

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, JUNE 12, 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.
 - No Items on the Consent Calendar
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2023-06: A request by Caldwell-Mooney Partners I, L.P. to establish a three-unit commercial building with a Starbucks and a drive-thru lane located within the C-R (Regional Commercial) Zone. The project site is located at 3501 South Mooney Boulevard, at the northeast corner of West Caldwell Avenue and South Shady Street (Temporary APN: 000-013-902). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c), Categorical Exemption No. 2023-09.

7. PUBLIC HEARING –Brandon Smith, Principal Planner
Conditional Use Permit No. 2023-15: A request by Blair Sign Programs to adopt a master sign program associated with the redevelopment of 28.5-acre Sequoia Mall commercial center, including the addition of monument signs that exceed City standards for height and sign area. The property is located within the City’s Regional Commercial (C-R) zone district. The project site is located at the northwest corner of South Mooney Boulevard and West Caldwell Avenue. (APN: 121-100-049, 050; 121-110-023, 034, 041, 043, 049, 050 052, 055). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2023-22.
8. PUBLIC HEARING – Josh Dan, Senior Planner
 - a. Annexation No. 2022-05: A request by D.R. Horton to annex one parcel totaling approximately 67.7-acres into the City limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum), Q-P (Quasi-Public zone) and OS (Open Space) which is consistent with the General Plan. The property is located in between South Lovers Lane and Road 148, just south of East Cherry Avenue (APN: 0127-038). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Mitigated Negative Declaration No. 2023-30 be adopted (State Clearinghouse No. 202305031).
 - b. Pearl Woods Tentative Subdivision Map No. 5591: A request by D.R. Horton to subdivide a 67.7-acre parcel into 273 single-family lots for residential use consistent with the R-1-5 zoning district and create an 8.96-acre park and regional stormwater basin. The property is located in between South Lovers Lane and Road 148, just south of East Cherry Avenue (APN: 0127-030-038). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Mitigated Negative Declaration No. 2023-30 be adopted (State Clearinghouse No. 202305031).
 - c. Tentative Parcel Map No. 2023-07: A request to subdivide 67.7-acres into three parcels and two outlots for phasing purposes. The property is located in between South Lovers Lane and Road 148, just south of East Cherry Avenue (APN: 0127-030-038). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-33.
9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. Housing Element City Council Work Session.

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 22, 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 26, 2023



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 12, 2023

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443
E-mail: cristobal.carrillo@visalia.city

SUBJECT: Conditional Use Permit No. 2023-06: A request by Caldwell-Mooney Partners I, L.P. to establish a three-unit commercial building with a Starbucks and a drive-thru lane located within the C-R (Regional Commercial) Zone. The project site is located at 3501 South Mooney Boulevard, at the northeast corner of West Caldwell Avenue and South Shady Street (Temporary APN: 000-013-902).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2023-06 based upon the findings and conditions in Resolution No. 2023-07. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2023-06 based on the findings and conditions in Resolution No. 2023-07.

PROJECT DESCRIPTION

Conditional Use Permit No. 2023-06 is a request for approval of a drive-thru lane associated with a new 5,160 square foot three-unit commercial shell building. Drive-thru lanes meeting all performance standards as listed in the Visalia Municipal Code (VMC) are permitted outright, whereas drive-thru lanes not meeting all standards require a Conditional Use Permit (CUP). The drive-thru proposed does not meet performance standards as it is located within 250 feet from residentially zoned areas to the southwest.

As shown in the site plan and floor plan in Exhibits "A" and "B" and described in the operational statement in Exhibit "G", the proposed shell building will contain a 2,200 square foot Starbucks coffee shop with a 13 to 14-vehicle drive-thru lane. The building will also include two commercial tenant spaces (1,000 square feet and 1,600 square feet in size). Potential uses identified for these spaces include a sandwich shop and cell phone store. The remaining 360 square feet of building area will serve as an electrical/fire sprinkler room. Both the Starbucks and potential restaurant use will include outdoor seating areas. The proposal also includes a redesign of an existing parking field east and north of the proposed structure, providing 95 parking stalls for shared use.

Access to the site will be provided by two existing driveways located along West Caldwell Avenue, east and west of the proposed building, leading to an existing drive aisle to the north. A queuing analysis, traffic action plan, and circulation exhibit are provided in Exhibit "F" detailing how excessive drive-thru vehicle queuing will be addressed when the need arises. Per the plan, impacts to right-of-way areas will be limited through use of parking lot drive aisles for extra vehicle queuing. Wait times are proposed to be reduced via employee intervention in the form of outdoor orders and drink delivery.

Elevations for the proposal are provided in Exhibit “C”, designed for compatibility with the soon to be renovated Sequoia Mall complex. Landscaping plans provided in Exhibit “D” depict the installation of trees and screening shrubbery along the drive-thru lane, providing screening along West Caldwell Avenue. Per the Operational Statement in Exhibit “G”, specific hours of operation are unknown. No other information was provided for the tenants proposed.

BACKGROUND INFORMATION

General Plan Land Use Designation	Commercial Regional
Zoning	C-R (Regional Commercial)
Surrounding Land Use and Zoning	<p>North: C-R / Sequoia Mall building and parking lot, mixed retail, restaurant, and service commercial uses.</p> <p>South: C-R, O-PA (Professional Administrative Office), R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per dwelling), R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area per dwelling) / West Caldwell Avenue, mixed medical, retail, restaurant, and service commercial uses, multi-family residential uses.</p> <p>East: C-R / South Mooney Boulevard/State Route 63, mixed retail and restaurant uses.</p> <p>West: C-R / Sequoia Mall buildings and parking lot.</p>
Environmental Review:	Categorical Exempt No. 2023-09
Special Districts	None
Site Plan	Site Plan Review No. 2023-018

RELATED PROJECTS

A request to development a Raising Canes fast food restaurant with a drive-thru, via the following discretionary applications:

Tentative Parcel Map No. 2020-05: A request by Paynter Realty on behalf of Caldwell Mooney Partners I, L.P. to divide a 6.86-acre parcels into two parcels measuring 0.88 acres and 5.98 acres, located in the C-R (Regional Commercial) Zone District.

Conditional Use Permit No. 2020-19: A request by Paynter Realty on behalf of Caldwell Mooney Partners I, L.P. requesting the division of a parcel into two lots, with no public street access, and with less than the minimum five (5) acre size requirement, in the C-R (Regional Commercial) Zone District.

Variance No. 2020-07: A request by Paynter Realty on behalf of Caldwell Mooney Partners I, L.P. to allow a variance from the standard 20-foot landscape buffer required in the C-R (Regional Commercial) Zone District to optimize business visibility from the roadway.

The proposal was reviewed and approved by the Visalia Planning Commission on August 10, 2020. Note that the drive-thru portion of Raising Canes was not subject to a CUP requirement as it met all VMC performance standards.

PROJECT EVALUATION

Land Use Compatibility

Fast food restaurants with drive-thru facilities are permitted by right within the C-R Zone, subject to compliance with drive-thru performance standards established in Section 17.32.162 of the Visalia Municipal Code (VMC). For this proposal, a Conditional Use Permit (CUP) is necessary as the proposed drive-thru does not meet the 250-foot separation requirement from residential uses, which are located southwest of the project site.

Analysis of the project has determined that impacts from the proposed use will be limited. The Site Plan in Exhibit "A" depicts more than enough onsite and shared off-site parking to support the proposed uses. Noise producing order board speaker boxes are oriented away from residential uses. Improvements depicted in the site plan, landscaping plan (Exhibit "D"), and photometric plan (Exhibit "E"), coupled with operational actions described in the queuing analysis/traffic action plan, will adequately address visual impacts from the drive-thru, impacts from vehicle queuing, and lighting. Lastly, though specific hours of operation were not provided by the applicant, an online review of the hours of operation for other Starbucks in Visalia shows that the use rarely operates outside of the 4:00 a.m. to 10:00 p.m. range. To ensure Community Noise Standards are complied with, staff has included Condition No. 4 that states no component or aspect of the drive-thru lane or its operation, including the menu order board speaker, shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily. Failure to comply with community noise standards may result in ceasing and/or limitation of the hours of operation for the drive-thru lane and menu ordering board.

Please note that the project site is adjacent to West Caldwell Avenue, a designated four lane divided Arterial street. In addition, residential uses located to the southwest of the project site and south of Caldwell Avenue, are also partially screened by existing commercial buildings located along West Caldwell Avenue.

Drive-Thru Performance Standards

Per the VMC, drive-thru lanes require a CUP unless they can meet the six performances standards specified in VMC Section 17.32.162. In general, the performance standards pertain to the following:

1. Separation from residences;
2. Vehicle queue stacking;
3. Circulation;
4. Noise;
5. Screening;
6. Menu boards and signage.

The project does not comply with one of the above drive-thru performance standards. The site is located within 250 feet of residential areas to the southwest.

The project complies with the remaining drive-thru standards of the VMC. Per Exhibit "D" screening in the form of trees and shrubs will be placed along the drive-thru lane and order board menu, limiting visual impacts to the surrounding area. Impacts to nearby residences will

be lessened through placement of order board speaker boxes away from neighboring sensitive uses. Extra vehicle stacking capacity has also been provided by the applicant in the drive-thru lane to reduce the potential for queuing to occur in right-of-way areas. Should excess queuing occur, the applicant has provided a traffic action plan to limit its impact via the deployment of employees to direct traffic and take/deliver orders outdoors.

Parking

Based on the uses proposed, and the “1 stall per 225 square feet of building area” parking ratio required for shopping centers, staff has determined that the three-unit commercial building will require approximately 23 parking stalls. As shown in Exhibit “A”, a total of 95 parking spaces are provided within the immediate vicinity of the proposed building, exceeding the standard.

The proposed parking stalls will be shared with adjacent retail uses, including a future Nordstrom Rack, Sprouts Farmers Market, and Sola Salon Studios. To that effect the applicant has provided a copy of a recorded shared use agreement, verifying that the proposed use can access and use offsite parking throughout the Sequoia Mall complex. As such, the proposal is expected to have sufficient parking available to conduct operations.

Access and Circulation

Adequate access to the project site is provided via existing driveway and drive aisle facilities. Unencumbered circulation will be maintained on the project site through implementation of the traffic action plan/queuing analysis and circulation plan provided in Exhibit “F”. The plan indicates that any excess queuing will be maintained onsite through use of adjacent drive-aisles and employee actions, such as outdoor delivery of orders and directing of traffic to appropriate areas. Additional queuing capacity is also provided in the drive-thru to further limit impacts.

Solid Waste

During Site Plan Review, the City of Visalia Solid Waste Division requested relocation of a trash enclosure proposed north of the commercial building. A revised location was provided by the applicant, at the southeast corner of the commercial building, as shown in Exhibit “A”. However, an additional review by Solid Waste Division staff determined that the new location would also not facilitate safe collection of solid waste. Staff recommends the inclusion of Condition of Approval No. 3 requiring the applicant to consult with Solid Waste Division staff to determine a suitable location for solid waste facilities, to be verified during the Building Permit process.

Environmental Review

The project is considered Categorical Exempt under Section 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-09).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the 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 Categorical Exempt under Section 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-09).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2023-018.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", building elevations in Exhibit "C", landscape plan in Exhibit "D", photometric plan in Exhibit "E", queuing analysis/traffic action plan/circulation exhibit in Exhibit "F", and operational statement in Exhibit "G".
3. That the applicant shall consult with City of Visalia Solid Waste Division staff and comply with all requirements for the location of a trash enclosure on the project site.
4. That the use shall operate in compliance with all community noise standards as identified in Visalia Municipal Code Chapter 8.36 (Noise). Specifically, no component or aspect of the drive-thru lane or its operation, including use of the order menu board speaker, shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily. Failure to meet community noise standards may result in ceasing and/or limiting the hours of operation for the drive-thru lane and window.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2023-07
- Exhibit “A” – Site Plans
- Exhibit “B” – Floor Plan
- Exhibit “C” – Building Elevations
- Exhibit “D” – Landscape Plan
- Exhibit “E” – Photometric Plan
- Exhibit “F” – Queuing Analysis, Traffic Action Plan, and Circulation Exhibit
- Exhibit “G” – Operational Statement
- Categorical Exemption No. 2023-09
- Site Plan Review Item No. 2023-018 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

ZONING ORDINANCE, TITLE 17 OF VISALIA MUNICIPAL CODE

Special Provisions

(Section 17.32.162)

17.32.162 Drive-thru lanes performance standards.

A. Purpose and Intent. It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with a specified use. This section does not apply to carwashes and lube and oil changing stations.

B. Performance standards:

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.
2. Stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. The drive-thru shall not take ingress or egress from a local residential road.
4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily.
5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
6. Menu boards and signage. Shall be oriented or screened to avoid direct visibility from adjacent public streets. (Ord. 2017-01 (part), 2017: Ord. 2014-07 § 3, 2014)

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;

5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2023-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-06, A REQUEST BY CALDWELL-MOONEY PARTNERS I, L.P. TO ESTABLISH A THREE-UNIT COMMERCIAL BUILDING WITH A STARBUCKS AND A DRIVE-THRU LANE LOCATED WITHIN THE C-R (REGIONAL COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 3501 SOUTH MOONEY BOULEVARD, AT THE NORTHEAST CORNER OF WEST CALDWELL AVENUE AND SOUTH SHADY STREET (TEMPORARY APN: 000-013-902).

WHEREAS, Conditional Use Permit No. 2023-06, is a request by Caldwell-Mooney Partners I, L.P. to establish a three-unit commercial building with a Starbucks and a drive-thru lane located within the C-R (Regional Commercial) Zone. The project site is located at 3501 South Mooney Boulevard, at the northeast corner of West Caldwell Avenue and South Shady Street (Temporary APN: 000-013-902); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 12, 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 15303(c).

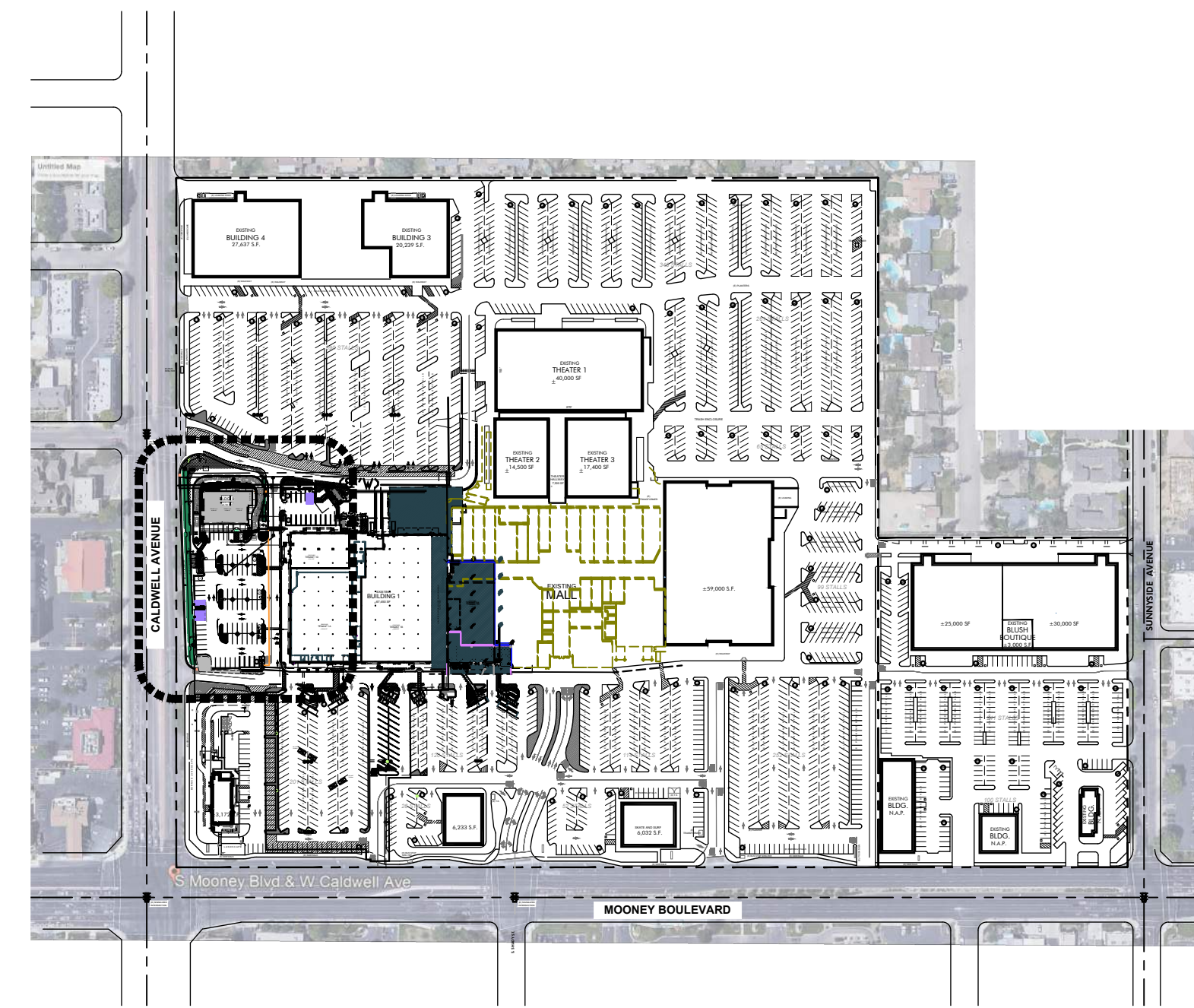
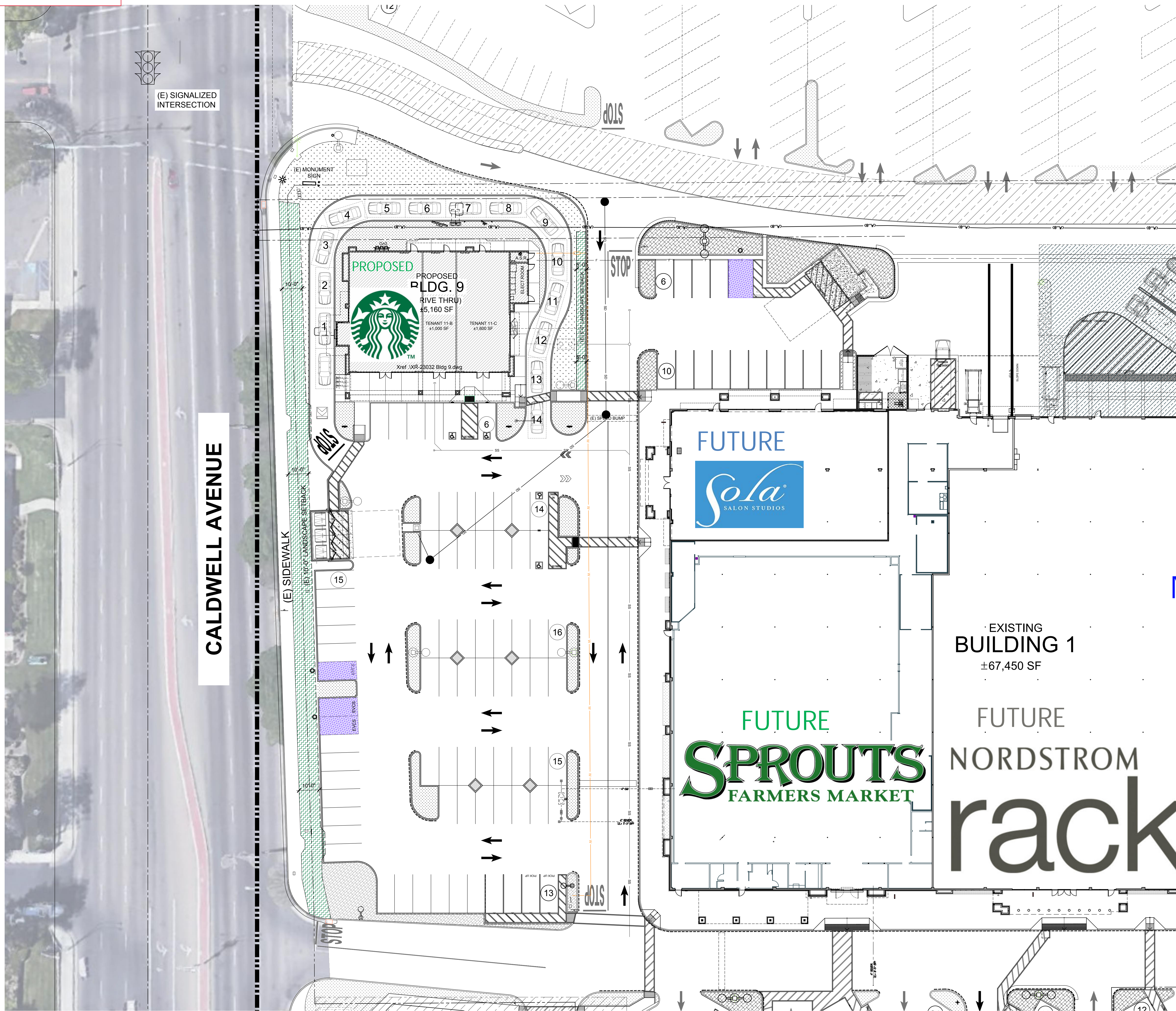
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

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 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-09).

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:

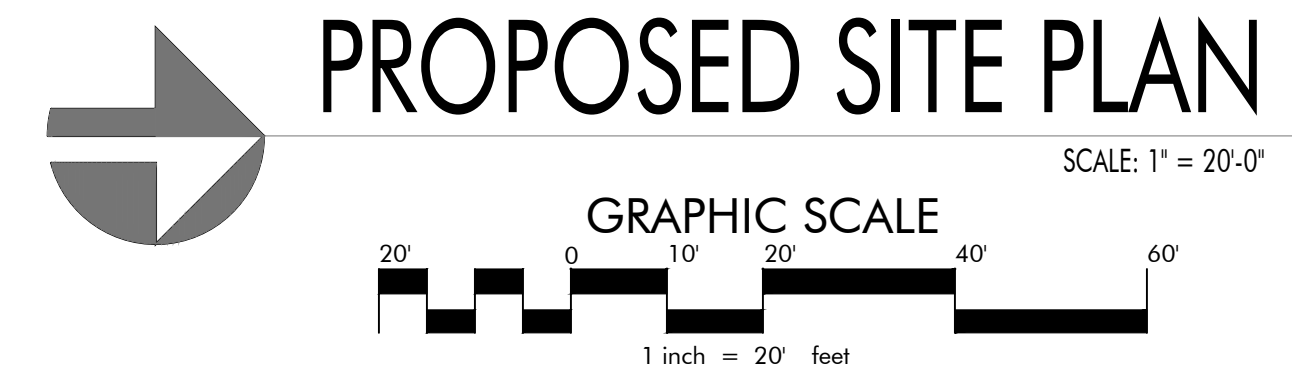
1. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2023-018.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", building elevations in Exhibit "C", landscape plan in Exhibit "D", photometric plan in Exhibit "E", queuing analysis/traffic action plan/circulation exhibit in Exhibit "F", and operational statement in Exhibit "G".
3. That the applicant shall consult with City of Visalia Solid Waste Division staff and comply with all requirements for the location of a trash enclosure on the project site.
4. That the use shall operate in compliance with all community noise standards as identified in Visalia Municipal Code Chapter 8.36 (Noise). Specifically, no component or aspect of the drive-thru lane or its operation, including use of the order menu board speaker, shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily. Failure to meet community noise standards may result in ceasing and/or limiting the hours of operation for the drive-thru lane and window.
5. That all other Federal, State, Regional, and City codes and ordinances be met.



REFERENCE SITE PLAN
NOT TO SCALE

Enlarged Site Plan
Starbucks Drive Thru
New Multi Tenant Retail Building 9

- LEGEND
- ELECTRIC VEHICLE CAPABLE STALL (EVCS)
 - EXISTING LANDSCAPE
 - NEW LANDSCAPE
 - 10'-0" & 5'-0" LANDSCAPE SETBACK



PRELIMINARY SITE PLAN SUBJECT TO CHANGE

Overall Sequoia Mall Site Plan New Multi Tenant Retail Building 9

NWC S. MOONEY BLVD &
W. CALDWELL AVENUE
VISALIA, CA



VICINITY MAP

NOT TO SCALE



SITE DATA

ZONING
APN 121-110-055
EXISTING USE SHOPPING CENTER
ZONING C-R (REGIONAL COMMERCIAL)

SITE AREA
PROJECT SITE AREA: ± 260,488 SF OR 5.98 AC
(PART OF LARGER SHOPPING CENTER)

BUILDING DATA
BUILDING AREA
(E) BUILDING 1 (MARKET / RETAIL) ± 67,450 SF
(E) BUILDING 2 (MALL) ± 105,130 S.F.
(E) BUILDING 3 (HOBBY LOBBY) ± 59,000 S.F.
(E) BUILDING 4 (THEATER 1) ± 14,500 S.F.
(E) BUILDING 5 (THEATER 2) ± 17,400 S.F.
(E) BUILDING 6 ± 40,000 SF
(E) BUILDING 7 ± 20,239 S.F.
(E) BUILDING 8 ± 27,637 S.F.
(N) BUILDING 9 (FOOD / DT) ± 4,800 SF
(E) BUILDING 10 (FOOD/DT) ± 3,172 SF
(E) BUILDING 11 (BANK) ± 6,233 SF
(E) BUILDING 12 (RETAIL) ± 6,032 SF
(E) BUILDING 13 (RETAIL) ± 58,000 SF
TOTAL ± 429,593 SF

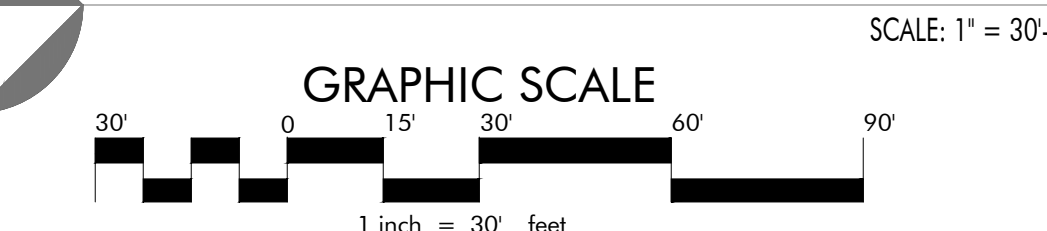
PARKING DATA
PARKING REQUIRED: 1,909 STALLS (@1/225 SF)
PARKING PROVIDED: 2,372 STALLS
PARKING RATIO: 5.5 /1000 SF

SITE LAYOUT DATA
MINIMUM DRIVE AISLE 24'-0" (2-WAY)
STANDARD PARKING STALL 8'-6" x 18"
PARKING STALL OVERHANG 2'

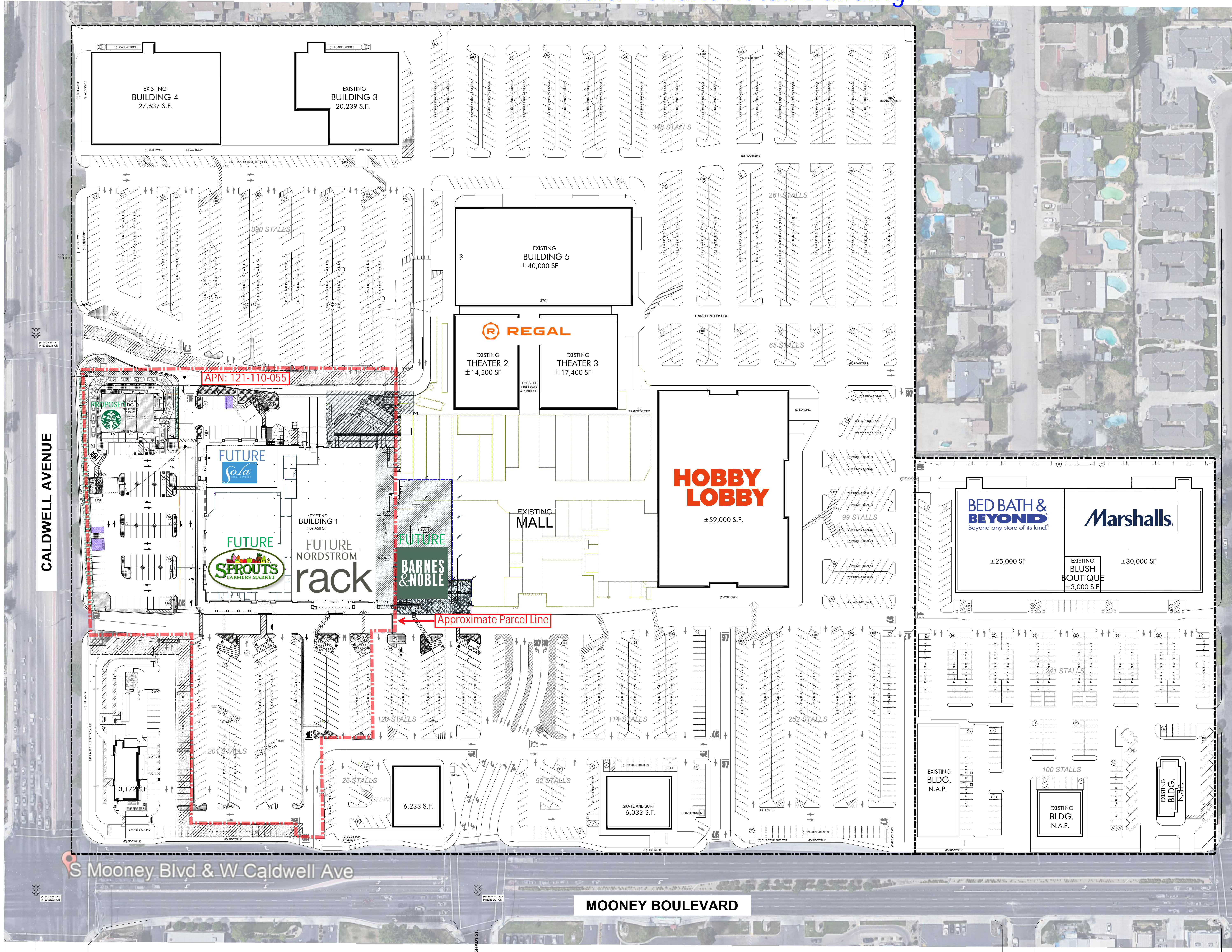
LEGEND

- ELECTRIC VEHICLE CAPABLE STALL (EVCS)
- EXISTING LANDSCAPE
- NEW LANDSCAPE
- 10'-0" & 5'-0" LANDSCAPE SETBACK

OVERALL SITE PLAN

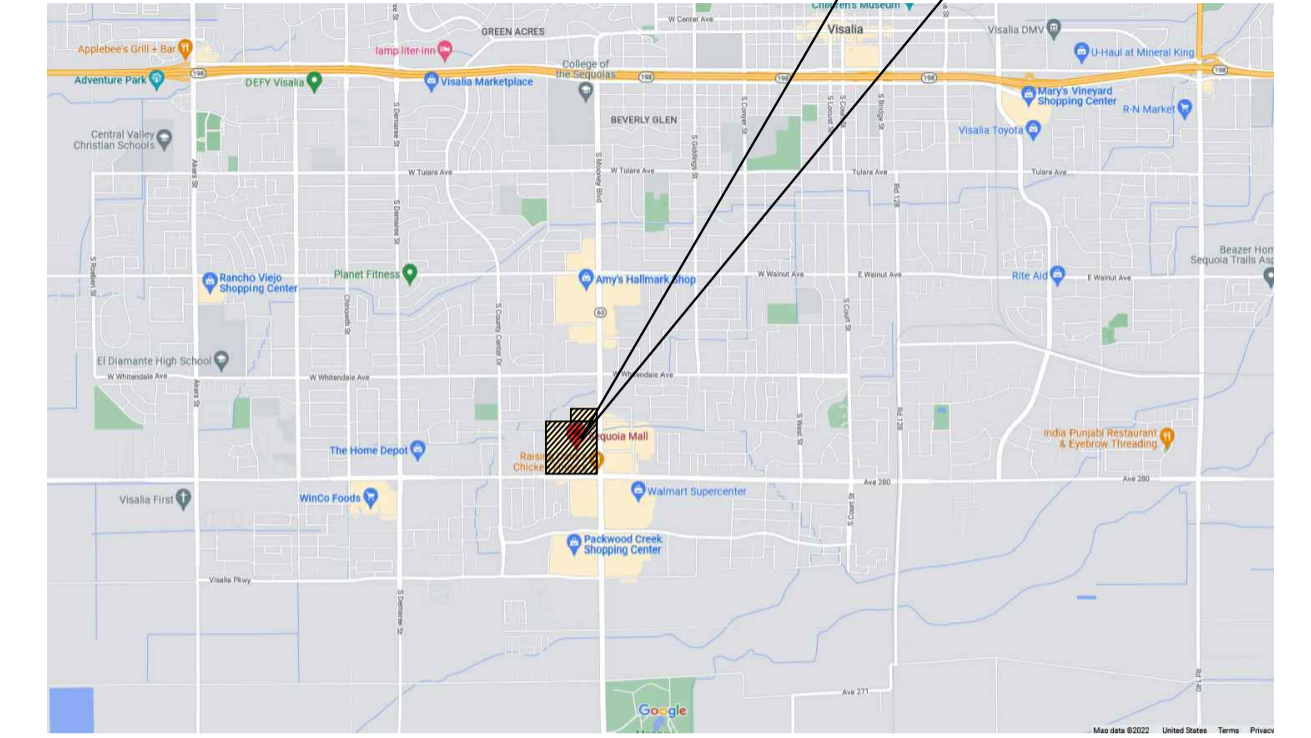


PRELIMINARY SITE PLAN SUBJECT TO CHANGE.



Existing Sequoia Mall Site Plan

NWC S. MOONEY BLVD &
W. CALDWELL AVENUE
VISALIA, CA



VICINITY MAP

NOT TO SCALE



SITE DATA

ZONING
APN 121-110-055
EXISTING USE SHOPPING CENTER
ZONING C-R (REGIONAL COMMERCIAL)

SITE AREA
5.98 AC

BUILDING DATA

BUILDING AREA
BUILDING 1 ± 67,414 SF
Tenant 1A (24,136 SF)
Tenant 1B (28,140 SF)
Tenant 1C (5,500 SF)
Tenant 1D (5,767 SF)
Tenant 1E (3,500 SF)
Electrical Room (302 SF)
FSR (69 SF)

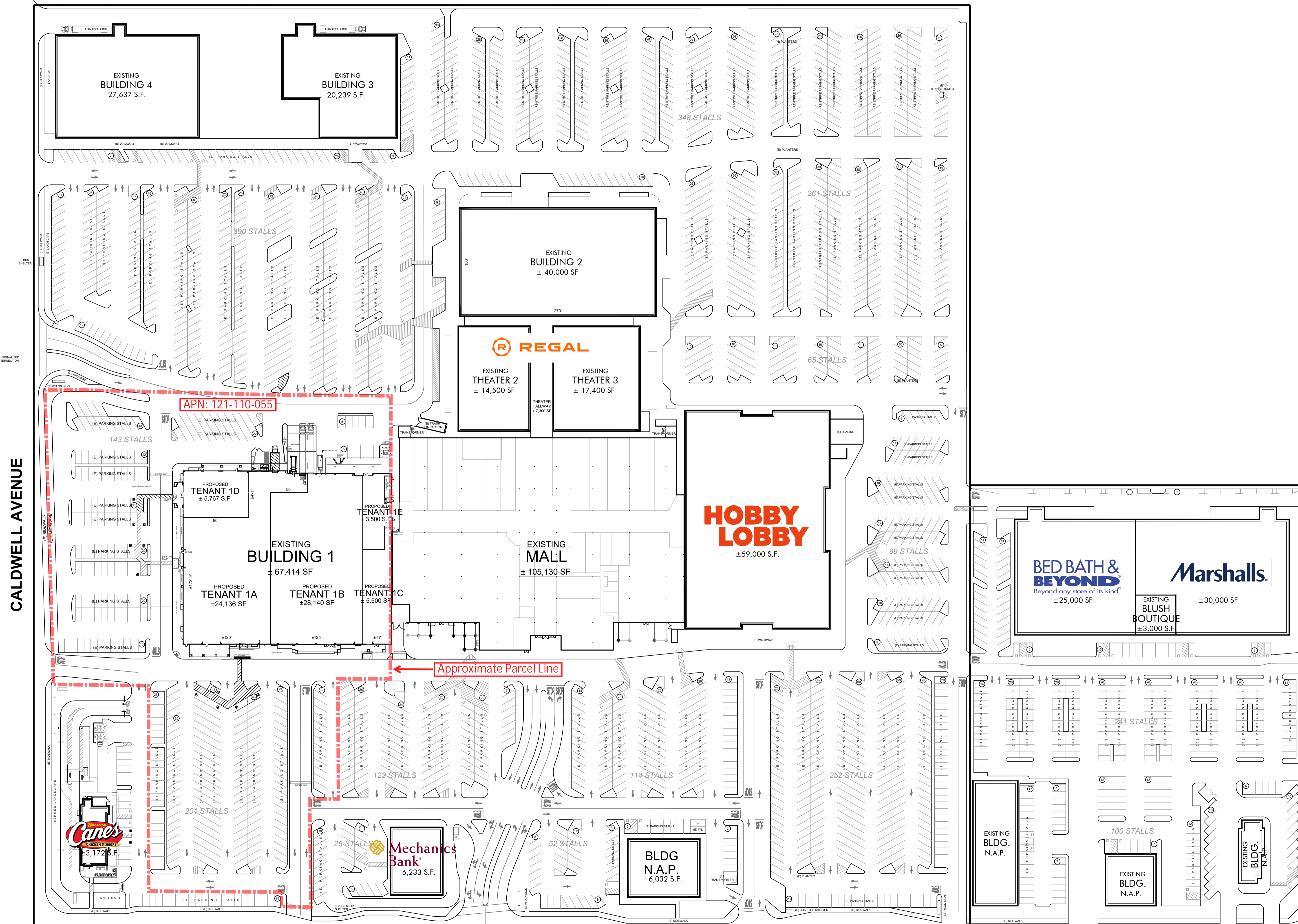
SHOPPING MALL ± 105,130 SF
BUILDING 2 ± 40,000 SF
THEATER 2 ± 14,500 SF
THEATER 3 ± 17,400 SF
THEATER HALLWAY ± 7,300 SF

HOBBY LOBBY ± 59,000 SF
MAINLAND ± 6,032 SF
MECHANICS BANK ± 6,233 SF
RAISING CANES ± 3,172 SF
BUILDING 3 ± 20,239 SF
BUILDING 4 ± 27,637 SF
BED BATH & BEYOND ± 25,000 SF
MARSHALLS ± 30,000 SF
BLUSH BOUTIQUE ± 3,000 SF
TOTAL ± 432,057 SF

PARKING DATA
PARKING REQUIRED: 1,920 STALLS (@ 1/225 SF)

PARKING PROVIDED: 2,414 STALLS

PARKING RATIO: 5.5/1000 SF



CALDWELL AVENUE

SUNNYSIDE AVENUE

MOONEY BOULEVARD

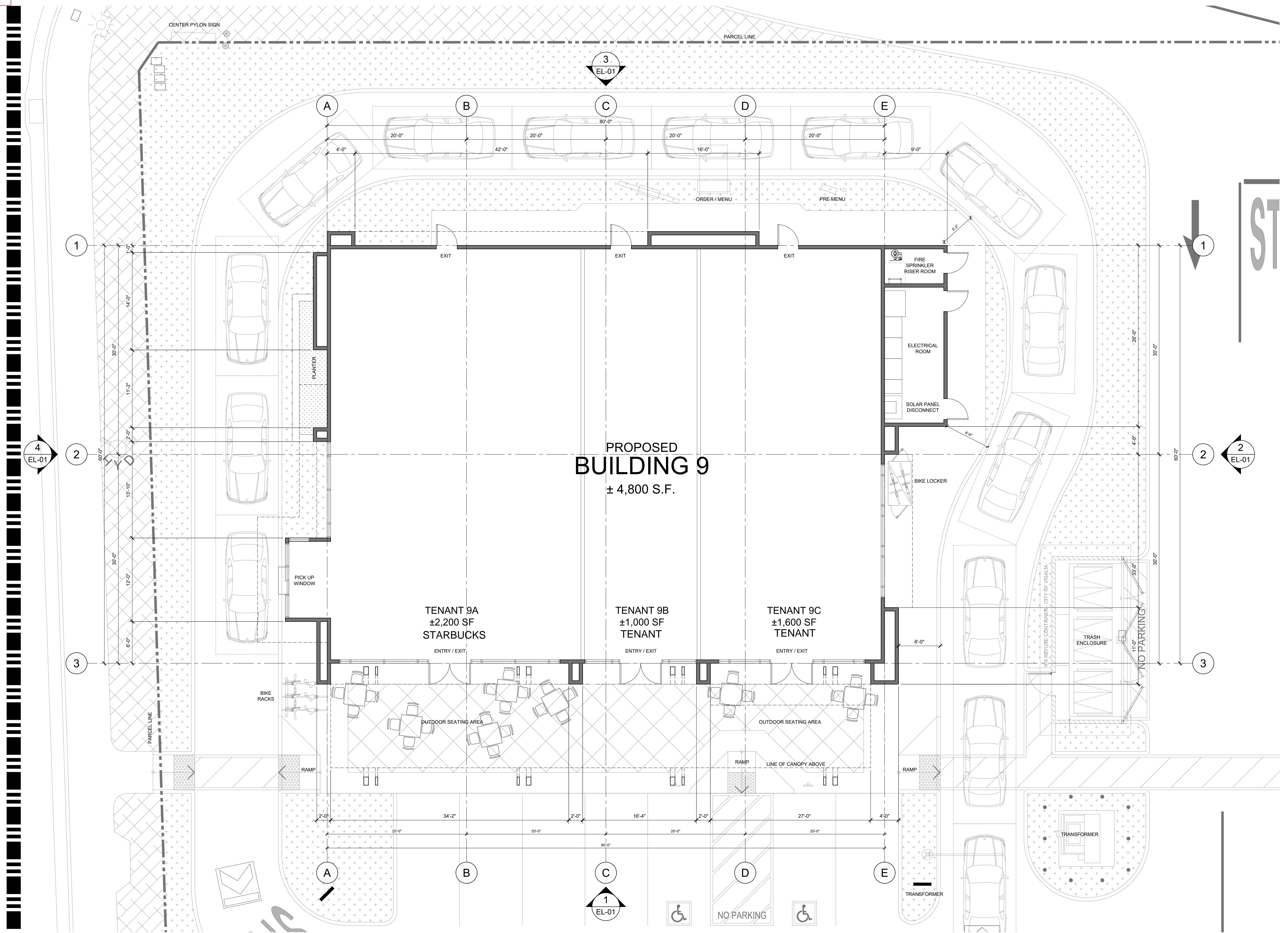
EXISTING SITE PLAN

SCALE: 1" = 60'-0"

GRAPHIC SCALE



APPROXIMATE EXTENTS OF EXISTING SITE SHOWN



Paynter Realty & Investments, Inc.

195 South 'C' Street, Suite 200, Tustin California 92780
TEL.: (714) 731-8892



**SEQUOIA MALL
PROPOSED BUILDING 9
FLOOR PLAN**

NWC W. Caldwell Avenue & S. Mooney Blvd., Visalia CA

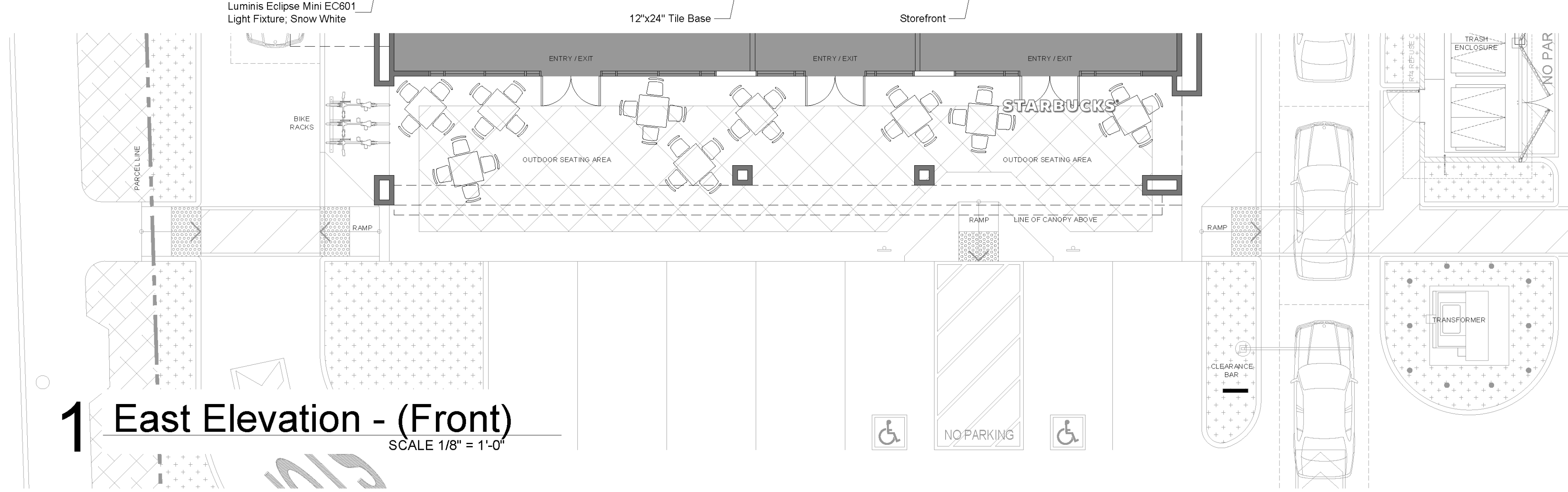
PROPOSED FLOOR PLAN

13127TMA

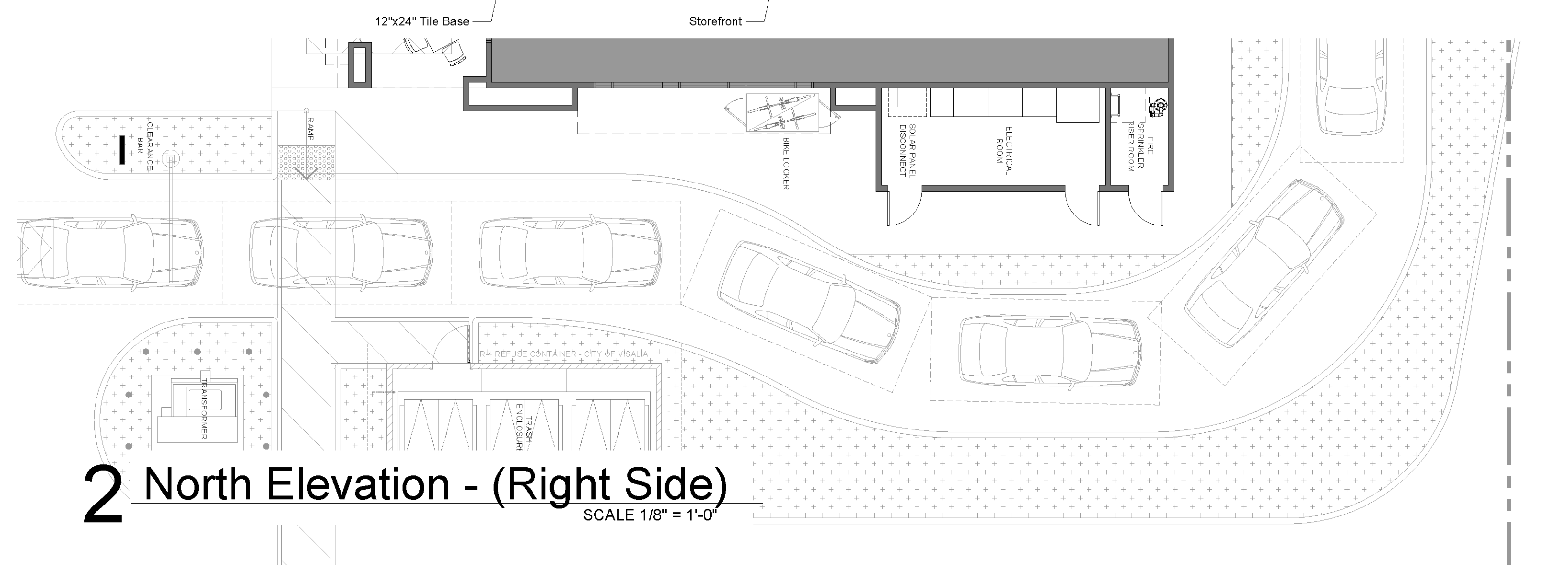
03.03.2023

FP-01

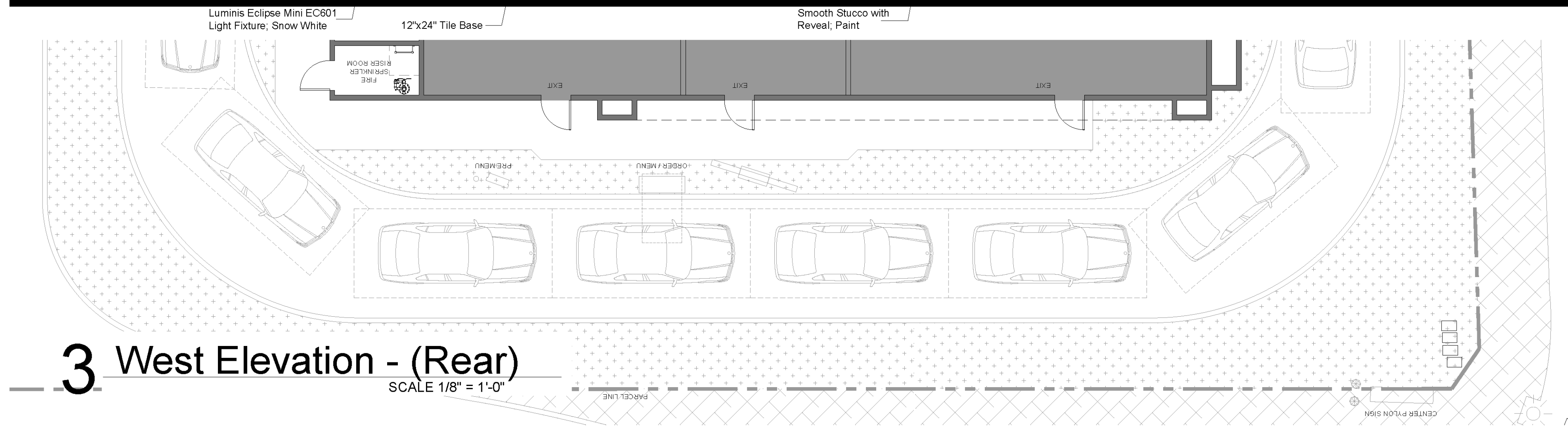
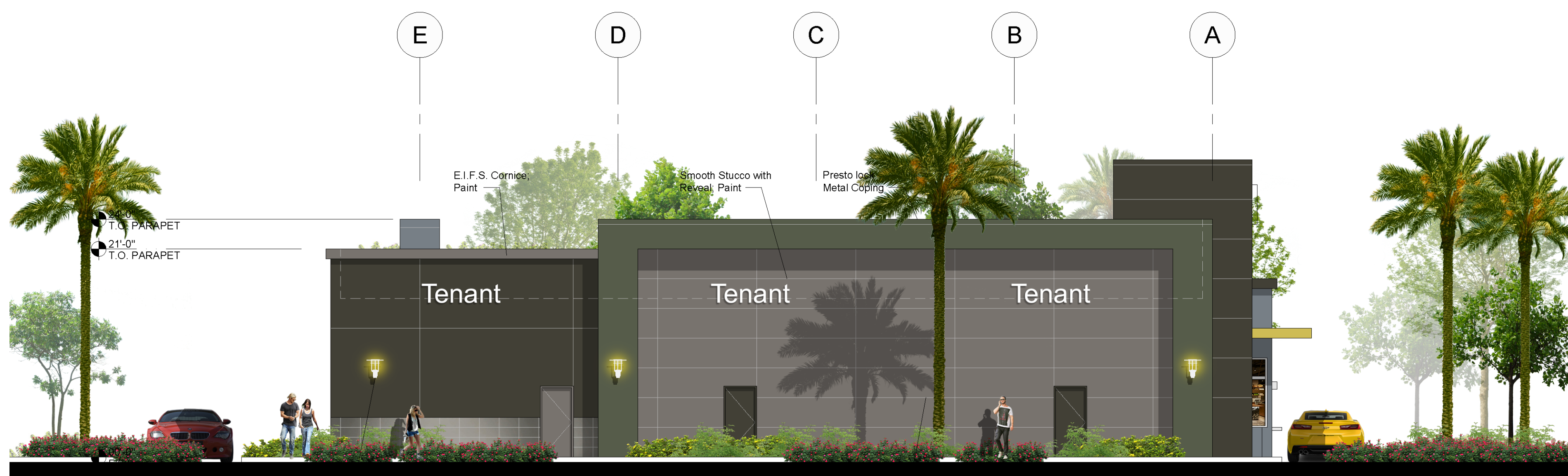
EXHIBIT C



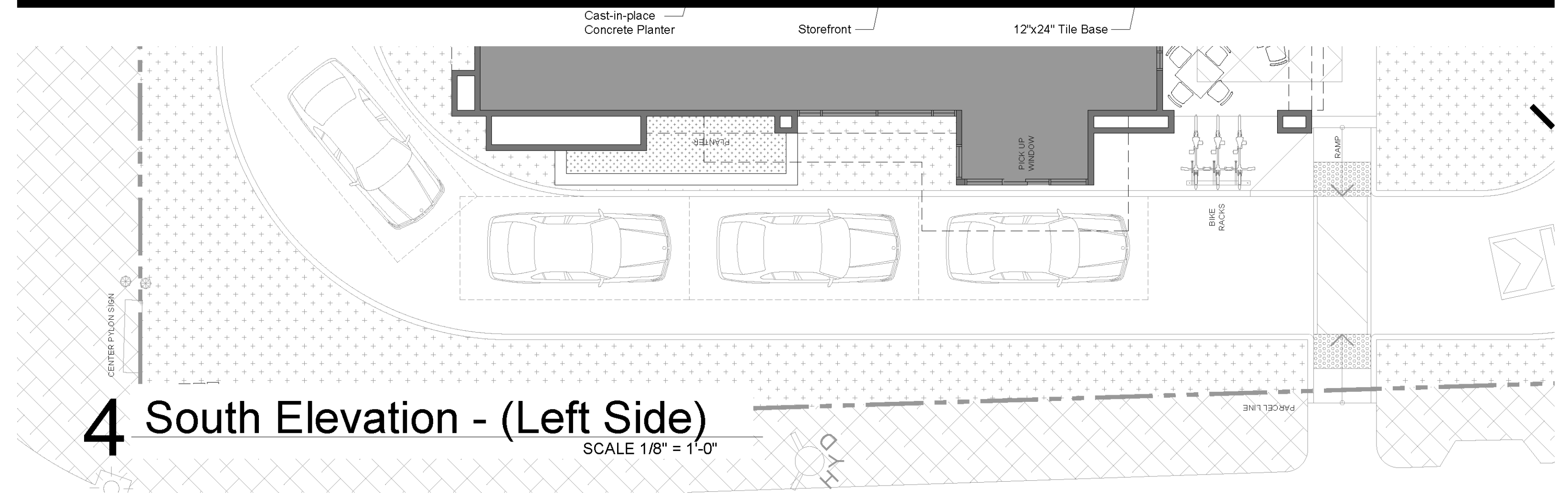
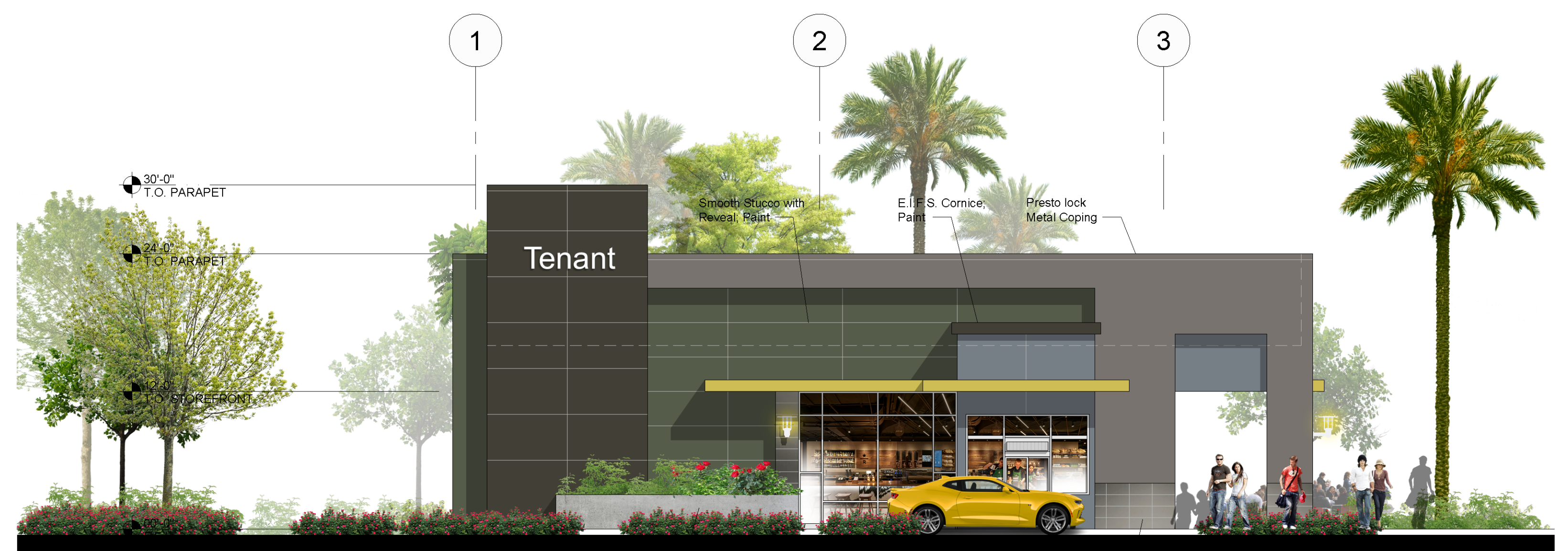
1 East Elevation - (Front)
SCALE 1/8" = 1'-0"



2 North Elevation - (Right Side)
SCALE 1/8" = 1'-0"




3 West Elevation - (Rear)
SCALE 1/8" = 1'-0"



4 South Elevation - (Left Side)
SCALE 1/8" = 1'-0"

- SHERWIN WILLIAMS 'PURE WHITE' SW 7005
- SHERWIN WILLIAMS 'GAUNTLET GRAY' SW 7019
- SHERWIN WILLIAMS 'ANDIRON' SW 6174
- SHERWIN WILLIAMS 'ROOKWOOD DARK GREEN' SW 2816
- SHERWIN WILLIAMS 'LIMON FRESCO' SW9030
- SHERWIN WILLIAMS 'DOWNING SLATE' SW 2819
- DAL TILE '12" X 24" FLAT 'IRON' FL36



LUMINIS LIGHT FIXTURE ECLIPSE MINI EC603

EXHIBIT E



120 W Lime Avenue Monrovia, CA 91016
TEL: 626.583.8348 | mmaarchitecture.com

A PROJECT FOR:
**Paynter Realty
and Investments,
Inc.**

195 SOUTH 'C' ST, SUITE 200
TUSTIN CALIFORNIA 92780
TEL: (714) 731-8892

WESTECH WESTECH CONTRACTORS
ELECTRICAL CONTRACTORS
2221 W. 15th St.
TUSTIN, CA 92780
TEL: 714-731-8892

Street

The design and information contained herein is the property of WESTECH CONTRACTORS, INC. and is loaned to you for your use only. It is not to be used for any other project without the written consent of WESTECH CONTRACTORS, INC. Any use of this information for any other project without the written consent of WESTECH CONTRACTORS, INC. shall constitute a breach of the terms of this agreement.

WESTECH PROJECT# 23-017

AHJ STAMP APPROVAL

SEQUOIA MALL
BLDG. SHELL & SITE
NWC W. CALDWELL AVE.
& S. MOONEY BLVD.
VISALIA, CA

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
2023-05-05	1ST PLAN CHECK	SUBMITTAL

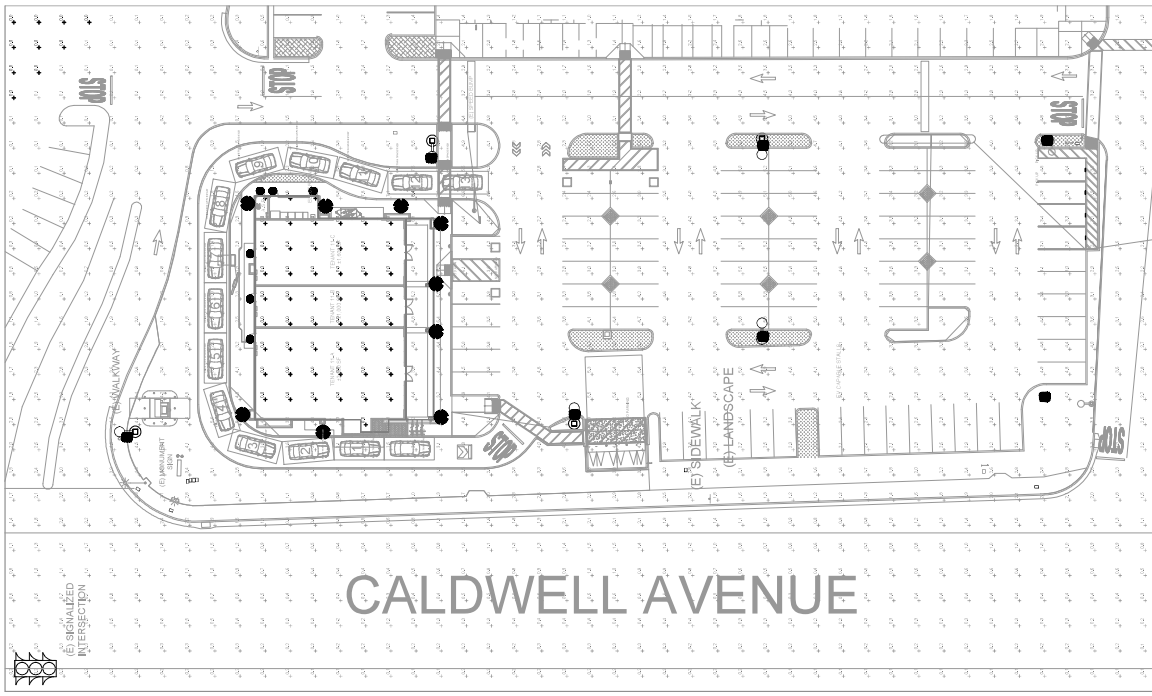
AS INSTRUMENTS OF SERVICE, ALL DESIGN, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MERRILL MALKIN ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MERRILL MALKIN ARCHITECTS, INC. VISUAL CONFLICT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 23-017
DRAWN BY: JS CHECKED BY: SR
DATE: 4/25/2023
SHEET DESCRIPTION:

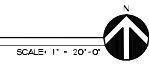
PHOTOMETRICS

SHEET NUMBER:

ES-2.0



PHOTOMETRICS



STARBUCKS STORE #80669
QUEUING ANALYSIS AND TRAFFIC ACTION PLAN
MOONEY BLVD & CALDWELL AVE
VISALIA, CA

Drive Thru Lane Queuing Analysis

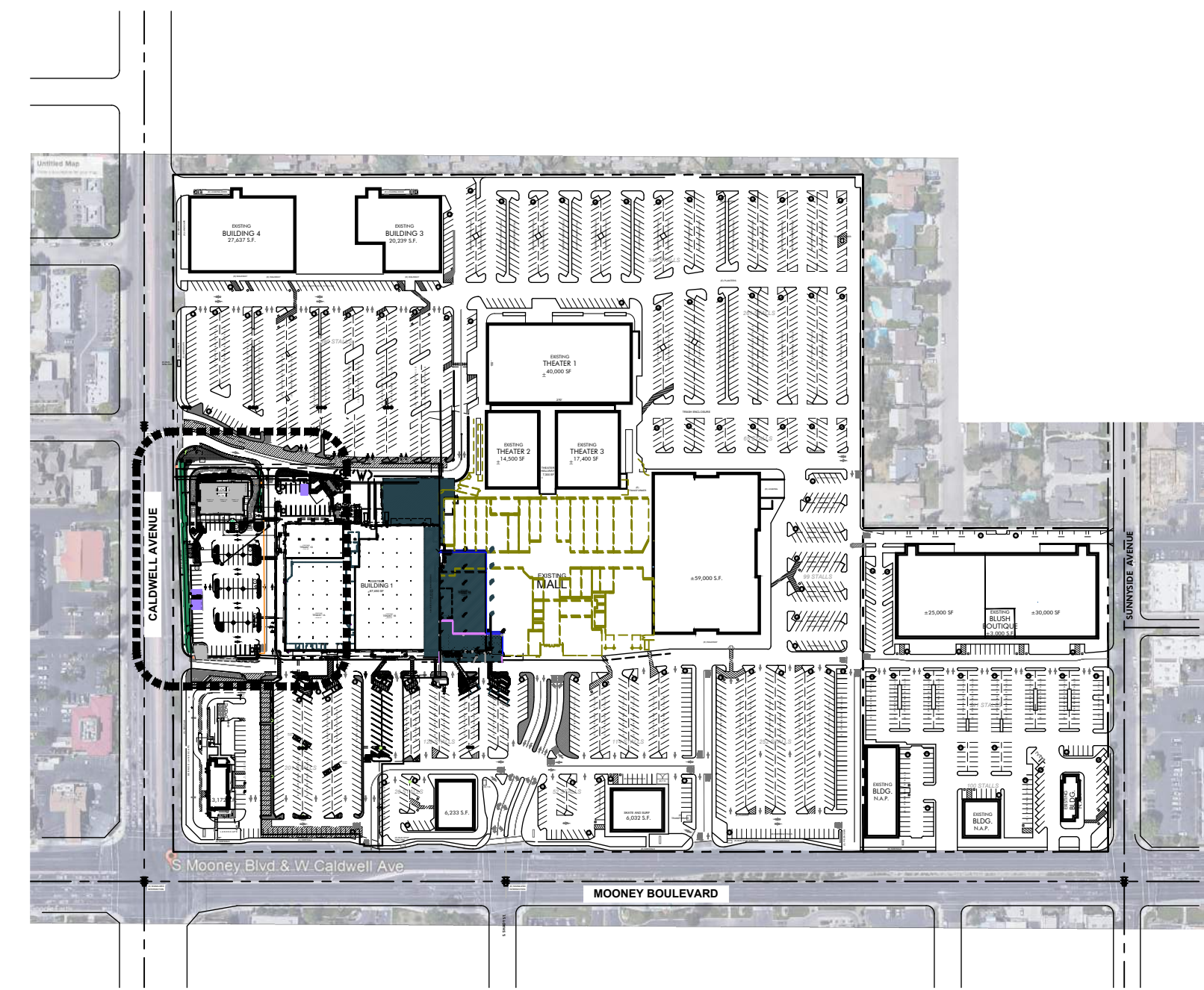
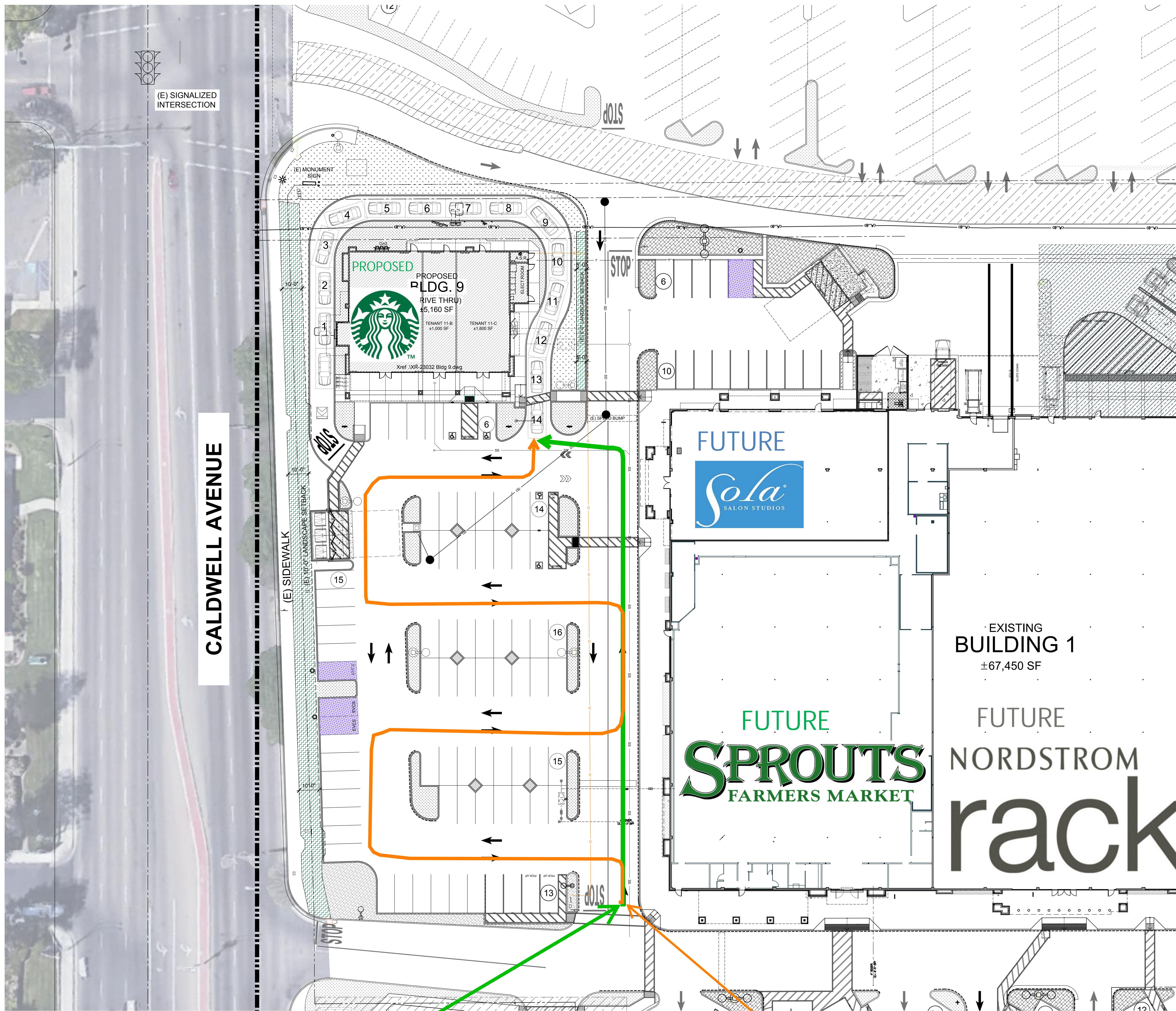
- Drive Thru Lane stacks 14 cars plus another 12 cars further stacking into Queue Alternate #1 for a total of 26 cars stacked on private property
- In extreme situations (i.e. Grand Opening), Queue Alternate #2 would allow for an additional 24 cars stacked in between parking areas plus the 26 cars as noted above for a total of 50 cars stacked on private property
- Starbucks Timing Standards: 60 seconds per car (at window)

Drive Thru Traffic Action Plan

If necessary to keep all driveways and ingress/egress points of the shopping center clear, Starbucks will:

- Staff an additional outside traffic controller at the drive thru entry during peak hours as needed.
 - o The traffic controller job duty will direct traffic in and out of the drive thru and ensure that all critical drives and other major points of egress and ingress remain open and flowing for all vehicles.
- Staff a drink runner to provide completed drinks to customers in line before reaching the final window.
- Staff an extra outside order taker to ensure an increase in the speed of taking orders and keeping the gap between cars around +/-2' as the line continues to pull forward.
- Starbucks has agreed to implement handheld devices here to maximize flow.

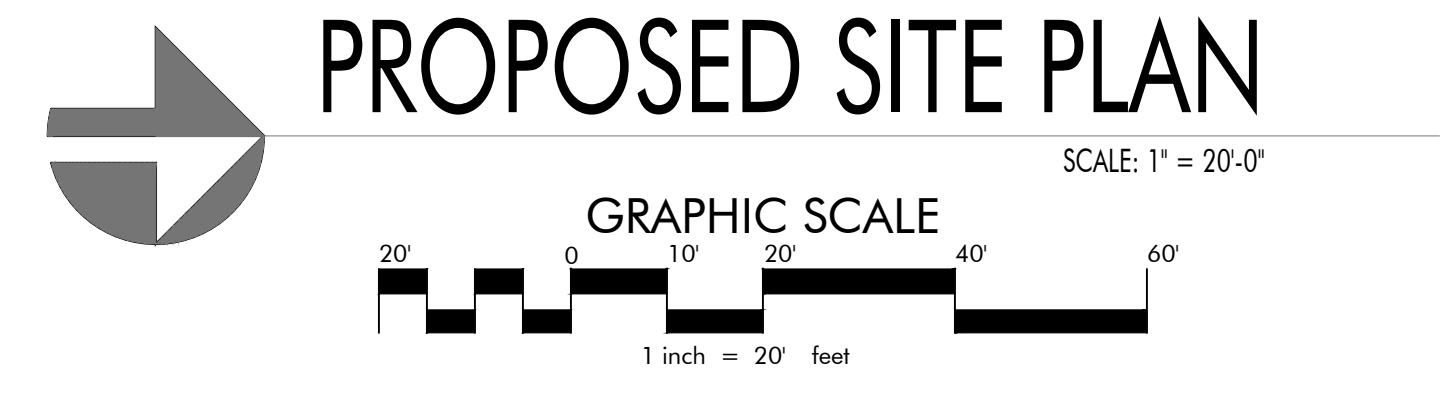
Additional Important Information: This will be the 14th Starbucks location within the City of Visalia. While Starbucks projects this to be a high volume store, unlike when Dutch Brothers opened its first store on North Mooney, the peak volumes will be easily manageable within the 14 car stacked drive thru on any given day of normal operation.



REFERENCE SITE PLAN
NOT TO SCALE

Queue Analysis Site Plan
Starbucks Drive Thru
New Multi Tenant Retail
Building 9

- LEGEND
- ELECTRIC VEHICLE CAPABLE STALL (EVCS)
 - EXISTING LANDSCAPE
 - NEW LANDSCAPE
 - 10'-0" & 5'-0" LANDSCAPE SETBACK



PRELIMINARY SITE PLAN SUBJECT TO CHANGE

Paynter Realty and Investments, Inc.

195 South 'C' Street, Suite 200, Tustin California 92780
TEL: (714) 731-8892

Sequoia Mall - Building 9

NWC W. Caldwell Avenue & S. Mooney Boulevard, Visalia CA

Queue Alternate #1: ROOM FOR AN
ADDITIONAL 14 CAR LENGTHS OF
QUEUING ON PRIVATE PROPERTY

Queue Alternate #2: ROOM FOR AN
ADDITIONAL 26 CAR LENGTHS OF
QUEUING ON PRIVATE PROPERTY

OVERALL SITE PLAN

131277MA

05.16.2023

SP-54 SB





May 19, 2023

Via Email

Cristobal Carrillo, Associate Planner
City of Visalia
315 E. Acequia Ave.
Visalia CA 93291

**Re: SPR Number 2023-018 - Resubmittal for Conditional Use Permit
Proposed New Building with Drive Thru for Starbucks
Sequoia Mall – NWC Mooney Blvd and Caldwell Ave**

Dear Cristobal,

Pursuant to your email dated April 22, 2023 regarding the above referenced CUP application, responses to each item requested are as follows:

- 1) Enclosed is a revised site plan including setback dimensions verifying a minimum 10' landscape setback along Caldwell Avenue and 5 foot landscape setback to the north of the proposed building.
- 2) Enclosed is a Queuing Analysis and Traffic Action Plan from Starbucks provides detailed information by which reduced wait times and no vehicle congestion would occur.
- 3) Caldwell-Mooney Partners I, L.P. is the owner of the property. Paynter Realty & Investments, Inc. is the manager of the property. James Sanders is an employee of Paynter Realty & Investments, Inc. and serves as agent for the owner of the property.
- 4) Starbucks will occupy a suite in the muliti-tenant building. The other two proposed spaces will likely be a sandwich shop and a cell phone shop.
 - a. Specific hours of operation will be pursuant to municipal code.
 - b. Starbucks will occupy a suite in the multi-tenant building. The other two proposed spaces will likely be a sandwich shop and a cell phone shop.
 - c. There is no way to know number of employees and shifts proposed at this time.
- 5) Enclosed is the Construction, Operation and Reciprocal Easement Agreement dated December 6, 1973 which was recorded against the

property when the Sequoia Mall was built and remains in place to this day providing shared parking and access.

- 6) Enclosed is a Photometric Plan.
- 7) Enclosed are the Landscape Plans.
- 8) Enclosed are the Trash Enclosure Plans.
- 9) Enclosed is a Limited Traffic Analyses – Trip Generation Comparison prepared by Peters Engineering Group dated May 18, 2023.
- 10) No additional onsite signage or fencing is proposed.
- 11) All of the enclosures noted above are being provided electronically.

If there are any questions or anything further needed, of course please do not hesitate to let us know.

Sincerely,



James S. Sanders
Executive Vice President

CC: Paul Bernal – Community Development Director
David H. Paynter

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4359

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

Conditional Use Permit No. 2023-06

PROJECT TITLE

The project site is located at 3501 South Mooney Boulevard, at the northeast corner of West Caldwell Avenue and South Shady Street (Temporary APN: 000-013-902).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

Conditional Use Permit No. 2023-06 is a request by Caldwell-Mooney Partners I, L.P. to establish a three-unit commercial building, with a Starbucks and a drive-thru lane, located within the C-R (Regional Commercial) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4443, Email: crisobal.carrillo@visalia.city

NAME OF PUBLIC/LEAD AGENCY APPROVING PROJECT

Caldwell-Mooney Partners I, L.P., 195 S. C Street, Ste. 200, Tustin CA 92780, (714) 731-8892, jsanders@paynterrealty.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

James S. Sanders, Paynter Realty & Investments, Inc., 195 S. C Street, Ste. 200, Tustin CA 92780, (714) 731-8892, jsanders@paynterrealty.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15303(c)**
- Statutory Exemptions- State code number:

This project involves the construction of a new three-unit commercial building with a drive-thru lane meeting the conditions described in Section 15303(c).

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner	(559) 713-4443
CONTACT PERSON	AREA CODE/PHONE

DATE	ENVIRONMENTAL COORDINATOR Brandon Smith, Principal Planner, AICP
------	--



February 21, 2023

Site Plan Review No. 2023-018

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 **February 8, 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". The signature is stylized and cursive.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE February 8, 2023
 SITE PLAN NO. 2023-018
 PARCEL MAP NO.
 SUBDIVISION
 LOT LINE ADJUSTMENT NO.

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

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

- REVISE AND PROCEED** (see below)
 - A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
 - Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
 - Your plans must be reviewed by:
 - CITY COUNCIL REDEVELOPMENT
 - PLANNING COMMISSION PARK/RECREATION
 - CUP
 - HISTORIC PRESERVATION OTHER
 - ADDITIONAL COMMENTS:**

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

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4443

Date: February 8, 2023

SITE PLAN NO: 2023-018
PROJECT TITLE: New Multi-Tenant Retail Building
DESCRIPTION: Construction of New Multi-Tenant Retail Building South of Future Sports/Nordstrom Rack (C-R)
APPLICANT: Jim Sanders
PROP. OWNER: Caldwell Mooney Partners I LP
LOCATION TITLE: 3501 S. Mooney Blvd.
APN TITLE: 000-013-902
GENERAL PLAN: Regional Commercial
Existing Zoning: C-R – Regional Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Building Permit

PROJECT SPECIFIC INFORMATION: February 8, 2023

1. A Conditional Use Permit shall be required, due to the projects proximity to residential uses. The following shall be provided with the Conditional Use Permit submittal.
 - a. Detailed site plan identifying all site dimensions and setbacks, structures and their uses, and onsite improvements onsite. The site plan shall also identify the location, length, material, and height of all existing and proposed walls/fencing.
 - b. Detailed floor plan identifying the use and dimensions of each structure onsite.
 - c. Detailed building elevations for all structures, to include building materials, location of lighting fixtures, and signage
 - d. Detailed landscaping plan.
 - e. Detailed operational statement, describing all proposed activities to be conducted, including the proposed tenants.
 - f. A photometric plan.
 - g. A queuing analysis/traffic action plan shall be provided.
 - h. A traffic impact analysis report shall be provided, to the satisfaction of the City of Visalia Traffic Engineer.
2. Note: The requirement for submittal of a Traffic Impact Analysis may trigger a requirement for a CEQA Initial Study, and possible Negative Declaration/Mitigated Negative Declaration. This will be determined with the Conditional Use Permit submittal.
3. The trash enclosure shall be relocated to the satisfaction of the Solid Waste Division.
4. A Building Permit shall be required.

Notes:

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

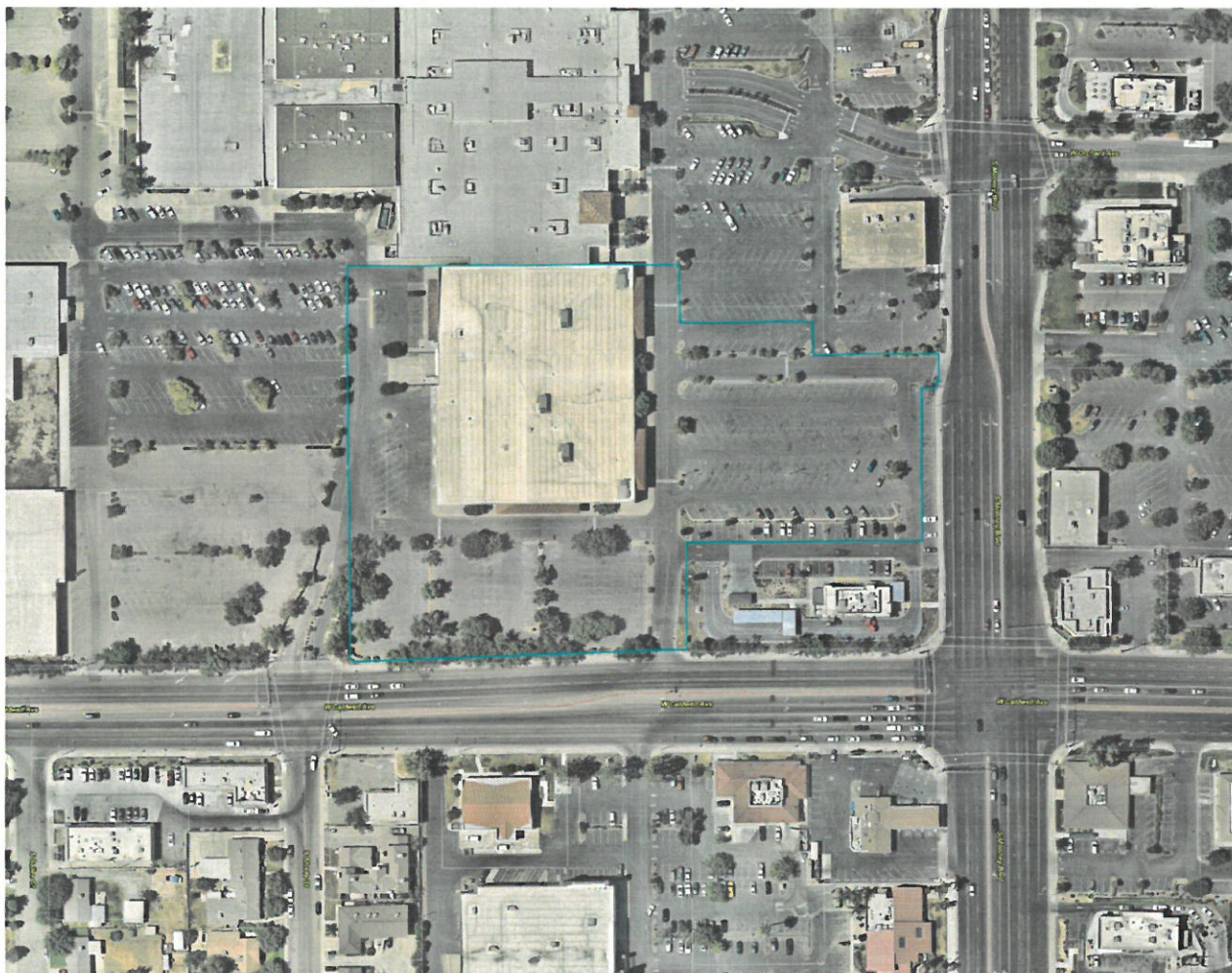
Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

17.18 Commercial 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 _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>	Ather Razaq	713-4268
<input type="checkbox"/>	Edelma Gonzalez	713-4364
<input type="checkbox"/>	Jaklin Rowley	713-4369
<input checked="" type="checkbox"/>	Luqman Ragabi	713-4362
<input type="checkbox"/>	Lupe Garcia	713-4197

ITEM NO: 4 DATE: FEBRUARY 08, 2023	
SITE PLAN NO.:	23-018
PROJECT TITLE:	NEW MULTI-TENANT RETAIL BUILDING
DESCRIPTION:	CONSTRUCTION OF NEW MULTI-TENANT RETAIL BUILDING SOUTH OF FUTURE SPROTS/NORDSTROM RACK (C-R)
APPLICANT:	JIM SANDERS
PROP OWNER:	CALDWELL MOONEY PARTNERS I LP
LOCATION:	3501 S MOONEY BLVD
APN:	000-013-902

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; _____ gutter
- Drive approach size: _____ Use radius return;
- Sidewalk: _____ width; _____ parkway width at **PROVIDE ACCESSIBILITY ONSITE**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. _____ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. _____ Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) _____ directed to a permanent on-site basin; or c) _____ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **UTILIZE ONSITE STORM DRAIN NETWORK FOR DRAINAGE**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

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

Additional Comments:

- 1. Proposed project fast food restaurant will incur impact fees, see sheet 3 for further details and applicable fees.**
- 2. Provide more details for the outdoor seating area, if area will provide heating/cooling to accomodate customers through out the year, then additional impact fees will apply. See sheet 3 for details.**
- 3. A building permit is required, standard plan check and inspction fees will apply.**
- 4. Comply with City parking lot standards.**
- 5. Project to utilize onsite utility network (storm & sewer) for services. Separate utility connections to existing mains in Mooney or Caldwell will require additional review/conditions- further coordinate with City Engineer.**
- 6. proposed trash enclosure conflicts with existing drive aisle. comply with solid waste comments/requirements.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-018**
 Date: **02/08/2023**

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

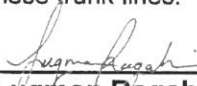
(Fee Schedule Date:**08/20/2022**)
 (Project type for fee rates:**FAST FOOD**)

Existing uses may qualify for credits on Development Impact Fees. **INFILL**

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$17,518/1ksf X (0.75 INFILL) X 4.8KSF = \$63,065
	OUTDOOR SEATING
	\$17,518/1KSF X (0.75 INFILL) X TBD
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	FAST FOOD \$5,450/EACH X 1 RETAIL \$30/1KSF TREATMENT PLANT FEE FAST FOOD \$23,898/EACH X 1 RETAIL \$66/1KSF
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$401/1KSF X 4.8KSF = \$1,925
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Luqman Ragabi

SFR 23018
NEW MULTI-TENANT RETAIL BLDG.
3501 S MOONEY

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. **COMMERCIAL: \$0.78 PER SF.**
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: **PROVIDE TYPE I HOOD WITH FIRE SUPPRESSION AND INGROUND GREASE INTERCEPTOR. ALL NEW COMMERCIAL BUILDINGS SHALL BE EQUIPPED WITH (PV) SOLAR SYSTEM WITH BATTERY STORAGE. PROVIDE EV CAPABLE AND EV CHARGING PARKING. FIRE SINKLERS REQUIRED IN RESTAURANTS WITH AN OCCUPANT LOAD OF 100 OR MORE.**

VAL GARCIA 02/07/23



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	February 7, 2023
Item #	4
Site Plan #	23018
APN:	000013902

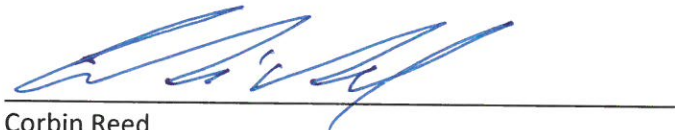
- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2022 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 506.1
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2022 CFC 507.5.1, App B and C
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2022 CFC §507, App B and C.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction _____ Square footage _____

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior.

Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2022 CFC 503.1.1)

- 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- An **automatic fire sprinkler system** may be required for this building based on occupant load. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2022 CFC §912 and VMC 8.20.010 subsection C103.4
 - Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors shall be provided with a **Type 1 Hood**, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. 2022 CFC 904.12 & 609.2
 - All exterior risers, drain/test valves and backflow devices shall be protected from unauthorized tampering by approved means. Protection method shall be indicated on building plans. 2022 CFC 903.3.8.4.1



Corbin Reed
Fire Marshal



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

Date: 2/7/23
 Item: 4
 Site Plan: SPR 23018
 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:
Ample Interior/Exterior lighting to deter property crimes

- Traffic Concerns:

- Surveillance Issues:
Interior/Exterior surveillance camera system to deter and capture property crimes

- Line of Sight Issues:
Low shrubs to deter transients from loitering or setting up camps.

- Other Concerns:
Enroll/Participate in the Trespass Enforcement Program

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 8, 2023

ITEM NO: 4 **Added to Agenda**
SITE PLAN NO: **SPR23018**
PROJECT TITLE: New Multi-Tenant Retail Building
DESCRIPTION: Construction of New Multi-Tenant Retail Building South of Future Sports/Nordstrom Rack (C-R)
APPLICANT: Jim Sanders
OWNER: CALDWELL MOONEY PARTNERS I LP
APN: 000013902
LOCATION: 3501 S MOONEY BLVD

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

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

Additional Comments:

- Drive thru queue shall not block drive way aisle. Provide plan to mitigate queue if overflow occurs.
- What is use for proposed building? ITE Land Use (934) Fast Food Restraunt with Drive Thru will generate 159 peak hour trips. Category II TIA may be required. Provide additional traffic information. Questions, contact Traffic Engineering 559-713-4633.

Leslie Blair

Leslie Blair

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

23018


February 8, 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 asks the customer to relocate the proposed city standard (R3/R4) double enclosure so that it is set up for STAB load collections. Solid waste services to include trash, recycle and organic collections per the State of California 's mandatory commercial recycling laws (AB-341 & AB-1826). Enclosure gates are required and must swing 180 degrees, clearing all curbing. Cane bolt shall be included to secure gates when opened. The customer is encouraged to contact Solid Waste at 559-713-4532 to discuss/review preferred enclosure placement.

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

Nathan Garza, Solid Waste, 559-713-4532




SITE PLAN REVIEW DATE: 02/08/23

WASTEWATER COLLECTIONS AND PRETREATMENT DIVISION (QUALITY ASSURANCE)
SITE PLAN REVIEW COMMENTS

SITE PLAN REVIEW NO: SPR 23018

PROJECT NAME: NEW MULTI TENANT RETAIL BLDG

THE PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER
PRETREATMENT DIVISION (QUALITY ASSURANCE):

SUBMISSION OF WASTEWATER DISCHARGE PERMIT
APPLICATION/QUESTIONNAIRE/OTHER REGULATORY FORMS

- FORM REQUIRED FOOD SERVICE QUESTIONNAIRE
- FORM REQUIRED
- FORM REQUIRED

INSTALLATION OF SAND AND GREASE INTERCEPTOR

INSTALLATION GREASE INTERCEPTOR

OTHER

SITE PLAN REVIEWED-NO COMMENTS

CONTACT THE WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE) AT
(559) 713-4529 OR JESSICA.SANDOVAL@VISALIA.CITY, IF YOU HAVE ANY QUESTIONS.

COMMENTS:

FORMS CAN BE FOUND @
https://www.visalia.city/depts/public_works/wastewater/commercial_industrial_pretreatment_program.asp

DATE REVIEWED: 02/07/23



CALIFORNIA WATER SERVICE

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

Site Plan Review Comments From:

California Water Service
Scott McNamara, Superintendent
216 N Valley Oaks Dr.
Visalia, CA 93292
559-624-1622 Office
559-735-3189 Fax
smcnamara@calwater.com

Date: 02/08/2023

Item # 4

Site Plan # 23-018

Project: New Multi-Tenant Retail

Description:

Applicant:

Location: 3501 S Mooney

APN: 094-296-001

The following comments are applicable when checked:

- Re-submit
 - No Comments at this time
-

Fire Hydrants
Comments- Existing hydrants on-site that land within in a dedicated Cal Water easement.

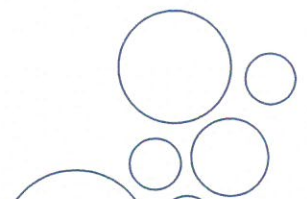
Services
Comments- Existing services on-site that feed the existing buildings as they currently sit. If additional services are needed, those will be installed at the developer's expense. Any service abandonments will also come at the developer's expense.

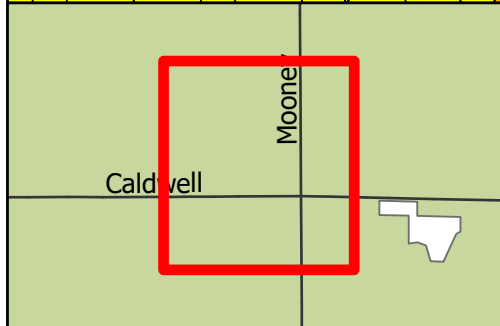
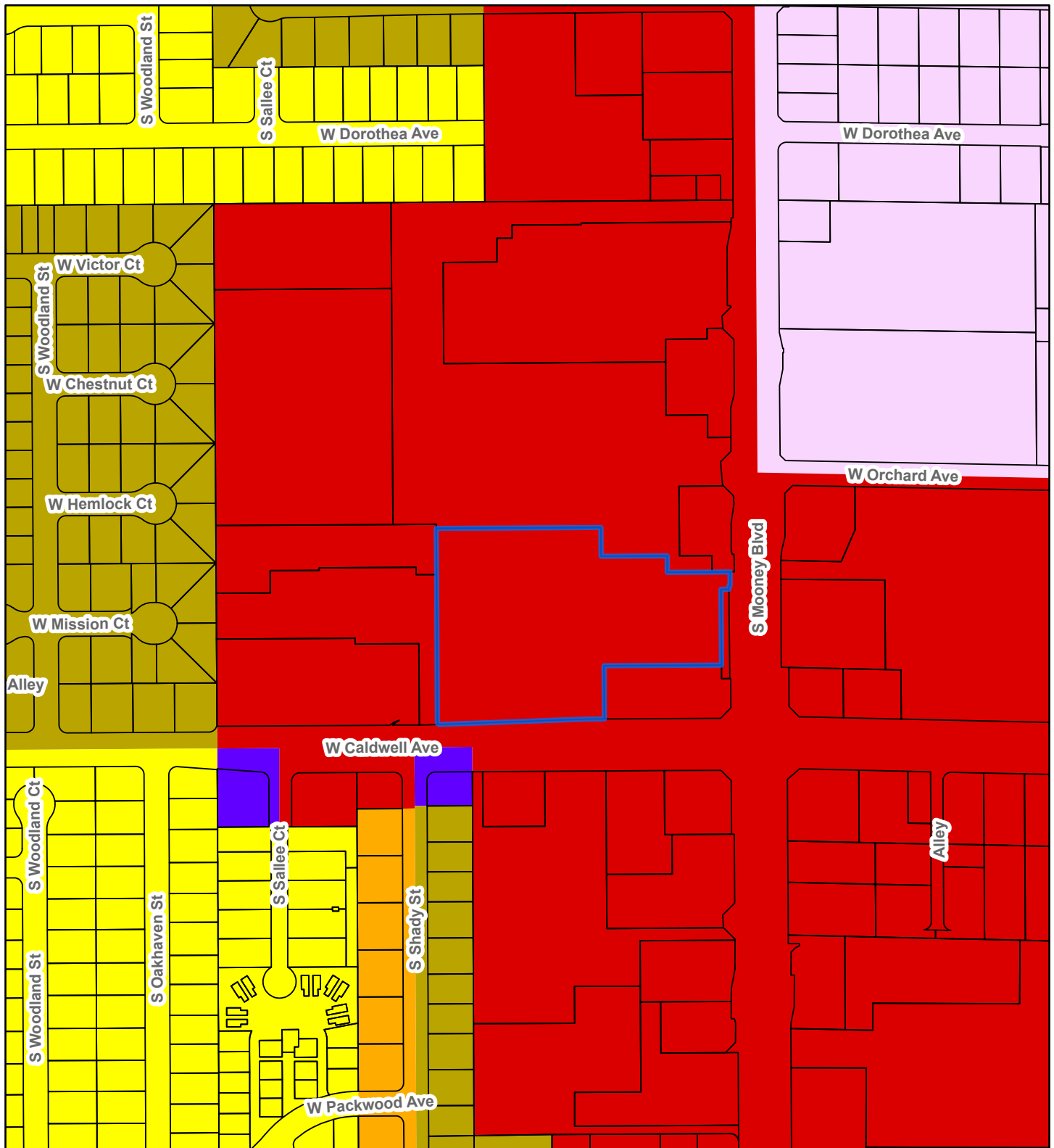
Mains
Comments- Existing water main on-site that is installed within a dedicated Cal Water easement. Will need to determine if the water main will be in conflict with the newly proposed building.

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

Additional Comments:

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

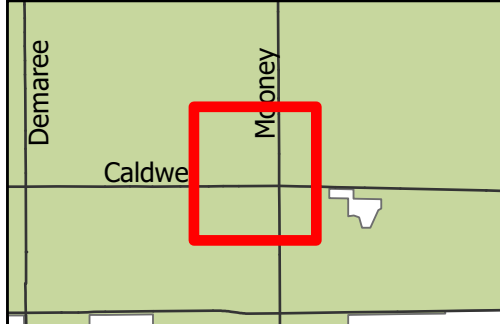
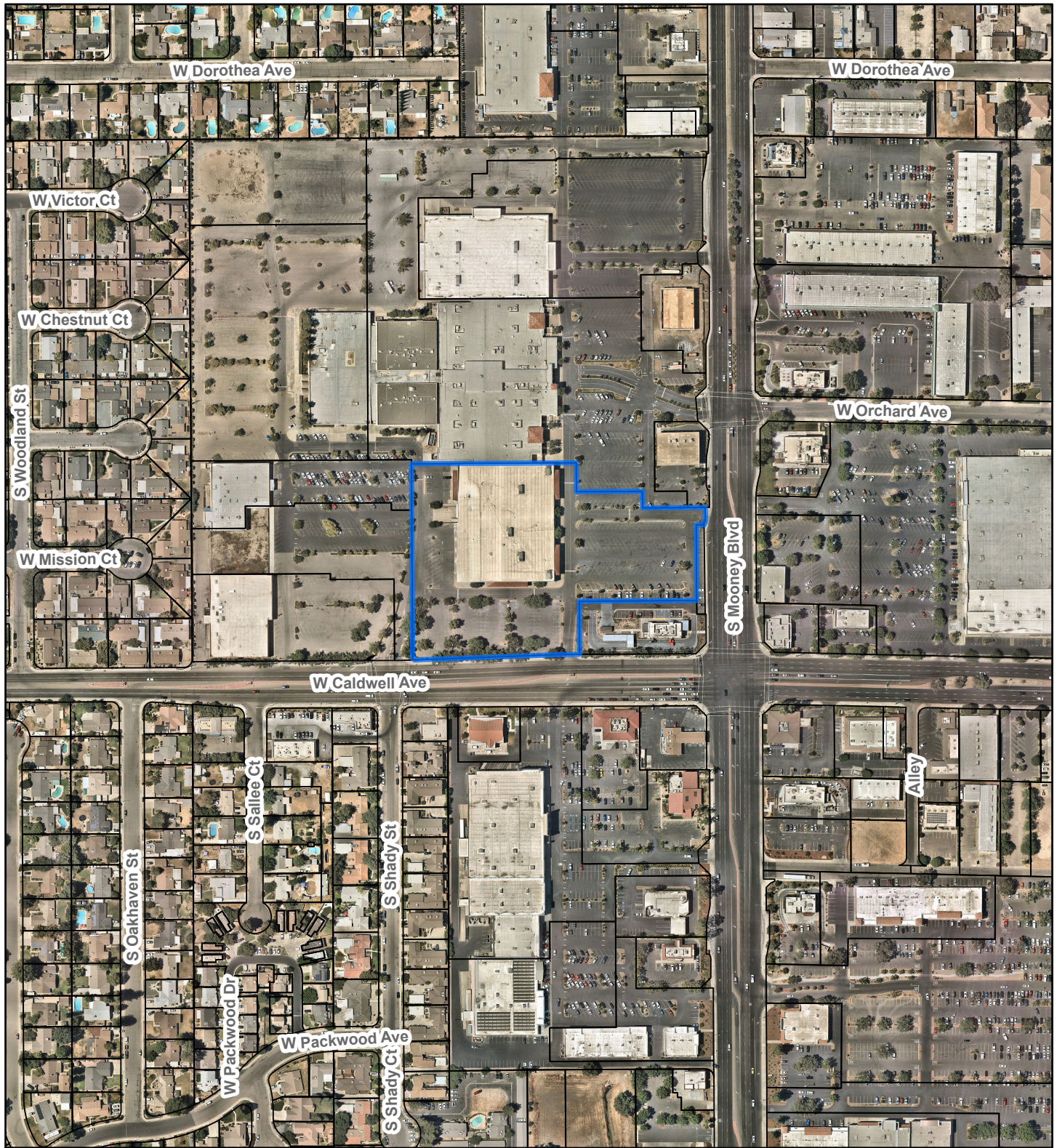




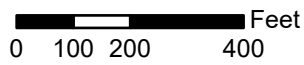
General Plan Land Use Map

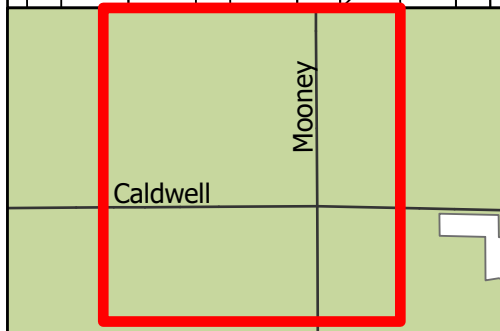
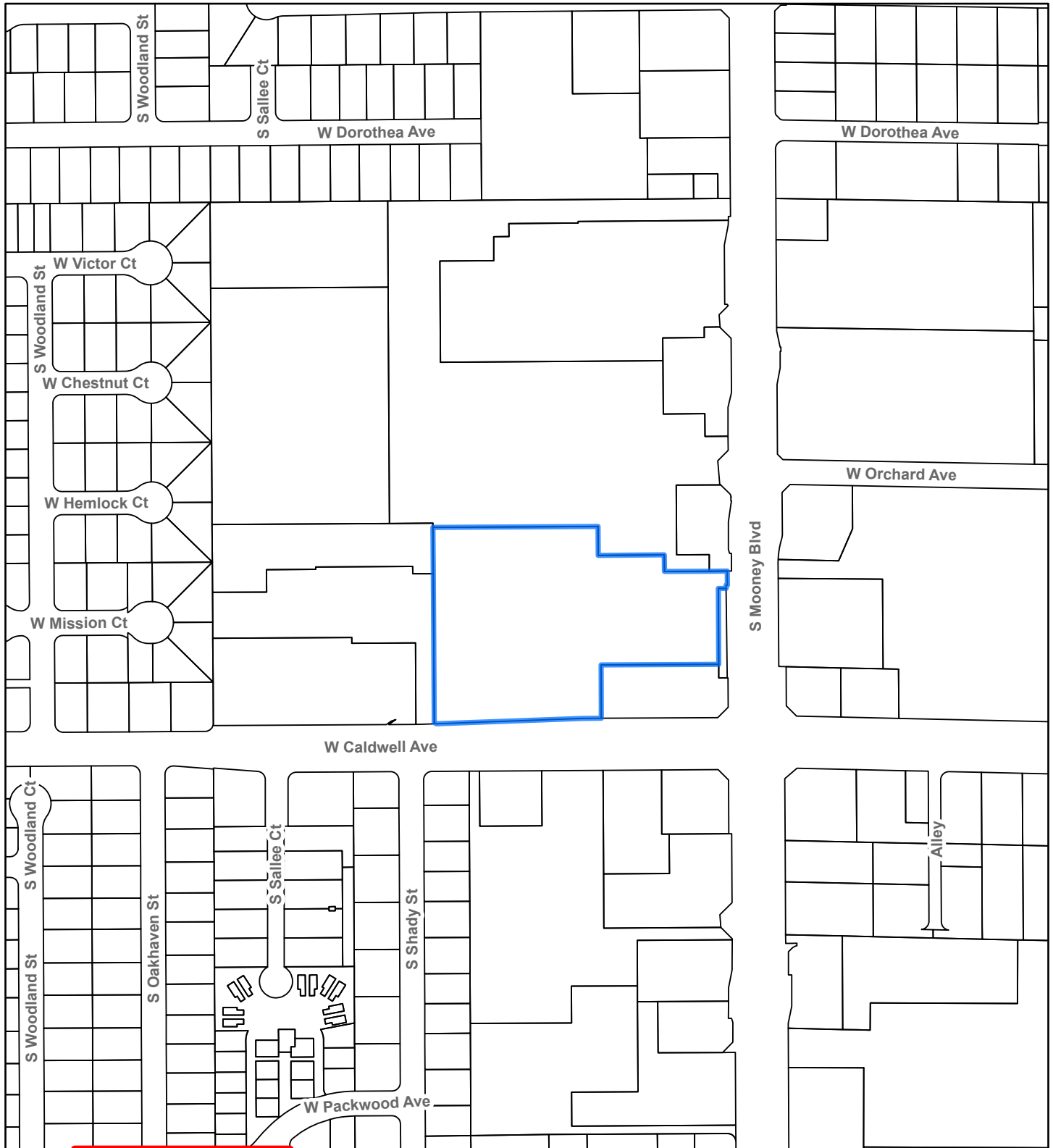
0 100 200 400 Feet

- Commercial Mixed Use
- Commercial Regional
- Office
- Residential High Density
- Residential Low Density
- Residential Medium Density



Aerial Photo





Location Map

