



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** February 13, 2023

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

**SUBJECT: Tentative Parcel Map No. 2023-02:** A request by CapRock Acquisitions, LLC to subdivide 155.88-acre parcel into four parcels in the Industrial Zone. The project site is located on the southwest corner of North Plaza Drive and West Kibler Avenue (Ave. 320) (APN: 077-120-017).

## STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2023-02 based on the findings and conditions in Resolution No. 2023-02. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Subdivision Ordinance.

## RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2023-02 based on the findings and conditions in Resolution No. 2023-02.

## PROJECT DESCRIPTION

Tentative Parcel Map No. 2023-02 is a request to subdivide 155.88 acres into four parcels. Parcel 1 will be 19.32 acres, Parcel 2 will be 29.66 acres, Parcel 3 will be 30.20 acres, and Parcel 4 will be 74.92 acres as depicted in Exhibit "A" of the staff report. The tentative parcel map will also dedicate portions of right-of-way along Plaza Drive and Kibler Avenue (Ave. 320). However, construction of the right-of-way improvements, including the installation of curb, gutter, streetlights, roadway pavement, etc., will be deferred until time of development. The site is actively cultivated and will remain so until the parcels are developed.

## BACKGROUND INFORMATION

General Plan Land Use Designation: Industrial  
Zoning: "I" (Industrial)  
Surrounding Zoning and Land Use: North: County, Ave. 320 / Agricultural land  
South: "I" and Modoc Ditch / Modoc Ditch  
East: Plaza Drive and Amazon Distribution  
West: County / Agricultural land  
Environmental Review: Categorical Exemption No. 2023-03 (Class 15)  
Special Districts: None  
Site Plan: Site Plan Review No. 2023-003

## **RELATED PLANS & POLICIES**

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

## **RELATED PROJECTS**

The property has not been previously subdivided.

Annexation No. 2007-01 brought the subject site into the City limits. The Planning Commission reviewed the annexation and made a finding of General Plan consistency to the City Council on July 9, 2007. The annexation was subsequently approved by the Visalia City Council and LAFCO Commission, and was added to the City limits on February 6, 2008.

## **PROJECT EVALUATION**

Staff recommends approval of the tentative parcel map based on the project's consistency with the General Plan, Zoning and Subdivision Ordinances.

### **Consistency with General Plan, Subdivision, and Zoning Ordinances**

Staff finds the tentative parcel map consistent with the General Plan, particularly as it relates to objectives and policies pertaining to industrial land development. Any future development on the site will be subject to the Industrial zone development standards (Visalia Municipal Code Chapter 17.22), which are applied to the entire industrial park. The proposed parcels exceed the five-acre minimum lot size specified for Industrial zoned properties.

### **Consistency with Pre-Annexation Agreement**

The 155.88-acre site was part of an annexation that brought this site along with the industrial lands to the south into the City limits. That annexation was approved in 2007, subject to a master plan requirement enforced under the terms of a Pre-Annexation Agreement. The master plan requirement was added by the City Council out of a desire to create industrial-zoned sites that meet the demands of potential large and small industrial users. A subsequent amendment to the Pre-Annexation Agreement was approved by the City Council in April 2009. The proposed parcel map complies with the pre-annexation agreement because the resulting parcels exceed the minimum five-acre parcel size requirement for Industrial zoned parcels, and onsite improvements have been reviewed for a portion of the site (Proposed Parcel 4), whereas the remaining future parcels will require individual Site Plan Review submittals for all future proposed development.

### **Access and Circulation**

Although the tentative parcel map exhibit does not depict vehicular access points along the major streets, a Site Plan Review application along with a development plan has been submitted for the southern half of the subject site. Site Plan Review (SPR) No. 2022-178 is seeking to develop the site with one large industrial warehouse building. This site plan exhibit (i.e., SPR No. 2022-178) depicts vehicular drive approaches along Plaza Drive. Location and distance requirements between each drive approach is subject to the City of Visalia Engineering Improvement Standards. The site plan review associated with the site development received a "Revise and Proceed". Staff have received a building permit for a new 1,270,750 sq. ft. warehouse to be built on Proposed Parcel 4, and is currently in a resubmittal status.

## Modoc Ditch

Modoc Ditch is located along the south side of the subject site. A 25-foot setback measured from the top inside toe of the bank will be required along the ditch. There is currently no development proposed across the ditch or within the required 25-ft setback.

## 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 parcel 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 parcel 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 parcel map, which is designated Industrial. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed parcel map, which is designated as Industrial per the City of Visalia’s General Plan. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the parcel map has not been found 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 the Guidelines for the Implementation of the California

	Environmental Quality Act (CEQA), included as recommended Finding No. 6 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 parcel 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 parcel map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.

**California Water Service Letter**

As of the preparation of this staff report, the City had not received a “Will Serve” letter from California Water Service. A condition has been included requiring that a valid will serve letter be provided to the City prior to the recordation of this map.

**Environmental Review**

The Tentative Parcel Map is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-03).

**RECOMMENDED FINDINGS**

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.
4. That the site is physically suitable for the proposed tentative parcel map and the project’s density, which is consistent with the underlying Industrial General Plan Land Use Designation.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. 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. 2023-03).

7. That the proposed tentative parcel map is consistent with the Pre-Annexation Agreement entered into for Visalia Annexation No. 2007-01, and that the map's parcel configuration is consistent with the Development Plan term with amendments approved by the City Council on June 1, 2009. The proposed parcel map complies with the pre-annexation agreement because the resulting parcels exceed the minimum five-acre parcel size requirement for Industrial zoned parcels.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed consistent with the comments and conditions of Site Plan Review Item No. 2023-003.
2. That the site be developed in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That all other federal and state laws and city codes and ordinances be complied with.

### **APPEAL INFORMATION**

According to the City of Visalia Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe St., Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the City's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

#### **Attachments:**

- Related Plans & Policies
- Resolution No. 2023-02
- Exhibit "A" – Tentative Parcel Map No. 2023-02
- Site Plan Review No. 2023-03 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

## **City of Visalia Subdivision Ordinance [Title 16 of Visalia Municipal Code]**

### **Chapter 16.28: PARCEL MAPS**

#### **Section 16.28.020 Advisory agency.**

The planning commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

#### **Section 16.28.060 Hearing and notice.**

A. The city planning commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

B. Notice of a public hearing shall be given not less than ten days or 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 proposed for subdivision. (Prior code § 9235)

#### **Section 16.28.070 Consideration of tentative parcel maps.**

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

#### **Section 16.28.080 Appeals.**

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

#### **Section 16.28.110 Right-of-way dedications.**

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the planning commission.

B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

**NOTICE OF EXEMPTION**

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

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

Tentative Parcel Map No. 2023-02

**PROJECT TITLE**

The site is located on the southwest corner of N. Plaza Dr. and W. Kibler Ave. (APN: 077-120-017)

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request by CapRock Acquisitions, LLC, to subdivide 155.88 acres into two parcels in the Industrial (I) zone.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

CapRock Partners, 1300 Drove St. Suite 200, Newport Beach, CA 92660

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

Provost & Pritchard Consulting Group, 130 N. Garden St., Visalia CA 93291

**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 15315**
- Statutory Exemptions- State code number:

A request to subdivide 155.88 acres into two parcels in the Industrial (I) zone.

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

(559) 713-4003

**CONTACT PERSON**

**AREA CODE/PHONE**

February 13, 2023

**DATE**

**Brandon Smith, AICP  
Environmental Coordinator**





RESOLUTION NO. 2023-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2023-02, A REQUEST BY CAPROCK ACQUISITIONS, LLC TO SUBDIVIDE 155.88-ACRE PARCEL INTO FOUR PARCELS IN THE INDUSTRIAL ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHWEST CORNER OF NORTH PLAZA DRIVE AND WEST KIBLER AVENUE (AVE. 320) (APN: 077-120-017)

**WHEREAS**, Tentative Parcel Map No. 2023-02 is a request by CapRock Acquisitions, LLC to subdivide 155.88-acre parcel into four parcels in the Industrial Zone. The project site is located on the southwest corner of North Plaza Drive and West Kibler Avenue (Ave. 320) (APN: 077-120-017); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on February 13, 2023; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2023-02, 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. 2023-03).

**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.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Industrial General Plan Land Use Designation.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-03).
7. That the proposed tentative parcel map is consistent with the Pre-Annexation Agreement entered into for Visalia Annexation No. 2007-01, and that the map's parcel configuration is consistent with the Development Plan term with amendments approved by the City Council on June 1, 2009. The proposed parcel map complies with the pre-annexation agreement because the resulting parcels exceed the minimum five-acre parcel size requirement for Industrial zoned parcels.

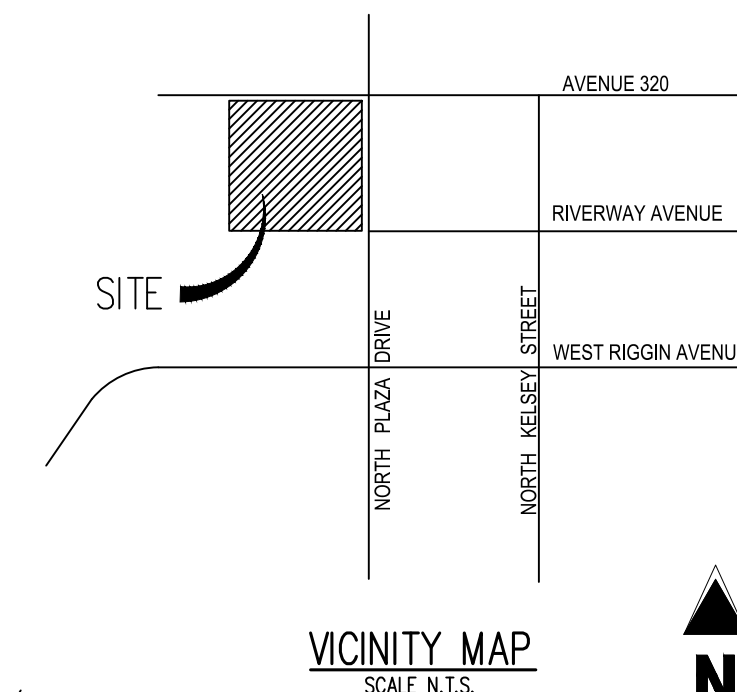
**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Tentative Parcel Map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following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

1. That the project be developed consistent with the comments and conditions of Site Plan Review Item No. 2023-003.
2. That the site be developed in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That all other federal and state laws and city codes and ordinances be complied with.

# TENTATIVE PARCEL MAP 23-XX

## FOR CENTRAL POINT III

PREPARED JANUARY 2023 BY GALLOWAY & COMPANY, INC.



VICINITY MAP  
SCALE N.T.S.

PREPARED BY  
GALLOWAY AND COMPANY, INC.  
9477 N. FORT WASHINGTON, STE. 105  
FRESNO, CA 93730  
TEL: (559) 721-5030

OWNER  
CRP LDF CENTRAL POINT III, CA, LLC  
1300 DOVE STREET, STE 200  
NEWPORT BEACH, CA 92660  
TEL: (949) 342-8000

SUBDIVIDER  
CAPROCK ACQUISITIONS, LLC  
1300 DOVE STREET, STE 200  
NEWPORT BEACH, CA 92660  
TEL: (949) 342-8000

### PARCEL INFORMATION

LEGAL DESCRIPTION  
APN: 077-120-017-000

THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE EAST 40 FEET THEREOF, AS CONVEYED TO THE COUNTY OF TULARE BY DEED RECORDED DECEMBER 30, 1935 IN BOOK 652, PAGE 204 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM PORTION OF LAND AS CONVEYED TO THE COUNTY OF TULARE FOR RIGHT OF WAY ACQUISITION BY GRANT DEED RECORDED AUGUST 25, 2008, INSTRUMENT NO. 2008-058235 OF OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 50% INTEREST IN AND TO SAID OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN SAID LAND WITHOUT RIGHT OF ENTRY.

### EXISTING STRUCTURES

THERE ARE NO EXISTING STRUCTURES ON SITE

### ZONING INFORMATION

ZONING  
CURRENT ZONING: INDUSTRIAL  
REQUIRED ZONING: INDUSTRIAL

LAND USE  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: INDUSTRIAL

SETBACKS  
FRONT: 25 FT  
INTERIOR ROADS: 10 FT  
SIDE: 0 FT (INCLUDING 5 FT LANDSCAPE SETBACK)  
REAR: 0 FT (INCLUDING 5 FT LANDSCAPE SETBACK)

MAXIMUM BUILDING HEIGHT: 75 FT

### UTILITY PROVIDERS

SANITARY SEWER: CITY OF VISALIA  
WATER: CALWATER  
SOLID WASTE: CITY OF VISALIA  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
GAS: SOUTHERN CALIFORNIA GAS  
TELECOM: AT&T / COMCAST  
STORM SEWER: CITY OF VISALIA

### FEMA FLOOD ZONE

PER FIRMETTE 06107C0910E, EFFECTIVE 06/16/2009;

THIS PROPERTY RESIDES IN FEMA FLOOD ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD AND 0.2% CHANCE ANNUAL CHANCE FLOOD HAZARD)

(NOT A PART)

(NOT A PART)

(NOT A PART)

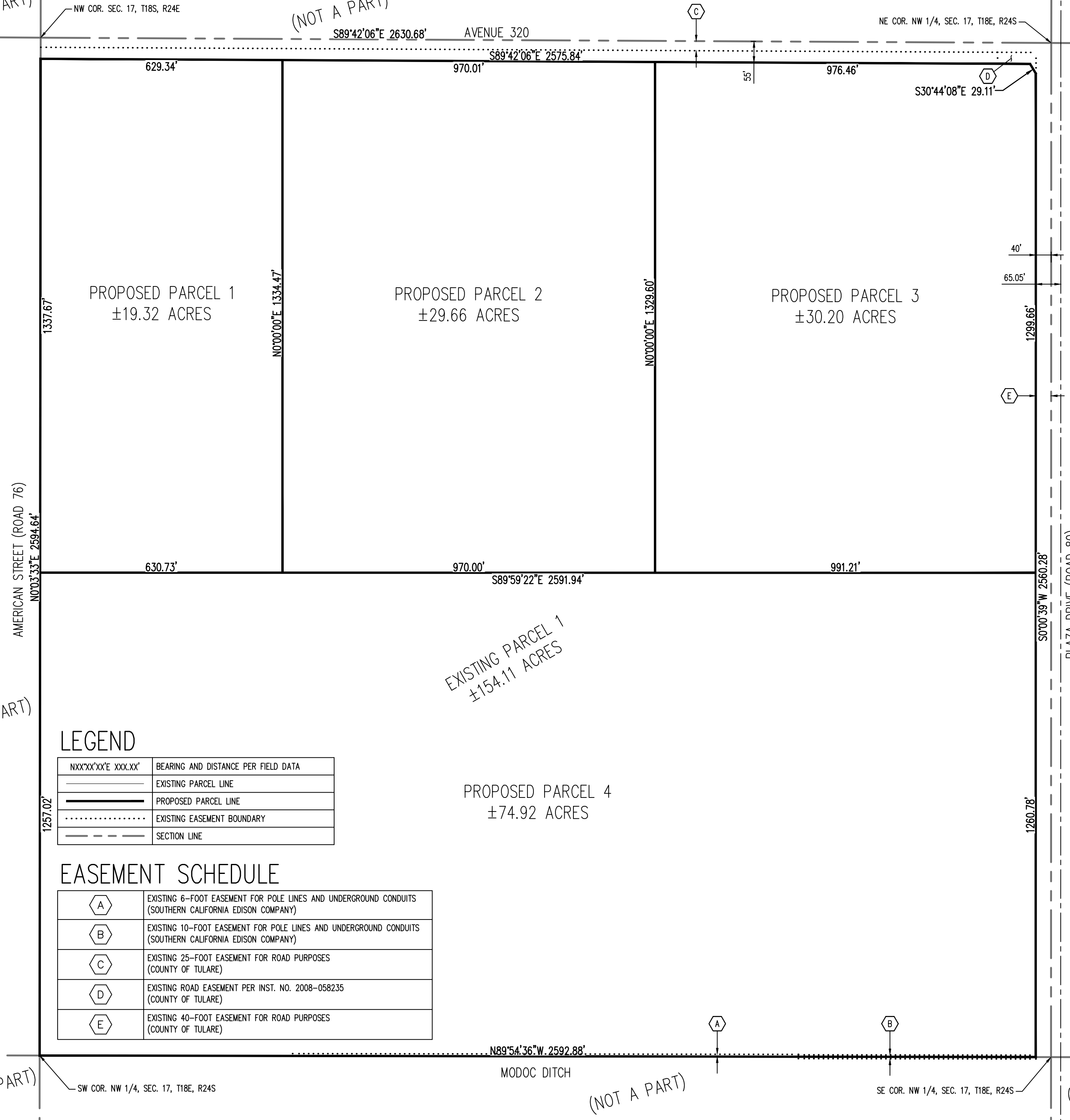
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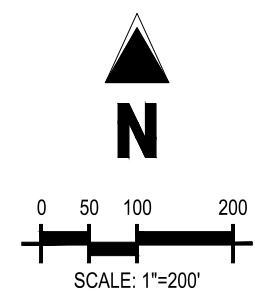


### LEGEND

XXX'XX'XX"E XXX.XX'	BEARING AND DISTANCE PER FIELD DATA
---	EXISTING PARCEL LINE
---	PROPOSED PARCEL LINE
.....	EXISTING EASEMENT BOUNDARY
----	SECTION LINE

### EASEMENT SCHEDULE

A	EXISTING 6-FOOT EASEMENT FOR POLE LINES AND UNDERGROUND CONDUITS (SOUTHERN CALIFORNIA EDISON COMPANY)
B	EXISTING 10-FOOT EASEMENT FOR POLE LINES AND UNDERGROUND CONDUITS (SOUTHERN CALIFORNIA EDISON COMPANY)
C	EXISTING 25-FOOT EASEMENT FOR ROAD PURPOSES (COUNTY OF TULARE)
D	EXISTING ROAD EASEMENT PER INST. NO. 2008-058235 (COUNTY OF TULARE)
E	EXISTING 40-FOOT EASEMENT FOR ROAD PURPOSES (COUNTY OF TULARE)





February 7, 2023

## Site Plan Review No. 2023-003

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 **January 11, 2023**. 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,

*Paul Bernal*

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

### Attachment(s):

- Site Plan Review Comments



MEETING DATE January 11, 2023  
SITE PLAN NO. 2023-003  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

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

Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL  REDEVELOPMENT

PLANNING COMMISSION  PARK/RECREATION

TPM

HISTORIC PRESERVATION  OTHER – Lot Line Adjustment

**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

Josh Dan, Planning Division, 559-713-4003

Date: January 11, 2023

SITE PLAN NO: 2023-003  
PROJECT TITLE: Central Point III  
DESCRIPTION: Proposed Tentative Parcel Map to create four Industrial Zoned parcels.  
APPLICANT: Patrick Daniels  
PROP. OWNER: D & P Cornerstone Properties LLC  
LOCATION: 3807 N. Plaza Drive  
APN: 077-120-017  
GENERAL PLAN: Industrial  
EXISTING ZONING: I (Industrial)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Building Permit
- Tentative Parcel Map (TPM)

## **PROJECT SPECIFIC INFORMATION:** November 23, 2022

1. The applicant is proposing to divide one parcel into four, exceeding the minimum 5-acre lot size required in the Industrial Zone (VMC 17.22.060).
2. The applicant is requested to submit a complete application for a Tentative Parcel Map (TPM)
3. Be advised all, all end-users will be required to submit development plans to the Site Plant Review (SPR) process for compliance with the development standards of the Municipal Code.
4. Other information as needed.

## Note:

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

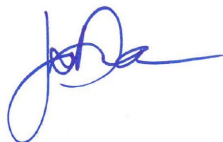
## Sections of the Municipal Code to review:

17.22 Industrial Zones

17.30 Development Standards

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

Signature:



**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

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

<b>ITEM NO: 4    DATE: <u>JANUARY 11, 2023</u></b>	
SITE PLAN NO.:	<b>23-003</b>
PROJECT TITLE:	<b>CENTRAL POINT III</b>
DESCRIPTION:	<b>PROPOSED TENTATIVE PARCEL MAP TO CREATE FOUR INDUSTRIAL ZONED PARCELS. CROSS ACCESS IS NOT BEING PROPOSED WITH PARCEL MAP AND EACH PAREL HAS IMMEDIATE FRONTAGE ON CITY ROW (I)</b>
APPLICANT:	<b>PATRICK DANIELS</b>
PROP. OWNER:	<b>D &amp; P CORNERSTONE PROPERTIES LLC</b>
LOCATION:	<b>3807 N PLAZA DR, 4001 N PLAZA DR</b>
APN:	<b>077-120-017</b>

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (Indicated by checked boxes)

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

required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

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

**Additional Comments:**

- 1. Applicable impact fees will be deferred until time of development of each parcel.**
- 2. Parcel 4 is subject to underlying site development plan currently under building permit review. Previous conditions apply.**
- 3. An Irrevocable Offer of Dedication will be required for the future right-of-way of Kibler and American streets. Kibler shall comply to City arterial r/w standards and American shall comply with City collector r/w standards. The Kibler IOD shall include the required right-of-way for a dedicated right-turn lane at Plaza intersection per City standard P-9. Revise map accordingly.**
- 4. Public improvements to be installed at time of parcel development.**
- 5. Site plan application states no cross access is necessary with proposed parcel map. Ensure access drives on Plaza and onsite improvements, to be constructed with development of parcel 4, are within parcel boundaries.**



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **23-003**  
Date: **1/11/2023**

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

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

(Fee Schedule Date:**8/20/22**)  
(Project type for fee rates:**TPM**)

Existing uses may qualify for credits on Development Impact Fees.

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

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

**City Reimbursement:**

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

  
\_\_\_\_\_  
**Adrian Rubalcaba**

# SITE PLAN REVIEW COMMENTS

## CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 11, 2023

ITEM NO: 4

SITE PLAN NO: [SPR23003](#)  
PROJECT TITLE: Central Point III  
DESCRIPTION: Proposed Tentative Parcel Map to Create four Industrial Zoned Parcels. Cross Access is no being Proposed with Parcel Map and each Parcel has Immediate Frontage on City ROW (I)  
APPLICANT: Patrick Daniels  
OWNER: D & P CORNERSTONE PROPERTIES LLC  
APN: 077120017  
LOCATION: 3807 N PLAZA DR  
4001 N PLAZA DR

**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 . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary) At time of development
  - 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:**

- Refer to C-32 Drive Approach Locations, and P-12 Typical Median Break Locations.
- Additional traffic information will be required at time of development.

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

SPR 23003  
CENTRAL POINT III  
077120017

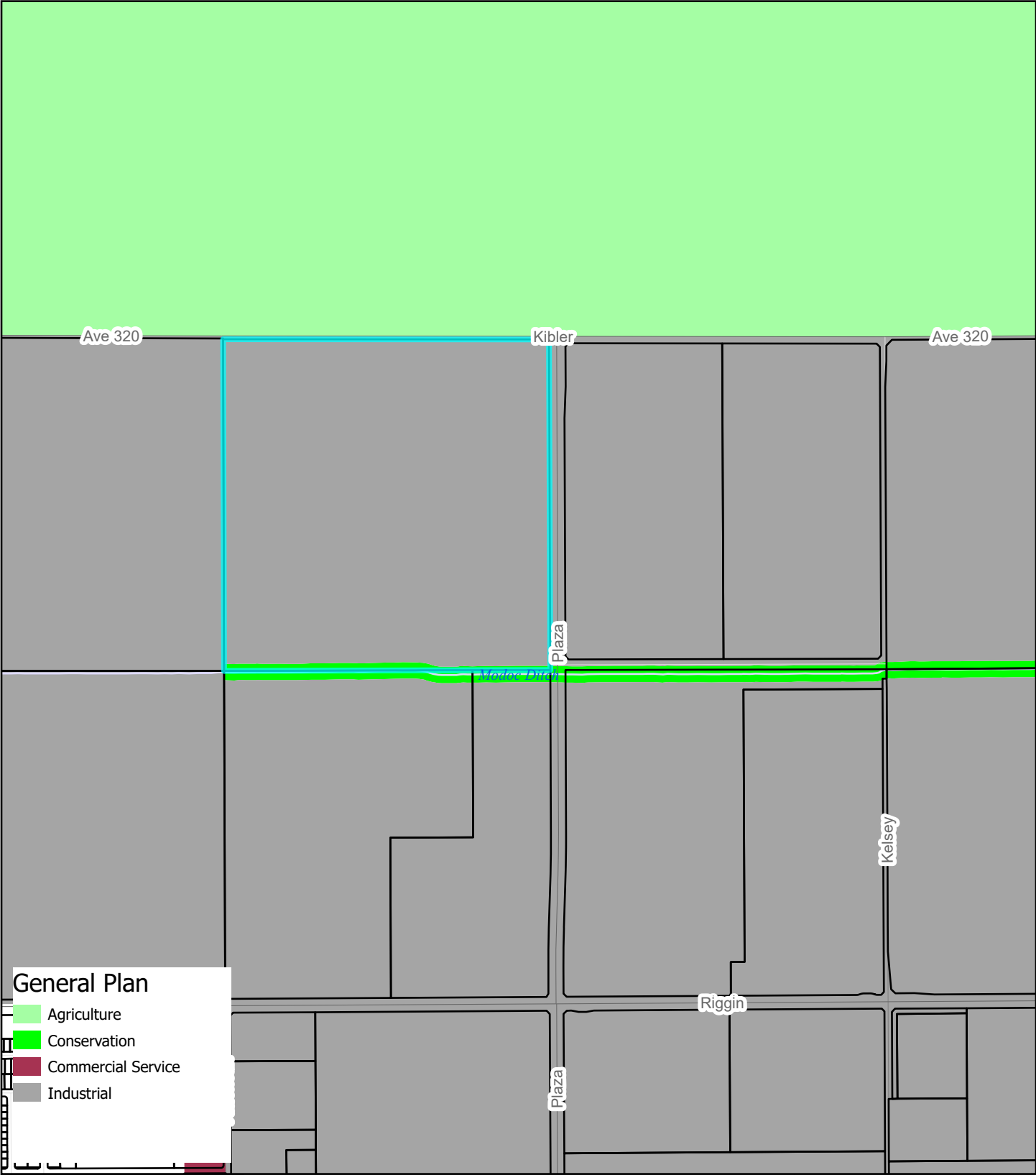
**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

**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

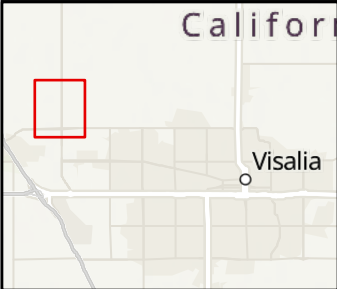
Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VAL GARCIA 1/10/23  
Signature



**General Plan**

- Agriculture
- Conservation
- Commercial Service
- Industrial



## General Plan Land Use Map

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

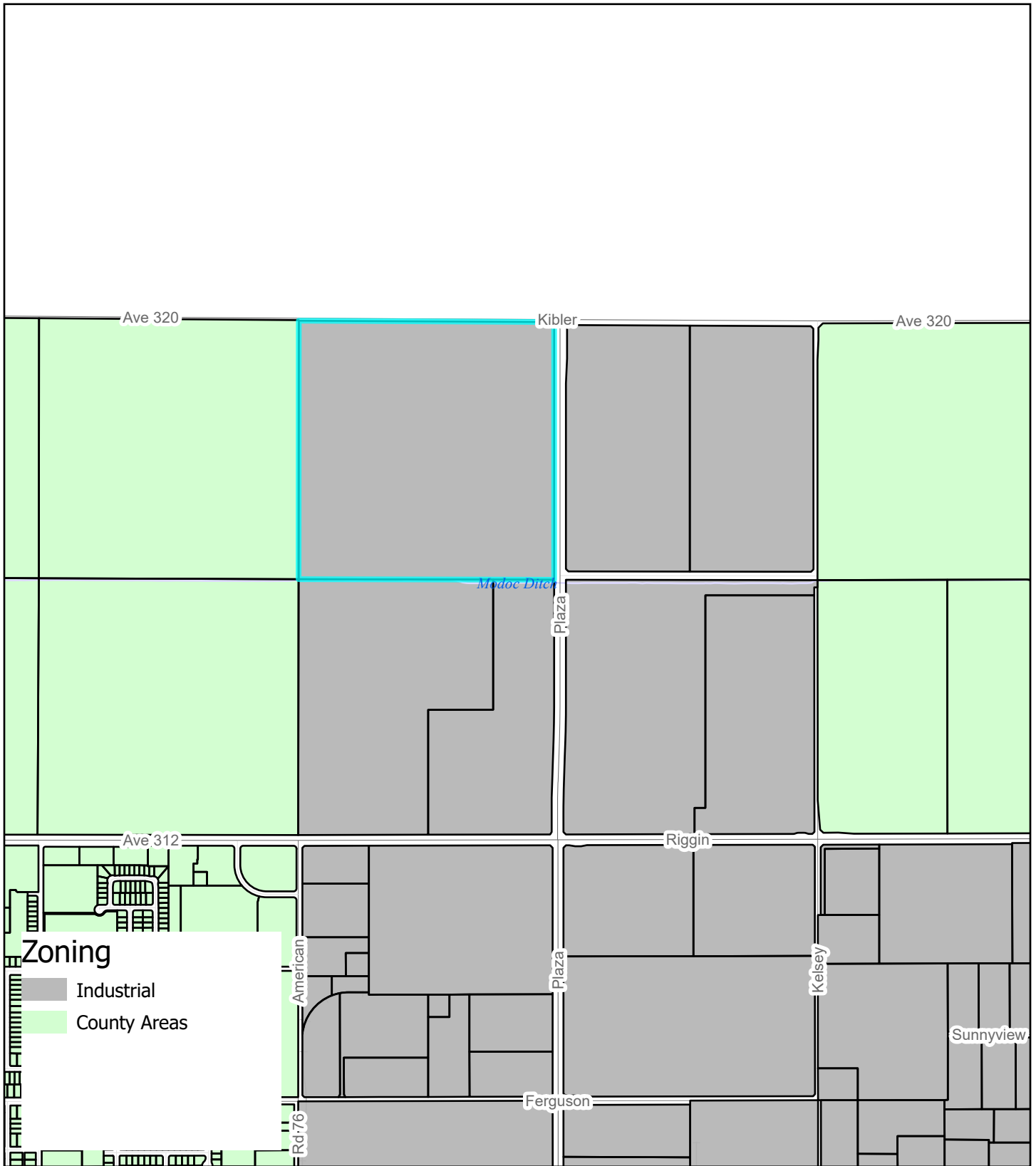
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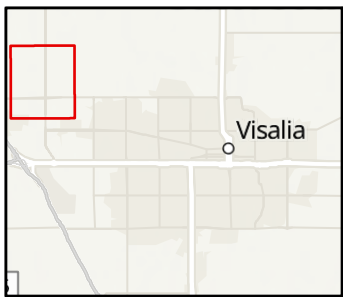
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**Zoning**

- Industrial
- County Areas



# Zoning Map

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

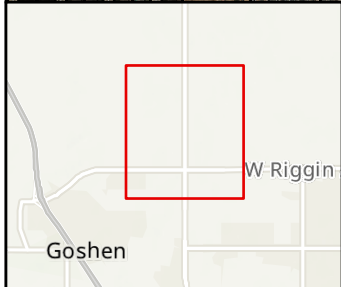
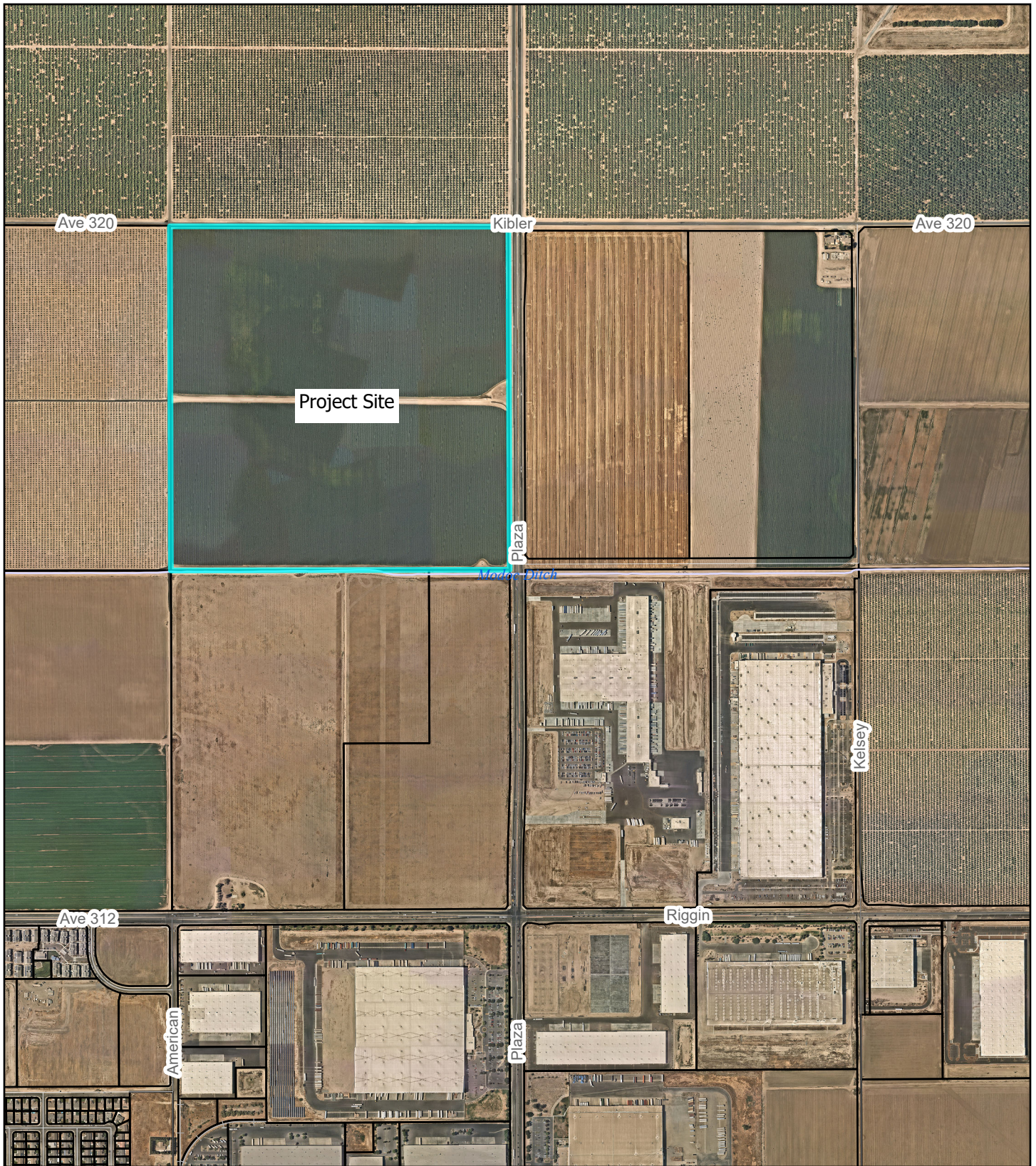
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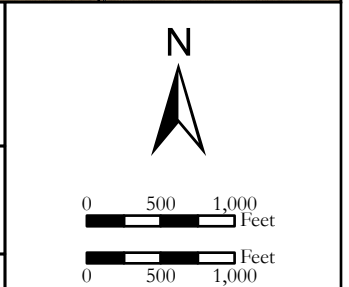


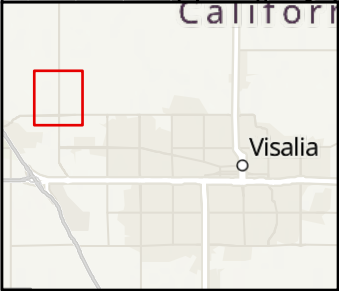
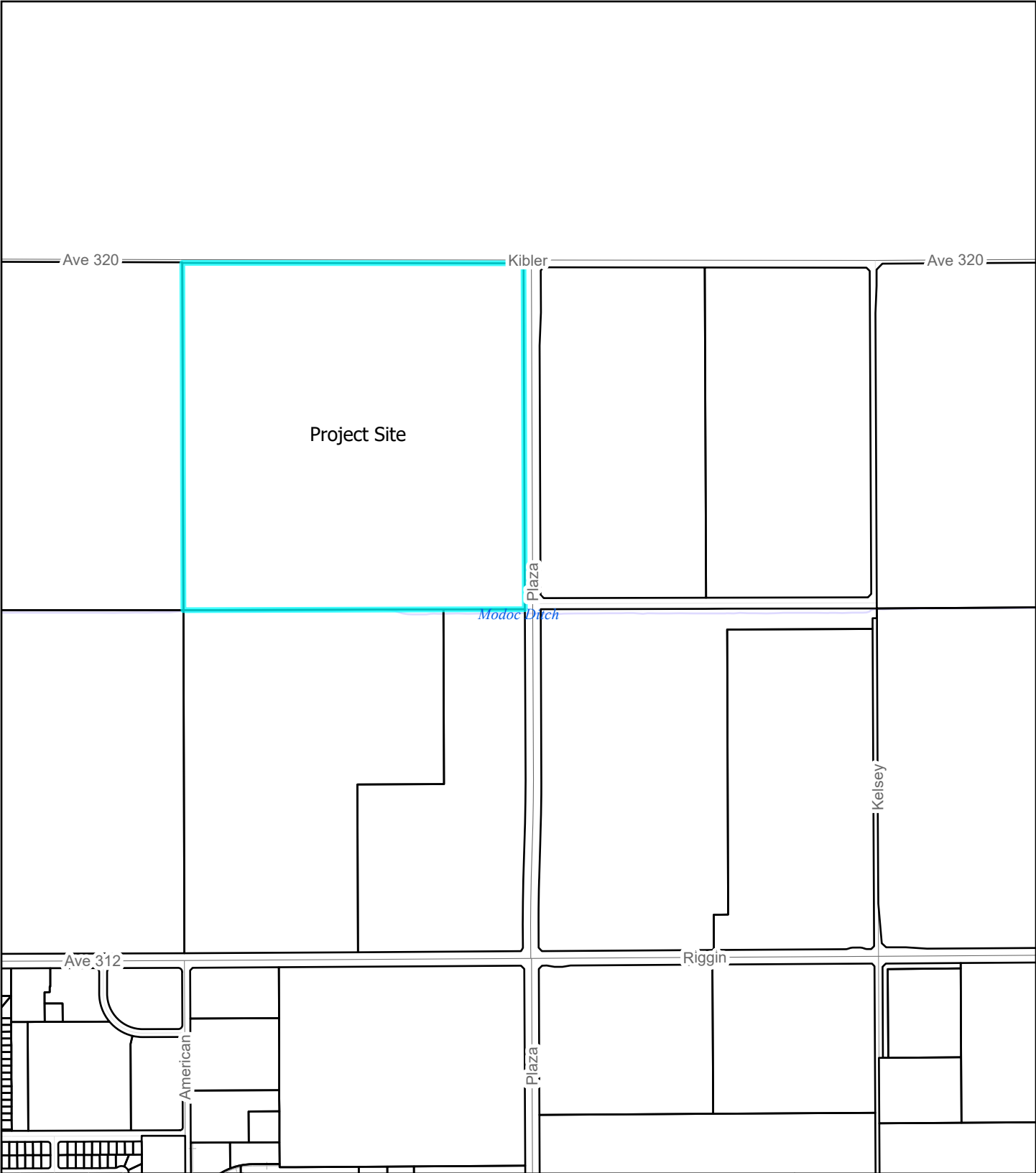
**Aerial Map**

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

**2022**

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





## Vicinity Map

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

# 2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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