

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**MONDAY, AUGUST 8, 2022**  
**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 – (Continued from July 25, 2022) Brandon Smith, Principal Planner
  - General Plan Amendment No. 2021-03:** A request to amend the General Plan land use designations on two parcels totaling 50 acres, resulting in the removal of a Residential Very Low Density land use designation, addition to a Residential Low Density land use designation, and establishment of a Parks/Recreation land use designation.
  - Change of Zone No. 2021-04:** A request to change the zoning on one parcel totaling 10 acres, resulting in the removal of a R-1-20 (Single-Family Residential 20,000 square foot minimum lot area) zone designation, addition to a R-1-5 (Single-Family Residential 5,000 square foot minimum lot area) zone designation, and establishment of a QP (Quasi-Public) zone designation.

**Shepherds Ranch I Tentative Subdivision Map No. 5581:** A request to subdivide 10 acres into a 41-lot single-family residential subdivision with two outlots for landscaping, lighting, and park purposes.

**Shepherds Ranch II Tentative Subdivision Map No. 5589:** A request to subdivide 40 acres into a 200-lot single-family residential subdivision with three outlots for landscaping, park, and trail purposes.

**Tentative Parcel Map No. 2022-03:** A request to subdivide 40 acres into three parcels for phasing and financing purposes.

**Annexation No. 2022-04:** A request to annex approximately 40 acres into the city limits of Visalia. Upon annexation, the area would be zoned R-1-5 (Single-Family Residential 5,000 square foot minimum lot area) and QP (Quasi-Public) zone designations, consistent with the General Plan Land Use Designation of Residential Low Density and Parks/Recreation.

Location: The project site consists of two parcels (located between Shirk Street and Road 88, 300 feet south of W. Pershing Court. (APN: 081-030-046, 080). 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, subject to mitigation, and that Mitigated Negative Declaration No. 2021-33 (State Clearinghouse #2022060683) be adopted.

7. PUBLIC HEARING – Josh Dan, Associate Planner

**Conditional Use Permit No. 2022-16:** A request by Kaweah Health Medical Group to establish a 5,280 square foot medical clinic on a 0.5-acre parcel in the Industrial (I) Zone District. The project site is located at the northwest corner of North Plaza Drive and West Placer Avenue. (Address: N/A) (APN: 081-100-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-38.

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is Monday August 22, 2022.
- b. GPA/COZ for Tiger Tea House project approved by City Council on August 1, 2022.
- c. ZTA's for HPAC items approved by City Council on August 1, 2022.
- d. Staff to present to Planning Commission at August 22<sup>nd</sup> meeting Council direction on Housing Development Standards.

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, AUGUST 18, 2022, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 22, 2022**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** August 8, 2022

**PROJECT PLANNER:** Josh Dan, Associate Planner  
Phone No.: (559) 713-4031  
E-mail: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**SUBJECT: Conditional Use Permit No. 2022-16:** A request by Kaweah Health Medical Group to establish a 5,280 square foot medical clinic on a 0.5-acre parcel in the Industrial (I) Zone District. The project site is located at the northwest corner of North Plaza Drive and West Placer Avenue. (Address: N/A) (APN: 081-100-014).

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2022-39 for Conditional Use Permit No. 2022-16 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2022-16 based on the findings and conditions in Resolution No. 2022-39.

## PROJECT DESCRIPTION

The Conditional Use Permit is a request to permit a 5,280 square foot walk-in outpatient clinic that will provide medical needs and services to both employers and employees of the Visalia Industrial Park. The project is proposing to be located on the east end of a multi-tenant industrial complex development located at the southwest corner of West Goshen Avenue and North Plaza Drive as depicted in Exhibit "A" and per the attached aerial photos. The applicant has also provided a floor plan (see Exhibit "B") depicting the improvements associated with this project.

According to the Operational Statement (shown in Exhibit "C"), this facility will initially have five full-time employees, which could increase as needed. The proposed hours of operation for the medical office are from 8:00 a.m. to 5:00 p.m. Monday through Friday. The office will have eight exam rooms, one procedure room, a laboratory, and an x-ray room where pre-employment physicals, annual physicals, x-rays, and lab-drawls may be completed. Additionally, the use is expected to receive as many as 50 patients per day initially and expecting to increase to over 100 patient visits once full capacity is reached (see Exhibit "C").

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Heavy Industrial
Zoning:	I (Industrial)
Surrounding Zoning and Land Use:	North: I / Career Development Institute South: I / W. Placer Ave. – Tetra Property Mgmt. East: I / N. Plaza Dr. – Shell Gas Station West: I / Rick's Vending
Environmental Document	Categorical Exemption No. 2022-38
Site Plan:	Site Plan Review No. 2021-110

## **Related Plans and Policies**

On January 20, 1981, Tentative Parcel Map No. 1979-65 was approved by the Planning Commission to permit the multi-parcel industrial complex located at the southwest corner of West Goshen Avenue and North Plaza Drive.

## **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 clinic uses as a conditional use in the I (Industrial) zone and requires the submittal and approval of a CUP application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. Staff has concluded that the proposed clinic will not have a negative impact on surrounding uses given the fact that sufficient on-site parking is provided, the sites proximity to the major street and other office and industrial uses within the area. Additionally, the clinic will serve as a benefit to the industrial uses in the area, providing medical services to the employee workforces in the area.

### **Parking and Access**

This site is accessed through existing vehicle access points along West Placer Avenue and through shared access agreements. There is also an alternate access point to the industrial complex from North Century Street. The proposed development provides 34 parking stalls on-site exceeding the 27 parking stall required at the 1:200 ratio for clinics in the municipal code. The proposed use and the on-site parking comply with the City's parking requirements. Lastly, staff has added Condition No. 5 requiring the applicant to amend any existing access agreement or establish a new agreement providing the new use access to the site from other parcels where there isn't currently direct access to the public right-of-way.

### **Environmental Review**

The requested action is considered Categorical Exempt under Section 15332(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-38).

Projects determined to meet this classification are characterized as in-fill development and are 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.

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project with would not be injurious to the surrounding properties or uses.
4. That the project is considered Categorical Exempt under Section 15332(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) development occurring within the city on a project site of not more than five acres and substantially surrounded by urban uses. (Categorical Exemption No. 2022-38).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2021-110.
2. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
3. That any project signage shall be obtained under a separate permit.
4. Landscape plans shall be required to as part of building plan check submittal.
5. That an access agreement be established or amended and recorded providing access to the site through other parcels within the industrial complex.
6. 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](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Related Plans and Policies
- Resolution No. 2022-39
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – Elevations
- 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. 2022-16

**PROJECT TITLE**

The project site is located at the northwest corner of North Plaza Drive and West Placer Avenue. (Address: N/A) (APN: 081-100-014).

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request by the Kaweah Health Medical Group to establish a 5,280 square foot medical clinic on a 0.5-acre parcel in the Industrial (I) Zone District.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Mario Celillo, DC2 Properties LLC., P.O. Box 648, Visalia, CA 93279

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

Mario Celillo, DC2 Properties LLC., P.O. Box 648, Visalia, CA 93279

**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(b)**
- Statutory Exemptions- State code number:

A request to establish a new 5,280 square foot clinic use within an industrial complex. Additionally, the site has full frontage improvements and is served by all public utilities.

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

(559) 713-4003

**CONTACT PERSON**

**AREA CODE/PHONE**

August 8, 2022

**DATE**

**Brandon Smith, AICP  
ENVIRONMENTAL COORDINATOR**

RESOLUTION NO. 2022-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-16, A REQUEST BY KAWEAH HEALTH MEDICAL GROUP TO ESTABLISH A 5,280 SQUARE FOOT MEDICAL CLINIC ON A 0.5-ACRE PARCEL IN THE INDUSTRIAL (I) ZONE DISTRICT. THE PROJECT SITE IS LOCATED AT THE NORTHWEST CORNER OF NORTH PLAZA DRIVE AND WEST PLACER AVENUE. (ADDRESS: N/A) (APN: 081-100-014)

**WHEREAS**, Conditional Use Permit No. 2022-16, is a request by Kaweah Health Medical Group to establish a 5,280 square foot medical clinic on a 0.5-acre parcel in the Industrial (I) Zone District. The project site is located at the northwest corner of North Plaza Drive and West Placer Avenue. (Address: N/A) (APN: 081-100-014); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 8, 2022; 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(b).

**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 with would not be injurious to the surrounding properties or uses.
4. That the project is considered Categorically Exempt under Section 15332(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) development occurring within the city on a project site of not more than five acres and substantially surrounded by urban uses. (Categorical Exemption No. 2022-38).

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2021-110.
2. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
3. That any project signage shall be obtained under a separate permit.
4. Landscape plans shall be required to as part of building plan check submittal.
5. That an access agreement be established or amended and recorded providing access to the site through other parcels within the industrial complex.
6. That all applicable federal, state and city laws, codes and ordinances be met.





## KHMG Operational Statement

### Industrial Park Clinic

The Kaweah Health Medical Group Industrial Park Clinic located near the southwest corner of Plaza Drive and Goshen Avenue in Visalia will serve as a 5,280 sq ft. industrial medicine/workers compensation/family practice/work injury/walk in outpatient clinic. Operating hours will be from 8am-5pm, Monday through Friday. Upon opening, two providers will be available to see patients (one physician and one advanced practice provider). The number of providers at the Clinic will increase as patient visits increase. Five staff members will support operations initially, and the number of staff will also grow as patient visits increase.

It is estimated that initially over 50 patients will be treated daily, increasing to over 100 patient visits once full capacity is reached. The schedule will allow 30 to 45 minutes for new patient visits and 20 minutes for follow up visits. The clinic will have 8 exam rooms, 1 procedure room, a laboratory, and an x-ray room. Medical services provided at the Clinic include pre-employment physicals, work related injuries, annual physicals, follow up primary care services, x-rays, lab draws, etc.

This clinic will be run by our California medical foundation, Kaweah Health Medical Group. This project is not OSHPD 3 and will be established as a CA Health and Safety Code 1206(1) clinic.





F Collins Engineering  
Structural & Civil Engineering  
P.O. Box 8065 • Visalia, CA 93290  
(559) 734-4060  
License S-4068

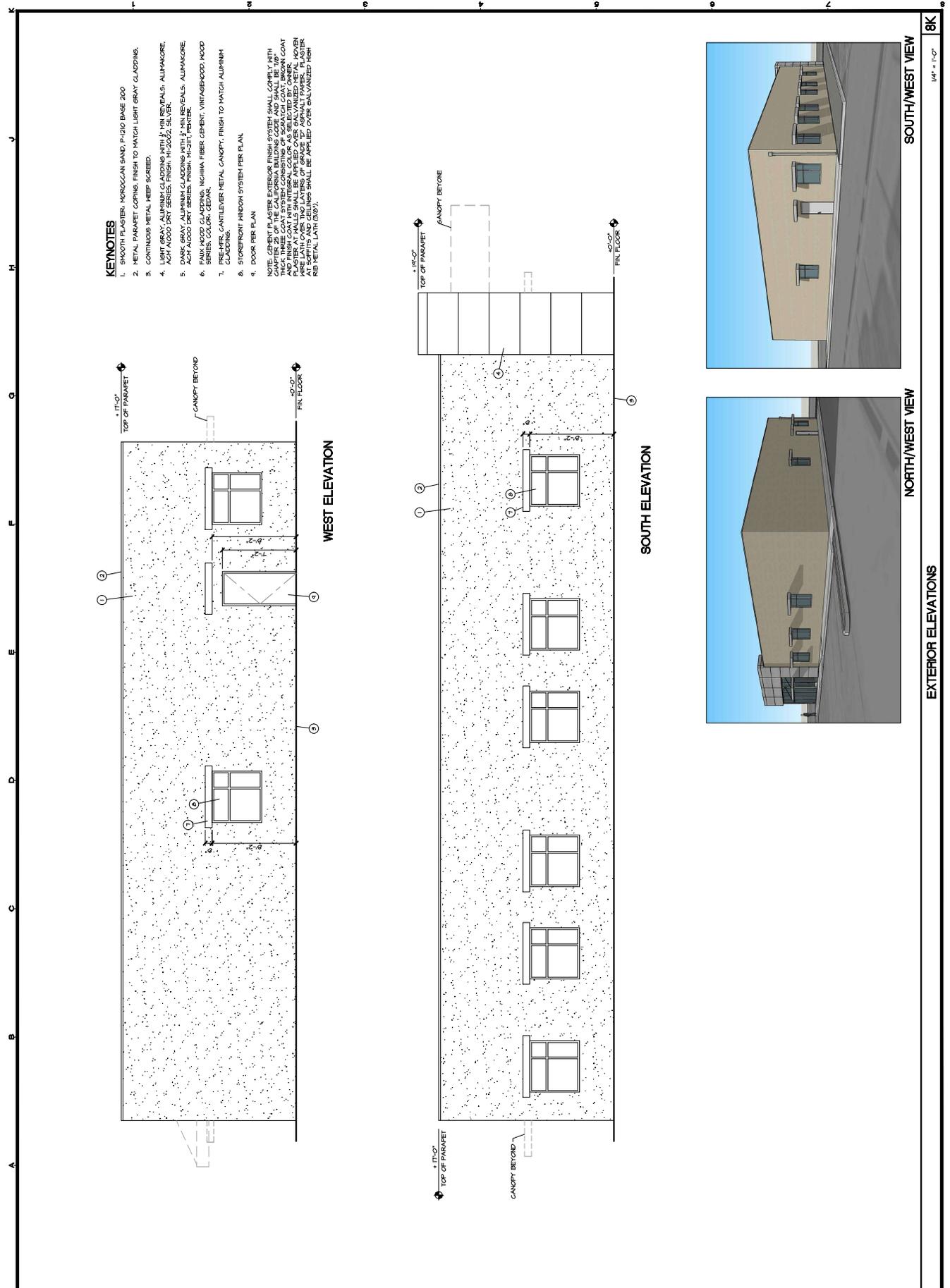
NEW MEDICAL CLINIC FOR  
DC2 PROPERTIES, LLC  
KAWAII HEALTH  
1329 N. PLAZA DR.  
VISALIA, CA  
APN 081-00-014

NO.	DATE	DESCRIPTION

DATE	3/28/22
DRAWN BY	BC
CHECKED BY	ZH/LES

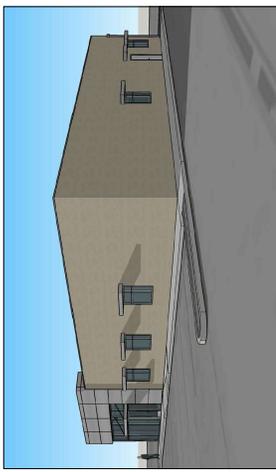
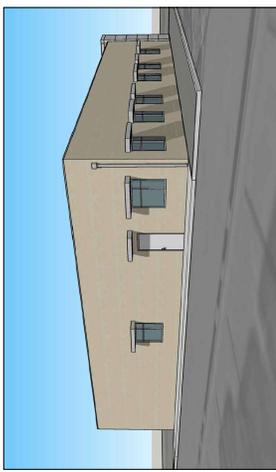
PROJECT TITLE  
NEW MEDICAL CLINIC  
EXTERIOR ELEVATIONS

SHEET  
A301  
OF 3



- KEYNOTES**
1. SMOOTH PLASTER, MOROCCAN SAND, P-210 BASE 200
  2. METAL PARAPET COPING, FINISH TO MATCH LIGHT GRAY GLAZINGS.
  3. CONTINUOUS METAL KEEL SCABED.
  4. LIGHT GRAY ALUMINUM GLAZINGS WITH 1/4" MIN REVEALS, ALUMAKORE, ACHT AUCO ART SERIES, FINISH: M-2022, SILVER.
  5. DARK GRAY ALUMINUM GLAZINGS WITH 1/4" MIN REVEALS, ALUMAKORE, ACHT AUCO ART SERIES, FINISH: N-2311, PEPPER.
  6. FAUX WOOD GLAZINGS, INCHIA FIBER GEMENT, VINTAGEWOOD, WOOD SERIES, COLOR: CEDAR.
  7. PRE-FRAME, CANTILEVER METAL CANOPY, FINISH TO MATCH ALUMINUM GLAZINGS.
  8. STOREFRONT WINDOW SYSTEM PER PLAN.
  9. DOOR PER PLAN.

NOTE: GEMENT PLASTER EXTERIOR FINISH SYSTEM SHALL COMPLY WITH CHAPTER 7 OF THE CALIFORNIA BUILDING CODE AND SHALL BE 1/2" COAT AND FINISH COAT WITH INTEGRAL COLOR AS SELECTED BY OWNER. FINISH SHALL BE APPLIED OVER 3/8" ASPHALT PAPER, 1/2" Gypsum BOARD AND 1/2" INSULATION. FINISHES SHALL BE APPLIED OVER GALVANIZED HIGH STRENGTH METAL (G90).



EXTERIOR ELEVATIONS  
NORTH/WEST VIEW  
SOUTH/WEST VIEW  
1/4" = 1'-0"



April 25, 2022

**Site Plan Review No. 2021-110-B:**

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **April 6, 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, which appears to read "Paul Bernal".

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE April 6, 2022  
SITE PLAN NO. 2021- 110 - B  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

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

Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP / Var (may be required)

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

Josh Dan, Planning Division, 559-713-4003

Date: April 6, 2022

SITE PLAN NO: 2021-110 - B  
PROJECT TITLE: New Medical Clinic  
DESCRIPTION: Proposed Medical Tenant (I)  
APPLICANT: Mario Celillo  
PROP. OWNER: DC2 Properties LLC  
LOCATION TITLE: 1329 N. Plaza Drive  
APN TITLE: 081-100-014  
GENERAL PLAN: Industrial  
EXISTING ZONING: I (Industrial)

---

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

## **Project Requirements**

- Conditional Use Permit
- Variance – Frontage Landscaping (may be required)
- Building Permit
- Additional Information as Needed.

### **PROJECT SPECIFIC INFORMATION: April 6, 2022**

1. VMC Use Table 17.25.030 Line M56 lists Clinics as conditionally permitted in the Industrial Zone, requiring the applicant to apply for a CUP.
2. Staff have requested the applicant comply with the 15-ft landscaping setback along the property frontage (Placer Ave.) or apply for a Variance to development standards regarding landscaping. The applicant stated that the site was master planned to include the paved area. Staff have requested the applicant demonstrate the master design where paving across the parcel frontage is shown to withdraw variance requirement.
3. The CUP submittal shall include the following:
  - a. Operational statement.
  - b. A landscaping plan showing a minimum 10% of the parking lot landscaping.
  - c. Building elevations.
  - d. Floor plans.
4. The applicant shall obtain a shared access agreement from neighboring property owners recorded prior to completion of the development on the site.
5. Building permits.
6. Other information as needed.

### **PROJECT SPECIFIC INFORMATION: June 23, 2021**

1. A Conditional Use Permit (CUP) shall be required to conduct the medical clinic use in the Industrial Zone.
2. A shared use and access agreement shall be recorded prior to occupation.
3. A landscaping plan shall be provided with the CUP submittal. A minimum 10% of the parking lot shall be landscaped.
4. Building elevations shall be provided with the CUP submittal.
5. Floor plans shall be provided with the CUP submittal.
6. The applicant shall provide a detailed Operational Statement for the use with the CUP submittal.

7. A 15 ft. landscape setback shall be provided along the southern property boundary adjacent to West Placer Avenue.

**Note:**

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

17.22 Industrial Zones

17.30 Development Standards

17.32.080 Maintenance of landscaped areas

17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

17.30 Development Standards (17.30.015.H. Lighting)

**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 checked="" type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>	Diego Corvera	713-4209

ITEM NO: <u>1</u>	DATE: <u>APRIL 6, 2022</u>
SITE PLAN NO.:	21-110 RESUBMITTAL
PROJECT TITLE:	NEW MEDICAL CLINIC
DESCRIPTION:	PROPOSED MEDICAL TENANT (I)
APPLICANT:	MARIO CELILLO
PROP OWNER:	DC2 PROPERTIES LLC
LOCATION:	1329 N PLAZA DR
APN:	081-100-014

**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 ALL WORK WITHIN 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. **SEE ADDITIONAL COMMENTS**
- 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. **AS NECESSARY ONSITE**
  - 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 new building will incur development impact fees associated with the improvement of the land and building construction. Refer to page 3 for applicable fees and summary.**
- 2. Comply with City parking lot standards for new parking lot improvements (PK1-PK5).**
- 3. Maintain 25' min. width drive aisles.**
- 4. Per Traffic Safety, a street light will be necessary to be installed on Placer Ave. due to the insufficient street lighting in the area. Per local street lighting standards, the distance from the closest street light (Plaza) to the parcels westerly boundary would fall within the maximum distance required. Refer to City street lighting standards.**
- 5. A building permit is required, standard plan check and inspection fees will apply.**
- 6. Per Planning Department a CUP is required, refer to further comments.**
- 7. There is an existing permit currently under review based on previous site plan layout and conditions under SPR NO. 19-209. Proposed project to submit new plan, further coordinate with City staff.**
- 8. Project is subject to new accessibility requirements; more particularly all circulation paths contiguous to vehicular traffic must be physically separated (a 4-inch raised minimum above area where vehicular traffic occurs.) Refer to section 11B-250 of the CBC.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **21-110 RESUBMITTAL**

Date: **4/6/2022**

**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: **1/1/2022**)  
(Project type for fee rates: **Medical**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>\$1,366/AC</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$16,772/1KSF</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$103/1KSF</b>
	<b>TREATMENT PLANT: \$244/1KSF</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$46/LF X TBD</b>
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>\$9,155/AC</b>
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$6,722/AC</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>\$9,154/AC</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$2,002/AC</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$714/1KSF</b>
<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

SPR21110  
NEW MEDICAL CLINIC  
1329 N FLAZA DRIVE

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 \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- 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:

**PLEASE LIST ON THE COVER SHEET IF THIS PROJECT IS A LICENSE CLINIC THAT NEEDS TO MEET OSHPD 3 REQUIREMENTS. LANDSCAPING TO MEET THE MWVELO REQUIREMENTS.**

**VAL GARCIA 4/5/22**  
Signature

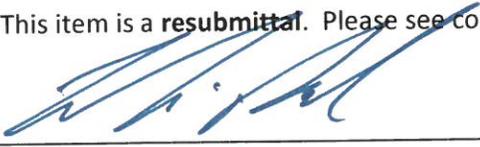


**Site Plan Comments**

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

Date April 5, 2022  
Item # 1  
Site Plan # 21110  
APN: 081100014

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.



---

Corbin Reed  
Fire Marshal



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

Date: 04/04/2022  
 Item: 1  
 Site Plan: SPR21110  
 Name: Henry Martinez

**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 and exterior surveillance cameras.  
\_\_\_\_\_
- Line of Sight Issues:  
Low Shrubs to provide clear line of sight to building during routine patrols.  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 6, 2022

ITEM NO: 1      Resubmit  
SITE PLAN NO: SPR21110  
PROJECT TITLE: New Medical Clinic  
DESCRIPTION: Proposed Medical Tenant (I)  
APPLICANT: Mario Celillo  
OWNER: DC2 PROPERTIES LLC  
APN: 081100014  
LOCATION: 1329 N PLAZA DR

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

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

**Additional Comments:**

- Project may be screened out of performing a VMT analysis. Applicant to confirm screening criteria is met; otherwise, a VMT analysis may be required.

*Leslie Blair*

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

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

21110

April 6, 2022

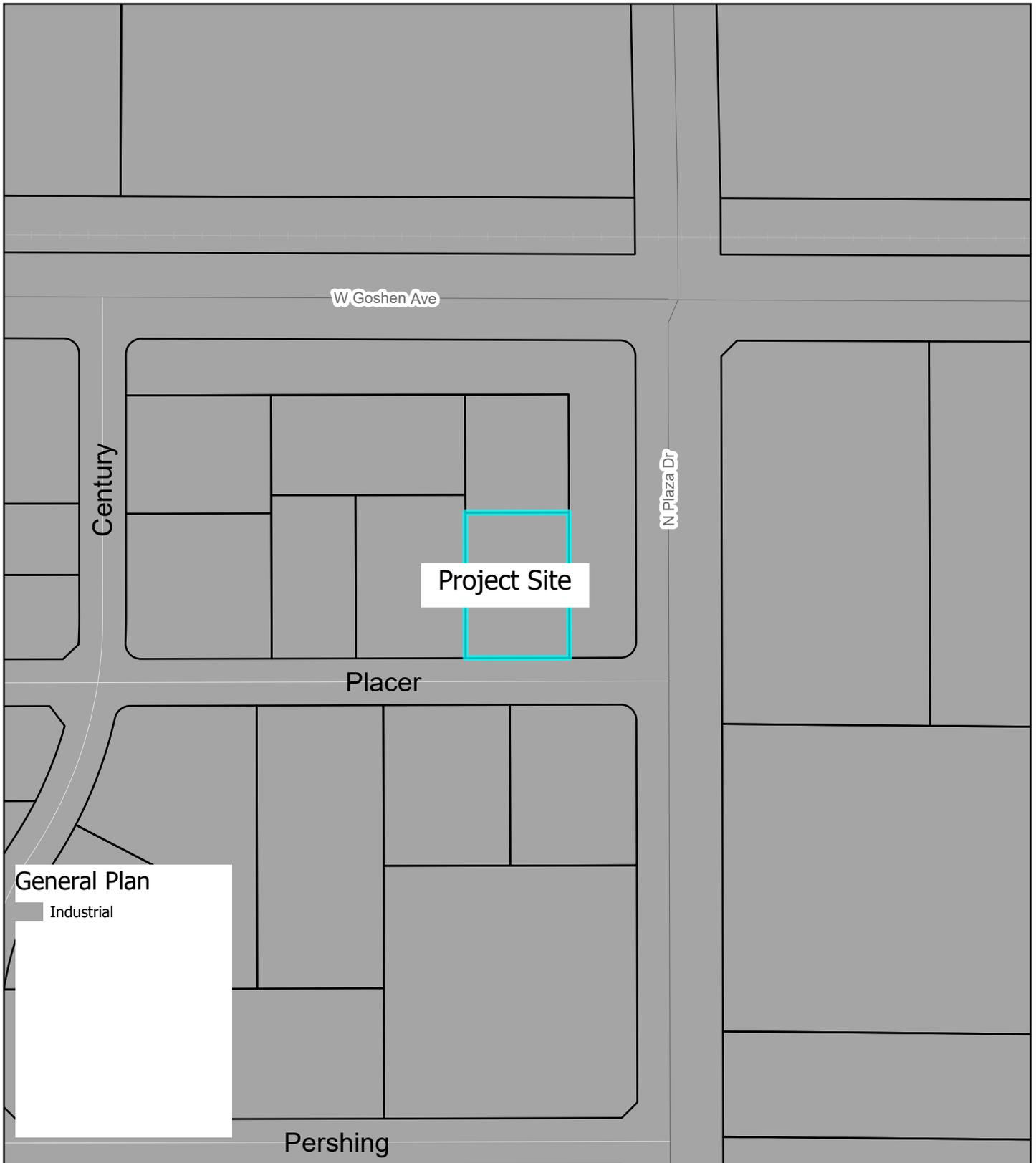
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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  
The proposed city standard (R3/R4) double enclosure looks good for STAB load collection services. Enclosure gates are required, must open 180 degrees, and clearing all curbing. Customer to avoid enclosure gates from swinging out into drive aisles. Cane bolts are to be included to secure gates when opened. The customer is encouraged to contact Solid Waste at 559-713-4532 to schedule a waste assessment when ready to have bins assigned.

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

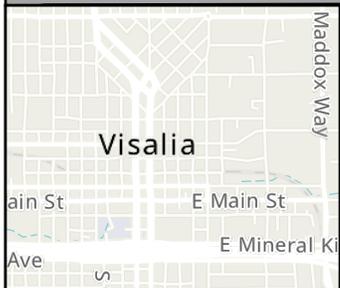
Nathan Garza, Solid Waste, 559-713-4532





**General Plan**

Industrial



# General Plan Land Use Map

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

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





**Zoning**

Industrial



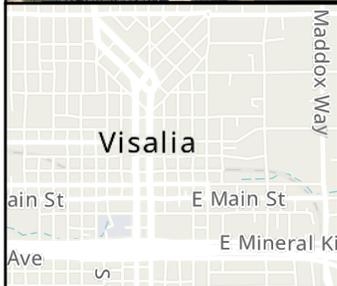
**Zoning Map**

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

**2022**

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





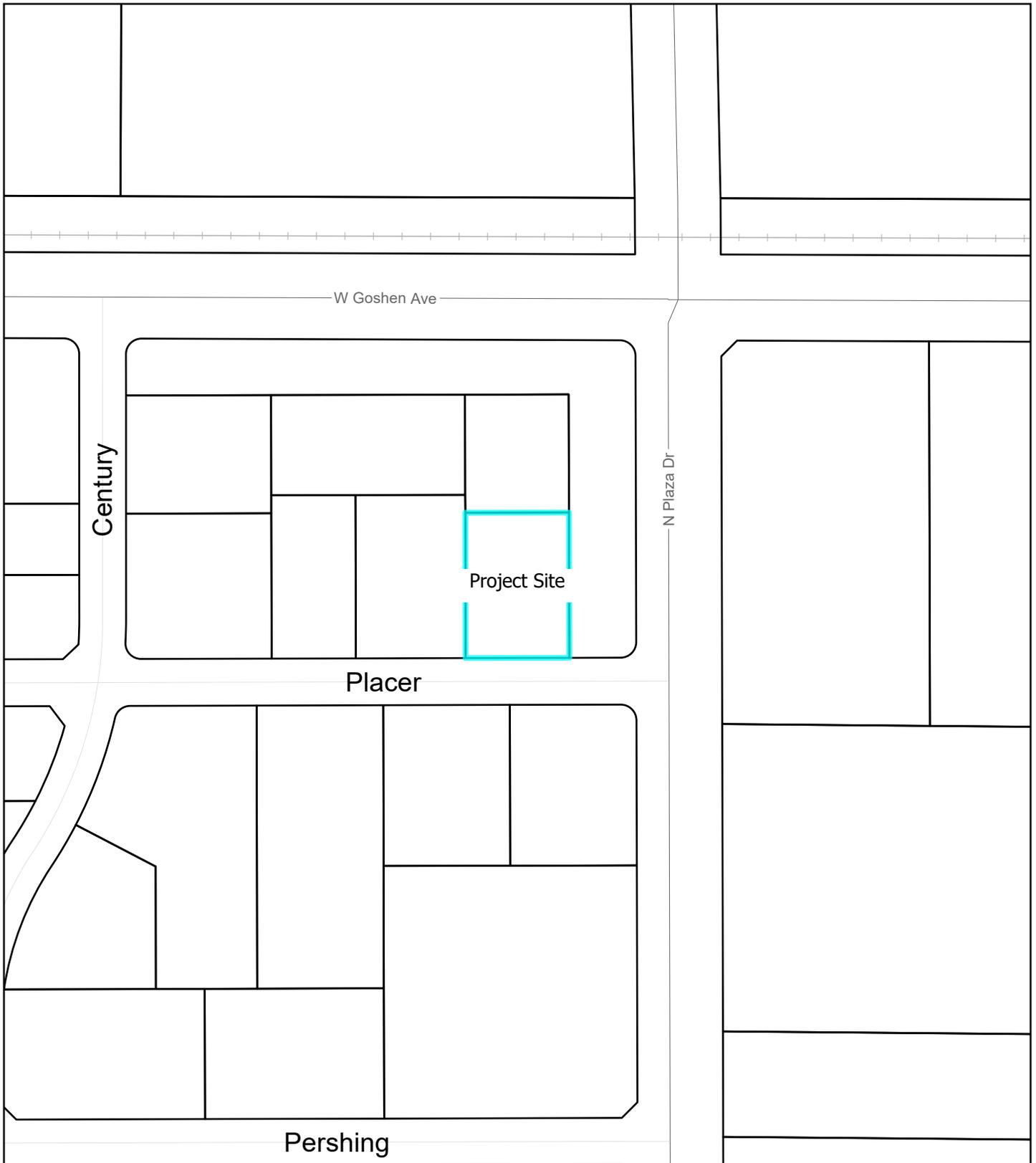
# Aerial Map

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

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





## Vicinity Map

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

# 2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

