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, 2022

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

SUBJECT: **Conditional Use Permit No. 2022-32:** A request by Visalia VA, LLC., to establish a 25,000 square foot Veterans Affairs medical clinic within an 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).

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2022-67 for Conditional Use Permit No. 2022-16 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2022-32 based on the findings and conditions in Resolution No. 2022-67.

PROJECT DESCRIPTION

The Conditional Use Permit is a request to permit a 25,000 square foot Veteran Affairs (VA) Community-Based Outpatient Clinic (CBOC). The proposed clinic will provide medical needs and services to military veterans within the city and surrounding area. The project is proposing to be located within the existing two-story former Buckman-Mitchell building, located at the northeast corner of North Santa Fe Street and East Murray Avenue as depicted in Exhibit "A" and per the attached aerial photos. The applicant has also provided a floor plan (see Exhibit "B") depicting the improvements associated with this project. Please note, no use/tenant has been identified for the remaining vacant 7,000 square feet of office space as depicted per Exhibit "A".

According to the Operational Statement (shown in Exhibit "C"), this facility will be replacing the current VA CBOC within the City of Tulare and plans to expand primary care and specialty services. These services include mental health, optometry, podiatry, audiology, physical therapy, logistics, and administrative functions. This new location is expected to offer VA clinic services in greater proximity to veterans, based on their data. Initially, the VA clinic anticipates 45 employees, which could potentially increase to 53 employees in over five years. The proposed hours of operation for the medical office are from 8:00 a.m. to 4:30 p.m. Monday through Friday. The office will have a variety of exam rooms, procedure rooms, audiology and speech consultation rooms, an x-ray room and radiographic ultrasound room, where primary care and specialty services may be completed. Additionally, the use is expected to receive as many as 89-95 veterans daily (see Exhibits "B" & "C").

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Mixed-Use Commercial)
Surrounding Zoning and Land Use:	North: C-MU / Vacant lot, Race Ave. South: D-MU / E. Murray Ave. – Vacant lot, future FHCN P.A.C.E. Facility East: C-MU / Vacant lot, VA parking lot expansion West: C-MU / N. Santa Fe St. – Mission Care Group
Environmental Document	Categorical Exemption No. 2022-68
Site Plan:	Site Plan Review No. 2022-150

Related Plans and Policies

On December 11, 2006, Conditional Use Permit No. 2006-58 was approved by the Planning Commission to permit the construction of an office complex on the project site located at the northeast corner of West Murray Avenue and North Santa Fe Street.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The Visalia Zoning Matrix, line M56 identifies clinic uses as a conditional use in the C-MU (Mixed-Use Commercial) zone and requires the submittal and approval of a CUP application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. Staff has concluded that the proposed clinic will not have a negative impact on surrounding uses given the fact that sufficient on-site parking will be provided with the perfection of a Lot Line Adjustment (LLA), the sites proximity to the major street and other office and similar medical uses within the area. Additionally, the clinic will serve as a benefit to veterans in the area, providing medical services.

Parking and Access

This site is accessed through existing vehicle access points along North Santa Fe and North Tipton Streets. Parcels to the north are currently undeveloped and vacant but may provide additional points of access in the future. The site currently provides 45 parking stalls on-site, and the applicant has depicted the vacant parcel to the east of the building will be developed with an additional 75 parking stalls bringing the total number of on-site parking stalls to 120. The addition of new parking stalls along with 52 parking spaces that were assessed the parking in-lieu fee when the building was initially built, brings the total stalls provided to 172 (120 stalls on-site combined with the 52-parking stall credit established by paying parking in-lieu fees). The total of 172 parking stalls exceeds the 120-parking stalls required for the VA clinic at the 1:200 parking ratio required for clinics in the municipal code. The proposed use and the on-site parking will comply with the City's parking requirements. Parking requirements for the vacant tenant space will be analyzed when a tenant is identified, and the use is submitted through the City's Site Plan Review process.

Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-68).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in 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 permit 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 project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) development occurring within the city on a project site within an existing facility which will be remodeled. (Categorical Exemption No. 2022-68).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2022-150.
2. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
3. That any project signage shall be obtained under a separate permit.
4. That LLA No. 2022-12 be perfected and recorded to adjust the property lines to facilitate the required parking stalls needed for the use, and that the parking field be developed consistent with the development standards of the municipal code and engineering standards.
5. That all applicable federal, state and city laws, codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2022-67
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – Elevations
- Exhibit "E" – Preliminary Landscaping Plan
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies
Conditional Use Permits
(Section 17.38)

17.38.010 Purposes and powers

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

17.38.020 Application procedures

A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
3. Address and legal description of the property;
4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
5. The purposes of the conditional use permit and the general description of the use proposed;
6. Additional information as required by the historic preservation advisory committee.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.

B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.

2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.

3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.

4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.

5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.

6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.

7. Signing for temporary uses shall be subject to the approval of the city planner.

8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

Environmental Document # 2022-68

NOTICE OF EXEMPTION

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

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

Conditional Use Permit No. 2022-32

PROJECT TITLE

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).

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by Visalia VA, LLC., to establish a 25,000 square foot VA medical clinic within an existing 32,000 square foot office building located in the C-MU (Commercial Mixed Use) zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Visalia VA, LLC., 694 E. Grandview Ln., Lake Forest, IL 60045; Phone: 847-482-0178

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Tim Bury, Ryan Companies, 4275 Executive Square, Suite 370, La Jolla, CA 92037;
Phone: 406-459-1812

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- ☐ Ministerial - Section 15073
- ☐ Emergency Project - Section 15071
- ☒ Categorical Exemption - State type and Section number: **Section 15301**
- ☐ Statutory Exemptions- State code number:

A request to establish a 25,000 sq. ft. VA Clinic within an existing 30,000 sq. ft. building. Additionally, the site has full frontage improvements and is served by all public utilities.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

CONTACT PERSON

(559) 713-4003

AREA CODE/PHONE

January 23, 2023

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR

RESOLUTION NO. 2022-67

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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).

WHEREAS, Conditional Use Permit No. 2022-32, is 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); 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 the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301.

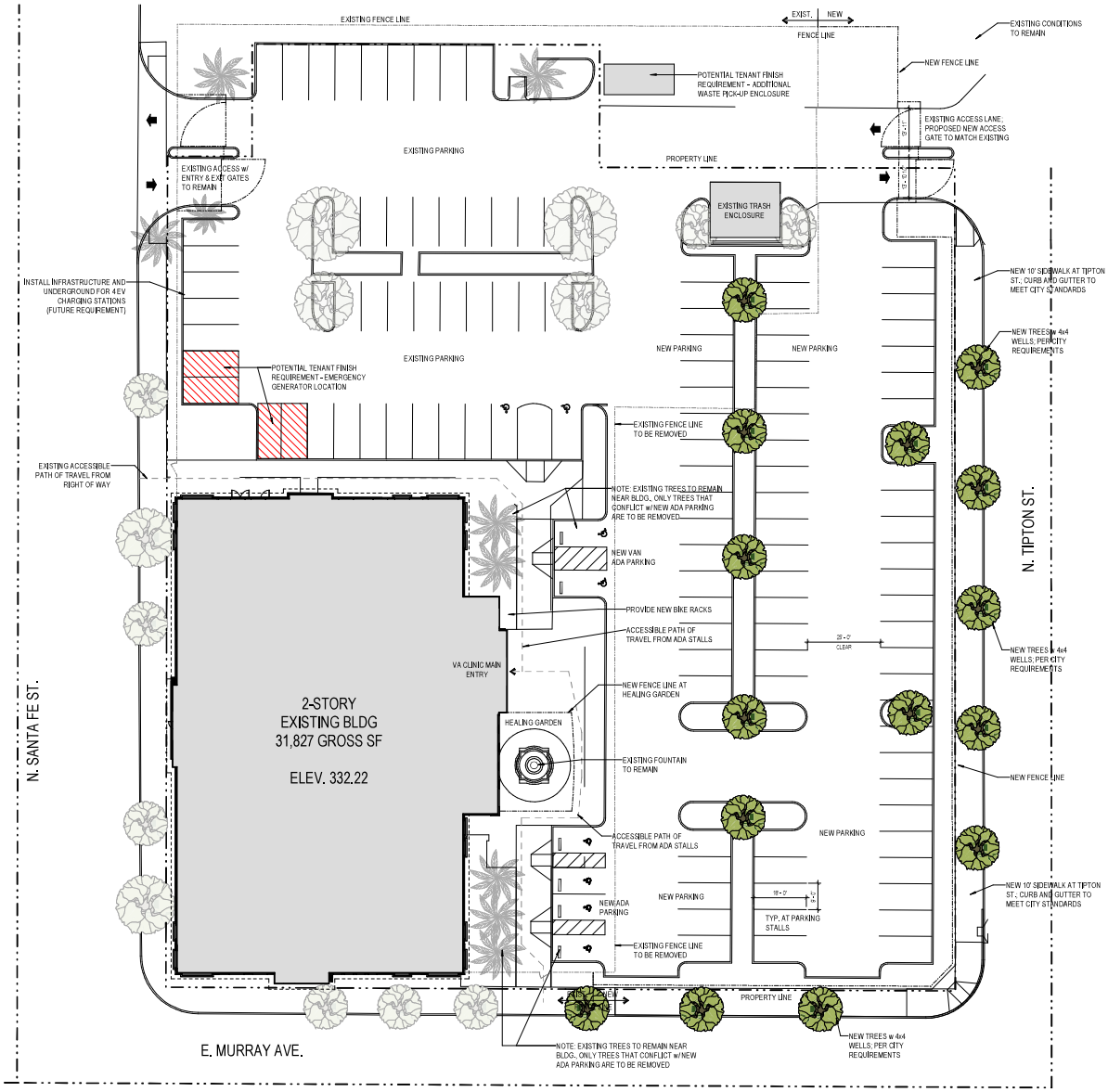
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in 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 permit 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 project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA)

development occurring within the city on a project site within an existing facility which will be remodeled. (Categorical Exemption No. 2022-68).

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2022-150.
2. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
3. That any project signage shall be obtained under a separate permit.
4. That LLA No. 2022-12 be perfected and recorded to adjust the property lines to facilitate the required parking stalls needed for the use, and that the parking field be developed consistent with the development standards of the municipal code and engineering standards.
5. That all applicable federal, state and city laws, codes and ordinances be met.



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

LEGAL DESCRIPTION:

CHICAGO TITLE INSURANCE COMPANY
NCS NUMBER: CCH2203918NT
COMMITMENT DATE: JUNE 6, 2022 AT 07:30 AM

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

PARCEL 2 OF LOT LINE ADJUSTMENT NO. 2007-16, WHICH RECORDED APRIL 9, 2007 AS DOCUMENT NO. 2007003595 OF OFFICIAL
RECORDS, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MURRAY STREET (OLD NORTH STREET) AND THE
WEST RIGHT OF WAY LINE OF TIPTON STREET AS SHOWN ON THE MAP OF DROUILLARD'S ADDITION TO THE CITY OF VISALIA
RECORDED IN VOLUME 5 OF MAPS AT PAGE 16, TULARE COUNTY RECORDS, SITUATED IN A PORTION OF SECTION 29, TOWNSHIP 18
SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, THENCE NORTH 89°44'47" WEST 133.89 FEET ALONG SAID NORTH
RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'47" WEST 137.00 FEET ALONG SAID NORTH
RIGHT OF WAY LINE TO A POINT, SAID POINT BEING 51 FEET EAST, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF
SANTA FE AVENUE, SAID CENTERLINE BEING 5 FEET WEST OF THE MONUMENTED LINE OF SANTA FE AVENUE; THENCE NORTH
00°05'47" EAST 285.80 FEET PARALLEL WITH SAID CENTERLINE; THENCE SOUTH 89°54'13" EAST 28.96 FEET;
THENCE NORTH 00°05'47" EAT 38.50 FEET; THENCE SOUTH 89°54'13" EAST 119.16 FEET;
THENCE SOUTH 00°05'47" WEST 42.05 FEET; THENCE SOUTH 89°54'13" EAST 72.94 FEET;
THENCE SOUTH 00°05'47" WEST 29.45 FEET; THENCE NORTH 89°54'13" WEST 60.00 FEET;
THENCE SOUTH 00°02'34" WEST 53.99 FEET; THENCE NORTH 89°57'26" WEST 17.62 FEET;
THENCE SOUTH 00°05'47" WEST 30.80 FEET; THENCE SOUTH 90°00'00" WEST 6.50 FEET;
THENCE SOUTH 00°05'47" WEST 168.36 FEET PARALLEL WITH SAID CENTERLINE TO THE TRUE POINT OF BEGINNING

CHICAGO TITLE INSURANCE COMPANY
NCS NUMBER: CCH2203920NT
COMMITMENT DATE: JUNE 3, 2022 AT 07:30 AM

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

PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2007-16, WHICH RECORDED APRIL 9, 2007 AS DOCUMENT NO. 2007003595, OF OFFICIAL
RECORDS, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MURRAY STREET (OLD NORTH STREET) AND THE WEST
RIGHT OF WAY LINE OF TIPTON STREET AS SHOWN ON THE MAP OF DROUILLARD'S ADDITION TO THE CITY OF VISALIA RECORDED
IN VOLUME 5 OF MAPS AT PAGE 16, TULARE COUNTY RECORDS, SITUATED IN A PORTION OF SECTION 29, TOWNSHIP 18 SOUTH,
RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA; THENCE
N 89°44'47" W 133.89 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE N 00°05'47" E 168.36 FEET PARALLEL WITH THE
CENTERLINE OF SANTA FE AVENUE; THENCE N 90°00'00" E 6.50 FEET; THENCE N 00°05'47" E 30.80 FEET; THENCE S 89°57'26" E 17.62
FEET; THENCE N 00°02'34"E 53.99 FEET; THENCE S89°54'13" E 60.00 FEET; THENCE N 00° 05'47" E 29.45 FEET; THENCE S 89°54'13" E
46.94 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE S 00°00'12" E 24.69 FEET; THENCE S 00°04'07" E 258.30 FEET TO THE POINT
OF BEGINNING, THE LAST TWO DESCRIBED COURSES BEING ALONG SAID WEST RIGHT OF WAY LINE.

PARKING SPOTS

RLP REQUIRMENT: 85

REGULAR PARKING: 110
ADA PARKING: 8

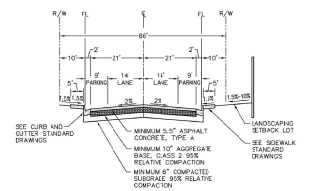
TOTAL PARKING: 118

GENERAL NOTES:

FLOOD ZONE: AE

17.2% OF THE NEW SITE IS LANDSCAPE, AND 17.8% OF THE NEW PARKING LOT AREA IS LANDSCAPE. (THE "SITE" NUMBER INCLUDES THE NEW CONCRETE DROP OFF AREA)

TREES PROVIDE 50.7% SHADE IN THE PARKING LOT.



NOTES:

1. DESIGN CRITERION: TRAFFIC INDEX SHALL BE 5.
2. STRUCTURAL SECTIONS SHALL BE DETERMINED BASED ON T.I. AND R-VALUES AS TABULATED IN THE STREET SECTIONS REQUIREMENTS STANDARD DRAWING.
3. ASPHALT CONCRETE SHALL BE TYPE A, WITH 3/4" AGGREGATE GRADATION AND PG 64-10 LIQUID ASPHALT BINDER PER CITY OF VISALIA STANDARD SPECIFICATIONS.
4. TACK COAT IS REQUIRED AND SHALL BE APPLIED PER CITY STANDARD SPECIFICATONS.
5. ASPHALT CONCRETE REQUIREMENTS SHALL BE AS STATED IN THE CITY OF VISALIA STANDARD SPECIFICATIONS.
6. ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS 50° F AND RISING.
7. WITH ADDITIONAL LANDSCAPE EASEMENTS, SIDEWALK MAY BE LOCATED OUTSIDE RIGHT OF WAY TO PROVIDE ADDITIONAL PARKWAY.
8. A FOOTING EASEMENT WILL BE REQUIRED AS NEEDED FOR BLOCK WALL FOOTINGS THAT EXTEND INTO PRIVATE PROPERTY.
9. STREET TREES ARE REQUIRED IN ADDITION TO THE ON-SITE LANDSCAPE REQUIREMENT.
10. FOR PARTIAL WIDTH STREETS A MINIMUM OF 30 FT OF PAVEMENT AND 8 FT SHOULDERS ARE REQUIRED.
11. SOIL ADJACENT TO CONCRETE CURB AND SIDEWALK SHALL BE GRADED 3" BELOW TOP OF CURB TO ALLOW ROOM FOR MULCH.

APPROVED BY: CITY ENGINEER R.C.E. 61154 09/16/16 DATE
CITY OF VISALIA DESIGN & IMPROVEMENT STANDARDS
2 LANE LOCAL – INDUSTRIAL
REVISIONS: 05/15/16 BK 2016
P-2

2 STREET CROSS SECTION
N.T.S.

ITEM	NO.	DATE	DESCRIPTION

DEVELOPMENT GROUP
JTW Development
GOVERNMENT REAL ESTATE SPECIALISTS

ARCHITECT/ENGINEER OF RECORD
A/E:
LANTZ-BOGGIO
Architects & Interior Designers
5850 DTC Pkwy. | Suite 200 | Englewood | CO 80111 | Ph: 303.773.0436

STAMP

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: ARCHITECTURAL SITE PLAN	Phase: Conditional Use Permit	Project Title: VISALIA CBOC	Project Number: RLP #36C26121R0097
Approved:	FULLY SPRINKLERED	Location: 500 N. SANTA FE ST., VISALIA, CA 93292	Building Number:
		Issue Date: December 2, 2022 / Checked: TH / Drawn: TH	Drawing Number: A-100

VA FORM 08-8231

Autodesk Docs://2021-04-Visalia-CBOC/2021-04-Visalia-CBOC.rvt

12/2/2022 1:46:36 PM

Department Legend

- # CORRIDOR (STAFF)
- # CORRIDOR / GEN. CIRC.
- #LESSOR SPACE
- 1 - LOBBY/RECEPTION AREA
- 2 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC
- 8 - PHARMACY SERVICE
- 10 - LOGISTICS SERVICE
- 12 - SUPPORT AREA
- 16 - POLICE SERVICE
- 17 - CANTEEN SERVICE

1 DEPARTMENT PLAN - FIRST FLOOR
3/16" = 1'-0"

ITEM	NO.	DATE	DESCRIPTION

DEVELOPMENT GROUP

JTW Development
GOVERNMENT REAL ESTATE SPECIALISTS

ARCHITECT/ENGINEER OF RECORD

A/E:
LANTZ-BOGGIO
Architects & Interior Designers
5550 DTC Pkwy. | Suite 200 | Englewood | CO 80111 | Ph: 303.773.0436

STAMP

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: PRESENTATION FLOOR PLAN

Phase: CONDITIONAL USE PERMIT

Project Title: VISALIA CBOC

Project Number: RLP #36C26121R0097

Building Number:

Approved:

FULLY SPRINKLERED

Location: 500 N. SANTA FE ST., VISALIA, CA 93292

Issue Date: November 18, 2022

Checked: Checker

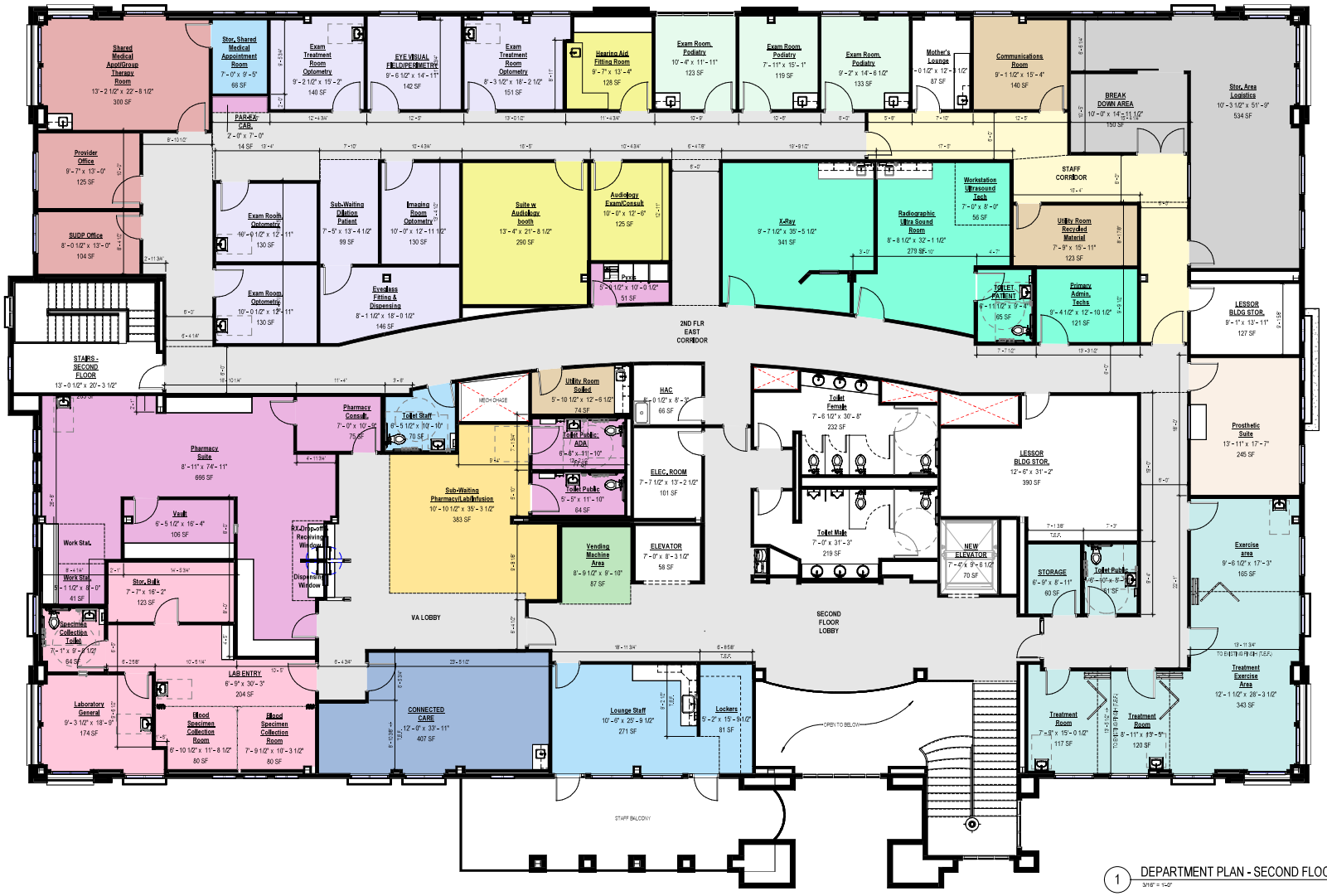
Drawn: Author

Drawing Number: A101

VA FORM 08 - 6231

12/20/2022 12:13:59 PM

Autodesk Docs://2021-54 Visalia CBOC/2021-54 Visalia CBOC.rvt



1 DEPARTMENT PLAN - SECOND FLOOR
3/16" = 1'-0"

Department Legend

- # CORRIDOR (STAFF)
- # CORRIDOR / GEN. CIRC.
- #LESSOR SPACE
- 1 - LOBBY/RECEPTION AREA
- 2 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC
- 3 - MENTAL HEALTH CLINIC
- 4 - EYE CLINIC
- 5 - PROSTHETICS
- 6 - AUDIOLOGY & SPEECH PATHOLOGY
- 7 - PATHOLOGY AND LABORATORY MEDICINE (PLM) SERVICE
- 8 - PHARMACY SERVICE
- 10 - LOGISTICS SERVICE
- 12 - SUPPORT AREA
- 13 - PODIATRY SERVICE
- 14 - RADIOLOGY SERVICE
- 15 - PHYSICAL MEDICINE & REHAB. (PM&R) CLINIC
- 17 - CANTEEN SERVICE
- 18 - INFUSION CLINIC

ITEM	NO.	DATE	DESCRIPTION

DEVELOPMENT GROUP

JTW Development
GOVERNMENT REAL ESTATE SPECIALISTS

ARCHITECT/ENGINEER OF RECORD
A/E:
LANTZ-BOGGIO
Architects & Interior Designers
5650 DTC Pkwy. | Suite 200 | Englewood | CO 80111 | Ph: 303.773.0436

STAMP

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: PRESENTATION FLOOR PLAN
Phase: CONDITIONAL USE PERMIT
Project Title: VISALIA CBOC
Project Number: RLP #36C26121R0097
Building Number:
Approved:
FULLY SPRINKLERED
Location: 500 N. SANTA FE ST., VISALIA, CA 93292
Issue Date: November 18, 2022
Checked: Checker
Drawn: Author
Drawing Number: A102

VA FORM 08-6231

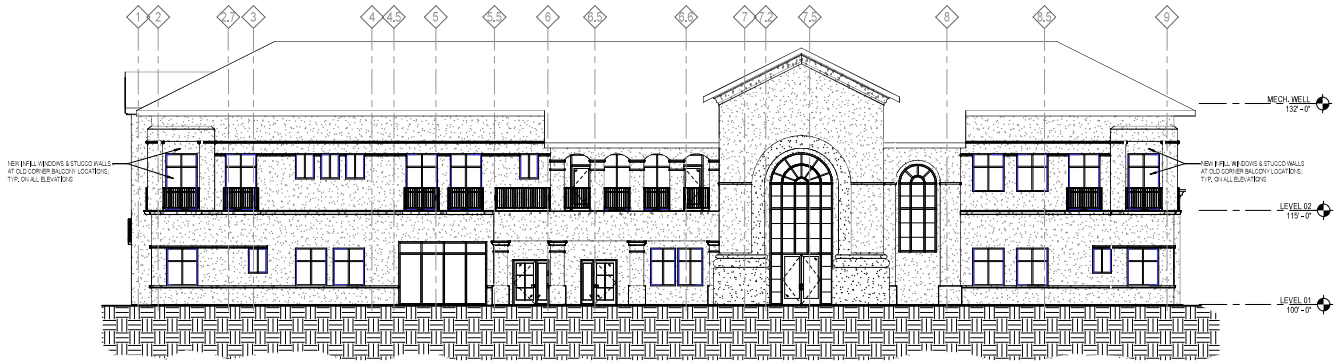
12/20/2022 12:13:54 PM
Autodesk Docs://2021-54 Visalia CBOC/2021-54 Visalia CBOC.rvt

Operational Statement

Visalia VA Community Based Outpatient Clinic

Property in question: 500 N Santa Fe St, Visalia CA 93292

- Nature of the operation/project – What do you propose to do? Please describe in detail.
    - This location will be replacing our current VA CBOC in Tulare CA. Its purpose is to expand our Primary Care and Specialty services such as Mental Health, Optometry, Podiatry, Audiology, Physical therapy, Infusion, telehealth, and support services such as Lab, Pharmacy, Prosthetics, Logistics, and administrative functions. The location selected allows for growth with a 20% increase in Veteran population density and improved 30 min drive times for Primary Care and 60 min drive times for Specialty care. This location will serve outpatient only with support from our main campus in Fresno CA.
- What products will be produced or sold by the operation?
    - Outpatient healthcare
- What is the existing use of the site?
    - Insurance company
- List the hours and days of operation during a typical work week
    - Monday – Friday - 0800-1630
- If Seasonal, list the months of operation
    - N/A
- Anticipated number of clients/customers at one given time
    - Mornings are peak time and we expect up to 25 veterans, we expect the daily total censes to range from 80-95 visitors
- Number of employees and future employees
    - 45 projected, may grow to 53 over 5 years
- Will any of the employees live on the site?
    - No
- Number and type of service or delivery vehicles
    - 1 maybe 2 deliveries per day, regular car to deliver meds and box truck to deliver commodities and consumables. EV charging stations will be constructed onsite for the VA's shift to Government EV's estimated in 2025 for deliveries and transport.
- What equipment is used?
    - Standard outpatient healthcare equipment, exam tables, BP monitors and medication carts. There is an x-ray room and minor procedure room that will do outpatient lumps and bumps. Optometry suite with eye lanes and equipment, and an Audiology suite with a sound booth.
- Will hazardous materials or waste be produced as part of this business? If yes, please explain.
    - No hazardous waste. The VA will provide its own regulated medical waste pick up and transportation through an existing service contract.



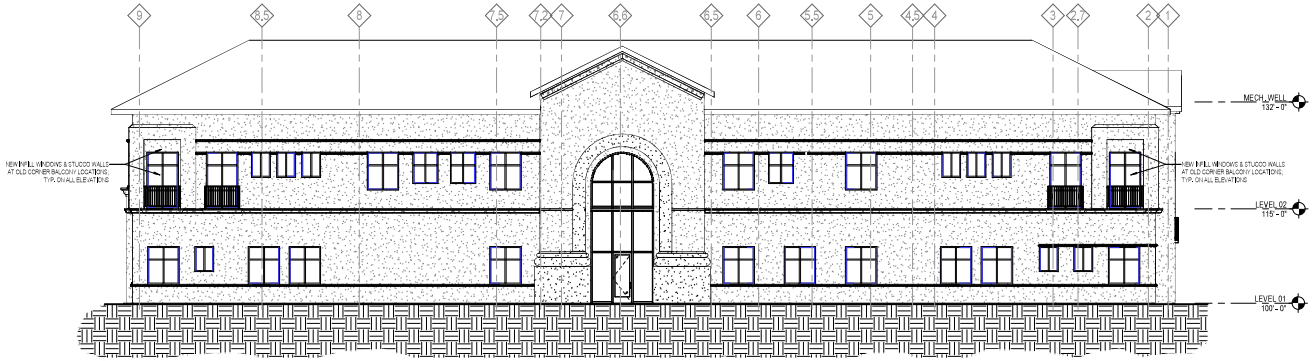
B1 OVERALL EAST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

OVERALL ELEVATIONS HAVE NO CHANGES IN LIGHT LOCATIONS & AESTHETICS. PROVIDE EXISTING CONDITIONS. THE SIXCS OF FLOOR EXISTING CORNER BALCONIES HAVE BEEN INFILLED WITH STUCCO AND WINDOWS SYSTEMS TO MATCH EXISTING. NO OTHER CHANGES WILL OCCUR TO THE EXISTING ELEVATIONS

D1 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

E1 OVERALL NORTH ELEVATION
1/8" = 1'-0"



A1 OVERALL WEST ELEVATION
1/8" = 1'-0"

ITEM	NO.	DATE	DESCRIPTION

DEVELOPMENT GROUP

JTW Development
GOVERNMENT REAL ESTATE SPECIALISTS

ARCHITECT/ENGINEER OF RECORD

A/E:
LANTZ-BOGGIO
Architects & Interior Designers
5550 DTC Pkwy. | Suite 200 | Englewood | CO 80111 | PH: 303.773.0436

STAMP

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: EXTERIOR ELEVATIONS

Approved:

Phase: CONDITIONAL USE PERMIT

FULLY SPRINKLERED

Project Title: VISALIA CBOC

Location: 500 N. SANTA FE ST., VISALIA, CA 93292

Issue Date: November 18, 2022

Checked: TH

Drawn: TH

Project Number: RLP #36C26121R0097

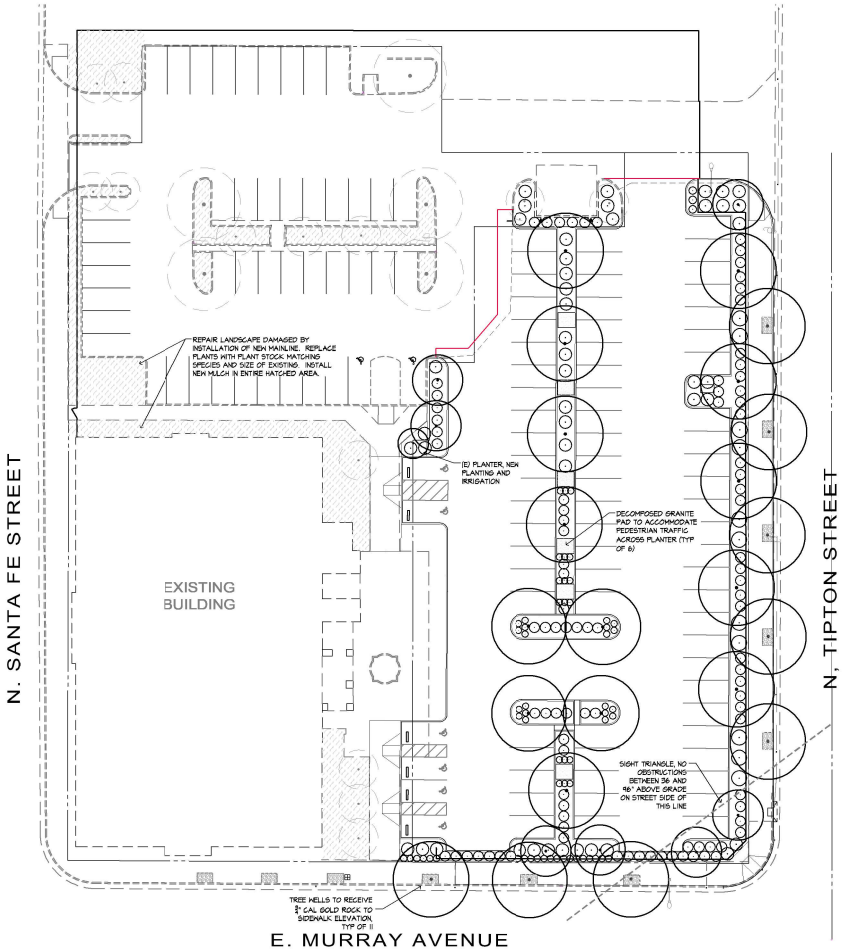
Building Number:

Drawing Number: A-401

VA FORM 08-6231

Autodesk Docs://2021-54 Visalia CBOC/2021-54 Visalia CBOC.rvt

12/20/2022 12:13:47 PM



Know what's below. Call before you dig.

PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	MUCOLS
TREES				
LAG MUS	LAGERSTROEMIA I. 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	15 GAL	L
PIS KID	PISTACIA C. 'KEITH DAVEY'	KEITH DAVEY PISTACHE	15 GAL	L
SYA ROM	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	24" BOX	M
ULM DYN	ULMUS P. 'DYNASTY'	DYNASTY CHINESE ELM	15 GAL	M
ZEL WIRE	ZELKOVA S. 'WIRELESS'	WIRELESS ZELKOVA	15 GAL	L
SHRUBS				
AGA AFR	AGAPANTUS AFRICANUS	LILY OF THE NILE	5 GAL	M
ANI BIR	ANIGOZANTHOS 'BIG RED'	BIG RED KANGAROO PAWS	5 GAL	L
BAC TP	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GAL	L
CAL K.F	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	L
CAL LJ	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL	L
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	L
HES PAR	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	L
JUN BUF	JUNIPERUS 'BUFFALO'	BUFFALO JUNIPER	1 GAL	L
LAN LAV	LANTANA M. 'LAVENDER'	LAVENDER TRAILING LANTANA	1 GAL	L
MUL RM	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY	5 GAL	L
NER PR	NERIUM O. 'PETITE RED'	PETITE RED OLEANDER	5 GAL	L
PHO FRA	PHOTINIA FRASERI	RED TIP	5 GAL	M
RHA IND	RHAPHIOLEPIS U. 'MINOR'	YEDDO HOLLY	5 GAL	L
ROS FLOR	ROSA 'FLOWER CARPET RED'	RED GROUND COVER ROSE	5 GAL	L
▼	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	M

3/4" CRACKED DECOMPOSED GRANITE, TAN COLOR, TO FILL TREE WELLS LEVEL WITH SIDEWALK

ADD 3" BARK MULCH TO PLANTERS WITH EXISTING PLANTS

ROOT BARRIERS, SEE PLANTING NOTES FOR REQUIREMENTS

EXISTING TREES, PROTECT

SEE SHEET XX FOR PLANTING NOTES
QUANTITIES FOR CONVENIENCE ONLY; CONTRACTOR TO FURNISH ALL PLANTS SHOWN ON PLANS

SCALE: 1" = 20'-0"
0 10 20 40FT

Sierra Designs, Inc
113 N. Church Street, Suite 307
Visalia, California 93291
Tele: 559.786.2381 SDI Job No: 22-017

ISSUED FOR CONDITIONAL USE PERMIT

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P: 559.651.1402 F: 559.651.1403 WWW.GATEWAYENGINEERING.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4459

DATE: 11/17/2022

VISALIA V.A. BUILDING
–
500 N SANTA FE STREET
VISALIA, CA
PLANTING PLAN

REV No.	DESCRIPTION	DATE
####		####
####		####
####		####
####		####
####		####
####		####
####		####
####		####

DGR: K. HUTMACHER
LICENSE NO. CAL 2455
DRAWN BY: KH
CHECKED BY:
SCALE: AS SHOWN
PROJECT NO: –
SHEET
L-201 -

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291

Site Plan Review

November 22, 2022

jhausman@wdschorsch.com

Site Plan Review No. 2022-150:

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 **November 2, 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,

For

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

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291

Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE	November 2, 2022
SITE PLAN NO.	2022-150 – B
PARCEL MAP NO.	
SUBDIVISION	
LOT LINE ADJUSTMENT NO.	

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

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

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

☐ Planning ☐ Engineering prior to resubmittal plans for Site Plan Review.

☐ Solid Waste ☐ Parks and Recreation ☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

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

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

☒ Your plans must be reviewed by:

☐ CITY COUNCIL ☐ REDEVELOPMENT

☒ PLANNING COMMISSION ☐ PARK/RECREATION

☒ CUP

☐ HISTORIC PRESERVATION ☐ OTHER –

☒ **ADDITIONAL COMMENTS:**

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

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, 559-713-4443
Date: November 2, 2022

SITE PLAN NO:	2022-150 – B
PROJECT:	Visalia CBOC, Visalia VA, LLC
DESCRIPTION:	Conversion of an existing 32,000 SF building from general office space to medical office utilizing 25,000 SF
APPLICANT:	JOSH HAUSMAN
PROP. OWNER:	VISALIA LAND & INVESTMENT CO LLC
LOCATION:	500 N. SANTA FE STREET
APN:	094-250-046
GENERAL PLAN:	Mixed Use Commercial
ZONING:	C-MU

Planning Division Recommendation:

☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Conditional Use Permit
- Lot Line Adjustment
- Operational statement / Parking analysis
- Building Permit

PROJECT SPECIFIC INFORMATION: November 2, 2022

1. Use requires approval of a Conditional Use Permit to conduct the use.
2. A detailed site plan, floor plan, building elevations, a landscaping plan, and a detailed operational statement shall be provided with the Conditional Use Permit submittal. Note that the floor plan shall provide dimensions, square footages, and uses for each room.
3. A Lot Line Adjustment shall be required to configure the lot as depicted in the site plan.
4. Provide the square footage of the new area to be enclosed. Floor plans shall identify the area to be enclosed.
5. Square footage and use information provided by the applicant with the Conditional Use Permit shall be used to determine whether payment of additional parking in lieu fees will be required. At present, City records show that parking in lieu fees for 52 stalls have been previously paid for this project site.
6. A tree well shall be provided for every 10 consecutive parking stalls.
7. Landscaping plans shall verify that a minimum 10% of the parking lot is landscaped.
8. Trip generation information shall be provided to the satisfaction of the Traffic Engineering Division.
9. Signage shall require a separate Building Permit submittal.
10. Obtain building permits.

PROJECT SPECIFIC INFORMATION: September 7, 2022

1. Use requires approval of a Conditional Use Permit to conduct the use.
2. A detailed site plan, floor plan, building elevations, a landscaping plan, and a detailed operational statement shall be provided. Note that the floor plan shall provide dimensions, square footages, and uses for each room.
3. A Lot Line Adjustment shall be required to configure the lot as depicted in the site plan.
4. The applicant shall provide information denoting the proposed use of remaining areas to the north.
5. City records show that parking in lieu fees for 52 stalls have been previously paid for this project site. A total of 152 parking stalls are required for the proposed use, with approximately 120 provided.

Given the payment of parking in lieu fees for 52 stalls, the parking provided is sufficient for the proposed use.

6. A tree well shall be provided for every 10 consecutive parking stalls.
7. Landscaping plans shall verify that a minimum 10% of the parking lot is landscaped.
8. Trip generation information shall be provided to the satisfaction of the Traffic Engineering Division.
9. Signage shall require a separate Building Permit submittal.
10. Obtain building permits.

Note:

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

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

Sections of the Municipal Code to review:

17.19 Mixed Use Zones

17.32.080 Maintenance of landscaped areas.

17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

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

Signature

N Bridge St
N Santa Fe St
N Tipton St
E Race Ave
E Race Ave
E Race Ave
N Bridge St
N Santa Fe St
N Tipton St
E Murray Ave
E Murray Ave
E Murray Ave
N Bridge St
N Santa Fe St
N Tipton St

BUILDING/DEVELOPMENT PLAN REQUIREMENTS
ENGINEERING DIVISION

☒	**Adrian Rubalcaba**	**713-4271**
☐	**Edelma Gonzalez**	**713-4364**
☐	**Luqman Ragabi**	**713-4362**
☐	**Lupe Garcia**	**713-4197**

ITEM NO: 3 DATE: NOVEMBER 2, 2022

SITE PLAN NO.:	**22-150 RESUBMITTAL**
PROJECT TITLE:	**VISALIA CBOC, VISALIA VA, LLC**
DESCRIPTION:	**CONVERSION OF AN EXISTING 32,000 SF BUILDING FROM GEN OFFICE SPACE TO MEDICAL UTILIZING 25,000SF**
APPLICANT:	**JOSH HAUSMAN**
PROP OWNER:	**VISALIA LAND & INVESTMENT CO LLC**
LOCATION:	**500 N SANTA FE**
APN:	**094-250-046**

SITE PLAN REVIEW COMMENTS

☒REQUIREMENTS (indicated by checked boxes)

☒Install curb return with ramp, with ***30*** radius; ***TIPTON & MURRAY***

☒Install curb; ☒gutter ***MURRAY & TIPTON***

☒Drive approach size: ***EXISTING WIDTH*** ☒Use radius return; ***INSTALL PERMANENT DRIVE APPROACH ON TIPTON PER CITY COMMERCIAL STDS.***

☒Sidewalk: ***10*** width; ☒ ***4X4 STREET TREE WELLS*** parkway width at ***MURRAY & TIPTON***

☒Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

☒Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

☒Right-of-way dedication required. A title report is required for verification of ownership.

☒Deed required prior to issuing building permit; ***GRANT DEED FOR CORNER AT TIPTON & MURRAY***

☒City Encroachment Permit Required. ***FOR ANY WORK WITHIN PUBLIC RIGHT-OF-WAY***
Insurance certificate with general & auto liability ($1 million each) and workers compensation ($1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

☐CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

☐Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

☒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. ***DIRECT STORM TO CITY STREETS. UTILIZE UNDER SIDEWALK COMMERCIAL DRAIN STDS.***

☐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 =.20%, 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. ***TIPTON AND MURRY***

☒Traffic indexes per city standards: ***REFER TO CITY ARTERIAL AND LOCAL ST STDS***

☒Install street striping as required by the City Engineer. ***TO BE DETERMINED AT TIME OF CIVIL REVIEW***

☒Install landscape curbing (typical at parking lot planters).

☒Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.

☒Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.

☒Provide "R" value tests: ***1*** each at ***300' INTERVALS***

☐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. ***REQUIRED WITH PROJECT, SEE ADDL COMMENTS***

☒Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. ***REQUIRED WITH PROJECT, SEE ADDL COMMENTS***

☐Subject to existing Reimbursement Agreement to reimburse prior developer:

☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.

☒ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.

☒If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

☒Comply with prior comments. ☐Resubmit with additional information. ☒Redesign required.

Additional Comments:

1. ***Proposed change of use from gen office to medical will incur impact fees. Refer to page 3 for applicable fees. >> ADDED: Additional space converting balconies to med office will also be assessed full impact fee and the Lessor space areas within building not part of the project can be omitted.***
2. ***A building permit is required for tenant improvements, standard plan check and inspection fees will apply.***
3. ***Any backflow or fire devices must be installed on private property and not in public right-of-way.***
4. ***Project to comply with 20% accessible upgrades per Building code. Provide accessible path of travel from building to public sidewalk.***
5. ***Install new ramp return at Tipton and Murray, additional right-of-way required - to be dedicated by Grant Deed to the City. Document processing to be concurrent with building permit(s), conditioned to be recorded prior to any permit final.***
6. ***Install street trees in tree wells along frontages, remove/replace existing dead trees and ensure adequate irrigation. >> ADDED: Tree wells to include typical top metal grates and trees shall be installed to City installation stds.***
7. ***Tipton improvements to include, but may not be limited to, curb & gutter, sidewalk, street trees, street lighting, signage and striping, pavement, curb returns, drive approaches, underground overhead utilities, and utility extensions. Remove existing v-gutter. >> ADDED: Minor relocation of utility poles may be necessary for proper public improvement placement. Additionally, City street trees and street lights are required with the parkways and have high potential to conflict with overhead utility lines (mainly communication lines). Developer to ensure proper installation and clearances of public***

improvements by providing adequate height clearances of overhead communication lines or undergrounding those utilities.

8. *Parking lot to comply with City stds. The 24' width drive aisle will need to be widened to 25' for typical 9x19 stall design. Suggest decreasing the center parking aisle stalls to 18-feet and not install wheel stops. >> ADDED: Revisions acceptable.*
9. *Perimeter fencing to be installed on private property, including footing structures.*
10. *NEW: Site plan revisions did not include a new office/commercial drive approach on Tipton. The existing approach is not a City std, a typical drive approach will be required to be installed along with the street frontage improvements.*
11. *NEW: Applicant stated desire to provide the right-of-way dedication ahead of project permitting. Please direct to Engineering staff for further coordination. Refer to City website for Grant Deed procedures and deed formatting.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-150 RESUBMITTAL**
Date: **11/2/2022**

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:**8/20/2022**)
(Project type for fee rates:**MEDICAL OFFICE**)

☒ Existing uses may qualify for credits on Development Impact Fees. **GEN OFFICE + PREV SITE DEVELOPMENT + INFILL**

FEE ITEM	FEE RATE
☐ Groundwater Overdraft Mitigation Fee	
☒ Transportation Impact Fee	**MEDICAL $19,090/1KSF OFFICE CR ($7,829/1KSF) INFILL 25% ADDL CREDIT ESTIMATE: $11,261/1KSF X 0.75 X 32 = $270,264 $19,090/1KSF X SF BALCONY**
☒ Trunk Line Capacity Fee	**$117/1KSF X SF BALCONY TREATMENT PLANT FEE: $278/1KSF X SF BALCONY**
☐ Sewer Front Foot Fee	
☐ Storm Drain Acq/Dev Fee	
☐ Park Acq/Dev Fee	
☐ Northeast Specific Plan Fees	
☐ Waterways Acquisition Fee	
☐ Public Safety Impact Fee: Police	
☐ Public Safety Impact Fee: Fire	
☒ Public Facility Impact Fee	**$813/1KSF X SF BALCONY**
☐ Parking In-Lieu	

Reimbursement:

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

Adrian Rubalcaba

SPR 22150
MEDICAL OFFICE
500 N SANTA FE ST.

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.

- [x] A building permit will be required. *For information call (559) 713-4444*
- [x] 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:

- [x] Meet State and Federal requirements for accessibility for persons with disabilities.
- [x] A path of travel, parking and common area must comply with requirements for access for persons with disabilities. 20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADES.
- [ ] 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.
- [x] A demolition permit & deposit is required. *For information call (559) 713-4444*
- [x] 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*
- [x] 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*
- [x] School Development fees. COMMERCIAL: $0.78 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: PROVIDE ACCESSIBLE ROUTE TO THE TRASH ENCLOSURE. PROVIDE BOTH SHORT-TERM AND LONG-TERM BICYCLE PARKING. 10% OF PATIENT AND VISITOR PARKING SHALL BE ACCESSIBLE.

VAL GARCIA 11/2/22
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 Item # Site Plan # APN:	October 31, 2022 3 22150 094250046

- 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: 11/01/2022
Item: 3
Site Plan: SPR22150
Name: Vincent Muto

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.
- [x] lighting Concerns:
  Ample exterior lighting to deter criminal activity
- [ ] Traffic Concerns:
- [x] Surveillance Issues:
  Exterior surveillance to deter property crimes
- [ ] Line of Sight Issues:
- [x] Other Concerns:
  Enroll in the Trespassing Enforcement Program (T.E.P.)

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 2, 2022

ITEM NO: 3 **Resubmit**
SITE PLAN NO: SPR22150
PROJECT TITLE: Visalia CBOC, Visalia VA, LLC
DESCRIPTION: Conversion of an existing 32,000 SF building from general office space to medical office utilizing 25,000 SF.
APPLICANT: Josh Hausman
OWNER: VISALIA LAND & INVESTMENT CO LLC
APN: 094250046
LOCATION: 500 N SANTA FE ST

ASSIGNED TO: Cristobal Carrillo
Cristobal.Carrillo@visalia.city

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 additiona comments below). 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 improvments needed in concurrence with TIF.

Additional Comments:

- Provide trip generation information. What is the change (increase/decrease) in project trips in the peak hour compared to the previous land use? Depending on increase in trips, a TIA may be

required. Category of TIA is dependant on increase in trips. Refer to COV TIA Procedures Table 1 for category of TIA. If minimal, may be in the form of a traffic memo.

- Traffic questions, contact Traffic Engineering 559-713-4633.

Leslie Blair

Leslie Blair

CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 *Tel:* (559) 624-1600

Site Plan Review Comments From: California Water Service Scott McNamara, Superintendent 216 N Valley Oaks Dr. Visalia, CA 93292 559-624-1622 Office smcnamara@calwater.com	Date: 11/02/2022 Item # 3 Site Plan # 22-150 Project: Visalia CBOC, VA, LLC Description: Convert existing building to medical Location: 500 N Santa Fe APN: 094-250-046

The following comments are applicable when checked:

☐ **Re-submitted**
☐ **No Comments at this time**

☐ **Fire Hydrants:**

☒ **Services:** Existing fire protection, domestic/commercial, and an irrigation service. If any of these services are not sufficient in size to meet the customers demand, the developer/customer will need to pay for an upsize in service.

☐ **Mains:**

☒ **Backflow Requirements:** Will be required if any parcel is for multi-family, commercial, or has multiple services on one parcel. Please contact Cross Connection Control Specialist, Juan Cisneros at 559-624-1670 or visaliabackfow@calwater.com for a backflow install packet.

Additional Comments:

☒ Please contact New Business Superintendent Sedelia Sanchez at 559-624-1621 or ssanchez@calwater.com to start your project with Cal Water.

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

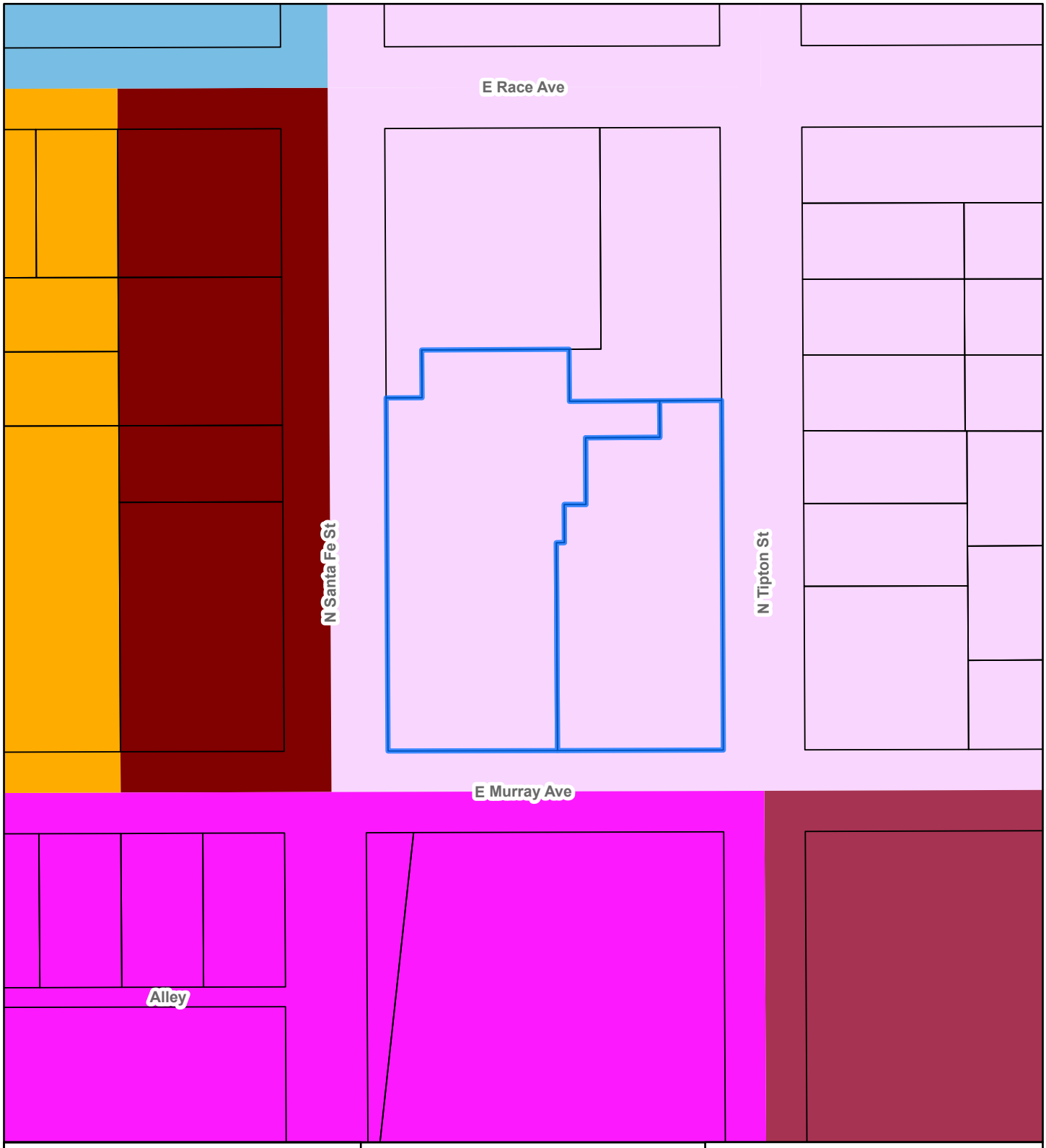
22150

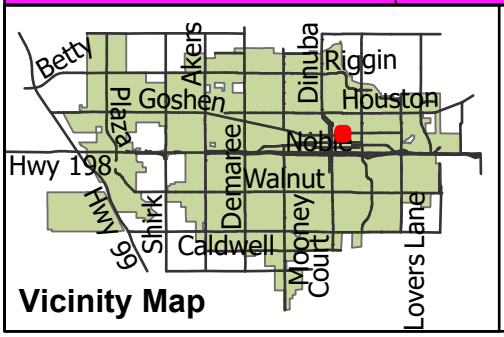
November 2, 2022

	No comments.
XX	See comments below
	Revisions required prior to submitting final plans. See comments below.
	Resubmittal required. See comments below.
XX	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
XX	ALL refuse enclosures must be R-3 OR R-4
XX	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.
XX	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
XX	Bin enclosure gates are required
	Hammerhead turnaround must be built per city standards.
	Cul - de - sac must be built per city standards.
XX	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
XX	Area in front of refuse enclosure must be marked off indicating no parking
XX	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.
XX	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.
XX	Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
XX	City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
Comment	The customer confirmed this project does not include any changes to the existing double enclosure already osnite. The proposed (tenant finish) city standard (R3/R4) double enclosures look good for STAB load collections. Solid waste services to include trash, recycle, and organic collections, per State of California's mandatory recycling laws (AB341 & AB1826). Enclosure gates are required, must swing 180 degrees clearing all curbing. Cane bolts must be included to secure gates when open. The customer is encouraged to contact Solid Waste at 559-713-4532 to schedule a waste assessment when ready to have bins assigned.

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

Nathan Garza, Solid Waste,559-713-4532





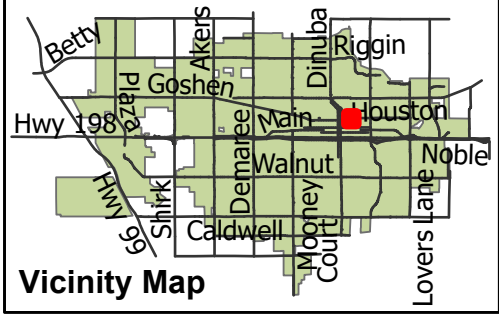
General Plan Land Use Map

0 100 200

N
W E
S

- Commercia Mixed Use
- Commercial Neighborhood
- Commercial Service
- Downtown Mixed Use
- Public Institutional
- Residential Medium Density

E Race Ave
N Santa Fe St
N Tipton St
E Murray Ave
Alley
Betty
Akers
Dinuba
Riggin
Goshen
Plaza
Houston
Noble
Hwy 198
Demaree
Walnut
Hwy 99
Shirk
Caldwell
Mooney
Court
Lovers Lane
Vicinity Map
Zoning Map
0
100
200
N
W
E
S
C-S Service Commercial
C-MU Mixed Use Commercial
D-MU Mixed Use Downtown
QP Quasi-Public
R-M-2 Multi-family Residenital



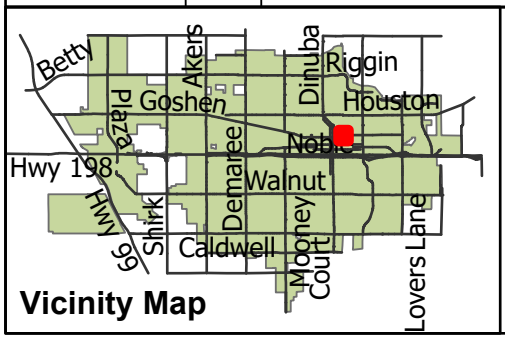
Vicinity Map

Aerial Photo

N
W E
S

0 100 200 400 Feet

VISALIA
Founded 1852



Location Map

VISALIA

Founded 1852