

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

COMMISSIONERS: Marvin Hansen, Chris Tavarez, Bill Davis, Mary Beatie, Adam Peck

MONDAY, JULY 24, 2023
VISALIA COUNCIL CHAMBERS
LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA
MEETING TIME: 7:00 PM

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES 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 – Paul Bernal, Director / City Planner
 - a. Vesting Tentative Parcel Map No. 2023-05: A request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-24.

- b. Conditional Use Permit No. 2023-17: A request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2023-24.
- 7. PUBLIC HEARING – Josh Dan, Senior Planner
Variance No. 2023-02: A request by Caliber Collision to allow a variance to the maximum fence height limit of seven feet to eight-feet along the perimeter of a service commercial site in the C-S (Service Commercial) Zone District. The project site is located at 243 South Cotta Court (APNs: 094-212-042, 094-212-041). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2023-27.
- 8. PUBLIC HEARING – Josh Dan, Senior Planner
Conditional Use Permit 2022-20: A request by Robert Gaalswyk to construct a new 22,500 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone. The property is located on the southside of West Flagstaff Avenue between North Demaree Street and North Leila Street (Address: not yet assigned) (APN: 078-210-023). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, and that Mitigated Negative Declaration No. 2022-47 be adopted (SCH 2023-060762).
- 9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. Pending updates: Annexations, SB 1186, Housing Element

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 4, 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, AUGUST 7, 2023



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 24, 2023

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

SUBJECT: Conditional Use Permit 2022-20: A request by Robert Gaalswyk to construct a new 25,295 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone. The property is located on the south side of West Flagstaff Avenue between North Demaree Street and North Leila Street. (Address: not yet assigned) (APN: 078-210-023).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2022-20, as conditioned, based on the findings and conditions in Resolution No. 2022-49. Staff's recommendation is based upon the conclusion that the project is consistent with the Village at Willow Creek Specific Plan, the General Plan, the Zoning Ordinance, and the Noise Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2022-20 based on the findings and conditions in Resolution No. 2022-49.

PROJECT DESCRIPTION

The applicant is requesting to construct a 25,295 square foot building as a retail gun store and indoor shooting range facility (see Exhibit "A", Site Plan). The 3.98-acre project site is partially improved with a 194-stall parking lot, contiguous with the Village at Willow Creek Specific Plan shopping center. The proposed store and shooting range will consist of a sales area, offices, classroom, restrooms, and shooting lanes in the following sizes: sixteen (16) lanes at 25 yards, six (6) lanes at 12 yards, and five (5) VIP lanes at 25 yards. The VIP lanes are adjacent to a VIP Lounge and patio (see Exhibit "C", Floor Plan).

The Operational Statement, see Exhibit "E", details the use of the VIP areas for members to rent the lanes, lounge, and use of a patio for birthdays, corporate team building, and other group events. It further details that the shooting range will have eight (8) full-time and four (4) part-time employees. The hours of operation will be Monday through Friday, 10:00 AM to 7:00 PM and Saturdays from 10:00 AM to 5:00 PM. The facility will be closed on Sunday's.

A Conditional Use Permit is required for the use as Table 17.25.030, Line R19 lists indoor rifle and pistol ranges as conditionally approved within the C-MU zone. Additionally, the use is subject to the Village at Willow Creek Specific Plan's architectural requirements for tenant buildings. Staff has reviewed the applicant's building elevations (see Exhibit "B") and finds that the elevations can be supported as the development complies with the minimum architectural requirements of the Village at Willow Creek Specific Plan.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use:	North: R-M-2 (Multi-family Residential), W. Flagstaff Ave./ Quail Park Senior Living Community
	South: C-MU (Commercial Mixed Use), Village at Willow Creek Specific Plan, Lowes
	East: C-MU (Commercial Mixed Use), Vacant lots within the Specific Plan area / N. Leila St. / Shannon Ranch Unit No. 2 Subdivision.
	West: C-MU (Commercial Mixed Use), Village at Willow Creek Specific Plan, various mixed use commercial uses.
Environmental Review:	Initial Study / Mitigated Negative Declaration No. 2022-47
Special Districts:	Village at Willow Creek Specific Plan
Site Plan:	Site Plan Review: 2022-047

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

The subject site is part of a larger shopping center (i.e., The Village at Willow Creek commercial center) containing a Lowes Hardware store and other major tenants as the main anchors and added retail space and related out-pads for retail and food services. The development plan for the shopping center was approved under the Village at Willow Creek Specific Plan.

Conditional Use Permit No. 2006-49 was heard by the Planning Commission on October 23, 2006, for the development of the first phase of the commercial center with a Lowes home improvement store.

One other Conditional Use Permit, No. 2021-07, presented to the Planning Commission on March 22, 2021, was approved for a Dutch Bros coffee shop with drive-thru.

PROJECT EVALUATION

Staff recommends approval of the requested Conditional Use Permit based on project consistency with the Village at Willow Creek Specific Plan, the General Plan, the Zoning Ordinance, and the Noise Ordinance.

Consistency with Adopted Plans

The project is consistent with the Village at Willow Creek Specific Plan, the City’s General Plan, and Zoning Ordinance. It should be noted that the Specific Plan originally identified the subject site as a grocery store but was never developed. The Specific Plan provides a number of policies regarding the development of this area, covering issues that include streets, pedestrian pathways, infrastructure, aesthetics, setbacks, and parking. Staff has reviewed the policies in the Specific Plan and finds that the proposed site configuration and elevations are consistent with the applicable policies in the Specific Plan.

For the building elevations, the applicant has added the use of various materials and color tones that are consistent with the thematic nature of the specific plan. Through review and conversation with staff, the applicant has demonstrated sufficient compliance with Specific Plan Sections 3.10 (Elements of Project Design), 3.10.4 (Architecture), and 3.1 (Community Commercial Standards). This was accomplished by demonstrating a product model which integrates the following features that are consistent with the Architecture Policies and Standards:

- Building frontage roof line which does not run continuous for more than 50 feet and is further interrupted with parapet towers hiding equipment from view;
- use of stone veneer for portions of building façade;
- use of a free-standing wood trellis; and
- incorporation of a consistent color.

Access and Circulation

The site will be situated north of the existing Lowes hardware store. The use will utilize an existing access point at W. Flagstaff and will be installing an additional drive aisle at the rear of the building (east), connecting existing planned access points. The shooting range will be oriented facing west and abut the existing parking lot improvements.

Acoustical Analysis

An Acoustical Analysis was prepared for the proposed project, addressing the proposed indoor shooting range (See Exhibit “H” - Acoustical Analysis, Smokin’ Barrel Indoor Shooting Range W. Flagstaff Avenue, prepared by WJV Acoustics, Inc., March 24, 2023). The purpose of the study was to determine if noise levels associated with the project will comply with the City’s applicable noise level standards, particularly upon the existing single family and senior living facility (zoned multi-family residential) uses to the north and east, respectively. The acoustical analysis is intended to determine project-related noise levels for all aspects of the proposed project.

Noise measurements were obtained by the noise consultant (WJV Acoustics, Inc.) at the project site. A site inspection and ambient noise monitoring were conducted on June 8, 2022, to evaluate the acoustical characteristics of the site and quantify existing ambient noise levels within the project area. The existing ambient noise environment is dominated by traffic noise associated with nearby commercial/retail land uses.

WJVA collected 15-minute ambient noise level measurements at two (2) noise monitoring sites, near the existing residential land uses adjacent the project site to the north and to the east. Three individual noise measurements were collected at the ambient noise measurement sites to document existing (without project) ambient noise levels during morning, midday and evening conditions. The findings of the noise measurements are provided in Table IV and the project vicinity and ambient noise monitoring site locations are provided as Figure 2 of the acoustical analysis (Exhibit “F”).

From the ambient noise level measurements, which are identified in Table IV of the acoustical analysis, it can be determined that existing ambient (without project) noise levels at the monitoring sites were in the range of approximately 53.6 to 58.2 dB Leq with maximum noise levels in the range of 71.3 to 77.2 dB. The noise levels described in Table IV exceed the City’s exterior noise level standards for stationary noise sources in all statistical categories during each of the noise measurement periods. Such existing ambient noise levels would warrant an adjustment (increase) in the noise level standards described above, for the L_{max} (maximum) and L₂ categories. The remaining statistical categories generally fall below the City of Visalia

noise level standards for stationary (non-transportation) noise sources, defined in the Noise Ordinance (Chapter 8.36 of the Municipal Code).

The noise study concludes that based upon noise levels measured at existing firing range facilities in Clovis and Fresno, a review of both facilities' construction components, and the proposed project construction (double-walled 8-inch concrete filled CMU walls, with interior gap space), noise levels associated with firing range activities are not expected to be audible at distances of greater than approximately twenty feet from the exterior facades, and would not be expected to be audible over existing ambient noise levels at any existing sensitive receptor location in the vicinity of the project site.

The above-described assessment and exterior noise level determinations apply only when the proposed construction measures (described above and summarized below) are incorporated into the building, and therefore such measures must be considered as required mitigation for project compliance. Any changes to these required construction components may result in noise levels different than those described and would require a reevaluation of the findings of this analysis. These construction requirements, which are mitigation measures in the Mitigated Negative Declaration and further required per Condition No. 3 of the Recommended Conditions of Approval, are summarized as follows:

- Exterior wall/façade construction to consist of 8-inch concrete-grouted CMU block walls at all exterior wall locations. Additionally, the project proposes the inclusion of double-walled (secondary) 8-inch concrete-grouted CMU block walls along all exterior facades facing sensitive receptor locations (north-facing and east-facing) and adjacent to the proposed firing range areas. The double-walled areas will include linear storage areas between the two CMU wall assemblies.
- Ceiling to be constructed with hanging steel baffles, 5/8" gypsum board attached to isolation clips on 1-1/2" hat track, attached to a second layer of 5/8" gypsum board, attached to the ceiling framing of approximately 2-foot roof framing with 4-5" of open cell spray foam insulation, 1/2" plywood and 60-mil. TPO roofing.

Condition No. 3 further requires that the project limit hours to between 10:00 am to 7:00 PM daily. Any changes to the hours of operation outside of the range specified in the condition would require the applicant to produce another noise study demonstrating compliance with the Noise Ordinance and will require the filing of an amendment to the CUP to modify the hours of operation.

Furthermore, staff recommends Condition No. 5 be adopted. This condition, if adopted, requires the applicant/developer prior to operating the indoor shooting range verify that the construction methods incorporated into the building design mitigation noise levels that do not exceed Community Noise levels as identified in the attached acoustical analysis. The applicant/developer shall have their acoustical noise consultant conduct noise measurements for the use prior to obtaining a building final. The noise measurement shall be submitted and verified by staff prior to obtaining a building final. Failure to comply with the mitigation measure and meet Community Noise requirements shall result in non-operation of the indoor shooting range until noise levels are met.

Public Frontage and Other Improvements

All frontage improvements along roadways (W. Flagstaff Ave. and N. Leila St.) have already been installed. This included construction of sidewalks, planting of street trees, streetlights, and curb returns. However, staff has added Condition No. 4 requiring the applicant erect the block wall detailed along the eastern boundary of the parcel as shown in Figure 3.5-2 of The Village At Willow Creek Specific Plan for Fencing Type and Location. Additionally, Condition No. 6 has been added requiring the applicant replant any dead vegetation, including street trees along Flagstaff Avenue and Leila Street.

Parking

The Municipal Code Section 17.34.020.F.14 prescribes parking for shopping centers (major) as one parking space for each two hundred twenty-five (225) square feet of building area. Based on the buildings 25,295 square foot size, a total of 113 parking stalls would be required. The existing parking field on the parcel provides 194 parking stalls, which far exceeds the city standards.

Environmental Review

An Initial Study and Negative Declaration were prepared for the proposed project. Initial Study and Mitigated Negative Declaration No. 2022-47 disclosed that environmental impacts are determined to be not significant with the incorporation of mitigation measures. Staff concludes that Initial Study and Mitigated Negative Declaration No. 2022-47 adequately analyze and address the proposed project and finds that environmental impacts will be at a less than significant level with incorporation of mitigation.

RECOMMENDED FINDINGS

1. That the site is located within The Village at Willow Creek Specific Plan and is consistent with the goals and policies of The Village at Willow Creek Specific Plan.
2. That the proposed Conditional Use Permit is consistent with the intent, objectives, and policies of the General Plan and Zoning Ordinance.
3. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
4. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
5. That an Initial Study was prepared for this project, consistent with the California Environmental Quality Act, which disclosed that environmental impacts are determined to be not significant with the incorporation of mitigation, and that Mitigated Negative Declaration No. 2022-47 is hereby adopted.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2022-047.
2. That the site be developed in substantial compliance with the site plan in Exhibit "A", building elevations in Exhibit "B", floor plan in Exhibit "C", and landscaping plan in Exhibit "D".
3. That the project incorporates mitigation measures consistent with the acoustical analysis and limit hours to between 10:00 AM to 7:00 PM daily.

4. That the applicant erect the 6-foot high split faced CMU block wall detailed in the Specific Plan, along the eastern boundary of the parcel as shown in the Figure 3.5-2 Fencing Type and Location.
5. That prior to a building final, the owner/operator of the proposed facility shall verify that use of the indoor shooting range does not exceed Community Noise levels as identified in the attached acoustical analysis (Acoustical Analysis, Smokin' Barrel Indoor Shooting Range W. Flagstaff Avenue, prepared by WJV Acoustics, Inc., March 24, 2023). The applicant/developer shall have their acoustical noise consultant conduct noise measurements as detailed in the acoustical analysis prior to operating. The noise measurement shall be submitted and verified by Community Development staff prior to a building final being issued by City staff. Failure to meet Community Noise requirements as noted in the acoustical analysis shall result in non-operation of the business until noise levels are met.
6. That the applicant is responsible for replanting any dead vegetation, including street trees along Flagstaff Avenue and Leila Street.
7. That all signs shall require a separate building permit.
8. That all other federal, state and city codes, ordinances and laws be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Building Elevations
- Exhibit "C" – Floor Plan
- Exhibit "D" – Landscaping Plan
- Exhibit "E" – Operational Statement
- Exhibit "F" – Acoustical Analysis
- Exhibit "G" – Public Correspondence
- Initial Study and Mitigated Negative Declaration
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

Related Plans & Policies
Conditional Use Permits
(Chapter 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)

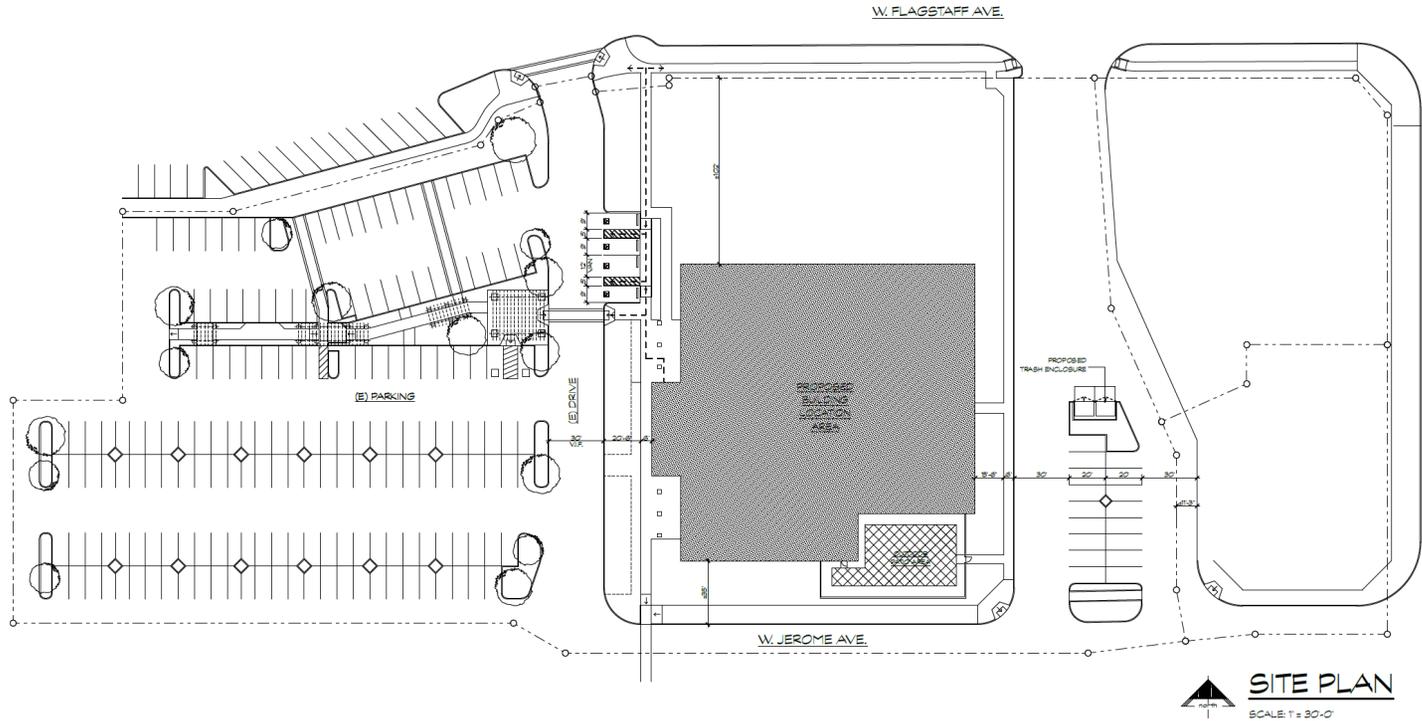
17.38.130 Effective date of conditional use permit

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)

Table 17.25.030

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R19	Rifle and Pistol Range, indoor	C	C	C	C	C			C	C	C	
	RECYCLING FACILITIES											
R20	Heavy Processing			C						C	P	17.32.160
R21	Light Processing			C						P	P	17.32.160
R22	Large Collection			C						P	P	17.32.160
R23	Small Collection	C	C	C	C					P	P	17.32.160
R24	Reverse Vending Machines	P	P	P	P	P			P	P	P	17.32.160
R25	Temporary Facilities, i.e. recycling of Christmas trees, tree trimmings, etc.		T	T	T					T	T	17.32.160
R26	Household Hazardous Waste Collection Center			P						P		17.32.160
	RESIDENTIAL (see also Residential Zones)											
R27	Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	C	C	C	C	C	C	C	C	C	
R28	Group/Foster Homes, Licensed – 1 - 6 individuals in addition to residing family	C	C	C	C	C	C	C	C	C	C	
R29	Group/Foster Homes, Licensed – more than 6 individuals in addition to residing family	C	C	C	C	C	C	C	C	C	C	
R30	Emergency Shelters									P		
R31	Low Barrier Navigation Centers	C	C	C	P*/C	P*/C	C	C	C	C	C	*If meeting criteria stated in Cal. GC Sections 65660 - 65668

EXHIBIT "A"



DESIGN GROU
INCORPORAT
ARCHITECTS



4412 W. FERRELLSON
 VISALIA, CA 93291
 (559) 732-8036
 FAX: 732-8836

SCALE: AS NOTED
 JOB #: 22-004

A NEW RETAIL SHOP AND INDDOR SHOOTING RANGE FOR

SMOKIN' BARREL

VISALIA, CA

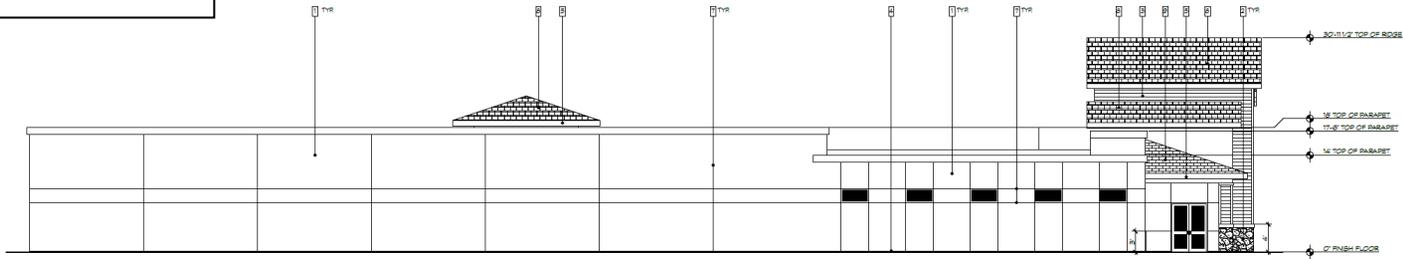
DATE: 02-20-2024

- △ DESIGN
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- △ REVISION

Sheet:

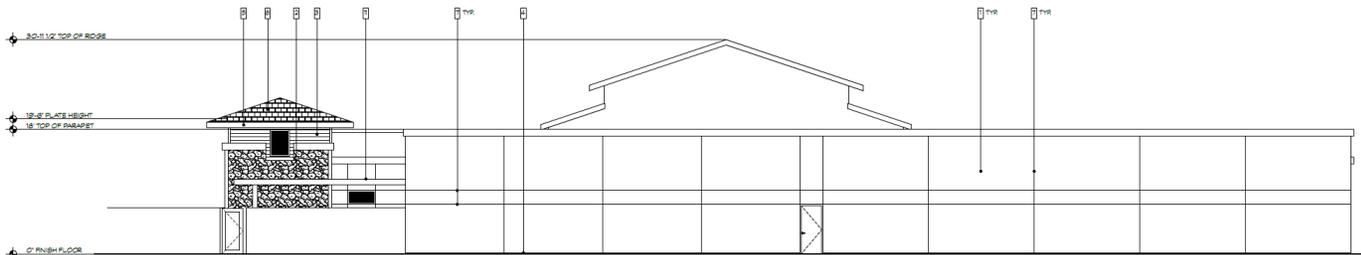
A-1

EXHIBIT "B"



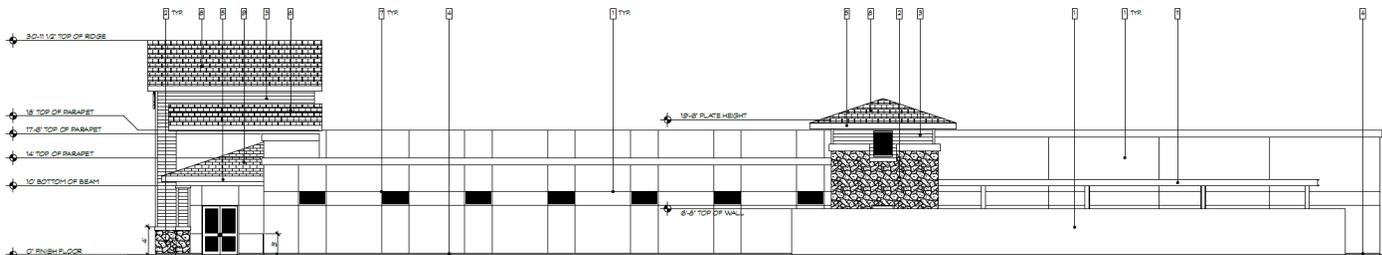
NORTH ELEVATION

SCALE 1/8" = 1'-0"



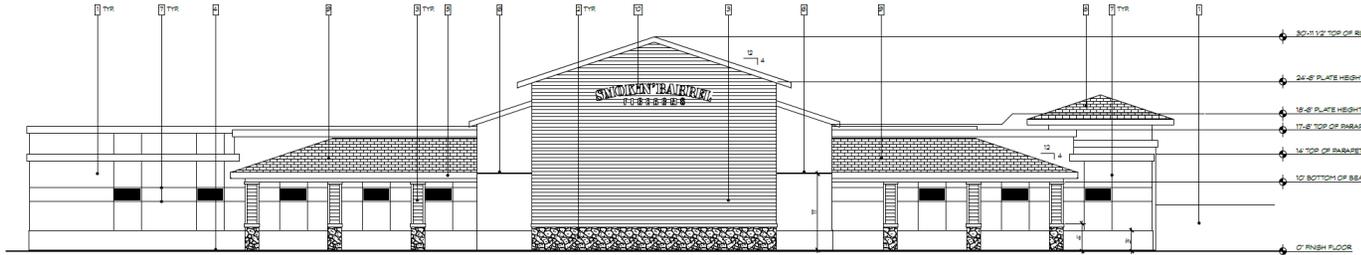
EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

ELEVATION KEY NOTES	
1	1/2" EXTERIOR PLASTER FINISH - LIGHT SAND TEXTURE PAINTED - OVER WEATHER BARRIER
2	EL DORADO STONE - COLOR T&B BY ARCHITECT
3	JAMES HARDIE FIBER CEMENT SIDING PANEL (PAINTED)
4	WEEP SCREED
5	2x10 FASCIA (PAINTED)
6	1" ALL-PURPOSE RISLET - FULL FINISH
7	EXPANSION JOINT, TYR
8	CONCRETE ROOF SHINGLE
9	ASPHALT ROOF SHINGLE
10	SIGNAGE - UNDER SIGNATURE PERMIT
11	METAL TRUSS



4412 W. F. HENDERSON
VISALIA, CA 93291
(559) 732-9230
FAX: 732-9838

SCALE: AS NOTED
JOB #: 25-0054

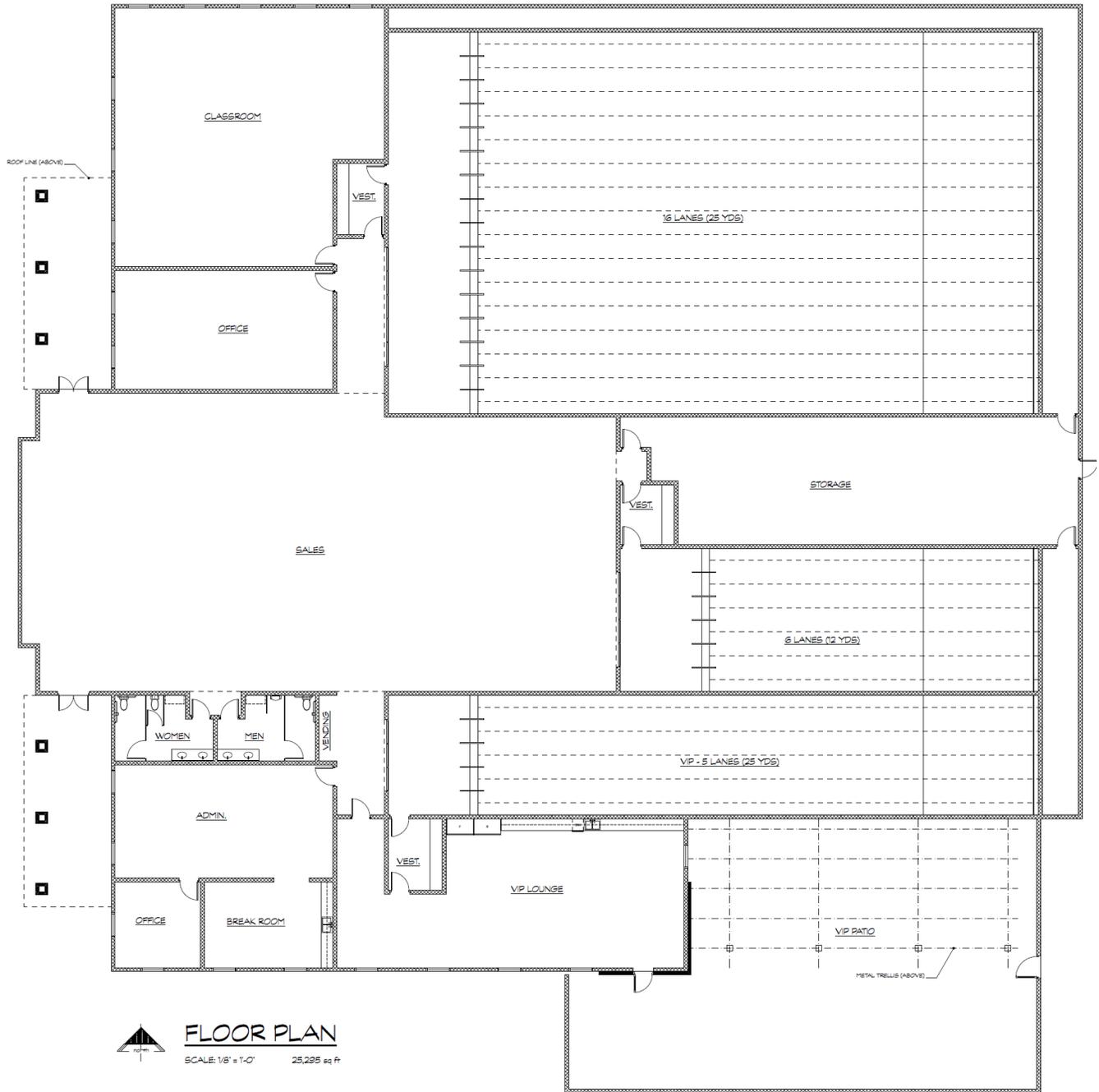
A NEW RETAIL SHOP AND INDOOR SHOOTING RANGE FOR:
SMOKIN' BARREL
VISALIA, CA

DATE: 03-20-2018

Approved
 Approved
 Approved
 Approved

Sheet:
A-3

EXHIBIT "C"

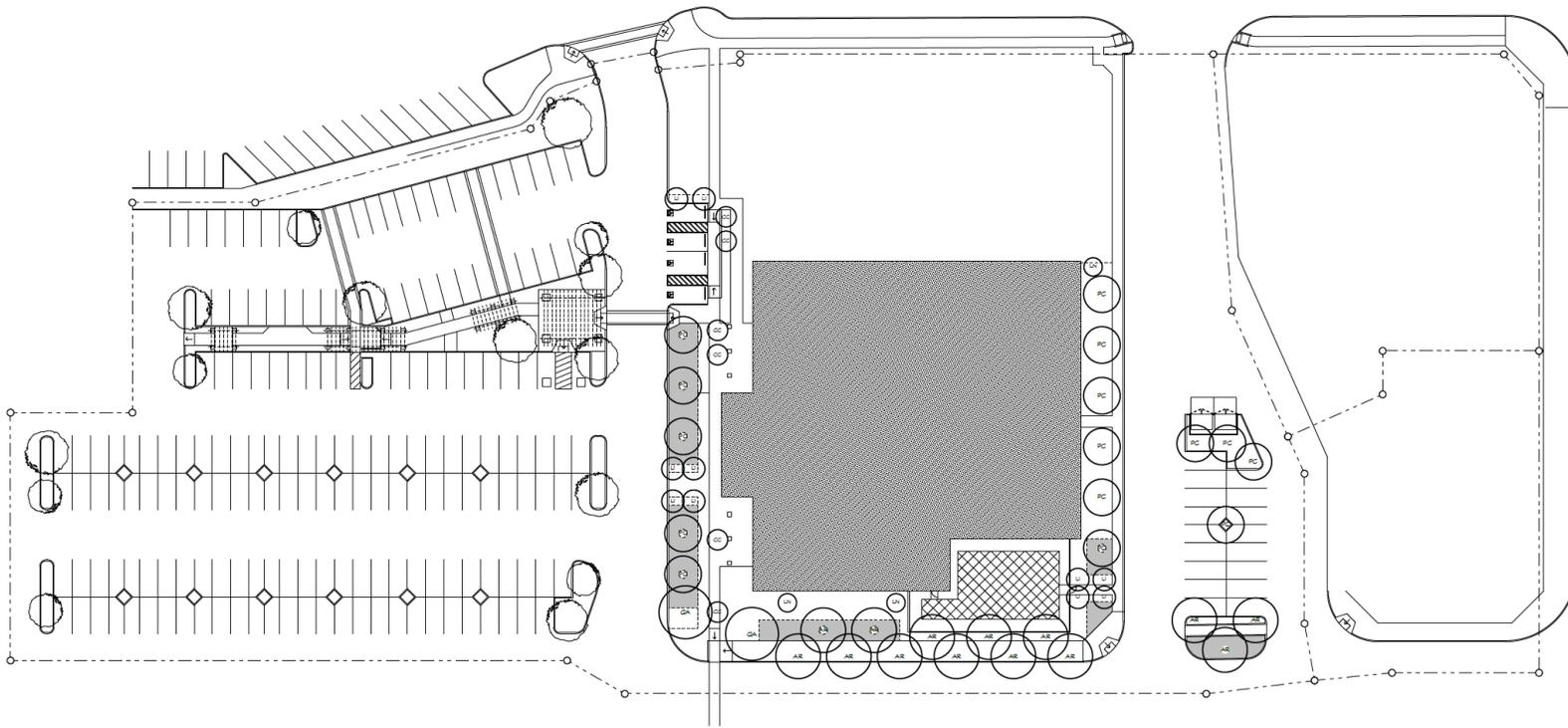


FLOOR PLAN

SCALE: 1/8" = 1'-0" 25,285 sq ft

EXHIBIT "D"

TREE LEGEND									
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL	HEIGHT	SPREAD	CALIPER	PROPAGATION	REMARKS
TREES									
AR	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	24 BK	T1, L3	7.8 FT.	2.3 FT.	1 1/2"	L	MAIN LEADER LOW BRANCHES
CC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24 BK	T1, L3	7.8 FT.	2.3 FT.	1"	L	MAIN LEADER LOW BRANCHES
LI	LASERTRICHOMA TULSACARNA	PINK HYBRID CRANE FLYTREE	24 BK	T1, L3	7.8 FT.	2.3 FT.	1 1/2"	L	MAIN LEADER LOW BRANCHES
LN	LABURNUM VIRENS BIANCOGNA	BARKING BAY NODDIE	24 BK	T1, L3	7.8 FT.	2.3 FT.	1 1/2"	L	MAIN LEADER LOW BRANCHES
PC	PISTACHIA CHINENSIS NETH DAVIS	PISTACHE	24 BK	T1, L3	7.8 FT.	2.3 FT.	1 1/2"	L	MAIN LEADER LOW BRANCHES
GA	QUERCUS AGRIFOLIA	COAST LIVE OAK	24 BK	T1, L3	7.8 FT.	2.3 FT.	1 1/2"	L	MAIN LEADER LOW BRANCHES
-----					ROOT BARRIERS PER PLAN AND PLANTING NOTES. SPECIFICATIONS (FOR 80" 40" UN. FT.)				
○	HUNTER 200 ROOT ZONE BAND PIPE-INSTALL 2" BAND PIPES PER TREE (ALL EXCEPT A, POT)				8, L1				



PRELIM. LANDSC. PLAN
SCALE: 1" = 20'

ERM
DESIGN GROUP
INCORPORATED
ARCHITECTS



4412 W. FERGUSON
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(559) 732-9236
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SCALE: AS NOTED
JOB # 22-0001

A NEW RETAIL SHOP AND INDOOR SHOOTING RANGE FOR:
SMOKIN' BARREL
VISALIA, CA

DATE: 08-16-2022
 REVISION:
 APPROVED:
 APPROVED:
 APPROVED:
 APPROVED:

Sheet:
L-1

Smokin' Barrel Operational Statement

This is a proposed ±25,000 square foot retail and indoor shooting range facility. Customers will enter the facility into the 5,000 square foot retail shop. This will be an expanded version of their existing store offering pistol, rifle, ammunition, and accessory sales.

There are three indoor shooting ranges, a 16 lane – 25 yard range, a 6 lane – 12 yard range and a 5 lane – 25 yard range for the VIP lounge. All three ranges have viewing areas where people can wait for an open lane or to watch a friend or family member. The shooting ranges are where the public can practice firearm proficiency or try new models or types of firearms. The ranges will have special mechanical ventilation to remove odors and provide clean air for patrons.

Off the main sales floor there are classrooms for meetings and where gun safety classes will be taught. The facility also has a VIP lounge and a 5 lane shooting range. This area will provide members with an area where they can relax prior to and after shooting. Outside of the lounge is a patio space for events, booked by members, such as birthdays, corporate team building, and other groups wishing to use the facility and have space outside where a caterer can provide food and possibly beer and wine. The food and drinks are not a part of this business and will be provided by companies that have the proper permits.

The facility also has space for offices, employee break room, restrooms, and storage.

It is anticipated there will be 8 fulltime and 4 part time employees. Hours of operation will be Monday thru Friday 10am to 7pm, Saturday 10am to 5pm and closed on Sunday.

RESOLUTION NO. 2022-49

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-20, A REQUEST BY ROBERT GAALSWYK TO CONSTRUCT A NEW 25,295 SQUARE FOOT BUILDING FOR USE AS A RETAIL GUN STORE AND INDOOR SHOOTING RANGE FACILITY WITHIN THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN, LOCATED IN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE PROPERTY IS LOCATED ON THE SOUTHSIDE OF WEST FLAGSTAFF AVENUE BETWEEN NORTH DEMAREE STREET AND NORTH LEILA STREET.
(ADDRESS: NOT YET ASSIGNED) (APN: 078-210-023)

WHEREAS, Conditional Use Permit No. 2022-20, is a request by Robert Gaalswyk to construct a new 25,295 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone. the property is located on the southside of West Flagstaff Avenue between North Demaree Street and North Leila Street. (Address: not yet assigned) (APN: 078-210-023); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on October 24, 2022; and

WHEREAS, at the October 24, 2022, Planning Commission meeting the Planning Commission granted a request to continue Conditional Use Permit No. 2022-20 to the November 14, 2022, meeting at the request of the applicant; and

WHEREAS, at the November 14, 2022, Planning Commission meeting the Planning Commission granted a request to continue Conditional Use Permit No. 2022-20 to a date uncertain at the request of the applicant; and

WHEREAS, staff re-noticed the Conditional Use Permit by placing public hearing notices in the mail 20-days prior to the public hearing pursuant to Government Code Section 21091; and

WHEREAS, after published notice, a public hearing was held before the Planning Commission on July 24, 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, an Initial Study was prepared and circulated which disclosed that no significant environmental impacts would result from this project with the incorporation of mitigation measures. The Mitigated Negative Declaration (MND) prepared for the project contains noise Mitigation Measures incorporated into the project based upon an acoustical analysis. The mitigation contained in the project shall effectively reduce the environmental impact of noise to a level that is less than significant while the project site is in operation subject to the mitigations contained in the Mitigation Monitoring Program included in the MND, and that the Environmental Impact Report prepared for the City of

Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, was used for the adoption of the General Plan Land Use Designation of the subject site; and

NOW, THEREFORE, BE IT RESOLVED that Mitigated Negative Declaration No. 2022-47 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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 site is located within The Village at Willow Creek Specific Plan and is consistent with the goals and policies of The Village at Willow Creek Specific Plan.
2. That the proposed Conditional Use Permit is consistent with the intent, objectives, and policies of the General Plan and Zoning Ordinance.
3. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
4. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
5. That an Initial Study was prepared for this project, consistent with the California Environmental Quality Act, which disclosed that environmental impacts are determined to be not significant with the incorporation of mitigation, and that Mitigated Negative Declaration No. 2022-47 is hereby adopted.

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. 2022-047.
2. That the site be developed in substantial compliance with the site plan in Exhibit "A", building elevations in Exhibit "B", floor plan in Exhibit "C", and landscaping plan in Exhibit "D".
3. That the project incorporates mitigation measures consistent with the acoustical analysis and limit hours to between 10:00 AM to 7:00 PM daily.
4. That the applicant erect the 6-foot high split faced CMU block wall detailed in the Specific Plan, along the eastern boundary of the parcel as shown in the Figure 3.5-2 Fencing Type and Location.
5. That prior to a building final, the owner/operator of the proposed facility shall verify that use of the indoor shooting range does not exceed Community Noise levels as identified in the attached acoustical analysis (Acoustical Analysis, Smokin' Barrel Indoor Shooting Range W. Flagstaff Avenue, prepared by WJV Acoustics, Inc., March 24, 2023). The applicant/developer shall have their acoustical noise consultant conduct noise measurements as detailed in the acoustical analysis prior to operating. The noise measurement shall be submitted and verified by Community Development staff prior to a building final being issued by City staff.

Failure to meet Community Noise requirements as noted in the acoustical analysis shall result in non-operation of the business until noise levels are met.

6. That the applicant is responsible for replanting any dead vegetation, including street trees along Flagstaff Avenue and Leila Street.
7. That all signs shall require a separate building permit.
8. That all other federal, state and city codes, ordinances and laws be met.



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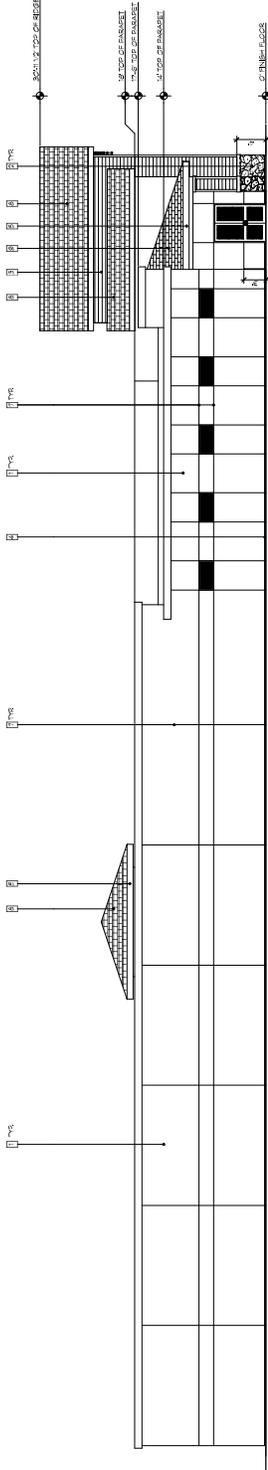
WILLIAM J. FERGUSON
ARCHITECT
NO. 10000
STATE OF CALIFORNIA
NO. 10000

A NEW RETAIL SHOP AND NDDOR SHOOTING RANGE FOR:
SMOKIN' BARREL
VALLEJO, CA

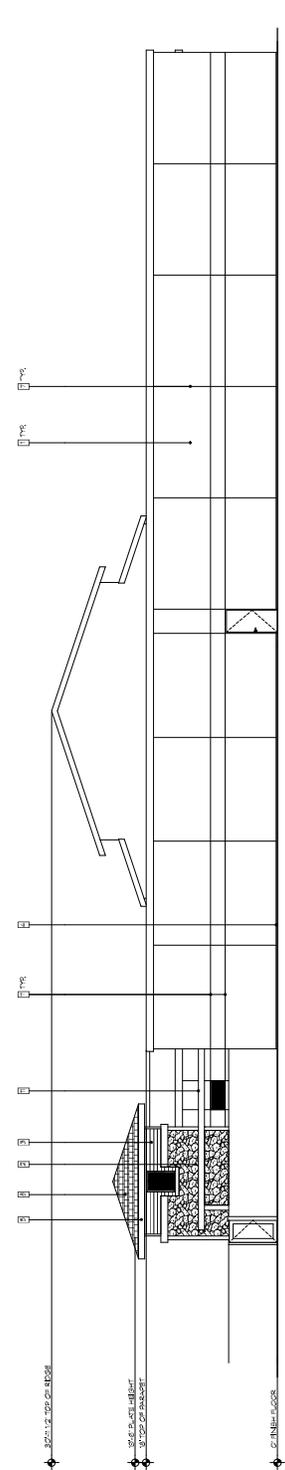
SHEET:
A-3

ELEVATION KEY NOTES

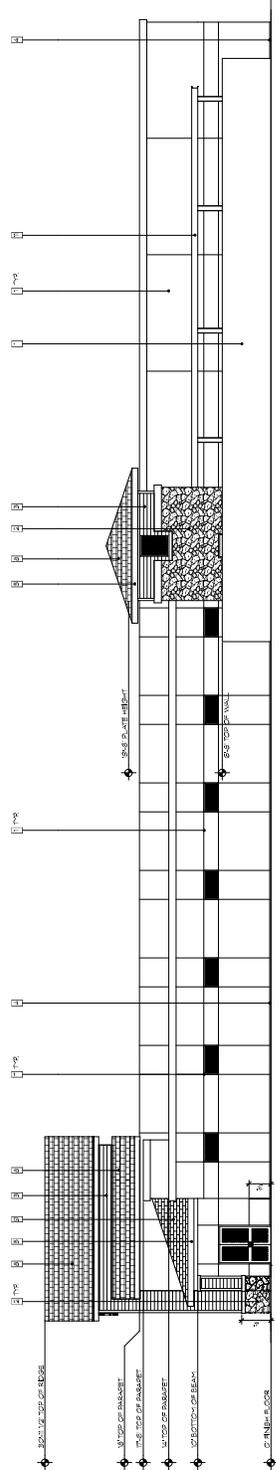
1. BRICKER FINISH - 1/2" x 1/2" x 1/2" ARCHITECTURE PAINTED OVER MASON LAMBER
2. BRICKER FINISH - 1/2" x 1/2" x 1/2" ARCHITECTURE PAINTED OVER MASON LAMBER
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16. BRICKER FINISH - 1/2" x 1/2" x 1/2" ARCHITECTURE PAINTED OVER MASON LAMBER
17. BRICKER FINISH - 1/2" x 1/2" x 1/2" ARCHITECTURE PAINTED OVER MASON LAMBER
18. BRICKER FINISH - 1/2" x 1/2" x 1/2" ARCHITECTURE PAINTED OVER MASON LAMBER
19. BRICKER FINISH - 1/2" x 1/2" x 1/2" ARCHITECTURE PAINTED OVER MASON LAMBER
20. BRICKER FINISH - 1/2" x 1/2" x 1/2" ARCHITECTURE PAINTED OVER MASON LAMBER



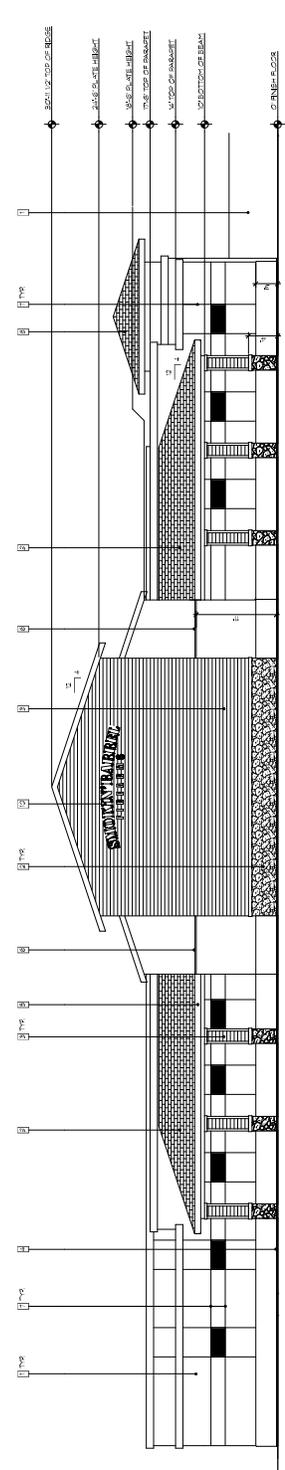
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

ROOF LINE (ABOVE)

CLASSROOM

VEST.

16 LANES (25 YDS)

OFFICE

STORAGE

VEST.

SALES

6 LANES (12 YDS)

WOMEN

MEN

VENDING

VIP - 5 LANES (25 YDS)

ADMIN.

VEST.

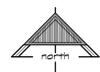
VIP LOUNGE

OFFICE

BREAK ROOM

VIP PATIO

METAL TRELLIS (ABOVE)



FLOOR PLAN

SCALE: 1/8" = 1'-0" 25,295 sq ft

ACOUSTICAL ANALYSIS

SMOKIN' BARREL INDOOR SHOOTING RANGE
W. FLAGSTAFF AVENUE
VISALIA, CALIFORNIA

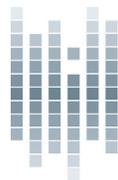
WJVA Project No. 22-40

PREPARED FOR

EBM DESIGN GROUP
4412 W. FERGUSON AVENUE
VISALIA, CALIFORNIA 93291

PREPARED BY

WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA



wjv acoustics

MARCH 24, 2023

INTRODUCTION

The proposed Smokin' Barrel Indoor Shooting Range project is a ±25,000 square foot retail and indoor shooting range facility, to be located along W. Flagstaff Avenue, in Visalia, California. The project is considered to be an expanded version of the existing store, offering pistol, rifle, ammunition, and accessory sales.

The proposed project would include three indoor shooting ranges, a 16 lane – 25-yard range, a 6 lane – 12-yard range and a 5 lane – 25-yard range for the VIP lounge. All three ranges have viewing areas where people can wait for an open lane or to watch a friend or family member. The shooting ranges are where the public can practice firearm proficiency or try new models or types of firearms. The ranges will have special mechanical ventilation to remove odors and provide clean air for patrons.

Off the main sales floor there are classrooms for meetings and where gun safety classes will be taught. The facility will also include a VIP lounge and a 5-lane shooting range. This area will provide members with an area where they can relax prior to and after shooting. The facility also has space for offices, employee break room, restrooms, and storage. It is anticipated there will be 8 fulltime and 4 part time employees. Hours of operation will be Monday thru Friday 10:00 a.m. to 7:00 p.m., Saturday 10:00 a.m. to 5:00 p.m. and closed on Sunday.

The City of Visalia has requested an acoustical analysis to determine if noise generated by the proposed activities will comply with applicable City of Visalia noise standards. This acoustical analysis, prepared by WJV Acoustics Inc. (WJVA), is based on the site plan provided by the project applicant (dated 8/12/22), facility operations data provided by the project applicant and noise level data obtained by WJVA at the project site as well as existing and operational indoor shooting range facilities. The Project Site Plan is provided as Figure 1.

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix B provides typical A-weighted sound levels for common noise sources.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

The City of Visalia Noise Element of the General Plan (noise element) establishes noise level criteria in terms of the Day-Night Average Level (L_{dn}) metric, for transportation noise sources. The L_{dn} is the time-weighted energy average noise level for a 24-hour day, with a 10 dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The L_{dn} represents cumulative exposure to noise over an extended period of time and is therefore calculated based upon *annual average* conditions.

The exterior noise level standard of the noise element is 65 dB L_{dn} for outdoor activity areas of residential uses. Outdoor activity areas generally include backyards of single-family residences and individual patios or decks and common outdoor activity areas of multi-family developments. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation.

The noise element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB L_{dn} . The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

Additionally, the noise element establishes hourly acoustical performance standards for non-transportation (stationary) noise sources. The standards are set in terms of the L_{eq} (hourly equivalent) and L_{max} (maximum) noise levels. The standards, provided in Table I, are made more restrictive during the nighttime hours of 10:00 p.m. to 7:00 a.m.

TABLE I			
NON-TRANSPORTATION NOISE LEVEL STANDARDS, dBA			
CITY OF VISALIA			
Daytime (7 a.m.-10 p.m.)		Nighttime (10 p.m.-7 a.m.)	
L_{eq}	L_{max}	L_{eq}	L_{max}
50	70	45	65

Source: City of Visalia Noise Element of General Plan

Section 8.36 of the City’s Municipal Code (noise ordinance) applies to noise sources that are not pre-empted from local control by existing state or federal regulations. Commercial activities are not pre-empted noise sources and are therefore subject to the provisions of the noise ordinance.

The noise ordinance addresses the statistical distribution of noise over time and allows for progressively shorter periods of exposure to levels of increasing loudness. Table II summarizes the exterior noise level standards of the ordinance. Note that the ordinance is to be applied during any one-hour time period of the day, and that the standards are 5 dB more restrictive between the hours of 7:00 p.m. and 6:00 a.m.

TABLE II
EXTERIOR NOISE LEVEL STANDARDS, dBA
CITY OF VISALIA NOISE ORDINANCE

Category	Cumulative # Min/Hr. (L _n)	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	30 (L ₅₀)	50	45
2	15 (L ₂₅)	55	50
3	5 (L _{8.3})	60	55
4	1 (L _{1.7})	65	60
5	0 (L _{max})	70	65

Note: L_n is an abbreviation for the percentage of time that a certain noise level is exceeded during a specified time period (in this case, one hour). For example, an L₅₀ value of 50 dBA may not be exceeded during the hours of 6 am-7pm.

Source: City of Visalia Municipal Code

The City’s noise ordinance also establishes interior residential noise level standards that would apply to the project. The interior noise level standards are established in allowable exceedance limits over differing amounts of time, within residential land uses. Similar to the applicable exterior standards, the interior standards become 5 dB more restrictive during nighttime hours. The applicable interior noise level standards are provided in Table III.

TABLE III
INTERIOR NOISE LEVEL STANDARDS, dBA
CITY OF VISALIA NOISE ORDINANCE

Category	Cumulative # Min/Hr.	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	5	45	35
2	1	50	40
3	0	55	45

Source: City of Visalia Municipal Code

The City’s noise ordinance also states *“In the event the measured ambient noise level without the alleged offensive source in operation exceeds an applicable noise level standard in any category above, the applicable standard or standards shall be adjusted so as to equal the ambient noise level”*.

EXISTING PROJECT SITE NOISE EXPOSURE

The project site is an undeveloped lot located within the Village at Willow Creek Center, located at Demaree Street and Riggan Avenue, in North Visalia. The site is bordered by a commercial lot to the North, office pads to the East, Lowes retail center to the South and a parking lot to the west. The closest existing sensitive receptors to the project site are located approximately 250 feet to the North (Quail Park) and approximately 300 feet to the East (single-family residential adjacent to Leila Street).

A project site inspection and ambient noise monitoring were conducted on June 8, 2022, to evaluate the acoustical characteristics of the site and quantify existing ambient noise levels within the project area. Existing sources of noise in the project vicinity include vehicle traffic from local roadways and noise associated with nearby commercial/retail land uses.

Ambient noise monitoring equipment consisted of a Larson-Davis Laboratories Model LDL 820 sound level analyzer equipped with a Bruel & Kjaer (B&K) Type 4176 ½" microphone. The monitor was calibrated with a B&K Type 4230 acoustical calibrator to ensure the accuracy of the measurements. The equipment complies with applicable specifications of the American National Standards Institute (ANSI) for Type 1 (precision) sound level meters.

WJVA collected 15-minute ambient noise level measurements at two (2) noise monitoring sites, near the existing residential land uses adjacent the project site to the north and to the east. Three (3) individual noise measurements were collected at each of the two ambient noise measurement sites to document existing (without project) ambient noise levels during morning, midday and evening conditions. The findings of the noise measurements are provided in Table IV. The project vicinity and ambient noise monitoring site locations are provided as Figure 2.

TABLE IV SUMMARY OF SHORT-TERM AMBIENT NOISE MEASUREMENT DATA SMOKIN' BARREL INDOOR SHOOTING RANGE, VISALIA JUNE 8, 2022							
Site	Time	A-Weighted Decibels, dBA					
		L_{eq}	L_{50}	L_{25}	L_8	L_2	L_{max}
ST-1	10:00 a.m.	56.6	47.5	51.9	59.6	67.8	71.8
ST-1	1:30 a.m.	58.2	51.3	53.9	61.1	67.0	76.4
ST-1	6:30 p.m.	57.5	50.1	53.3	59.4	66.1	71.7
ST-1	Average	57.4	49.6	53.0	60.0	67.0	73.3
ST-2	10:20 a.m.	53.6	47.4	48.8	54.2	64.5	71.3
ST-2	1:50 p.m.	56.2	49.2	50.4	55.9	66.6	74.8
ST-2	6:50 a.m.	55.7	48.8	52.0	57.0	65.2	77.2
ST-2	Average	55.2	48.5	50.4	55.7	65.4	74.4

Source: WJV Acoustics, Inc.

From Table IV it can be determined that existing ambient (without project) noise levels at monitoring site ST-1 were in the range of approximately 57 to 58 dB L_{eq} with maximum noise levels in the range of 72 to 76 dB. Existing ambient noise levels at monitoring site ST-2 were in the range of approximately 54 to 56 dB L_{eq} with maximum noise levels in the range of 71 to 77 dB.

The noise levels described in Table IV exceed the City's exterior noise level standards for stationary noise sources in several statistical categories during each of the noise measurement periods. Such existing ambient noise levels would warrant an adjustment (increase) in the noise level standards described above, for the L_{max} (maximum) and L_2 categories. The remaining statistical categories generally fall below the City of Visalia noise level standards for stationary (non-transportation) noise sources.

PROJECT RELATED NOISE LEVELS

In order to assess potential noise levels associated with indoor shooting range activities, WJVA reviewed noise level measurements previously obtained at an existing indoor shooting range located 1173 Dayton Avenue, in Clovis (The Firing Line), in 2012 and additional noise measurements conducted in October of 2022, as well as noise level measurements obtained at an existing indoor shooting range located at 5151 N. Gates Avenue (The Range Pistol Club) in January of 2023.

The Firing Line-

At the time WJVA conducted noise level measurements, the Clovis shooting range had been constructed inside an existing steel structure building. The firing range had constructed a 10-foot-high concrete enclosure within the existing steel structure, with no additional construction features occurring above the 10-foot concrete enclosure. The firing range building was later modified to further reduce noise levels. However, at the time the reference noise measurements were conducted, no additional modifications were in place, other than the above-described (uncapped) 10-foot concrete enclosure, within the existing steel building.

WJVA staff conducted reference noise level measurements at a distance of approximately eighty (80) feet from the exterior of The Firing Line indoor shooting range. At the noise monitor location, noise levels generated by shooting activities at the range were observed by WJVA to be in the range of 55-60 dB, at the setback distance of 80 feet from the exterior building façade.

Since these above-described noise level measurements, The Firing Line modified the structure to provide additional noise attenuation features. A wood-framed sound reduction wall was constructed between the top of the concrete wall and the ceiling of the steel building. The sound reduction wall consists of Tectum® over soundboard and fiberglass insulation. WJVA staff revisited the Firing Line in October 2022 to conduct additional reference noise levels measurements. Generally speaking, maximum noise levels were measured to be in the range of approximately 49-62 dB at setback distances of approximately fifty (50) feet from the exterior façade of the building.

Figure 3 provides the measured noise levels at various locations at the exterior of the building. Noise levels were highest on the east side of the building, in line with the firearm discharge area, and lowest at the north end of the building, in the vicinity of the target areas.

The Range Pistol Club (Police Science Institute)-

WJVA conducted reference noise level measurements at the Range Pistol Club (also referred to as Police Science Institute) in January of 2022, to collect additional noise level measurements exterior to an active indoor firing range. The Pistol Range Club is located at 5151 N. Gates Avenue, in Fresno. The facility is divided into two (2) separate indoor firing ranges. The original portion of the facility is located adjacent to Jacquelyn Avenue and the newer range facility is centrally located within the building. WJVA conducted exterior noise levels measurements while both ranges were active.

WJVA staff spoke with staff at the Range Pistol Club facility regarding the construction components of the facility, and took a brief tour of the facility. The original portion of the facility is constructed of CMU concrete-grouted block walls, standard wood-framed roofing with insulation and steel baffles and shields. The exterior wall facing Jacquelyn Street includes a double-walled interior storage area that runs the length of the firing range. This provides an extra layer of construction and air space for additional noise attenuation. The newer portion of the range (used for police training, including rifles and shotguns) is constructed of CMU concrete-grouted walls with an 8-inch concrete hard ceiling. WJVA conducted various exterior noise level measurements while both shooting ranges were in use.

According to staff, firearms in use mainly during the noise measurements consisted of 45 mm handguns. Noise levels exterior to the newer portion of the facility were barely audible outside of the building, and did not register on the noise levels meter above existing ambient noise levels in the project vicinity. Noise levels exterior to the original portion of the firing range facility were barely audible outside of the wall that runs parallel to the firing lines (area with double-walled construction). Noise levels exterior to the original portion of the building, at the terminus of the firing line (in the areas of the targets) were measured to be in the range of approximately 66-68 dB at a distance of approximately five (5) feet from the building façade. This portion of the facility has single-walled CMU concrete-grouted block walls.

Figure 4 provides the measured noise levels at various locations at the exterior of the building. Noise levels were highest on the west side of the building, the only exterior façade that was not double-walled.

Project Site Noise Levels-

The project applicant consulted with WJVA staff regarding construction measures that would sufficiently attenuate exterior noise levels in the vicinity of the project site. Based upon this analysis, proposed project construction will consist of 8-inch concrete-grouted CMU block walls at all exterior wall locations. Additionally, the project proposes the inclusion of a double-walled (secondary) 8-inch concrete-grouted CMU block walls along all exterior facades adjacent to the proposed firing range areas. Between the two double-walled concrete construction would be linear storage areas. The double-walled concrete walls with the inclusion of the internal storage area would provide noise attenuation above that which was provided at either of the two above-described reference noise measurement locations (Clovis and Fresno facilities).

The proposed ceiling would be constructed with hanging steel baffles, 5/8" gypsum board attached to isolation clips (which provide added noise attenuation) on 1-1/2" hat track, attached to a second layer of 5/8" gypsum board, attached to the ceiling framing of approximately 2-foot roof framing with 4-5" of open cell spray foam insulation, 1/2" plywood and 60-mil. TPO roofing.

Figure 5 provides the proposed project floor plan. The proposed double-walled concrete block walls (with storage area between) are shown on the northern and eastern portions of the floor plan.

The proposed project site construction will provide substantial noise attenuation. Based upon the noise levels measured at the two reference noise facilities, the construction of these facilities and the proposed construction of the project site, noise levels exterior to the building would generally not be audible or measurable from a distance of greater than 10-20 feet from the building facades. Noise levels associated with the project would not be audible above existing ambient noise levels at the sensitive receptor locations to the north (Quail Park) or the east (single-family residential uses). It should also be noted, it is anticipated that there will eventually be additional buildings located between the project site and these two receptor locations, which would provide further acoustic shielding. However, based upon the robust proposed construction measures, it is not expected to be audible at these locations, without the acoustic shielding provided by any future intervening buildings.

The closest sensitive receptors are located approximately 250 feet North of the project (Quail Park) and approximately 300 feet East of the project (single-family residential adjacent to Leila Street). As described above, noise levels associated with the Fresno firing range near the double-walled areas were generally not audible and were not measurable outside the building.

The above-described assessment and exterior noise level determinations apply only to the proposed construction measures and should be considered require mitigation for project compliance. Any changes to the above-described construction components may result in noise levels different than those described, and would require a reevaluation of the findings of this analysis. These construction requirements (mitigation measures) are summarized as follows:

- Exterior wall/façade construction to consist of 8-inch concrete-grouted CMU block walls at all exterior wall locations. Additionally, the project proposes the inclusion of a double-walled (secondary) 8-inch concrete-grouted CMU block walls along all exterior facades facing sensitive receptor locations (north-facing and east-facing) and adjacent to the proposed firing range areas. The double-walled areas will include linear storage areas between the two CMU wall assemblies.
- Ceiling to be constructed with hanging steel baffles, 5/8" gypsum board attached to isolation clips on 1-1/2" hat track, attached to a second layer of 5/8" gypsum board, attached to the ceiling framing of approximately 2-foot roof framing with 4-5" of open cell spray foam insulation, 1/2" plywood and 60-mil. TPO roofing

CONCLUSIONS AND RECOMMENDATIONS

Based upon noise levels measured at existing firing range facilities in Clovis and Fresno, and review of both facilities' construction components and based upon the proposed project construction (double-walled 8-inch concrete filled CMU walls, with interior gap space), noise levels associated with firing range activities are not expected to be audible at distances of greater than approximately twenty feet from the exterior facades, and would not be expected to be audible over existing ambient noise levels at any existing sensitive receptor location in the vicinity of the project site.

The above-described assessment and exterior noise level determinations apply only to the proposed construction measures (described above and summarized below) and should be considered require mitigation for project compliance. Any changes to these required construction components may result in noise levels different than those described, and would require a reevaluation of the findings of this analysis. These construction requirements (mitigation measures) are summarized as follows:

- Exterior wall/façade construction to consist of 8-inch concrete-grouted CMU block walls at all exterior wall locations. Additionally, the project proposes the inclusion of a double-walled (secondary) 8-inch concrete-grouted CMU block walls along all exterior facades facing sensitive receptor locations (north-facing and east-facing) and adjacent to the proposed firing range areas. The double-walled areas will include linear storage areas between the two CMU wall assemblies.
- Ceiling to be constructed with hanging steel baffles, 5/8" gypsum board attached to isolation clips on 1-1/2" hat track, attached to a second layer of 5/8" gypsum board, attached to the ceiling framing of approximately 2-foot roof framing with 4-5" of open cell spray foam insulation, 1/2" plywood and 60-mil. TPO roofing

The conclusions and recommendations of this acoustical analysis are based upon the best information known to WJV Acoustics Inc. (WJVA) at the time the analysis was prepared concerning the proposed site plan, project equipment and proposed hours of operation. Any significant changes in these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in firearm technology, noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Walter J. Van Groningen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Walter J. Van Groningen
President

WJV:wjv

FIGURE 2: PROJECT SITE VICINITY AND NOISE MONITORING SITE LOCATION

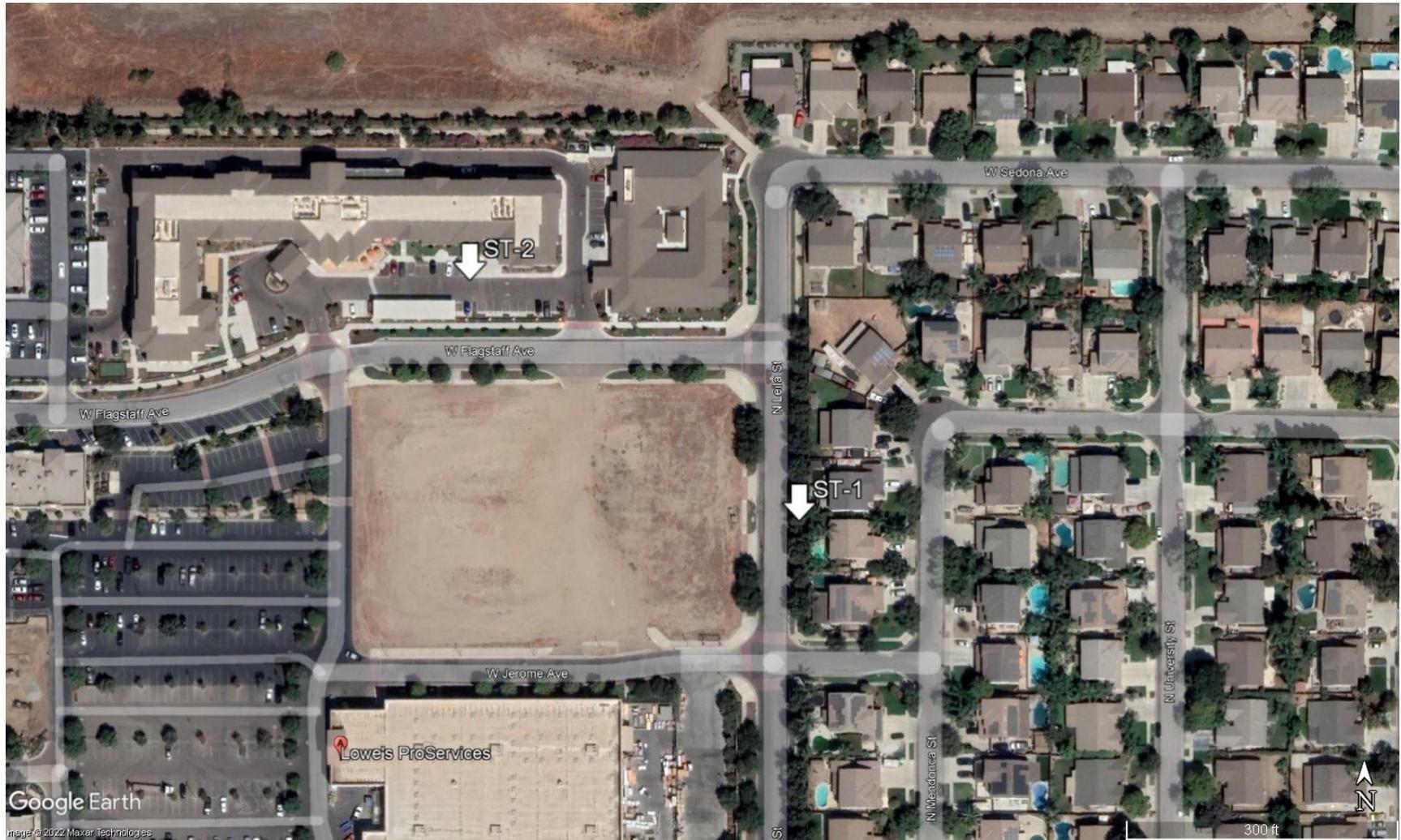


FIGURE 3: MEASURED NOISE LEVELS, THE FIRING LINE, CLOVIS

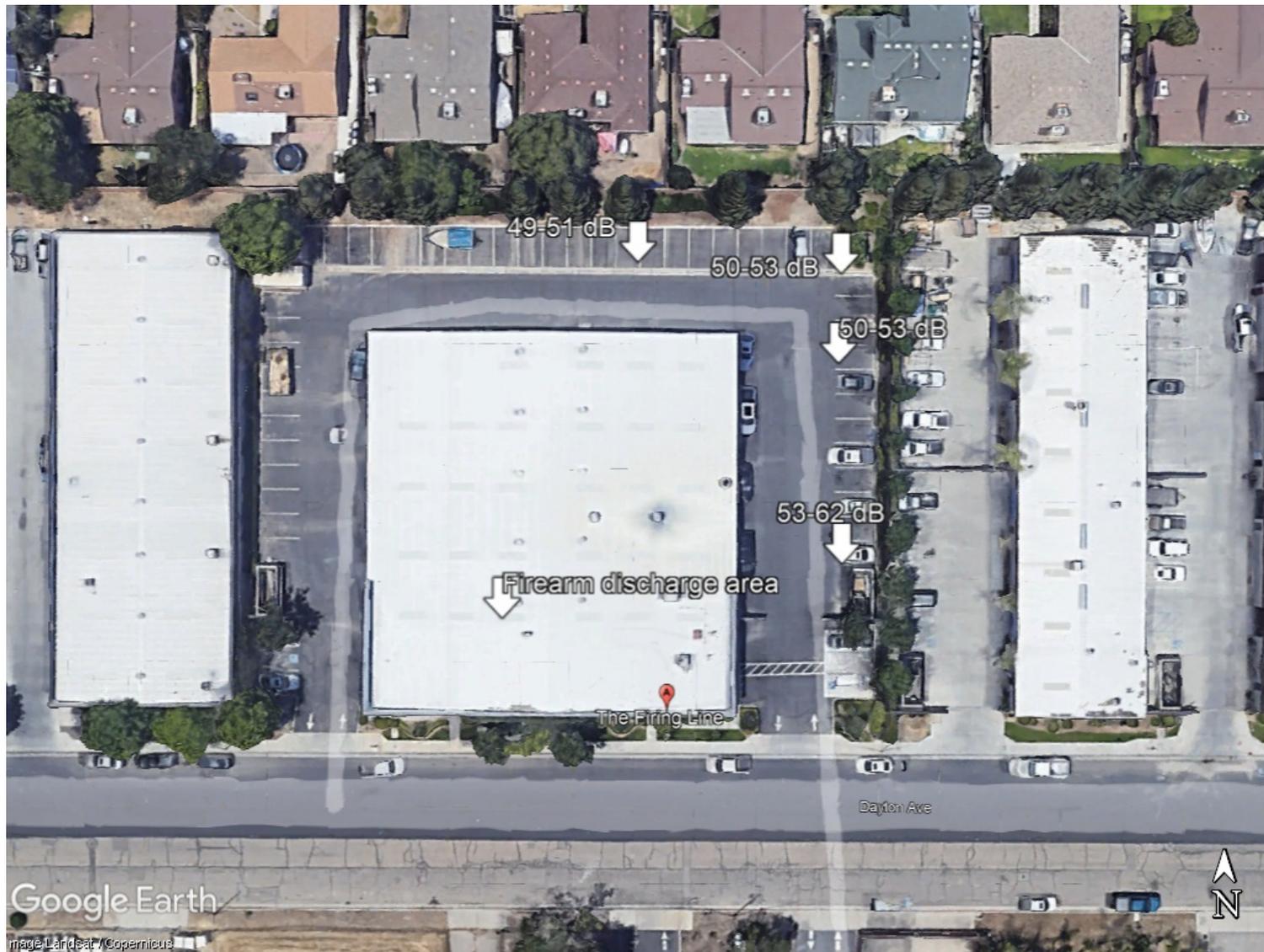
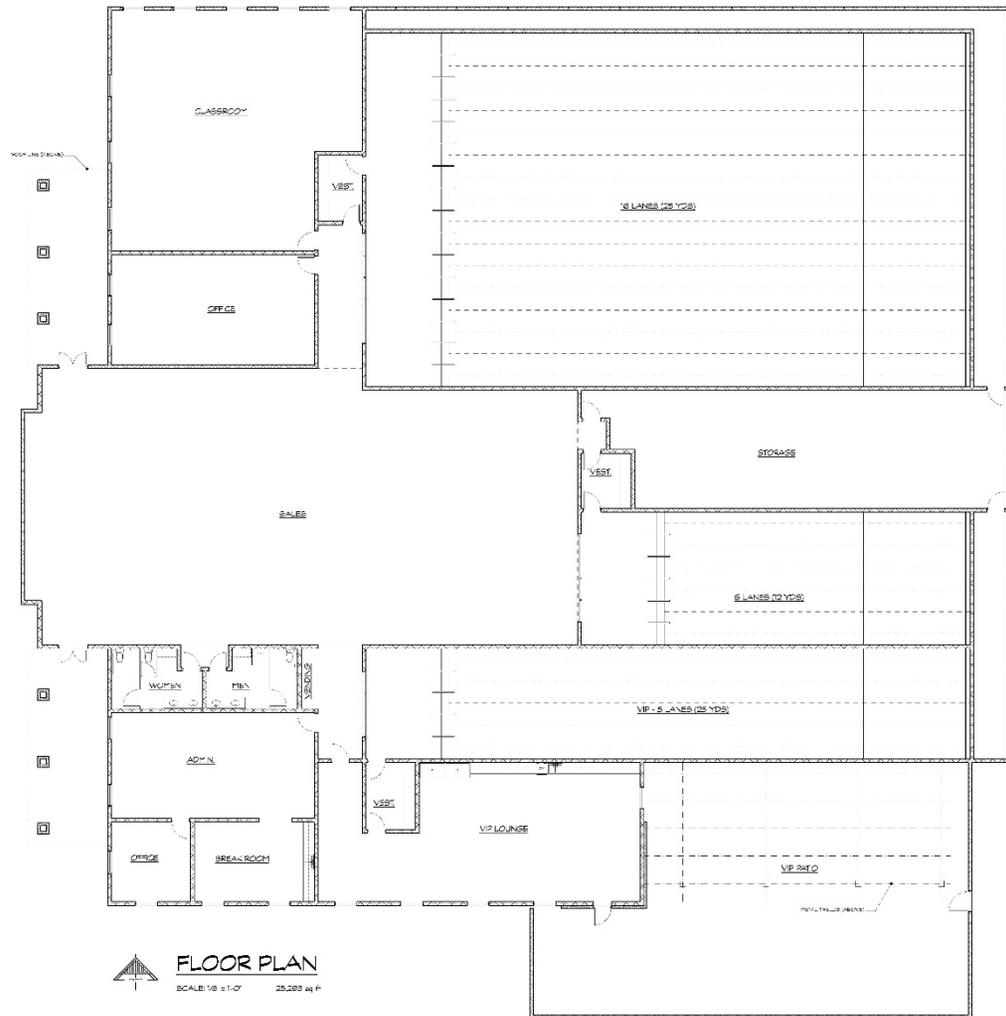


FIGURE 4: MEASURED NOISE LEVELS, THE RANGE PISTOL CLUB, FRESNO



FIGURE 5: PROJECT FLOOR PLAN



APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL:	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
CNEL:	Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
DECIBEL, dB:	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
DNL/L_{dn}:	Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
L_{eq}:	Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L _{eq} is typically computed over 1, 8 and 24-hour sample periods.
NOTE:	The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L _{eq} represents the average noise exposure for a shorter time period, typically one hour.
L_{max}:	The maximum noise level recorded during a noise event.
L_n:	The sound level exceeded "n" percent of the time during a sample interval (L ₉₀ , L ₅₀ , L ₁₀ , etc.). For example, L ₁₀ equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE

CONTOURS:

Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

NOISE LEVEL

REDUCTION (NLR):

The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of noise level reduction combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL:

Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL:

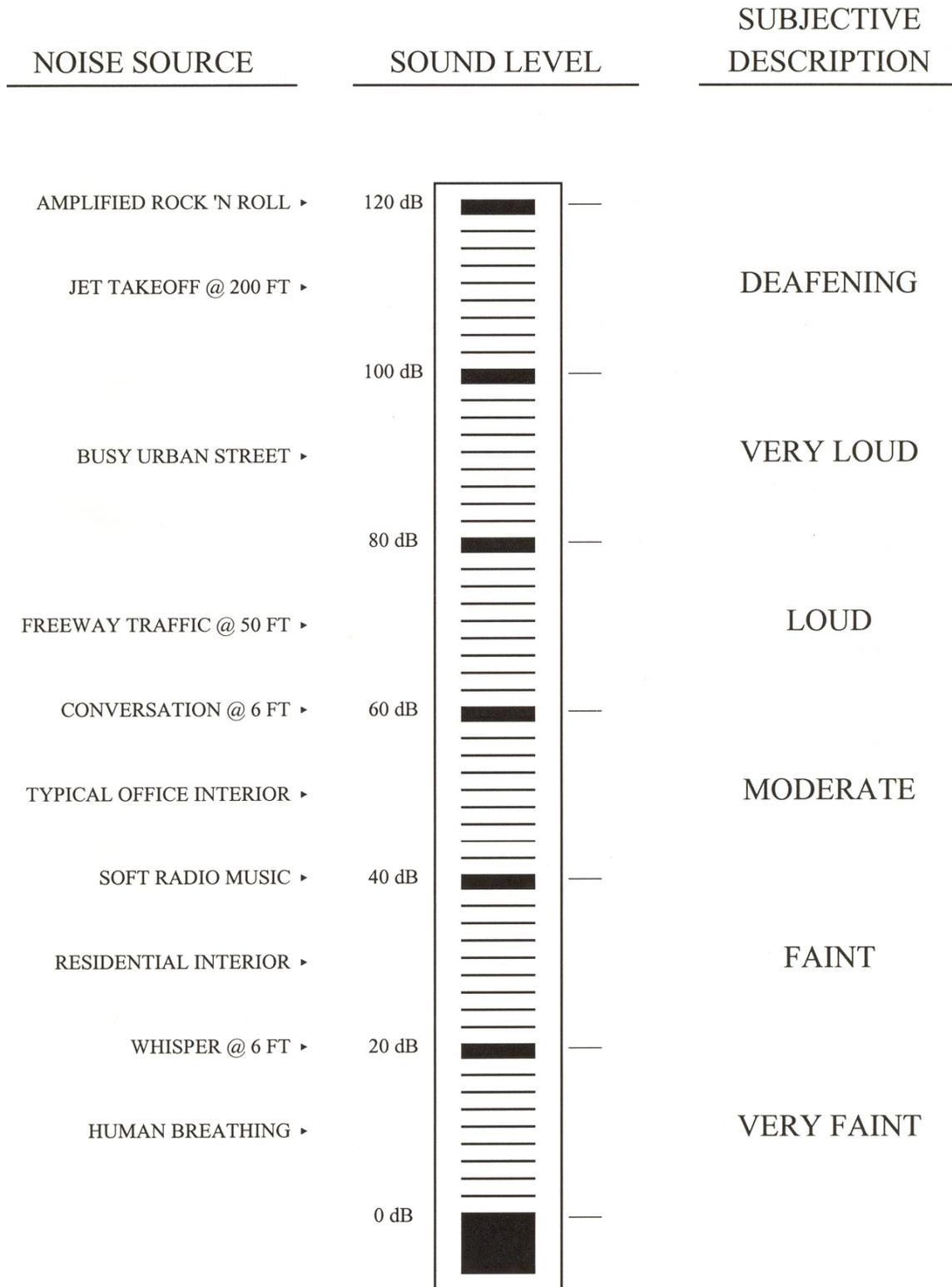
The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

SOUND TRANSMISSION

CLASS (STC):

The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B
EXAMPLES OF SOUND LEVELS



From: [Dianne Sharples](#)
To: [Planning](#)
Subject: Potential Construction of a gun store/shooting range at Village at Willow Creek
Date: Saturday, July 8, 2023 4:09:56 PM

Some people who received this message don't often get email from dsharples2@yahoo.com. [Learn why this is important](#)

To Whom it May Concern:

I am a resident of Quail Park, Shannon Ranch which would be across the street from the proposed gun store/shooting range.

I realize this is supposed to be a noiseless shooting range as it is indoors, so I cannot say anything about the noise from the shooting range itself. However, I am opposed to having a shooting range in this area. As it is, there is a great deal of noise coming from the village as cars and motorcycles race in and out of the parking lot at night, gunning their engines and making as much noise as possible. This can be due to a variety of factors, I realize, but there is a bar in the area, a gun shop, and other attractions used by these people and I'm afraid that this would just be another attraction for people who enjoy the noise they make. It would also increase the amount of traffic in the area.

I have grown up with and been around many people who have legally obtained and used their guns, and have also been trained in their use. However, in our current society, too many people are using legal and illegal weapons to shoot people, and I am concerned about training more people to use weapons at this time. Also, having a shooting range, however enclosed, does not seem appropriate for this area. This range is too near a school, a senior living development, and housing. A structure of this sort is better built out of town.

I would appreciate your consideration of my remarks as you discuss this proposal.

Dianne Sharples
3440 W. Flagstaff
Visalia, CA 93291

CITY OF VISALIA
315 E. ACEQUIA AVENUE
VISALIA, CA 93291

**NOTICE OF A PROPOSED
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION**

Project Title: Conditional Use Permit No. 2022-20

Project Description: A request by Robert Gaalswyk to construct a new 22,500 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone.

Project Location: The property is located on the south side of West Flagstaff Avenue between North Demaree Street and North Leila Street. (Address: not yet assigned) (APN: 078-210-023).

Contact Person: Josh Dan, Senior Planner Phone: 559-713-4003 Email: josh.dan@visalia.city

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on Monday, July 24, 2023, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Mitigated Negative Declaration: Initial Study No. 2022-47 has identified environmental impact(s) that may occur because of the project; however, with the implementation of mitigation measures identified, impact(s) will be reduced to a level that is less than significant. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA, and on the City website at https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp.

Comments on this proposed Mitigated Negative Declaration will be accepted from June 29, 2023, to July 19, 2023.

Date: June 28, 2023

Signed: 

Brandon Smith, AICP
Environmental Coordinator
City of Visalia

MITIGATED NEGATIVE DECLARATION

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Project Location: The property is located on the south side of West Flagstaff Avenue between North Demaree Street and North Leila Street. (Address: not yet assigned) (APN: 078-210-023).

Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Noise Study	(X)
Mitigation Measures	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Mitigated Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED

Brandon Smith, AICP
Environmental Coordinator

By: 

Date Approved: June 28, 2023

Review Period: 21 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: Conditional Use Permit No. 2022-20: A request by Robert Gaalswyk to construct a new 22,500 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone. The property is located on the south side of West Flagstaff Avenue between North Demaree Street and North Leila Street. (Address: not yet assigned) (APN: 078-210-023).

B. Identification of the Environmental Setting: The site is currently vacant and was previously graded as a part of The Village at Willow Creek Specific Plan development, which conceptually identified a grocery store for the pad site that never materialized. The shopping center is located at the northeast corner of North Demaree Street and West Riggan Avenue, which are existing four-lane streets adjacent to the west and south sides of the site. However, the project site within the shopping center directly abuts West Flagstaff Avenue to the north. The Visalia Circulation Element designates Demaree Street and Riggan Avenue both as Minor Arterial roadways, but Flagstaff Avenue as a local roadway.

The surrounding uses, Zoning, and General Plan are as follows:

	<u>General Plan</u>	<u>Zoning</u>	<u>Existing uses</u>
North:	Residential Medium Density	R-M-2 (Multi-Family Residential, 3,000 square foot minimum lot size)	W. Flagstaff Ave., Senior Housing Facility
South:	Commercial Mixed-use	Mixed-Use Commercial	Lowes Hardware Store
East:	Commercial Mixed-use	Mixed-Use Commercial	Vacant lot (part of the shopping center), N. Leila St.
West:	Commercial Mixed-use	Mixed-Use Commercial	Various commercial uses, (restaurant, applicant's existing gun shop, credit union).

Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment will be provided by the City of Visalia upon the development of the area.

C. Plans and Policies: The General Plan Land Use Diagram designates the site as Commercial Mixed-use and the Zoning Map designates the site as C-MU (Mixed-Use Commercial) which is consistent with the Land Use Element of the General Plan, and consistent with the standards for commercial zones development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.18.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project that cannot be mitigated to a *less than significant impact*. The City of Visalia Land Use Element and Zoning Ordinance contain policies and regulations that are designed to mitigate impacts to a level of non-significance.

III. MITIGATION MEASURES

The following mitigation measures, which are listed below, will reduce potential environmental impacts related to Noise to a less than significant level:

Noise – An Acoustical Analysis was prepared for the proposed project [ref.: Acoustical Analysis, Smokin' Barrel Indoor Shooting Range, W. Flagstaff Ave., WJV Acoustics, March 24, 2023]. The purpose of the study is to determine if noise levels associated with the proposed indoor shooting range will comply with the City's applicable noise level standards upon the existing residential uses to the north and east. The analysis concluded that noise levels associated with the proposed indoor shooting range operations are expected to exceed the City's exterior noise

level standards by up to 10dB. To ensure that community noise standards are met, based upon this analysis, proposed project construction will consist of 8-inch concrete-grouted CMU block walls at all exterior wall locations. Additionally, the project proposes the inclusion of a double-walled (secondary) 8-inch concrete-grouted CMU block walls along all exterior facades adjacent to the proposed firing range areas. Additionally, the ceiling would be constructed with hanging steel baffles, 5/8" gypsum board attached to isolation clips and other specific materials which provide added noise attenuation).

Therefore, to ensure that community noise standards are met for the proposed project, the project site shall be developed in substantial compliance with the mitigation contained in the "Conclusions and Recommendations" section of the above-referenced Acoustical Analysis. As described in the analysis, the following measures shall contain the following:

- 1) Exterior wall/façade construction to consist of 8-inch concrete-grouted CMU block walls at all exterior wall locations. Additionally, the project proposes the inclusion of a double walled (secondary) 8-inch concrete-grouted CMU block walls along all exterior facades facing sensitive receptor locations (north-facing and east-facing) and adjacent to the proposed firing range areas. The double-walled areas will include linear storage areas between the two CMU wall assemblies.
- 2) Ceiling to be constructed with hanging steel baffles, 5/8" gypsum board attached to isolation clips on 1-1/2" hat track, attached to a second layer of 5/8" gypsum board, attached to the ceiling framing of approximately 2-foot roof framing with 4-5" of open cell spray foam insulation, 1/2" plywood and 60-mil. TPO roofing.

Staff has incorporated these recommendations as required mitigation measures. Therefore, to ensure that noise requirements are met for the proposed project, the project shall be developed and shall operate in substantial compliance with the Mitigation Measures 1.1 and 1.2. These mitigation measures are included in Section IV below as part of this Initial Study.

The City of Visalia Zoning Ordinance also contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance.

IV. MITIGATION MONITORING PROGRAM

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
Noise Impact Mitigation Measure 1.1: The building shall be constructed with a double walled design with walls measuring 8-inch and made of concrete-grouted CMU block walls along the north and east facing facades.	Project Applicant	Building Plans shall demonstrate that the building is incorporating these design measures. The walls shall be constructed with the development of the shooting range and shall be completed prior to operation.
Noise Impact Mitigation Measure 1.2: The ceiling shall be built with hanging steel baffles, 5/8" gypsum board attached to isolation clips on 1-1/2" hat track, attached to a second layer of 5/8" gypsum board, attached to the ceiling framing of approximately 2-foot roof framing with 4-5" of open cell spray foam insulation, 1/2" plywood and 60-mil. TPO roofing	Project Applicant	Building Plans shall demonstrate that the building is incorporating these design measures. The ceiling shall be constructed with the development of the shooting range and shall be completed prior to operation.

V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties.

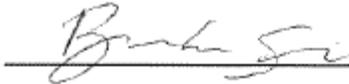
VI. SUPPORTING DOCUMENTATION

The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Tulare County Important Farmland 2014 Map. California Department of Conservation, 2014.
- Acoustical Analysis, Smokin' Barrel Indoor Shooting Range. WJV Acoustics, March 24, 2023.

VII. NAME OF PERSON WHO PREPARED INITIAL STUDY

Josh Dan
Senior Planner



Brandon Smith
Environmental Coordinator

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal	Conditional Use Permit No. 2022-20		
NAME OF PROPONENT:	Robert Gaalswyk, Smokin' Barrel Firearms	NAME OF AGENT:	Eric McConnaughey, EBM Design Group, Inc.
Address of Proponent:	4412 W. Ferguson Ave. Visalia, CA 93291	Address of Agent:	4412 W. Ferguson Ave. Visalia, CA 93291
Telephone Number:	559-732-9236	Telephone Number:	559-732-9236
Date of Review	June 20, 2023	Lead Agency:	City of Visalia

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact 2 = Less Than Significant Impact
 3 = Less Than Significant Impact with Mitigation Incorporated 4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?

- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions, such as those leading to odors adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 2 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- 2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - 2 i) result in substantial erosion or siltation on- or off-site;
 - 2 ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or
 - 2 iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 2 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?

- 1 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XIII. NOISE

Would the project result in:

- 3 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 1 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- 1 a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 1 b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to service the project and reasonable foreseeable future development during normal, dry, and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 2 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The proposed project is new commercial construction which will meet City standards for setbacks, landscaping and height restrictions.

This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista and the view will not be adversely impacted by the project.

- b. There are no scenic resources on the site.
- c. The proposed project includes commercial development that will be aesthetically consistent with surrounding development and with policies in the General Plan. Furthermore, the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will create new sources of light that are typical of commercial development. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties.

A conceptual photometric plan for the proposed development has been provided, demonstrating the lighting fixtures installed throughout and directed toward the interior of the site. The on-site lighting for the commercial facility is directed and focused so as to avoid direct illumination spilling beyond the site boundaries into the adjacent residential uses, as required under Section 17.30.015.H of the Zoning Ordinance. The conceptual photometric plan demonstrate that lighting for the proposed uses along the respective property lines primarily do not exceed 0.5 lumens. A condition will be included with the Conditional Use Permit requiring compliance with the 0.5 lumen standard at property line, in particular to the south where scattered residential uses are located.

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is identified as Urban and Built Up Land based on maps prepared by the California Department of Conservation and contained within the Visalia General Plan, Figure 6-4.

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the conversion of properties within the Planning Area into non-agriculture uses. Overall, the General Plan results in the conversion of over 14,000 acres of Important Farmland to urban uses, which is considered significant and unavoidable. Aside from preventing development altogether the conversion of Important Farmland to urban uses cannot be directly mitigated, through the use of agricultural conservation easements or by other means. However, the General Plan contains multiple policies that together work to limit conversion only to the extent needed

to accommodate long-term growth. The General Plan policies identified under Impact 3.5-1 of the EIR serve as the mitigation that assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area. These policies include the implementation of a three-tier growth boundary system that assists in protecting open space around the City fringe and maintaining compact development within the City limits.

- b. The project site is not zoned for agricultural use. The project is bordered by urban development or non-producing vacant land on all sides. There are no known Williamson Act contracts on any properties within the project area.
- c. There is no forest or timber land currently located on the site.
- d. There is no forest or timber land currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project will contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- c. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The project will result in a net increase of criteria pollutants. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- d. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

- a. The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

In addition, staff had conducted an on-site visit to the site in June 2023 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain special-status species or their habitats may be directly or indirectly affected by future development within the General Plan Planning Area. This may be through the removal of or

disturbance to habitat. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-1 of the EIR, that together work to reduce the potential for impacts on special-status species likely to occur in the Planning Area. With implementation of these policies, impacts on special-status species will be less than significant.

- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain sensitive natural communities may be directly or indirectly affected by future development within the General Plan Planning Area, particularly valley oak woodlands and valley oak riparian woodlands. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies, impacts on woodlands will be less than significant.

- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain protected wetlands and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-3 of the EIR, that together work to reduce the potential for impacts on wetlands and other waters located within in the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- d. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation of these policies, impacts on wildlife movement corridors will be less than significant.

- e. The project will not conflict with any local policies or ordinances protecting biological resources. The City has a municipal ordinance in place to protect valley oak trees; however no oak trees exist on the site.

- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can

evaluate the finding and make necessary mitigation recommendations.

- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

VI. ENERGY

- a. Development of the site will require the use of energy supply and infrastructure. However, the use of energy will be typical of that associated with commercial development associated with the underlying zoning. Furthermore, the use is not considered the type of use or intensity that would result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation. The project will be required to comply with California Building Code Title 24 standards for energy efficiency.

Policies identified under Impacts 3.4-1 and 3.4-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to energy will be less than significant.

- b. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, based on the discussion above.

VII. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.

- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.
- f. There are no known unique paleontological resources or geologic features located within the project area. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

VIII. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate Greenhouse Gas (GHG) emissions in the short-term as a result of the construction of commercial development and long-term as a result of day-to-day operation of the proposed business.

The City has prepared and adopted a Climate Action Plan (CAP) which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

The Visalia General Plan and the CAP both include policies that aim to reduce the level of GHG emissions emitted in association with buildout conditions under the General Plan. Although emissions will be generated as a result of the project, implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions. Thus, the impact to GHG emissions will be less than significant.

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 baseline levels by 2020 and to a level 80% below 1990 baseline levels by 2050. In addition, the State has enacted SB 32 which included provisions for reducing the GHG emission levels to a level 40% below 1990 baseline levels by 2030.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32 and SB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with

applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.

- c. There is one school located within 0.45 miles of the project site. The school is located 2,387-feet northeast of the project site (Shannon Ranch Elementary School). Notwithstanding, there is no reasonably foreseeable condition or incident involving the project that could affect the site.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The Airport Master Plans adopted by City of Visalia and County of Tulare show the project area is located outside of any Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

The project area is not located within two miles of a public airport.

- f. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- g. There are no wild lands within or near the project area.

X. HYDROLOGY AND WATER QUALITY

- a. Development projects associated with buildout under the Visalia General Plan are subject to regulations which serve to ensure that such projects do not violate water quality standards of waste discharge requirements. These regulations include the Federal Clean Water Act (CWA), the National Pollutant Discharge Elimination System (NPDES) permit program. State regulations include the State Water Resources Control Board (SWRCB) and more specifically the Central Valley Regional Water Quality Control Board (RWQCB), of which the project site area falls within the jurisdiction of.

Adherence to these regulations results in projects incorporating measures that reduce pollutants. The project will be required to adhere to municipal waste water requirements set by the Central Valley RWQCB and any permits issued by the agency.

Furthermore, there are no reasonably foreseeable reasons why the project would result in the degradation of water quality.

The Visalia General Plan contains multiple polices, identified under Impact 3.6-2 and 3.9-3 of the EIR, that together work to reduce the potential for impacts to water quality. With implementation of these polices and the existing City standards, impacts to water quality will be less than significant.

- b. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. The project will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations

for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

c.

- i. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- ii. Development of the site will create additional impervious surfaces. However, connection of the site to storm water drainage facilities that already exist in adjacent roadways will reduce any potential impacts to a less than significant level.

Polices identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these polices and the existing City standards, impacts to groundwater supplies will be less than significant.

- iii. Development of the site will create additional impervious surfaces. However, connection of the site to storm water drainage facilities that already exist in adjacent roadways will reduce any potential impacts to a less than significant level.

Polices identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these polices and the existing City standards, impacts to groundwater supplies will be less than significant.

Existing storm water mains are on site and the applicant will be connecting to service. Furthermore, the project will be required to meet the City's improvement standards for directing storm water runoff to the City's storm water drainage system consistent with the City's adopted City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.

- d. The project area is located sufficiently inland and distant from bodies of water, and outside potentially hazardous areas for seiches and tsunamis. The site is also relatively flat, which will contribute to the lack of impacts by mudflow occurrence. Therefore, there will be no impact related to these hazards.
- e. Development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. Impaired storm water runoff may then be intercepted and directed to a storm drain or water body, unless allowed to stand in a detention area. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

The Visalia General Plan contains multiple polices, identified under Impact 3.6-1 of the EIR, that together work to reduce the potential for erosion. With implementation of these polices and the existing City standards, impacts to erosion will be less than significant.

XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The proposed project is to be developed on a 3.98-acre site and on land designated for commercial development. The project site is surrounded by urban development and is located within the Village at Willow Creek Specific Plan, bordered by the W. Flagstaff Avenue roadway to the north. Half of the parcel is already improved with a parking field lot, landscaping, and trellis features over pedestrian pathways.
- b. The project site is within the City of Visalia's Tier I Urban Development Boundary as implemented by the City General Plan. Development of lands in Tier I may occur at any time.

The proposed project is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states: "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

The proposed project will be consistent with the Land Use Element of the General Plan, and consistent with the standards for neighborhood commercial development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.18.

The project as a whole does not conflict with any land use plan, policy or regulation of the City of Visalia. The site contains a General Plan Land Use Designation of Neighborhood Commercial and a Zoning Designation of C-MU (Mixed-Use Commercial). The City of Visalia's Zoning Ordinance conditionally permits indoor rifle and pistol ranges.

The Visalia General Plan contains multiple policies, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

The project does not conflict with any applicable habitat conservation plan or natural community conservation plan as it is located on a vacant dirt lot with no significant natural habitat present.

XII. MINERAL RESOURCES

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

XIII. NOISE

- a. The project will result in noise generation typical of urban development. The Visalia Noise Element and City Ordinance contain criterion for acceptable noise levels inside and outside residential living spaces. This standard is 65 dB DNL for outdoor activity areas associated with residences and 45 dB DNL for indoor areas.

An Acoustical Analysis was prepared for the proposed project, Acoustical Analysis, Smokin' Barrel Indoor Shooting Range W. Flagstaff Avenue, prepared by WJV Acoustics, Inc., March 24, 2023. The purpose of the study

was to determine if noise levels associated with the project will comply with the City's applicable noise level standards, particularly upon the existing senior-care facility to the north and single family residential to the east. The acoustical analysis is intended to determine project-related noise levels for all aspects of the proposed project.

The analysis concluded that noise levels associated with the proposed indoor shooting range operations would be expected to exceed the City's exterior noise level standard of 65dB. To ensure that community noise standards are met, the project shall construct an 8-inch concrete grouted CMU block walls at all exterior wall locations and include secondary interior 8-inch concrete grouted CMU block walls along interior portions where firearms will be discharged. The acoustical analysis has concluded that the placement of the interior wall and method for ceiling construction will allow for the shooting range to comply with City's Noise Element and Ordinance during business hours, describing that noise levels exterior to the would generally not be audible or measurable from a distance greater than 10-20 feet from the building facades.

Therefore, with firing range activities not expected to be audible at distances of greater than approximately twenty feet from the exterior facades, and would not be expected to be audible over existing ambient noise levels at any existing sensitive receptor location in the vicinity of the project site. The project site shall be developed in substantial compliance with the mitigation contained in the "Conclusions and Recommendations" section of the above-referenced Acoustical Analysis. As described in the analysis, the following measures shall contain the following:

- 1) Exterior wall/façade construction to consist of 8-inch concrete-grouted CMU block walls at all exterior wall locations. Additionally, the project proposes the inclusion of a double walled (secondary) 8-inch concrete-grouted CMU block walls along all exterior facades facing sensitive receptor locations (north-facing and east-facing) and adjacent to the proposed firing range areas. The double-walled areas will include linear storage areas between the two CMU wall assemblies.
- 2) Ceiling to be constructed with hanging steel baffles, 5/8" gypsum board attached to isolation clips on 1-1/2" hat track, attached to a second layer of 5/8" gypsum board, attached to the ceiling framing of approximately 2-foot roof framing with 4-5" of open cell spray foam insulation, 1/2" plywood and 60-mil. TPO roofing

Staff has incorporated these recommendations as required mitigation measures. Therefore, to ensure that noise requirements are met for the proposed project, the project shall be developed and shall operate in substantial compliance with the Mitigation Measures 1.1 and 1.2. These mitigation measures are included as part of this Initial Study.

Noise levels will increase temporarily during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

- b. Ground-borne vibration or ground-borne noise levels may occur as part of construction activities associated with the project. Construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. The project area is located in excess of two miles from a public airport. The project will not expose people residing or working in the project area to excessive noise levels resulting from aircraft operations.

XIV. POPULATION AND HOUSING

- a. The project will not directly induce substantial unplanned population growth that is in excess of that planned in the General Plan.
- b. Development of the site will not displace any housing or people on the site. The area being developed is currently vacant land.

XV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Station 54, located approximately 2.0-mile east of the property, and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will not generate new students for which existing schools in the area may accommodate.
 - iv. Current park facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XVI. RECREATION

- a. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment. The project will not increase the use of existing neighborhood and regional parks as no residential uses are proposed.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XVII. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.

- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern.

The City of Visalia, in determining the significance of transportation impacts for land use projects, recognizes the adopted City of Visalia Vehicle Miles Travelled (VMT) Thresholds and Implementation Guidelines ("Guidelines") recommended threshold as the basis for what constitutes a significant or less than significant transportation impact. The Guidelines recommend a 16% reduction target based on the Greenhouse Gas emission reduction target for 2035 for the Tulare County region set by the SB 375 Regional Plan Climate Target. Therefore, projects exceeding 16% below the existing VMT per capita is indicative of a significant environmental impact.

For the metric measuring VMT per trip distance, a map of the City of Visalia, produced by Tulare County Association of Governments (TCAG), provides areas with 84% or less average VMT per trip distance, or 16% below the regional average. In the subject site's TAZ, the current average trip distance experienced is 14.7537 miles, which is above the average county-wide trip distance of 11.9 miles and the 16% target reduction of 9.76 miles. However, the project site was established with the Village at Willow Creek Specific Plan and this specific pad site was assessed for a grocery store. The proposed shooting range is expected to be a lesser trip generator than the initially accounted for grocery by having only 12 employees (eight fulltime and 4 part-time) and 27 shooting lanes. Based on operational descriptions provided by the applicant, the use is not expected to generate more than 350 trips daily compared to 4,567 trips daily (87.82 per 1,000 sq. ft. ref. Land Use 850) if the site were developed with a grocery store use. Under the Guidelines, the project is screened out from creating a significant impact since the project will generate less than 1,000 trips daily and is consistent with the City's General Plan and current zoning. As proposed, the project is consistent with the General Plan and will comply with Chapter 17.19 Mixed Use Zone development standards, and the development standards of the Specific Plan. Hence, the proposal is screened out of performing a VMT analysis and the project will have a less than significant impact with regards to compliance with CEQA Guidelines section 15064.3, subdivision (b). The Technical Advisory further states that lead agencies may screen out VMT impacts using maps created with VMT data from a traffic demand model.

- c. There are no planned geometric designs associated with the project that are considered hazardous.
- d. The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

- a. The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of

historical resources as defined in Public Resources Code section 5020.1(k).

- b. The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Pre-consultations letters were sent to local tribes in accordance with AB 52, providing tribes a 30-day early review period. Staff did receive correspondence from the Santa Rosa Rancheria Tachi-Yokut Tribe requesting monitors on site for all round disturbance, which has been forwarded to the applicant.

Further, the EIR (SCH 2010041078) for the 2014 General Plan update included a thorough review of sacred lands files through the California Native American Heritage Commission. The sacred lands file did not contain any known cultural resources information for the Visalia Planning Area.

XIX. UTILITIES AND SERVICE SYSTEMS

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.

Existing sanitary sewer and storm water mains are on site and the applicant will be connecting to services. Usage of these lines is consistent with the City Sewer System Master Plan and Storm Water Master Plan. These improvements will not cause significant environmental impacts.

- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- d. Current solid waste disposal facilities can adequately serve the site without a need for alteration.

- e. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XX. WILDFIRE

- a. The project is located on a site that is adjacent on multiple sides by existing development. The site will be further served by multiple points of access. In the event of an emergency response, coordination would be made with the City's Engineering, Police, and Fire Divisions to ensure that adequate access to and from the site is maintained.
- b. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that is likely to exacerbate wildfire risks.
- c. The project is located on a site that is adjacent on multiple sides by existing development. New project development will require the installation and maintenance of associated infrastructure extending from adjacent off-site locations to the project site; however the infrastructure would be typical of commercial development and would be developed to the standards of the underlying responsible agencies.
- d. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that would expose persons or structures to significant risks of flooding or landslides.

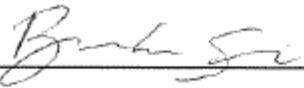
XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**



Brandon Smith, AICP
Environmental Coordinator

June 28, 2023

Date

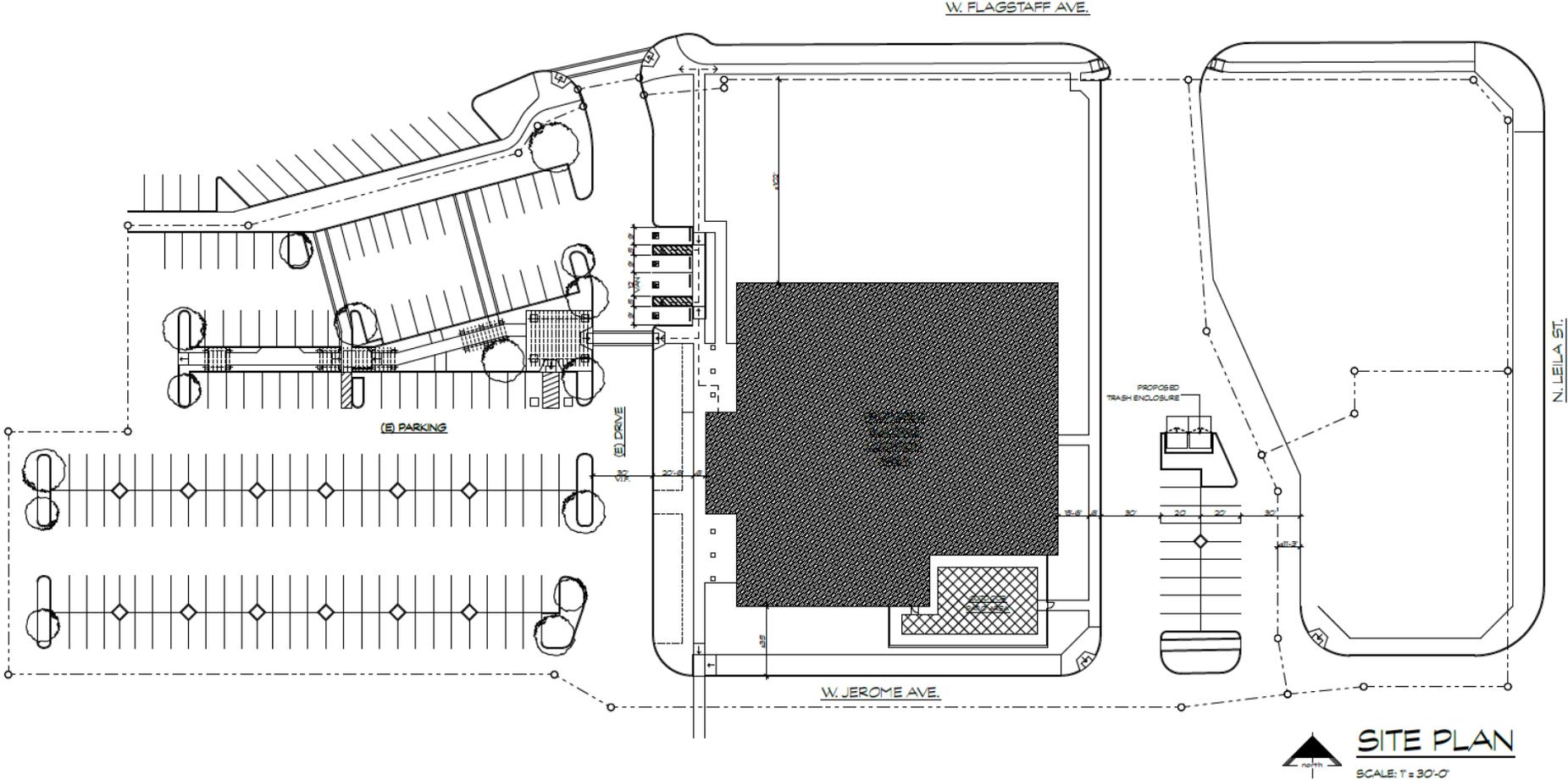
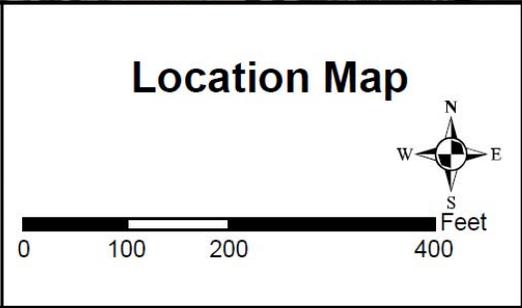
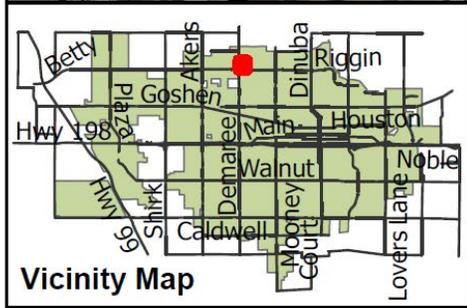


Figure No. 1





May 3, 2022

Site Plan Review No. 2022-047-C:

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 13, 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 13, 2022
SITE PLAN NO. 2022-047 - C
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

OTHER –

ADDITIONAL COMMENTS:

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

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: April 13, 2022

SITE PLAN NO: 2022-047 – C
PROJECT TITLE: Smokin' Barrel Firearms
DESCRIPTION: Indoor Shooting Range with Classroom and Lounge/Outdoor Patio
APPLICANT: Eric McConnaghey
PROP. OWNER: CRS FARMING LLC
LOCATION: South side of W. Flagstaff Avenue
APN TITLE: 078-210-023
GENERAL PLAN: CMU
ZONING: C-MU (Commercial Mixed Use)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Compliance with the Village at Willow Creek Specific Plan
- Conditional Use Permit
- Noise Study
- Building Permit

PROJECT SPECIFIC INFORMATION: April 13, 2022

1. The project must comply with the Village at Willow Creek Specific Plan.
2. VMC Use Matrix Table 17.25.030 Line (R19) identifies an indoor shooting range as conditionally permitted in the zone.
3. Conditional Use Permit (CUP) submittals shall include:
 - a. Complete set of architectural plans,
 - b. Detailed Site Plan (including use in relation to the shopping center),
 - c. Operational Statement (use of all facilities, i.e.: outdoor patio area, VIP area, and area north of the building),
 - d. Building Elevations (demonstrating compliance with the Specific Plan),
 - e. Detailed Floor Plans, and
 - f. Noise Study (demonstrating that no noise impacts will be generated.)
4. Compliance with the Willow Creek Specific Plan shall include:
 - a. Vehicle circulation (circulation along the east side of the building currently does not comply),
 - b. Entry way Detail No. 10 on sheet 4-5,
 - c. Pedestrian circulation improvements (sheet 4-6),
 - d. Transit stop improvement (sheet 4-1),
 - e. Fencing (sheet 3-15 and 3-16), and,
 - f. Landscaping and lighting (verify that a minimum 10% of the parking lot is landscaped).
5. Traffic generation information shall be required verifying compliance with the Specific Plan. This shall be submitted with the Conditional Use Permit submittal.
6. Obtain a Building Permit for all work proposed.
7. Meet all other Codes and Ordinances.

PROJECT SPECIFIC INFORMATION: March 30, 2022

8. The project must comply with the Village at Willow Creek Specific Plan.
9. The Indoor Shooting Range (R19) requires approval of a Conditional Use Permit in the C-MU Zone. The CUP submittal shall require submittal of a complete set of architectural plans.
10. Detailed site plan shall be provided with the Conditional Use Permit submittal showing the project site. A site plan showing the project site within the shopping center complex shall also be required.
11. Detailed building elevations shall be provided verifying compliance with the specific plan.
12. Detailed floor plans shall be provided identifying the use and dimensions of all rooms.
13. Vehicle circulation shall comply with the Specific Plan. The vehicle circulation along the east side of the building currently does not comply.
14. The project shall comply with entry way Detail No. 10 on sheet 4-5 of specific plan.
15. The project shall comply with all pedestrian circulation improvements as required by the specific plan (sheet 4-6).
16. Transit stop improvement shall be provided as per specific plan (sheet 4-1).
17. All fencing shall comply with the Specific Plan (sheet 3-15 and 3-16).
18. Provide a Noise Study with the Conditional Use Permit demonstrating that no noise impacts will be generated.
19. Parking back-up along the east must be contained on private property and not project onto the neighboring properties to the east.
20. Parking along the western portion of the building is not compliant with the Specific Plan. The Specific Plan only identifies a small number of ADA stalls along this area. Providing additional stalls along the western end of the building will impact existing plans for circulation through the shopping center.
21. Landscaping and lighting shall comply with the Specific Plan. The landscaping plan shall verify that a minimum 10% of the parking lot is landscaped.
22. Provide a detailed operational statement identifying all proposed uses and activities to be conducted onsite. This shall include identifying the use of all proposed facilities, such as the outdoor patio area, VIP area, and open area north of the proposed building.
23. Obtain a Building Permit for all work proposed.
24. Traffic generation information shall be required verifying compliance with the Specific Plan. This shall be submitted with the Conditional Use Permit submittal.
25. Meet all other Codes and Ordinances.

PROJECT SPECIFIC INFORMATION: March 16, 2022

1. The Indoor Shooting Range (R19) requires approval of a Conditional Use Permit in the C-MU Zone. The CUP submittal shall require submittal of a complete set of architectural plans.
2. Resubmittal will require submittal of floor plans and operational statement.
3. The project must comply with the Village at Willow Creek Specific Plan.
4. The project must comply with the architectural design standards of the Specific Plan.
5. Vehicle circulation shall comply with Specific Plan. The vehicle circulation along the east side of the building currently does not comply.
6. The project shall comply with entry way Detail No. 10 on sheet 4-5 of specific plan.
7. The project shall comply with all pedestrian circulation improvements as required by the specific plan (sheet 4-6).
8. Transit stop improvement shall be provided as per specific plan (sheet 4-1).
9. All fencing shall comply with specific plan (sheet 3-15 and 3-16).
10. Provide noise study demonstrating that no noise impacts will be generated.
11. Parking back-up along the east must be contained on private property and not project onto the neighboring properties to the east.
12. Landscaping and lighting shall comply with the Specific Plan.

13. As part of the operational statement define what the area around the building will be used for including the outdoor patio.
14. Obtain a Building Permit for all new work proposed.
15. 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 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:

17.19.060 Development standards in the C-MU zones outside the downtown area.

17.30 Development Standards

17.32.080 Maintenance of landscaped areas

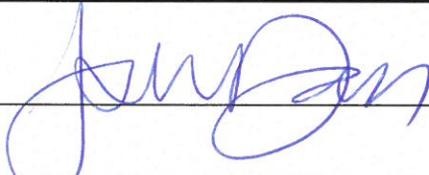
17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

17.34.020(F)(3) – Parking: Commercial Facilities.

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

Signature _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input type="checkbox"/>	Adrian Rubalcaba	713-4271
<input checked="" type="checkbox"/>	Jaklin H Rowley	713-4369

ITEM NO: 4	DATE: <u>April 13, 2022</u>
SITE PLAN NO.:	22-047
PROJECT TITLE:	Smokin' Barrel Firearms
DESCRIPTION:	Proposed 27 Shooting Lanes, a Firearms Education Classroom, Lounge with Outdoor Patio. (C-MU)
APPLICANT:	Eric McConnaughey
PROP OWNER:	CRS Farming LLC
LOCATION:	Inside the Village at Willow Creek Shopping Center on North Demaree
APN:	078-210-023

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **ONSITE PER DESIGN**
- Drive approach size: Use radius return;
- Sidewalk: **4' MIN** width; parkway width at **PROVIDE ONSITE FOR PEDESTRIAN ACCESSIBILITY AND CONNECTIVITY TO THE SHOPPING CENTER**
- 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 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. **TIE INTO EXISTING STORM WATER INFRASTRUCTURE ONSITE**
- 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. **ONSITE AS NECESSARY**
- 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. ***The proposed development will incur impact fees associated with site improvement and building construction. Refer to page 3 for applicable fees.***
2. ***Building permit plan check and inspection fees will apply.***
3. ***Provide onsite accessible path of travel per the underlying master plan development, providing connectivity internally between parcels/businesses within the shopping center. There are existing paths to tie into.***
4. ***Show the CC&R boundaries that will provide access rights for the proposed center drive lane on neighboring parcels. Also show the buildable area described in the CC&R, the current layout may be outside of the buildable area. This may require a redesign or an amendment to the existing CC&R.***
5. ***Show the adjacent parcels and their future layout. The parking and building site design must match the intended design of the CC&R's. If the layout will deviate, from the CC&R, then permission from the Consenting Owners will be required as described in the CC&R.***
6. ***If the proposed drive lane is permitted then pave out the center drive lane.***
7. ***Connect to onsite utility infrastructure.***
8. ***Comply with the Village at Willow Creek Specific plan***
9. ***A CUP will be required as per the planning department***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-047R**
Date: **04/13/2022**

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:**01/01/2022**)
(Project type for fee rates:**Retail**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,366/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$15,391/1KSF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$26.40/1KSF WWTP \$58/1KSF
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$6,865/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,042/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$9,154/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,002/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$586/1KSF
<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.

Jaklin H Rowley

City of Visalia
Building: Site Plan
Review Comments

SPR 22047
SMOKIN BARREL
FIREARMS
078210023

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:

SEE PREVIOUS COMMENTS
DATED 3/25/22

VAL GARCIA 4/12/22
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 4/13/2022
Item # 4
Site Plan # 22047
APN: 078210023

- 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: 04/13/2022
 Item: 4
 Site Plan: SPR22047
 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:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 13, 2022

ITEM NO: 4 Resubmit
SITE PLAN NO: SPR22047
PROJECT TITLE: Smokin' Barrel Firearms
DESCRIPTION: Proposed 27 Shooting Lanes, a Firearms Educations Classroom, Lounge with Outdoor Patio. (C-MU)
APPLICANT: Eric McConnaughey
OWNER: C R S FARMING LLC
APN: 078210023
LOCATION: Inside The Village at Willow Creek Sopping Center on North Demaree

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 number of trips project is projected to generate in the 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:

- Change in land use from specific plan. Additional traffic information required. Depending on change (increase/decrease), a traffic statement may be required.
- Questions, contact traffic engineering, 559-713-4633.

Leslie Blair

Leslie Blair

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

22047

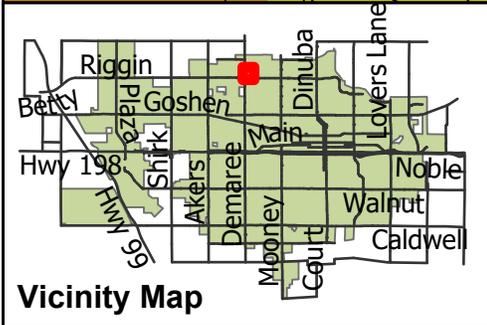
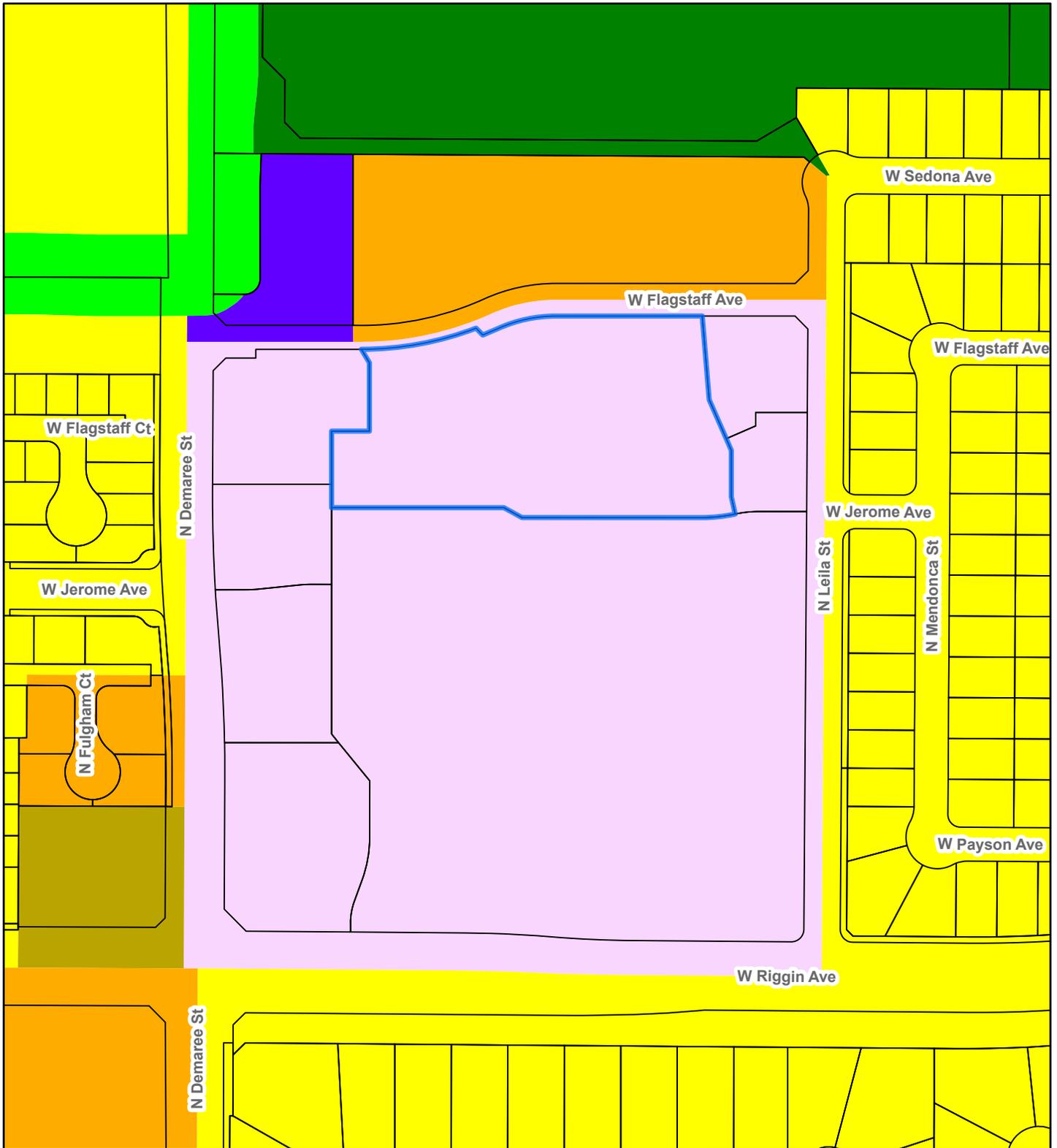
April 13, 2022

- 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 Same as previous comments.

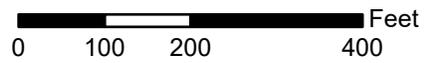
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



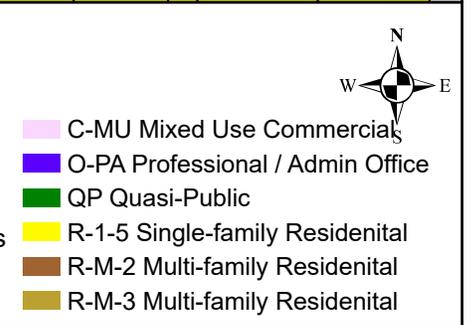
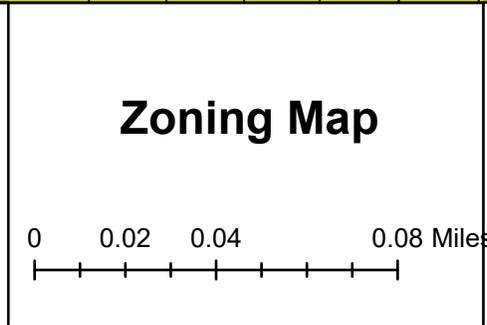
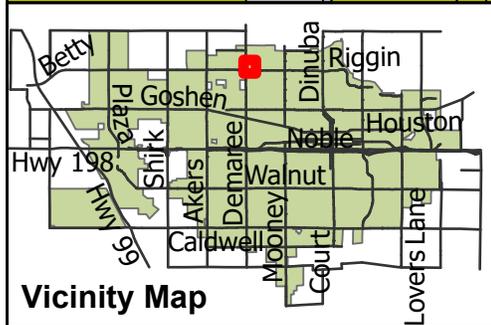
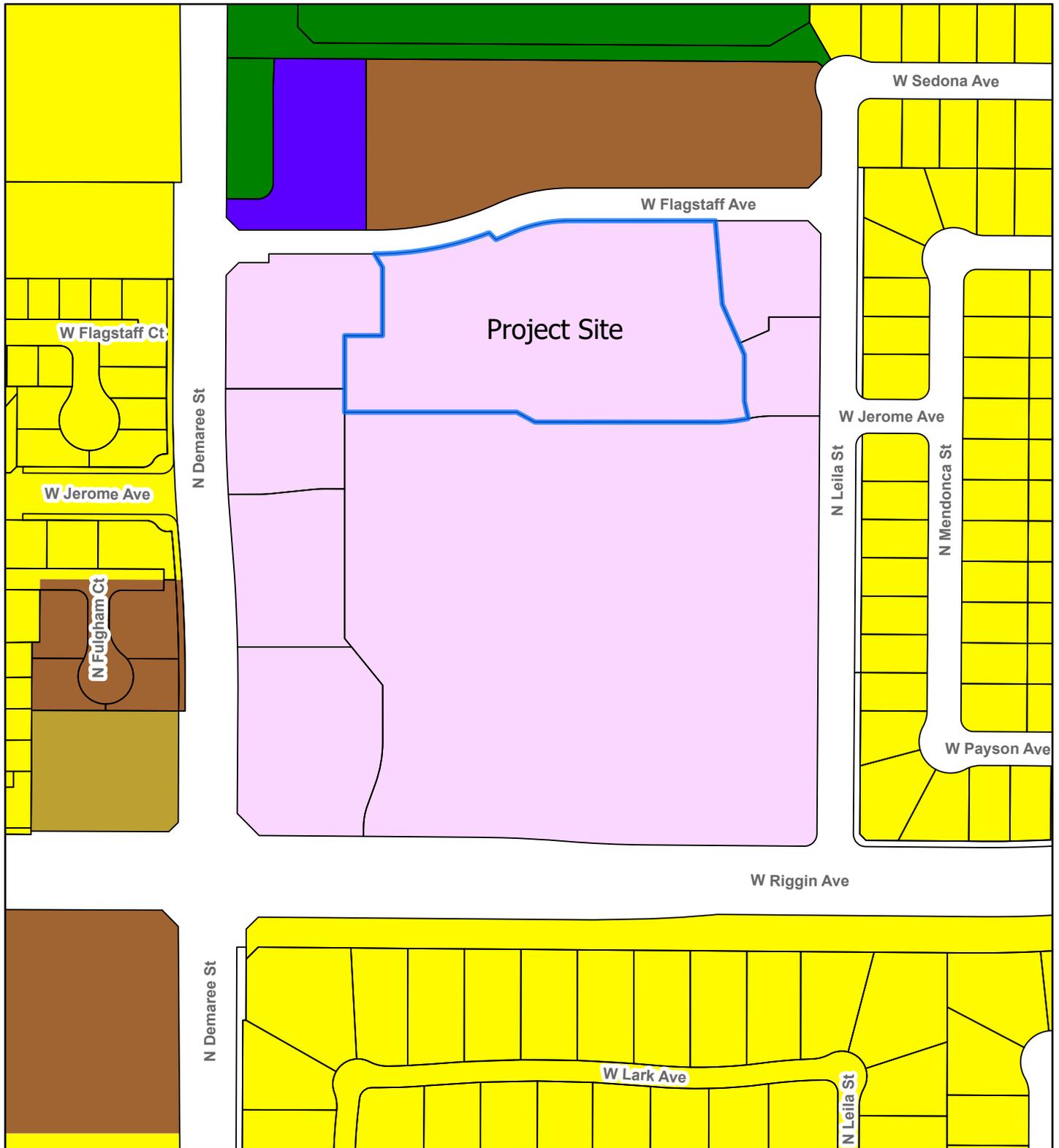


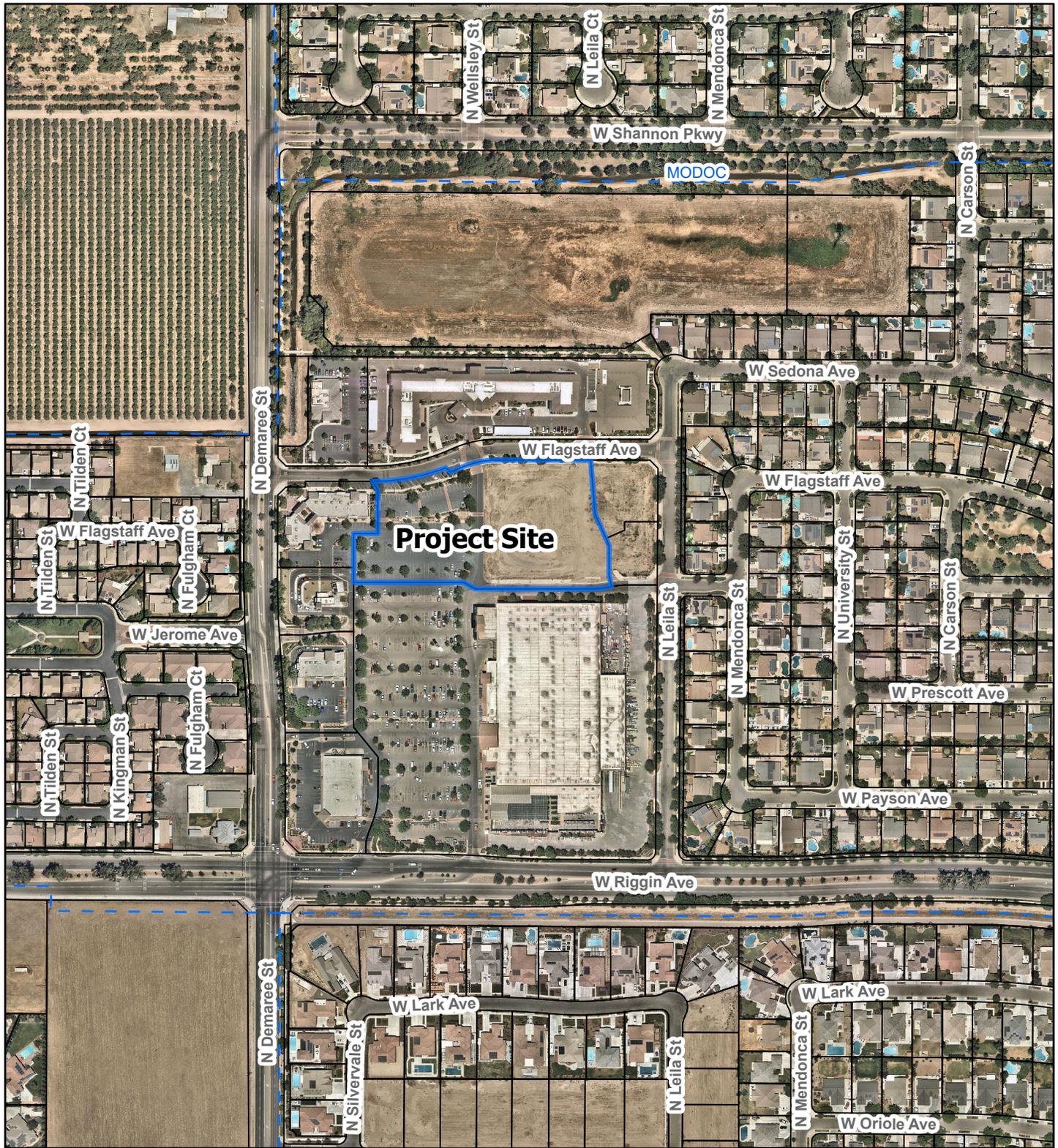
General Plan Land Use Map



- Conservation
- Commercial Mixed Use
- Office
- Parks/Recreation
- Residential High Density
- Residential Low Density
- Residential Medium Density

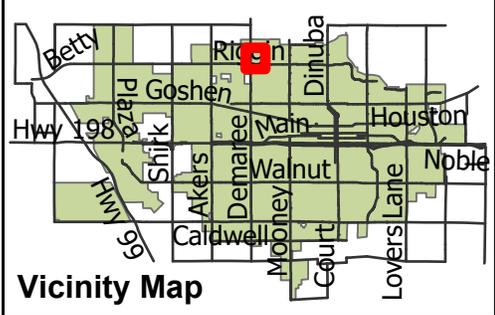






Project Site

MODOC

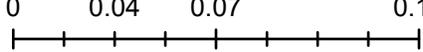


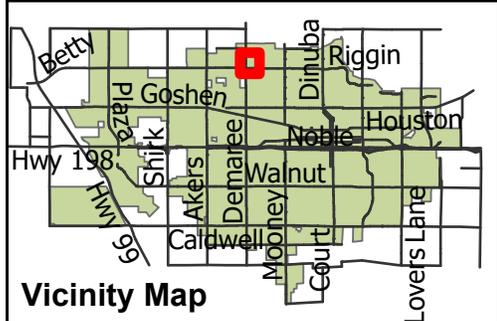
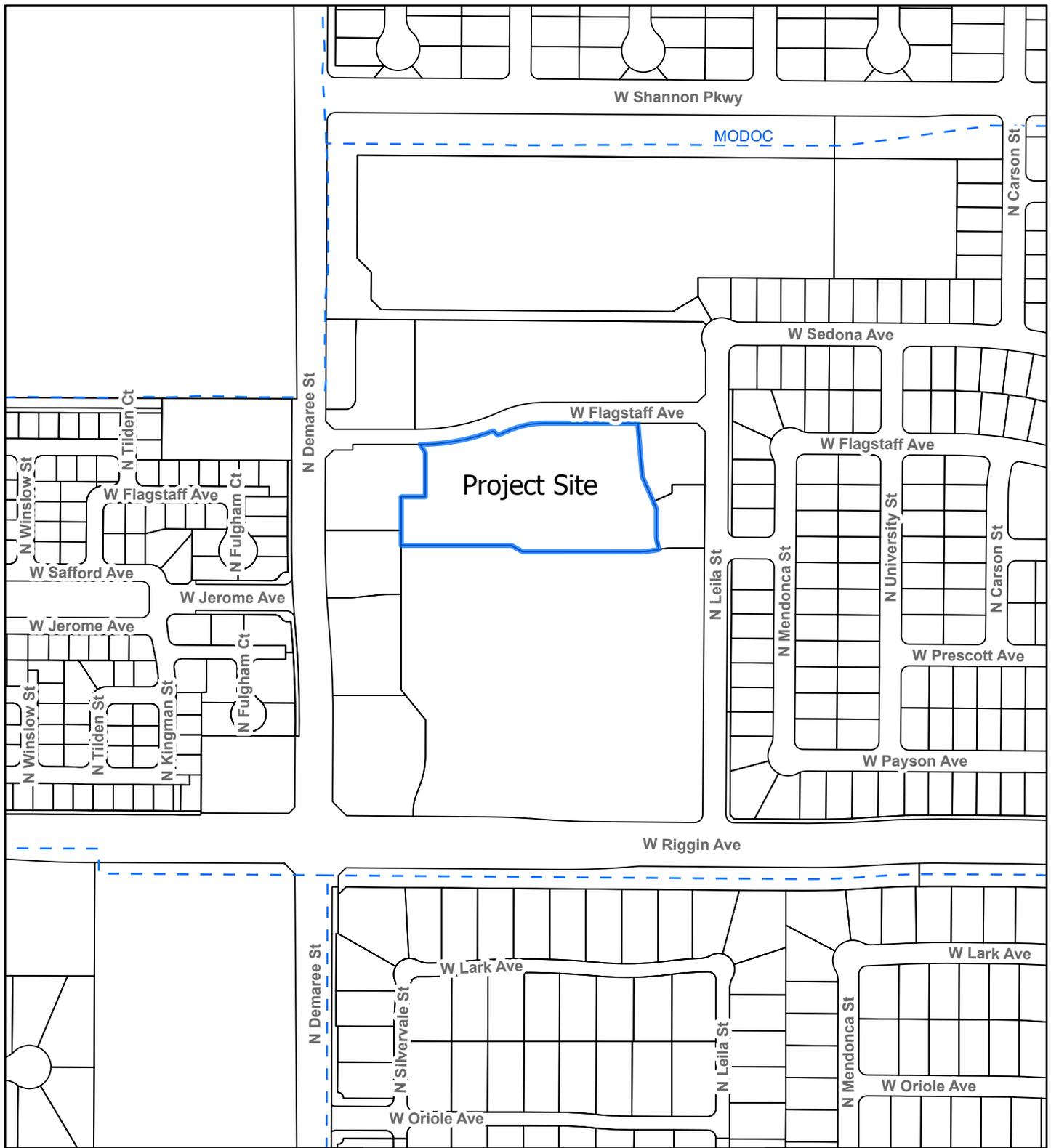
Vicinity Map

Aerial Photo



0 0.04 0.07 0.14 Miles





Location Map

0 0.03 0.05 0.1 Miles



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS