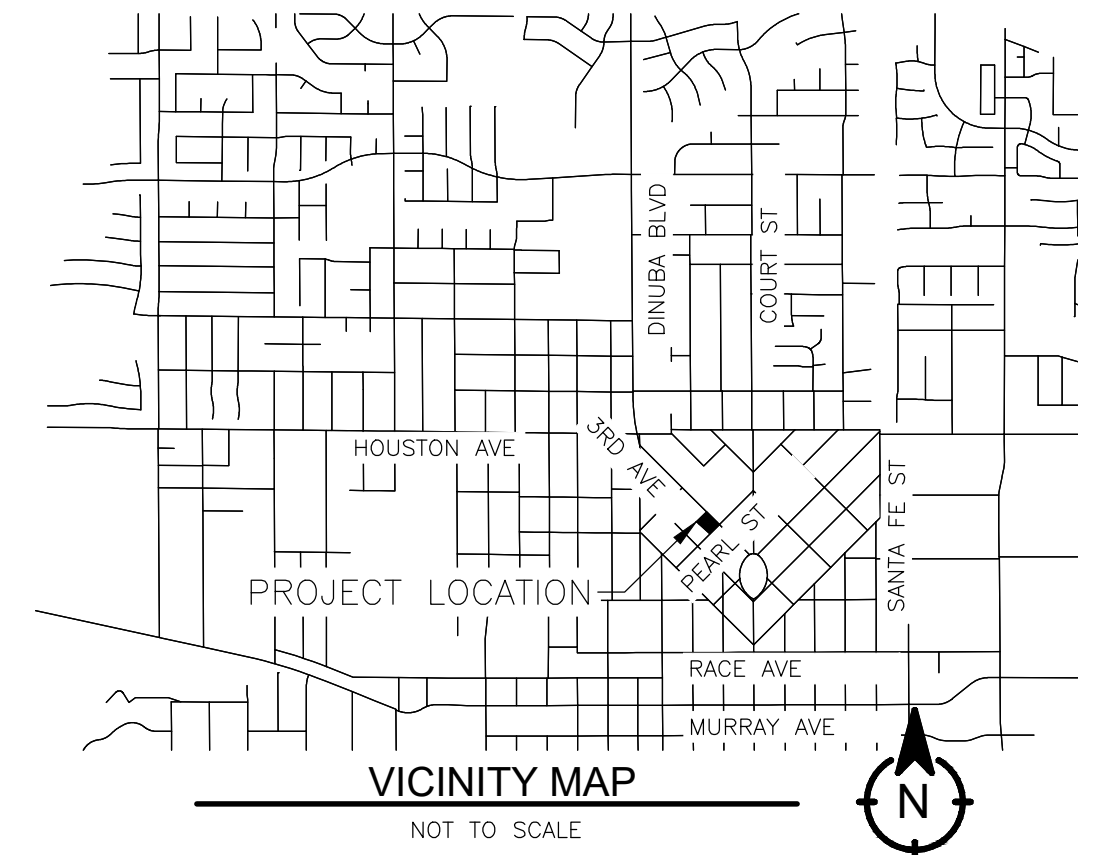
D. Tenant Agreement - The tenant agreement for the complex must contain the following:

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
- b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
- c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.

- d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 - e. Standards of behavior for tenants that could lead to eviction.
 - f. All tenants shall read and receive a copy of the Tenant Agreement.
7. That all other federal, state, regional, and local laws and city codes and ordinances be complied with.

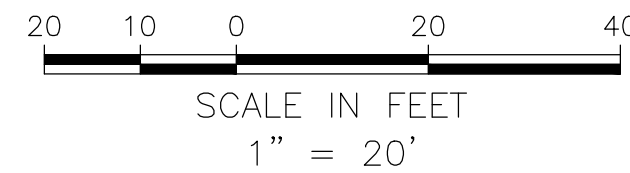
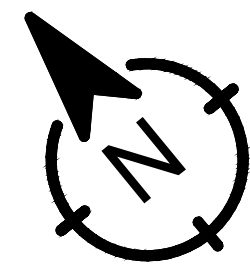
TENTATIVE PARCEL MAP NO. 22-

FOR CONDOMINIUM PURPOSES IN THE CITY OF VISALIA, TULARE COUNTY, CALIFORNIA



LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED LOT



PROJECT INFO:

PROJECT LOCATION: 201 3RD AVE NW
VISALIA, CA 93291

APN: 094-041-06

PROJECT OWNER: MAMMOTH LAND DEVELOPMENT, LLC
2491 ALLUMIAL AVE STE 15
CLOVIS, CA 93611
(559)-492-8556

NET ACREAGE: 0.30 AC

GROSS ACREAGE: 0.30 AC

FLOOD ZONE: ZONE AE

DATE: 12/19/2022

NOTES

1. GENERAL PLAN LAND USE DESIGNATION: MULTI-FAMILY HOUSING / (RM-3)
EXISTING ZONING: MULTI-FAMILY HOUSING (RM-3)
PROPOSED ZONING: MULTI-FAMILY HOUSING (RM-3)
EXISTING USE: RESIDENTIAL
2. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF FRESNO ZONING CODES.
3. ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:

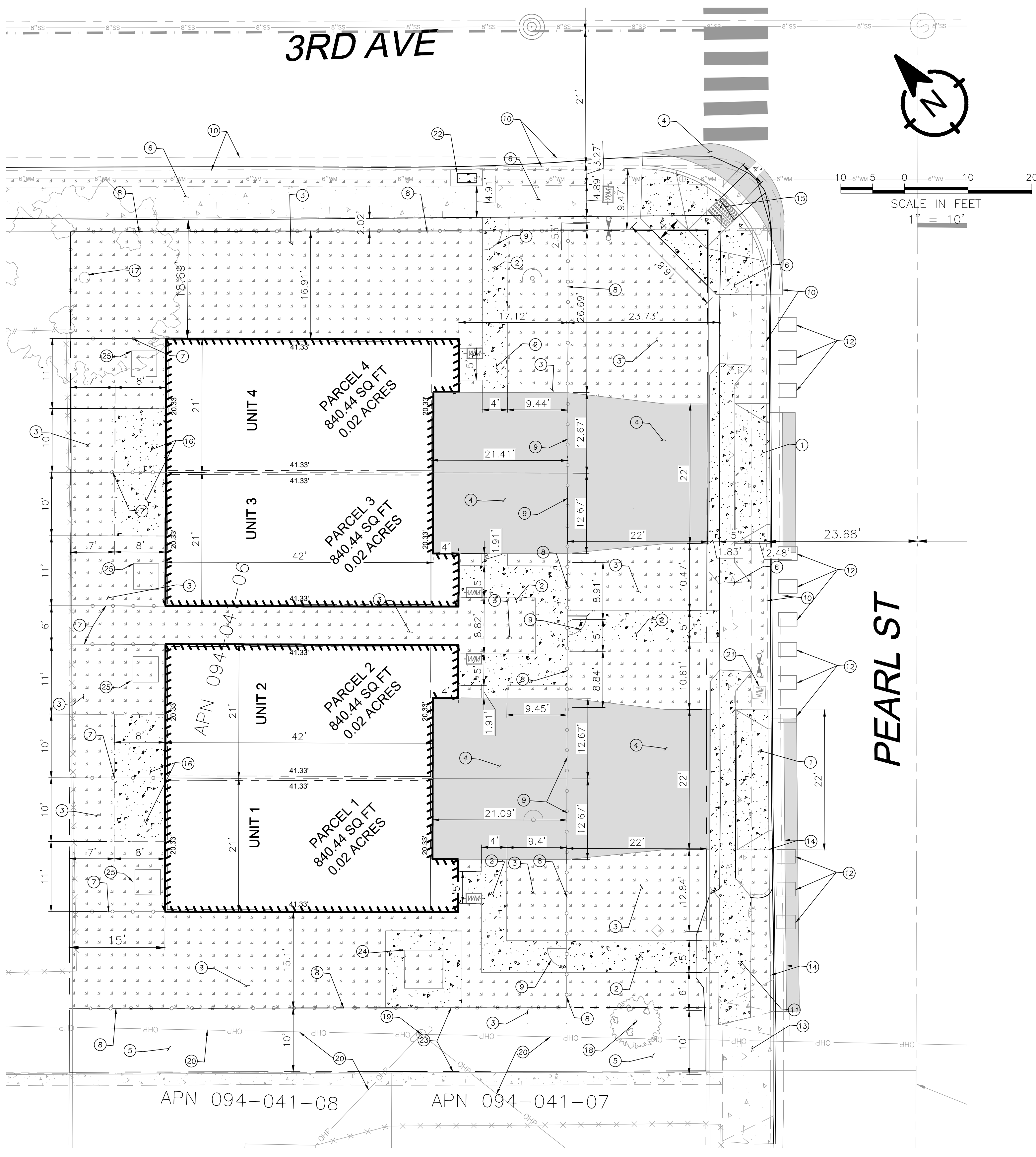
SANITARY SEWER	CITY OF VISALIA
STORM DRAINAGE	CITY OF VISALIA
DOMESTIC WATER	CALIFORNIA WATER SERVICE
FIRE PROTECTION	CITY OF VISALIA
ELECTRICITY	PG&E
GAS	PG&E
TELEPHONE	AT&T
CABLE	COMCAST
WASTE DISPOSAL	CITY OF VISALIA
4. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
5. SOURCE OF DATA: PARCEL MAP NO.4615 RECORDED IN BOOK 47 PAGE 20, TULARE COUNTY RECORDS.
6. EXISTING SEWER, WATER, OTHER UNDERGROUND UTILITIES, STORM SEWER, STREETLIGHTS, GUTTER, CURB, CURB, SIDEWALK, AND PERMANENT PAVEMENT, SHALL REMAIN. NO PROPOSED IMPROVEMENTS.
7. NO EXISTING PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, OR DUMP SITES WITHIN SUBJECT PROPERTY.
8. EXISTING TREES TO REMAIN WITHIN BOUNDARY OF THE SUBDIVISION.



4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726

(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

SHEET NO.
1 / 1



- ### SITE NOTES
- OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
 - SURFACE WATER SHALL BE DRAINED AWAY FROM THE BUILDING AT A 5% SLOPE FOR AT LEAST THE FIRST 10' FROM THE BUILDING CONCRETE PAD OR EXTERIOR FOUNDATION FOOTING WITH A MIN. FALL OF 6". CRC R401.3, CALGREEN 4.106.3
 - PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FROM A MINIMUM OF FIVE FEET. FDOC 15.08.020
 - IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
 - LOT SHALL BE DRAINED FROM REAR TO FRONT W/ A MINIMUM OF 0.5% AND TO AN APPROVED DRAINAGE SYSTEM. INSTALLATION OF OBSTRUCTIONS, I.E., BLOCK FENCES, WOOD FENCES, ROCKS, LANDSCAPING, MOUNDS, ETC., CAN NOT BLOCK FLOW. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.
 - DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT (12%) FOR A MINIMUM DISTANCE OF TWENTY FEET (20') FROM THE GARAGE. NO PORTION OF THE DRIVEWAY SHALL EXCEED A GRADE OF EIGHTEEN PERCENT (18%).
 - NO ON-SITE WATER RETENTION OR DRAINAGE INTO ADJACENT PROPERTIES/DRAIN TO THE STREET OR DESIGNED BASING.
 - ANY VERTICAL CUT AND FILL DIFFERENTIAL IN EXCESS OF 12" BETWEEN ADJACENT PROPERTIES BY AN APPROVED RETAINING WALL. WOOD RETAINING WALLS SHALL NOT BE USED TO RETAIN MORE THAN 24" OF SOIL. RETAINING WALLS THAT ARE 2 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTINGS, POST, KEYS OR STRUCTURE TO THE TOP OF THE WALL AND THAT RETAINS 12 INCHES OR MORE OF SOIL, REQUIRES PERMITS AND INSPECTIONS. SUBMIT ENGINEERED DESIGN.
 - REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
 - TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-624-2444.
 - ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
 - MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%) WITHIN 48" OF THE BOTTOM OF THE CURB RAMP.

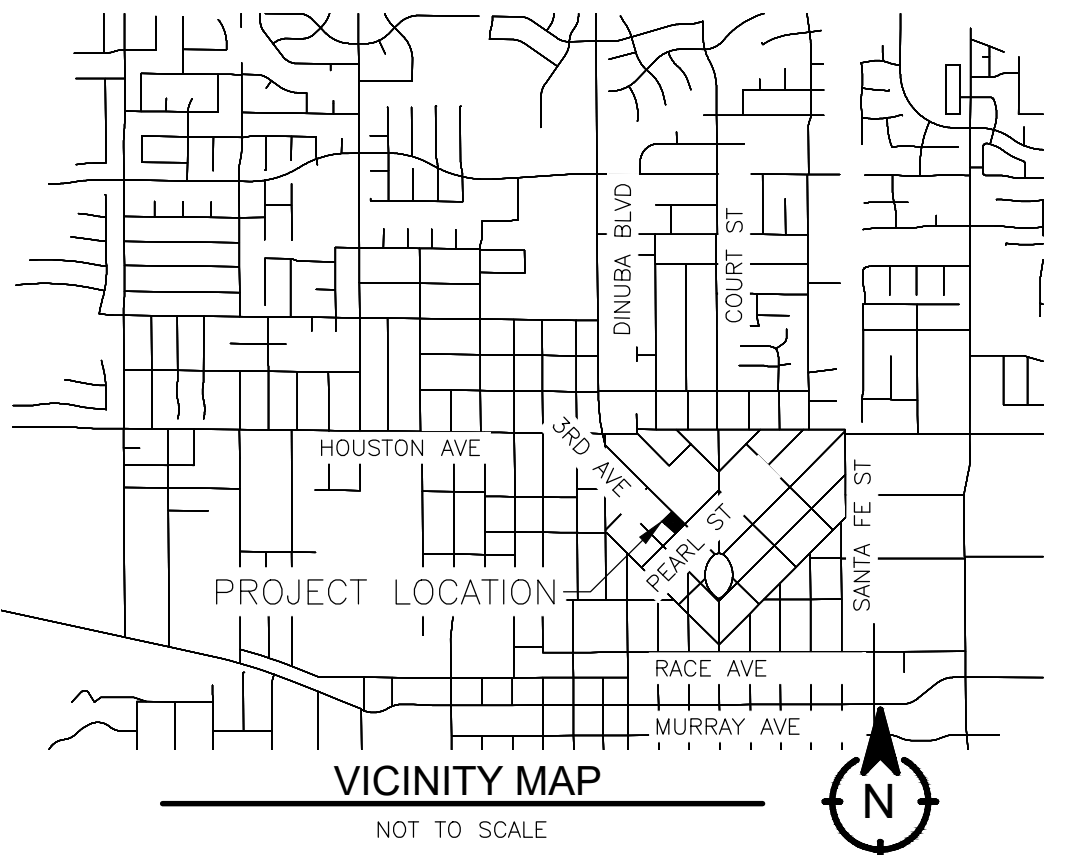
- ### GENERAL FIRE PROTECTION NOTES
- IF APPLICABLE, AN ALL WEATHER FIRE APPARATUS ROAD TO A POINT NO FARTHER AWAY THAN 150 FEET FROM THE MOST REMOTE POINT OF THE STRUCTURE.
 - THERE WILL BE MARKINGS FOR THE FIRE APPARATUS ACCESS LANES. THE LANES SHALL HAVE A 6 INCH WIDE RED STRIPE WITH 3 INCH TALL WHITE LETTERS STATING "NO PARKING-FIRE LANE", REPEATED EVERY 25 FEET ON CENTER.
 - THERE WILL BE 12 INCH TALL STREET ADDRESS NUMBERS. IF ONE ADDRESS IS UTILIZED FOR THE ENTIRE PROPERTY, THEN ALSO ASSIGN 6-8 INCH TALL BUILDING LETTER DESIGNATORS TO EACH BUILDING.
 - PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT TO THE MAIN ENTRANCE AT A HEIGHT OF 4 FEET FROM GRADE. KEYS PLACED IN THE KNOX SHALL BE IDENTIFIED WITH A TAGOR LABEL.

KEYNOTES

- PROPOSED DRIVE APPROACH PER CITY OF VISALIA STD C-23
- PROPOSED SIDEWALK PER CITY OF VISALIA STD C-9
- PROPOSED LANDSCAPING
- PROPOSED PAVEMENT PER CITY OF VISALIA STD. P-1
- EXISTING PAVEMENT
- EXISTING SIDEWALK
- PROPOSE 6' HIGH WOOD FENCE
- PROPOSED 6' WROUGHT IRON FENCE
- PROPOSE OPEN AND CLOSE GATE
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK TO BE REMOVE AND REPLACE WITH NEW SIDEWALK PER CITY OF VISALIA STD C-9
- PROPOSE TRASH BIN PICK UP AREA
- EXISTING DRIVE APPROACH
- EXISTING DRIVE APPROACH TO BE REMOVED AND REPLACE WITH NEW CURB AND GUTTER PER CITY OF VISALIA C-4.
- EXISTING SIDEWALK RAMP TO BE REMOVED AND REPLACED A NEW CURB RAMP AND SIDEWALK PER CITY OF VISALIA STD. C-13, TO BE ADA COMPLIANT.
- PROPOSE PATIO AREA
- EXISTING OAK TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER LINE TO REMAIN
- EXISTING WATER METER TO REMAIN
- PROPOSE MAIL BOX PER CITY OF VISALIA M-2
- PROPOSE 10' SETBACK FROM PROPERTY LINE
- PROPOSED TRANSFORMER
- PROPOSED AC CONDENSOR

GENERAL NOTES

- PROVIDE A 12" HIGH ADDRESS POSTING (6" IF WITHIN 50' OF THE STREET) WITH SUITE NUMBER 4" HIGH WITH MINIMUM 1/2" STRIKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET.
- JOB CARD REQUIRE TO BE AVAILABLE FOR SIGNATURE AT THE JOBSITE.
- OFF-STREET PARKING SPACES SHALL BE MAINTAINED.
- THE TERM CONTRACTOR OR "CONTRACTORS" AS USED IN THESE GENERAL NOTES SHALL REFER TO THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.
- LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF ALL GOVERNING AGENCIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCY CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS WHICH ARE RELATED TO THE CONTRACTOR'S SCOPE OF WORK SHOULD AN ERROR APPEAR IN THESE CONSTRUCTION DOCUMENTS OR RELATED WORK PERFORMED BY OTHER CONTRACTORS AFFECTING THE CONTRACTOR'S SCOPE OF WORK, THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS AS TO THE PROCEDURE FOR THE CONTINUATION OF THE WORK SHOULD THE CONTRACT OR PROCEED WITH WORK AFTER IDENTIFYING SUCH A CONFLICT WITHOUT FIRST OBTAINING INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR ALL REMEDIAL WORK NECESSARY TO APPLICABLE BUILDING CODES AND REGULATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
- THE CONTRACTORS SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES TO THE GENERAL CONTRACTOR VERIFY EXISTING CONDITIONS WITHIN THE WORK AREA AND REVIEW MODIFICATIONS REQUIRED TO SUIT EXISTING CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF NEW WORK OR MODIFICATIONS TO EXISTING CONDITIONS.
- CONTRACTORS SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH CONTRACTOR SHALL IMMEDIATELY UP ON COMPLETION OF EACH PHASE OF HIS WORK, REMOVE ALL TRASH AND DEBRIS WHICH RESULTS FROM THE PERFORMANCE OF HIS WORK.
- CONSTRUCTION MATERIALS STORED ON-SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- CONTRACTORS SHALL PROTECT NEW AND EXISTING FINISHES AND CONSTRUCTION FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION DAMAGES TO NEW AND OR EXISTING FINISHES AND CONSTRUCTION SHALL BE REPAIRED WITH IDENTICAL MATERIAL AT THE GENERAL CONTRACTOR'S EXPENSE.
- THE NOTATION "TYPICAL" OR "TYP". SHALL MEAN TO REPEAT AT ALL LOCATIONS WHERE DESCRIBED OR DETAILED CONDITION OCCURS.
- THE NOTATION "SIMILAR" OR "SIM". SHALL MEAN TO REPEAT AND MODIFY THE DESCRIBED OR DETAILED CONDITION AS REQUIRED TO SUIT THE CONDITION IN THE LOCATION IN WHICH IT OCCURS.
- THE NOTATION "<E>" OR "EXIST". SHALL MEAN EXISTING IMPROVEMENTS.
- THE NOTATION "<S>" SHALL MEAN NEW IMPROVEMENTS TO BE INSTALLED AS PART OF THIS WORK ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSTRUED AS BEING NEW WORK AND PART OF THIS CONTRACT UNLESS NOTED OTHERWISE.
- A COMPLETE SET OF STAMPED APPROVED PLANS MUST BE ON THE JOB SITE AT ALL TIMES.
- ALL CONTRACTORS AND SUBCONTRACTORS MUST HAVE VALID CURRENT BUSINESS LICENSES BEFORE INSPECTION <S> CAN BE MADE.
- CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
- CONTRACTOR IS TO NOTIFY PROJECT ARCHITECT IF SITE CONDITIONS DISAGREE WITH INFORMATION SHOWN ON ACTIVITY.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES WHICH ARE IN OPERATION AND SHALL PROTECT THEM FROM DAMAGE IN THE FIELD. THE CONTRACTOR SHALL CALL USA TOLL FREE AT 800-642-2444. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BEAR ALL COSTS OF THE REPAIR AND REPLACEMENT COSTS OF SAID UTILITIES DAMAGED BY CONTRACTOR<S> DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS, AND IN THE EVENT THAT CONFLICT OCCURS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER BEFORE PROCEEDING WITH ANY WORK OR THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE PLAN OR PROPERTY LINE INFORMATION.
- SEPARATE CONTRACTS FOR SUCH WORKS AS PAVING LANDSCAPING AND SIGN INSTALLATION MAY BE AWARDED BY THE CLIENT UNDER CERTAIN SPECIALTY ITEMS SUCH AS LIGHTING FIXTURES, DISPENSERS, ETC. MAYBE PURCHASED DIRECTLY BY THE CLIENT FOR DELIVERY TO THE GENERAL CONTRACTOR, WHO WILL BE RESPONSIBLE FOR THEIR INSTALLATION COORDINATE SCOPE OF WORK WITH OWNER. THE GENERAL CONTRACTOR SHALL COOPERATE WITH AND COORDINATE THE WORK OF SEPARATE CONTRACTORS.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
- THESE SPECIFICATIONS ARE COMPLIMENTARY TO THE WORKING DRAWINGS.
- SCALE IN THE DRAWINGS MIGHT NOT REFLECT ACCURACY. DIMENSIONS GOVERN.
- THE CONTRACTOR IS REQUIRED TO REQUEST A FINAL INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR HAVE A FLAME SPREAD RATING PER CALIFORNIA BUILDING CODE.
- ALL MATERIALS, FIXTURES, EQUIPMENTS, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL GOVERNING REGULATIONS TO THE MANUFACTURER'S RECOMMENDED STANDARDS PROVIDE ALL SUPPORTS, BACKING, REIN FOR CEMENT, OR OTHER PREPARATIONS REQUIRED TO RIGIDLY SECURE ALL ITEMS WORKING OR EVENT IMPOSED LOADS.
- THIS PERMIT DOES NOT INCLUDE ANY HIGH PILE STORAGE <PER CFC> OR RACK STORAGE OVER 8' HIGH. ANY SUCH PROPOSED STORAGE WILL REQUIRE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND



REVISIONS	NO.	DATE	BY

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CLOVIS, CA 93619
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VICE
VANG INC. CONSULTING ENGINEERS
CALIFORNIA

MAMMOTH TOWNHOMES
TENTATIVE PARCEL MAP FOR
CONDOMINIUM PURPOSES
SITE PLAN

DATE:
12/12/2022

PROJ. ENGR:
LSV

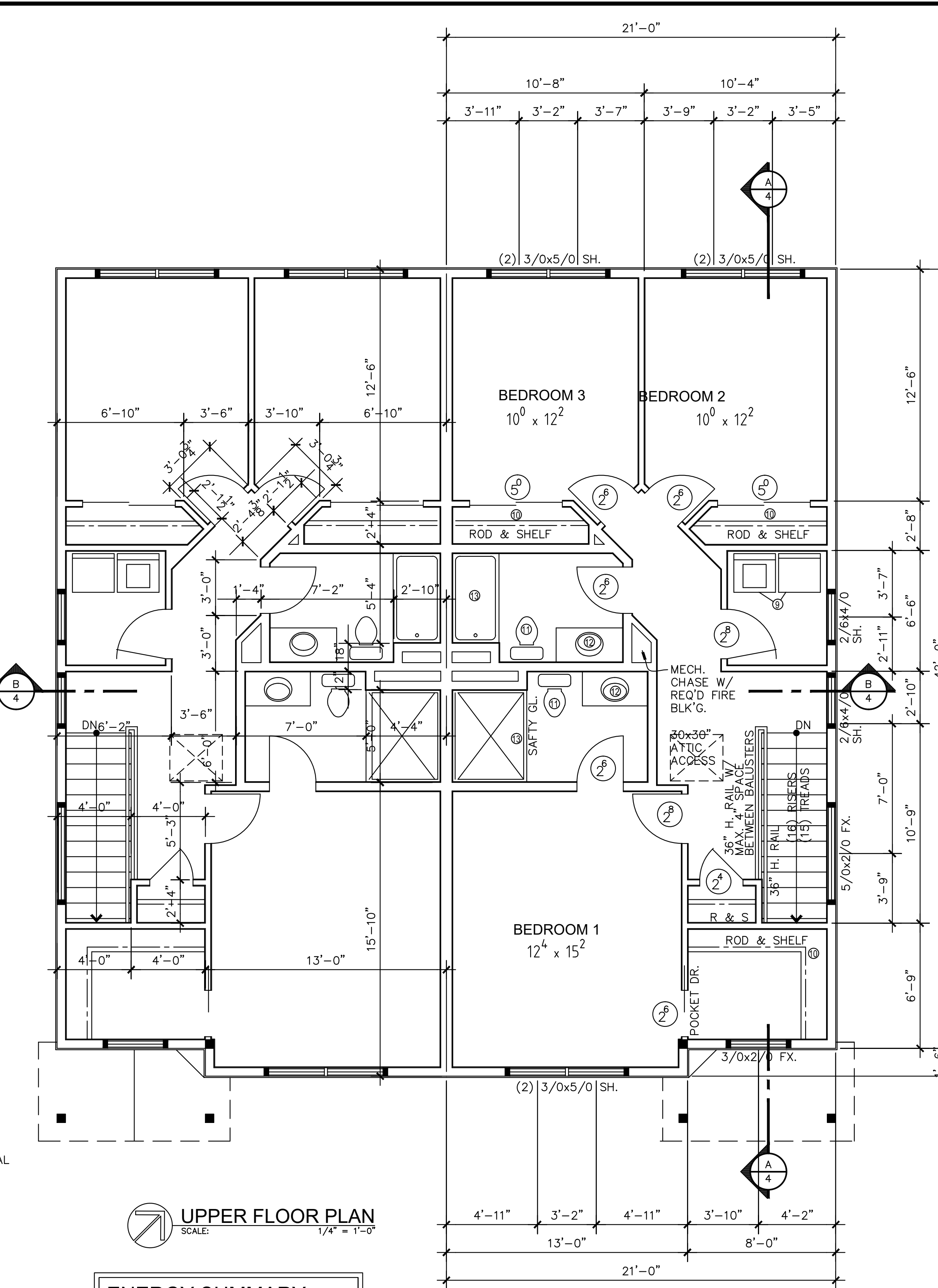
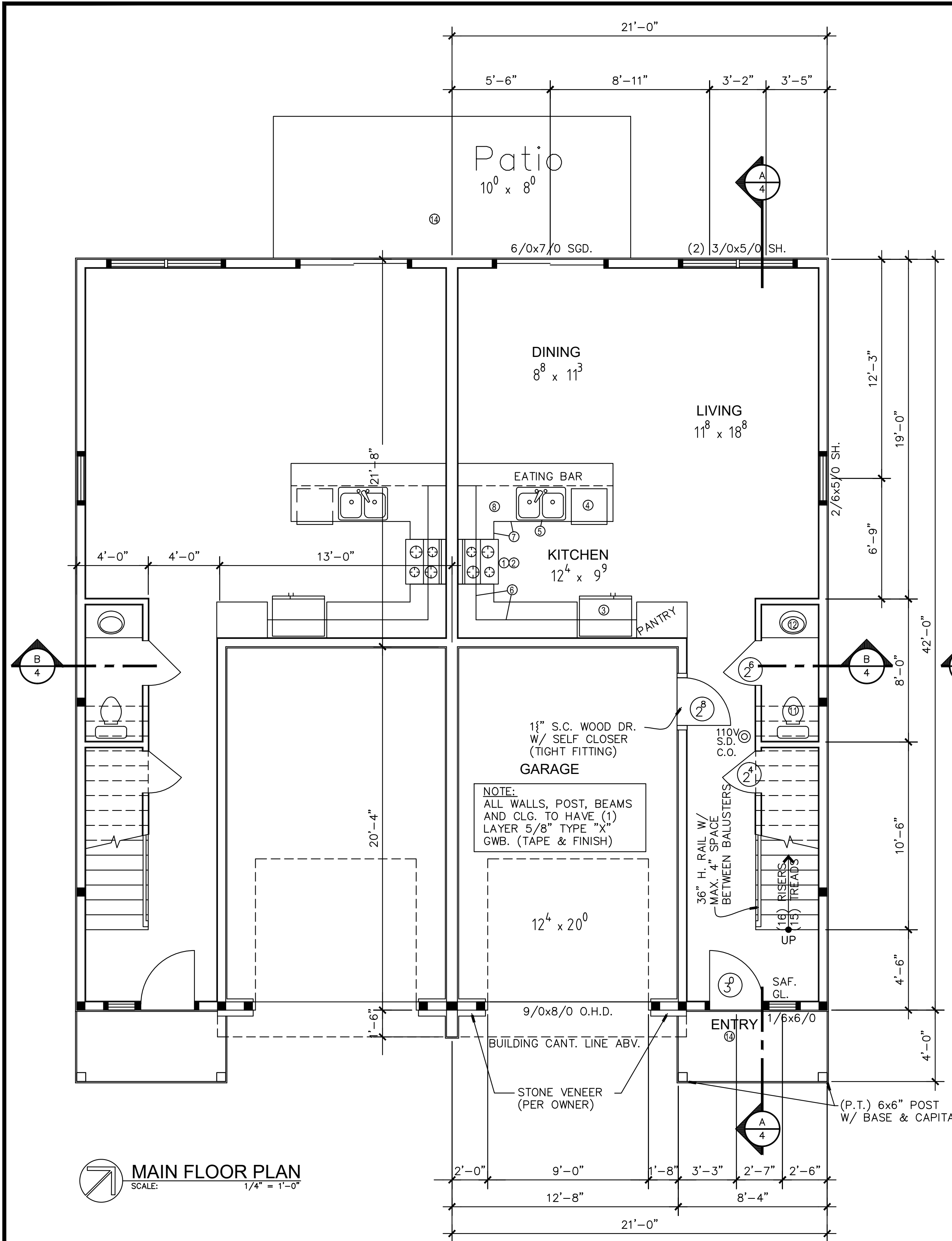
PROJ. MGR:
KYV

PREPARED FOR:
MAMMOTH LAND DEVELOPMENT LLC
2491 ALLUVIAL AVE
STE 15
CLOVIS, CA 93611

REGISTERED PROFESSIONAL ENGINEER
12/12/2022
No. C-65824
Kent
CIVIL
STATE OF CALIFORNIA

SHEET NO.
1 / 1

PROJECT NUMBER
22-038



FLOOR PLAN NOTES :

- CONSTRUCTION DOCUMENTS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN.
- NAILING TO BE PER 2019 CBC TABLE 2304.1. HOT DIPPED GALVANIZED NAILS SHALL BE USED AT EXPOSED EXTERIOR SURFACE APPLICATIONS.
- ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR #2 OR BETTER, UNLESS NOTED OTHERWISE.
- WALL, UNDERFLOOR, AND CEILING INSULATION SHALL BE PER TITLE 24. PROVIDE CERTIFICATE OF COMPLIANCE AND PLACE IN CONSPICUOUS LOCATION.
- ATTIC ACCESS PANEL(S) SHALL BE LOCATED IN FIELD BY GENERAL CONTRACTOR IN SUCH A LOCATION TO ALLOW MIN. HEAD CLEARANCE OF 30 INCHES AND A CLEAR ACCESS OPENING OF 22" x 36" MIN.
- COMPLY WITH SECURITY CODE ORDINANCE :
 - PEEP HOLE OR VISION PANEL
 - STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2-3 BY 2" SCREWS.
 - WINDOWS TO MEET THE MINIMUM STANDARDS AS ESTABLISHED BY THE CBC STDS.
 - DEAD BOLT AT ALL EXTERIOR DOORS
- PROVIDE A MAXIMUM HEIGHT TO NEW WINDOW OPENING OF 44 INCHES ABOVE THE FINISHED FLOOR FOR ALL WINDOWS USED FOR EMERGENCY EXITS.
- ALL ARCHITECTURAL GLAZING SHALL MEET U.S. CONSUMER PRODUCT SAFETY COMMISSION STANDARDS.
- PROVIDE AIRTIGHT CAULKING OR GASKETING AT ALL PERIMETER WALL SILL PLATES, ELECTRICAL OUTLETS, SWITCHES AND OTHER SOURCES OF OUTSIDE AIR INFILTRATION. WEATHERSTRIP ALL EXTERIOR DOORS. WINDOWS AND DOORS SHALL BE CERTIFIED.
- ALL APPLIANCES & FIXTURES SHALL BE FURNISHED BY THE CONTRACTOR UNLESS NOTED OTHERWISE ON PLANS.
- ALL FIXTURES SHALL BE INSTALLED COMPLETE IN ALL RESPECTS WITH TRIM, SEALS, ETC. AS REQUIRED TO MAKE JOB READY FOR SERVICE AND USE.
- HEATING AND COOLING DESIGN SHALL BE BY MECHANICAL CONTRACTOR DESIGN. MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE CALIFORNIA MECHANICAL CODE, AND ALL APPLICABLE LOCAL CODES. CONTROLS SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
- ALL HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT AND AND CERTIFICATE SHALL BE POSTED AT SITE.
- ALL INSULATION SHALL CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF LATEST ADOPTED EDITION OF C.B.C. THE INSTALLATION (FORM CF-6R) & INSULATION CERTIFICATES ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT.
- ALL WINDOWS UNITS SHALL BE CONSTRUCTED WITH DUAL GLAZING, U.N.O.
- PROVIDE SOLID BLOCKING IN WALLS OVER 10 FEET IN HEIGHT. FIRE-STOP AT FLOOR AND CEILING PENETRATIONS. PROVIDE BLOCKING IN WALLS ALONG STAIRCASE STRINGERS.
- ALL FRAMED BACKING FOR FINISHES, APPLIANCES AND EQUIPMENT SHALL BE A MINIMUM OF 2" MATERIAL UNLESS NOTED OTHERWISE.
- GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL.
- OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS PER CBC.
- FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED AT HOLDOWN LOCATIONS.
- ALL HOSE BIBBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK-FLOW PREVENTORS.
- AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, IN A CONSPICUOUS LOCATION IN THE BUILDING, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THRESHOLD.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO THUMB LATCHES OR KEYS DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER.
- PROVIDE SAFETY GLAZING WITH PROPER LABEL ON THE NEW DOORS. EXPOSED INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD OF 25 AND MAXIMUM OF 450 SMOKE.
- COMPLY WITH HEATING REQUIREMENTS OF 2019 CBC CODE TO MAINTAIN 60 DEGREES FARENHEIT AT 3'-0" ABOVE THE FLOOR.

SMOKE DETECTOR NOTES:

- LOCATE CENTRALLY IN HALLWAY
- INSIDE ALL BEDROOMS (MIN. 3 FEET FROM A/C VENT)
- PROVIDE ADDITIONAL SMOKE DETECTOR(S) AT ALL HIGH CEILINGS ADJACENT TO THE HALLWAY
- INSTALL MINIMUM OF 3 FEET FROM RETURN AIR ON KITCHEN SIDE.

DOOR LANDING NOTES:

- EXTERIOR LANDINGS SERVING PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS ARE LIMITED TO NOT MORE THAN 1/2 INCH (12.7 MM) OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES.
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH (12.7 MM), WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGES IN LEVEL NOT EXCEEDING 1/4 INCH (6.35 MM) MAY BE VERTICAL. SEE DET 5/1.2

FLOOR PLAN KEYNOTES

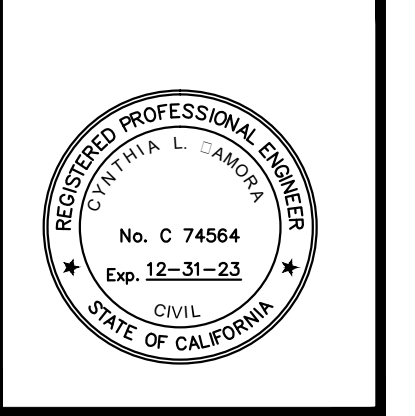
- 30" x 18" x 1/2" H (28 1/2" D SLIDE-IN RANGE
- 30" x 18" x 1/2" x 15 1/8" MICROWAVE + RECIRCULATING HOOD COMBINATION ABOVE RANGE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLE UNIT IS 30" UNPROTECTED AND 24" IF PROTECTED
- 28" x 68" x 30 3/4" REFRIGERATOR TO BE SELECTED BY OWNER-PROVIDED WATER LINE FOR ICE MAKER
- 23 7/8" x 34 1/2" x 24 1/2" UNDER COUNTER DISHWASHER TO BE SELECTED BY OWNER
- 32" x 18 1/4" x 10 1/2" DEEP STAINLESS STEEL DOUBLE BOWL SINK + GARBAGE DISPOSAL
- 12" DEEP UPPER CABINETS + ADJUSTABLE SHELVES AND PULL DOOR HARDWARE
- 24" DEEP BASE CABINET + ADJUSTABLE SHELVES AND PULL DOOR HARDWARE
- SOLID SURFACE COUNTER TOP TO BE SELECTED BY OWNER
- WASHER (WITH WASHER PAN) AND DRYER - TO BE SELECTED BY OWNER SEE MECHANICAL DRAWINGS FOR VENT
- SHELF AND POLE
- WATER CLOSET - NOT TO EXCEED 1.28 GALLONS PER FLUSH. SEE PLUMBING DWGS.
- VANITY WITH SINK, COUNTERTOP & BACK SPLASH, WITH MIRROR
- 32" x 60" FIBERGLASS BATHTUB SHOWER TEMPERED GLASS ENCLOSURE. MIN. DOOR WIDTH SHALL BE 22" CLR. ALL FLOORS, WALLS & CEILINGS ABOVE SHOWER HEADS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE MATERIAL. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" ABOVE FLOOR
- LEVEL LANDING W/ 2" MAX. LANDING SHALL BE A MIN. OF 36" DEEP IN THE DIRECTION OF TRAVEL AND 6" BEYOND LATCH SIDE OF THE DOOR. THRESHOLDS OF DOOR SHALL NOT EXCEED 1/2"
- TANKLESS WATER HEATER - RHEEM CRTGH-RH11DVLN-1-0.000 Blw/ld

ENERGY SUMMARY

FENESTRATION		
GLAZING TYPE	U-VALUE	SHGC
DOUBLE PANE	0.30	0.18 FRONT WINDOW 0.23 REST
BUILDING INSULATION		
SURFACE:	R-VALUE	
WALLS	R-15 - CAVITY	
CEILING	R-6 - CONTINUOUS INSULATION	
HVAC / WATER HEATING		
SYSTEM	EFFICIENCY	
FURNACE	AFUE .83	
AIR CONDITIONER	15 SEER - 12.44 EER	
DUCT INSULATION	R-8.0	
TANKLESS WATER HEATER	0.95	

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VISALIA, CALIFORNIA 93211



REVISION(S):

PRELIMINARY - PLAN CHECK SET

PERMIT SET

DRAWN BY: AT

CHECKED BY: C

DATE: 0-0-22

SHEET TITLE: FLOOR PLAN

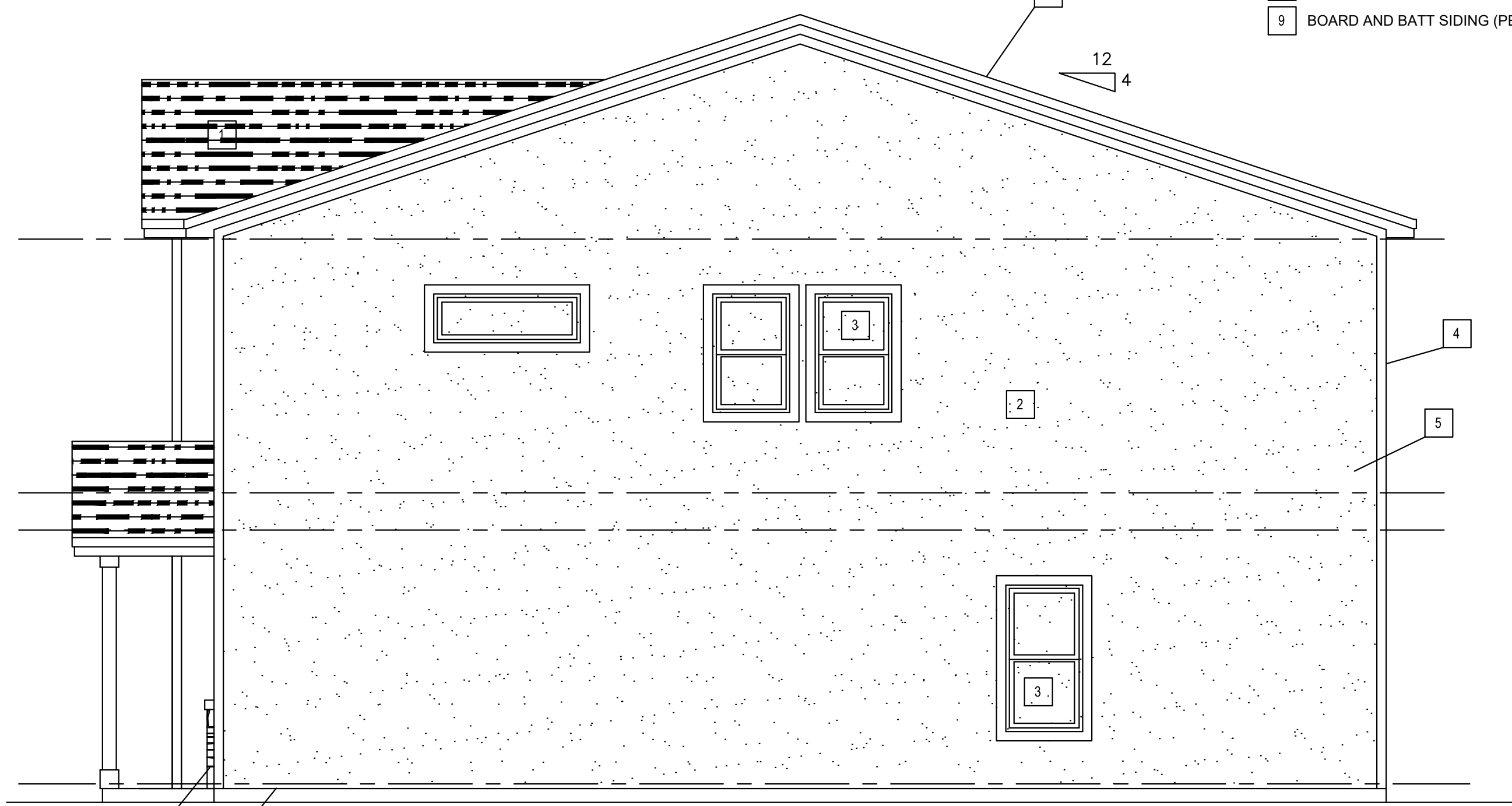
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ELEVATION KEY NOTES

- 1 CLASS "A" ASPHALT ROOFING OVER 30" UNDERLAYMENT OVER ROOF SHEATING. (COOL ROOF REQUIRED PER TITLE 24) OWENS CORNING DURATION PREMIUM COOL SHINGLES ROOF (NOTE: UNDERLAYMENT SHALL BE TWO LAYERS FOR SLOPE 2:12 TO 4:12 FOR ASPHALT ROOFING PER CRC-R-05.2.)
- 2 3-COAT (1/8" THK) STUCCO OVER PAPER BACKED WIRE STUCCO NETTING W.G.A. 16" STAPLES 6" O.C. (TYPICAL AT EXTERIOR WALLS)
- 3 WINDOWS-DUAL PANE VINYL TYPE WINDOWS - SEE FLOOR PLAN FOR SIZES AND TITLE 24 FOR FENESTRATION
- 4 FINISH FLOOR LINE 6" MIN. FROM FINSH GRADE AT MAIN HOUSE
- 5 PROVIDE WEEP SCREED AT ALL EXTERIOR LOCATION INCLUDING PORCH, PATIO INCLUDING BUILT UP COLUMNS
- 6 24 GA GUTTER AND DOWNSPOUT
- 7 STONE VENEER (PER OWNER)
- 8 SHAKE SIDING (PER OWNER)
- 9 BOARD AND BATT SIDING (PER OWNER)



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
PROVIDE RIB LATH AT HORIZONTAL CEMENT PLASTER CONDITIONS.

NOTE:
PROVIDE 2-LAYERS OF GRADE 'D' PAPER UNDER COVERING WHEN LATH IS APPLIED OVER WOOD SHEATHING.



LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT NAME:
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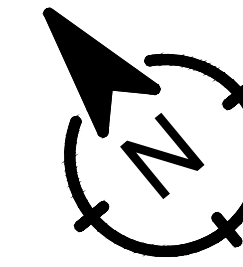


REVISION(S):

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DRAWN BY: AT
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DATE: 0-0-22
SHEET TITLE: ELEVATIONS
SHEET: **A3.0**

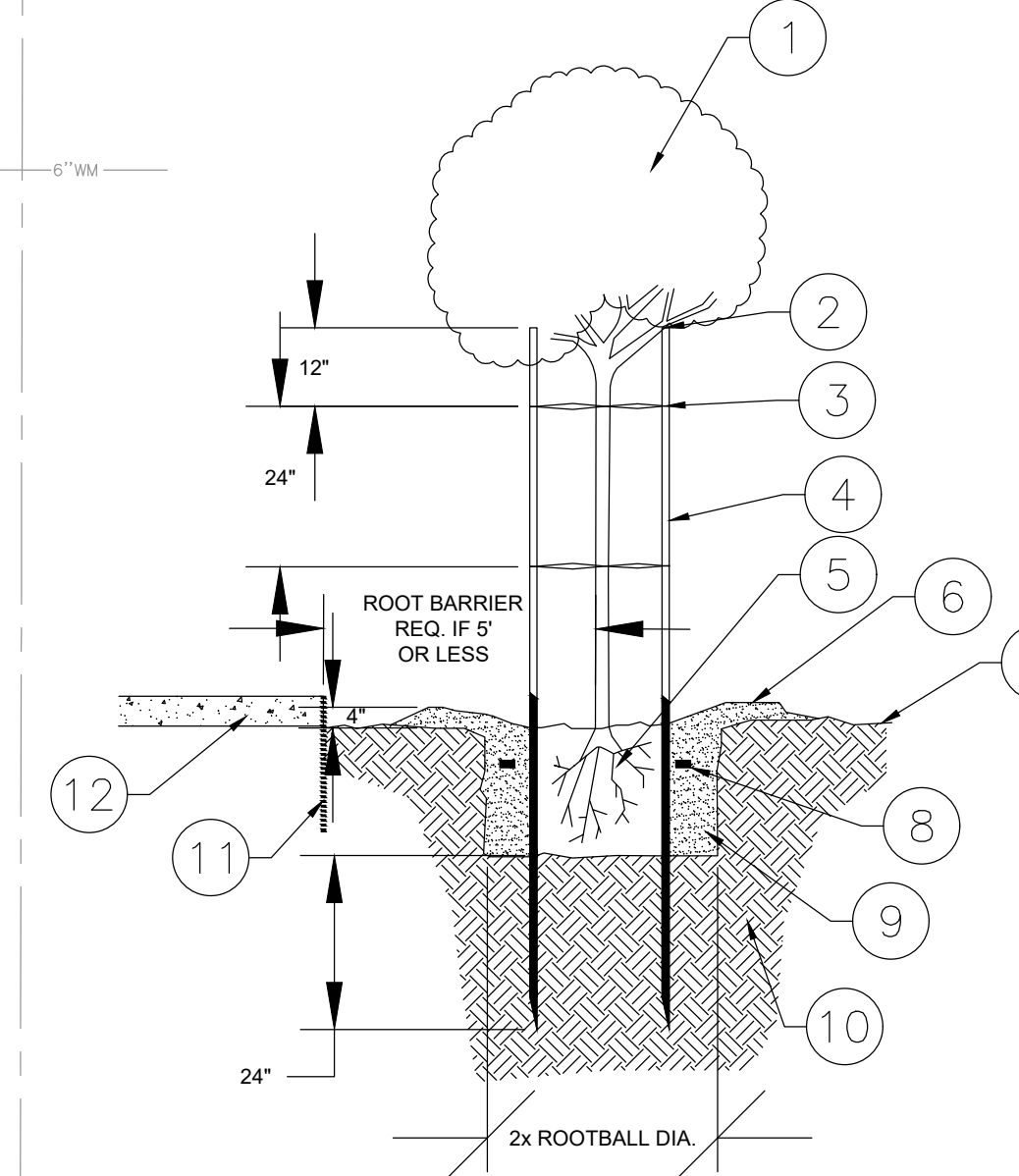
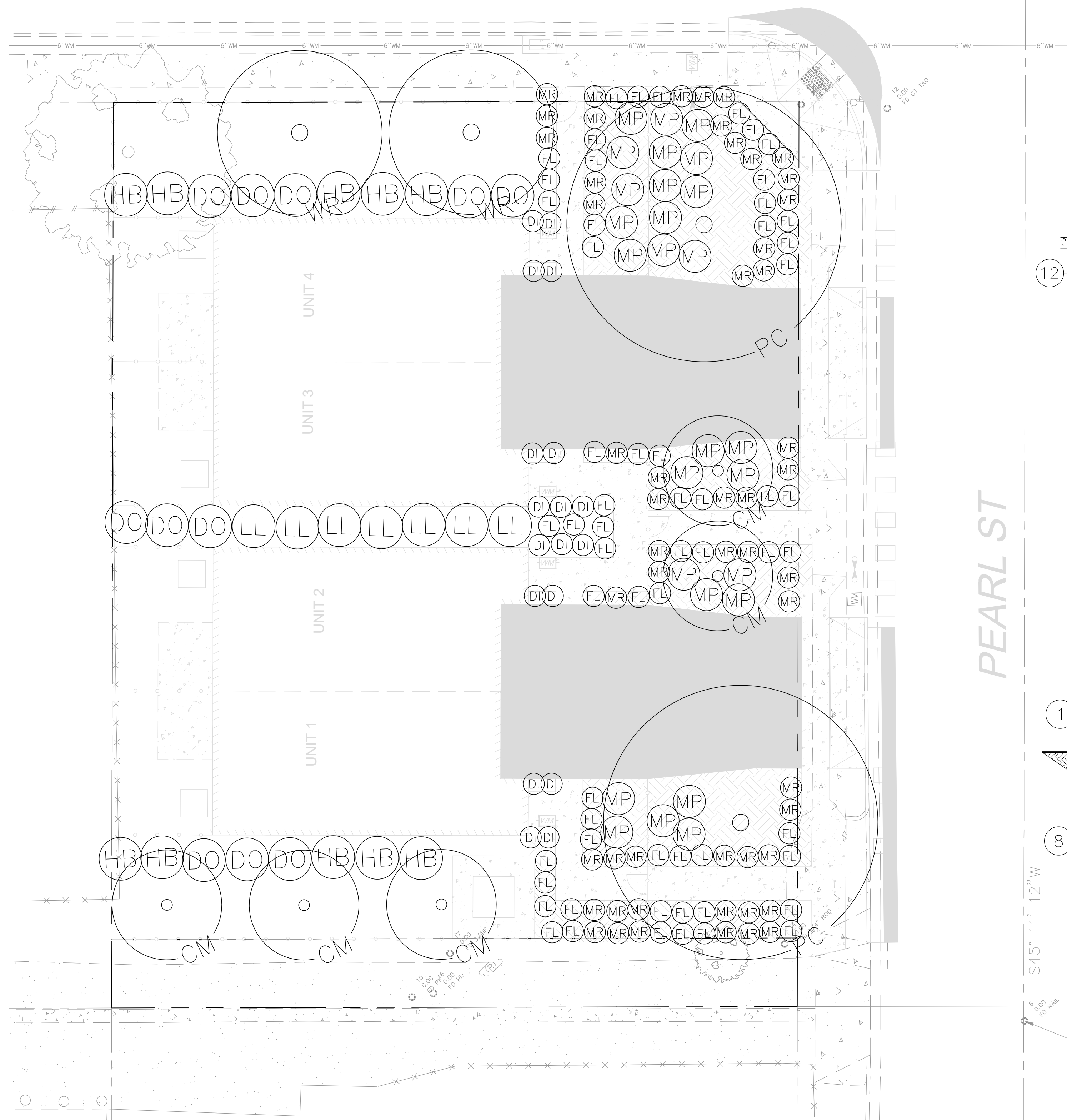
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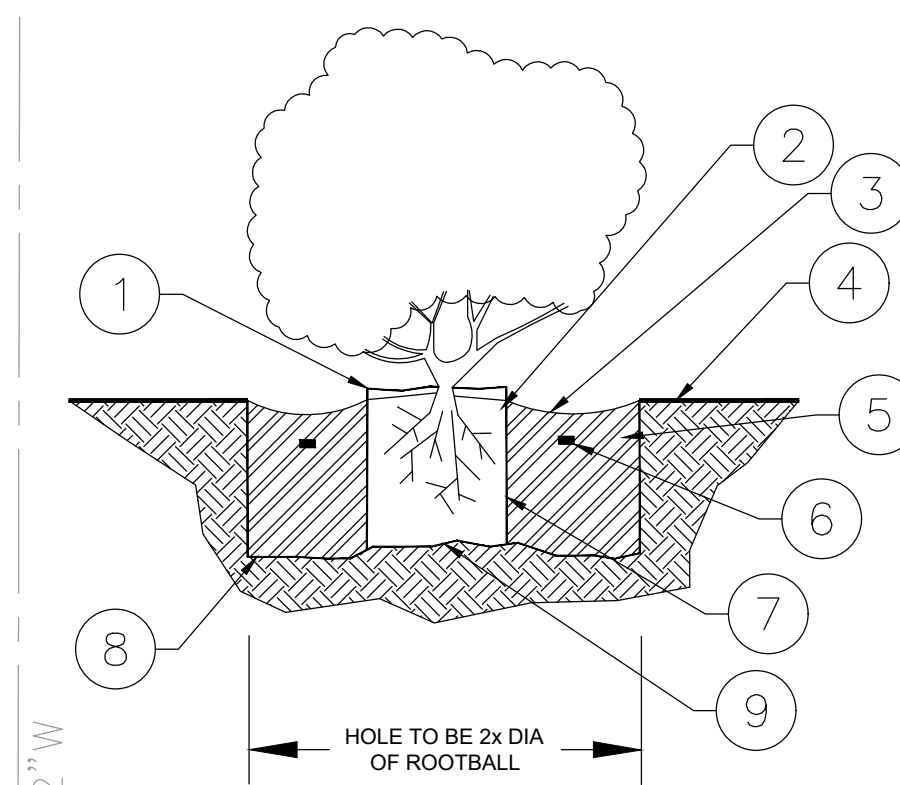
SCALE IN FEET
1" = 10'



Know what's below.
Call before you dig.



TREE PLANTING w/ ROOT BARRIERS



SHRUB PLANTING

- TREE PER PLAN
- TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
- PLACE TREE TIES 6" ABOVE POINT WHERE TREE HEAD IS SELF-SUPPORTING
- 2" DIA. X 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
- ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
- EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; OR AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
- FINISH GRADE
- 21 GRAM PLANT TABLETS:
5 GAL = 3, 15 GAL = 5, 24" BOX = 8
- COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
- UNDISTURBED NATIVE SOIL
- LINEAR ROOT BARRIER, 18" DEEP MIN. X 10' WIDE; CENTERED ON TREE
- HARDSCAPE, SIDEWALK, CURB

- SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE. BREAK TOP OF ROOTBALL TO SOIL LEVEL
- ROOTBALL
- WATERING BASIN 3" DEEP, 2'-0" WIDE TO BE BELOW GRADE; FOR 5 GAL AND 1 GAL SIZED CONTAINERS, (NO BOWLS REQUIRED FOR SUB SURFACE DRIP)
- FINISHED GRADE
- BACKFILL MIX TO CONSIST OF NATIVE SOIL, CLEAN ALL DEBRIS, ROCK, AND OTHER MATERIAL OUT OF BACKFILL
- AGRIFORM PLANTING TABS WITHIN 2" OF GRADE
-9 GRAM 'FORREST STARTER':
2 PER 1 GAL SHRUB
5 PER 5 GAL SHRUB
8 PER 15 GAL SHRUB
- ROUGH SIDE OF ROOTBALL PRIOR TO PLANTING
- HOLES TO BE DEEPER AT PERIMETER
- SET ROOTBALL ON UNDISTURBED SOIL

PLANTING LEGEND				
SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	QTY	WATER USE
TREES				
PC	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE	15 GAL	2	L
WR	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GAL	2	L
CM	LAGERSTROEMIA / CREPE MYRTLE	15 GAL	5	L
SHRUBS				
DO	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER	5 GAL	11	L
MP	LOMANDRA LONGIFOLIA 'LOMLON' / LIME TUFF DWARF MATH RUSH	5 GAL	48	L
LL	LANTANA MONTEVIDENSIS / LAVENDER LANTANA	5 GAL	7	L
FL	DIETES IRIDIODES AND CVS / FORTNIGHT LILY	5 GAL	58	L
DI	IRIS DOUGLASSIANA / DOUGLAS IRIS	5 GAL	18	L
HB	NANDINA DOMESTICA 'GULFSTREAM' / HEAVENLY BAMBOO	5 GAL	10	L
GROUND COVER				
MP	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL	26	L
	3" THICK LANDSCAPE MULCH		± 2024 SF	

PROJECT INFO:

PROJECT LOCATION: 201 3RD AVE NW
VISALIA, CA 93291
APN: 094-041-06
PROJECT OWNER: MAMMOTH LAND DEVELOPMENT, LLC
2491 ALLUVAL AVE STE 15
CLOVIS, CA 93611
(559)-492-8556
NET ACREAGE: 0.30 AC
GROSS ACREAGE: 0.30 AC
OPEN SPACE: 21% OF NET AREA FOR OPEN SPACE

NOTES

- ALL PLANT MATERIAL SHALL BE APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PRIOR TO ANY PLANTING, A SOILS ANALYSIS SHALL BE PREPARED BY A CERTIFIED SOILS TESTING LAB AND SUBMITTED TO THE CITY'S PUBLIC UTILITIES DEPARTMENT PARKS MANAGER. THE SOILS REPORT SHALL INCLUDE A CHEMICAL AND PERCENT ORGANICS ANALYSIS.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY'S AUTHORIZED REPRESENTATIVE. FOR RESIDENTIAL SUBDIVISIONS, THE DEVELOPER/CONTRACTOR SHALL FURNISH AND PLANT TWO 15-GALLON TREES FOR EACH FRONT YARD, SELECTED BY THE LOT OWNER FROM THE CITY'S APPROVED STREET TREE LIST. WHERE PARK STRIPS EXIST, ONE OF THE TREES SHALL BE LOCATED IN THE STRIP; TREES ARE TO BE SPACED AS UNIFORMLY AS POSSIBLE.
- STREET TREES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM DRIVE APPROACHES, WATER AND SEWER SERVICES, STREET FURNITURE SUCH AS FIRE HYDRANTS AND UTILITY BOXES, AND 20 FEET FROM STREET LIGHTS. STREET TREES SHALL BE SPACED ALONG STREETS AS UNIFORMLY AS POSSIBLE.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND SOIL PREPARED, AND THE WORK APPROVED BY THE CITY OF CLOVIS.
- THE CONTRACTOR SHALL NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE ONE WEEK PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- THE CONTRACTOR SHALL TAKE NOTE OF EXISTING UNDERGROUND UTILITIES IN CONFLICT AND SHALL TAKE ALL PRECAUTIONS NECESSARY DURING TREE PLANTING OPERATIONS SO AS NOT TO DAMAGE SAID UTILITIES. COORDINATE UNDERGROUND UTILITY INSPECTION PRIOR TO TREE PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, THE CONTRACTOR SHALL CONTACT THE CITY FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE CITY WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE ANY MATERIALS AS DIRECTED.
- THE CONTRACTOR SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION, STAKING METHOD, PLANT PIT DIMENSION AND BACKFILL REQUIREMENTS.
- ALL GROUND COVER SHALL EXTEND BENEATH TALLER PLANT MATERIAL.
- PROVIDE ROOT BARRIERS FOR ALL PROPOSED TREES INDICATED ON THE PLANS.
- ALL TREES SHALL BE PLANTED THREE (3) FEET AWAY FROM THE CENTER OF SWALES
- ALL TREES IN TURF AREAS SHALL RECEIVE ARBOR GUARDS UPON INSTALLATION. REFER TO THE STANDARD SPECIFICATIONS, STANDARD PLANS, AND THE PROJECT PLANS.
- QUANTITIES ARE LANDSCAPE ESTIMATES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- SOIL AMENDMENT, UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS, THE FOLLOWING SOIL AMENDMENT STANDARDS SHALL APPLY: OPTION 1 - A) ROTOTILL SOIL AMENDMENT MIX INTO THE SOIL TO A DEPTH OF 8 TO 12 INCHES. APPLY TO ALL SOIL TYPES. B) SOIL AMENDMENT COMPONENTS/APPLICATION RATE: BLACK HUMUS - 20 CUBIC YARDS PER ACRE; POWDERED AGRICULTURAL GRADE GYPSUM (15% CALCIUM MN.) - 2000 POUND PER ACRE; NUTRISMART 0-5-0 (150 SGN) - 400 POUNDS PER ACRE (AVAILABLE AT WILBUR/ELLIS CO); M-ROOTS (ROOTS, INC.) - 435 POUNDS PER ACRE. C) PRE-MIX ALL SOIL AMENDMENTS PRIOR TO APPLICATION AND TILLING. D) NOTIFY CITY INSPECTOR FOR OBSERVATION OF APPLICATION AND INCORPORATION OF SOIL AMENDMENT; OPTION 2 - A) COLLECT REPRESENTATIVE SOIL SAMPLES (APPROVED BY CITY INSPECTOR). B) PERFORM ANALYSIS ON SAMPLES BY CERTIFIED SOIL TESTING LAB. CHEMICAL ANALYSIS AND PERCENT ORGANICS ANALYSIS. C) BASED ON SOILS LAB RESULTS, SUBMIT SOIL AMENDMENT RECOMMENDATION FROM CERTIFIED CROP ADVISOR TO THE PUBLIC UTILITIES DEPARTMENT PARKS MAINTENANCE MANAGER FOR APPROVAL PRIOR TO APPLICATION. D) NOTIFY CITY INSPECTOR FOR OBSERVATION OF APPLICATION AND INCORPORATION OF SOIL AMENDMENT

REVISIONS	NO.	DATE	BY



MAMMOTH TOWNHOMES
LANDSCAPE PLAN
CITY OF VISALIA

DATE: 10/13/2022
PROJ. ENGR: LSV
PROJ. MNGR: KYV

PREPARED FOR:
MAMMOTH LAND DEVELOPMENT LLC
2491 ALLUVAL AVE STE 15
CLOVIS, CA 93611



SHEET NO.
LS1

PROJECT NUMBER
22-038

Operational Statement

To Whom It May Concern:

Mammoth Townhomes is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Mammoth Development , LLC. This proposed project is proposing 4 townhomes located at 201 NW Third Street Visalia, CA 93291.

The project proposes to construct a 4 townhomes with garages.

The proposed project is located at 201 NW Third Street Visalia, CA 93291, further identified as APN number 094-041-06. The current zoning and General Plan Land Use is Residential Multi-Family (RM-3) . The RM-3 district is intended for high density multi-family residential land uses. The proposed townhomes conforms to the RM-3 zone district by constructing multi-family residential land uses. The proposed project implements the proposed uses and intended by the General Plan, and provides amenities to the proposed complex.

The proposed project consists of:

- 4 plex with 3 bed/2 ba with garage.
- Proposed 4 unit condominium parcels with one common area parcel

The site will have the required vehicular parking stalls, trash enclosure, open space, amenities, landscaping and irrigation.

Sewer, storm and solid waste services will be provided by the City of Visalia. Water services will be provided by CAL Water. Electric will be Southern Cal Edison. Natural gas will be provided by Southern California Gas. Telephone services will be provided by AT&T, and fiber/internet will be provided by Comcast.

Security and lighting for the site is provided through a combination of site lighting and site fencing.

The subject parcel is currently vacant open space. The adjacent northerly parcel is existing multi family residential. The parcel on the south side of Pearl Street Avenue is residential. To the west is residential. To the east is existing quasi public use. The project will provide additional housing in an area of high demand.

The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the municipal code.

There are no foreseeable effects or impacts to the neighbors from the operation of the project site.

NOTICE OF EXEMPTION

City of Visalia
315 East Acequia Ave.
Visalia, CA 93291
(559) 713-4444

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

Tentative Parcel Map No. 2022-07 & Conditional Use Permit No. 2022-30

PROJECT TITLE

The project site is located at 201 N.W. 3rd Avenue, west of the intersection of 3rd Avenue and Pearl Street (APN: 094-041-006).

PROJECT LOCATION - SPECIFIC

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

Tentative Parcel Map No. 2022-07 is a request to subdivide an existing 13,245 square foot parcel into four residential condominium spaces and a common area for condominium purposes in the R-M-3 (Multifamily Residential, 1,200 square foot minimum site area per dwelling) Zone. Conditional Use Permit No. 2022-28 is a request to facilitate Tentative Parcel Map No. 2022-07 by creating four commercial condominium spaces with no public street access, a common area, and parcels with less than the minimum 1,200 square foot size requirement in the R-M-3 (Multifamily Residential, 1,200 square foot minimum site area per dwelling) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

Cristobal Carrillo, Associate Planner, City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291. (559) 713-4443, cristobal.carrillo@visalia.city

NAME OF PUBLIC AGENCY APPROVING PROJECT

Ken Vang, Vang Inc. Consulting Engineers, 4010 N. Chestnut Avenue, Ste. #101, Fresno CA 93726, (559) 775-0016, kenvang@vice-engr.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Ken Vang, Vang Inc. Consulting Engineers, 4010 N. Chestnut Avenue, Ste. #101, Fresno CA 93726, (559) 775-0016, kenvang@vice-engr.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

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

Per CEQA Section 15315, the proposed condominium lot split is categorically exempt as it is located within a residentially zoned area, will be divided into four condominium spaces and a common area, will require no variances or exceptions, has all services readily available, will be provided access through shared access agreement, has not been divided within the last two years, and does not have an average slope greater than 20 percent.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

CONTACT PERSON

(559) 713-4443

AREA CODE/PHONE

January 9, 2023

DATE



**Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR**



June 29, 2022

Site Plan Review No. 2022--077

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 **June 15, 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 June 15, 2022
SITE PLAN NO. 2022-077
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 Traffic prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

OTHER –

ADDITIONAL COMMENTS:

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

SITE PLAN REVIEW COMMENTS

Rafael Garcia, Planning Division, 559-713-4031

Date: June 15, 2022

SITE PLAN NO: 2022-077-D
PROJECT TITLE: Vang Inc. Consulting Engineers
DESCRIPTION: Proposed 4 Unit Multifamily Project (R-M-3)
APPLICANT: Ken Vang
PROP. OWNER: Looper Dale & Kathy
LOCATION: 201 NW 3rd Avenue
APN: 094-041-006
GENERAL PLAN: High Density Residential
EXISTING ZONING: R-M-3

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

**Reference SPR
No. 2022-062.**

Project Requirements

- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: June 15, 2022 (SPR No. 2022-077)

1. Clearly show the property line as part of the site plan by using a heavier/darker line weight.
2. Each residence with 3 bedrooms or more shall provide a minimum of 1.75 parking spaces per unit. Tandem parking is not allowed within a required setback (22-foot side setback).
3. Front setback is 15 feet and rear setback is 15 feet (alley cannot count towards required setback).
4. Parking area, as designed, will work. Tandem parking beyond the required setback is allowed.
5. Show trash enclosure/receptacles and open space area as part of the site plan.
6. Provide floor plans as part of the plan set showing the 1-car garage per unit.
7. Parking stalls, play structures, and any other open space amenities shall not be located within the 15-foot front yard setback area.
8. A landscape and irrigation plan shall be provided. The landscape plan shall verify that a minimum 6% of the parking lot is landscaped.
9. The development must provide 5 percent in open space as part of the project. Setback areas located along public streets shall not be counted towards the 5 percent requirement.
10. The site plan shall identify the location of the existing Oak tree on site, at the northwest corner of the site.
11. Note: If fencing is proposed on the property line, it can be up to seven feet in height if made of wrought iron or similar material.
12. The applicant shall comply with all Model Good Neighbor Policies codified in VMC Section 17.16.190. This shall include recordation of an Operational Management Plan for maintenance of the project site prior to issuance of a Building Permit.

PROJECT SPECIFIC INFORMATION: June 1, 2022 (SPR No. 2022-077)

1. Clearly show the property line as part of the site plan by using a heavier/darker line weight.
2. Each residence with 3 bedrooms or more shall provide a minimum of 1.75 parking spaces per unit. Tandem parking is not allowed within a required setback (22-foot side setback).
3. Parking area, as designed, will work. Tandem parking beyond the required setback is allowed.
4. Show trash enclosure/receptacles and open space area as part of the site plan.
5. Provide floor plans as part of the plan set showing the 1-car garage per unit.
6. Remove additional parking provided as part of the alley. Parking is not needed.
7. Parking stalls, play structures, and any other open space amenities shall not be located within the 15-

foot front yard setback area.

8. A landscape and irrigation plan shall be provided. The landscape plan shall verify that a minimum 6% of the parking lot is landscaped.
9. All garages or parking structures shall be setback 22 feet as measured from front and side/corner property line.
10. The development must provide 5 percent in open space as part of the project. Setback areas located along public streets shall not be counted towards the 5 percent requirement.
11. The site plan shall identify the location of the existing Oak tree on site, at the northwest corner of the site.
12. 3rd Avenue at this location is part of State Highway 63. The applicant shall comply with any comments provided by Caltrans.
13. Note: If fencing is proposed on the property line, it can be up to seven feet in height if made of wrought iron or similar material.
14. The applicant shall comply with all Model Good Neighbor Policies codified in VMC Section 17.16.190. This shall include recordation of an Operational Management Plan for maintenance of the project site prior to issuance of a Building Permit.
15. Obtain a Building Permit.
16. Comply with all other requirements of the VMC.

PROJECT SPECIFIC INFORMATION: May 18, 2022 (SPR No. 2022-077)

1. The project must be redesigned addressing the comments contained below:
2. Clearly show the property line as part of the site plan by using a heavier/darker line weight.
3. Comply with all requirements of the Engineering and Traffic Engineering Division for all off-site improvements, including location of the two driveways along Pearl Street.
4. It is recommended that access to the site be provided from the alley to the south instead of off Pearl Street.
5. Any new driveways will require Caltrans review/approval along NW 3rd Avenue.
6. Each residence with 3 bedrooms or more shall provide a minimum of 1.75 parking spaces per unit. Tandem parking is not allowed.
7. Parking stalls, play structures, and any other open space amenities shall not be located within the 15-foot front yard setback area.
8. A landscape and irrigation plan shall be provided. The landscape plan shall verify that a minimum 6% of the parking lot is landscaped.
9. All garages or parking structures shall be setback 22 feet as measured from front and side/corner property line.
10. The development must provide 5 percent in open space as part of the project. Setback areas located along public streets shall not be counted towards the 5 percent requirement.
11. Per the Building Division, fencing dividing the areas between the building and the western property line shall be removed.
12. The site plan shall identify the location of the existing Oak tree on site, at the northwest corner of the site.
13. 3rd Avenue at this location is part of State Highway 63. The applicant shall comply with any comments provided by Caltrans.
14. It is recommended that the project be redesigned to feature two duplexes instead of one building. This will remove requirements for van parking noted by the Engineering Division.
15. Note: If fencing is proposed on the property line, it can be up to seven feet in height if made of wrought iron or similar material.
16. The applicant shall comply with all Model Good Neighbor Policies codified in VMC Section 17.16.190. This shall include recordation of an Operational Management Plan for maintenance of the project site prior to issuance of a Building Permit.
17. Obtain a Building Permit.
18. Comply with all other requirements of the VMC.

PROJECT SPECIFIC INFORMATION: April 27, 2022 (SPR No. 2022-062)

1. The project must be redesigned addressing the comments contained below.
2. Clearly show the property line as part of the site plan by using a heavier/darker line weight.
3. Multiple driveways along NW 3rd Avenue will not be allowed as per Traffic/Engineering Division.
4. Any new driveways will require Caltrans review/approval along NW 3rd Avenue.
5. Each residence with 3 bedrooms or more shall provide a minimum of 1.75 parking spaces per unit.
Tandem parking is not allowed.
6. Rear setback shall be measured from alley (if applicable) and not from rear property line.
7. Confirm with engineering whether alley dedication shall be required as part of project.
8. Accessory structure must provide a minimum 3-foot setbacks from side and rear property line and limited to 12 feet in height (if located within the rear yard setback). Provide callout for the wall improvement adjacent to the playground (wall height limited to 7 feet).
9. All garage doors shall be setback 22 feet as measured from front and side/corner property line.
10. The project must provide a 15-foot rear yard setback as measured from alley (if required by Engineering Division).
11. Project must provide a 10-foot corner side setback as measured from building to property line.
12. The trash enclosure must provide a 5-foot side setback as measured from the interior side property line.
13. The development must provide 5 percent in open space as part of the project.
14. Obtain a Building Permit.
15. Comply with all other requirements of the VMC.

Note:

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

Sections of the Municipal Code to review:

17.16 Multi-Family Zones

DEVELOPMENT STANDARDS - R-M-3 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	15 Feet	15 Feet

17.16.190 Model Good Neighbor Policies

17.30 Development Standards (17.30.015.H Lighting)

17.32.080 Maintenance of landscaped areas

17.34 Off-Street Parking Requirements

17.36 Fences, Walls and Hedges

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

made to the plan submitted must be submitted for additional review.

R.G

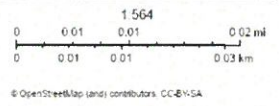
Signature _____

City of Visalia



4/26/2022, 3 12 51 PM

- Parcels
- Road Centerlines
- Site Address Points
- Current
- Pending
- Other



See web site for license constraints | HereMap US |

**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: 4 DATE: JUNE 15, 2022

SITE PLAN NO.: 22-077R2
PROJECT TITLE: VANG INC CONSULTING ENGINEERS
DESCRIPTION: PROPOSED 4 UNIT MULTI-FAMIL PROJECT
APPLICANT: KEN VANG
PROP OWNER: LOOPER DALE & KATHY
LOCATION: 201 NW 3RD AVE
APN: 094-041-006

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 20' radius; **NW 3RD & PEARL - REFER TO CALTRANS**
- Install curb; gutter **IN-KIND AT DRIVE APPROACH**
- Drive approach size: 18' MIN Use radius return; **REFER TO CALTRANS**
- Sidewalk: 6' width; 4' parkway width at **NW 3RD & PEARL**
- 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. **GRANT DEED**
- Deed required prior to issuing building permit; **10' ALLEY WAY & CURB RETURN RIGHT OF WAY DEDICATION**
- 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; **ALL WORK ON NW 3RD AVE**
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters). **ONSITE AS DESIGNED**
- 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. ***Propose multi-family development will incur impact fees based on number of units and land development. A credit will be applied for the previously demo'd single family dwelling. Refer to page 4 for applicable fees.***
2. ***New project will be required to bring existing public improvements into compliance with the current accessibility and City standards. All sidewalks shall be 6' wide and meet max. slope requirements. All drive approaches shall have an accessible path of travel across the approach. Corner ramp return shall meet current ramp slope requirements.***
3. ***The sidewalk encroachment onto private property across drive approaches will require an Easement dedicated to the City for pedestrian access. An alternative drive approach design can be utilized to eliminate the need for additional easement dedication to the City. Refer to City std. C-24 design.***
4. ***All proposed improvements within the crown drip line of the existing oak trees shall comply with the City's specifications and standards for building around an oak tree. Trenching is prohibited and surface improvements shall be limited to pervious type materials. Further coordination with City Arborist is required. Contact Joel Hooyer, Supervisor of Parks & Urban Forestry, at (559) 713-4295.***
5. ***Refer to solid waste division comments regarding the trash enclosure.***
6. ***Discussions with SCE indicate poles in the alley cannot be relocated. If the applicant doesn't utilize alley for access, parking, or trash enclosure then alley improvement will not be required.***
7. ***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.***

- 8. *There is inadequate street lighting along project frontages. Provide street lighting per City local and arterial street lighting standards, design, and specifications. Electrical plans shall accompany building permit.***
- 9. *Project shall connect to existing City sewer in NW 3rd. Refer to page 4 for impact fees associated with connection. Remove all septic and leach systems onsite per City.***
- 10. *Project in flood Zone AE. Comply with FEMA requirements.***
- 11. *A building permit is required, standard plan check and inspection fees will apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-077R2**
Date: **6/15/2022**

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

(Fee Schedule Date:**01/01/2022**)
(Project type for fee rates:**MULTI-FAMILY**)

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

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,366/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$4,379/UNIT - (6,235CR)
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$473/UNIT
	TREATMENT PLANT FEE:
	\$830/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$46/LF X 100 LF (NW 3RD)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$6,009/AC - (\$1,718CR)/AC
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$3,403/UNIT - (\$3,867CR)
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,412/AC - (\$1,259CR)/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$4,618/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,002/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$536/UNIT - (\$607CR)
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Ather Razaq

City of Visalia
Building: Site Plan
Review Comments

APR 22 2017
4 UNIT MULTIFAMILY PROJECT
201 NW 3RD AVE

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

- A building permit will be required. **FOR EACH BUILDING** *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. *(Small Tenant Improvements)*
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements ~~at property lines~~. **1 HR BETWEEN UNITS.**
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone **AE** * Hazardous materials report. **MEET FEMA FLOOD REQUIREMENTS**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential **\$4.41 PER SF**
- 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: **LANDSCAPING SHALL MEET THE MWELQ REQUIREMENTS.**

VAL CARCOSA c/f/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	June 15, 2022
Item #	4
Site Plan #	22077
APN:	094041006

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

Corbin Reed
Fire Marshal



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

Date: 06/14/2022
 Item: 4
 Site Plan: SPR22077
 Name: Henry Martinez

Site Plan Review Comments

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

- Access Controlled/ Restricted etc.

- lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 15, 2022

ITEM NO: 4 **Resubmit**
SITE PLAN NO: SPR22077
PROJECT TITLE: Vang Inc Consulting Engineers
DESCRIPTION: Proposed 4 Unit Multifamily Project (R-M-3)
APPLICANT: Ken Vang
OWNER: LOOPER DALE & KATHY
APN: 094041006
LOCATION: 201 NW 3RD AVE

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:

- Noted – Applicant in compliance with COV Standard C-32 Drive Approach Locations. Minimum distance between driveways is 22-ft. Driveway width between 18-34-ft.

Leslie Blair

Leslie Blair

Susan Currier

From: Joel Hooyer
Sent: Friday, June 17, 2022 3:59 PM
To: Cristobal Carrillo; Josh Dan; Rafael Garcia; Susan Currier
Cc: Alvin Dias
Subject: June 15, 2022, Site Plan Review
Attachments: June 15, 2022 Site Plan Review.pdf

Importance: High

See attached and following for the June 15, 2022, Site Plan Review comments

SPR21141 - No Valley oaks are on the submitted plans.

- Proposed Pocket Park is on the submitted plan.
- Proposed Open Space is on the submitted plan.

? – LLD?

? - Is any landscape, to be maintained by the City of Visalia?

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

SPR22063 - No Valley oaks are on the submitted plans.

SPR22065 - No Valley oaks are on the submitted plans.

SPR22077 – The proposed development has (2) two Valley oak trees indicated on the submitted plan.

- (1) one tree is indicated for removal.
- (1) One tree is indicated to remain.

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

SPR22098 - No Valley oaks are on the submitted plans.

SPR22099 - No Valley oaks are on the submitted plans.

SPR22100 - No Valley oaks are on the submitted plans.

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

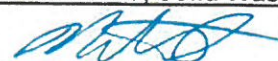
22077

June 15, 2022

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Comment** City of Visalia standard (3-can) residential services will be assigned per unit.

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

Nathan Garza, Solid Waste, 559-713-4532





September 22, 2022

Site Plan Review No. 2022-142:

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 **August 24, 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 white background.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE August 24, 2022
SITE PLAN NO. 2022-142
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

OTHER – TPM (for Condos)

ADDITIONAL COMMENTS:

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

SITE PLAN REVIEW COMMENTS

Rafael Garcia, Planning Division, 559-713-4031

Date: August 24, 2022

SITE PLAN NO: 2022-142 (project associated with SPR 2022-077)
PROJECT TITLE: Mammoth Land Development, LLC
DESCRIPTION: Condo Map for 4 Units
APPLICANT: Ken Vang
PROP. OWNER: Looper Dale & Kathy
LOCATION: 201 NW 3rd Avenue
APN: 094-041-006
GENERAL PLAN: High Density Residential
EXISTING ZONING: R-M-3

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- TPM for Condo Map required
- Building Permit for New Development
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: August 24, 2022

1. A Tentative Parcel Map will be required for the Condo Map.
2. The project must provide a 15-foot setback as measured from rear property line (alley cannot be counted towards setback). The front setback is required to be a minimum of 15 feet.
3. Obtain a Building Permit.
4. Comply with all other requirements of the VMC.

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:

17.16 Multi-Family Zones

17.16.190 Model Good Neighbor Policies

17.30 Development Standards (17.30.015.H Lighting)

17.32.080 Maintenance of landscaped areas

17.34 Off-Street Parking Requirements

17.36 Fences, Walls and Hedges

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

Signature:  _____

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- 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: 6 DATE: AUGUST 24, 2022

SITE PLAN NO.: 22-142
 PROJECT TITLE: MAMMOTH LAND DEVELOPMENT, LLC
 DESCRIPTION: PROPOSED CONDO MAP TO CREATE 4 PARCELS AND 1 OUTLOT/Common Area (RM-3)
 APPLICANT: KEN VANG
 PROP OWNER: LOOPER DALE & KATHY
 LOCATION: 201 NW 3RD AVE
 APN: 094-041-006

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: _____ width; _____ parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership. **FOR CURB RETURN ROW DEDICATION AND 10' ALLEY WAY**
- 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 NEEDED WITHIN PUBLIC RIGHT-OF-WAY ON NW 3RD AVE**
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show 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. A parcel map for condominium purposed will be required.**
- 2. The 10' alley way and curb return Right-Of-Way to be dedicated in fee.**
- 3. Proposed parcels created appears to be smaller than proposed buildings, mitigate.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-142**

Date: **08/24/2022**

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:**Parcel Map for condominium purpose**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<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 type="checkbox"/> Public Facility Impact Fee	
<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

FR 22142
CONDO MAP
201 NW 3RD AVE

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 8/24/22
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 23, 2022
Item #	6
Site Plan #	22142
APN:	094041006

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



Corbin Reed
Fire Marshal



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

Date: 08/23/2022
 Item: 6
 Site Plan: SPR22142
 Name: Henry Martinez

Site Plan Review Comments

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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 24, 2022

ITEM NO: 6

SITE PLAN NO: SPR22142

PROJECT TITLE: Mammoth Land Development, LLC

DESCRIPTION: Proposed Condo Map to Create 4 Parcels and 1 Outlot/Common Area (R-M-3)

APPLICANT: Ken Vang

OWNER: LOOPER DALE & KATHY

APN: 094041006

LOCATION: 201 NW 3RD AVE

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

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

Additional Comments:

Leslie Blair

Leslie Blair

Susan Currier

From: Joel Hooyer
Sent: Monday, August 22, 2022 7:15 AM
To: Cristobal Carrillo; Josh Dan; Rafael Garcia; Susan Currier
Cc: Alvin Dias
Subject: August 24, 2022, Site Plan Review
Attachments: August 24 Site Plan Review Comments.pdf

Importance: High

See attached and following for the August 24, 2022, Site Plan Review comments

SPR22005 - The proposed development has (4) four Valley oak trees indicated on the submitted plan.
- The proposed development has outlots A & B to be dedicated to City of Visalia on the submitted plan.

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

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

SPR22134 - No Valley oak trees indicated on the submitted plans.

SPR22136 - No Valley oak trees indicated on the submitted plans.

SPR22140 - No Valley oak trees indicated on the submitted plans.

SPR22141 - No Valley oak trees indicated on the submitted plans.

SPR22142 - The proposed development has (1) one Valley oak tree indicated to remain on the submitted plan.

Note* Need to work with Urban Forestry for the protection of the existing Valley oak tree indicated on the submitted plan.

SPR22143 - No Valley oak trees indicated on the submitted plans.

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

22142

August 24, 2022

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

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

Jason Serpa, Solid Waste Manager, 559-713-4533

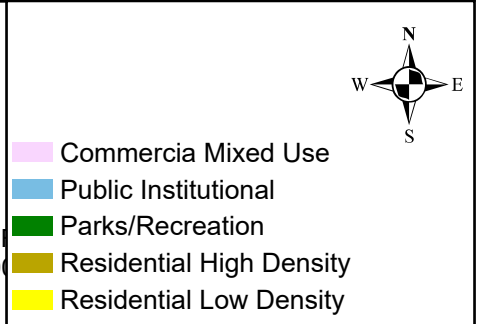
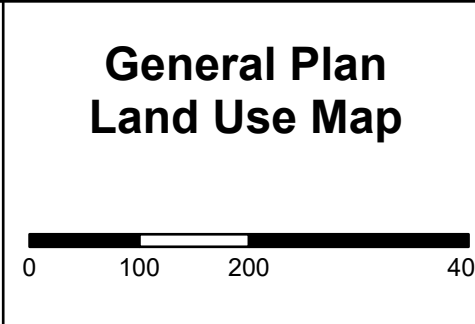
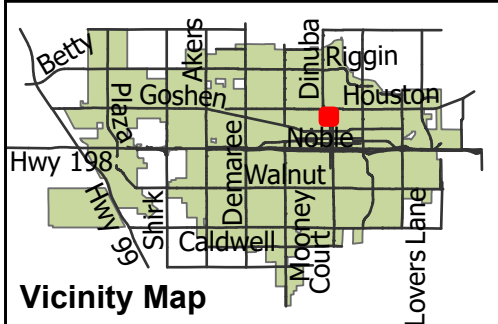
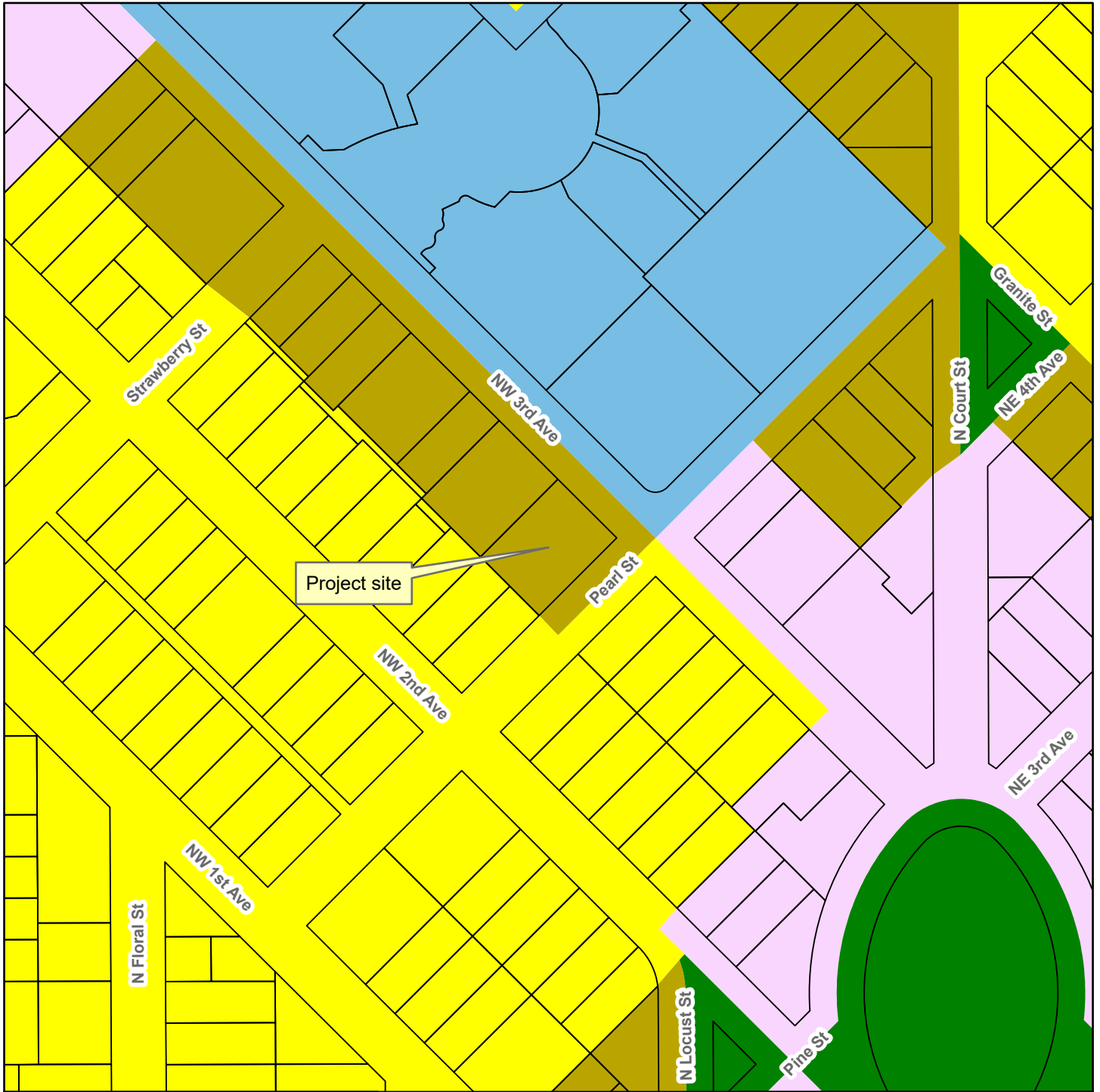
Nathan Garza, Solid Waste, 559-713-4532

Edward Zuniga, Solid Waste Supervisor, 559-713-4338



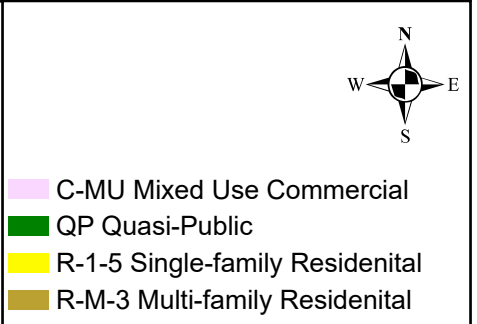
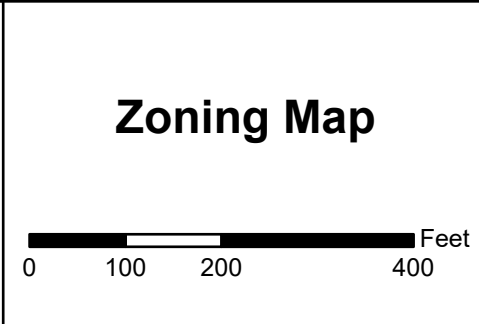
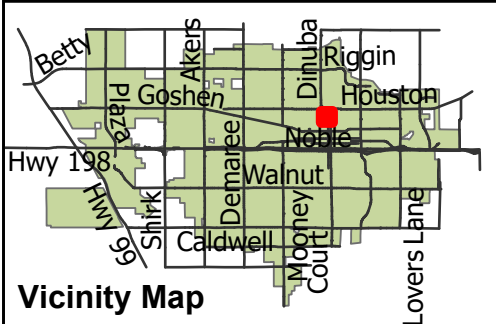
Tentative Parcel Map No. 2022-07 and
Conditional Use Permit No. 2022-30

Location: 201 N.W. 3rd Avenue



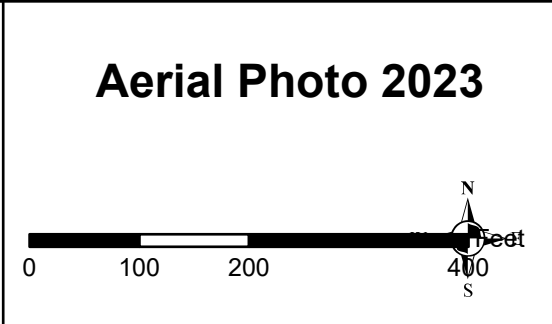
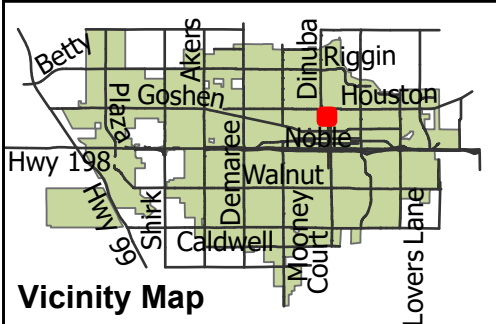
Tentative Parcel Map No. 2022-07 and
Conditional Use Permit No. 2022-30

Location: 701 East Race Avenue



Tentative Parcel Map No. 2022-07 and
Conditional Use Permit No. 2022-30

Location: 201 N.W. 3rd Avenue



**Tentative Parcel Map No. 2022-07 and
Conditional Use Permit No. 2022-30**

Location: 201 N.W. 3rd Avenue

