

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, JULY 10, 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. SWEARING IN OF NEW PLANNING COMMISSIONER –
- Bill Davis
4. ELECTION OF CHAIR AND VICE-CHAIR –
5. 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.
6. CHANGES OR COMMENTS TO THE AGENDA –
7. 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
8. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-09: A request by Market Street Development LLC., to allow for a PACE senior care facility within an existing building measuring 24,975 square feet, on a parcel zoned C-MU (Commercial Mixed Use). The project is located on the north side of East Tulare Avenue, approximately 532 feet east of South Ben Maddox Way. (Address: N/A) (APN: 100-010-040). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2023-11.

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2023-13: A request by Thomas Norton to amend Conditional Use Permit No. 1998-09, adding nine mini-storage buildings totaling 12,600 square feet to an existing mini-storage facility, located within the C-MU (Mixed Use Commercial) Zone. The project site is located at 555 South Lovers Lane (APN: 100-090-033). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061, Categorical Exemption No. 2023-16.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

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, JULY 20, 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, JULY 24, 2023



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 10, 2023

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

SUBJECT: Conditional Use Permit No. 2023-09: A request by Market Street Development LLC., to allow for a senior care facility within an existing building measuring 24,975 square feet, on a parcel zoned C-MU (Commercial Mixed Use). The project is located on the north side of East Tulare Avenue, approximately 532 feet east of South Ben Maddox Way. (Address: N/A) (APN: 100-010-040).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2023-09, based upon the findings and conditions in Resolution No. 2023-10. 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. 2023-09 based on the findings and conditions in Resolution No. 2023-10.

PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2023-09 is a request to permit the use of an existing 24,975 square foot building for redevelopment into a PACE (Program of All-Inclusive Care for the Elderly) Senior Center. The City's Municipal Code, Table 17.25.030, Lines M55 & M56 list Clinics and Senior Care Facilities as conditionally permitted uses in the C-MU (Commercial Mixed Use) Zone. The project site measures 0.85 acres and is the last vacant lot within the Visalia Business Park located on the northeast corner of Ben Maddox Way and Tulare Avenue. The applicant is proposing to develop the pad site as depicted in the site plan (Exhibit "A"), elevations (Exhibit "C"), and operational statement / project description (Exhibit "E").

According to the operational statement, the PACE model is a national program sponsored through Medicare to enable individuals who are at risk for moving into a nursing home to continue to live safely in their homes and communities. Additionally, the members must be 55 years or older, be eligible for nursing home level care based on the State of California criteria, be eligible for Medicaid or Medicare (or be willing to use private insurance or pay privately) and be able to live safely in the community with PACE services.

The facility will operate Monday through Friday from 8:00 a.m. to 5:00 p.m. The facility will have a total staffing of 100 persons but a maximum of 50 employees will be on-site at any time providing the following services: special memory care, rehab gym, clinic, personal care, and administration. The approximately 50 employees who work off-site are in human resources, drivers who pick-up patients at their home, home care aides who work in participants' homes, or others who work remotely from home or in the community with PACE participants, as detailed in the operational statement.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use:	North: C-S / Visalia Honda automotive dealership South: R-M-2 / E. Tulare Ave. / farm stand East: R-1-5 / Calvary Baptist Church West: C-MU / Visalia Business Park
Environmental Document	Categorical Exemption No. 2023-11
Site Plan:	Site Plan Review No. 2022-190

RELATED PLANS AND POLICIES

All related plans and policies are reprinted in the attachment to this staff report entitled “Related Plans and Policies”.

RELATED PROJECTS

There is no related project associated with the site.

PROJECT EVALUATION

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

Land Use Compatibility

The Visalia Zoning Matrix identifies clinics and senior care facility uses as conditional uses in the C-MU (Commercial Mixed Use) zone and require the submittal and approval of a CUP application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. Staff has concluded that the proposed senior center will not have a negative impact on surrounding uses given the fact that sufficient on-site parking is provided, the site has close proximity to the major street and other commercial mixed-use uses within the area.

Parking and Access

This site is accessed through an existing vehicle access points at South Ben Maddox Way and East Tulare Avenue. The site plan details that there are a total of 105 parking spaces. The clients are non-drivers who will be dropped off at the site as detailed in the operational statement (Exhibit “E”). Further, vehicles that are parked on site are those of the on-site employees. Municipal Code Section 17.34.020.B.1 prescribes clinics at one parking space for each two hundred (200) square feet building area or four parking spaces for each doctor, whichever is greater, and Section 17.34.020.F.4 prescribes offices at one parking space for each two hundred fifty (250) square feet of building area, with a minimum of four parking spaces. The site plan provides a brief parking analysis based on floor area and details that the clinic area measures 4,143 sq. ft., requiring 21 stalls, and the office and support floor area measures 20,829 sq. ft. and requires 83 stalls. With 105 parking spaces on-site, there are sufficient stalls to meet the municipal code parking requirement. It should be noted that based on the staffing and operational description, the use vanpools all visitors to the site and the 105 stalls required will be more than sufficient to support the 50 employees that are on site at any time as detailed in the operational statement.

On-site Improvements

The applicant is proposing ground up construction of a 24,975 sq. ft. building which will have a façade (see Exhibit “C”) that appears to mirror existing buildings within the center. The parking

field onsite is currently paved and will be striped to achieve the layout shown in the site plan (Exhibit "A"), including three participant drop-off stalls, five ADA compliant stalls and a path of travel to the new building.

Environmental Review

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-11). Projects determined to meet this classification are characterized as in-fill development consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, being within the city limits on a site no more than five acres, having no value has habitat for endangered, rare or threatened species and can adequately be served by all required utilities and public services.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of 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 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-11).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2022-190, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the site plan, floor plan, and operational statement in Exhibits "A", "B", and "E".
3. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require evaluation and approval by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
4. That any project signage shall be obtained under a separate permit consistent with the Sign Ordinance of the City of Visalia Municipal Code Chapter 17.48.
5. That all applicable federal, state and city laws, codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2023-10
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevations
- Exhibit "D" – Preliminary Landscaping Plan
- Exhibit "E" – Operational Statement / Project Description
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies
Conditional Use Permits
(Section 17.38)

17.38.010 Purposes and powers

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

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

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

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

NOTICE OF EXEMPTION

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

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

Conditional Use Permit No. 2023-09

PROJECT TITLE

The project is located on the north side of East Tulare Avenue, approximately 532-feet east of South Ben Maddox Way. (Address: N/A) (APN: 100-010-040).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by Market Street Development LLC. to allow for a senior care facility measuring 24,975 square feet, on a 0.85-acre parcel zoned C-MU (Mixed Use Commercial).

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Katy Schardt, Compass Commercial Group & Market Street Development LLC, 8850 Auburn-Folsom Blvd. Ste. G, Granite Bay, CA 95746

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Katy Schardt, Compass Commercial Group & Market Street Development LLC, 8850 Auburn-Folsom Blvd. Ste. G, Granite Bay, CA 95746

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 15332**
- Statutory Exemptions- State code number:

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

REASON FOR PROJECT EXEMPTION

Josh Dan, Senior Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

July 10, 2023

DATE

**Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR**

RESOLUTION NO. 2023-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-09, A REQUEST BY MARKET STREET DEVELOPMENT LLC., TO ALLOW FOR A SENIOR CARE FACILITY WITHIN AN EXISTING BUILDING MEASURING 24,975 SQUARE FEET, ON A PARCEL ZONED C-MU (COMMERCIAL MIXED USE). THE PROJECT IS LOCATED ON THE NORTH SIDE OF EAST TULARE AVENUE, APPROXIMATELY 532-FEET EAST OF SOUTH BEN MADDOX WAY.
(ADDRESS: N/A) (APN: 100-010-040).

WHEREAS, Conditional Use Permit No. 2023-09, is a request by Market Street Development LLC., to allow for a senior care facility within an existing building measuring 24,975 square feet, on a parcel zoned C-MU (Commercial Mixed Use). The project is located on the north side of East Tulare Avenue, approximately 532-feet east of South Ben Maddox Way. (Address: N/A) (APN: 100-010-040); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 10, 2023; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332.

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 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 Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-11).

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

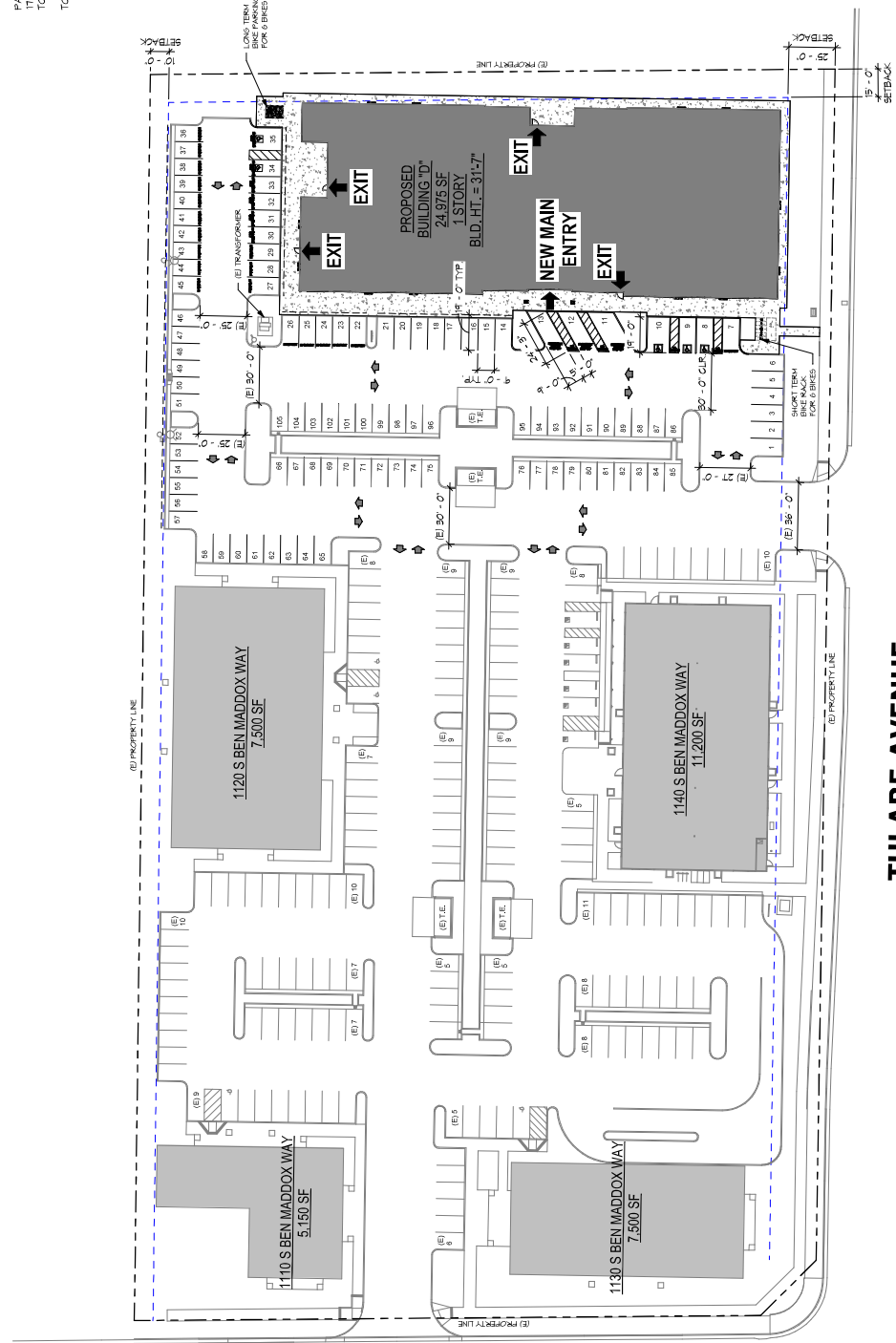
1. That the project be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2022-190, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the site plan, floor plan, and operational statement in Exhibits "A", "B", and "E".
3. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require evaluation and approval by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
4. That any project signage shall be obtained under a separate permit consistent with the Sign Ordinance of the City of Visalia Municipal Code Chapter 17.48.
5. That all applicable federal, state and city laws, codes and ordinances be met.

PARKING ANALYSIS (NET SF AREA):
 CLINIC CARE AREA: 4,143 SF
 CLINIC, CONSULT, MEMORY CARE AREAS:
 OFFICE & SUPPORT AREAS: 9,044 SF
 ADMINISTRATION, STAFF SUPPORT & BLDG SUPPORT:
 DAY CARE AREAS: 11,785 SF
 GREAT ROOM, DINING, PERSONAL CARE, REHAB:

PARKING REQUIREMENTS (PER ZONING ORDINANCE IT 34-020):
 CLINIC CARE AREA: 21 STALLS
 CLINIC (1 FOR EA 200 SF - 4,143/200) = 21 STALLS
 OFFICE SUPPORT, DAY CARE AREAS:
 OFFICES (1 FOR EA 250 SF - 20,824/250) = 83 STALLS
 REQUIRED PARKING STALLS: 104
 PROVIDED PARKING STALLS:
 ADJACENT TO BUILDING 'D': 105
 FOR 104 PARKING STALLS:
 EV-CAPABLE STALLS 25 STALLS - 6 EV/25 STALLS

SITE INFORMATION:
 GENERAL PLAN: PLANNED PROFESSIONAL/ADMINISTRATIVE OFFICE
 ZONING: PA (PLANNED PROFESSIONAL/ADMINISTRATIVE OFFICE)
 SPECIAL DISTRICTS: DESIGN DISTRICT 'C'

PARKING ANALYSIS:
 EXISTING BUILDINGS:
 110 S BEN MADDOX WAY: 9,190 SF
 1120 S BEN MADDOX WAY: 7,500 SF
 1130 S BEN MADDOX WAY: 7,500 SF
 1140 S BEN MADDOX WAY: 11,200 SF
 PROPOSED BUILDING 'D': 24,975 SF
 TOTAL SF OF BUILDINGS: 56,365 SF
 PARKING REQUIREMENTS PER ZONING ORDINANCE IT 34-020: 1 STALL FOR EACH 250 SF
 TOTAL PARKING REQUIRED: 226 STALLS
 TOTAL PARKING STALLS PROVIDED: 271 STALLS



TULARE AVENUE



PRELIM SITE LAYOUT



- DEPARTMENT AREAS**
- ADMINISTRATION
 - PERSONAL CARE
 - CLINIC
 - REHAB GYM
 - SPECIAL MEMORY CARE
 - GREAT ROOM
 - DINING/DAY ROOM
 - STAFF SUPPORT
 - BLDG. SUPPORT



1 PRELIM FLOOR PLAN
 3/32" = 1'-0"

Kinyon + Kim
 Architects, Inc.
 1801 Oakland Blvd., Suite 220
 Walnut Creek, CA 94596
 F: 925.943.1100
 F: 925.943.1122

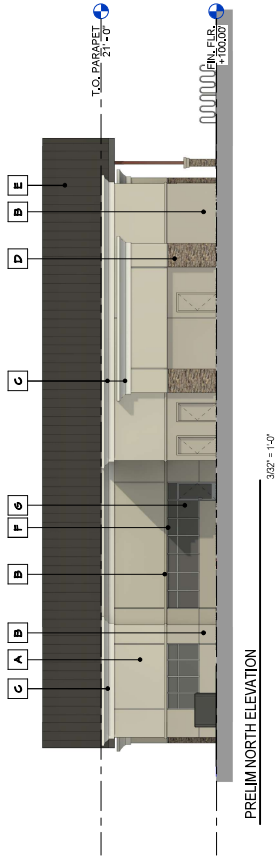


MSD WelbeHealth - Visalia PACE
 Ben Maddox Way & Tulare Avenue
 Visalia, CA 93292
 03/02/2023

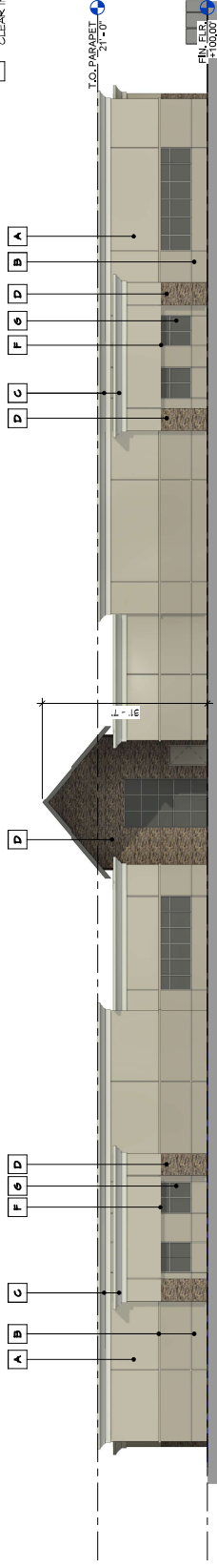
The information, data, drawings, reports and documents shown on this document were prepared and/or used by the architect or other professional in the course of professional services. The architect warrants that the information, data, drawings, reports and documents were prepared and/or used by the architect or other professional in the course of professional services.

MATERIAL AND FINISH SCHEDULE

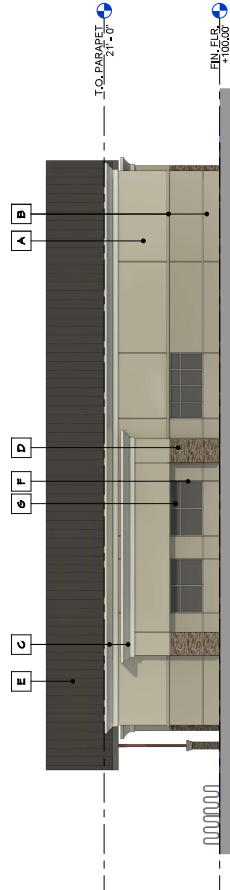
- A** STUCCO 20/30 TEXTURE FINISH
MATCH S47045 LOGGING PATH
- B** STUCCO 20/30 TEXTURE FINISH
MATCH S47045 INTELLECTUAL GRAY
- C** STUCCO 20/30 TEXTURE FINISH
MATCH S47045 CRYSTAL WHITE
- D** EL DORADO STONE MOUNTAIN LEDGE
SERIES: NATIONWIDE PROFILE SIERRA
- E** STANDING SEAM METAL ROOFING
AEP SPAN - DARK BRONZE
- F** STOREFRONT FRAMING SYSTEM
CLEAR ANODIZED FINISH
- G** GLAZING
CLEAR INSULATED GLASS



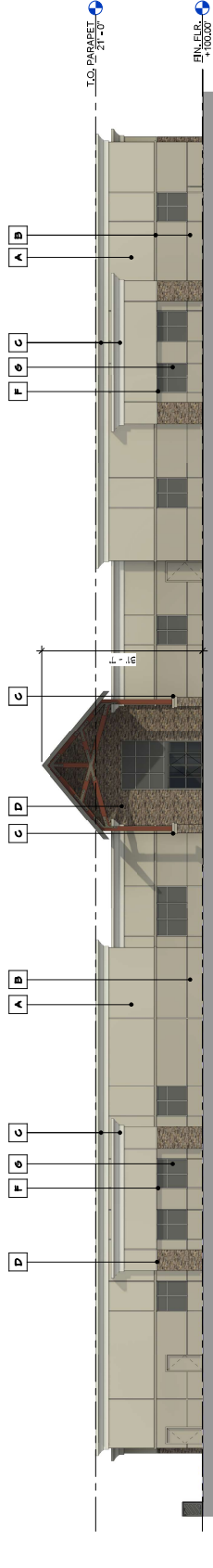
PRELIM NORTH ELEVATION



PRELIM EAST ELEVATION



PRELIM SOUTH ELEVATION



PRELIM WEST ELEVATION

Kinyon + Kim
 Architects, Inc.
 1001 Oakland Blvd., Suite 220
 Walnut Creek, CA 94596
 925.924.1100
 F: 925.924.0322



MSD WelbeHealth - Visalia PACE
 Ben Maddox Way & Tulare Avenue
 Visalia, CA 93292

PRELIMINARY PLANT SCHEDULE

SYMBOLS	COMMON NAME	PLANTED SIZE	WATER USE	COMET	WATER USE	COMMON NAME	PLANTED SIZE	WATER USE	COMET	WATER USE	COMMON NAME	PLANTED SIZE	WATER USE
	Arbutus menziesii	18" ggl	Low	15 ggl	Low	Arbutus menziesii	18" ggl	Low	15 ggl	Low	Arbutus menziesii	18" ggl	Low
	Conocarpus strictus	18" ggl	Medium	15 ggl	Medium	Conocarpus strictus	18" ggl	Medium	15 ggl	Medium	Conocarpus strictus	18" ggl	Medium
	Lepidosiphon virens	18" ggl	Low	15 ggl	Low	Lepidosiphon virens	18" ggl	Low	15 ggl	Low	Lepidosiphon virens	18" ggl	Low
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium

PRELIMINARY PLANT SCHEDULE CONTINUED

SYMBOLS	COMMON NAME	PLANTED SIZE	WATER USE	COMET	WATER USE	COMMON NAME	PLANTED SIZE	WATER USE	COMET	WATER USE	COMMON NAME	PLANTED SIZE	WATER USE
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium

PRELIMINARY PLANT SCHEDULE

SYMBOLS	COMMON NAME	PLANTED SIZE	WATER USE	COMET	WATER USE	COMMON NAME	PLANTED SIZE	WATER USE	COMET	WATER USE	COMMON NAME	PLANTED SIZE	WATER USE
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium
	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium	15 ggl	Medium	Quercus agrifolia	18" ggl	Medium

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET0): 50.7

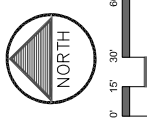
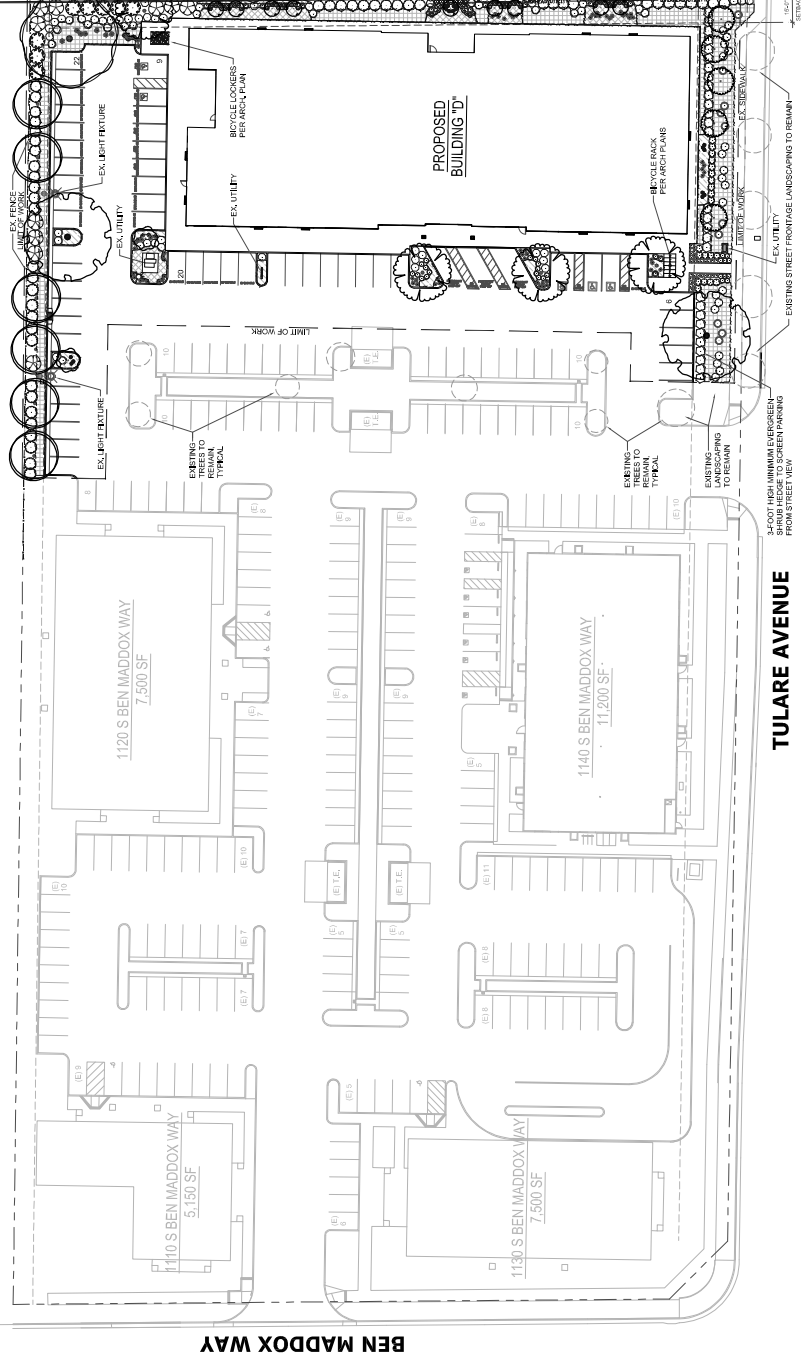
HYDRATION #	PLANT SPECIES	PLANT METHOD	IRRIGATION EFFICIENCY (IE)	ETAF	LANDSCAPE AREA (SQ.FT.)	ETAF AREA (SQ.FT.)	ESTIMATED TOTAL WATER USE (GALLONS PER YEAR)	
REGULAR LANDSCAPE AREAS								
1	REGULAR LANDSCAPE AREAS	SPRINKLER	0.80	0.80	3,000	2,400	9,600	
2	REGULAR LANDSCAPE AREAS	SPRINKLER	0.80	0.80	11,913	9,530	38,118	
TOTALS:						11,913	3,000	91,338
SPECIAL LANDSCAPE AREAS								
3	SPECIAL LANDSCAPE AREAS	SPRINKLER	1.00	1.00	0	0	0	
TOTALS:						0	0	0
ETAF TOTAL:						11,913	3,000	91,338
MINIMUM APPLIED WATER ALLOWANCE (MAWA):						11,913	3,000	91,338
MAWA (GPD) (0.02811845 x 11,913) + (0.03511845 x 3,000) = 108,833 GALLONS PER YEAR								

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS	SPECIAL LANDSCAPE AREAS
TOTAL ETAF AREA: 3,006	TOTAL ETAF AREA: 0
TOTAL AREA: 11,913	TOTAL AREA: 0
AVERAGE ETAF: 0.26	AVERAGE ETAF: 0.00

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.26, WHICH IS BELOW THE REQUIREMENT FOR NON-RESIDENTIAL AREAS.

- ### PRELIMINARY LANDSCAPE PLAN NOTES
- THE INTENT FOR THE LANDSCAPE IS TO BLEND WITH THE EXISTING DEVELOPMENTS PLANTING WHILE USING ALTERNATIVE VISUALLY COMPATIBLE PLANT SPECIES TO MEET THE CURRENT WATER USE REQUIREMENTS.
 - ALL NEW PROPOSED SHRUBS AND GROUND COVERS ARE LOW WATER USE SPECIES PER THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS).
 - MODERATE WATER USE TREES SHALL BE ON SEPARATE IRRIGATION ZONES FROM THE LOW WATER USE SHRUBS AND GROUND COVERS.
 - PLANTING OF CONSTRUCTION COVERINGS SHALL BE INSTALLED AS EARLY AS POSSIBLE TO PREVENT SOIL EROSION AND TO PROTECT THE LANDSCAPE AREAS WITH AN AUTOMATIC IRRIGATION SYSTEM USING LOW FLOW GPP AND DRAINAGE PARKING LANE. WHERE POSSIBLE, THE TREES WILL BE ON AN INDEPENDENT IRRIGATION ZONE SEPARATE FROM SHRUBS AND GROUND COVER AREAS.
 - PLANTING BED SOIL SHALL BE AMENDED TO CORRECT INPADE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL REPORT PROVIDED FOR DURING THE CONSTRUCTION DOCUMENTS PHASE.
 - ALL SHRUB BEDS SHALL RECEIVE A THREE-INCH LAYER OF BARK MULCH DRESSING.
 - REFER TO THE ARCHITECTURAL PLANS FOR BUILDING, PAVING, AND SITE IMPROVEMENTS.



Market Street
Development, LLC

SCALE: 1" = 30'
JOB # : C-104-23
DATE: 2-24-23

PRELIMINARY LANDSCAPE PLAN

MSD WelbeHealth - Visalia PACE
Ben Maddox Way & Tulare Avenue, Visalia, CA 93282

Studio Design Group, LLC
4411 N. 35th Street, Visalia, CA 93291
(559) 735-0202
www.studiodesigngroup.com

PROJECT DESCRIPTION
Conditional Use Permit (CUP) Application 2022-190
Senior Center
1200 S Ben Maddox Way
Visalia, CA

Introduction

The proposed senior daily care center will provide a multitude of social services and auxiliary medical services for seniors in the Visalia community. The Senior Center will be built in an existing business park with one parcel remaining for development. The building will be 24,975 square feet on an approximate .85 acre parcel. The proposed Senior Center has undergone Site Plan Review and received its SPR permit on 12/07/22. This application is for the Conditional Use Permit required for clinics and senior care facilities in the C-MU zone.

Program Overview - PACE

The new project will bring a modern PACE (*Program of All-Inclusive Care for the Elderly*) facility and its associated services to Visalia. PACE individually coordinates the care of each participant enrolled in the program based on his or her needs as directed by an interdisciplinary team of health care professionals. The goal of this innovative program is to improve the quality of life for seniors ages 55 and above and to help them live independently in their home and community as their health and age advance. The company that will be operating the PACE facility was founded by mission-driven physicians with a commitment to serve the communities' most vulnerable seniors with greater quality care and compassion. The leadership team combines decades of experience in leading and managing PACE organizations and groundbreaking healthcare companies. Every member of the team has expertise in senior care and a passion for helping seniors reach their full potential.

PACE is a national program sponsored by the federal government through Medicare to enable individuals who are at risk for moving into a nursing home to continue to live safely in their homes and communities. Members must be 55 years or older, be eligible for nursing home level care based on the State of California criteria, be eligible for Medicaid or Medicare (or be willing to use private insurance or pay privately) and be able to live safely in the community with PACE services.

Services Provided

The PACE model of care is built around an interdisciplinary team (IDT) which includes a primary care physician, nurse, social worker, physical therapist, occupational therapist, recreational therapist, dietician, center director, transportation coordinator, personal care worker and home care coordinator. Each participant is comprehensively assessed upon entry into the program, then twice a year thereafter, by the IDT. Based on the team's assessments, the senior's needs and problems are identified and integrated into an

individual care plan. Enrollment in the PACE program is voluntary. A senior will stay enrolled as long as he or she wants to be regardless of changes in health status.

Once enrolled as a participant, the PACE provider coordinates all Medicare, Medical and other payments to the participant's care and service providers. Even though the program's services are available 24/7, 365 days a year, the facility operates Monday through Friday from 8:00 a.m. to 5:00 p.m. as a daily care center. PACE services are delivered in participant's homes, in the community and at the PACE facility in order to help the senior live independently in his/her home and community.

On-Site PACE Services Provided

The color-coded floor plan provided with the SPR application illustrates the primary services provided on-site at the PACE facility and the ancillary operational uses within the facility. The total number of employees at the Visalia facility will be 100. The maximum number of employees on-site at any given time will be 50. The 50 employees will be working within the various areas identified on the color-coded floor plan.

Clinic: (green color code in two areas of the floor plan)

The on-site medical benefits include:

- Physician Care
- Nursing
- Dentistry

The dentistry performed at the Senior Center involves teeth cleaning and general dental check-ups. Procedures that involve more complicated services (i.e. surgery, making dental molds, etc) are referred to off-site practitioners.

Rehab Gym (Therapy/Exercise): (dark blue color code)

On-site therapeutic care benefits include:

- Rehabilitation Therapies
 - Physical Therapy
 - Occupational Therapy
 - Speech Therapy

Not all specialties of therapy and rehab are provided each day. Therapists are available as needed according to the schedules prepared for the seniors attending the center that day.

Administration: (yellow color code in three areas of the floor plan)

- Operational/administrative work/medical records (Managers, Administrative staff, etc)
- Transportation – the team responsible for all transportation logistics
 - All rides to and from the Center
 - Rides to and from doctor's appointments or other partner services

Personal Care: (purple color code)

- Hair care
- Nail care

Great Room: (pink color code)

- Engagement Programs
 - Socializing with others
 - Music, cultural events and games
 - Group exercise activities

Dining/Day Room: (peach color code)

- Meals on center days
- Nutritional counseling
- Serving Kitchen (NO COOKING IS DONE ON-SITE; REHEATING ONLY in warming trays and microwave ovens; all food is brought to the center already prepared)
- Social Services
 - Connections to community resources
 - Benefits support
 - Counseling and psychological services
 - Guidance and support for participants and caregivers

Building Support: (grey color code in three areas of the floor plan)

- Administrative/operational support for the facility and the operations

Staff Support: (red color code)

- Staff lounge/break room, lockers, restrooms and other amenities

Special Memory Care: (light blue color code)

The memory care services are provided to patients who need this specialized care. The care is provided as needed based on the seniors scheduled at the center each day.

Off-Site and In-Home PACE Services Provided

Off-site medical services are coordinated by the healthcare provider and may include:

- Optometry
- Audiology
- Medical Specialties (cardiology, pulmonology, nephrology, oncology, etc.)
- Labs, x-ray
- Dialysis
- Hospital Care
- Emergency and Urgent Care
- Short term and Long-term Rehab Care

In-Home PACE Services Provided

- Skilled Nursing Care
- Personal Care
- Chore services

Employees

The project will employ 100 full and part time employees. Because of the combination of facility-based and home-based care, as well as care provided within the community, only half, or approximately 50, of the team members are on site at any given time. The 50 **On-site** employee count is described in previous sections of this Letter.

The approximate 50 employees who work **Off-Site** go to work in participants' homes; or they work remotely in their own home; or they work in the community. For example, the drivers spend the majority of their time behind the wheel of the vans transporting the seniors to and from their homes, the center and their appointments.

The following employees are part of the 50 Off-Site team members:

- **Drivers** - Majority time spent off-site transporting participants
- **Home Care Aides** - Majority of time spent in participant homes
- **Outreach Specialists** - Majority of time spent in the community
- **Marketing team** - Majority of time spent in the community
- **Network team** - Primarily remote work
- **Finance team** - Primarily remote work
- **HR team** - primarily remote work
- **Interdisciplinary Team** - Some time spent on site, some time spent working remotely; and some time spent in participant home

New Building Construction

The proposed new building for the Senior Center has been designed to match the existing architecture at the business park by using the same cornice trim and stone wainscoting. The main gable roof over the interior great room has been incorporated into the design as this is a main design element for the tenant and showcases the heart of the center. The color tone of the building has been slightly modified to match the warmth of the stone and wood.

The new building will be sprinklered.

The existing paving on the parcel will be striped for the Senior Center use. For example, the parking lot stalls will be re-striped to accommodate the drop-off and pick-up zone for the Seniors who are brought to the center each day.

The parking on the site accommodates 105 cars including six handicapped accessible stalls and three participant loading/unloading stalls. The program participants are dropped-off and picked-up at the three loading/unloading stalls near the main building entry. The parking on-site also includes six EV Charging stalls and an additional 18 EV Capable stalls. The Business Park development was approved in 2006 for five parcels (four of which are already developed). The property owners enjoy reciprocal access and parking within the Business Park. The CC&Rs, which set forth the reciprocal access among other things, is included as an exhibit with this CUP application.

The seniors who participate in the PACE program are provided transportation to and from the center via vans operated by the senior center. Rides are also provided for off-site services/appointments. Participants do not drive themselves – ***transportation is provided for every participant -- to the senior center and to any necessary appointments outside the center.*** Cars that are parked on site are those of the team members/employees. Many of the team members also carpool or use public transportation.

There is no Senior Daily Care use identified in chapter 17.34 of the City of Visalia Municipal Code. For that reason, required parking has been calculated using a combination of Major Medical (one parking space for each 200 square feet of building area) for the clinic use; and Office (one parking space for each 250 square feet of building area) for the remaining office, support and day care areas. The Office category seems to be a reasonable use for calculation of the remaining space since many of the components of the center are administrative and support uses. Using this criteria, the required parking stalls are 104. However, based on the actual use and number of employees onsite, the parking demand is only 50 stalls. With 105 stalls provided, the site is more than adequately parked for the approximate 50 employees working on-site. As stated previously, program participants are delivered to the facility and require no parking stalls. In the event a family member brings a participant to the center instead of using the van, the site provides an overage of stalls for these rare events.

Van Transportation

As stated previously, participants in the program are brought to the center in vans operated by the operator of the facility. The site has three Participant Loading/Unloading stalls near the main entry for drop-off and pick-up of the seniors. On any given weekday, there are two four-hour sessions for the seniors: a morning session from approximately 8:30am to 12:30pm and an afternoon session from approximately 1:00pm to 5:00pm. The vans are scheduled to arrive in 10-15-minute increments to ensure that the van driver can pull immediately into a stall for drop-off. Based on an average capacity of nine seniors per van, the unloading will take approximately 10-15 minutes. This takes into account a maximum of two participants in wheelchairs who will need more time to move from the van to the main entry.

This information is obtained from the operator's Transportation Department that exclusively handles all transportation logistics. This team of employees operates similar to air traffic controllers managing all scheduling for van pickups, drop-offs and arrival time at the center. The Transportation Department works in real-time with the drivers to ensure that as vans arrive, there is a dedicated unloading stall available for drop-off. For example, the Transportation Department can ask a driver to slow down and arrive five minutes later than scheduled.

At full capacity, the center is expected to take in approximately 100 participants in the morning session and approximately 100 participants in the afternoon session resulting in 10-11 vans arriving in a managed sequence between 8:00am and 9:00am; between 12:00pm and 1:15pm; and 4:30pm to 5:30pm.

Vans are in use 90% of the time (i.e. the vans do not park in the parking lot at the center after drop-off or pickup except for short breaks). In addition to delivering the participants to the center, the vans are used to take participants to appointments off-site. Some vans do not come to the center at all; they are picking up seniors at their homes and taking them to specialty appointments not located at the center.

The three Loading/Unloading stalls are ADA compliant regarding required stall measurements (i.e. they are oversized loading stalls). This is in addition to the six ADA stalls provided for general use.

Because of the expert scheduling by the Transportation Department, queuing into the business park and onto Tulare Ave is avoided. The three Participant Loading/Unloading stalls are located close to the Senior Center's main entry to minimize the path of travel for each participant and to keep the loading/unloading away from the other buildings in the business park and the business park driveway entrances.

Thank you for your review of this CUP application for a new PACE Senior Center in Visalia. We look forward to working with you to bring this project to your city.



January 5, 2023

Site Plan Review No. 2022-190

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 **December 7, 2022**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

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

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE December 7, 2022
SITE PLAN NO. 2022-190
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
- | | | |
|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Planning | <input type="checkbox"/> Engineering prior to resubmittal plans for Site Plan Review. | |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation | <input type="checkbox"/> 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:
- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> CUP | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER – Lot Line Adjustment |
| <input type="checkbox"/> <u>ADDITIONAL COMMENTS:</u> | |

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

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: January 12, 2022

SITE PLAN NO: 2022-190
PROJECT: Senior Center
DESCRIPTION: Construction of a new 24,975 sq. ft. senior care "PACE" facility in existing office / business part, to provide a multitude of social services and auxiliary medical services to seniors.
APPLICANT: CHARLES SMYTH
PROP. OWNER: OUZOUNIAN INVESTMENTS I
LOCATION: 1150 S. BEN MADDOX WAY
APN: 100-010-040
GENERAL PLAN: Mixed Use Commercial
ZONING: C-MU

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Operational statement
- Parking Study
- Building Permit

PROJECT SPECIFIC INFORMATION: December 7, 2022

1. VMC Table 17.25.030, Lines M 55 & M56 list Clinics and Senior Care Facilities as a conditionally permitted use in the C-MU Zone.
2. The applicant shall obtain a Conditional Use Permit to conduct the use.
3. A detailed site plan, floor plan, building elevations, a landscaping plan, and a detailed operational statement shall be provided with the Conditional Use Permit submittal.
 - a. Note that the operational statement shall provide information on all uses on the site and provide detail justifying parking.
4. The applicant is requested to provide a parking study by an approved consultant.
5. The applicant is requested to provide a copy of the preliminary title report showing cross access agreement and shared parking as described on the submittal.
6. VMC 17.34.020 Schedule for off-street parking space requirements prescribes the following:
 - a. Medical Offices and Clinics at 1:200
 - i. Note the 1:250 used ratio used by the applicant cannot be used as it is only reserved for major medical facilities like hospitals and not a clinic.
 - b. Professional Offices at 1:250
7. Signage shall require a separate Building Permit submittal.
8. Obtain building permits.
9. Meet all other codes and ordinances.

Note:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.
2. Prior to completion of a final building inspection for a project, a signed MWELo Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELo standards.

Sections of the Municipal Code to review:

- 17.19 Mixed Use Zones
- 17.32.080 Maintenance of landscaped areas.
- 17.34 Off-street parking and loading facilities
- 17.36 Fences Walls and Hedges

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

Signature: 



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 8 DATE: DECEMBER 7, 2022

SITE PLAN NO.: 22-190
 PROJECT TITLE: SENIOR CENTER
 DESCRIPTION: CONSTRUCTION OF NEW 24,975 SF SENIOR CARE "PACE" FACILITY IN EXISTING OFFICE / BUSINESS PARK, TO PROVIDE MULTITUDE OF SOCIAL SERVICES AND AUXILIARY MEDICAL SERVICES TO SENIORS

APPLICANT: KATY SCHARDT
 PROP OWNER: TAM PROP LLC
 LOCATION: 1150 S BEN MADDOX WAY
 APN: 100-010-040

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb; gutter **ONSITE AS NECESSARY**
 - Drive approach size: Use radius return;
 - Sidewalk: _____ width; parkway width at _____
 - Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
 - Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
 - Right-of-way dedication required. A title report is required for verification of ownership.
 - Deed required prior to issuing building permit;
 - City Encroachment Permit Required. **FOR ANY WORK IN THE 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.
 - 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 = 0.20%, 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 medical office & clinic building will incur impact fees, refer to page 3 for applicable fees.**
- 2. New and final lot development onsite will be required to complete all outstanding parking lot landscaping and irrigation areas.**
- 3. Provide accessibility upgrades to adjacent parking lot and provide accessible path of travel to the public sidewalk.**
- 4. A building permit is required, standard plan check and inspection fees apply.**
- 5. All required backflow and fire devices will need to be installed on private property and not within the public right-of-way.**
- 6. Comply with parking lot standards, complete remaining parking lot striping.**
- 7. Refer to Traffic Dept. for any additional public improvements.**
- 8. Building to utilize onsite infrastructure installed with the office park master development plan and connect accordingly.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-190**
Date: **12/7/2022**

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

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

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$19,090/1000SF X 25
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$117/1000SF X 25
	TREATMENT PLANT CONNECTION FEE: \$278/1000SF X 25
<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	\$813/1000SF X 25
<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.

Adrian Rubalcaba

City of Visalia
Building: Site Plan
Review Comments

SPR 22190
SENIOR CENTER
1150 S BEN MADDOX WAY

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

- A building permit will be required. **FOR EACH BUILDING** *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. *(Small Tenant Improvements)*
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:

 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- 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: \$0.73 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 FOR ONSITE COOKING. PROVIDE PLASTER TRAP AT DENTAL AREA. BASED ON TYPE OF CONSTRUCTION FIRE SPRINKLERS MAY BE REQUIRED. LANDSCAPING SHALL MEET THE MVELO REQUIREMENTS. PROVIDE BIKE RACKS AND BIKE STORAGE AND FUTURE EV CHARGING PARKING. BASED ON THE TIME OF SUBMITTAL FOR PERMIT EV CHARGING STATIONS MAY BE REQUIRED.**

VAL GARCIA 12/6/22



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	December 6, 2022
Item #	8
Site Plan #	SPR22190
APN:	100010040

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2019 CFC §3312
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2019 CFC §3310
- **More information** is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on type of construction, occupant loads and use of great room.
- **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. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 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. 2019 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. 2019 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. 2019 CFC 507.5.1, App B and C

- 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 (2019 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)
- Approved **No PARKING – FIRE LANE** signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2019 CFC 503.3/ D103.6



- An **automatic fire sprinkler system** will be required for this building. 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%. 2019 CFC §912 and VMC 8.20.010 subsection C103.4
- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2019 CFC 912.4.1
- 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. 2019 CFC 904.12 & 609.2

Corbin Reed
Fire Marshal



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

Date: 12/5/22
 Item: 8
 Site Plan: SPR22190
 Name: Agt. Cole 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 exterior lighting to deter property crimes
- Traffic Concerns:
- Surveillance Issues:
Interior/Exterior video surveillance cameras to deter property crimes
- Line of Sight Issues:
Low shrubs to deter transients from setting up camps/loitering
- Other Concerns:
Enroll/Participate in Trespass Enforcement Program

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 7, 2022

ITEM NO: 8

SITE PLAN NO: [SPR22190](#)

PROJECT TITLE: Senior Center

DESCRIPTION: Construction of new 24,975 sq. ft. senior care "PACE" facility in existing office / business part, to provide multitude of social services and auxiliary medical services to seniors.

APPLICANT: Katy Schardt

OWNER: TAM PROP LLC

APN: 100010040

LOCATION: 1150 S BEN MADDOX WAY

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 number of projected trips generated by project in peak hour. 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:

- For traffic engineering questions, please call PH# 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

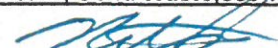
22190

December 7, 2022

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Comment**
Customer to utilize the existing (R3/R4) double enclosure onsite. Solid waste services to include trash, recycle, and organic collections, per the State of California's mandatory recycling laws (AB341 & AB1826). Enclosure gates are required, and must swing 180 degrees, clearing all curbing. Cane bolts must be included to secure the gates when opened. The customer is encouraged to contact Solid Waste at 559-713-4532 to have bins assigned.

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

Nathan Garza, Solid Waste, 559-713-4532





12/07/2022

SITE PLAN REVIEW DATE: _____

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

SITE PLAN REVIEW NO: SPR 22190

PROJECT NAME: SENIOR CENTER

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 DENTAL FACILITY QUESTIONNAIRE
- FORM REQUIRED _____
- FORM REQUIRED _____

INSTALLATION OF SAND AND GREASE INTERCEPTOR

INSTALLATION GREASE INTERCEPTOR

OTHER DENTAL AMALGAM SEPERATOR

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: 12/04/22



CALIFORNIA WATER SERVICE

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

Site Plan Review Comments From:

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

Date: 12/07/2022
Item # 8
Site Plan # 22-190
Project: Senior Center
Description:
Location: 1150/1200 S Ben Maddox
APN: 100-010-040

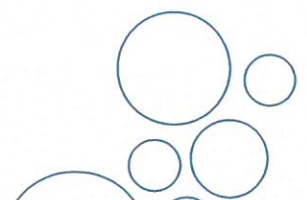
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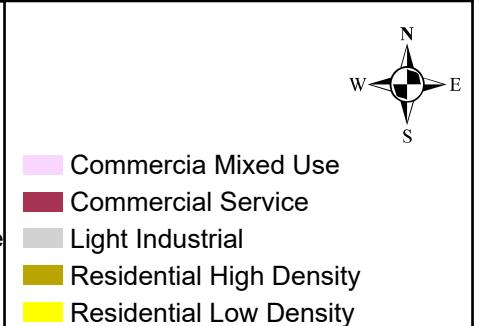
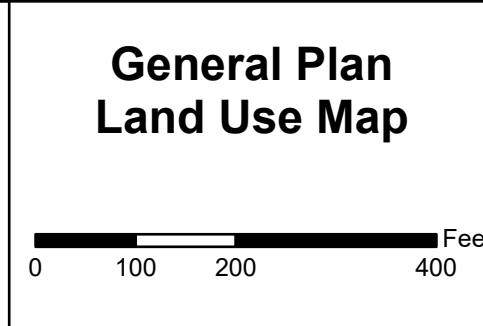
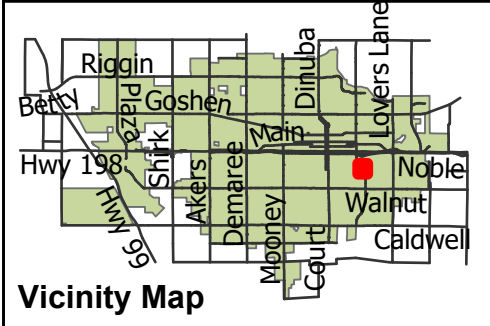
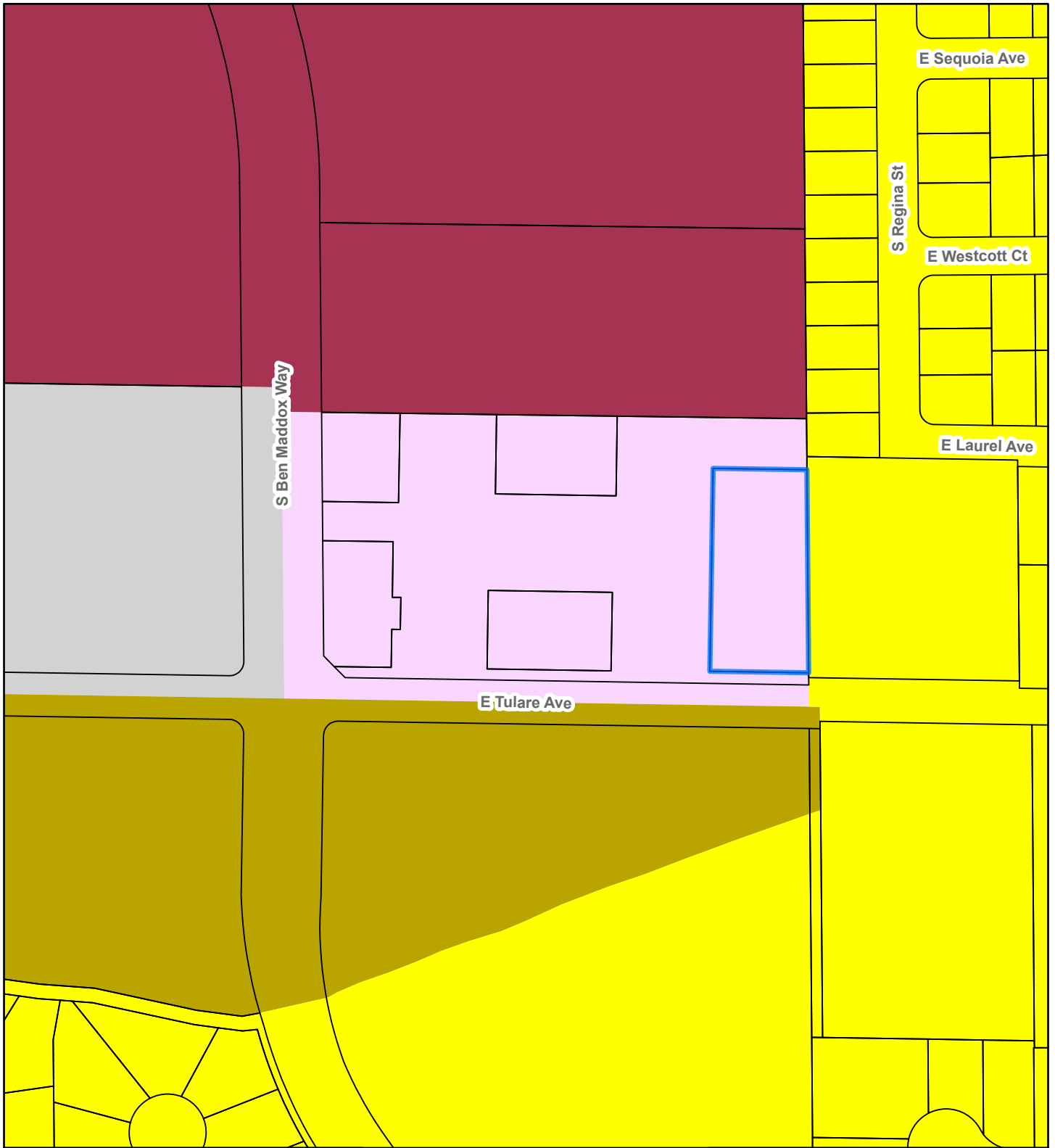
- Re-submitted**
 - No Comments at this time**
-

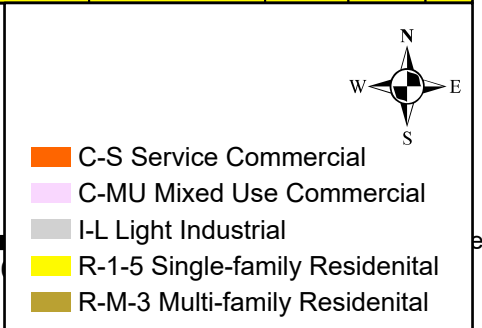
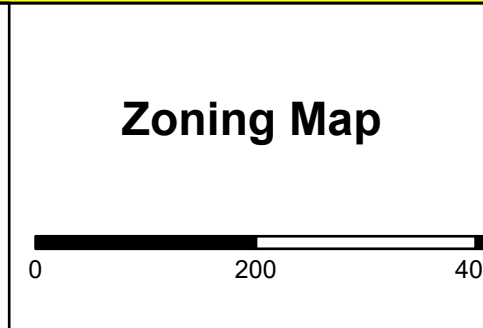
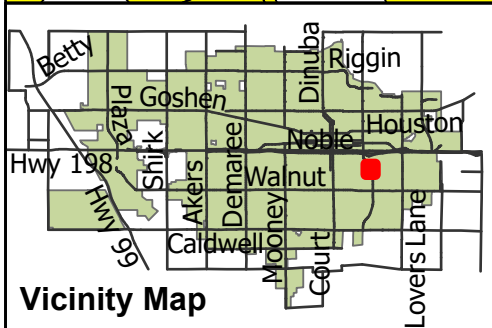
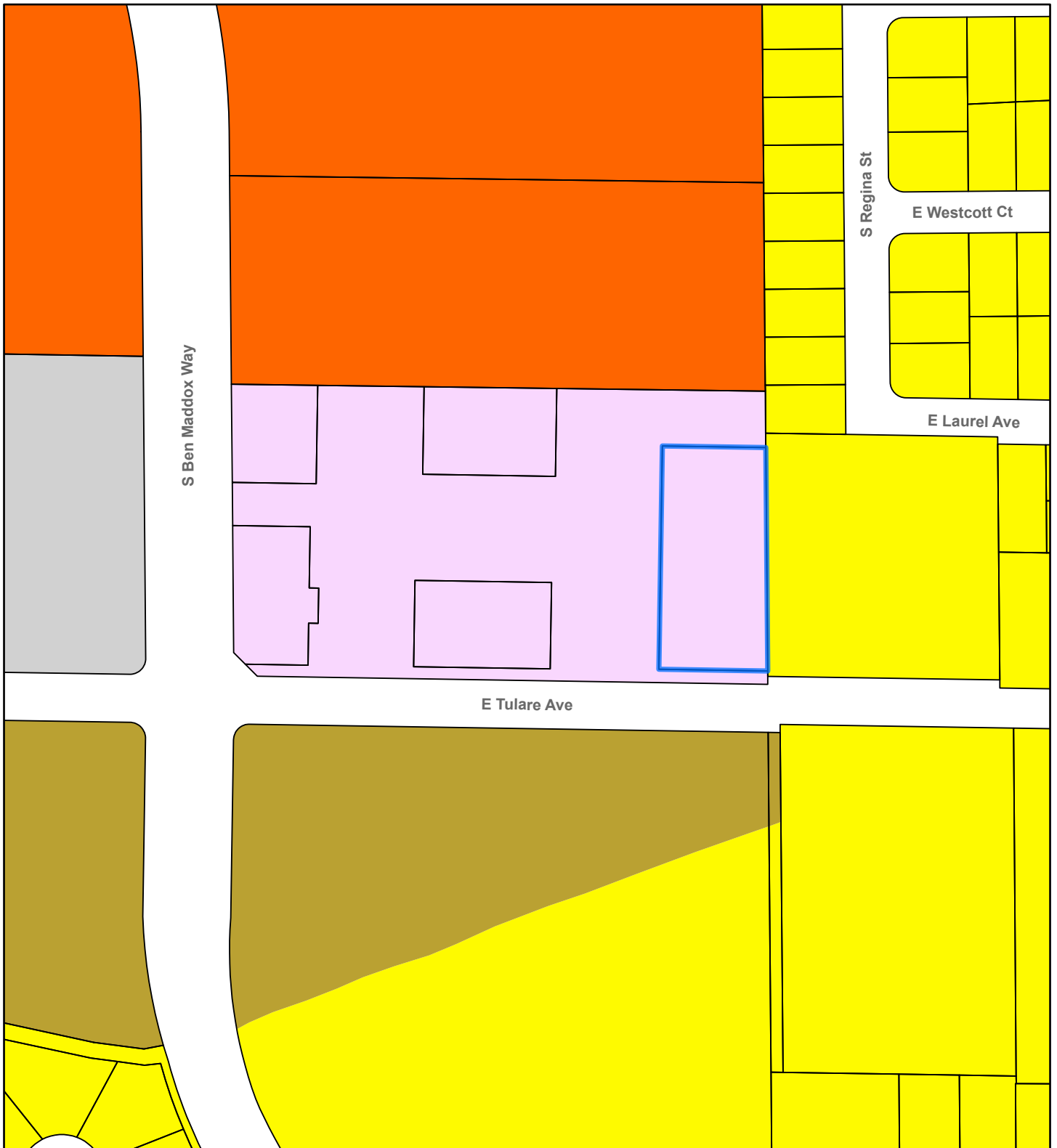
- Fire Hydrants:**
- Services:** Existing service(s), if this service(s) are not sufficient in size, developer will need to pay for upsize or any additional services that may be needed to meet the customers demand. The developer may also need to pay for the abandonment of any unused service.
- Mains:**
- Backflow Requirements:** Will be required if any parcel is for multi-family, commercial, or has multiple services on one parcel. Please contact Cross Connection Control Specialist, Juan Cisneros at 559-624-1670 or visaliabackfow@calwater.com for a backflow install packet.

Additional Comments:

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



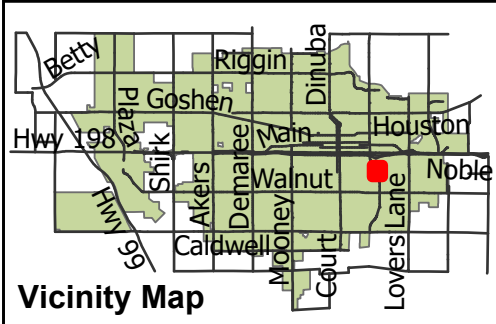






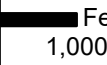
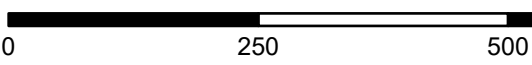
Project Site

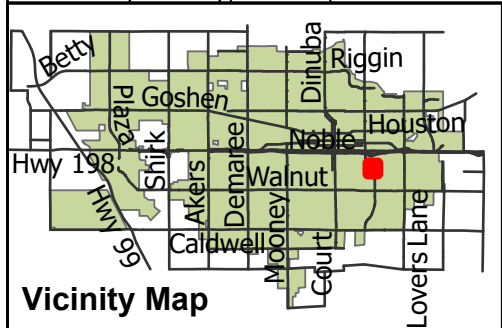
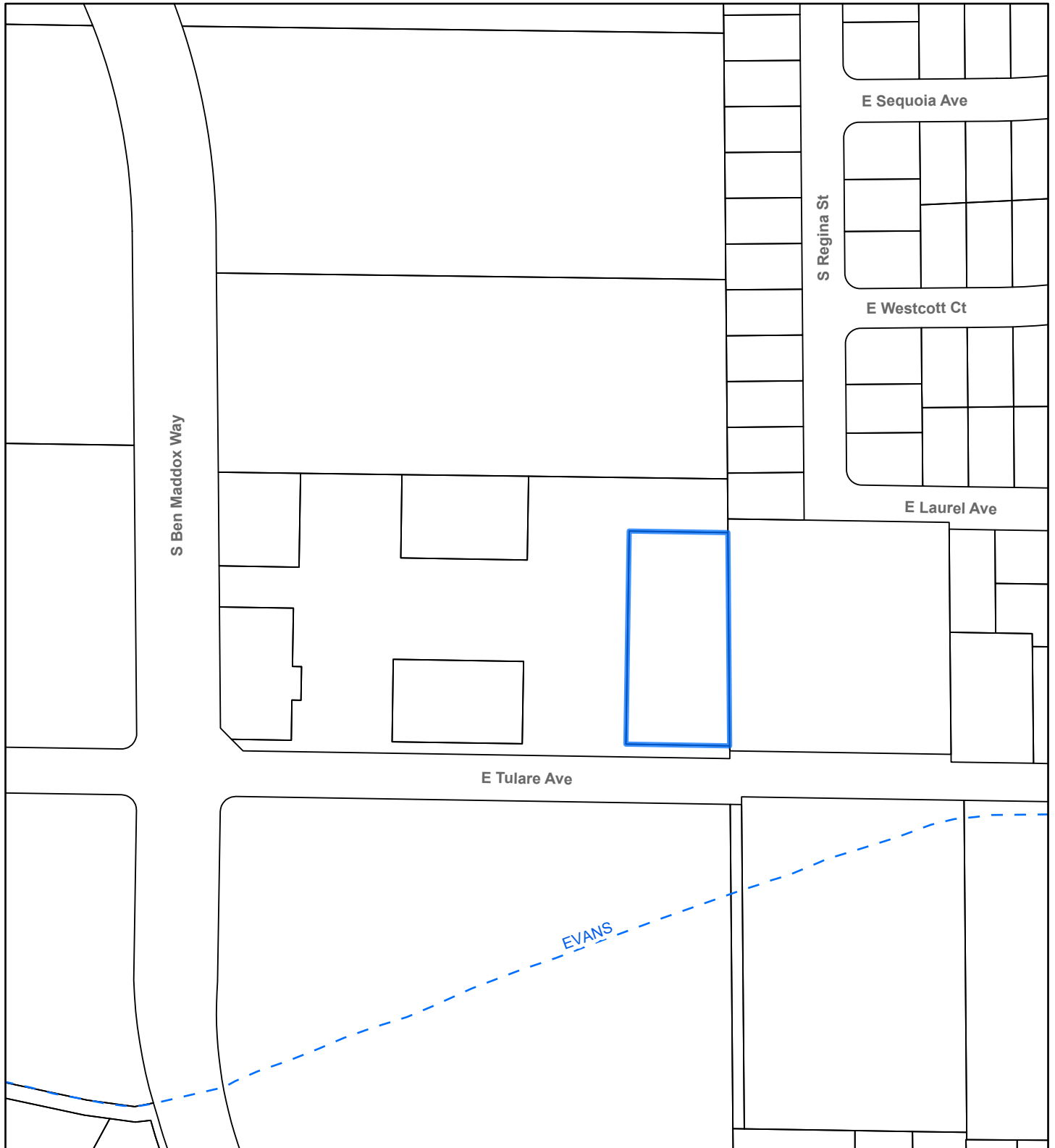
EVANS



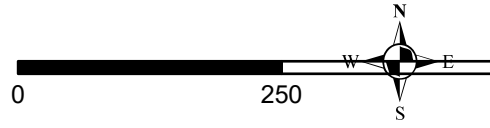
Vicinity Map

Aerial Photo





Location Map



The Visalia logo features the word 'VISALIA' in a stylized font above a landscape illustration and the text 'Founded 1852'. Below the logo is a legend with the following items:

- — WATERWAYS
- +— RAILROADS
- · · · CITY LIMITS
- PARCELS