

City of Visalia

Memo



To: Planning Commission

From: Paul Bernal, Community Development Director

Ph: (559) 713-4025

E-mail: paul.bernal@visalia.city

Date: May 19, 2023

Re: Request to continue Public Hearing Item No. 8:

Tentative Parcel Map No. 2023-05: A request by 4-Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030).

Conditional Use Permit No. 2023-17: A request by 4-Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030).

Recommended Action

Staff recommends that the Planning Commission continue Public Hearing Item No. 8, from the May 22, 2023, Planning Commission agenda to a date uncertain.

Discussion

Staff is requesting Public Hearing Item No. 8 on the May 22, 2023, Planning Commission agenda be continued to a date uncertain. The applicant has submitted a letter dated May 19, 2023, requesting the item be continued. The request by the applicant to continue the item to a date uncertain is to revise the label on the parcel map to a "Vesting Tentative Parcel Map". This request will require the project to be re-noticed with the correct project wording, and the staff report and resolutions to be updated to reflect this change.

Staff will look to a future Planning Commission meeting date to schedule the project and will re-notice the parcel map and conditional use permit in accordance with state noticing guidelines.

Attachment:

- Self-Help Enterprises letter dated May 19, 2023



A Nonprofit Housing and Community Development Organization

May 19, 2023

City of Visalia – Community Development Department
Attn: Paul Bernal, Director
315 E. Acequia Avenue
Visalia, CA 93291

Re: Complete Application for Tentative Parcel Map No. 2023-05 and Conditional Use Permit No. 2023-17.

We would like to request that the aforementioned item be pulled from the Monday, May 22, 2023 agenda and would like to request a continuance for a later date. The labeling of the map will be revised to read "Vesting Tentative Parcel Map."

Sincerely,

A blue ink handwritten signature, appearing to read "Heather Mendonca", with a stylized flourish at the end.

Heather Mendonca
Sr. Project Manager
Self-Help Enterprises
559-802-1589
heatherm@selfenterprises.org

City of Visalia

Memo



To: Planning Commission

From: Paul Bernal, Community Development Director

Date: May 19, 2023

Re: Late Correspondence for Planning Commission Agenda Item No. 8:

Tentative Parcel Map No. 2023-05: A request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030).

Conditional Use Permit No. 2023-17: A request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030).

The Planning Division received one item of correspondence by e-mail on May 19, 2023, after the Planning Commission staff report and packet were printed for distribution to the Planning Commission members. The correspondence received states opposition toward the project as stated in the attached letter.

ATTACHMENTS

- Letter from Adriana Barry-Souza received May 19, 2023

Dear Visalia City Planning Commission,

I am writing this letter concerning item 2023-05: The request by 4Creeks Inc. to subdivide a 16.03-acre parcel of land on the South side of West Glendale Avenue between North Dinuba and future North Santa Fe Street (APN: 079-071-030).

I received a letter in the mail on 5/17/2023, notifying me of this request as it is within 300 ft of my home. My concern is that there are no details available of what the company is planning to develop on this site and WHY they are requesting to subdivide this parcel of land. I was told by an employee of your agency that it is for financing purposes and that the company is not legally obligated to submit development plans with this request. I see this as a problem because how am I to accurately determine how I should feel about this request if I do not understand what the plans are for the site.

I am unfortunately untrusting of the city council and the planning department, as I feel they were not transparent about the planning and approval of the Visalia Navigation Center that will be built at this site as well. I hope that the city council and planning department **will not allow** additional projects that will continue to devalue our land property to be erected on this parcel of land.

At this time- I am NOT in support of the request to subdivide this parcel of land as I cannot make an accurate assessment of what the future development plans are. Thank you for your time in reading my concerns and I hope they will be considered in your decision.

Sincerely,

Adriana Barry-Souza-- a lifelong Visalia resident who hopes that the city will do right by the tax paying people.

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, MAY 22, 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 Sycamore Heights Tentative Subdivision Map No. 5577.
6. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-16: A request by Kaylah Gonzales to establish a medical and wellness spa in an existing 1,246 square foot tenant space of an existing office building in the P-AO (Professional / Administrative Office) zone. The site is located at 2336 West Sunnyside Avenue, Suite C (APN: 121-100-089). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-28.

7. PUBLIC HEARING –Josh Dan, Senior Planner

- a. Tentative Parcel Map No. 2023-03: A request by Hal Sousa to divide an 18,516 sq. ft. parcel into three lots for residential use, in the R-1-5 (Single-Family Residential) Zone. The project site is located at 119 West Houston Avenue. (APN: 094-055-003). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-18.
- b. Variance No. 2023-01: A request by Hal Sousa to allow a variance to building setback standards for a property located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 119 West Houston Avenue (APN: 094-055-003). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-18.

8. PUBLIC HEARING – Paul Bernal, Director / City Planner

- a. Tentative Parcel Map No. 2023-05: A request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-24.
- b. Conditional Use Permit No. 2023-17: A request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2023-24.

9. PUBLIC HEARING – Paul Bernal, Director / City Planner

- a. Tentative Parcel Map No. 2023-06: A request by Legacy Construction to subdivide one 9.88-acre parcel of C-N (Neighborhood Commercial) and R-M-2 (Multi-Family Residential 3,000 square feet per unit) zoned property into three parcels and a Remainder for financing purposes. The 9.88-acre site is located on the northwest corner of East Houston Avenue and North Cain Street (APN: 098-200-070). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-25.
- b. Conditional Use Permit No. 2023-18: A request by Legacy Construction to establish a parcel with less than the minimum five-acre requirement for a C-N (Neighborhood Commercial) zoned parcel associated with Tentative Parcel Map No. 2023-06. The 9.88-acre site is located on the northwest corner of East Houston Avenue and North Cain Street (APN: 098-200-070). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2023-25.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Second Reading of Ordinance No. 2023-02, Agricultural Preservation Ordinance Update.
- b. Update on Work Session items – Keeping of Chickens in COV.
- c. Housing Element Update.

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, JUNE 1, 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, JUNE 12, 2023



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 22, 2023

PROJECT PLANNER: Paul Bernal, Director / City Planner
Phone No.: (559) 713-4025
E-mail: paul.bernal@visalia.city

SUBJECT: Tentative Parcel Map No. 2023-05: A request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030).

Conditional Use Permit No. 2023-17: A request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030).

STAFF RECOMMENDATION

Tentative Parcel Map No. 2023-05

Staff recommends approval of Tentative Parcel Map No. 2023-05 based on the findings and conditions in Resolution No. 2023-19. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

Conditional Use Permit No. 2023-17

Staff recommends approval of Conditional Use Permit No. 2023-17 based upon the findings and conditions in Resolution No. 2023-20. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2023-05, based on the findings and conditions in Resolution No. 2023-19.

I move to approve Conditional Use Permit No. 2023-17, based on the findings and conditions in Resolution No. 2023-20.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2023-05 is a request to subdivide a total of 16.03-acres into four parcels as shown in Exhibit "A". The objective of the parcel map is to create four parcels for financing purposes and to facilitate future development based on the underlying zoning designations for each parcel. Parcels 1 and 2 are 3.12 and 2.90 acres in size and are zoned C-MU (Commercial Mixed Use). Parcel 3 is 3.20 acres in size and zoned R-M-3 (Multi-Family Residential 1,500 square feet per dwelling unit) while Parcel 4 is 6.80-acres and zoned both R-M-2 (Multi-Family Residential 3,000 square feet per dwelling unit) and R-M-3. Currently, proposed Parcel 2 is being developed with the Navigation Center facility, while proposed Parcel

3 had a site plan review application and development plan submitted through the City's Site Plan Review for an 80-unit multi-family development. The proposed 80-unit development is a "permitted use" under the R-M-3 zoning designation for this site. However, no building plans have been submitted to the Community Development Department for review. The other two parcels, Parcels 1 and 4, have not been proposed for any development at this time.

Conditional Use Permit (CUP) No. 2023-17 is a request to establish a planned commercial development by creating two parcels with less than the minimum five acre requirement for a C-MU zoned site (i.e., Parcels 1 and 2). The applicant, per Exhibit "B", provided a conceptual development plan for Parcel 1 that depicts future access to this parcel via Glendale Avenue, while vehicular access to Parcel 2 is located on Court Street. All other development standards (setbacks, building height, lot area, parking, etc.) are not being modified with this CUP request.

The remaining balance of the site and proposed parcels are subject to the zoning and development standards for each parcel. Any proposed development for each parcel that has not been approved is subject to the City's Site Plan Review process.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use, Residential Medium Density, and Residential High Density
Zoning:	C-MU (Commercial Mixed Use), R-M-3 (Multi-Family Residential 1,500 square feet per dwelling unit), R-M-2 (Multi-Family Residential 3,000 square feet per dwelling unit)
Surrounding Land Use and Zoning:	North: R-1-5 / River Island Ranch Residential Subdivision South: C-MU / Circle K convenience store and gas station, Jack in the Box, carwash and mini-storage facility, Shannon Village Way multi-family development. East: Future extension of Santa Fe Street, Existing St. John's Trail West: Dinuba Boulevard (State Route 63)
Environmental Review:	Categorical Exemption No. 2023-24
Special Districts:	None
Site Plan Review No:	2023-048

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

None.

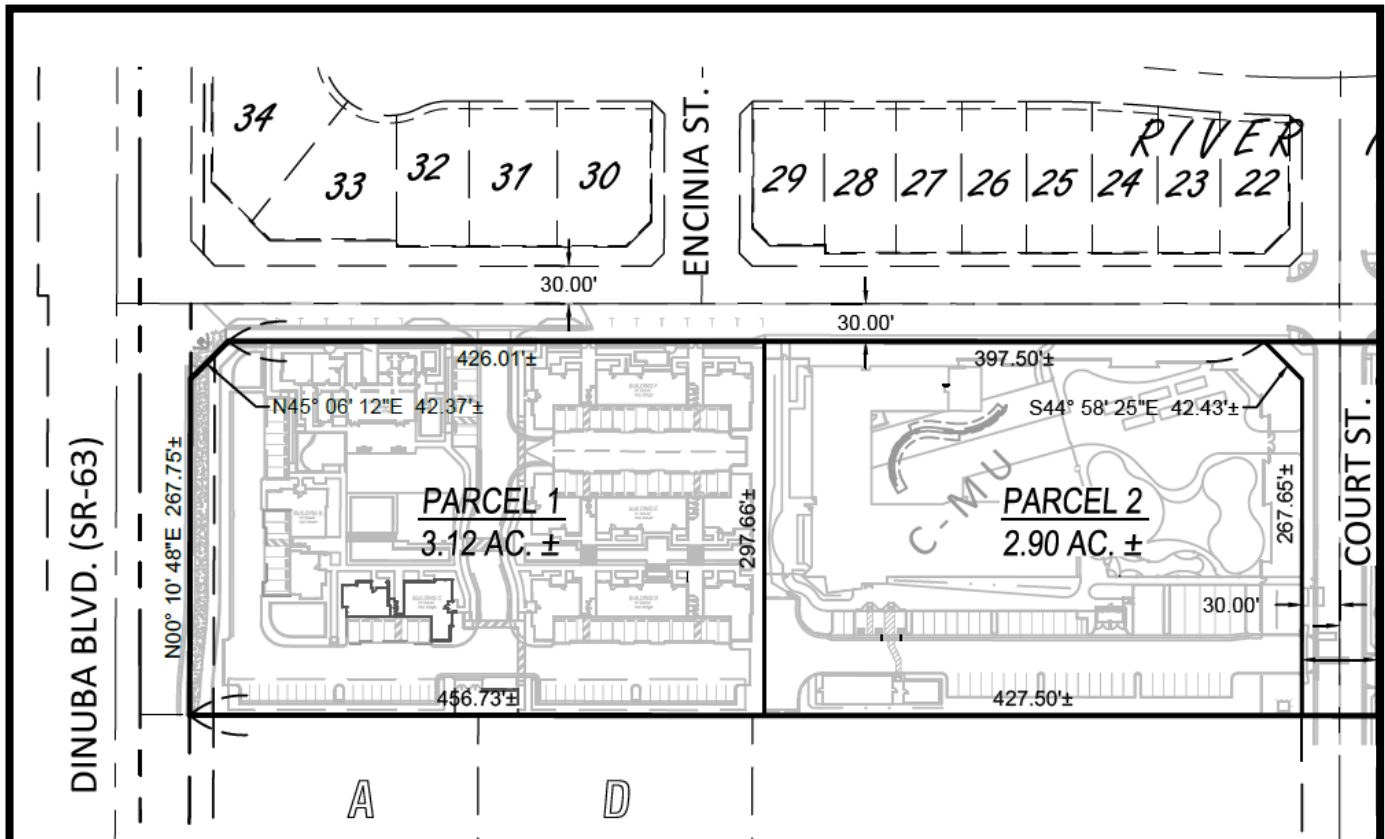
PROJECT EVALUATION

Staff recommends approval of the tentative parcel map and conditional use permit based on the project's consistency with the General Plan, Zoning Ordinance, and the Subdivision Ordinance for the tentative parcel map.

Creation of C-MU Parcels Less Than Five-Acres

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

The applicant has submitted a development plan (see Exhibit "B") depicting the Navigation Center, which is under construction on a portion of the C-MU zoned site (i.e., future Parcel 2) and a conceptual development for proposed Parcel 1. The development plan depicts that each parcel (i.e., Parcels 1 and 2) provides the ability to develop independently of each other and still provide and obtain vehicular access to Glendale Avenue and Court Street and comply with the development standards for the C-MU zone.



Site Area / Access / Circulation & Utilities

The tentative parcel map shown in Exhibit "A" is subject to approval of the associated conditional use permit. The development pattern per Exhibit "B" depicts the ability for the two commercial zoned parcels to develop and meet development standards while the two multi-family parcels exceed the minimum two-acre size for multi-family parcels. In addition, staff has incorporated a condition of project approval, Condition No. 5, that requires the property owner to record a shared cross access and utility maintenance agreement between Parcels 3 and 4. The recorded agreement addresses the property owners' maintenance and responsibility for repair of this easement area, repair and maintenance of shared private utilities, and that the easement area shall be kept free and clear of any structures.

Subdivision Map Act Findings

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Commercial Mixed Use, Medium Density Residential and High Density Residential. 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 map and its affiliated development plan, which is designated as Commercial Mixed Use. This is included as recommended Finding No. 4 of the Tentative Parcel Map.

(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 7 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.

Will-Serve Letter for Domestic Water Service

Staff is recommending Condition No. 6 on the Tentative Parcel Map requiring that a valid will serve letter must be in possession of City staff prior to the recordation of this map.

Environmental Review

This project, the conditional use permit and tentative map, are considered Categorically Exempt under Sections 15305 and 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-24).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2023-05

1. That the proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained, will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2023-17).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Commercial Mixed Use, Medium Density Residential, and High Density Residential General Plan Land Use Designations.
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. 2023-24).

Conditional Use Permit No. 2023-17

1. That the proposed project, as conditioned, 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 is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Commercial zone standards based on the creation of a master development plan.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-24).

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2023-05

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-048, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2023-17 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2023-05 shall be null and void unless Conditional Use Permit No. 2023-17 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map associated with Tentative Parcel Map No. 2023-05 between Parcels 3 and 4. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and/or City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the recording of a final map on the site, a valid Will Serve Letter from the California Water Service Company shall be obtained by City staff.
7. That all other federal and state laws and city codes and ordinances be complied with.

Conditional Use Permit No. 2023-17

1. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-048, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with Exhibit "B".
3. That Tentative Parcel Map No. 2023-05 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2023-17 shall be null and void unless Tentative Parcel Map No. 2023-05 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map associated with Tentative Parcel Map No. 2023-05 between Parcels 3 and 4. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and/or City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and 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 Street, 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 or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2023-19 (Tentative Parcel Map No. 2023-05)
- Resolution No. 2023-20 (Conditional Use Permit No. 2023-17)
- Exhibit "A" – Tentative Parcel Map
- Exhibit "B" – Conceptual Development Plan
- Site Plan Review Comments 2023-048
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

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)

City of Visalia Zoning Ordinance [Title 17 of Visalia Municipal Code]

Chapter 17.26: PLANNED DEVELOPMENT

Section 17.26.010 Purpose and intent.

The purpose and intent of the PD regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 9718 § 2 (part), 1997: prior code § 7410)

17.26.040 Development standards.

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

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development shall be ten acres.
3. The minimum site area for a planned commercial development shall be five acres.
4. The minimum site area for a planned industrial development shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) which would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

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

Percent of Net Site in Usable Open Space	Area Percent of Density Bonus
6% to 10%	6%
11% to 20%	10%
21% to 25%	16%
Over 25%	20%

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

D. Site Design Criteria.

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

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

F. Circulation.

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

G. Parking.

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

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.
2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 9718 § 2 (part), 1997: prior code § 7413)

Chapter 17.38: CONDITIONAL USE PERMITS

Section 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)

NOTICE OF EXEMPTION

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

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

Tentative Parcel Map No. 2023-05 & Conditional Use Permit No. 2023-17

PROJECT TITLE

The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030).

PROJECT LOCATION - SPECIFIC

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

Tentative Parcel Map No. 2023-05 is a request to subdivide a 16.03-acre parcel into four parcels in the C-MU, R-M-2, and R-M-3 zones. Conditional Use Permit No. 2023-17 is a request to establish a planned development for Parcels 1 and 2 by creating parcels less than the minimum five acre for C-MU zoned parcels.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Steven Macias, 4-Creeks, 324 S. Santa Fe. St., Visalia, CA 93292

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Steven Macias, 4-Creeks, 324 S. Santa Fe. St., Visalia, CA 93292

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Declared Emergency - Section 15071
- Emergency Project - Section 15071
- Categorical Exemption - State type & Section number: **Class 5, Section 15305, Class 15 Section 15315**
- Statutory Exemptions - State code number:

The project involves the subdivision of land into four or fewer parcels and does not result in any changes in land use or density.

REASON FOR PROJECT EXEMPTION

Paul Bernal, Director / City Planner
CONTACT PERSON

(559) 713-4025
AREA CODE/PHONE

May 22, 2023
DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR

RESOLUTION NO. 2023-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2023-05: A REQUEST BY 4CREEKS, INC. TO SUBDIVIDE ONE 16.03-ACRE PARCEL OF C-MU (COMMERCIAL MIXED USE), R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SQUARE FEET PER UNIT) AND R-M-3 (MULTI-FAMILY RESIDENTIAL 1,500 SQUARE FEET PER UNIT) ZONED PROPERTY INTO FOUR PARCELS FOR FINANCING PURPOSES. THE 16.03-ACRE SITE IS LOCATED ON THE SOUTH SIDE OF WEST GLENDALE AVENUE BETWEEN NORTH DINUBA BOULEVARD AND FUTURE NORTH SANTA FE STREET (APN: 079-071-030)

WHEREAS, Tentative Parcel Map No. 2023-05 is a request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on May 22, 2023; and,

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2023-05, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-24).

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 are 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 purposed tentative parcel map and the way that it will be improved and developed and is compatible with adjacent land uses and for the specific land uses allowed under Commercial Mixed Use, Medium and High Density Residential land use designations and the C-MU, R-M-2, and R-M-3 zoning designations.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Commercial Mixed Use, Medium and High Density Residential General Plan land use designations, and C-MU, R-M-2, and R-M-3 zoning designations.
5. That the proposed tentative parcel map, its design, and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-24) based on the parcel map creating four parcels or less.

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 tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-048, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2023-17 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2019-09 shall be null and void unless Conditional Use Permit No. 2023-17 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map associated with Tentative Parcel Map No. 2023-05 between Parcels 3 and 4. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and/or City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the recording of a final map on the site, a valid Will Serve Letter from the California Water Service Company shall be obtained by City staff.
7. That all other federal and state laws and city codes and ordinances be complied with.

RESOLUTION NO. 2023-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-17, A REQUEST BY 4CREEKS, INC. TO ESTABLISH A PARCEL WITH LESS THAN THE MINIMUM FIVE-ACRE REQUIREMENT FOR A C-MU (COMMERCIAL MIXED USE) ZONED PARCEL ASSOCIATED WITH TENTATIVE PARCEL MAP NO. 2023-05. THE C-MU ZONED PARCELS ARE LOCATED ON THE SOUTH SIDE OF WEST GLENDALE AVENUE BETWEEN NORTH DINUBA BOULEVARD AND NORTH COURT STREET (APN: 079-071-030).

WHEREAS, Conditional Use Permit No. 2023-17, is a request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 22, 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 Categorical 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 15305.

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 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-24).

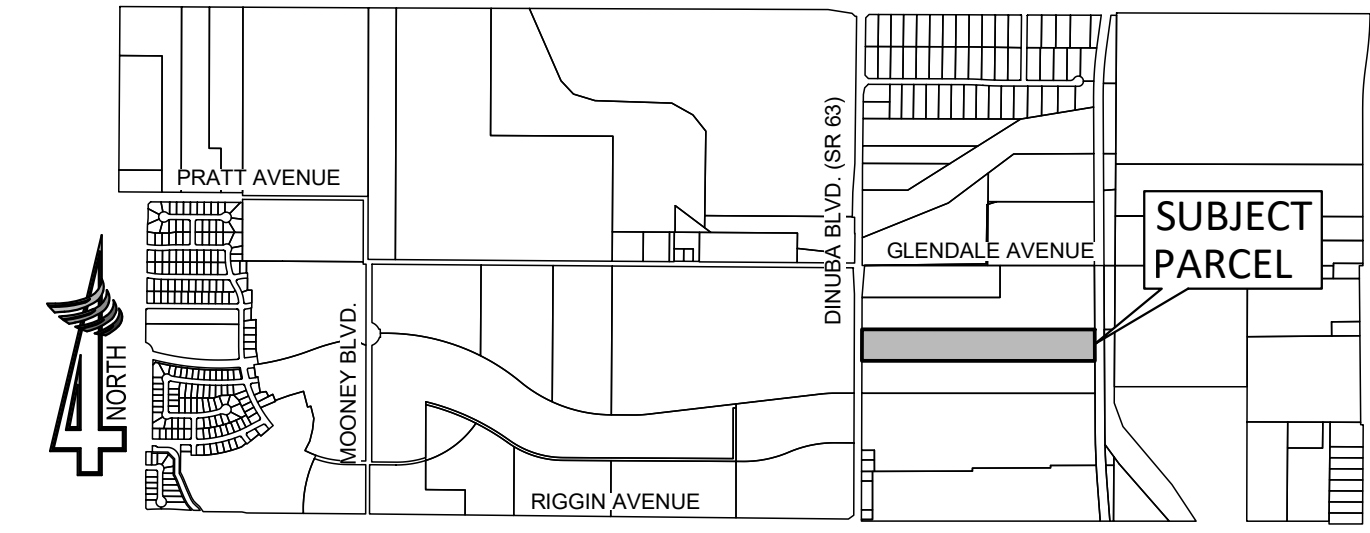
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-048, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with Exhibit "B".
3. That Tentative Parcel Map No. 2023-05 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2023-17 shall be null and void unless Tentative Parcel Map No. 2023-05 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map associated with Tentative Parcel Map No. 2023-05 between Parcels 3 and 4. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and/or City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

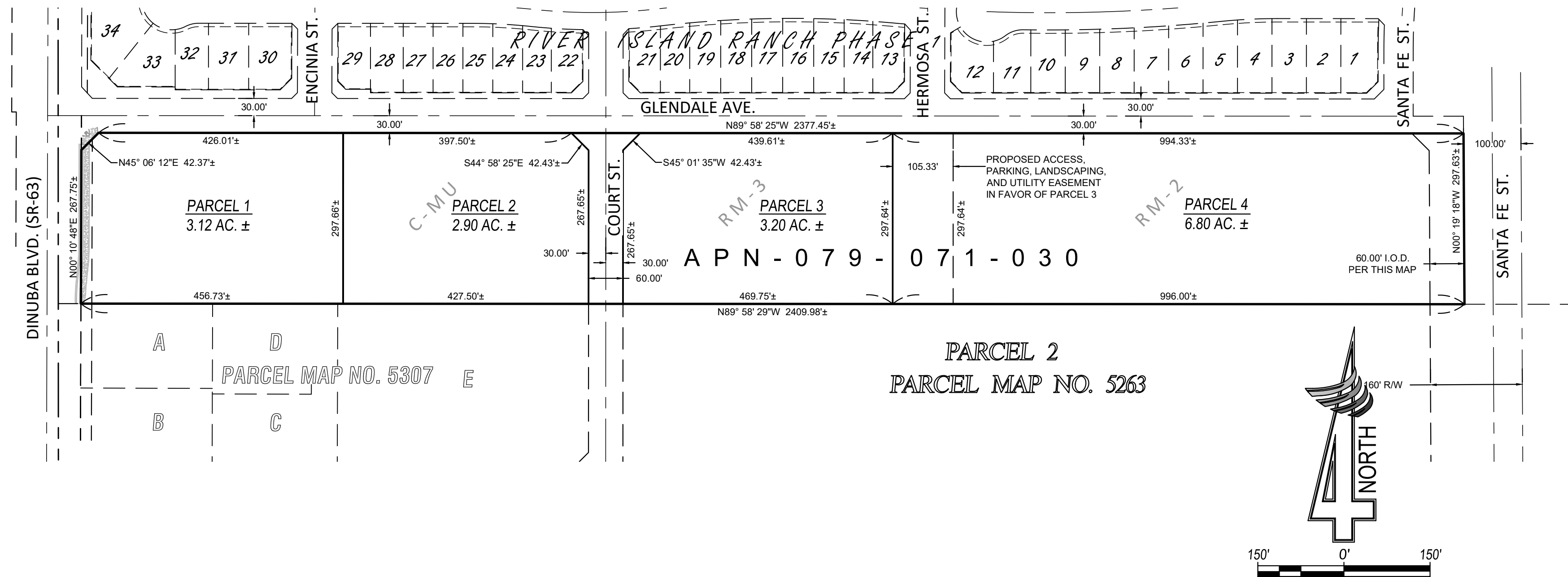
TENTATIVE PARCEL MAP

SITE DATA

OWNER: SELF HELP ENTERPRISES
 APN: 079-071-030
 AREA: 16.02 AC. ±
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 WATER: CAL WATER
 GAS: SO. CAL. GAS
 ELEC: EDISON
 FLOOD ZONE: X
 ZONING: C-MU, RM-2, RM-3



VICINITY MAP



PREPARED BY:

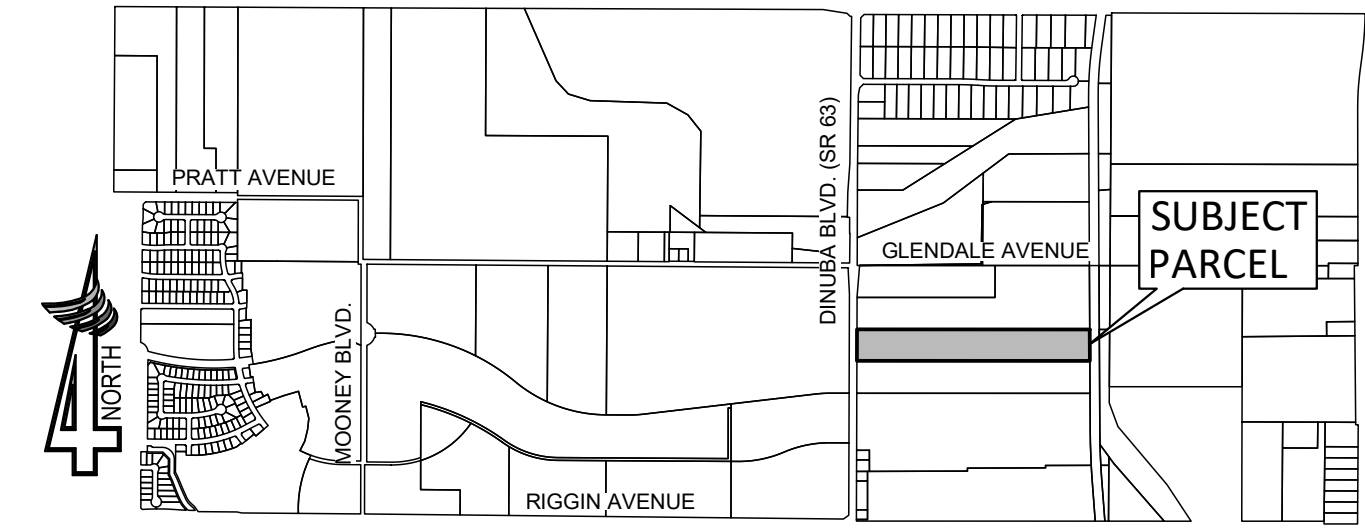


324 S. SANTA FE ST., STE. A
 P.O. BOX 7593
 VISALIA, CA 93292
 TEL: 559.802.3052
 FAX: 559.802.3215

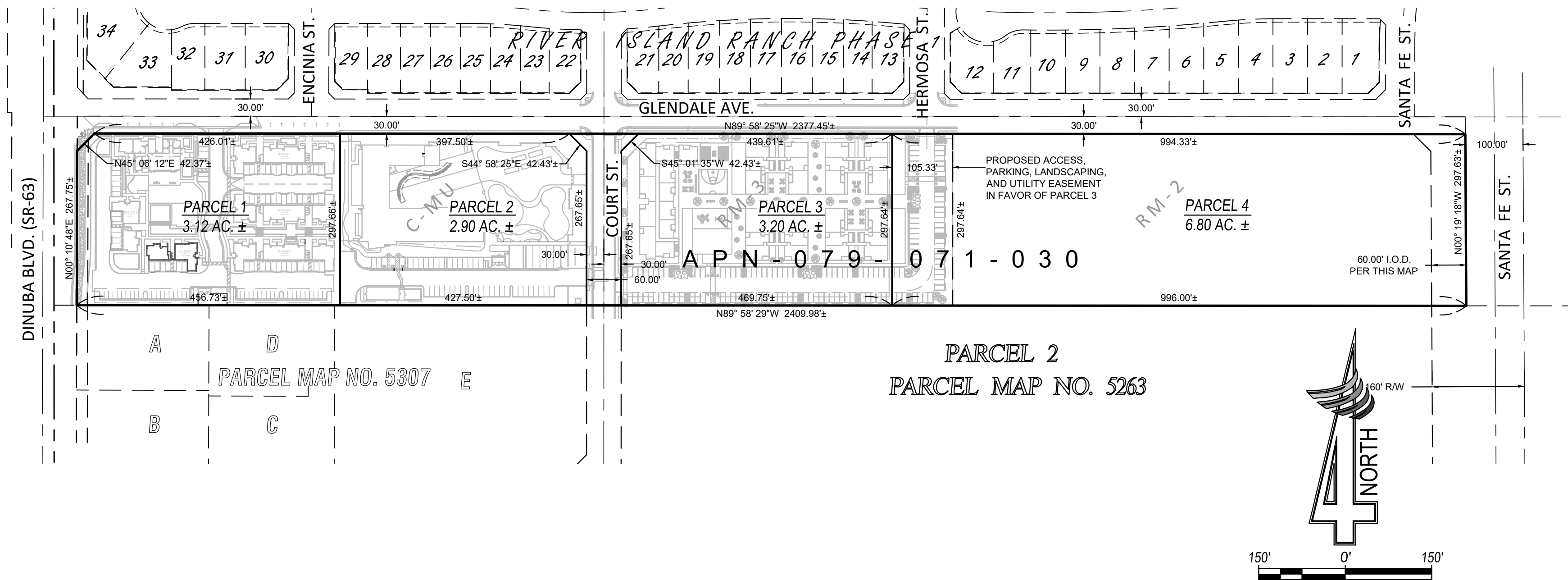
TENTATIVE PARCEL MAP

SITE DATA

OWNER: SELF HELP ENTERPRISES
 APN: 079-071-030
 AREA: 16.02 AC. ±
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 WATER: CAL WATER
 GAS: SO. CAL. GAS
 ELEC: EDISON
 FLOOD ZONE: X
 ZONING: C-MU, RM-2, RM-3



VICINITY MAP



PREPARED BY:



324 S. SANTA FE ST., STE. A
 P.O. BOX 7593
 VISALIA, CA 93292
 TEL: 559.802.3052
 FAX: 559.802.3215



May 12, 2023

Site Plan Review No. 2023-048:

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 **March 22, 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,

A handwritten signature in blue ink that reads "Paul Bernal".

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE March 22, 2023
 SITE PLAN NO. 2023-048
 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: Process concurrently with Tentative Subdivision Map and Annexation.

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: March 22, 2023

SITE PLAN NO: 2023-048
PROJECT: Colegio
DESCRIPTION: TENTATIVE PARCEL MAP
APPLICANT: STEVEN MACIAS
PROP. OWNER: COLEGIO DE LA TIERRA
LOCATION TITLE: 3525 N. COURT STREET
APN TITLE: 079-071-030
GENERAL PLAN: Commercial Mixed Use, Residential High Density, Residential Medium Density
ZONING: C-MU (Mixed Use Commercial), R-M-3 (Multi-Family Residential, 1,200 sq ft. per dwelling), R-M-2 (Multi-Family Residential, 3,000 sq. ft. per dwelling)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map

PROJECT SPECIFIC INFORMATION: March 22, 2023

1. A Tentative Parcel Map shall be required. Property lines shall follow existing zoning boundaries.
2. A development plan shall be provided with the TPM proposal.
3. Comply with Engineering Division requirements regarding "Vesting" TPM's.
4. Caltrans comments shall be provided prior to the item going before the Visalia Planning Commission.

Note:

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

Sections of the Municipal Code to review:

Title 16 Subdivisions

17.12 Single-Family Residential Zone

17.12.135 Lot area less than 5,000 square feet.

17.32.080 Maintenance of landscaped areas.

17.34 Off-street parking and loading facilities

17.34.020(A)(1) Single-family dwelling

17.36 Fences Walls and Hedges

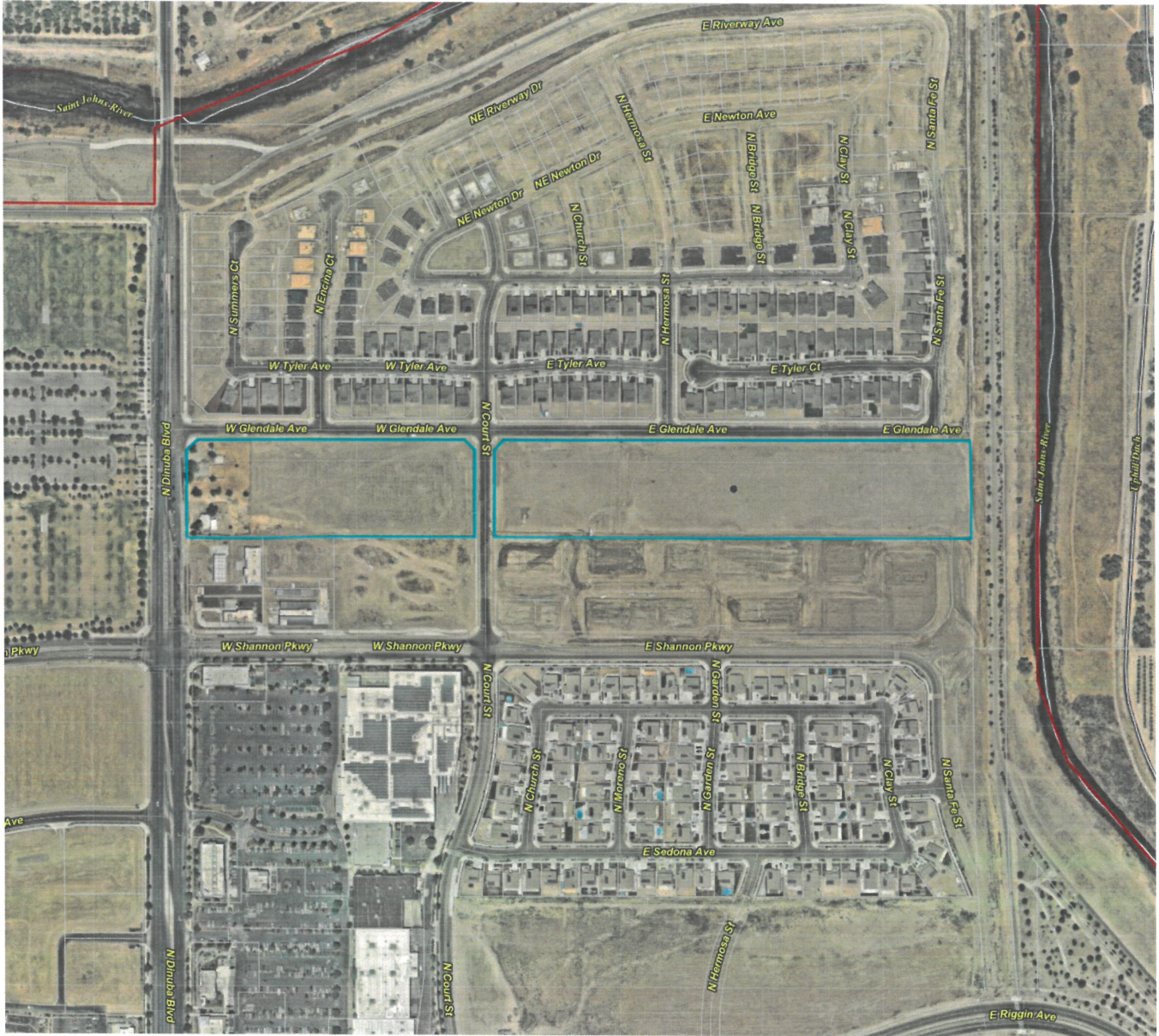
17.36.030 Single-family residential zones

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
- Ather Razaq 713-4268
- Edelma Gonzalez 713-4364
- Jaklin Rowley 713-4369
- Luqman Ragabi 713-4362

ITEM NO: 7 DATE: MARCH 22ND, 2023

SITE PLAN NO.: 23-048
 PROJECT TITLE: COLEGIO
 DESCRIPTION: TENTATIVE PARCEL MAP
 APPLICANT: STEVEN M
 PROP. OWNER: COLEGIO DE LA TIERRA
 LOCATION: 3525 N COURT ST
 APN: 179-071-030

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 OR DEDICATION ON SANTA FE. SEE ADDITIONAL COMMENTS
- 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 **FOR DINUBA BLVD FRONTAGE**
- 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. **EACH PARCEL TO INSTALL NEW SS LATERAL FOR SERVICE**
- 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. **SANTA FE BUILD-OUT AT TIME OF PARCEL DEVELOPMENT**
 - All lots shall have separate drive approaches constructed to City Standards. **REFER TO CITY STDS**
 - Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL REVIEW**
 - Install sidewalk: **5' ft. wide, with 5' ft. wide parkway on ON COURT & GENDALE. 6' SIDEWALK, 5' PARKWAY ON SANTA FE**
 - 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. Coordinate with city staff for City parcel map requirements and processing fees.**
- 2. Refer to Planning Dept. for proposed lot split not delineate along commercial and residential zone change.**
- 3. Frontage public improvements to be installed at time of development of each parcel per local standards. Improvements to include, but may not be limited to, pavement, curb and gutter, sidewalk, parkway with street trees, street lighting, utility relocations/undergrounding, and utility extensions.**
- 4. Connect to City Sewer. Each parcel shall have its own, separate lateral.**
- 5. Development impact fees will apply to future development on each parcel. Subject to fee rates at the time.**
- 6. Per Open Space and Conservation, OSC-P-22, 100ft riparian habitat development setback from the St. Johns River is required. Additionally, Santa Fe needs to connect to parcels to the north and south. Irrevocable Offer of Dedication for Santa Fe will need to be shown and dedicated with TPM.**

- 7. Project to connect to existing subdivision to the North and coordinate with Multi-Family project to the south for Sant Fe Street alignment. Intersection at Grendale must be at 90 degree and must include a 20' radius City Std. curb return.**
- 8. Future development of each parcel subject to City standards applicable at the time.**
- 9. Remove "Vesting" from Tentative Parcel Map.**
- 10. Revised proposed access easement along parcel 3 as it appears to be called incorrectly.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-048**
Date: **03/22/2023**

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:**08/20/2022**)
(Project type for fee rates:(**TENTATIVE PARCEL MAP**))

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	DEFERRED UNTIL TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input checked="" 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.



Edelma Gonzalez

City of Visalia
Building: Site Plan
Review Comments

FR23048
COLEGIO
TENTATIVE PARCEL MAP
3525 N COURT

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 3/22/23
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	March 21, 2023
Item #	7
Site Plan #	23048
APN:	079071030

- 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 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.

Corbin Reed
Fire Marshal



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

Date: 3/21/23
 Item: 7
 Site Plan: SPR23048
 Name: Agt. C. Sinatra

Site Plan Review Comments

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

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

- Access Controlled/ Restricted etc.

- lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 22, 2023

ITEM NO: 7 **Added to Agenda**
SITE PLAN NO: **SPR23048**
PROJECT TITLE: Colegio
DESCRIPTION: Tentative Parcel Map
APPLICANT: Steven M
OWNER: COLEGIO DE LA TIERRA
APN: 079071030
LOCATION: 3525 N COURT ST

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

- No Comments
- See Previous Site Plan Comments under SPR 2021-224
- 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)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

Leslie Blair

Leslie Blair

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

23048

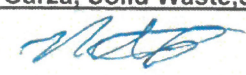
March 22, 2023

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

Comment

Solid Waste has no additional comments regarding the proposed tentative parcel split.

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

Nathan Garza, Solid Waste, 559-713-4532




May 4, 2023

Site Plan Review No. 2023-066:

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 **April 26, 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,

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

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

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



Planning Division

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

MEETING DATE April 26, 2023
SITE PLAN NO. 2023-066
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL REDEVELOPMENT

PLANNING COMMISSION PARK/RECREATION

TPM, CUP

HISTORIC PRESERVATION OTHER –

ADDITIONAL COMMNTS:

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: April 26, 2023

SITE PLAN NO: 2023-066
PROJECT: Colegio
DESCRIPTION: TPM APPLICATION REF: 23-048 R&P
APPLICANT: STEVEN MACIAS
PROP. OWNER: COLEGIO DE LA TIERRA
LOCATION TITLE: 3525 N. COURT STREET
APN TITLE: 079-071-030
GENERAL PLAN: Commercial Mixed Use, Residential High Density, Residential Medium Density
ZONING: C-MU (Mixed Use Commercial), R-M-3 (Multi-Family Residential, 1,200 sq ft. per dwelling), R-M-2 (Multi-Family Residential, 3,000 sq. ft. per dwelling)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

**Reference Site Plan Review
No. 2023-048 (Comments
included with this letter).**

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit

PROJECT SPECIFIC INFORMATION: April 26, 2023, 2023

1. A Tentative Parcel Map shall be required. The easement proposed for Parcel 3 is acceptable in place of the property line following the zoning boundary.
2. A Conditional Use Permit shall be required to divide the C-MU zone portion of the project site.
3. A development plan shall be provided with the TPM/CUP proposal.
4. Comply with Engineering Division requirements regarding depiction of easements and IOD's.
5. Caltrans comments shall be provided prior to the item going before the Visalia Planning Commission.

Below are the comments for Site Plan Review No. 2023-048.

PROJECT SPECIFIC INFORMATION: March 22, 2023

6. A Tentative Parcel Map shall be required. Property lines shall follow existing zoning boundaries.
7. A development plan shall be provided with the TPM proposal.
8. Comply with Engineering Division requirements regarding "Vesting" TPM's.
9. Caltrans comments shall be provided prior to the item going before the Visalia Planning Commission.

Note:

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

Sections of the Municipal Code to review:

Title 16 Subdivisions

17.12 Single-Family Residential Zone

17.12.135 Lot area less than 5,000 square feet.

17.32.080 Maintenance of landscaped areas.

17.34 Off-street parking and loading facilities

17.34.020(A)(1) Single-family dwelling

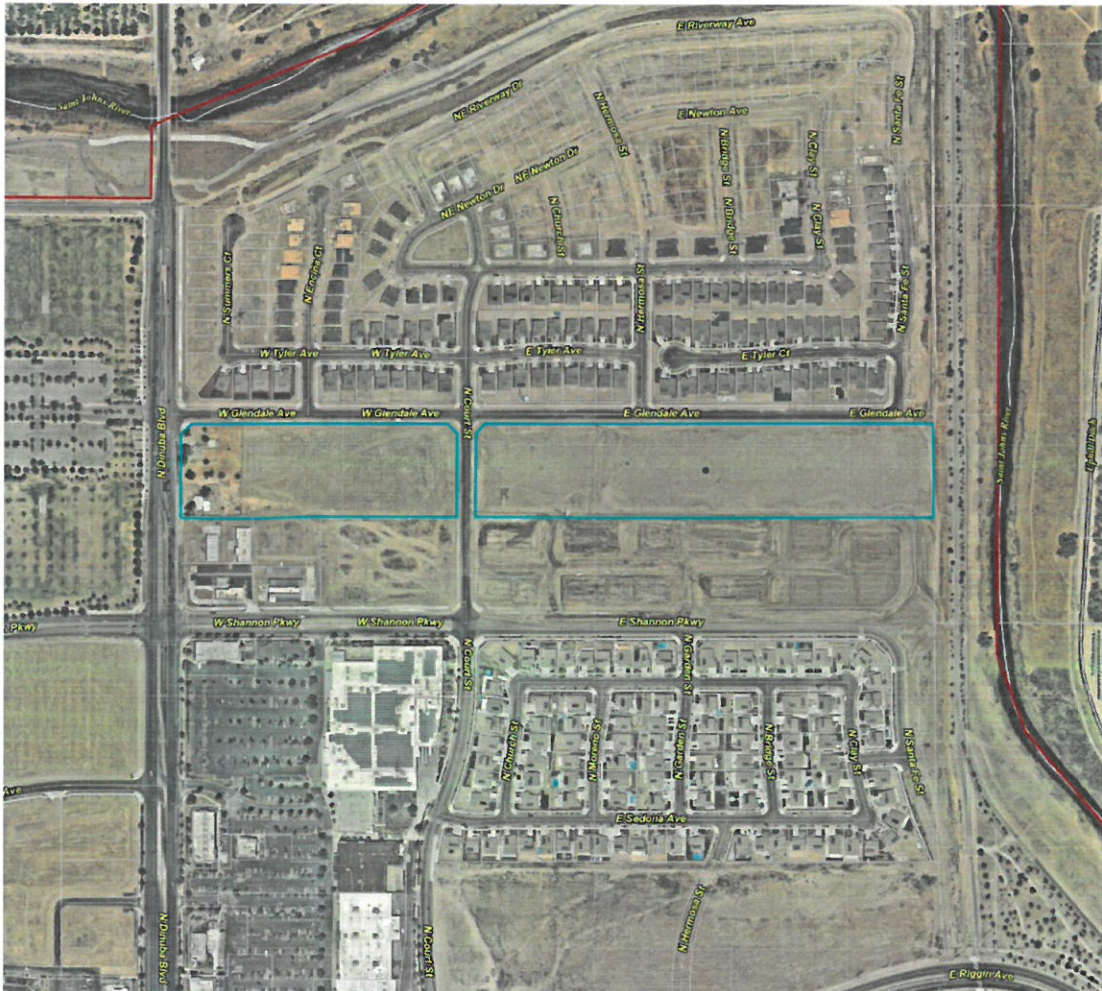
17.36 Fences Walls and Hedges

17.36.030 Single-family residential zones

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
- Lupe Garcia 713-4197
- Edelma Gonzalez 713-4364
- Jaklin Rowley 713-4369
- Luqman Ragabi 713-4362
- Keyshawn Ford 713-4268

ITEM NO: 2 DATE: APRIL 26, 2023

SITE PLAN NO.: 23-066
 PROJECT TITLE: COLEGIO
 DESCRIPTION: TPM APPLICATION REF: 23-048 RESUBMIT
 APPLICANT: STEVEN MACIAS
 PROP. OWNER: COLEGIO DE LA TIERRA
 LOCATION: 3525 N COURT ST
 APN: 079-071-030

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 ON SANTA FE.
- 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 **FOR DINUBA BLVD FRONTAGE**
- 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 **100'** wide riparian dedication from top of bank. **ST. JOHN'S RIVER**
- 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. **EACH PARCEL TO INSTALL NEW SS LATERAL FOR SERVICE**
- 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. **SANTA FE BUILD-OUT AT TIME OF PARCEL DEVELOPMENT**

- All lots shall have separate drive approaches constructed to City Standards. **REFER TO CITY STDS**
- Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL REVIEW**
- Install sidewalk: **5' ft. wide, with 5' ft. wide parkway on ON COURT & GLENDALE. 6' SIDEWALK, 5' PARKWAY ON SANTA FE**

- 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. Coordinate with City staff for City parcel map requirements and processing fees.**
- 2. Frontage public improvements to be installed at time of development of each parcel per local standards. Improvements may include, but not be limited to, pavement, curb and gutter, sidewalk, parkway with street trees, street lighting, utility relocations/undergrounding, and utility extensions.**
- 3. Coordinate with Caltrans for any necessary work along Dinuba Blvd.**
- 4. Connect to City Sewer. Each parcel shall have its own, separate lateral. Applicant expressed a desire to share a sewer lateral across Parcel 1 and Parcel 2 via a sewer easement. Further coordination with City staff during review of final parcel map may be necessary.**
- 5. Development impact fees will apply to future development on each parcel. Subject to fee rates at the time.**
- 6. Project to connect to existing subdivision to the North and coordinate with Multi-Family project to the south for Santa Fe Street alignment. Intersection at Glendale must be at 90 degree and must include a 20' radius City Std. curb return.**

7. There is currently a Proposed 60' IOD on Santa Fe. Applicate will have to adjust dedication area as per comment 6. Additional dedication may be required.

8. The 100ft riparian habitat development setback from the St. Johns River per Open Space and Conservation, OSC-P-22 is correct, however, OSC-P-22 requires an additional 30' firebreak setback. Since there is an issue with the street alignment at Santa Fe and Glendale, coordination with the City may be necessary.

9. Future development of each parcel subject to City standards applicable at the time.

10. Development impact fees will be required with each parcel development.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-066**
Date: **04/26/2023**

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:**08/20/2022**)
(Project type for fee rates:(**TENTATIVE PARCEL MAP**))

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	TBD with developed parcel
<input checked="" type="checkbox"/> Sewer Front Foot Fee	TBD with developed parcel
<input checked="" type="checkbox"/> Storm Drainage Fees	TBD with developed parcel
<input checked="" type="checkbox"/> Public Facility Capacity Fee	TBD with developed parcel
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	TBD with developed parcel
<input checked="" type="checkbox"/> Waterways Acquisition Fee	TBD with developed parcel
<input checked="" type="checkbox"/> Transportation Impact Fee	TBD with developed parcel
<input checked="" type="checkbox"/> Park Acq/Dev Fee	TBD with developed parcel
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire & Police	TBD with developed parcel

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.

Keyshawn Ford

Keyshawn Ford

SFR 23066
COLEGIO
3525 N COURT 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.

- 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 4/25/23
Signature

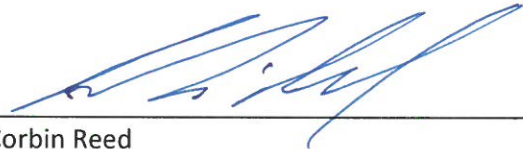


Site Plan Comments

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

Date	April 26, 2023
Item #	2
Site Plan #	23066
APN:	079071030

- 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 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.



Corbin Reed
Fire Marshal



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

Date: 04/25/23
 Item: 2
 Site Plan: SPR23066
 Name: Agt. R. Avalos

Site Plan Review Comments

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

- Access Controlled/ Restricted etc.

- lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 26, 2023

ITEM NO: 2 **Added to Agenda**
SITE PLAN NO: **SPR23066**
PROJECT TITLE: Colegio
DESCRIPTION: TPM Application Ref: 23-048 R&P
APPLICANT: Steve Macias
OWNER: COLEGIO DE LA TIERRA
APN: 079071030
LOCATION: 3525 N COURT ST

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)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

Leslie Blair

Leslie Blair

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

23066

April 26, 2023

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

Comment Solid Waste has no comments regarding the proposed parcel split.

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

Nathan Garza, Solid Waste, 559-713-4532



04/26/23
SPR 23-066

California Department of Transportation

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616
(559) 840-6066 | FAX (559) 488-4195 | TTY 711
www.dot.ca.gov



March 8, 2023

TUL-63-10.46
COLEGIO VILLAGE APARTMENTS
GTS #: [40619](#)

SENT VIA EMAIL

Mr. Steven J. Macias, Civil Engineer
stevenm@4-creeks.com
4 Creeks, Inc.
324 S. Santa Fe, Suite A
Visalia, CA 93292

Mr. Macias:

Caltrans has completed a preliminary review of the site plan for a multi-family residential development (Project). The Project site is located on the east side of State Route (SR) 63, specifically on the southeast corner of Dinuba Boulevard (SR 63) and Esquivel Avenue, Visalia, Tulare County.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) process reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Per site plan submitted, access connection (driveway) to SR 63 is not being proposed by Project.
2. Caltrans recommends the Project construct a **dedicated right-turn lane** on northbound SR 63 (Dinuba Blvd.) to eastbound Esquivel Avenue. The right-turn lane should be at least 275 feet in length.
3. Caltrans requires the Project to construct highway frontage improvements along SR 63 (Dinuba Blvd.) including but not limited to roadway pavement improvements, curb, gutter, sidewalks, streetlights and drainage facilities.
4. A maintenance agreement is required for the maintenance of the landscape, sidewalk, drainages and other roadway related items.

5. Caltrans requires a minimum of a 6-foot sidewalk (10-foot preferred), measured from the back of the curb.
6. The back of the sidewalk should match the Caltrans Transportation Concept Report (TCR) ultimate transportation concept (UTC) design for SR 63.
7. Dust control measures shall be implemented on the site in a manner to prevent dust from entering the State right-of-way.
8. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.
9. As a point of information, any work completed in the State's right-of-way will require a Caltrans encroachment permit. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.
10. Prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. To schedule this meeting, please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, **at (559) 383-5047 or (559) 383-5235.**
11. **Please review the permit application - required document checklist at:**
<https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmId=TR0402&distpath=MAOT&brapath=PERM> and at: <https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr-0416-applicable-review-process-checklist.pdf>.
12. According to the Caltrans Transportation Concept Report (TCR), segment 7 of SR 63 in the vicinity of the proposed Project is currently a 4-lane conventional highway, however due to the 2-lane St. Johns River Bridge, SR 63 currently transitions to a 2-lane facility in the vicinity of the Project.
13. The TCR indicates that SR 63 is ultimately planned to be a 6-lane facility within a total of 156 feet of right-of-way (78 feet from the centerline). Caltrans right-of-way maps shows

this segment of SR 63 existing at between 100 to 149 feet with approximately 40 to 49 feet from the centerline on the east side of SR 63.

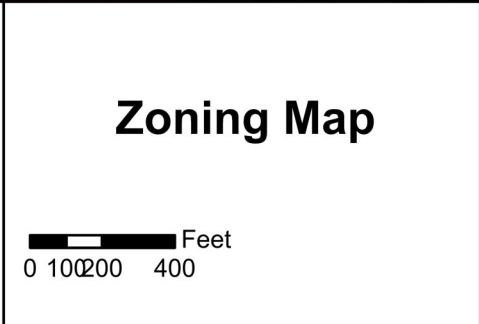
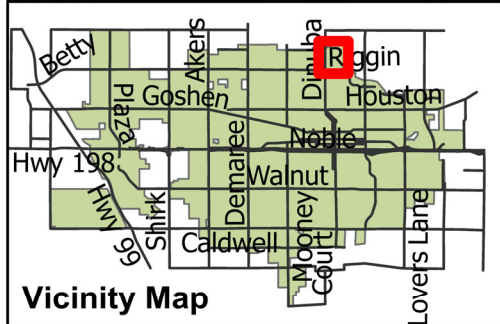
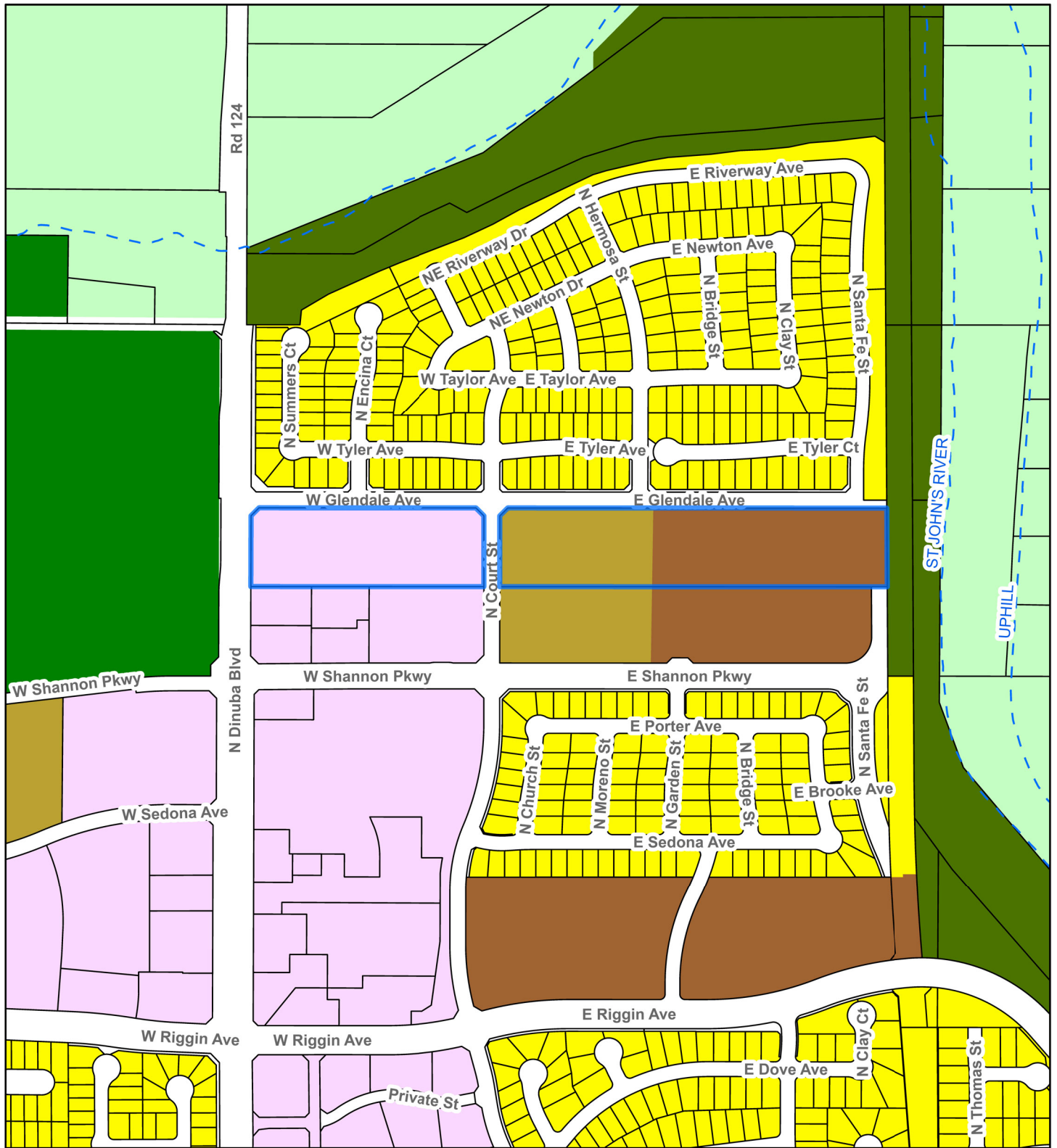
14. The Tulare County Association of Governments (TCAG) 2022 Regional Transportation Plan (RTP) **does not** identify improvements to this segment of SR 63 in the vicinity of the Project.
15. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City or County. The assessment should include the following:
 - a. Pedestrian walkways should link this Project to transit facilities, bicycle pathways and other walkways in the surrounding area.
 - b. Coordinating connections to local and regional bicycle pathways should be done to further encourage the use of bicycles for commuter and recreational purposes.
 - c. Transit service and bus stop accommodations should be extended to within ¼-mile of the Project site.
16. Caltrans **recommends** the Project implement "smart growth" principles regarding parking solutions, providing alternative transportation choices to residents and employees. Alternative transportation choices may include but are not limited to parking for carpools/vanpools, car-share and/or ride-share programs.
17. Based on Caltrans Vehicle Miles Traveled (VMT)-Focused Transportation Impact Study Guide, dated May 20, 2020, and effective as of July 1, 2020, Caltrans seeks to reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita VMT, increase accessibility to destinations via cycling, walking, carpooling, transit and reduce greenhouse gas (GHG) emissions. Caltrans recommends that the project proponent continue to work with the City or County to further implement improvements to reduce VMT and offer a variety of transportation modes for its employees.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 981-1041.

Sincerely,

Lorena Mendibles

Ms. Lorena Mendibles, Branch Chief,
Transportation Planning – South



- C-MU Mixed Use Commercial
- QP Quasi-Public
- OS Open Space
- R-1-5 Single-family Residential
- R-M-2 Multi-family Residential
- R-M-3 Multi-family Residential
- County Areas
- WATERWAYS

