

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

COMMISSIONERS: Liz Wynn, Chris Gomez, Brett Taylor, Marvin Hansen, Sarrah Peariso

MONDAY, JULY 22, 2019; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. 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. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. 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.
 - Finding of Consistency No. 2019-01: A request by Chandi Group to modify the ARCO AM/PM gas station building by expanding the vacant fast-food tenant space 156 square feet for a walk-in cooler and freezer located at 9011 West Crowley Avenue (APN: 081-170-025).
5. PUBLIC HEARING – Cristobal Carrillo
Conditional Use Permit No. 2019-24: A request by Rick Pena to establish a church within an existing 2,800 sq. ft. building in the C-S (Service Commercial) Zone. The project site is located at 715 and 717 S. Bridge Street (APN: 097-075-004, 005, and 006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-45.
6. PUBLIC HEARING – Paul Bernal
 - Tentative Parcel Map No. 2019-09: A request by CRS Farming LLC, to subdivide a 3.51 acres site into four parcels in the C-MU (Commercial Mixed Use) Zone. The project site is located on the northwest corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-350-046 & 049). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2019-50.
 - Conditional Use Permit No. 2019-28: A request by CRS Farming LLC to establish a planned commercial development by creating parcels with less than the minimum five acre requirement and for a parcel without public street access for a C-MU (Commercial Mixed Use) zoned site. The project site is located on the northwest corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-350-046 & 049).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2019-50.

7. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2019-30: A request by Aspen Dental Management Inc., to allow use of 3,532 sq. ft. inside an existing 10,200 sq. ft. commercial building for a dentist office, located within the C-R (Regional Commercial). The site is located at 3221 S. Mooney Blvd. (APN: 121-100-054). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-49.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- August 12, 2019 Planning Commission Meeting
- Variance No. 2019-05 scheduled for August 5, 2019 City Council Meeting

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 1, 2019 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 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 12, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 22, 2019

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

SUBJECT: Tentative Parcel Map No. 2019-09: A request by CRS Farming LLC, to subdivide a 3.51 acres site into four parcels in the C-MU (Commercial Mixed Use) Zone. The project site is located on the northwest corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-350-046 & 049).

Conditional Use Permit No. 2019-28: A request by CRS Farming LLC to establish a planned commercial development by creating parcels with less than the minimum five acre requirement and for a parcel without public street access for a C-MU (Commercial Mixed Use) zoned site. The project site is located on the northwest corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-350-046 & 049).

STAFF RECOMMENDATION

Tentative Parcel Map No. 2019-09

Staff recommends approval of Tentative Parcel Map No. 2019-09 based on the findings and conditions in Resolution No. 2019-48. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

Conditional Use Permit No. 2019-28

Staff recommends approval of Conditional Use Permit No. 2019-28 based upon the findings and conditions in Resolution No. 2019-53. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2019-09, and Conditional Use Permit No. 2019-28 based on the findings and conditions in Resolution Nos. 2019-48 and 2019-53.

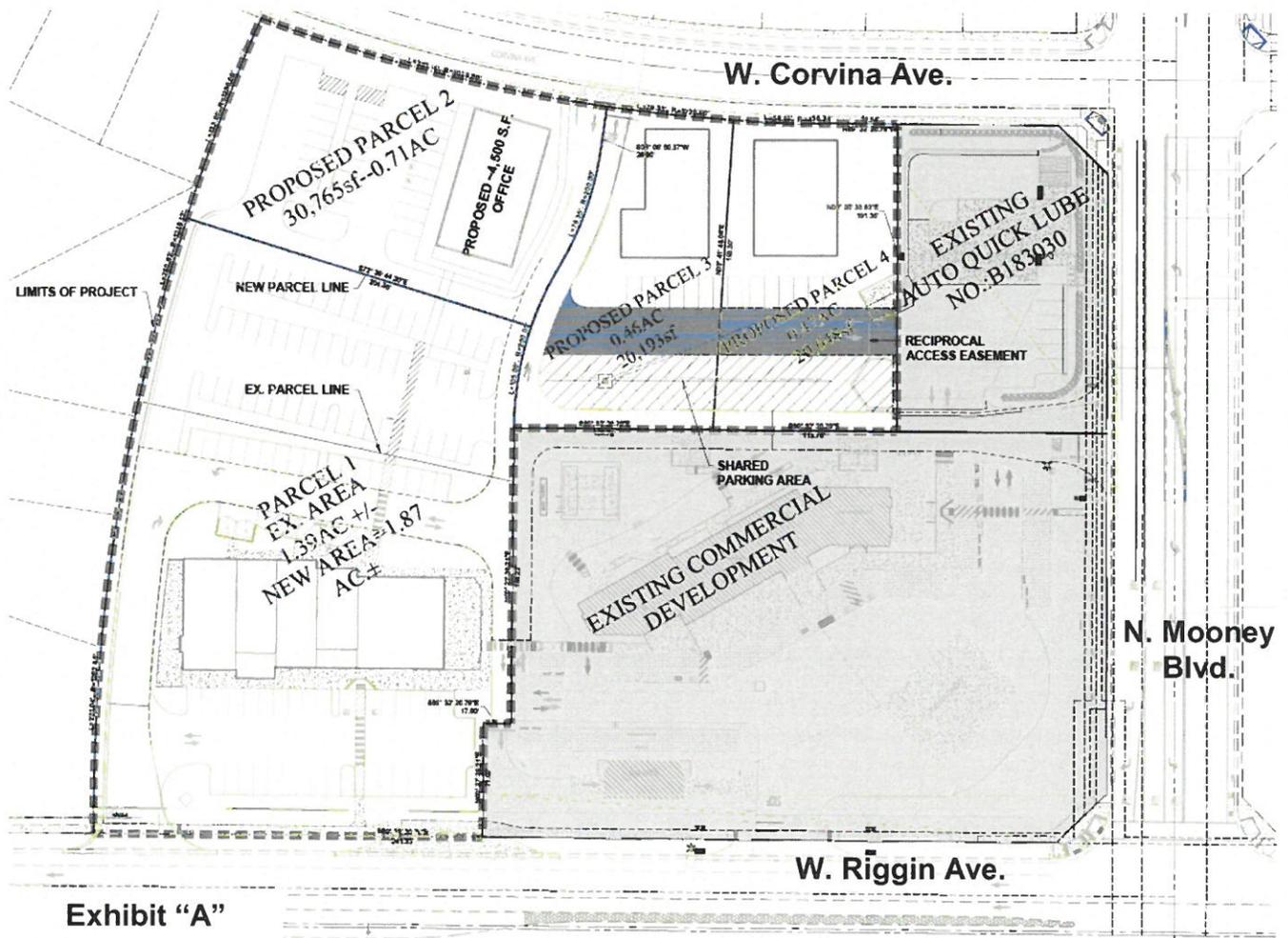
PROJECT DESCRIPTION

Tentative Parcel Map No. 2019-09 is a request to subdivide a total of 3.51-acres into four parcels as shown in Exhibit "A". The 3.51-acre area, which will be subdivided into Parcels 1, 2, 3, and 4 per Exhibit "A" are Parcels 2, 3 and a portion of Parcel 4 that were created with the approval of Tentative Parcel Map No. 2011-02 and recorded as Parcel Map No. 5067 on October 17, 2012 (see Exhibit "B"). The 2011 tentative parcel map and associated CUP were approved by the Planning Commission on October 24, 2011.

The objective of the parcel map is to create four parcels for future commercial development. At this time, the building pads as depicted in Exhibit "A" are conceptual and no development plans have been submitted through the City's Site Plan Review process.

Conditional Use Permit (CUP) No. 2019-28 is a request to establish a planned commercial development by creating a parcels with less than the minimum five acre requirement for a C-MU (Commercial Mixed Use) zoned site and for creating a parcel (i.e., Parcel 4) with no public street access (land-locked parcel). Access to each parcel will be achieved via private shared access easements. These access easements will be for vehicular access and utilities. All other development standards (setbacks, building height, lot area, parking, etc.) are not being modified with this CUP request. The CUP development standards, which were established with the approval of CUP No. 2011-21, are still applicable to the future commercial development of this entire commercial center.

The remaining balance of the Shannon Village West commercial center is developed with a Valero gas station, Shannon Village Market convenience store, automated carwash, two fast food service restaurants (A&W and Super Taco) and an auto quick lube business. These uses were developed with the approval of CUP No. 2011-21. As previously stated, no development plans have been filed for the remaining balance of the commercial site and the layout may change based on future uses.



BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Commercial Mixed Use)
Surrounding Land Use and Zoning:	North: R-1-5 / Shannon Village Residential Subdivision South: Rigin Ave. four lane arterial roadway East: C-MU & N. Mooney Blvd. / Shannon Village East commercial center, Starbucks West: R-1-5 / Shannon Village Residential Subdivision
Environmental Review:	Categorical Exemption No. 2019-50
Special Districts:	None
Site Plan Review No:	2019-090

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

The following project entitlements were approved by the Planning Commission on October 24, 2011:

Conditional Use Permit No. 2011-21: A request by 4 Creeks Incorporated to develop a commercial and office center on 6.3 acres including a gas station, convenience store, car wash, and drive-thru fast-food restaurant in the CSO (Commercial Shopping Office) zone.

Tentative Parcel Map No. 2011-02: A request by 4 Creeks Incorporated to divide 6.3 acres into four parcels with shared access and parking for commercial and office purposes in the CSO (Commercial Shopping Office) zone.

Exception No. 2011-08: A request by 4 Creeks Incorporated to allow a 12-foot tall monument sign structure in the CSO (Commercial Shopping Office) zone.

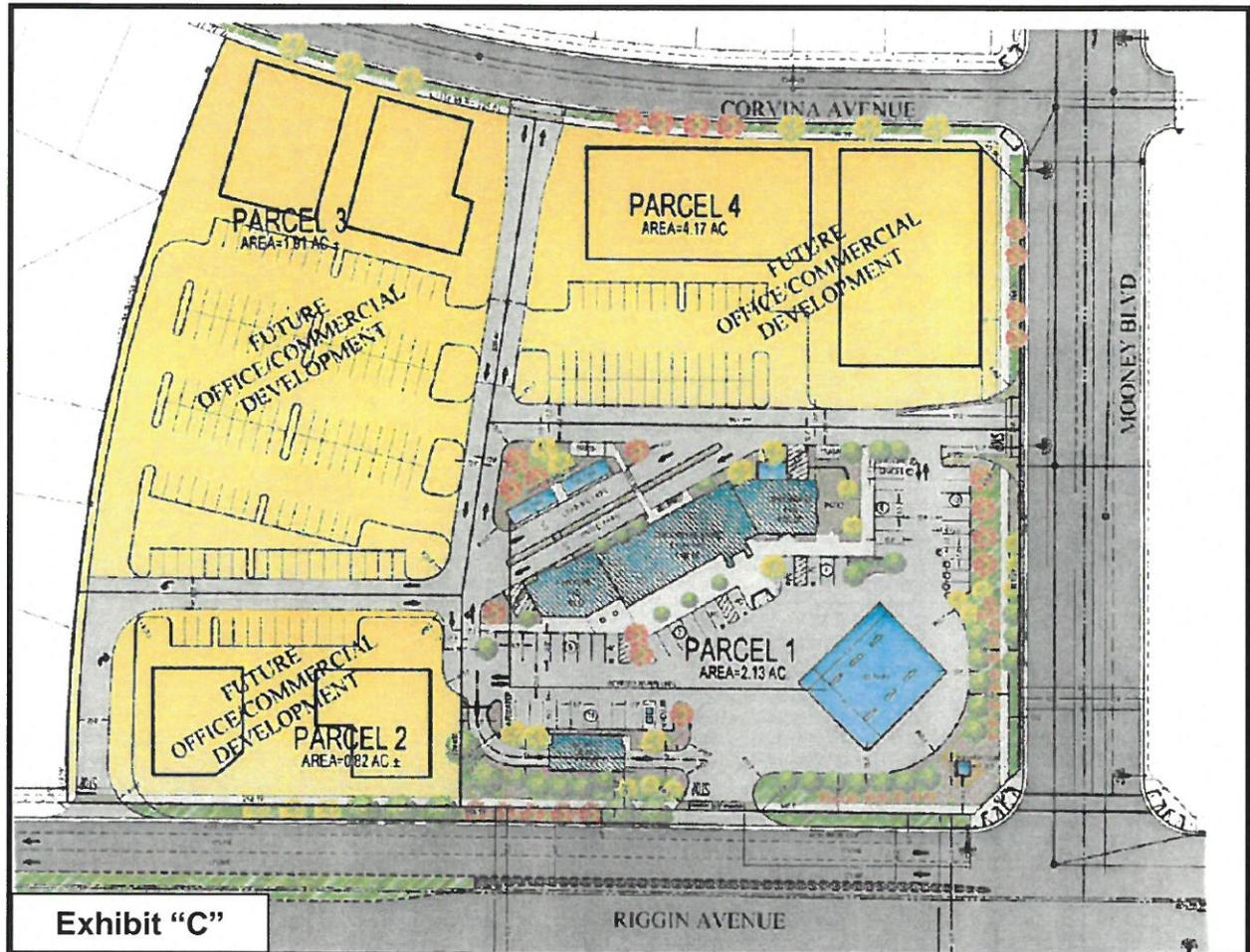
PROJECT EVALUATION

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

Planned Development Requirement

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

The applicant has a modified development plan but the building pads as depicted in Exhibit "A" are conceptual and no development plans have been submitted through the City's Site Plan Review process. The development plan that was approved with the 2011 CUP (see Exhibit "C") for the Shannon Village Market is substantially consistent with the 2019 Exhibit "A". The 2011 plan, approved the commercial development on Parcel 1, but the remaining balance of the site was conceptual. Both the 2011 and 2019 plans depict office/commercial buildings along Corvina Ave. and Riggan Ave; however, these plans ultimately allow for the commercial site to be developed while maintaining access points that minimize vehicle conflicts on N. Mooney Blvd., W. Riggan Ave. and W. Corvina Ave.



Site Area / Access / Circulation & Utilities

The tentative parcel map shown in Exhibit "A" is subject to approval of the associated conditional use permit. The minimum parcel size in the C-MU zone is five acres unless approved as a part of an acceptable master plan. The development pattern approved through Site Plan Review No. 2019-090 with shared access, ingress/egress, and parking constitutes an acceptable master plan and Planned Development which allows the proposed parcel sizes.

The recordation of Parcel Map No. 5067 required that access agreements adopted for both the Tentative Parcel Map and Conditional Use Permit be recorded. The recorded shared access agreement addresses the property owners' maintenance and responsibility for repair of the easement, repair and maintenance of shared public or private utilities, and that the easement area shall be kept free and clear of any structures. This agreement shall be re-recorded to reflect the parcel changes associated with TPM No. 2019-09 when the final parcel map is recorded as stated in Condition No. 5.

Subdivision Map Act Findings

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Commercial Mixed Use. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Commercial Mixed Use. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project’s Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 7 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause	The proposed design of the map has been found to not cause serious public health problems. This

serious public health problems.	is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.

Will-Serve Letter for Domestic Water Service

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

Environmental Review

This project, the use permit and tentative map, are considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-50).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2019-09

1. That the proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2019-28).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Commercial Mixed Use General Plan Land Use Designation.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-50).

Conditional Use Permit No. 2019-28

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Commercial zone standards based on the creation of a master development plan.
4. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-50).

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2019-09

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2019-090, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2019-28 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2019-09 shall be null and void unless Conditional Use Permit No. 2019-28 is approved.
5. That the recorded agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be re-recorded with the final parcel map associated with Tentative Parcel Map No. 2019-09. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all other federal and state laws and city codes and ordinances be complied with.

Conditional Use Permit No. 2019-28

1. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2019-090, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with Exhibit "A".
3. That Tentative Parcel Map No. 2019-09 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2019-28 shall be null and void unless Tentative Parcel Map No. 2019-09 is approved.
5. That the recorded agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be re-recorded with the final parcel map associated with Tentative Parcel Map No. 2019-09. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of

shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.

6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2019-28 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
8. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2019-48 (Tentative Parcel Map No. 2019-09)
- Resolution No. 2019-53 (Conditional Use Permit No. 2019-28)
- Exhibit "A" – Tentative Parcel Map / Development Plan
- Exhibit "B" – Final Parcel Map. 5067
- Exhibit "C" – 2011 Development Plan
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

City of Visalia Subdivision Ordinance [Title 16 of Visalia Municipal Code]

Chapter 16.28: PARCEL MAPS

Section 16.28.020 Advisory agency.

The planning commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

Section 16.28.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision. (Prior code § 9235)

Section 16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

Section 16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

Section 16.28.110 Right-of-way dedications.

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the planning commission.

B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

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

Chapter 17.26: PLANNED DEVELOPMENT

Section 17.26.010 Purpose and intent.

The purpose and intent of the PD regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards

regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 9718 § 2 (part), 1997: prior code § 7410)

17.26.040 Development standards.

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

A. Site Area.

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

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

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

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

D. Site Design Criteria.

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

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

F. Circulation.

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

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.

3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
 4. Parking clusters shall be provided rather than large (single) parking areas.
- H. Trash Enclosures.
1. Trash enclosures shall be provided as specified by the city solid waste department.
 2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 9718 § 2 (part), 1997: prior code § 7413)

Chapter 17.38: CONDITIONAL USE PERMITS

Section 17.38.110 Action by planning commission.

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

RESOLUTION NO. 2019-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2019-09: A REQUEST BY CRS FARMING LLC, TO SUBDIVIDE A 3.51 ACRES SITE INTO FOUR PARCELS IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTHWEST CORNER OF N. MOONEY BOULEVARD AND W. RIGGIN AVENUE (APN: 078-350-046 & 049).

WHEREAS, Tentative Parcel Map No. 2019-09 is a request by CRS Farming LLC, to subdivide a 3.51 acres site into four parcels in the C-MU (Commercial Mixed Use) Zone. The project site is located on the northwest corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-350-046 & 049); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 22, 2019; and,

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2019-09, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-50).

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

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-50). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2019-28).
5. That the site is physically suitable for the proposed tentative parcel map which is consistent with the underlying Commercial Mixed Use Land Use Designation and zone.
6. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
7. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Commercial zone standards since they are part of a planned development established through Conditional Use Permit No. 2019-28.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Tentative Parcel Map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2019-090, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2019-28 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2019-09 shall be null and void unless Conditional Use Permit No. 2019-28 is approved.
5. That the recorded agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be re-recorded with the final parcel map associated with Tentative Parcel Map No. 2019-09. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all other federal and state laws and city codes and ordinances be complied with.

RESOLUTION NO. 2019-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-28: A REQUEST BY CRS FARMING LLC TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT BY CREATING PARCELS WITH LESS THAN THE MINIMUM FIVE ACRE REQUIREMENT AND FOR A PARCEL WITHOUT PUBLIC STREET ACCESS FOR A C-MU (COMMERCIAL MIXED USE) ZONED SITE. THE PROJECT SITE IS LOCATED ON THE NORTHWEST CORNER OF N. MOONEY BOULEVARD AND W. RIGGIN AVENUE (APN: 078-350-046 & 049).

WHEREAS, Conditional Use Permit No. 2019-28 is a request by CRS Farming LLC to establish a planned commercial development by creating parcels with less than the minimum five acre requirement and for a parcel without public street access for a C-MU (Commercial Mixed Use) zoned site. The project site is located on the northwest corner of N. Mooney Boulevard and W. Riggins Avenue (APN: 078-350-046 & 049); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 22, 2019; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2018-28, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-72).

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

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Commercial zone standards based on the creation of a master development plan.

4. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-50).

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

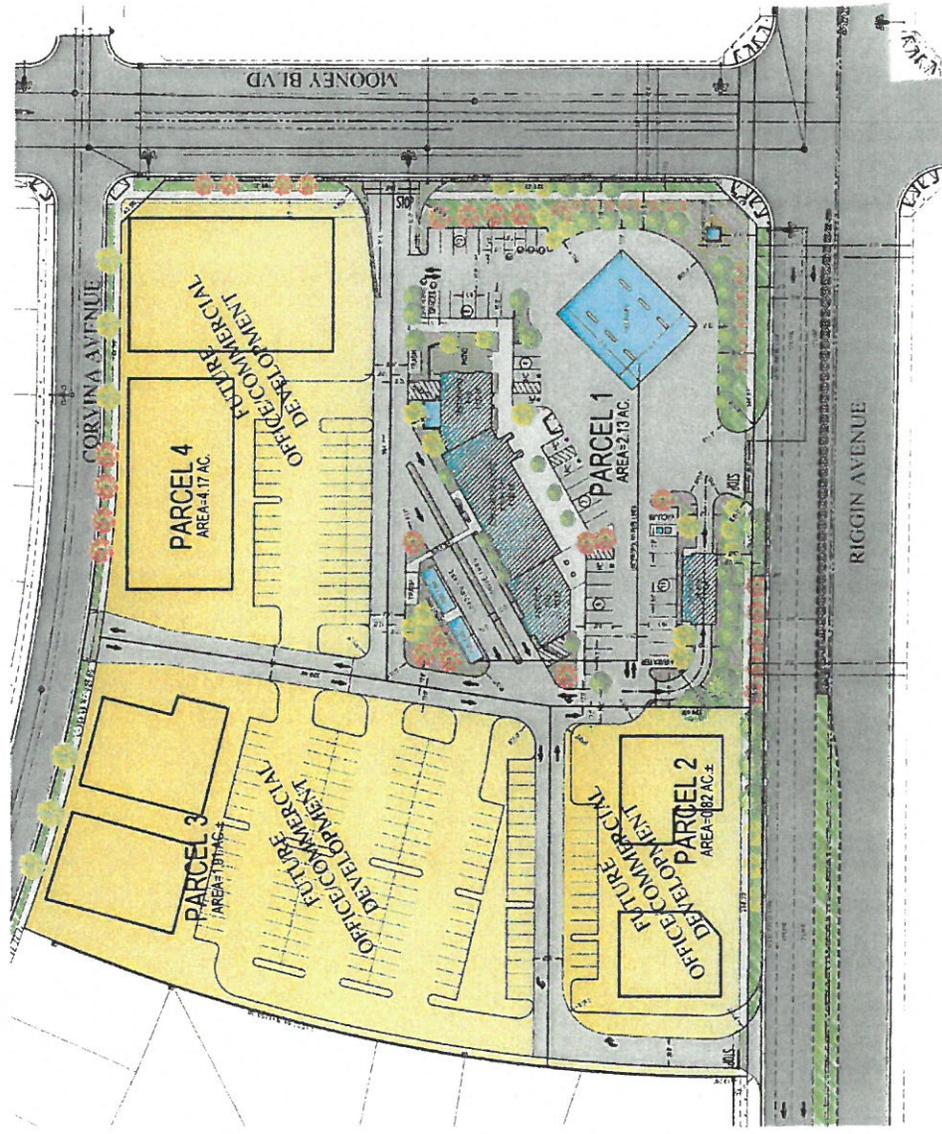
1. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2019-090, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with Exhibit "A".
3. That Tentative Parcel Map No. 2019-09 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2019-28 shall be null and void unless Tentative Parcel Map No. 2019-09 is approved.
5. That the recorded agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be re-recorded with the final parcel map associated with Tentative Parcel Map No. 2019-09. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2019-28 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
8. That all applicable federal, state, regional, and city policies and ordinances be met.



Shannon Village Market

MOONEY AND RIGGIN COMMERCIAL CENTER
(CONDITIONAL USE PERMIT AND TENTATIVE PARCEL MAP)
PERMITS DIVISION OF CITY OF SHANNON, MARICOPA COUNTY, ARIZONA
1000 W. RIGGIN AVENUE, SUITE 100, SHANNON, AZ 85201
1000 W. RIGGIN AVENUE, SUITE 100, SHANNON, AZ 85201
AUGUST 2011

PREPARED BY: ERO ENGINEERS, INC.
1000 W. RIGGIN AVENUE, SUITE 100
SHANNON, AZ 85201
DESIGNED BY: ERO ENGINEERS, INC.
1000 W. RIGGIN AVENUE, SUITE 100
SHANNON, AZ 85201



SITE DATA:
AREA: 1.00 AC.
ZONING: C-10
OWNER: MOONEY AND RIGGIN COMMERCIAL CENTER
DESIGNED BY: ERO ENGINEERS, INC.
DATE: AUGUST 2011

BUILDING AND PARKING:
BUILDING: 100,000 SQ. FT.
PARKING: 100 SPACES



Note: All dimensions are subject to change in Phase II.
Phase II improvements include additional parking: 5 each per quarter.

Exhibit "C"



Your New Neighborhood Service Center





#6

MEETING DATE: May 22, 2019

SITE PLAN NO. 19-090

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

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

During site plan design/policy concerns were identified, schedule a meeting with
 Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL REDEVELOPMENT

PLANNING COMMISSION PARK/RECREATION

TPM

HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

If you have any questions or comments, please call (559) 713-4444.

Site Plan Review Committee



RECYCLED PAPER

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 6 DATE: MAY 22, 2019

SITE PLAN NO.: 19-090
PROJECT TITLE: SHANNON VILLAGE PHASE 3 & 4
DESCRIPTION: TENTATIVE PARCEL MAP
APPLICANT: CRS FARMING
PROP. OWNER: CRS FARMING INC
LOCATION: CORVINA & MOONEY
APN: 078-350-046, 049

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: ft. wide, with ft. wide parkway on
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Proposed tentative parcel map will need to amend any shared parking or common amenities agreements - provide a copy to City staff.***
- 2. Maintain existing parcel maps access & utility easements or adjust accordingly on the new map.***
- 3. City standard parcel map filing and plan check fees will apply.***
- 4. Impact fees will be deferred until time of development of each new parcel.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-090**
Date: **5/22/2019**

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date:**8/3/2018**)
(Project type for fee rates:**TPM**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total	
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input type="checkbox"/> Waterways Acquisition Fee	

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division, 559-713-4369

Date: May 22, 2019

SITE PLAN NO: 2019-090
PROJECT TITLE: Shannon Village Phase 3 & 4
DESCRIPTION: Tentative Parcel Map
APPLICANT: CRS Farming
PROP. OWNER: CRS Farming INC.
LOCATION TITLE: Corvina and Mooney
APN TITLE: 078-350-046, 049
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU – Commercial Mixed Use

Planning Division Recommendation:

- Revise and Proceed
- Off-Agenda
- Resubmit

Project Requirements

- Parcel Map
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: May 22, 2019

1. Tentative Parcel Map
2. Show that reciprocal access and CAM agreements are applicable to new parcels being created.
3. Meet all other codes and ordinances.

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

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: fifteen (15) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: fifteen (15) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;

6. Street side on corner lot: ten (10) feet.
7. The provisions of Chapter 17.58 shall also be met, if applicable.

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 _____ 



SFR 19090
TENTATIVE PARCEL MAP
CORVINA AND MOONEY

City of Visalia
Building: Site Plan
Review Comments

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

VAL GARCIA 5/22/19
Signature

19-090

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

Site Plan Review Comments



No Comment at this time.

Not enough info

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:



Landscaping Concerns:



Traffic Concerns:



Surveillance Issues:



Line of Sight Issues:



Other Concerns:

MW VPD



Site Plan Review Comments For:

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia, CA 93292
559-713-4272 Office
559-713-4808 Fax

Date: 05/20/2019

Item # 6

Site Plan # 19-090

APN: 078350046 & 49

Location:

The following comments are applicable when checked:

- 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 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2016 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
 - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*

- A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. *2016 CFC 506.1*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2016 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply for Residential, Commercial & Industrial:

Residential

- Fire hydrant spacing and location shall comply with the following requirements:
The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120(5)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial & Industrial

- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
- Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*
- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** _____ **Square footage** _____

Emergency Access

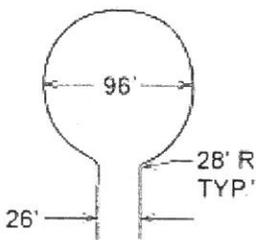
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus

access roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2016 CFC 503.1.1*

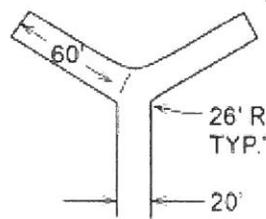
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
- Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

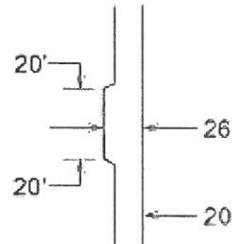
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



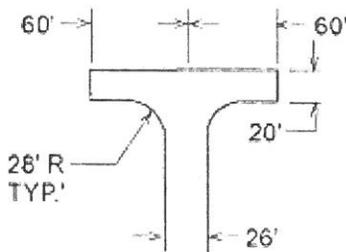
96' DIAMETER
CUL-DE-SAC



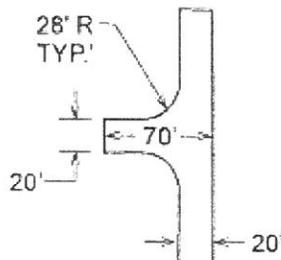
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

☐ Approved No PARKING – FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. *2013 CFC 503.3/D103.6*

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- Marking- approved signs, other approved notices or marking that include the words “NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2016 CFC D103.5
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation.)

- Streets shall meet the City of Visalia’s Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

Fire Protection Systems

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*

- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. *2016 CFC 912.4.1*

- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:

-



Corbin Reed
Fire Marshal

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 22, 2019

ITEM NO. 6

SITE PLAN NO: SPR19-090
PROJECT TITLE: Shannon Village Phase 3 & 4
DESCRIPTION: Tentive Parcel Map
APPLICANT: CRS Farming
OWNER: CRS Farming INC
APN: 078-350-046, 049
LOCATION: Corvino and Mooney

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

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

Additional Comments:

- At time of development, a TIA may be required.



Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500

19090

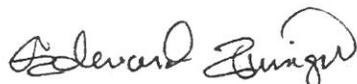
COMMERCIAL BIN SERVICE

- 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

Enclosure behind parcel 2 should be repositioned at an angle for STAB service (DIRECT ACCESS). Enclosure at parcel 6 appears to be in a good location. Be sure to have enclosure gates open 180 degrees. All gates must be equipped with chain bolts to secure them from closing.

Jim Ross, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338



Susan Currier

From: Christian Bright <Christian.Bright@sce.com>
Sent: Tuesday, May 28, 2019 3:13 PM
To: Susan Currier
Cc: Adrian Rubalcaba
Subject: Site Plan Review - Wednesday May 22, 2019

Please see the notes / comments regarding the Site Plan Review Agenda.

Note: *Misael Ibarra has transitioned to a different Job Position with Edison.
Is it possible to have the Hard Copies to be sent to my attention ?
(Same mailing address as Misael's)*

RE: Site Plan Review Agenda - Wednesday May 22, 2019

Item No. 1: Site Plan No: SPR19-061 817 Gateway St - J.E. Kumpe
Building
Edison has existing "Stub Outs" at this location.

Item No. 2: Site Plan No: SPR19-083 710 Pinkham Ct.
Edison has an existing Pole Line - Overhead Lines on S. Pinkham
Edison has existing Underground Electrical Services on E. Myrtle Ct.

Item No. 3: Site Plan No: SPR17-202 717 S. Bridge St
Edison has existing electrical service at this property address.

Item No. 4: Site Plan No: SPR19-088 "K" Road and Ben Maddox Way
This will be managed by Edison's Tract Management Group / Not Tulare Local Planning Dept.

Item No. 5: Site Plan No: SPR19-089 1119 E. Douglas Visalia Adult
Care
Edison has existing electrical service at this property address.

Item No. 6: Site Plan No: SPR19-090 Corvina and Mooney
Edison currently has electrical service to the Parcels adjacent to these proposed parcels.

Site Plan Review Comments For:

California Water Service Co.
Mike Morton, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1663 Office
559-735-3189 Fax

Date: 05/22/2019
Item # Choose an item.
Site Plan # 19-090
Project: Shannon Village Phase 3&4
Description:
Applicant:
Location: Corvina and Mooney
APN:

The following comments are applicable when checked:

- No Comments at this time
- Fire Hydrants
Comments- To be installed per CWS Spec and locations approved by CWS and VFD
- Service's
Comments- To be installed per CWS Spec. Location to be determined by owner
- Main's
Comments- Mains to be installed per Cal Water Specs. To comply with all DDW requirements
- Back flow requirements
Comments- Back flow devices may be required. Contact Cal Water for location and inspections prior to installation

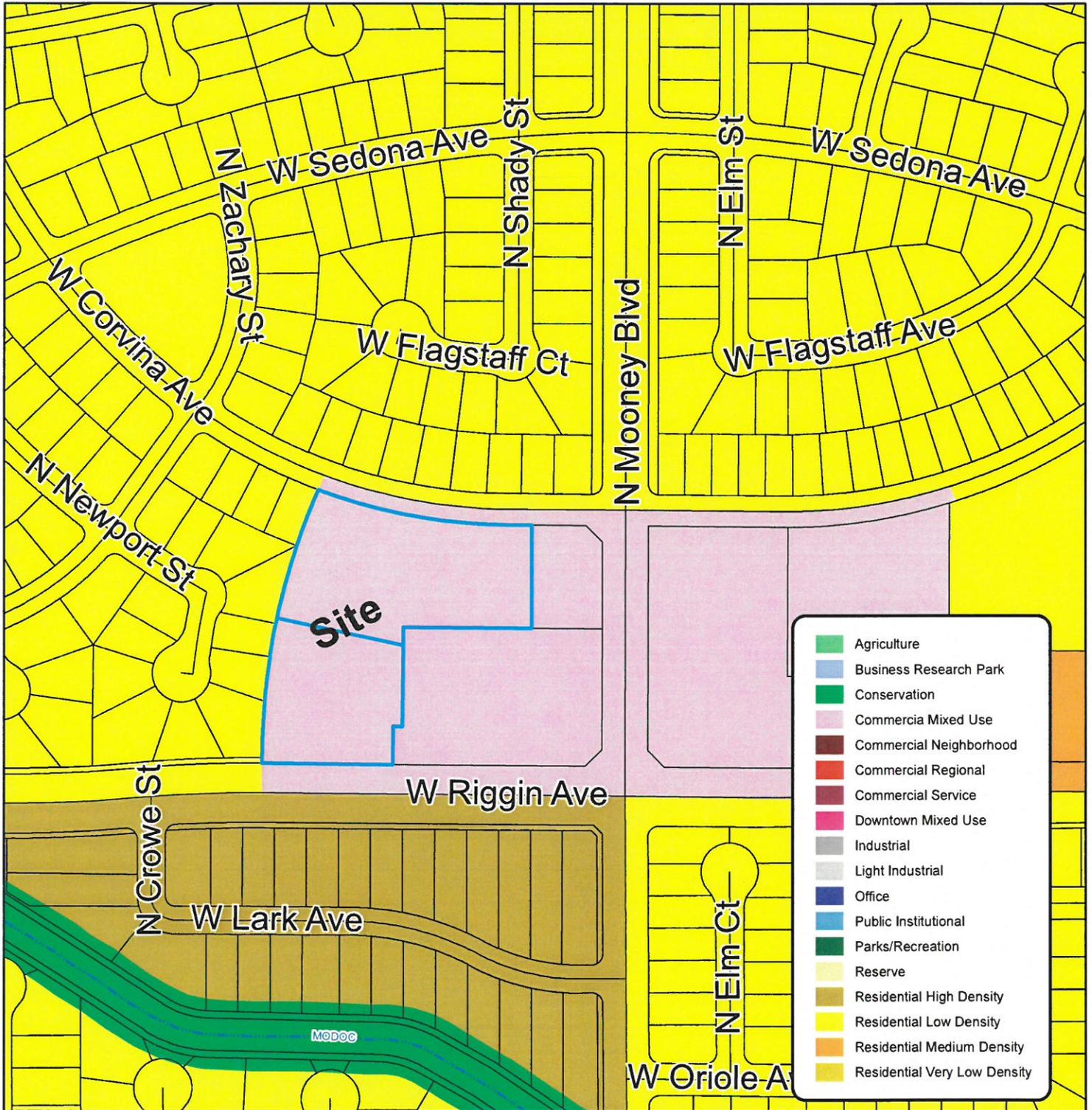
Additional Comments:

- Additional information required. When decided on project submit request to Cal Water if additional services are requested

Mike Morton
Superintendent

TPM No. 2019-09 & CUP No. 2019-28

APN: 078-350-046 & 049



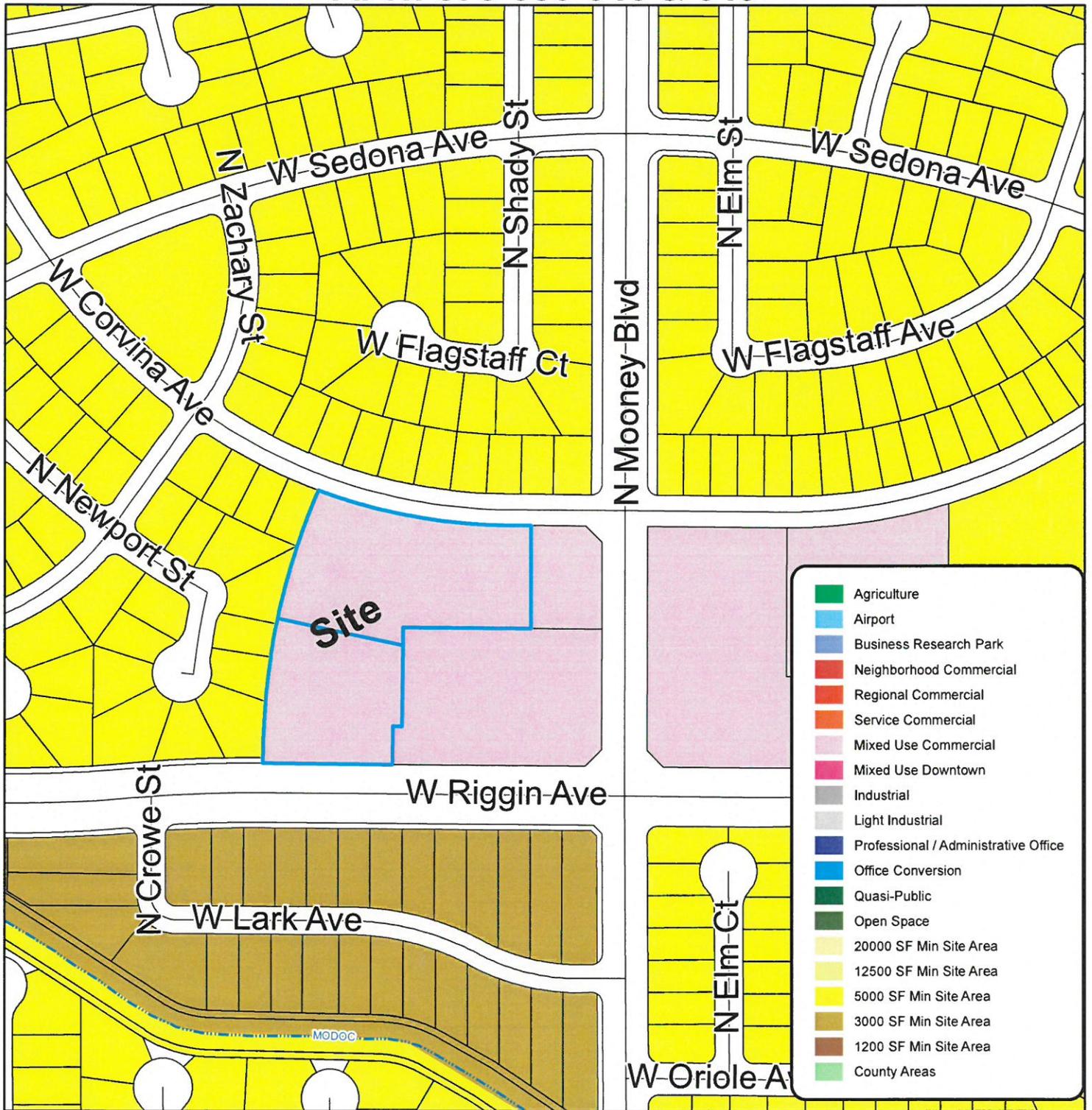
General Plan Land Use Map

100 50 0 100 200 Feet



TPM No. 2019-09 & CUP No. 2019-28

APN: 078-350-046 & 049



Zoning Map

100 50 0 100 200 Feet

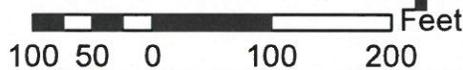


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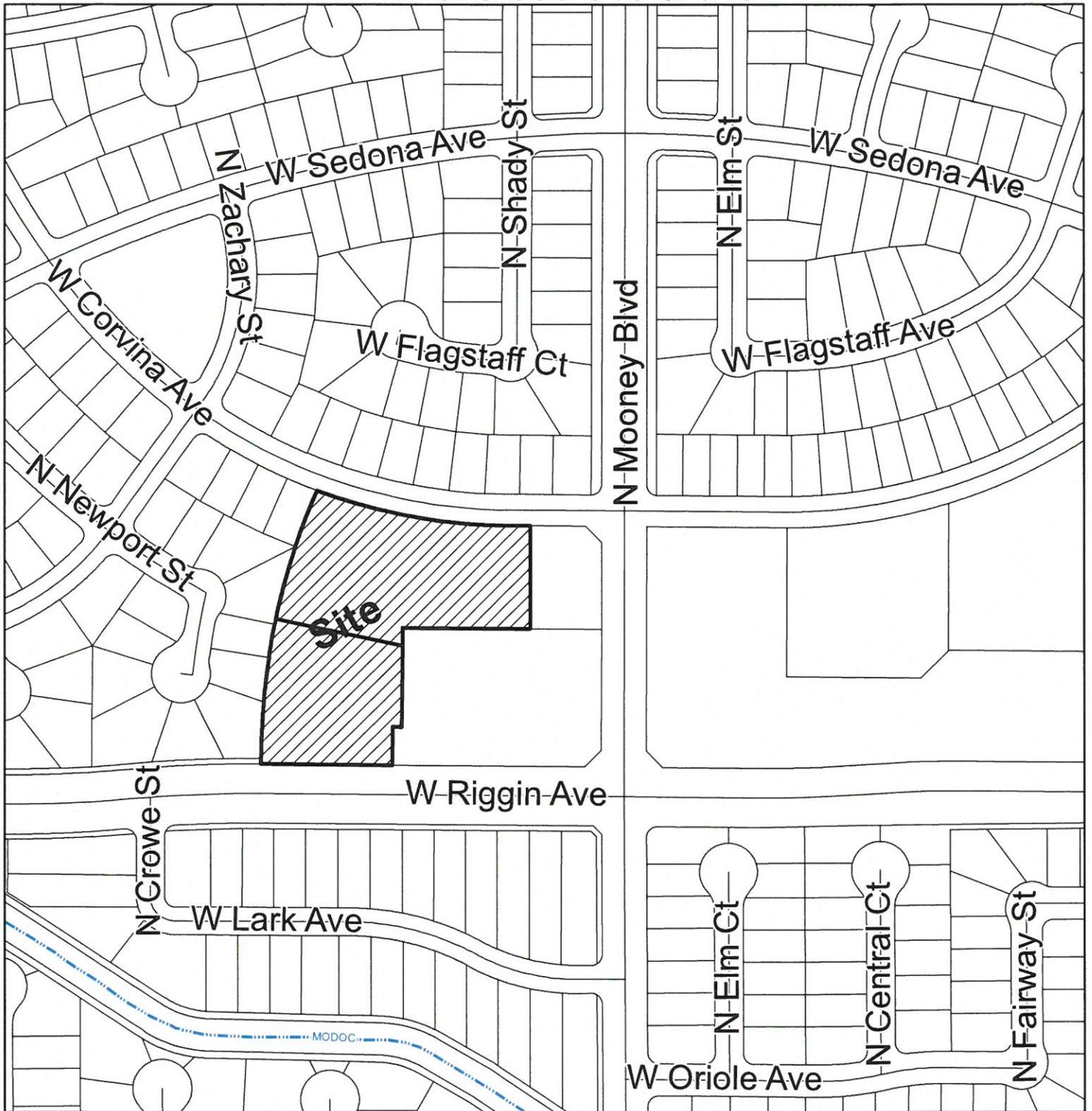


Aerial Map



TPM No. 2019-09 & CUP No. 2019-28

APN: 078-350-046 & 049



Vicinity Map

