

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

MONDAY, DECEMBER 9, 2019; AT 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.
 - Time Extension for Visalia Palms Tentative Subdivision Map No. 5524 and Conditional Use Permit No. 2006-42.
 - A request to initiate a Zoning Text Amendment (ZTA) to establish "Car Sales – New & Used" (Zoning Matrix Line A22) as a conditional use in the C-R (Regional Commercial) Zone.
5. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2019-41: A request to add a fourth apartment unit to an existing mixed use retail/residential building in the D-MU (Downtown Mixed Use) Zone District, located at 117 E. Main St. (APN: 094-298-005) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-75.
6. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2019-40: A request by Self-Help Enterprises to develop a mixed-use project consisting of an 81-unit multi-family component in three three-story buildings, and 3,500 square feet of commercial uses, including art gallery space, offices, a computer lab, and laundry room. The project includes co-locating the Arts Consortium and artist live/work lofts. The site is in the D-MU (Downtown Mixed Use) Zone District, and comprises 1.54 acres bounded by School Street to the north, Bridge Street to the east, Oak Street to the south, and Garden Street to the west (APN 094-283-001). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2019-80.

7. PUBLIC HEARING – Cristobal Carrillo

- Tentative Parcel Map No. 2019-12: A request by TRD-5, to subdivide a 1.59-acre parcel into two lots in the BRP (Business Research Park) Zone. The project site is located at 337 N. Plaza Drive, west of N. Plaza Drive, approximately 300 feet south of W. Hurley Avenue (APN:081-160-023). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 Categorical Exemption No. 2019-72.
- Conditional Use Permit No. 2019-37: A request by TRD-5 for an amendment to the Plaza Business Park master-planned development (CUP No. 2007-39), requesting the division of a parcel into two lots, with no public street frontage, and with less than the minimum one acre size requirement, in the BRP (Business Research Park) Zone. The project site is located at 337 N. Plaza Drive, west of N. Plaza Drive, approximately 300 feet south of W. Hurley Avenue (APN:081-160-023). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 Categorical Exemption No. 2019-72.

8. PUBLIC HEARING – Cristobal Carrillo

- General Plan Amendment No. 2019-12: A request by Dwight Nelson to amend the General Plan Land Use designation of one parcel totaling 1.05 acres from Mixed Use Commercial to Service Commercial, located at 705 S. Ben Maddox Way. (APN: 100-020-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 Categorical Exemption No. 2019-74.
- Change of Zone No. 2019-11: A request by Dwight Nelson to change the Zoning designation of one parcel totaling 1.05 acres from C-MU (Mixed Use Commercial) to C-S (Service Commercial), located at 705 S. Ben Maddox Way. (APN: 100-020-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 Categorical Exemption No. 2019-74.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- No Planning Commission Meeting December 23, 2019
- Housing Element Approved at December 3, 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, DECEMBER 19, 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, JANUARY 13, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: December 9, 2019

PROJECT PLANNER: Paul Scheibel, AICP, Principal Planner
Phone No.: (559) 713-4369
E-mail: paul.scheibel@visalia.city

SUBJECT: Conditional Use Permit No. 2019-40: A request by Self-Help Enterprises to develop a mixed-use project consisting of an 81-unit multi-family component in three-story buildings, and 3,500 square feet of commercial uses, including art gallery space, offices, computer lab, and laundry room. The project includes co-locating the Arts Consortium and artist live/work lofts. The site is in the D-MU (Downtown Mixed Use) Zone District, and comprises 1.54 acres bounded by School Street to the north, Bridge Street to the east, Oak Street to the south, and Garden Street to the west (APN: 094-283-001)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-40, based on the findings and conditions in Resolution No. 2019-71. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-40, based on the findings and conditions in Resolution No. 2019-71.

PROJECT DESCRIPTION

Conditional Use Permit No. 2019-40, is a request to develop a 1.54-acre site into a mixed-use development that will primarily feature an 81-unit multi-family complex. The site is currently owned by



the City of Visalia. Self-Help Enterprises, Inc. was the successful bidder for the site's purchase through a surplus land sale process. It is anticipated the property sale and transfer will be completed in early 2020.

The site currently contains one retail building, one warehouse building, and

three sheds structures. These are the remnants of a lumberyard that previously operated on the site. The site has most recently been used for the Visalia Arts Consortium for artist work space, exhibits and special functions. The site will be cleared commensurate with development of the site.



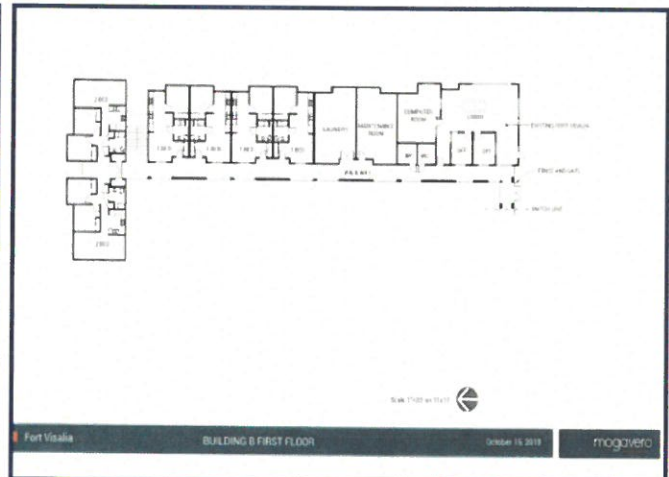
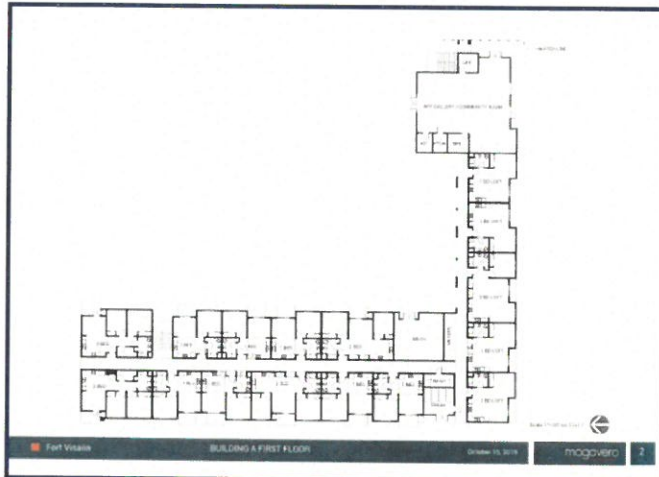
The site will be developed with two 3-story buildings that surround an interior parking and landscaped common open space area. The ground floor of the buildings will house common area amenities such as laundry, computer room, development management office, and an open area community room that will also serve as an arts exhibit area. Finally seven of the ground floor units will serve as artists live/work lofts.

Qualifying artists (based on a combination of income and art portfolio) will be accorded preference for living in the seven live/work lofts.

The remaining seventy-four rental units will provide housing for the following housing needs categories:

- 51 one-bedroom units for Low income households
- 22 two-bedroom units for Low income households

Twenty to thirty percent (20%-30%) of the units will be reserved for Permanent Supportive Housing. Permanent Supportive housing is a category of housing wherein homeless persons are provided both housing and on-site or off-site services such as independent living skills, health maintenance, and employment skills development. There is no maximum length of stay associated with Supportive Housing Units.



The buildings are proposed to carry a monolithic block style architectural theme. The buildings will have multi-colored brick finishes, with each building section having a distinctive color theme. Street-facing units on the second and third stories will have useable balconies to provide building/street interface. The community rooms, exhibit area, and manager's offices will be located on the southeast corner of the development. This location will also provide a paseo to the interior courtyard. This area will also contain a landmark commemorating the likely presence of Fort Visalia on the site (1852 to circa 1860). Site observation for significant historic artifacts will be incorporated in the grading and excavation portion of the site's development (Please see Historic Review of Fort Visalia, dated September, 2018, Attachment 2 of this report).



The site is located in Parking District A, which allows projects to utilize off-site parking on City parking lots through the payment of “in-lieu” parking fees. Projects located in Parking District A are given parking credits based on the previous use of the site. The project proposes to provide 31 on-site parking spaces. A net of 20 parking spaces would be required for this project, based on the project’s modified parking requirements for affordable housing and Permanent Supportive Housing, and after crediting the site for its previous retail and warehouse uses. This is discussed in greater detail under the “Parking” Section of the staff report.

BACKGROUND INFORMATION

General Plan Land Use Designation:	DMU Downtown Mixed Use
Zoning:	D-MU (Downtown Mixed Use)
Surrounding Land Uses and Zoning:	North: D-MU / Apartment complex and vacant property South: D-MU / Private office building/City-owned parking lot East: D-MU / Medical complex (Family Healthcare Network) West: D-MU / Office buildings and Dance Arts
Environmental Review:	Categorical Exemption No. 2019-80
Special Districts:	Parking District A, PBID Downtown Retail Overlay District
Site Plan Review:	2019-174

RELATED PROJECTS

Conditional Use Permit (CUP) No. 2019-10: Approved by the Planning Commission on May 31, 2019; A request by Self-Help Enterprises to construct five single-family residences on five existing lots in the R-M-2 (Multi-family Residential, 3,000 square foot minimum site area). The project site is located on the west side of NW 5th Street, between Court St. and Strawberry St. (APN's: 094-053—018, -019, -021, -023, -024).

CUP No. 2017-26: Approved by the Planning Commission on August 14, 2017, a request for a mixed use development, adding nine residential units to the third floor of an existing commercial building in the D-MU (Downtown Mixed Use) Zone District. The project is located at 115 N. Court Street (APN: 094-324-007)

CUP No. 98-31 and Variance 98-18: Approved by the Planning Commission on April 26, 1999: A request by the Visalia Redevelopment Agency and Christian Homes of Northern California to construct a 60-unit senior citizen’s apartment building and parking structure on .73-acre land in the PA-O (Professional/ Administrative Office) Zone District, bounded by Oak, Court, School, and Locust Streets; and, Variance to reduce the front and side yard setbacks/landscaping, and to reduce parking requirements from 90 spaces to 30 spaces.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2019-40, as conditioned, based on the project’s consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The project will provide over 81 units of affordable housing in the Downtown area. The 1.5-acre site is listed on the City’s General Plan Housing Element Regional Housing Needs Allocation (RHNA) Inventory

List. The Inventory list shows the site as having a conservative capacity of 60 units. The project will exceed this capacity by over 25%, while still accommodating an artist hub and facilities for in-house amenities such as a computer learning center, meeting space, and a laundromat. The site is ideal for affordable housing because it is proximate to both critical services for lower income households, such as transit, health care, schools, and a green grocery. The site is also ideal due to its central location within the Downtown job market area.

Pursuant to Article 17.19 of the Visalia Municipal Code (VMC), the D-MU Zone District is intended to promote the vitality of the core area of the community by encouraging a wide mix of land uses ranging from commercial and office to residential and public spaces. The Zoning Matrix identifies residential units that are either new or an expansion, and which may or may not be associated with a commercial activity as uses which require discretionary action within commercial zones. The public space being provided by the project will replace a portion of the Visalia Arts Consortium use of the site.

The City's General Plan includes objectives and policies that encourage mixed use developments, which have become increasingly accepted for their beneficial effects on culture and commerce in Downtown areas. In this particular case, the project will provide new affordable housing, supportive housing, and artist live/work opportunities to qualifying households. The project will constitute the first new below market rate units in the Downtown District since the 60-unit seniors residence tower was constructed in 2000. Further, this will be the first three-story multi-family project since the seniors' tower was built.

This project specifically complies with the following Land Use Element Objectives and Policies:

General Plan Land Use Element - Objectives

LU-O-31 Support the continued development and vitality of Downtown (generally identified as the area north of Mineral King Ave., east of Conyer St., south of Murray Ave., and west of Tipton St.) and the redevelopment and revitalization of East Downtown (generally identified as the area north of Mineral King Ave., east of Tipton St., south of Murray Ave., and west of Ben Maddox Way, as well as the stockyards).

Staff Response: This project is being developed in an area that has been designated to support residential vertical mixed-use developments, given the site's proximity to jobs, healthcare, services and transit.

General Plan Land Use Element - Policies

LU-P-73 Support new mixed-use development in Downtown and East Downtown, with an emphasis on ground-level retail and entertainment uses and upper-level residential and office uses. Support may involve expedited permit review and approval, loans, public-private partnerships, and floor area bonuses.

Staff Response: This development proposes to incorporate ground floor arts exhibit and community meeting space, as well as the apartment management offices.

LU-P-74 Create new streets and public open spaces in East Downtown designed to be the focus for social and economic activities. Establish urban design guidelines to ensure that new projects help to shape and activate parks and streets; provide continuity and visual references; connect to contiguous development; and anticipate a future when central Visalia is the most sought after in-town residential and business address in the San Joaquin Valley.

Staff Response: The project site is proximate to the East Downtown area, and constitutes the first new construction in the area in over five years (ImagineU Children's Museum). Further, this project incorporates extensive interface features with adjacent streets by virtue of the community meeting space at street level, artist live/work lofts, and by the addition of balconies for street-facing apartment units.

LU-P-75 Provide incentives for infill development of opportunity sites and adaptive reuse and restoration of existing buildings in Downtown and East Downtown.

New development in Downtown and East Downtown will realize the inherent potential for higher intensity use of this district, and should include offices, mixed-use and live-work buildings, storefront commercial buildings, apartments, condominiums and townhouses, and small-lot single-family houses.

Staff Response: The project will significantly intensify the use of this 1.5-acre site. Further, it purposely incorporates high density living units, live/work units, and a community meeting room.

This project specifically complies with the following Housing Element Policies and Programs:

General Plan Housing Element – Policies

HE-Policy 1.2: The City shall encourage the development of new residential projects that are designed to facilitate non-automobile modes of travel

Staff Response: The project constitutes a high-density development (greater than 25 units per acre). Further, it qualifies as a transit priority project because it is only 200 feet from the Visalia Transit Center, consistent with Public Resources Code (PRC) 21155.

HE Policy 2.2: The City shall encourage the development of vertical and horizontal mixed-use development projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

Staff Response: When constructed, the project will be the first three-story multi-family project in the City since 2000.

HE Policy 3.2: The City shall formulate a cooperative effort between the public sector, private sector, and non-profit affordable housing entities to increase the supply of affordable housing for low- (below 80 percent of median income), very low (below 50 percent of median income), and extremely low (below 30 percent of median income) households.

Staff Response: As noted, the project will provide 81 units of income-qualifying or supportive housing.

HE Policy 5.6: The City shall facilitate and encourage the creation, by public or quasi-public agencies, of emergency shelters, transitional housing, and permanent supportive housing in the community.

Staff Response: The project will include 20 units of Supportive Housing.

General Plan Housing Element- Programs

HE Program 2.4 Mixed Use Development: The City shall facilitate the development of sites within the Visalia community that are financially and physically feasible of being converted to or constructed into mixed-use developments, or appropriate for historical rehabilitation, and on a request basis, assist in the implementation of such programs.

Staff Response: The City will sell the property to Self-help Enterprises, Inc., in accordance with terms that include the project will provide 80 units of affordable and supportive housing.

HE Program 3.2 Multiple-Family Developments The City shall encourage, facilitate, and expedite the construction of affordable housing and market rate multiple-family dwelling units through providing special incentives (e.g. reduced parking standards, waiver of fees) and modified zoning provisions, where appropriate and through priority permit processing of CUPs and Site Plan Review applications.

Staff Response: The project represents features that the City is encouraging in the Downtown area, including new multi-family developments at higher densities, and affordable and transit-oriented housing.

Compliance With Downtown Retail Overlay District

The project site is located within the Downtown Retail Overlay District. The District is intended to promote high development densities and to preserve the historic nature of Downtown, including existing historic or unique buildings. The project will achieve a high (53 units per acre) development density. Its architectural theme will carry elements of nearby buildings, and will provide recognition of the former Fort Visalia.

Parking

The building is located within the Central Business District Parking Zone and Public Benefit Improvement District (PBID). The central business district parking zone was formed to ensure that uses established within this zone meet the parking requirements of the VMC or, that uses pay in-lieu fees for future downtown parking facilities. These fees would be used exclusively for the purpose of acquiring and developing off-street parking facilities to serve the central business district.

The project is proposing to provide 31 on-site parking spaces; whereas, the project is required to provide only 20 parking spaces. The formula to calculate the project's parking requirements is as follows:

- Parking Credits for Prior Site Usages (i.e., Lumberyard and buildings) = **28.5**
- Parking Requirements By Use:
 - 61- Multi-family residences @ 0.5 spaces per unit [per State Law (PRC 21155)] = **30.5**
 - 20 Supportive housing units @.3 spaces per unit [per State Law (PRC 21155)] = **6**
 - Please note, Public Resource Code (PRC) 21155 establishes parking ratios as identified above for projects that are considered "transit priority projects", which this project qualifies as due to the projects proximity to a major transit station (within one-half mile), provides a minimum net density of at least 20 dwelling units per acre (53 units/acre), and contains at least 50% dedicated to residential uses.*
 - 3,500 sq. ft. of Offices, community room/art exhibit area @ 1 space per 500 sq. ft. blended space = **10.5**
- Total required parking for residential mixed use project = 47 spaces.

Based on the number of parking spaces credited to the site (28.5 spaces) for the former lumberyard use, minus the total number of parking spaces required for the residential mixed use project (47 spaces), the required number of parking spaces for this project is 18.5 spaces. The project is proposing to provide 31 parking spaces on-site thereby exceeding the projects parking requirement by 12.5 parking spaces.

There are over 100 public parking spaces within 200 feet of the project site that residents and customers of the site would be able to utilize pursuant to the City's Parking District "A" provisions. In addition, a parking permit can be obtained by project residents. The parking permit fee is payable to the Visalia Downtown Association who administers the permit parking program. The parking permits are valid for six-month periods.

Historic Fort Visalia

The project site is believed to be the location of Fort Visalia, which was constructed and in use from 1852 to approximately 1860. The City commissioned an historic review of the site in September 2018 (Please see Attachment 2 of this report). The analysis concluded the site is the likely location of Fort Visalia, although no surface evidence was found to definitively support the conclusion. The review recommended that on-site historic observers be utilized during grading and excavation activities. The Tulare County Historical Society has agreed to participate in historic observation and analysis of the site during grading activities, in accordance with the conclusions and recommendations of the September 2018 review document (Please See Attachment 3 of this report). The City (as the property owner) and the applicant (as the project developer) have both expressed their concurrence with the additional actions of discovering, documenting and preserving the site's historic significance. These are shown as Condition No. 4. Further, the proposed mural will be required to obtain approval by the City's Mural Committee (See Condition No. 5).

Environmental Review

The requested action is considered Categorically Exempt under Section 15332 (Infill Development) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-80).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - A. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - B. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-80).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be operated in substantial compliance with the site plan (Exhibit A), elevations (Exhibit B), and Operational Statement (Exhibit C).
2. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2019-174 (including the Model Good Neighbor Plan Provisions).
3. Building signage shall require a separate building permit.
4. That the project shall comply with the recommendations contained in Section 5.2 of the Historic Review of Fort Visalia, dated September 2018 (Applied Earthworks), and Measures 1 through 4 of letter dated November 6, 2019, (Terry Omen, Tulare County Historical Society).

5. That the applicant shall comply with the City of Visalia Mural Guidelines and Procedures.
6. That all applicable federal, state and city laws, codes and ordinances be met, including but not limited to VMC Section 17.16.190 (Model Good Neighbor Policies).

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 shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, 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.

Attachments:

Related Plans & Policies

Attachment 1- Resolution No. 2019-71

Exhibit "A" Site Plan

Exhibit "B" Elevations

Exhibit "C" Floor Plans

Exhibit "D" Operational Statement

Attachment 2- Historic Review of Fort Visalia, City of Visalia, Tulare County, California, dated September 2018, Applied EarthWorks, Inc.

Attachment 3- Letter of Support, Terry Omen, Tulare County Historical Society, dated November 6, 2019

Attachment 4- Site Plan Review 2019-174 Comments

Vicinity Map

General Plan/Zoning Map

Aerial Map

Chapter 17.19

MIXED USE ZONES

Sections:

- 17.19.010 Purpose and intent.**
- 17.19.015 Applicability.**
- 17.19.020 Permitted uses.**
- 17.19.030 Conditional and temporary uses.**
- 17.19.040 Required conditions.**
- 17.19.050 Off-street parking and loading facilities.**
- 17.19.060 Development standards in the C-MU zones outside the core area.**
- 17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the core area.**

17.19.010 Purposes.

A. The several types of mixed zones included in this chapter are designed to achieve the following:

1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.
2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;
3. Provide zone districts that encourage and maintain vibrant, walkable environments.

B. The purposes of the individual mixed use zones are as follows:

1. **Mixed Use Commercial Zone—(C-MU).** The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.
2. **Mixed Use Downtown Zone—(D-MU).** The purpose and intent of the mixed use downtown zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center

of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features that complement the existing historic core of the city.

17.19.015 Applicability.

The requirements in this chapter shall apply to all property within the C-MU and D-MU zone districts.

17.19.020 Permitted uses.

Permitted uses in C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030.

17.19.030 Conditional and temporary uses.

Conditional and temporary uses in the C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030.

17.19.040 Required conditions.

- A. A site plan review permit must be obtained for any development in any C-MU and D-MU zones, subject to the requirements and procedures in Chapter 17.28.
- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, Christmas tree sales lots, bus depots and transit stations, electric distribution substation, and recycling facilities;
- C. All products produced on the site of any of the permitted uses shall be sold primarily at retail on the site where produced;

17.19.050 Off-street parking and loading facilities.

Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34.

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.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

17.19.070 Development standards in the D-MU zone and in the C-MU zones inside 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: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
1. Front: zero (0) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: zero (0) feet;
 6. Street side yard on corner lot: zero (0) feet.
- D. Minimum required landscaped yard (setback) areas:
1. Front: five (5) feet (except where a building is located on side property line);

2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) 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 except where a building is located on side property);
 6. Street side on corner lot: five (5) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

Chapter 17.58

DOWNTOWN RETAIL OVERLAY DISTRICT

Sections:

- | | |
|------------------|---|
| 17.58.010 | Purposes and intent. |
| 17.58.015 | Applicability. |
| 17.58.020 | Components of the chapter. |
| 17.58.030 | Definitions. |
| 17.58.040 | Regulation of improvements. |
| 17.58.050 | Creation of downtown design review board. |
| 17.58.060 | Appeal to the city council. |
| 17.58.070 | Ordinary maintenance and repair. |
| 17.58.080 | Standards applying to new buildings and alterations to existing buildings. |
| 17.58.082 | Standards applying alterations to existing buildings. |
| 17.58.084 | Standards applying to new buildings. |
| 17.58.086 | Maintenance and repair required. |
| 17.58.090 | Exceptions. |
| 17.58.100 | Role of building official. |
| 17.58.110 | Separability. |

17.58.010 Purposes and intent.

A. There is created a downtown retail overlay district, the boundaries of which are shown on the map entitled, "Downtown Retail Overlay District," which is delineated on the Zoning Map. Said map is adopted and made a part of this ordinance.

B. This chapter is enacted to preserve and promote the public health, safety, and welfare of the citizens of Visalia, and to express the commitment of the city toward the continued vitality and stabilization of regional retail commercial activity within the area traditionally known as Downtown Visalia. This commitment seeks to:

1. Protect and enhance existing buildings and improvements in the downtown area.
2. Enhance the character and physical environment of the downtown area by establishing specific design compatibility criteria for new and remodeled buildings within the overlay district.
3. Ensure that new development is compatible with existing and future plans for the area.
4. Involve both design professionals and area residents, property owners and merchants, in the implementation of the Visalia Downtown Framework Plan and the continued viability of the downtown retail economy.

17.58.015 Applicability.

The requirements in this chapter shall apply to all structures and properties within the downtown retail overlay district, as defined herein.

17.58.020 Components of the chapter.

This chapter shall include:

- A. The ordinance text, which specifies the downtown retail district overlay designation, design evaluation criteria, and the powers and duties with regard to the overlay district;
- B. A map designating the downtown retail district overlay, which shall be depicted on the official zoning map of the city.

17.58.030 Definitions.

- A. All definitions, general and specific, set forth in Section 17.04.030, shall be applicable to this chapter.
- B. Word Usage.

1. The word “shall” is prescriptive in nature and indicates that compliance is mandatory.
2. The words “may,” “should” and “preferred” are permissive in nature and indicate that compliance is discretionary on the part of the applicant.

- C. Definitions.

“Construction” means any building activity requiring the issuance of a building permit that affects the exterior appearance of a structure.

“Enlargement” means construction that results in the expansion of the gross floor area of a structure.

“Exterior architectural feature” means the architectural elements embodying the style, design, general arrangement, and components of all of the outer surfaces of an improvement; the kind, color, and texture

of the building materials; and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

“Improvement” means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.

17.58.040 Regulation of improvements.

No improvement or exterior architectural feature of any improvement shall be constructed, altered or enlarged that is located in the downtown retail overlay district unless a site plan review permit is issued pursuant to the terms of this chapter and Chapter 17.28. Where this chapter may conflict with Chapter 17.28, this chapter shall apply. This section shall not apply to any interior alteration that has no effect on the condition or appearance of any exterior architectural feature of an improvement.

17.58.050 Procedures for review of applications.

A. The site plan review committee shall be the reviewing authority for the downtown retail overlay district, with powers and duties as specified in this chapter.

B. The site plan review committee shall review applications only as specified in this chapter, consistent with the rules and regulations in this chapter. Applications shall be approved or disapproved based solely on those building design criteria in this chapter, for which compliance is mandatory. The board may suggest that building design criteria that are permissive be followed; however, applications shall not be approved or disapproved on the basis of any such nonmandatory criteria. The duties and responsibilities of the site plan review committee shall include the following:

C. At the option of the planning commission, the site plan review committee may review proposed zoning actions (zone changes, conditional use permits, special zoning exceptions, planned unit developments and variances) within the district. The site plan review committee may recommend approval, conditional approval, modification or disapproval of an application based upon the expected impact of the proposed zoning action on the character of the affected improvement(s), neighboring properties, or the entire district. The board's recommendation shall be forwarded to the planning commission for its consideration.

D. It shall be the duty of the site plan review committee to review all applications for the construction or exterior alteration or enlargement of improvements within the overlay district. The site plan review committee shall have the power to approve, modify or disapprove such applications before a building permit can be issued.

E. It shall be the duty of the site plan review committee to review all applications for sign permits within the district. Applications for sign permits shall be obtained from and filed with city pursuant to Chapter 17.48, and thereafter the application shall immediately be referred to the site plan review committee for their review and recommendation. The site plan review committee may recommend approval, conditional approval or denial of the sign permit application. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48 of the Municipal Code. Sign permits shall be issued only in compliance with the recommendation of the site plan review committee. Approval by the site plan review committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.

F. It shall be the duty of the site plan review committee to review all applications for the moving or demolition of structures within the overlay district. The site plan review committee shall have the power to approve, conditionally approve, or disapprove such applications, subject to the provisions of Section 17.58.060.

G. Permits may be issued for air conditioners, electrical work and plumbing work that is visible from a public right-of-way when the chief building official determines that the work insignificantly affects the exterior of a structure, or that reasonable alternatives as to location or screening have been employed. The building official may forward to the site plan review committee applications for permits for this type of work when it appears that the appearance of a structure may be significantly altered. This subsection shall not apply to the following types of permit applications:

1. Reroofing with like materials;
2. Residing with like materials;
3. Masonry repairs with like materials;
4. Chimney repair with like materials.

17.58.060 Appeal to the city council.

Any person or persons jointly or severally aggrieved by a decision of the site plan review committee may make an appeal in writing therefrom to the city council. Such appeal shall be filed with the city clerk within ten days of said action. The appeal shall be placed on the agenda of the council's next regular meeting after the appeal is filed. The council shall review the decision of the board and may reverse, affirm, modify or affirm as modified the action of the board. The decision of the council shall be final.

17.58.070 Ordinary maintenance and repair.

Nothing in this chapter shall be construed to prevent ordinary maintenance or repair of any structure within any district; provided, such work involves no change in the exterior appearance of a structure. Nothing in this chapter shall be construed to prevent the construction, reconstruction, alteration or demolition of any feature that in the view of the proper authority acting lawfully is required for the public safety because of an unsafe or dangerous condition.

17.58.080 Standards applying to new buildings and alterations to existing buildings.

The following standards shall apply to new buildings and alterations to existing building within the downtown retail overlay district:

A. Awnings attached above street level storefronts and/or upper-story windows are encouraged. Size and scale shall be appropriate to the building, however, significant elements of the building's architecture should not be obscured by upper-story awnings. Ground floor awnings shall project a minimum of five (5) feet over the sidewalk. Awning materials shall be cloth or canvas. Awning colors shall be limited to a blue, burgundy, tan or tones and/or prints of these. White may be incorporated into the design of awnings for contrast or valance signage, but shall not compromise a majority of the color theme of any awning.

B. The following materials and building elements shall be prohibited:

1. Use of wood siding, cladding or wood shingles, in excess of ten (10) percent of the total area of any building façade.
2. Mansard form roof tiles.
3. Unbroken masses of split face, slump stone or concrete unit masonry.
4. Use of reflective or mirrored surface cladding, in excess of then (10) percent of the total area of any building façade.
5. Exposed utility conduit, junction boxes, meters, or fuse boxes on the front façade of buildings.

17.58.082 Standards applying to alterations to existing buildings.

The following standards shall apply when undertaking the renovation of existing buildings within the downtown retail overlay district:

- A. Where originally constructed buildings facades remain, their appearance shall not be altered. Such facades shall be repaired and preserved. Where facades have been altered, as much original material and detail shall be retained in the rehabilitation as possible.
- B. Where most of the existing architectural design dated from an interim remodeling and where such remodeling adds to the traditional character of the district, rehabilitation shall conform to the period of such remodeling and not to the original design.
- C. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a façade which has previously been altered, a design which is not a pure rehabilitation but which is in keeping of the structure are prohibited.
- D. Where originally constructed facades and/or architectural details have been covered by an interior remodeling, the removal of coverings is encouraged. When original materials, facades and/or architectural details are uncovered, these shall not be recovered.
- E. Where windows and doors still exist, the original sills, lintels, frames, sash, muntins and glass of windows and transoms shall be preserved. The original doorway elements, including sill, lintels, frames, and the doors shall also be retained. Where possible, replacements should duplicate the originals in design and materials. The blocking or covering of any portion of an existing window or door opening with permanent materials is prohibited. When new window or door openings are created, the scale of these should approximate that of the traditional architecture of the district. The base of new window opening shall be a maximum of thirty (30) inches above ground level. Whenever the size and/or scale of any existing window openings are altered, the base of all the window openings in the storefront shall be brought into conformance with the maximum 30-inch standard. This subsection shall not apply to ordinary repair or replacement of window glass or frames where the size and/or scale of window openings are not altered.
- F. Brick is most dominant traditional building material within the district and is preferred as a replacement material. Brick shall not be covered by wood shingles, wood, aluminum siding, or any other synthetic materials. Where brick has been painted, repainting in a color that matches the natural color of the brick as closely as possible is preferred. Where brick remains unpainted, the use of paint in the exterior is prohibited, since unpainted brick is a crucial element of the traditional character of the district.

G. Stuccoed brick surfaces should be retained, unless held in place with wire mesh, in which case the stucco should be removed. Where retained, stucco should be repainted in a brick color.

17.58.084 Standards applying to new buildings.

The following standards shall apply to new buildings within the downtown retail overlay district. The objective of this section is to ensure that contemporary design is compatible with the traditional theme and character of the downtown retail overlay district. The effect of the proposed design of new construction on the overall character of the district should be the first frame of reference for such compatibility. The next consideration should be the effect of the proposed design on the adjacent buildings and streetscape.

A. New construction shall maintain the continuity of existing rows of buildings; facades shall be constructed at the property line facing the street, or at a setback even with that of adjacent buildings.

B. New buildings shall be constructed to within ten (10) percent of the maximum height of adjacent buildings. The scale of new architectural elements should be consistent with that of adjacent structures.

C. Brick is the preferred exterior building material for new construction. The color texture should be similar to that of brick traditionally used in the district.

D. The scale of window and door openings in new buildings should approximate that of the traditional architecture of the district. The base of window openings shall be a maximum of thirty (30) inches above ground level.

17.58.086 Maintenance and repair required.

A. Neither the owner of nor the person(s) in actual charge of a structure within the district shall permit such structure to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural features so as to produce, or tend to produce, in the judgment of the Building Official, a detrimental effect on the character of the district as a whole or the life and character of the structure in question, including, but not limited to:

1. The deterioration or decay of exterior walls or other vertical supports;
2. The deterioration of roofs or other horizontal members;
3. The deterioration of exterior chimneys;
4. The extensive deterioration or crumbling of exterior plaster or mortar;
5. The extensive peeling or chipping of exterior paint;
6. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.

B. The city's zoning compliance officer, or other designated enforcement official, shall serve written notice upon the owner of any structure deemed to be in violation of this section or any applicable municipal code. Notice shall comply with Visalia Municipal Code Section 1.13.070 if the violation is pursued through administrative enforcement. Alternatively, the enforcement official may pursue the violation as a criminal infraction. Said written notice shall specify the nature of the condition or conditions which are in violation of the maintenance and repair requirement and direct that said

conditions be repaired or corrected within an appropriately reasonable period of time. If the condition or conditions are not remedied within the stated period of time in the notice, then an administrative penalty or fine as stated in section 1.12.010 of the Visalia Municipal Code shall be enforced and may be collected under the methods stated in section 1.13.110. Said notice shall further advise the owner of said structure of his/her right to request a hearing before the planning commission to review the determination of the city's enforcement officer. The request for hearing shall be made within ten (10) days of the receipt of notice by the owner, with applicable fees, as set forth in Chapter 1.13 of the Municipal Code and the administrative hearing shall be conducted pursuant to the requirements of Chapter 1.13.

C. After a hearing, the administrative hearing officer may approve, modify, or reject the determination of the city's enforcement officer at the conclusion of such hearing. Should an administrative hearing officer determine at the conclusion of such a hearing that there is a violation of this provision, the administrative hearing officer shall require that the structure in question be brought into compliance within an appropriately reasonable period of time and in addition order the collection of any applicable fines.

17.58.090 Exceptions.

Within the downtown retail overlay district, design and construction conditions exist that are unique and are not generally found elsewhere in the city. Structures were often constructed on or near lot lines and abut one another in many cases. Storefronts and building facades have often been redesigned, covered or otherwise subjected to major alterations over the years. Due to these peculiar conditions, it is sometimes in the interest of enhancing the character of the district to make an exception to the building design criteria in this chapter and/or signage, landscaping, setbacks, fencing and screening requirements of the Visalia zoning ordinance. Where it is deemed that the physical and economic well-being of the district would be better served by such an exception rather than the strict application of the above mentioned building design criteria and other ordinance requirements, the site plan review committee may recommend to the planning commission that such exception be made, pursuant to Section 17.42.030.

17.58.100 Role of building official.

A. The building official shall refuse to issue all building or sign permits based upon an application disapproved by the site plan review committee, unless such application is later approved by the city council. The building official may approve any application approved or conditionally approved by the site plan review committee at such time as any conditions specified in such approval are clearly indicated by the applicant on the plans presented to the building official for approval. If an appeal to the city council is filed within ten days from the date of board approval of an application, no permit shall be issued until the outcome of said appeal is finally determined by the city council.

B. After a building permit has been issued, the building official shall from time to time inspect the construction, alteration or enlargement approved by the board and shall take such action as is necessary to assure compliance with the approved plans.

17.58.110 Separability.

The provisions of this chapter shall be deemed to be severable, and if any of its provisions shall be held unconstitutional by any court of competent jurisdiction, the decision of the court shall not impair any of the remaining provisions.

Downtown Parking District: [Zoning Ordinance Section 17.30.019A Article 2]

1. Existing parking provided in the downtown area for Parking District "A" based on the building being constructed prior to the adoption of contemporary zoning for Visalia. The second floor was previously occupied by various uses and has a credit established based on this prior use. No additional parking in-lieu fees are required.
2. In the event that the PBID program dissolves, Parking In-Lieu fees may be assessed on uses requiring a higher parking demand.
3. Parking requirement for residential uses is one and a half spaces per dwelling unit.
4. A Parking Permit may be obtained from the Downtown Visalians. A yearly fee may be required for this type of permit.

CONDITIONAL USE PERMITS

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)

Chapter 17.19

MIXED USE ZONES

Sections:

- 17.19.010 Purpose and intent.**
- 17.19.015 Applicability.**
- 17.19.020 Permitted uses.**
- 17.19.030 Conditional and temporary uses.**
- 17.19.040 Required conditions.**
- 17.19.050 Off-street parking and loading facilities.**
- 17.19.060 Development standards in the C-MU zones outside the core area.**
- 17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the core area.**

17.19.010 Purposes.

A. The several types of mixed zones included in this chapter are designed to achieve the following:

1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.
2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;
3. Provide zone districts that encourage and maintain vibrant, walkable environments.

B. The purposes of the individual mixed use zones are as follows:

1. **Mixed Use Commercial Zone—(C-MU).** The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.
2. **Mixed Use Downtown Zone—(D-MU).** The purpose and intent of the mixed use downtown zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center

of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features that complement the existing historic core of the city.

17.19.015 Applicability.

The requirements in this chapter shall apply to all property within the C-MU and D-MU zone districts.

17.19.020 Permitted uses.

Permitted uses in C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030.

17.19.030 Conditional and temporary uses.

Conditional and temporary uses in the C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030.

17.19.040 Required conditions.

A. A site plan review permit must be obtained for any development in any C-MU and D-MU zones, subject to the requirements and procedures in Chapter 17.28.

B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, Christmas tree sales lots, bus depots and transit stations, electric distribution substation, and recycling facilities;

C. All products produced on the site of any of the permitted uses shall be sold primarily at retail on the site where produced;

17.19.050 Off-street parking and loading facilities.

Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34.

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.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

17.19.070 Development standards in the D-MU zone and in the C-MU zones inside 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: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
1. Front: zero (0) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: zero (0) feet;
 6. Street side yard on corner lot: zero (0) feet.
- D. Minimum required landscaped yard (setback) areas:
1. Front: five (5) feet (except where a building is located on side property line);

2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) 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 except where a building is located on side property);
 6. Street side on corner lot: five (5) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

Chapter 17.58

DOWNTOWN RETAIL OVERLAY DISTRICT

Sections:

- | | |
|------------------|---|
| 17.58.010 | Purposes and intent. |
| 17.58.015 | Applicability. |
| 17.58.020 | Components of the chapter. |
| 17.58.030 | Definitions. |
| 17.58.040 | Regulation of improvements. |
| 17.58.050 | Creation of downtown design review board. |
| 17.58.060 | Appeal to the city council. |
| 17.58.070 | Ordinary maintenance and repair. |
| 17.58.080 | Standards applying to new buildings and alterations to existing buildings. |
| 17.58.082 | Standards applying alterations to existing buildings. |
| 17.58.084 | Standards applying to new buildings. |
| 17.58.086 | Maintenance and repair required. |
| 17.58.090 | Exceptions. |
| 17.58.100 | Role of building official. |
| 17.58.110 | Separability. |

17.58.010 Purposes and intent.

A. There is created a downtown retail overlay district, the boundaries of which are shown on the map entitled, "Downtown Retail Overlay District," which is delineated on the Zoning Map. Said map is adopted and made a part of this ordinance.

B. This chapter is enacted to preserve and promote the public health, safety, and welfare of the citizens of Visalia, and to express the commitment of the city toward the continued vitality and stabilization of regional retail commercial activity within the area traditionally known as Downtown Visalia. This commitment seeks to:

1. Protect and enhance existing buildings and improvements in the downtown area.
2. Enhance the character and physical environment of the downtown area by establishing specific design compatibility criteria for new and remodeled buildings within the overlay district.
3. Ensure that new development is compatible with existing and future plans for the area.
4. Involve both design professionals and area residents, property owners and merchants, in the implementation of the Visalia Downtown Framework Plan and the continued viability of the downtown retail economy.

17.58.015 Applicability.

The requirements in this chapter shall apply to all structures and properties within the downtown retail overlay district, as defined herein.

17.58.020 Components of the chapter.

This chapter shall include:

- A. The ordinance text, which specifies the downtown retail district overlay designation, design evaluation criteria, and the powers and duties with regard to the overlay district;
- B. A map designating the downtown retail district overlay, which shall be depicted on the official zoning map of the city.

17.58.030 Definitions.

- A. All definitions, general and specific, set forth in Section 17.04.030, shall be applicable to this chapter.
- B. Word Usage.

1. The word “shall” is prescriptive in nature and indicates that compliance is mandatory.
2. The words “may,” “should” and “preferred” are permissive in nature and indicate that compliance is discretionary on the part of the applicant.

- C. Definitions.

“Construction” means any building activity requiring the issuance of a building permit that affects the exterior appearance of a structure.

“Enlargement” means construction that results in the expansion of the gross floor area of a structure.

“Exterior architectural feature” means the architectural elements embodying the style, design, general arrangement, and components of all of the outer surfaces of an improvement; the kind, color, and texture

of the building materials; and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

“Improvement” means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.

17.58.040 Regulation of improvements.

No improvement or exterior architectural feature of any improvement shall be constructed, altered or enlarged that is located in the downtown retail overlay district unless a site plan review permit is issued pursuant to the terms of this chapter and Chapter 17.28. Where this chapter may conflict with Chapter 17.28, this chapter shall apply. This section shall not apply to any interior alteration that has no effect on the condition or appearance of any exterior architectural feature of an improvement.

17.58.050 Procedures for review of applications.

- A. The site plan review committee shall be the reviewing authority for the downtown retail overlay district, with powers and duties as specified in this chapter.
- B. The site plan review committee shall review applications only as specified in this chapter, consistent with the rules and regulations in this chapter. Applications shall be approved or disapproved based solely on those building design criteria in this chapter, for which compliance is mandatory. The board may suggest that building design criteria that are permissive be followed; however, applications shall not be approved or disapproved on the basis of any such nonmandatory criteria. The duties and responsibilities of the site plan review committee shall include the following:
- C. At the option of the planning commission, the site plan review committee may review proposed zoning actions (zone changes, conditional use permits, special zoning exceptions, planned unit developments and variances) within the district. The site plan review committee may recommend approval, conditional approval, modification or disapproval of an application based upon the expected impact of the proposed zoning action on the character of the affected improvement(s), neighboring properties, or the entire district. The board's recommendation shall be forwarded to the planning commission for its consideration.
- D. It shall be the duty of the site plan review committee to review all applications for the construction or exterior alteration or enlargement of improvements within the overlay district. The site plan review committee shall have the power to approve, modify or disapprove such applications before a building permit can be issued.
- E. It shall be the duty of the site plan review committee to review all applications for sign permits within the district. Applications for sign permits shall be obtained from and filed with city pursuant to Chapter 17.48, and thereafter the application shall immediately be referred to the site plan review committee for their review and recommendation. The site plan review committee may recommend approval, conditional approval or denial of the sign permit application. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48 of the Municipal Code. Sign permits shall be issued only in compliance with the recommendation of the site plan review committee. Approval by the site plan review committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.

F. It shall be the duty of the site plan review committee to review all applications for the moving or demolition of structures within the overlay district. The site plan review committee shall have the power to approve, conditionally approve, or disapprove such applications, subject to the provisions of Section 17.58.060.

G. Permits may be issued for air conditioners, electrical work and plumbing work that is visible from a public right-of-way when the chief building official determines that the work insignificantly affects the exterior of a structure, or that reasonable alternatives as to location or screening have been employed. The building official may forward to the site plan review committee applications for permits for this type of work when it appears that the appearance of a structure may be significantly altered. This subsection shall not apply to the following types of permit applications:

1. Reroofing with like materials;
2. Residing with like materials;
3. Masonry repairs with like materials;
4. Chimney repair with like materials.

17.58.060 Appeal to the city council.

Any person or persons jointly or severally aggrieved by a decision of the site plan review committee may make an appeal in writing therefrom to the city council. Such appeal shall be filed with the city clerk within ten days of said action. The appeal shall be placed on the agenda of the council's next regular meeting after the appeal is filed. The council shall review the decision of the board and may reverse, affirm, modify or affirm as modified the action of the board. The decision of the council shall be final.

17.58.070 Ordinary maintenance and repair.

Nothing in this chapter shall be construed to prevent ordinary maintenance or repair of any structure within any district; provided, such work involves no change in the exterior appearance of a structure. Nothing in this chapter shall be construed to prevent the construction, reconstruction, alteration or demolition of any feature that in the view of the proper authority acting lawfully is required for the public safety because of an unsafe or dangerous condition.

17.58.080 Standards applying to new buildings and alterations to existing buildings.

The following standards shall apply to new buildings and alterations to existing building within the downtown retail overlay district:

A. Awnings attached above street level storefronts and/or upper-story windows are encouraged. Size and scale shall be appropriate to the building, however, significant elements of the building's architecture should not be obscured by upper-story awnings. Ground floor awnings shall project a minimum of five (5) feet over the sidewalk. Awning materials shall be cloth or canvas. Awning colors shall be limited to a blue, burgundy, tan or tones and/or prints of these. White may be incorporated into the design of awnings for contrast or valance signage, but shall not compromise a majority of the color theme of any awning.

B. The following materials and building elements shall be prohibited:

1. Use of wood siding, cladding or wood shingles, in excess of ten (10) percent of the total area of any building façade.
2. Mansard form roof tiles.
3. Unbroken masses of split face, slump stone or concrete unit masonry.
4. Use of reflective or mirrored surface cladding, in excess of then (10) percent of the total area of any building façade.
5. Exposed utility conduit, junction boxes, meters, or fuse boxes on the front façade of buildings.

17.58.082 Standards applying to alterations to existing buildings.

The following standards shall apply when undertaking the renovation of existing buildings within the downtown retail overlay district:

- A. Where originally constructed buildings facades remain, their appearance shall not be altered. Such facades shall be repaired and preserved. Where facades have been altered, as much original material and detail shall be retained in the rehabilitation as possible.
- B. Where most of the existing architectural design dated from an interim remodeling and where such remodeling adds to the traditional character of the district, rehabilitation shall conform to the period of such remodeling and not to the original design.
- C. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a façade which has previously been altered, a design which is not a pure rehabilitation but which is in keeping of the structure are prohibited.
- D. Where originally constructed facades and/or architectural details have been covered by an interior remodeling, the removal of coverings is encouraged. When original materials, facades and/or architectural details are uncovered, these shall not be recovered.
- E. Where windows and doors still exist, the original sills, lintels, frames, sash, muntins and glass of windows and transoms shall be preserved. The original doorway elements, including sill, lintels, frames, and the doors shall also be retained. Where possible, replacements should duplicate the originals in design and materials. The blocking or covering of any portion of an existing window or door opening with permanent materials is prohibited. When new window or door openings are created, the scale of these should approximate that of the traditional architecture of the district. The base of new window opening shall be a maximum of thirty (30) inches above ground level. Whenever the size and/or scale of any existing window openings are altered, the base of all the window openings in the storefront shall be brought into conformance with the maximum 30-inch standard. This subsection shall not apply to ordinary repair or replacement of window glass or frames where the size and/or scale of window openings are not altered.
- F. Brick is most dominant traditional building material within the district and is preferred as a replacement material. Brick shall not be covered by wood shingles, wood, aluminum siding, or any other synthetic materials. Where brick has been painted, repainting in a color that matches the natural color of the brick as closely as possible is preferred. Where brick remains unpainted, the use of paint in the exterior is prohibited, since unpainted brick is a crucial element of the traditional character of the district.

G. Stuccoed brick surfaces should be retained, unless held in place with wire mesh, in which case the stucco should be removed. Where retained, stucco should be repainted in a brick color.

17.58.084 Standards applying to new buildings.

The following standards shall apply to new buildings within the downtown retail overlay district. The objective of this section is to ensure that contemporary design is compatible with the traditional theme and character of the downtown retail overlay district. The effect of the proposed design of new construction on the overall character of the district should be the first frame of reference for such compatibility. The next consideration should be the effect of the proposed design on the adjacent buildings and streetscape.

A. New construction shall maintain the continuity of existing rows of buildings; facades shall be constructed at the property line facing the street, or at a setback even with that of adjacent buildings.

B. New buildings shall be constructed to within ten (10) percent of the maximum height of adjacent buildings. The scale of new architectural elements should be consistent with that of adjacent structures.

C. Brick is the preferred exterior building material for new construction. The color texture should be similar to that of brick traditionally used in the district.

D. The scale of window and door openings in new buildings should approximate that of the traditional architecture of the district. The base of window openings shall be a maximum of thirty (30) inches above ground level.

17.58.086 Maintenance and repair required.

A. Neither the owner of nor the person(s) in actual charge of a structure within the district shall permit such structure to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural features so as to produce, or tend to produce, in the judgment of the Building Official, a detrimental effect on the character of the district as a whole or the life and character of the structure in question, including, but not limited to:

1. The deterioration or decay of exterior walls or other vertical supports;
2. The deterioration of roofs or other horizontal members;
3. The deterioration of exterior chimneys;
4. The extensive deterioration or crumbling of exterior plaster or mortar;
5. The extensive peeling or chipping of exterior paint;
6. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.

B. The city's zoning compliance officer, or other designated enforcement official, shall serve written notice upon the owner of any structure deemed to be in violation of this section or any applicable municipal code. Notice shall comply with Visalia Municipal Code Section 1.13.070 if the violation is pursued through administrative enforcement. Alternatively, the enforcement official may pursue the violation as a criminal infraction. Said written notice shall specify the nature of the condition or conditions which are in violation of the maintenance and repair requirement and direct that said

conditions be repaired or corrected within an appropriately reasonable period of time. If the condition or conditions are not remedied within the stated period of time in the notice, then an administrative penalty or fine as stated in section 1.12.010 of the Visalia Municipal Code shall be enforced and may be collected under the methods stated in section 1.13.110. Said notice shall further advise the owner of said structure of his/her right to request a hearing before the planning commission to review the determination of the city's enforcement officer. The request for hearing shall be made within ten (10) days of the receipt of notice by the owner, with applicable fees, as set forth in Chapter 1.13 of the Municipal Code and the administrative hearing shall be conducted pursuant to the requirements of Chapter 1.13.

C. After a hearing, the administrative hearing officer may approve, modify, or reject the determination of the city's enforcement officer at the conclusion of such hearing. Should an administrative hearing officer determine at the conclusion of such a hearing that there is a violation of this provision, the administrative hearing officer shall require that the structure in question be brought into compliance within an appropriately reasonable period of time and in addition order the collection of any applicable fines.

17.58.090 Exceptions.

Within the downtown retail overlay district, design and construction conditions exist that are unique and are not generally found elsewhere in the city. Structures were often constructed on or near lot lines and abut one another in many cases. Storefronts and building facades have often been redesigned, covered or otherwise subjected to major alterations over the years. Due to these peculiar conditions, it is sometimes in the interest of enhancing the character of the district to make an exception to the building design criteria in this chapter and/or signage, landscaping, setbacks, fencing and screening requirements of the Visalia zoning ordinance. Where it is deemed that the physical and economic well-being of the district would be better served by such an exception rather than the strict application of the above mentioned building design criteria and other ordinance requirements, the site plan review committee may recommend to the planning commission that such exception be made, pursuant to Section 17.42.030.

17.58.100 Role of building official.

A. The building official shall refuse to issue all building or sign permits based upon an application disapproved by the site plan review committee, unless such application is later approved by the city council. The building official may approve any application approved or conditionally approved by the site plan review committee at such time as any conditions specified in such approval are clearly indicated by the applicant on the plans presented to the building official for approval. If an appeal to the city council is filed within ten days from the date of board approval of an application, no permit shall be issued until the outcome of said appeal is finally determined by the city council.

B. After a building permit has been issued, the building official shall from time to time inspect the construction, alteration or enlargement approved by the board and shall take such action as is necessary to assure compliance with the approved plans.

17.58.110 Separability.

The provisions of this chapter shall be deemed to be severable, and if any of its provisions shall be held unconstitutional by any court of competent jurisdiction, the decision of the court shall not impair any of the remaining provisions.

Downtown Parking District: [Zoning Ordinance Section 17.30.019A Article 2]

1. Existing parking provided in the downtown area for Parking District "A" based on the building being constructed prior to the adoption of contemporary zoning for Visalia. The second floor was previously occupied by various uses and has a credit established based on this prior use. No additional parking in-lieu fees are required.
2. In the event that the PBID program dissolves, Parking In-Lieu fees may be assessed on uses requiring a higher parking demand.
3. Parking requirement for residential uses is one and a half spaces per dwelling unit.
4. A Parking Permit may be obtained from the Downtown Visalians. A yearly fee may be required for this type of permit.

CONDITIONAL USE PERMITS

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.

8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2019-71

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-40: A REQUEST BY SELF-HELP ENTERPRISES TO DEVELOP A MIXED-USE PROJECT CONSISTING OF AN 81-UNIT MULTI-FAMILY COMPONENT IN THREE-STORY BUILDINGS, AND 3,500 SQUARE FEET OF COMMERCIAL USES, INCLUDING ART GALLERY SPACE, OFFICES, COMPUTER LAB, AND LAUNDRY ROOM. THE PROJECT INCLUDES CO-LOCATING THE ARTS CONSORTIUM AND ARTIST LIVE/WORK LOFTS. THE SITE IS IN THE D-MU (DOWNTOWN MIXED USE) ZONE DISTRICT, AND COMPRISES 1.54 ACRES BOUNDED BY SCHOOL STREET TO THE NORTH, BRIDGE STREET TO THE EAST, OAK STREET TO THE SOUTH, AND GARDEN STREET TO THE WEST (APN: 094-283-001)

WHEREAS, Conditional Use Permit No. 2019-40, is a request to develop a mixed-use project consisting of an 81-unit multi-family component in three-story buildings, and 3,500 square feet of commercial uses, including art gallery space, offices, computer lab, and laundry room. The project includes co-locating the Arts Consortium and artist live/work lofts. The site is in the D-MU (Downtown Mixed Use) Zone District, and comprises 1.54 acres bounded by School Street to the north, Bridge Street to the east, Oak Street to the south, and Garden Street to the west (APN: 094-283-001); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on December 9, 2019; and,

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2019-40, 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 Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

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

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

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

ATTACHMENT 1

- 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, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-80). Projects determined to meet this classification meet the criteria for Infill projects, as defined in the CEQA Guidelines.

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

1. That the use be operated in substantial compliance with the site plan (Exhibit A), elevations (Exhibit B), and Operational Statement (Exhibit C).
2. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2019-174 (including the Model Good Neighbor Plan Provisions).
3. Building signage shall require a separate building permit.
4. That the project shall comply with the recommendations contained in Section 5.2 of the Historic Review of Fort Visalia, dated September 2018 (Applied Earthworks), and Measures 1 through 4 of letter dated November 6, 2019, (Terry Omen, Tulare County Historical Society).
5. That the applicant shall comply with the City of Visalia Mural Guidelines and Procedures.
6. That all applicable federal, state and city laws, codes and ordinances be met, including but not limited to VMC Section 17.16.190 (Model Good Neighbor Policies).

PARKING SPACE COUNT	
STD	26 SPACES
EV	2 SPACES
VAN ADA	1 SPACE
STD ADA	1 SPACE
TOTAL	30 SPACES

RESIDENTIAL UNIT COUNT	
1 BEDROOM UNITS	50
2 BEDROOM UNITS	22
1 BEDROOM LOFTS	7
2 BEDROOM LOFTS	1

NON-RESIDENTIAL AREA TABULATION	
OFFICES	1794 SF
COMMUNITY ROOM	2284 SF





EXHIBIT B



BUILDING A AND B SOUTH ELEVATION - Scale 1/16" = 1'-0"

EXHIBIT B

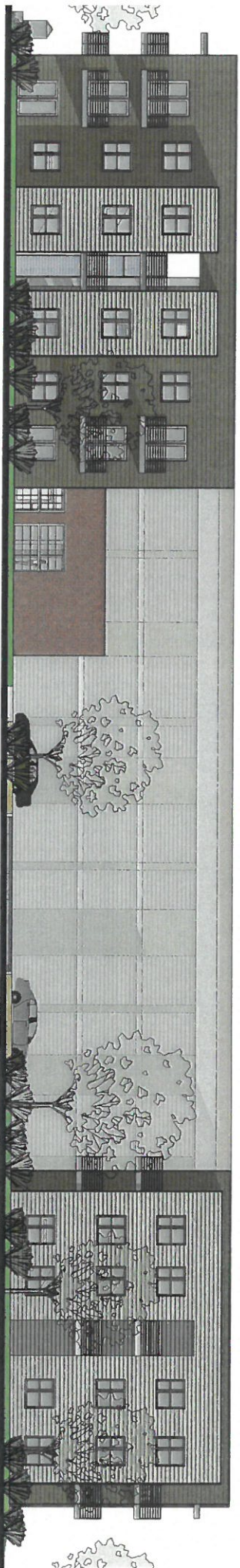


BUILDING A WEST ELEVATION - Scale 1/16" = 1'-0"

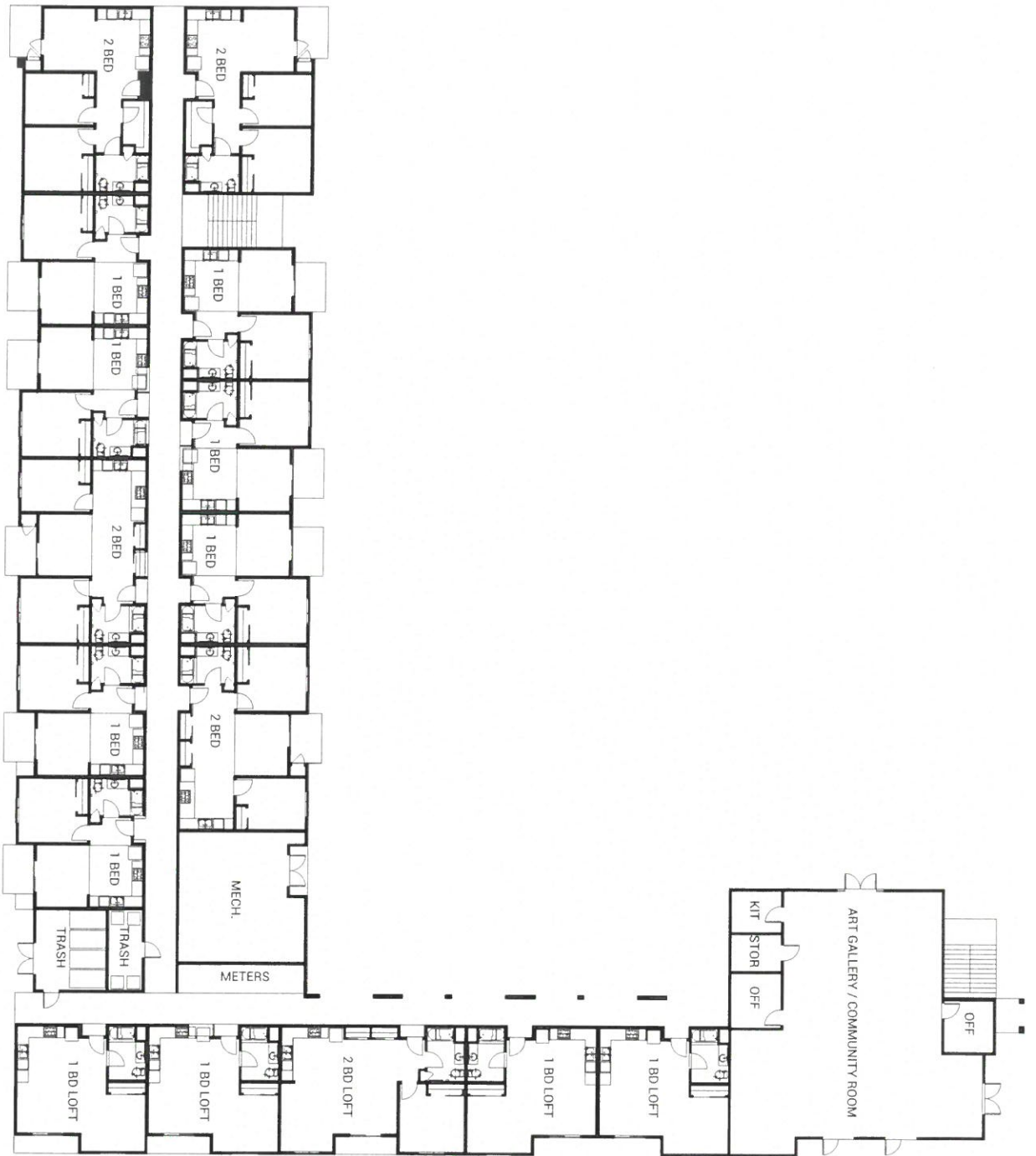


BUILDING B EAST ELEVATION - Scale 1/16" = 1'-0"

EXHIBIT B



BUILDING A AND B NORTH ELEVATION - Scale 1/16" = 1'-0"

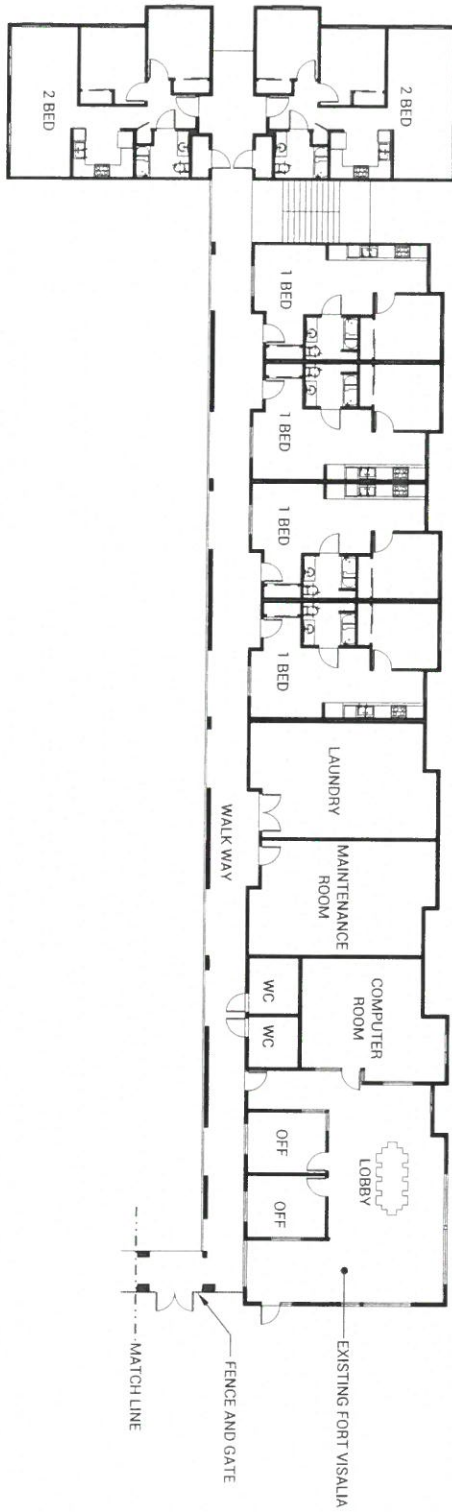


Scale 1"=20' on 11x17



EXHIBIT C

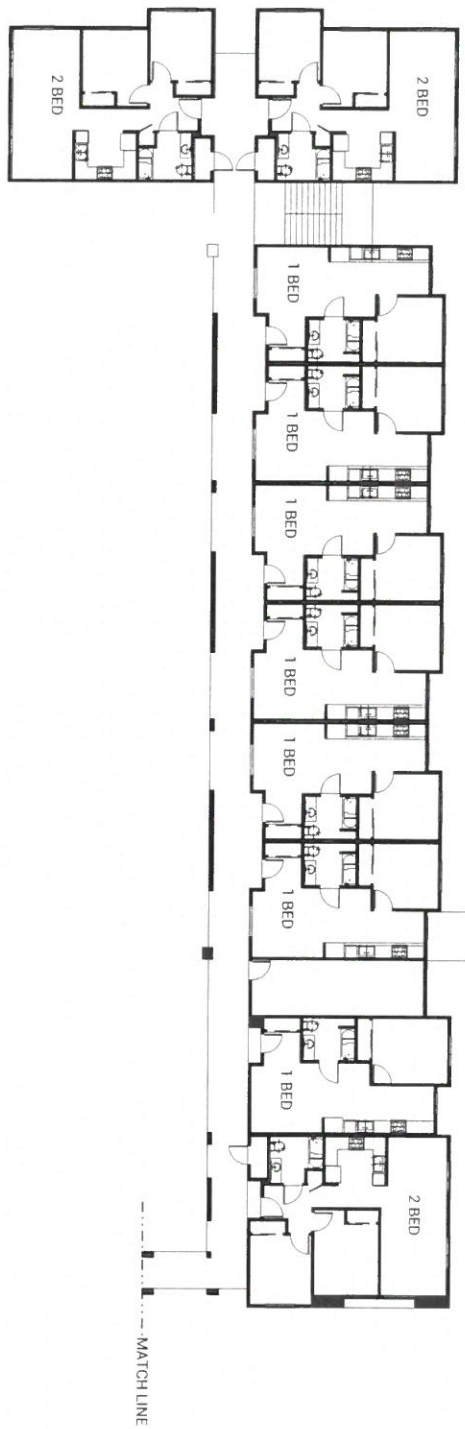




Scale 1"=20' on 11x17



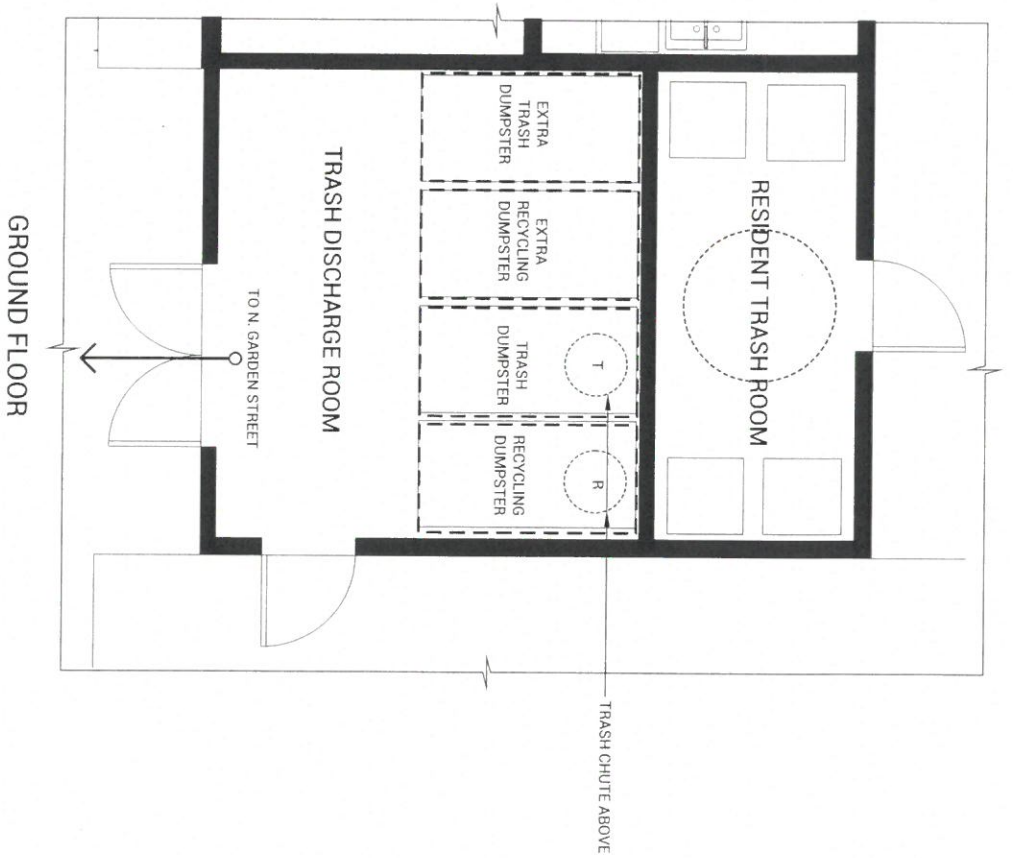
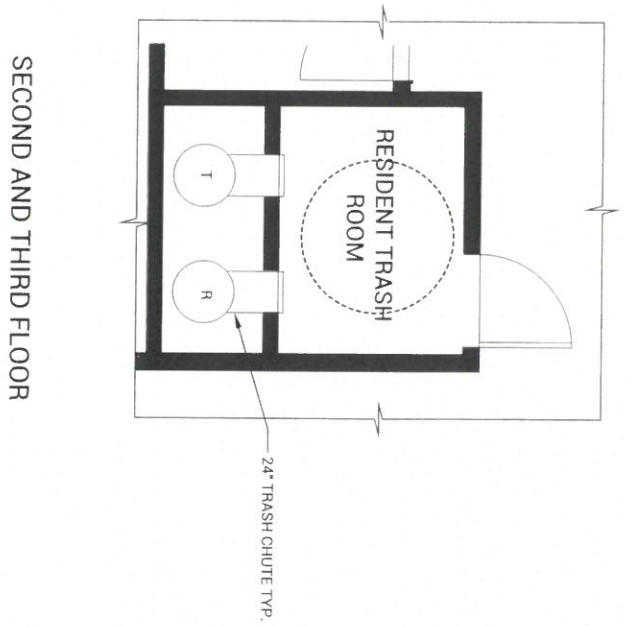
EXHIBIT C



Scale 1"=20' on 11x17



EXHIBIT C



Scale 1/4"=1'-0" on 11x17



Project Description

The Lofts at Fort Visalia

Self-Help Enterprises (SHE) proposes to develop the property located at 300 E. Oak Avenue, Visalia, CA (APN 094-283-001). This property will open up a unique opportunity to find synergy between the arts community, the transit center, and housing to create significant investment in the downtown district. This project will be known as "The Lofts at Fort Visalia".

The intent of The Lofts is to build upon the success of Arts Visalia, Dance Arts, and the Garden Street Art Studio by extending an "art walk" along E. Oak. SHE is optimistic that this extension will further strengthen the arts community while providing affordable residences above the lofts.

The project includes 81 units on the 1.54 acre (67,188 square feet) site. This results in a density of 51.8 units per acre. The project includes 7 loft units ranging from 600-650 square feet, 51 one-bedroom units ranging from 600-650 square feet, and 22 two-bedroom units ranging from 850-925 square feet. There will be an on-site managers unit and the balance of 80 units will be affordable to households at or below 80% area median income. SHE will also set aside 20-30% of the units at Permanent Supportive Housing (PSH) for households experiencing homelessness, and the 7 loft units will have a preference for artists.

The project also includes 3,500 square feet of commercial uses including office space, gallery space and community meeting space. The Arts Consortium is a partner in the project and will have office and gallery space on-site. In addition, they will provide Resident Services through their various arts programs to the residents of The Lofts. The project is three-stories tall. All the residences will be accessed from the large, landscaped courtyard in the center. The project will include a variety of sustainability features and the goal is to make these residences grid neutral zero net energy (ZNE). Parking would be accessed from the north on E. School Ave and be screened from the street. There will be a trash room which includes a shoot from the upper stories and dumpsters that are moved to the street by on-site staff for pickup. There will also be a laundry room and computer lab on-site.

The project includes construction of all infrastructure, including sewer, water, and dry utilities. There is a sewer line through the site that will either be abandoned or related, and the utilities to the site will be undergrounded. There will be approximately 24 parking spaces on-site. Pursuant to State density bonus law, "(A) If the development is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and there is unobstructed access to the major transit stop from the development, the ratio shall not exceed 0.5 spaces per unit." Additionally, "If the development is a special needs housing development, as defined in Section 51312 of the Health and Safety Code, the ratio shall not exceed 0.3 spaces per unit." Assuming 20 PSH units with a requirement of 0.3 spaces, and the balance with a requirement of 0.5 spaces, the project would need 37 parking spaces. SHE will work with the City to determine if impacts fees are required for the balance of parking spaces per the downtown zone.

Project funding includes HOME funds of approximately \$2,000,000 for the construction and/or permanent financing of the project. Other funding sources will include the Affordable Housing and Sustainable Communities (AHSC) program and the Low-Income Housing Tax Credit (LIHTC) program. The project may also utilize the following funding sources: Section 8 project-based vouchers, National Housing Trust Fund, CalHOME, SJVAPCD funding, MHP, CDBG, tax exempt bonds and other State/Federal resources.

Historic Review of Fort Visalia, City of Visalia Tulare County, California

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ATTACHMENT 2

MANAGEMENT SUMMARY

The City of Visalia (City) is seeking to identify the location of historic Fort Visalia (Fort). The Fort was constructed in the winter of 1852 and represents the first structure built within the modern City limits. Earlier historic research and a City monument place the Fort on the block bounded by East Bridge, North Garden, East School, and East Oak Streets (APN 094-283-001; Subject Block). The City retained Applied EarthWorks, Inc. (Æ) to perform additional historic research to verify the location of the Fort and to provide management recommendations in the event that future development was to occur on the block where the Fort once existed.

Æ's investigation included: (1) a records search at the Southern San Joaquin Valley Information Center of the California Historical Resources Information System; (2) archival research at local libraries, archives, and on line; (3) outreach to the Native American Heritage Commission (NAHC); (4) draft of a summary report of the investigation findings; and (5) provide recommendations for future studies on the Fort and its location. The records search did not identify any previously recorded archaeological sites on the Subject Block, nor prior research into the Fort and its location. Search of the NAHC Sacred Lands File found no listed properties. Æ's research did, however, identify the Subject Block as the most likely location of Fort Visalia.

CONTENTS

1	INTRODUCTION AND PROJECT DESCRIPTION	1
1.1	PERSONNEL QUALIFICATIONS	1
1.2	REPORT ORGANIZATION	1
2	CULTURAL CONTEXT AND ANTICIPATED FINDINGS	5
2.1	ENVIRONMENT	5
2.2	CULTURAL CONTEXT.....	6
2.2.1	Prehistory	6
2.2.2	Ethnography	8
2.2.3	General Historic Overview	9
3	RESEARCH METHODS.....	13
3.1	RECORDS SEARCH	13
3.2	HISTORICAL RESEARCH.....	13
3.3	SACRED LANDS FILE	14
4	RESULTS OF HISTORICAL STUDY.....	15
4.1	RECORDS SEARCH RESULTS	15
4.2	HISTORIC RESEARCH RESULTS	15
4.2.1	History of Fort Visalia	15
4.3	THE LOCATION OF FORT VISALIA	17
4.4	OTHER POTENTIAL ARCHAEOLOGICAL RESOURCES	17
5	APPROACHES TO FUTURE ARCHAEOLOGICAL INVESTIGATIONS.....	18
5.1	FEATURE EVALUATION.....	18
5.1.1	Structural Remnants.....	18
5.1.2	Pit Features and Hollow Features	19
5.1.3	Other Refuse Deposits	19
5.2	AVENUES FOR FUTURE RESEARCH.....	19
6	REFERENCES.....	20

APPENDIX

- A** **Records Search Results**
- B** **Native American Consultation**

FIGURES

Figure 1-1	Study location on the USGS Visalia, CA 7.5-minute quadrangle	2
Figure 1-2	Aerial view of the Subject Block in Visalia, California.	3

Figure 2-1	Segment of the 1855 Plat Map of Visalia, Courtesy of the Bureau of Land	
Management	11
Figure 4-1	Illustration of Fort Visalia (Fort Visalia Dedication 1981).	16

INTRODUCTION AND PROJECT DESCRIPTION

The City of Visalia (City) is looking to verify the location of historic Fort Visalia (Fort), to assist with plans for future development within the City at its suspected location. The Fort was constructed in the winter of 1852 and was the first recorded structure within the City limits. Previous historic research and a City monument identify the Fort's location on the block bounded by East Bridge, North Garden, East School, and East Oak Streets (APN 094-283-001; Subject Block). The City retained Applied EarthWorks, Inc. (Æ) to perform historic research on the Fort and to provide management recommendations if future development were to occur on the Subject Block.

On behalf of the City, Æ conducted a historic document review of the Subject Block. Æ's efforts included a request for a records search from the Southern San Joaquin Valley Information Center (SSJVIC) of the California Historical Resources Information System (CHRIS) and review of the results. In addition, Æ contacted the Native American Heritage Commission (NAHC) requesting a search of the Sacred Land File. Æ also conducted historic research including interviews with local historic groups, research at local archives and libraries, and a review of online sources including historical maps.

The Subject Block is in Township 18 South, Range 25 East in Section 29 as depicted on the U.S. Geological Survey (USGS) Visalia (1949, PR 1969) 7.5-minute quadrangle (Figure 1-1). It lies in the City of Visalia, within Tulare County. The Subject Block contains three corrugated steel warehouses and one stucco clad warehouse dating to the 1950s–1960s (Figure 1-2).

1.1 PERSONNEL QUALIFICATIONS

Æ Staff Archaeologist Jessica Jones (B.A.) conducted historic research at Tulare County libraries and historic societies. She has three years of experience performing and documenting archaeological and historic investigations in central California. Æ Associate Archaeologist Ryan Wendel (M.A., RPA 33780239) oversaw the historic research and is the primary author of this report. He has over 10 years of experience performing archaeological and historic investigations across the American West. M. Colleen Hamilton, M.A., RPA (10535), Senior Historical Archaeologist is the Project Manager and she guided the research. Ms. Annie McCausland, M.A., Public Historian, also provided suggestions on sources to be reviewed.

1.2 REPORT ORGANIZATION

This report was prepared in accordance with *Archaeological Resource Management Reports: Recommended Contents and Format* published by the California Office of Historic Preservation (OHP 1990) and includes six chapters. Following this introduction, Chapter 2 describes the natural and cultural setting of the Project area and anticipated findings. Chapter 3 presents Æ's methods and results for the archaeological records search and historic background research. Chapter 4 discusses the findings of the historic research and evaluates possible locations of the Fort. Chapter 5 discusses avenues for further archaeological research on the property. A

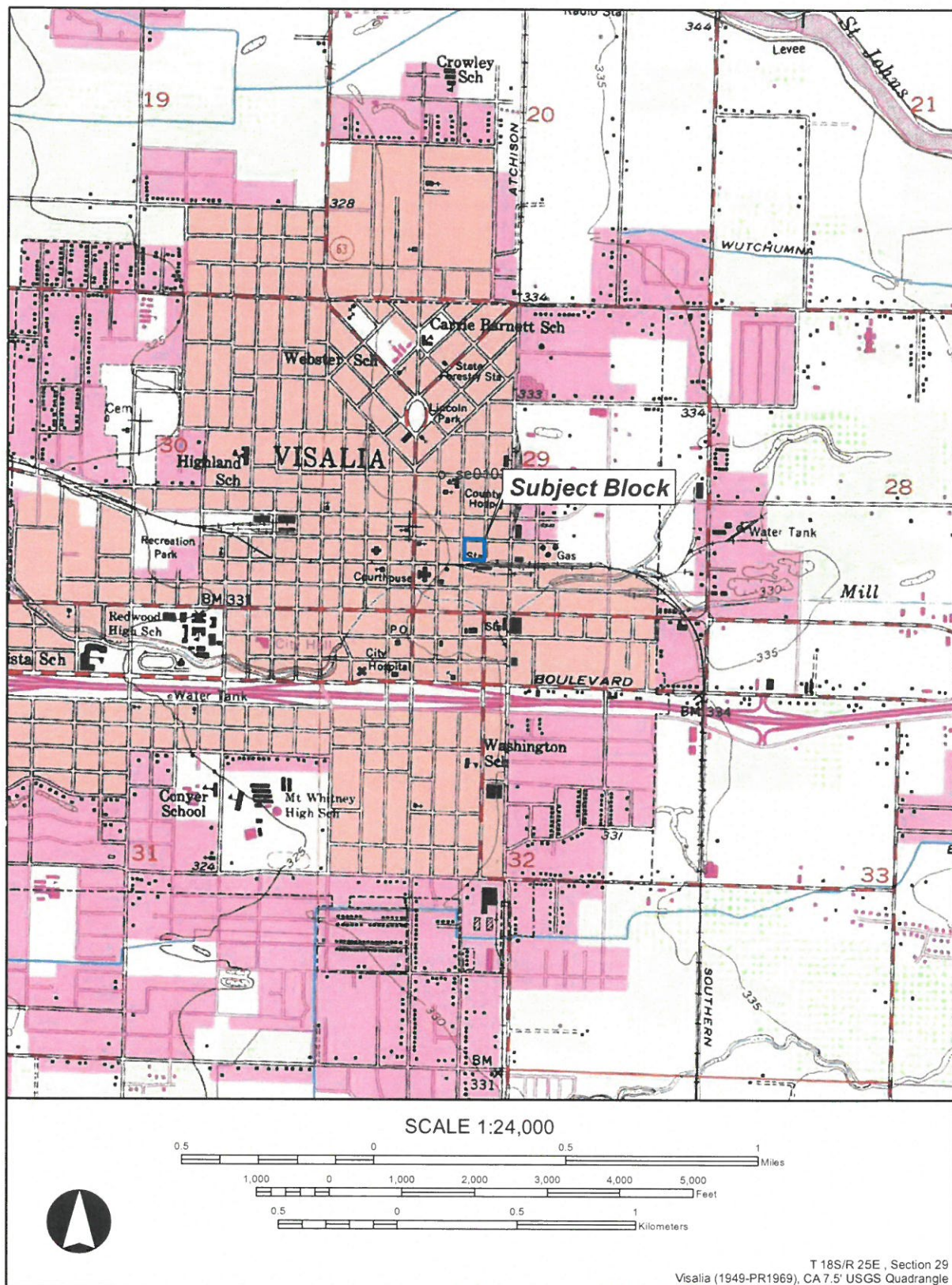


Figure 1-1 Study location on the USGS Visalia, CA 7.5-minute topographic quadrangle.



Figure 1-2 Aerial view of the Study Block in the City of Visalia.

complete listing of references cited is provided in Chapter 6. Appendix A presents results of the records search.

CULTURAL CONTEXT AND ANTICIPATED FINDINGS

2.1 ENVIRONMENT

The Project area lies within the San Joaquin Valley, the southern half of an elongated trough called the Great Valley, a 50-mile-wide lowland that extends approximately 500 miles south from the Cascade Range to the Tehachapi Mountains (Norris and Webb 1990:412). The San Joaquin Valley parallels the Sierra Nevada geomorphic province, which encompasses a 40- to 100-mile-wide area ranging in elevation from 400 feet above mean sea level (amsl) along the western boundary to more than 14,000 feet amsl in the east (Norris and Webb 1990:63). The annual rainfall for this area averages about 6–14 inches. Winters are cooler and drier than those in the Sacramento Valley, and snow is uncommon (Hill 1984:29). Summers are generally hot and dry, with temperatures often exceeding 100°F.

Between the Mesozoic and Cenozoic eras, the Great Valley served as a shallow marine embayment containing numerous lakes, primarily within the San Joaquin Valley (Norris and Webb 1990:412). As a result, the upper levels of the Great Valley floor are composed of alluvium and flood materials. Below these strata are layers of marine and nonmarine rocks, including claystone, sandstone, shale, basalt, andesite, and serpentine. Waters began to diminish about 10 million years ago, eventually dwindling to the drainages, tributaries, and small lakes that exist today (Hill 1984:28). Playas, remnants of the extinct lakes, are currently used for agricultural purposes in the valley (Norris and Webb 1990:431).

The valley is roughly oriented north-northwest by south-southeast and is a structural trough filled with thick Quaternary alluvium eroded from the surrounding mountains. The San Joaquin River flows northward up the western side of the valley. A low elevation divide created by the Kings River alluvial fan separates the northern portion of the valley from the south, forming the Tulare basin in the south by preventing the northward flow of water. Tulare Basin, occupied by Tulare, Buena Vista, and Kern lakes, receives water from the Kings, Kaweah, and Kern rivers.

Before historic drainage projects and modern reclamation, seasonal flooding produced extensive wetlands. Lakes, marshes, and sloughs once covered more than 5,000 square kilometers in the San Joaquin Valley (Moratto 1984:168). The largest of these was ancient Tulare Lake, which occupied a structural basin formed by downwarping and spanned as much as 28 miles from shore to shore (Davis et al. 1959). Along with Buena Vista Lake and Kern Lake farther to the south, Tulare Lake was also partially contained by geological features peculiar to the southern end of the valley. Alluvial fans extending from the Kings River on the east and Los Gatos Creek on the west coalesced long ago into a ridge, separating the extreme southern end of the Central Valley from the north (Rosenthal et al. 2007). The lands to the south were so arid that runoff often was not able to maintain a discharge through the alluvium. The resulting natural dam formed by these alluvial fans directed all drainages to the south into the basins of Tulare, Buena Vista, and Kern lakes, contributing to the impoundment of these wetlands (Gifford and Schenck 1926:7; Rosenthal et al. 2007). At times of flood, Buena Vista and Tulare lakes formerly spilled into a single basin and, combined with waters from the Kern, Kaweah, and Kings rivers, flowed into the San Joaquin River system (Oakeshott 1978; Wedel 1941). Both Kern and Tulare lakes

fluctuated greatly in size in response to paleoclimatic changes; however, as a result of historic drainage projects, both are now dry most of the time (Arguelles and Moratto 1983).

Several branch streams (including Mill Creek prior to channelization) diverge from the Kaweah River soon after it exits the canyon in the Sierra Nevada Range into the Central Valley as a low gradient alluvial fan, often referred to as the Kaweah Delta. The Kaweah River is one of a number of rivers, including the Kern, Tule, and Kings rivers, all depositing low-gradient fans along the eastern San Joaquin Valley and draining the western front of the Sierra Nevada into the Tulare Basin.

Additionally, the tall steep peaks of the Sierra Nevada effectively block moisture moving eastward from the coast, resulting in a higher level of precipitation on the western slopes. Smaller east-west-trending rivers, like the Kaweah, drain the Sierra Nevada before converging on Tulare Lake. The Kaweah River and its smaller tributaries (such as Mill and Packwood creeks) in the Project vicinity would have provided habitat for an abundance of food resources such as aquatic plants, fish, beaver, and other animals hunted prehistorically and historically.

The development of agriculture within the Great Valley has resulted in the replacement of native plants and animals with domesticated species. Common native plants would have included white, blue, and live oak as well as walnut, cottonwood, willow, and tule, many of which still occur along the Kaweah River drainage. Also prominent are bulrush, cattail, and various grasses, flowers, and saltbush. The land in and around the Project area has been intensively farmed for many years and few areas of original grassland remain.

The previously swampy valley floor once provided a lush habitat for a variety of animals including mule deer, tule elk, pronghorn, grizzly bears, black bears, wolves, and mountain lions (Preston 1981:247–247). Historical accounts indicate that, due to their vast numbers, tule elk and pronghorn were a major food source for the Yokuts Indians, explorers, trappers, and early settlers (Clough and Secrest 1984:27–28; Wallace 1978a:449). Other mammals noted are the valley coyote, bobcat, gray and kit foxes, and rabbits. The valley's large variety of birds consists of the American osprey, redwing blackbird, marsh hawk, willow and Nuttall woodpeckers, western meadowlark, and quail. Water sources such as the Kaweah River and adjacent Tulare Lake supported anadromous and freshwater fish species that include salmon, golden trout, river lamprey eel, and white sturgeon.

2.2 CULTURAL CONTEXT

2.2.1 Prehistory

Relatively few research-oriented archaeological investigations have been conducted in the Central Valley south of the Stockton area, and synthesized information on prehistoric events in the area is sparse (Moratto 1984:189, 191–193, 512, 573; Rosenthal et al. 2007). Nonetheless, archaeological work performed within the Kaweah River drainage, and specifically a few miles to the east at Lake Kaweah (Meighan, Dillon, and Armstrong et al. 1988) provides valuable information germane to regional prehistory. Further information comes from excavations performed in the mountains and hills to the south and southeast (Dillon 1992; Meighan, Dillon, and Armstrong 1988; Wallace et al. 1989).

The first large-scale excavations in the southern San Joaquin Valley were conducted near Tulare and Kern lakes by Gifford and Schenck (1926), who unearthed flexed burials, pottery, obsidian arrow points, milling stones and mortars, and intricately fashioned steatite artifacts. In the late 1940s, Riddell (1951) investigated a Yokuts cemetery (CA-KER-74) near the town of Delano. The graves contained Euro-American items along with shell ornamentation, flaked stone tools, and steatite artifacts. Less than 10 years later, a team of archaeologists from the University of California, Los Angeles, excavated CA-TUL-90, another burial site at the edge of former Tulare Lake approximately 29 miles southwest of the Project. By comparing their findings at CA-TUL-90 with those of earlier studies, Warren and McKusick (1959) constructed a chronological sequence of mortuary practices, which could then be used to infer the age(s) of sites containing interments and the tools they contained.

Later archaeological investigations at Kern and Tulare lakes revealed that occupation occurred possibly as early as 11,000 years before present (B.P.) (Sampson 1991). The Witt Site (CA-KIN-32) on the southwest shore of Tulare Lake contains fluted projectile points as well as later types, suggesting continuous occupation of the basin from Paleoindian times until historical contact (Fenenga 1993; Moratto 1984:81–82).

Excavation of CA-KER-116, a prehistoric site at Buena Vista Lake, exposed a deeply buried component ascribed to the Western Pluvial Lakes Tradition that dated from circa 11,500–7500 B.P. (Fredrickson and Grossman 1977; Grossman 1968; Moratto 1984). Population density was low at that time, and the few known settlements were focused around the shores of ancient lakes. Between 8000 and 4000 B.P., the prehistoric subsistence centered on hunting and fishing, although mortars and pestles as well as *Olivella* and *Halotis* shell beads and ornaments appear in some assemblages (Sutton 1997). Although populations may have centered on the lakes, there is some evidence for use of the mountains of eastern Tulare County as early as 6000 B.P. by small, highly mobile gathering parties who repeatedly visited specific resource procurement areas (Dillon 1992).

Beginning about 4000 B.P., the subsistence base expanded to include seed processing. Sites dating to this period contain assemblages comparable to the roughly coeval Early Horizon components of the Sacramento–San Joaquin Delta region (e.g., extended burials with grave goods, Pinto-series projectile points, time-diagnostic *Halotis* and *Olivella* beads as well as ornaments and charmstones) (Moratto 1984; Riddell 1951; Walker 1947; Wedel 1941). It is difficult to clearly determine the ancestry of these early peoples, although artifact assemblages associated with occupations postdating 3000 B.P. may be linked to the ancestors of the ethnographic Yokuts. The latest period of occupation, from 1500 B.P. to historic contact, indicates a greater reliance on acorns and other plant foods as well as trade with the Central Coast region and Southern California interior (Moratto 1984:183, 188).

Chronological data from research conducted within the Kaweah River drainage to the east of the Project area is limited as few radiocarbon dates, obsidian hydration measurements, or time-diagnostic artifacts have been collected or reported (Meighan, Dillon, and Armstrong et al. 1988:140, 270–273). Available data suggest that occupation of the Lake Kaweah area began around 2500 B.P., although it is likely that earlier occupations are simply unrecognized (Meighan, Dillon, and Armstrong et al. 1988:273).

The Kaweah River drainage generally, and the location currently covered by Lake Kaweah specifically, was well-populated in late prehistory. Some ethnohistoric period estimates place the population as high as 2,400 individuals. The area supported a large variety of site types, including villages, cemeteries, bedrock milling stations, hunting blinds and traps, and rock art. The settlement system appears to have centered on villages, occupied most or all of the year, from which small groups (likely families) would radiate out to gather resources at seasonal camps and special-use sites (e.g., hunting locations, acorn gathering spots, etc.) (Meighan, Dillon, and Armstrong et al. 1988).

The identity of the prehistoric occupants of the Lake Kaweah area is open to some interpretation. Several sites indicate cemetery burials in keeping with late Prehistoric and ethnohistoric Yokuts traditions. However, other sites contain cremations and burials in house floors. This may indicate retention of earlier burial practices within the Lake Kaweah area, or it may indicate that the area was occupied by both Yokuts and Mono peoples. This latter hypothesis is further supported by local rock art, which appears to be more similar to known Mono styles than to that of the Yokuts. Moreover, pottery, an innovation often attributed to the Mono, is relatively abundant in Lake Kaweah sites, while steatite vessels more common in the western Yokuts sites are rare (Meighan, Dillon, and Armstrong et al. 1988). While, the ethnographic record indicates that the region was populated by Yokuts people, the aggregate data seem to suggest that either the Yokuts population regularly interacted with and shared many traits of the neighboring Mono population, or that the area prehistorically was used by both groups.

2.2.2 Ethnography

The Project area lies within the homeland of the Gáwea (or Kaweah) Yokuts (Kroeber 1976: 480; Latta 1999:187–188), one of the many autonomous tribes that make up the Southern Valley Yokuts ethnolinguistic group. At the time of first contact with the Spanish missionaries, the Yokuts people, including northern valley and foothill groups, collectively inhabited the San Joaquin Valley as well as the eastern foothills of the Sierra Nevada from the Calaveras River southward to the Kern River (Wallace 1978a, 1978b). The Yokuts language belongs to the broader Penutian family, which subsumes a relatively diverse assemblage of languages, including Miwok, Costanoan, Maiduan, and Wintuan (Silverstein 1978). Compared to other Penutian languages, however, Yokuts shows considerable internal linguistic homogeneity, especially given the extent of its geographic distribution. Dialects differ minimally and were mutually intelligible, at least among individuals from contiguous groups. This relative lack of linguistic differentiation suggests that ancestors of the Yokuts entered California after the arrival and subsequent radiation of the more linguistically diverse Penutian groups such as the Miwok and Costanoan (Moratto 1984:554).

The basic unit of Yokuts society was the nuclear family, which was identified with a totem symbol specific to the paternal line. Within each tribe, lineage totems were further grouped into one of two moieties, designated by the overarching symbols of the eagle and coyote (Wallace 1978b:453). The basic political unit was the tribe or tribelet, which encompassed a single village or several settlements (Kroeber 1976).

Tulare Lake and its tributary rivers, including the Kaweah and the St. Johns, were a central part of Southern Valley Yokuts subsistence, providing food, building material, and avenues of travel

for small watercraft. Not surprisingly, most Yokuts villages were situated near major waterways or around Tulare Lake (Wallace 1978b:448). For example, the main Gáwea village, also known as *Gáwea*, was situated on the north side of the Kaweah River at the current location of Terminus Dam (Latta 1999:188). The rivers provided fish, waterfowl, and other game attracted to the freshwater. The tule stalk was used in the manufacture of mats, baskets, and other goods (Wallace 1978b:451).

At the broader interregional level, the villages of the Southern Valley Yokuts profited from the east-west trade of goods that flowed between the Pacific coast, high Sierra, and Great Basin (Davis 1961). The Yokuts bartered their local staples (e.g., freshwater fish, acorns, and tule reeds) to obtain such goods as *Olivella* beads and other shell material from the west as well as obsidian from the east.

As with other Indian groups in California, the lifeways of the Yokuts were dramatically altered as a result of contact with Spanish explorers and missionaries, miners, ranchers, and others who entered the San Joaquin Valley after 1700. In 1856, the Tule River Indian Reservation was established for the Koyeti and Yaudanchi tribes. The reservation was moved from its original site just east of Porterville, designated as State Historical Landmark No. 388, to its present location in 1873 (Tule River Indian Tribe 2011). As late as 1926, adobe ruins from the original reservation were still present (Small 1926:469). The introduction of European culture and new diseases proved devastating to the native population. In the 1860s, smallpox decimated Indians living at the Cobble Lodge site (CA-TUL-145) near Lake Kaweah (Moratto 1984:331).

2.2.3 General Historic Overview

The Spanish were the first people of European descent to enter the Southern Valley when in 1772, Pedro Fagés led a group of soldiers through Tejon Pass into the San Joaquin Valley (Wallace 1978b:459). Four years later Francisco Garcés explored the region. Other Europeans did not follow until Lieutenant Gabriel Moraga led a group of Spanish explorers into the valley in 1806 (Clough and Secrest 1984:25–27). This party sought to locate lands for missions, find and return runaway Indians from nearby missions, and relocate stolen livestock.

Expansion of missions in California ceased by the early 1820s as a result of Mexico's independence from Spain preventing the creation of any missions in the San Joaquin Valley. Nonetheless, the Mexican government granted several large tracts of land (ranchos) to Euro-American ranchers and soldiers during the 1830s and 1840s. In addition, fur trappers began their forays into the California interior. Jedidiah S. Smith likely entered the area during a fur trapping expedition in 1827. Smith's adventures included friendly encounters with the Southern Yokuts near the Kings River and trapping and camping along the San Joaquin River (Clough and Secrest 1984:27). In 1844, John C. Fremont led an expedition to the Tulare Lake basin; his favorable reports of the Kings River fan attracted settlers and foreshadowed the agricultural development of the area (Preston 1981:62).

The discovery of gold in the Sierra Nevada in 1848 and the accession of California to the Union in 1850 were watershed events in the history of the state and valley. During the late 1840s and early 1850s, prospectors from across the nation and around the world flocked to California to search for the precious ore. Many of the prospectors traveled through the San Joaquin Valley via the Stockton–Los Angeles Road, which later became the route for the Butterfield Overland Mail.

The road hugged the western edge of the foothills and crossed the countless rivers and streams flowing down from the highlands as well as the valley sloughs. It was after the discovery of gold that settlement began within the area of Visalia.

Although ranching had been a part of the state's economy since the Mexican period, the growth of the industry accelerated as many successful prospectors and businessmen reinvested their profits from the gold rush in cattle and sheep herds to supply the demand for meat in the gold fields. In the early days of ranching, sheep were a valued commodity because they not only could be sold for consumption but could be sheared for their wool. From 1857 to 1871, the amount of wool produced in California increased more than twenty-fold, while revenue grew at an average annual rate of 30 percent (Vandor 1919:164). Similarly, cattle provided beef and dairy products as well as hides.

The first recorded Euro-American settlement in the area was Woodsville, situated approximately 6 miles northeast of Visalia, near the southwest tip of the Venice Hills (Tulare County Historical Society 2016). This settlement was founded by a Mr. Woods in December 1850 with a party of 15 men (Visalia Morning Delta 1939:15). The settlers built a cabin on this land but were subsequently attacked by local indigenous people. All members of the party were killed.

After the massacre at Woodsville, a new party of settlers arrived in modern-day Visalia. This party included cattlemen, lawyers, doctors, merchants, and millwrights. Aware of the events at Woodsville, the Visalia party's priority was to establish a defensive structure which became known as Fort Visalia. The Fort was constructed north of Mill Creek (Mitchell 1983; Visalia Morning Delta 1939). The need for Fort Visalia proved to be short-lived. By winter of 1853, settlers had constructed new homes outside of the Fort walls, crops had been planted, and the settlement, now called Visalia, was prospering. According to a letter written by Mr. Nathaniel Vice in December 1852 and published in the *Daily Alta California*:

Vice & O'Neil located and surveyed a new town called Visalia, in the finest section of that region. The town now contains 60 to 80 inhabitants, 30 of whom are children who already attend school, the school house being nearly completed when our informant left. The town is located on one of the subdivisions of the Kaweah and is destined to be the county seat of Tulare, from the fact of its superiority in timber, soil, and the many agricultural advantages; as also from the fact that the place is more healthy, and the abundance of game and pure spring water is greater. There are now eleven families settled in the town, who live in good hewn log houses, well picketed in, sufficient to fortify against any attack by the combined force of the Indians [Daily Alta California 1852].

While attacks on settlers by indigenous tribes was regular in this region, by 1853, there were 500 settlers in the area (Daily Alta California 1853). In 1855, the U.S General Land Office created a plat map documenting several land claims within the growing settlement (Figure 2-1).

By the early 1870s, agriculture had become the primary economic pursuit in Visalia. The construction of extensive irrigation systems, typically financed by developers, converted the valley's dry soils into fertile farmlands. The "no fence" law introduced in 1874 underscored the growing dominance of agricultural interests and resulted in both operation and monetary repercussions to the sheep and cattle industry:

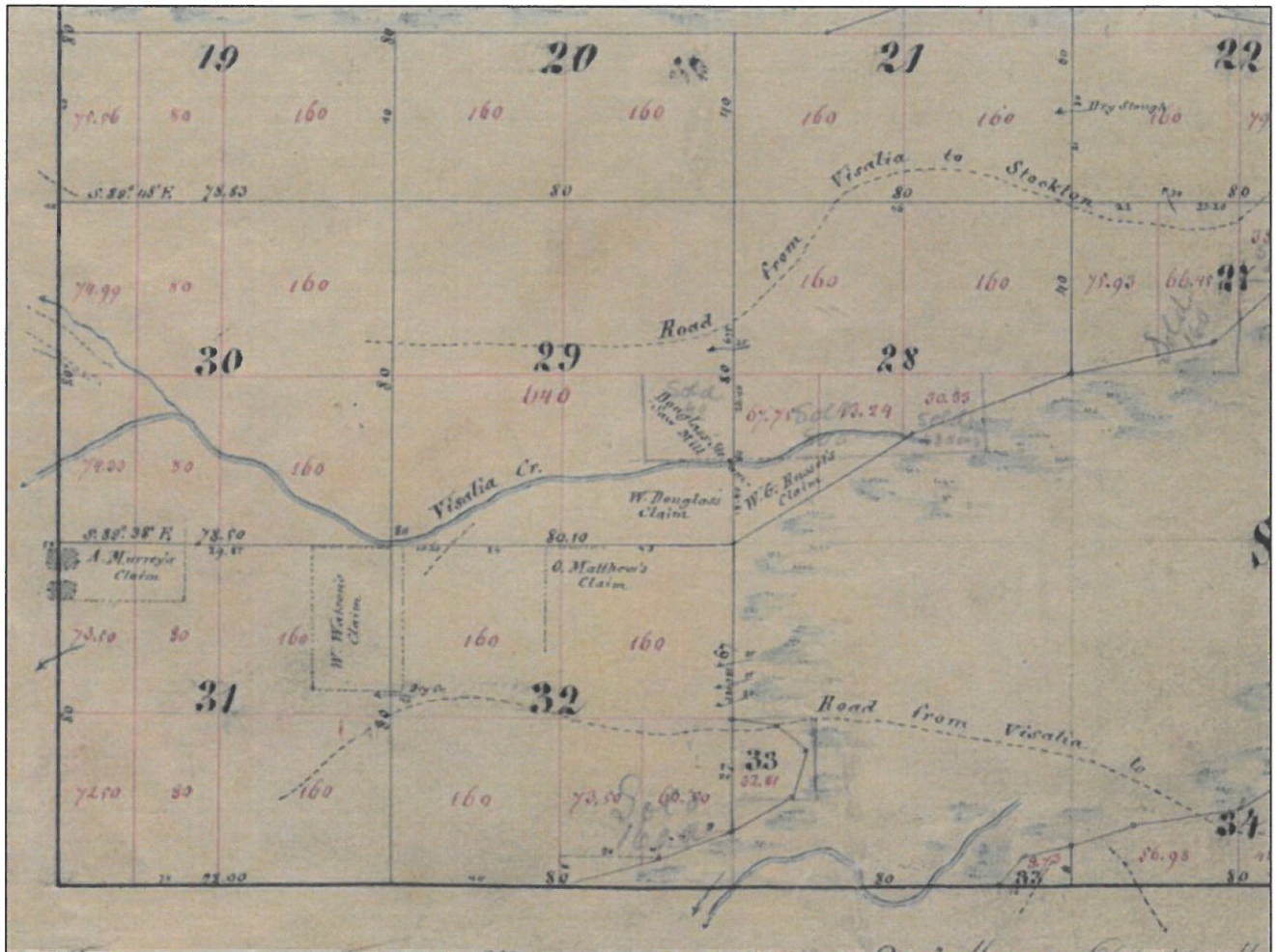


Figure 2-1 Segment of the 1855 Plat Map of Visalia, Courtesy of the Bureau of Land Management.

The “no fence” law obligated the stock owner to herd his cattle and sheep, whereas before the stock roamed at will and was not assembled except for the annual rodeo. He was also made responsible for damage done by his beasts. The farmer was not required to fence his holdings, though . . . he occasionally did so [Vandor 1919:163].

The San Joaquin Valley, and specifically, the City of Visalia, experienced an influx of settlers and economic prosperity in the mid-to-late 1800s, with the population growing to 5,700 by the 1920s. Economic prosperity was fostered in large part by the arrival of such lines as the Visalia and Goshen Railroad and the Visalia and Tulare Railroad, constructed in 1874 and 1888, respectively (Menefee and Dodge 1913). In 1896, the San Francisco and San Joaquin Valley Railroad commenced construction of a new rail line extending north from Bakersfield. Soon after its completion in 1897, the rail line was sold to the Atchison, Topeka, and Santa Fe (AT&SF) Railroad.

The channelization and other manipulations of the valley waterways during the late 1800s in favor of agriculture forever changed life within the valley and Visalia. The Tulare Irrigation

District (TID) was formed on September 21, 1889, encompassing approximately 32,500 acres. At the time, \$500,000 in bonds were issued to fund the construction of diversion works on the St. Johns River; the purchase of water rights of the Kaweah Canal and Irrigation Company, Rocky Ford Canal and Irrigation Company, and Settlers Ditch Company; and canal construction within the TID (TID 2010). The initial and continued development of irrigation systems by these and other groups have allowed agriculture to prosper in areas otherwise too dry and barren to grow food crops.

Agriculture continued to prosper in the valley, resulting in the intensification of local farming until the 1930s when individual farmers emerging from the Great Depression no longer found agriculture to be a lucrative endeavor. Since that time, farmland has increasingly been developed for other commercial purposes.

3 RESEARCH METHODS

3.1 RECORDS SEARCH

On July 9, 2018, a records search was conducted at the SSJVIC housed at California State University, Bakersfield. The records search examined maps, site records, and archaeological reports to identify any previously recorded cultural or historic resources, archaeological surveys, or other projects within a 1/8-mile radius of the Project. Additionally, the following files were reviewed: State Historic Property Data Files, National Register of Historic Places, National Register of Determined Eligible Properties, California Points of Historic Interest, California Office of Historic Preservation Archaeological Determinations of Eligibility, as were Æ's in-house records.

3.2 HISTORICAL RESEARCH

Æ Staff Archaeologist Jessica Jones conducted archival research in the City of Visalia on July 11 and 13, 2018. Most of her research was completed at the Annie R. Mitchell History Room at the Tulare County Library in Visalia. There she carefully reviewed a variety of digital and hard-copy archival records related to Fort Visalia and individuals associated with its founding. Records reviewed included newspaper clippings, local periodical newsletters, letters and personal communications, books, genealogical records, photographs, historical maps and atlases, and other ephemera related to historical Visalia. Jones scanned, copied, and photographed relevant documents. She was assisted by Annie R. Mitchell History Room librarian Jonathan Waltmire during both visits.

Additionally, Jones visited the Tulare County Recorder's Office on July 11, 2018 and the Tulare County Museum on July 13, 2018. Jones did not uncover additional information related to Fort Visalia or individuals associated with the Fort at these facilities. Jones also spoke with author and local historian Terry Ommen via telephone on July 13, 2018 regarding Fort Visalia. Ommen was unable to provide Jones with new information regarding the Fort and referred her back to the Annie R. Mitchell History Room for research materials.

In addition, Æ's researchers considered many online sources:

- vistvisalia.org
- <http://www.visitvisalia.org/assets/content/docs/VisaliaHistoricWalkingTour-Website.pdf>
- United States Census Bureau
1900 <https://search.ancestry.com/search/group/usfedcen>
- City Directory of Visalia/Tulare County
1910 www.ancestry.com
- California Digital Newspaper Collection
<https://cdnc.ucr.edu/cgi-bin/cdnc>
- Library of Congress: <https://loc.gov/>
- California Digital Library - Online Archive of California
www.oac.cdlib.org

Photographs, scans, and copies of resources reviewed are filed at Æ in Fresno, California.

3.3 SACRED LANDS FILE

On September 28, 2018 Æ staff requested a search of the NAHC Sacred Lands File to determine if there are any registered tribal cultural resources of the Subject Block. The search was negative but the NAHC identified six tribes that should be contacted for additional information (see Appendix B). No contact was made at this time as a project has not been currently defined. If, in the future, development plans are formulated for the Subject Block these tribes should be contacted as recommended by the NAHC (Appendix B).

RESULTS OF HISTORICAL STUDY

4.1 RECORDS SEARCH RESULTS

On July 24, 2018, the SSJVIC responded with a letter detailing the results of the records search (File No. 18-298). The search revealed that one previous investigation (TU-1114) has taken place within the Subject Block. This study did not identify any previously recorded cultural or historic resources and did not discuss the potential for undiscovered resources. Three previous cultural studies and 36 cultural resources were identified within a 1/8-mile vicinity of the lot. Copies of records search documentation are included in Appendix A.

4.2 HISTORIC RESEARCH RESULTS

4.2.1 History of Fort Visalia

Fort Visalia represents the first Euro-American development within the City. Establishment of the Fort was preceded by Woodsville, situated approximately 6 miles northeast of Visalia, near the southwest tip of the Venice Hills (Tulare County Historical Society 2016). This initial settlement was founded in December 1850 by a party of 15 men (Visalia Morning Delta 1939). The settlers built a cabin on this land. In the spring of 1851, the Woods party was approached by a Spanish-speaking Native named Francisco and a band of Kaweahs who demanded the settlers leave within 10 days. The Woods party agreed but did not leave. On the 10th day, they were attacked and 10 of the settlers were killed, one wounded, and two escaped. Woods and another settler holed up in the cabin and fought the raiding party until they ran out of ammunition and were overtaken. Following the massacre, this area was named Woodsville and remained the county seat until November 7, 1853 (Visalia Morning Delta 1939:15).

After the massacre at Woodsville, a second party of settlers arrived in the area of modern-day Visalia. The account of this party is primarily recounted by Ed Reynolds (Mitchell 1983; San Francisco Chronicle 1914; Visalia Morning Delta 1939). Ed was a member of the party of eight or nine families that arrived in Visalia in October 1852 (San Francisco Chronicle 1914). Accompanying Ed were Judge Cutler, Tom Baker, Samuel C. Brown, Calhoun Roberts, Earle Lyons, a Mr. Russel, Robert Stevenson, Abe Murray, P. C. Mathews, Ruben Mathews, Warren Mathews, the Glenn Family, and Nathaniel Vise. Vise, as legend has it, is the namesake of Visalia (Fort Visalia Dedication 1981; Mitchell 1983). These early settlers were variously cattlemen, lawyers, doctors, merchants, and millwrights.

These early settlers were aware of the events at Woodsville so their first priority was to establish a defensive structure to become known as Fort Visalia. The Fort was constructed north of Mill Creek on the Subject Block (Visalia Morning Delta 1939; Mitchell 1983). The Fort measured approximately 60 feet square with 4 foot extensions on the corners to allow defenders to shoot the length of the wall under cover (Fort Visalia Dedication 1981; Visalia Morning Delta 1920; Figure 4-1).

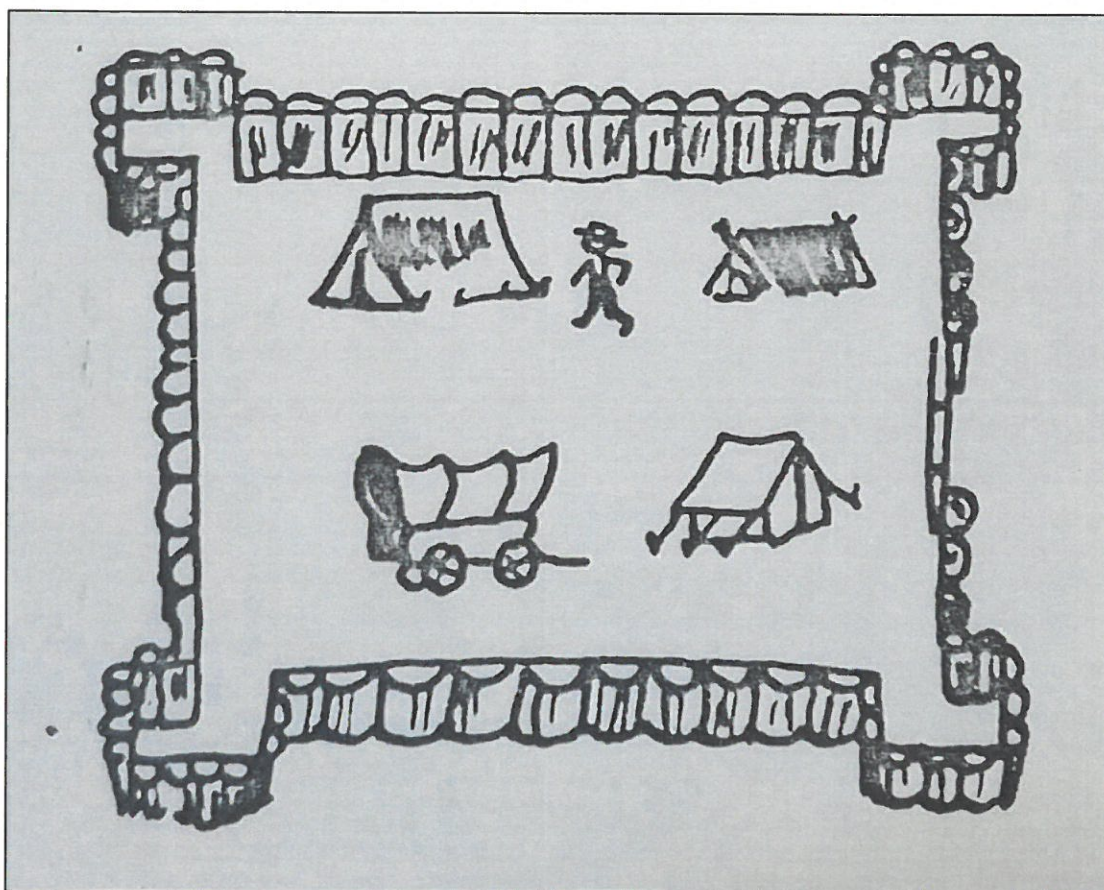


Figure 4-1 Illustration of Fort Visalia (Fort Visalia Dedication 1981).

The settlers constructed the fort walls by digging a 3–4-foot-deep trench and lining up large local oak split in half and set side by side (Visalia Morning Delta 1920). The logs were arranged vertically with the rounded unhewn side facing outward. Beneath the logs, at ground level, an earthen berm was constructed to defend against battering rams. Additionally, a tunnel was dug under one of the walls, which was not specified, to allow for access to the interior (Fort Visalia Dedication 1981). Initially the settlers lived in their covered wagons inside the fort walls. After the walls were constructed, the settlers set about to create the comforts of life. Ed Reynolds recounts a dance floor of puncheon timbers where the settlers danced to “old fiddle music” (Fort Visalia Dedication 1981; Visalia Morning Delta 1939). The residents also established church services and school during the winter of 1852–1853 (Mitchell 1983).

Fort Visalia proved to be short-lived. By the end of winter in 1853, settlers began to construct homes outside of the Fort, and the settlement expanded. In the spring of 1853, the first survey of the town site was conducted by Ed Reynolds (San Francisco Chronicle 1914). Spring also brought farming activities and soon fields were plowed and vegetables planted. As families moved out of the Fort and the community developed, the early residents established other economic endeavors. The Matthews brothers established a grist mill; Nathaniel Baker opened a general store, and others practiced law, medicine, and educated their children (Mitchell 1983).

4.3 THE LOCATION OF FORT VISALIA

Historic research has provided anecdotal evidence of the location of Fort Visalia. Reminiscences dating back to 1914 suggest the location is on the Subject Block (San Francisco Chronicle 1914). Later newspaper articles (Visalia Morning Delta 1920, 1939) and research by Mitchell (1983) have agreed with this conclusion. Unfortunately, no maps from the early settlement of Visalia exist. The earliest General Land Office Plat Maps (General Land Office 1855, 1867) do not depict a fort within any sections of Township 18 South Range 25 East. The first recorded Sanborn Insurance Map of Visalia (1885) omits the Subject Block altogether. This same pattern is seen on subsequent Sanborn Maps (1888, 1891). This block first appears on the 1898 Sanborn map and contains a series of residential dwellings, with no evidence of the Fort. An 1892 Map of Visalia also depicts the Subject Block but does not illustrate the Fort (Thompson 1892). Therefore, while not mapped, the abundance of recorded histories and reminiscences suggest the most likely location of the Fort is on the Subject Block.

4.4 OTHER POTENTIAL ARCHAEOLOGICAL RESOURCES

The 1898 Sanborn Fire Insurance Map depicts the subject block with numerous residential buildings and associated outbuildings. A restaurant was depicted at the northwest corner of Oak and Bridge streets. The structures appear to have been built between 1891 (prior Sanborn Map with no area coverage) and 1898. A large two-story dwelling at 28 East School Street has an “outhouse” at the rear of the lot. Other outbuildings identified as “coops” are depicted throughout the block and some of these structures may be other outhouses or privies. The 1900 Census lists the owner and occupier of 301 East School Street (formerly #28) as John Gibson, County Assessor. By 1922, the dwelling was converted to apartments which were still extant in 1950, when the east side of the block was occupied by lumber yards.

Currently the block contains five structures. There are three corrugated steel warehouses, one building, and one partially enclosed stucco clad warehouse with exposed roof brackets. The building set at an angle on the corner of Oak and Garden streets is a modest mid-century modern style building with a winged roof. These buildings were all built slab-on-grade and have resulted in minimal subsurface disturbance.

APPROACHES TO FUTURE ARCHAEOLOGICAL INVESTIGATIONS

As the historic research into Fort Visalia suggests, the most likely location of the Fort is the Subject Block. A review of Sanborn and aerial maps suggests little ground disturbance has occurred in the Subject Block and disturbance would have been limited to the construction of a few residential foundations and accompanying privies. It seems likely that archaeological evidence of the Fort may remain. Modern buildings (added since the 1950s) were all built slab-on-grade. It seems likely that archaeological evidence of the Fort could remain intact below the current ground surface.

Historic research shows that Fort Visalia represents a significant event in the history of the city representing its origins. Æ's staff believes that this research has exhausted the information to be found in historic documents and that archaeological investigation is the next step in seeking confirmation of the Fort's location and revealing what life was like in those early years.

Any archaeological deposits that may remain have the potential to provide information about those early years. However, as at all urban archaeological sites and developed city blocks, the information potential of any archaeological remains cannot be fully assessed until they are exposed. Therefore, the following paragraphs outline general approaches to feature identification and assessing what remains at the site of Fort Visalia.

5.1 FEATURE EVALUATION

In urban environments, unconsolidated fill generated by infilling, structure demolition, and grading and leveling, usually caps intact older surfaces and archaeological deposits, such as those that may remain of Fort Visalia. Such sediment deposits may contain high frequencies of later-period historical artifacts, but typically this fill lacks focus. Once removed, older surfaces can be identified and investigated for the presence/absence of earlier archaeological deposits and/or features.

Fort Visalia represents a unique part of the City's history and several types of deposits or features may be present below this level of fill. These include historical archaeological features such as structural remains of the Fort walls, pit features, refuse deposits, and privies.

5.1.1 Structural Remnants

The recorded history of Fort Visalia suggests the Fort structure was composed of an excavated wall trench in which upright logs were placed. Remnants of this structure may be present on the Subject Block. If structural remains of Fort Visalia are present, they will likely be in the form of soil-filled trenches where the original walls were placed and then the fill added around the logs. In addition, evidence of the tunnel dug underneath the wall may be present and contain archaeological refuse or fill dating to the occupation and abandonment of the Fort. It is uncertain if additional structures were built inside the fort or if during that first year or two wagons were used for the only enclosures. Since the logs were procured locally, there may be evidence of trimming and hewing outside the walls. Presumably, privies would have been dug and later filled.

5.1.2 Pit Features and Hollow Features

Before the days of organized refuse collection, natural depressions and manual dug and abandoned pits (e.g., privies, wells, cisterns) were used as receptacles for the waste products of everyday living—discarded tableware, broken or unwanted household furnishings and personal items, ceramic vessels, food scraps (bone, shell, or plant refuse), and glass and metal containers. These artifacts can tell a lot about local residents, their daily activities, and what they consumed. Such features may contain primary deposits that directly reflect daily activities at the Fort. Because the artifacts can often be dated, they are excellent sources of demographic data, dates of occupation, economic status, dietary information, or other social behavior. If such features exist at the Fort, they have much to tell us about those first years at the city.

5.1.3 Other Refuse Deposits

Other waste disposal activities can result in the development of sheet midden or localized refuse deposits in a discrete portion of a lot or in fill layers used to modify irregularities in the local landscape. These deposits are characterized by accumulations of artifacts and debris along a horizontal plane that can reach as much as several feet in depth. The usefulness of sheet midden archaeologically is similar to other refuse deposits in that it contains sealed artifact assemblages, and, if of any depth, can have stratigraphic context. Deposits of this nature can “provide evidence of change over time in ways that discrete caches—often the result of sudden, transitional change—cannot” (Costello et al. 1996:50).

5.2 AVENUES FOR FUTURE RESEARCH

Given the potential for archaeological deposits associated with Fort Visalia on the property, formal archaeological testing should be undertaken prior to any future development. If possible, any modern overburden such as asphalt or gravel would be carefully removed to allow for identification of historic surfaces, structural remains, pits, and/or layered interfaces. Subsequent testing might include backhoe trenching, excavation of shovel test pits, and use of controlled excavation units to assess the depositional environment of the Project lot and determine if historic deposits are present.

Prior to any testing, a formal work plan and research design should be drafted to guide archaeological investigations. This plan should be developed by a qualified Historical Archaeologist. The work plan should also consider the possibility for additional historic structural remains, pit features, and other archaeological materials associated with later historic development in the City and on the Subject Block. The 1898 and 1913 Sanborn Maps indicate numerous dwellings, privies, outbuildings, a restaurant, an auto shop, and chicken coops were all present on the property. These structures may have also contributed to the formation of archaeological deposits that would reflect historic development in the City over time.

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APPENDIX A

Records Search Results

CHRIS Data Request Form

ACCESS AND USE AGREEMENT NO.: _____ IC FILE NO.: _____

To: Southern San Joaquin Valley Information Center

Print Name: Mary Baloian Date: 07/09/18

Affiliation: Applied EarthWorks, Inc.

Address: 1391 W. Shaw Ave., Suite C

City: Fresno State: CA Zip: 93711

Phone: (559) 229-1856 Fax: (559) 229-2019 Email: mbaloian@appliedearthworks.com

Billing Address (if different than above): _____

Project Name / Reference: Fort Visalia

Project Street Address: _____

County: Tulare

Township/Range/UTMs: T 18S/R 25E, Section 29

USGS 7.5' Quad(s): Visalia (1949-PR1969)

PRIORITY RESPONSE (Additional Fee): yes ☐/ no ☒

TOTAL FEE NOT TO EXCEED: \$ 300.00

Special Instructions:

We are working with a 1/8-mile raduis.

We do not need maps or shapefiles. I cannot un-check the radial buttons, so please ignore the map selection choice. Please do not provide site records for prehistoric resources. We only need records for historic-era resources. See selections below for specifications.

Information Center Use Only

Date of CHRIS Data Provided for this Request: _____

Confidential Data Included in Response: yes ☐/ no ☒

Notes: _____

CHRIS Data Request Form

Include the following information (mark as necessary) for the records search area(s) shown on the attached map(s) or included in the associated shapefiles. Shapefiles are the current CHRIS standard format for digital spatial data products.

NOTE: All digital data products are subject to availability - check with the appropriate Information Center.

1. **Map Type Desired:** Digital map products will be provided only if they are available at the time of this request. *Regardless of what is requested, only hard copy hand-drawn maps will be provided for any part of the requested search area for which digital map products are not available at the time of this request.*
There is an additional charge for shapefiles, whether they are provided with or without Custom GIS Maps.

Mark one map choice only

Custom GIS Maps ☐ Shapefiles ☐ Custom GIS Maps and Shapefiles ☐ Hard Copy Hand-Drawn Maps only ☒

Any selection below left unmarked will be considered a "no."

2a.	Within project area	Within <u>0.125</u> radius
ARCHAEOLOGICAL Resource Locations ⁺	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
NON-ARCHAEOLOGICAL Resource Locations	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
Report Locations ⁺	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
Resource Database Printout* (list)	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
Resource Database Printout* (detail)	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
Resource Digital Database Records (spreadsheet) ⁺	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
Report Database Printout* (list)	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
Report Database Printout* (detail)	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
Report Digital Database Records (spreadsheet) ⁺	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
ARCHAEOLOGICAL Resource Record copies ^{**}	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
PDF <input checked="" type="radio"/> / Hard Copy <input type="radio"/>		
NON-ARCHAEOLOGICAL Resource Record copies ^{**}	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
PDF <input checked="" type="radio"/> / Hard Copy <input type="radio"/>		
Report copies ^{**} :	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
PDF <input checked="" type="radio"/> / Hard Copy <input type="radio"/>		
	Only directory listing	Associated documentation
OHP Historic Properties Directory ^{**}		
within project area	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
within <u>0.125</u> mi radius	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
OHP Archaeological Determinations of Eligibility ⁺		
within project area	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
within <u>0.125</u> mi radius	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
California Inventory of Historical Resources (1976):		
within project area	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>
within <u>0.125</u> mi radius	yes <input type="radio"/> / no <input checked="" type="radio"/>	yes <input type="radio"/> / no <input checked="" type="radio"/>

+ In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User under an active CHRIS Access and Use Agreement.

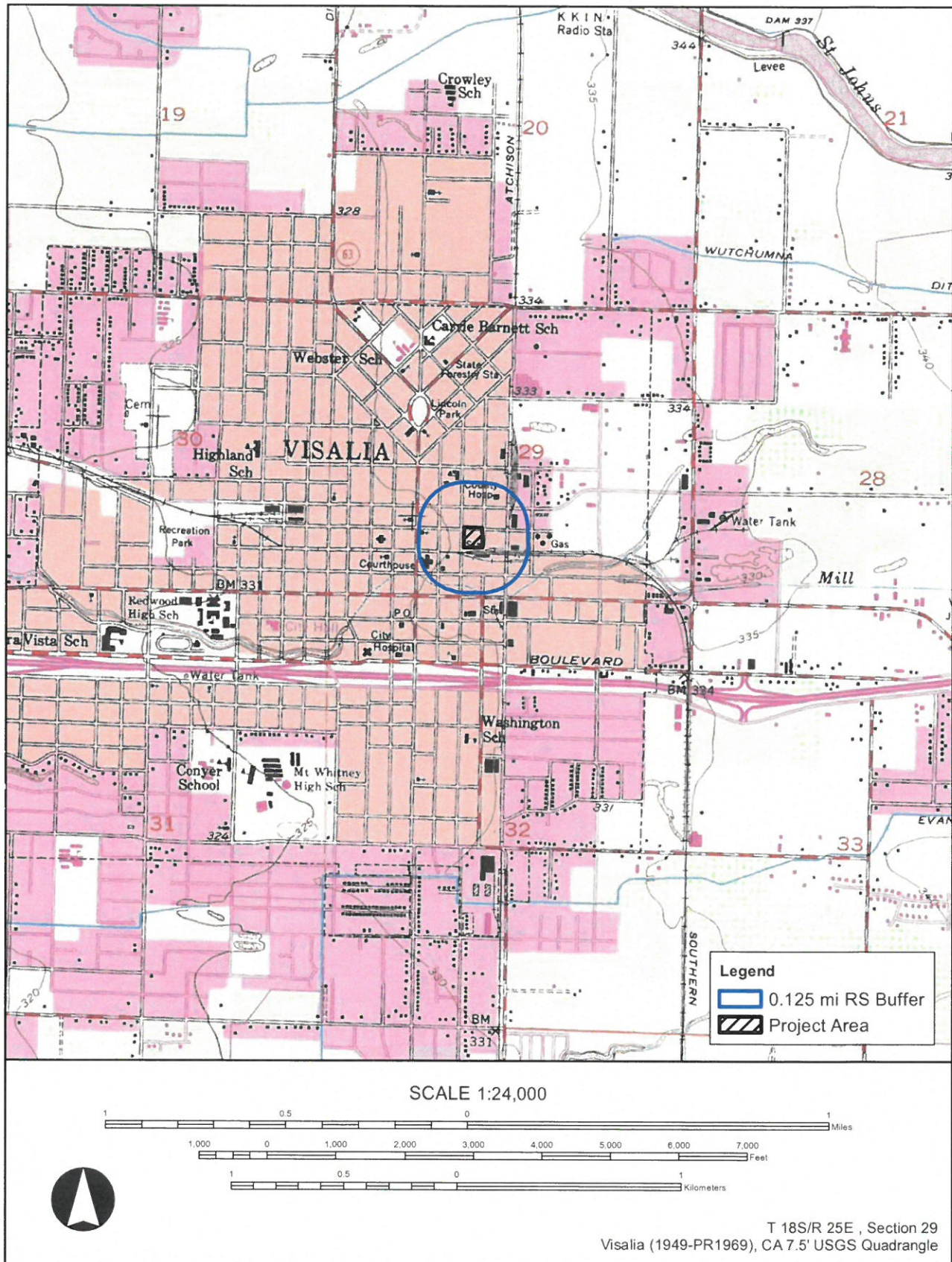
* These documents may be supplied as PDF files, if available

** Includes, but is not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys.

CHRIS Data Request Form

2b. Listed below are sources of additional information that may be available at the Information Center. Indicate if a review and documentation of any of the following types of information is requested.

Caltrans Bridge Survey	yes <input checked="" type="radio"/>	no <input type="radio"/>
Ethnographic Information	yes <input checked="" type="radio"/>	no <input type="radio"/>
Historical Literature	yes <input checked="" type="radio"/>	no <input type="radio"/>
Historical Maps	yes <input checked="" type="radio"/>	no <input type="radio"/>
Local Inventories	yes <input checked="" type="radio"/>	no <input type="radio"/>
GLO and/or Rancho Plat Maps	yes <input checked="" type="radio"/>	no <input type="radio"/>
Shipwreck Inventory	yes <input type="radio"/>	no <input checked="" type="radio"/>
Soil Survey Maps	yes <input checked="" type="radio"/>	no <input type="radio"/>



Records Search location map for the *For Visalia Project - AE3902*.

**California
Historical
Resources
Information
System**



Fresno
Kern
Kings
Madera
Tulare

Southern San Joaquin Valley Information Center
California State University, Bakersfield
Mail Stop: 72 DOB
9001 Stockdale Highway
Bakersfield, California 93311-1022
(661) 654-2289
E-mail: ssjvic@csub.edu
Website: www.csub.edu/ssjvic

7/24/2018

Mary Baloian
Applied EarthWorks, Inc.
1391 W. Shaw Ave., Suite C
Fresno, CA 93711

Re: Fort Visalia
Records Search File No.: 18-298

The Southern San Joaquin Valley Information Center received your record search request for the project area referenced above, located on the Visalia USGS 7.5' quad. The following reflects the results of the records search for the project area and the 0.125 mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☐ custom GIS maps ☐ shapefiles ☐ hand-drawn maps

Resources within project area:	3 resources (list enclosed)
Resources within 0.125 mile radius:	33 resources (list enclosed)
Reports within project area:	1 report (list enclosed)
Reports within 0.125 mile radius:	3 reports (list enclosed)

<u>Resource Database Printout (list):</u>	<input type="checkbox"/> enclosed <input checked="" type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>Resource Database Printout (details):</u>	<input checked="" type="checkbox"/> enclosed <input type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>Resource Digital Database Records:</u>	<input checked="" type="checkbox"/> enclosed <input type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>Report Database Printout (list):</u>	<input type="checkbox"/> enclosed <input checked="" type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>Report Database Printout (details):</u>	<input checked="" type="checkbox"/> enclosed <input type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>Report Digital Database Records:</u>	<input checked="" type="checkbox"/> enclosed <input type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>Resource Record Copies:</u>	<input checked="" type="checkbox"/> enclosed <input type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>Report Copies:</u>	<input checked="" type="checkbox"/> enclosed <input type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>OHP Historic Properties Directory:</u>	<input checked="" type="checkbox"/> enclosed <input type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>Archaeological Determinations of Eligibility:</u>	<input type="checkbox"/> enclosed <input type="checkbox"/> not requested <input checked="" type="checkbox"/> nothing listed
<u>CA Inventory of Historic Resources (1976):</u>	<input type="checkbox"/> enclosed <input type="checkbox"/> not requested <input checked="" type="checkbox"/> nothing listed

Caltrans Bridge Survey: Not available at SSJVIC; please see
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Ethnographic Information: Not available at SSJVIC

Historical Literature: Not available at SSJVIC

Historical Maps: Not available at SSJVIC; please see
<http://historicalmaps.arcgis.com/usgs/>

Local Inventories: Not available at SSJVIC

GLO and/or Rancho Plat Maps: Not available at SSJVIC; please see
<http://www.glorerecords.blm.gov/search/default.aspx#searchTabIndex=0&searchByTypeIndex=1> and/or
<http://www.oac.cdlib.org/view?docId=hb8489p15p;developer=local;style=oac4;doc.view=items>

Shipwreck Inventory: Not available at SSJVIC; please see
<http://www.slc.ca.gov/Info/Shipwrecks.html>

Soil Survey Maps: Not available at SSJVIC; please see
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,



Celeste M. Thomson
Coordinator

SSJVIC Record Search 18-298

Reports in PA: TU-	Reports in 1/8 Mi: TU-	Resources in PA: P-54-	Resources in 1/8 Mi: P-54-
1114	143	2449	2434
	161	2480	2435
	981	2489	2443
			2457
			2461
			2464
			2467
			2470
			2490
			2491
			2493
			2503
			2504
			3235
			3244
			3274
			3288
			3381
			4035
			4036
			4037
			4038
			4039
			4040
			4041
			4042
			4043
			4044
			4045
			4046
			4047
			4048
			4626

Report Detail: TU-00143

SSJVIC Record Search 18-298

Identifiers

Report No.: TU-00143

Other IDs:

Cross-refs:

Citation information

Author(s): Cantwell, R.J.

Year: 1976 (Oct)

Title: Archaeological Survey Report North Visalia Storm Sewer Project From Houston Southward to Main

Affiliation: Individual Consultant

No. pages: 5

No. maps: 1

Attributes: Archaeological, Field study

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

NEGATIVE

Associated resources

No. resources: 0

Has informals: No

Location information

County(ies): Tulare

USGS quad(s): Visalia

Address:

PLSS: T18S R25E Sec. 29 MDBM

Database record metadata

	Date	User	
Entered:	11/27/2013	ssjvic	
Last modified:	6/30/2016	user1	
IC actions:	Date	User	Action taken
	11/27/2013	ssjvic	report entered: cls
	6/30/2016	user1	Entered location: MMB
Record status:	Database Complete		

Report Detail: TU-00161

SSJVIC Record Search 18-298

Identifiers

Report No.: TU-00161

Other IDs:

Cross-refs:

Citation information

Author(s): Cantwell, R.J.

Year: 1976 (Oct)

Title: Archaeological Survey Report Tulare County Courthouse Building, Room 1

Affiliation: Individual Consultant

No. pages: 4

No. maps: 0

Attributes: Archaeological, Field study

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

NEGATIVE

Associated resources

No. resources: 0

Has informals: No

Location information

County(ies): Tulare

USGS quad(s): Visalia

Address:

PLSS:

Database record metadata

Date	User	
Entered: 11/27/2013	ssjvic	
Last modified: 6/30/2016	user1	
IC actions: Date	User	Action taken
11/27/2013	ssjvic	report entered: cls
Record status: Database Complete		

Report Detail: TU-00981

SSJVIC Record Search 18-298

Identifiers

Report No.: TU-00981

Other IDs:

Cross-refs:

Citation information

Author(s): Brewer, Christopher D.

Year: 1999 (May)

Title: Historic Property Assessment for the Proposed Visalia Senior Housing Project, City of Visalia, California

Affiliation: Vintage Resources

No. pages: 57

No. maps: 5

Attributes: Architectural/historical, Field study

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

Associated resources

No. resources: 0

Has informals: Yes

Location information

County(ies): Tulare

USGS quad(s): Visalia

Address: Address

City

Assessor's parcel no.

Zip code

094-334-08

094-334-09

PLSS: T18S R25E Sec. 29 MDBM

Database record metadata

Date	User	Action taken
Entered: 11/27/2013	ssjvic	
Last modified: 7/22/2016	user1	
IC actions: Date	User	
11/27/2013	ssjvic	report entered: cls
7/22/2016	user1	Entered report: MMB

Record status: Database Complete

Report Detail: TU-01114

SSJVIC Record Search 18-298

Identifiers

Report No.: TU-01114

Other IDs:

Cross-refs:

Citation information

Author(s): MacGlashan, Roberta

Year: 1979 (Mar)

Title: Survey Report City of Visalia

Affiliation: City of Visalia Planning Department

No. pages: 208

No. maps: 1

Attributes: Architectural/historical, Field study

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

NEGATIVE

Associated resources

No. resources: 0

Has informals: No

Location information

County(ies): Tulare

USGS quad(s): Visalia

Address:

PLSS:

Database record metadata

	Date	User	
Entered:	11/27/2013	ssjvic	
Last modified:	8/2/2016	user1	
IC actions:	Date	User	Action taken
	11/27/2013	ssjvic	report entered: cls
Record status:	Database Complete		

Resource Detail: P-54-002434

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002434

Trinomial:

Name: St. Mary's Convent; 520 N. Church

Other IDs:	Type	Name
	Resource Name	St. Mary's Convent
	Resource Name	520 N. Church
	OHP PRN	3277-0084-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP16 (Religious building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
1/1/1978	Pat Clevenger		Date listed as 1978

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address	City	Assessor's parcel no.	Zip code
520 N. Church	Visalia		93277

PLSS:

UTMs: Zone 11 294480mE 4023290mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	Action taken
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002435

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002435

Trinomial:

Name: 400 N. Church

Other IDs:	Type	Name
	Resource Name	400 N. Church
	OHP PRN	3277-0085-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP16 (Religious building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
1/1/1978	Pat Clevenger		Date listed as 1978

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	400 N. Church	Visalia		93277

PLSS:

UTMs: Zone 11 294470mE 4023120mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002443

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002443

Trinomial:

Name: Pacific House; 120 East Oak

Other IDs:	Type	Name
	Resource Name	Pacific House
	Resource Name	120 East Oak
	OHP PRN	3277-0093-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP05 (Hotel/motel)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/1/1979	Pat Clevenger		

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	120 East Oak	Visalia		93277

PLSS:

UTMs: Zone 11 294430mE 4023020mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002449

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002449

Trinomial:

Name: 312 East School

Other IDs:	Type	Name
	Resource Name	312 East School
	OHP PRN	3277-0099-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP02 (Single family property)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
1/1/1978	Pat Clevenger		Date listed as 1978

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	312 East School	Visalia		93277

PLSS:

UTMs: Zone 11 294600mE 4023100mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002457

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002457

Trinomial:

Name: Bradley Home; 420 North Court

Other IDs:	Type	Name
	Resource Name	Bradley Home
	Resource Name	420 North Court
	OHP PRN	3277-0107-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP02 (Single family property); HP04 (Ancillary building); HP30 (Trees/vegetation)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/18/1979	Walter Deissler		

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	420 North Court	Visalia		93277

PLSS:

UTMs: Zone 11 294370mE 4023180mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	Action taken
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002461

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002461

Trinomial:

Name: Southern Pacific Depot; 325 Oak Street

Other IDs:	Type	Name
	Resource Name	Southern Pacific Depot
	Resource Name	325 Oak Street
	OHP PRN	3277-0112-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP17 (Railroad depot); HP39 (Other)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
1/1/1979	Walter Deissler		Date listed as 1979

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	325 Oak Street	Visalia		93277

PLSS:

UTMs: Zone 11 294650mE 4022990mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002464

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002464

Trinomial:

Name: 319 North Church

Other IDs:	Type	Name
	Resource Name	319 North Church
	OHP PRN	3277-0114-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP02 (Single family property)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
1/1/1979	Pat Clevenger		Date listed as 1979

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	319 North Church	Visalia		93277

PLSS:

UTMs: Zone 11 294435mE 4023070mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	Action taken
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002467

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002467

Trinomial:

Name: Old Jail; Tulare County Jail; 204 East Oak

Other IDs:	Type	Name
	Resource Name	Old Jail
	Resource Name	Tulare County Jail
	Resource Name	204 East Oak
	OHP PRN	3277-0119-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP14 (Government building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
4/1/1979	Pat Clevenger	Historical Preservation Committee	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	204 East Oak	Visalia		93277

PLSS:

UTMs: Zone 11 294980mE 4023050mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	Action taken
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002470

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002470

Trinomial:

Name: "Tombstone" Johnston House; 320 North Church Street

Other IDs:	Type	Name
	Resource Name	"Tombstone" Johnston House
	Resource Name	320 North Church Street
	OHP PRN	3277-0122-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP03 (Multiple family property)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
	Pat Clevenger		Date not listed

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	320 North Church Street	Visalia		93277

PLSS:

UTMs: Zone 11 294480mE 4023185mN NAD27

Management status

Database record metadata

	Date	User	Action taken
Entered:	1/5/2015	user	
Last modified:	6/1/2016	cthompson	
IC actions:	Date	User	
	1/5/2015	user	Entered resource: MMB
Record status:	Database Complete		

Resource Detail: P-54-002480

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002480

Trinomial:

Name: 242 East Oak Street

Other IDs:	Type	Name
	Resource Name	242 East Oak Street
	OHP PRN	3277-0132-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
	Pat Clevenger		Date not listed

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	242 East Oak Street	Visalia		93277

PLSS:

UTMs: Zone 11 294550mE 4023050mN NAD27

Management status

Database record metadata

	Date	User	
Entered:	1/5/2015	user	
Last modified:	6/1/2016	cthompson	
IC actions:	Date	User	Action taken
	1/5/2015	user	Entered resource: MMB
Record status:	Database Complete		

Resource Detail: P-54-002489

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002489

Trinomial:

Name: 309 North Garden

Other IDs:	Type	Name
	Resource Name	309 North Garden
	OHP PRN	3277-0141-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
	Pat Clevenger		Date not listed

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	309 North Garden	Visalia		93277

PLSS:

UTMs: Zone 11 294620mE 4023045mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002490

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002490

Trinomial:

Name: 401-411 East Center Street

Other IDs: Type

Name

Resource Name

401-411 East Center Street

OHP PRN

3277-0142-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
	Rick Mangini		Date not listed

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address

401 - 411 East Center Street

City

Visalia

Assessor's parcel no.

Zip code

93277

PLSS:

UTMs: Zone 11 294725mE 4022880mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	Action taken
1/5/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002491

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002491

Trinomial:

Name: 417 East Center Street

Other IDs:	Type	Name
	Resource Name	417 East Center Street
	OHP PRN	3277-0143-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
	Rick Mangini		Date not listed

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	417 East Center Street	Visalia		93277

PLSS:

UTMs: Zone 11 294800mE 4022880mN NAD27

Management status

Database record metadata

Date	User	
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions:	Date	User
	1/5/2015	user
		Action taken
		Entered resource: MMB
Record status:	Database Complete	

Resource Detail: P-54-002493

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002493

Trinomial:

Name: Weishar House; 406 North Church Street

Other IDs:	Type	Name
	Resource Name	Weishar House
	Resource Name	406 North Church Street
	OHP PRN	3277-0145-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP02 (Single family property)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
4/1/1979	Pat Clevenger		

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	406 North Church Street	Visalia		93277

PLSS:

UTMs: Zone 11 294545mE 4023140mN NAD27

Management status

Database record metadata

Date	User	
Entered: 1/5/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions:	Date	User
	1/5/2015	user
		Action taken
		Entered resource: MMB
Record status:	Database Complete	

Resource Detail: P-54-002503

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002503

Trinomial:

Name: Methodist - Episcopal Church South; 320 North Court Street

Other IDs: Type

Name

Resource Name Methodist - Episcopal Church South

Resource Name 320 North Court Street

OHP PRN 3277-0155-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP16 (Religious building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/1/1979	Pat Clevenger	Historic Preservation Committee	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address

City

Assessor's parcel no.

Zip code

320 North Court Street

Visalia

93277

PLSS:

UTMs: Zone 11 294370mE 4023070mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/6/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	
1/6/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-002504

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-002504

Trinomial:

Name: Bank of America Building; Bank of Italy Building

Other IDs:	Type	Name
	Resource Name	Bank of America Building
	Resource Name	Bank of Italy Building
	OHP PRN	3277-0156-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
	R.F. Felchlin & Co.		Date listed as 21

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	128 East Main Street	Visalia		93277

PLSS:

UTMs: Zone 11 294650mE 4022820mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 1/6/2015	user	
Last modified: 6/1/2016	cthompson	
IC actions: Date	User	Action taken
1/6/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-003235

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-003235

Trinomial:

Name: State of California Employment Tax District Office, Department of Benefit Payments; 500 North Garden

Other IDs:	Type	Name
	Resource Name	State of California Employment Tax District Office, Department of Benefit Payments
	Resource Name	500 North Garden
	OHP PRN	3277-0003-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Unknown

Attribute codes: HP14 (Government building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/1/1979	Pat Clevenger		

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	500 North Garden	Visalia		93277

PLSS:

UTMs: Zone 11 294575mE 4023200mN NAD83 (NAD not listed)

Management status

Database record metadata

Date	User	
Entered: 2/10/2015	user	
Last modified: 6/1/2016	user1	
IC actions:	Date	User
	2/10/2015	user
		Action taken
		Entered resource: MMB
Record status:	Database Complete	

Resource Detail: P-54-003244

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-003244

Trinomial:

Name: 407 North Garden

Other IDs:	Type	Name
	Resource Name	407 North Garden
	OHP PRN	3277-0012-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Unknown

Attribute codes: HP02 (Single family property)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
	Pat Clevenger		Date not listed

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	407 North Garden	Visalia		93277

PLSS:

UTMs: Zone 11 294530mE 4023140mN NAD83 (NAD not listed)

Management status

Database record metadata

Date	User	Action taken
Entered: 2/10/2015	user	
Last modified: 6/1/2016	user1	
IC actions: Date	User	
2/10/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-003274

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-003274

Trinomial:

Name: Tulare County Welfare Department; Tulare County Courthouse; 210 North Court Street

Other IDs:	Type	Name
	Resource Name	Tulare County Welfare Department
	Resource Name	Tulare County Courthouse
	Resource Name	210 North Court Street
	OHP PRN	3277-0031-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Unknown

Attribute codes: HP14 (Government building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
	K.K. Smith		Date not listed

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	210 North Court Street	Visalia		93277

PLSS:

UTMs: Zone 11 294400mE 4022960mN NAD27 (NAD not listed)

Management status

Database record metadata

Date	User	Action taken
Entered: 2/10/2015	user	
Last modified: 6/1/2016	user1	
IC actions: Date	User	
2/10/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-003288

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-003288

Trinomial:

Name: The Depot Restaurant; Santa Fe Depot; 207 East Oak Street

Other IDs:	Type	Name
	Resource Name	The Depot Restaurant
	Resource Name	Santa Fe Depot
	Resource Name	207 East Oak Street
	OHP PRN	3277-0045-0000

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Unknown

Attribute codes: HP17 (Railroad depot); HP18 (Train); HP29 (Landscape architecture); HP30 (Trees/vegetation)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/18/1979	Walter Deissler		

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:	Address	City	Assessor's parcel no.	Zip code
	207 East Oak Street	Visalia		93277

PLSS:

UTMs: Zone 11 294500mE 4022980mN NAD27

Management status

Database record metadata

Date	User	Action taken
Entered: 2/10/2015	user	
Last modified: 6/1/2016	user1	
IC actions: Date	User	
2/10/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-003381

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-003381

Trinomial: CA-TUL-002294H

Name: Visalia Maintenance Station; Camp Babbitt; Visalia Dump

Other IDs:	Type	Name
	Resource Name	Visalia Maintenance Station
	Resource Name	Camp Babbitt
	Resource Name	Visalia Dump

Cross-refs:

Attributes

Resource type: Site

Age: Historic

Information base: Survey

Attribute codes: AH04 (Privies/dumps/trash scatters)

Disclosure: Not for publication

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
	Jeanne Binning, Philip Chick	Caltrans	Summer of 1998
4/10/1996	Steven Ptomey	Caltrans District 6	[UPDATE]

Associated reports

Report No.	Year	Title	Affiliation
TU-01309	2006	Extended Phase I Report for CA-TUL-2294H, Visalia Maintenance Center, Visalia, Tulare County, California.	California Department of Transportation

Location information

County: Tulare

USGS quad(s): Visalia

Address:

PLSS: T18S R25E NW¼ of SE¼ of Sec. 29 MDBM

UTMs: Zone 11 mE mN NAD83 (mE: 110294951; mN: 4023228; NAD not listed)

Management status

Database record metadata

Date	User	Action taken
Entered: 2/11/2015	user	
Last modified: 2/11/2015	user	
IC actions: Date	User	
2/11/2015	user	Entered resource: MMB
Record status:	Database Complete	

Resource Detail: P-54-004035

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004035

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Site

Age: Historic

Information base: Survey

Attribute codes: HP39 (Other)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetrios	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004036

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004036

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP08 (Industrial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetreos	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address	City	Assessor's parcel no.	Zip code
309 North Santa Fe	Visalia	94-284-005	93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004037

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004037

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetreos	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address

319 North Santa Fe

City

Visalia

Assessor's parcel no.

094-284-004

Zip code

93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004038

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004038

Trinomial:

Name: Downtown Transit Center Ape

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetreos	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address	City	Assessor's parcel no.	Zip code
329 East Santa Fe	Visalia	94-284-04	93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004039

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004039

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetreos	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address	City	Assessor's parcel no.	Zip code
204 East Santa Fe	Visalia	094-240-13	93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004040

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004040

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Site

Age: Historic

Information base: Survey

Attribute codes: HP39 (Other)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetrios	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address

214 East Santa Fe

City

Visalia

Assessor's parcel no.

094-240-35

Zip code

93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004041

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004041

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetrios	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address:

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004042

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004042

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetreos	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address	City	Assessor's parcel no.	Zip code
330 North Santa Fe	Visalia	094-240-01	93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004043

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004043

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetreos	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address	City	Assessor's parcel no.	Zip code
300 East Center	Visalia	094-285-001	93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004044

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004044

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetreos	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address

308 East Center Street

City

Visalia

Assessor's parcel no.

094-285-010

Zip code

93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004045

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004045

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type

Name

Resource Name

Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetrios	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address

City

Assessor's parcel no.

Zip code

310 East Center Street

Visalia

094-285-009

93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004046

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004046

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type Name

Resource Name Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetrios	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Visalia

Address: Address

400 East Center Street

City

Visalia

Assessor's parcel no.

094-285-008

Zip code

93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/19/2015	user	
Last modified: 2/19/2015	user	
IC actions: Date	User	
2/19/2015	user	Entered resource: MMB
Record status: Database Complete		

Resource Detail: P-54-004047

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004047

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type

Name

National Register

DOE-54-01-0009-0000

Resource Name

Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP06 (1-3 story commercial building) - 1-3 story commercial building

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

no UTM's given

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetrios	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Tulare

Address: Address

City

Assessor's parcel no.

Zip code

330 N. Bridge St.

Visalia

94-284-04

93291

PLSS: T18S R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date User

Entered: 2/23/2015 user

Last modified: 2/23/2015 user

IC actions: Date User

Action taken

2/23/2015 user

Data entry. ST

Record status: Database Complete

Resource Detail: P-54-004048

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004048

Trinomial:

Name: Downtown Transit Center APE

Other IDs: Type

Name

National Register

DOE-54-01-0010-0000

Resource Name

Downtown Transit Center APE

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Survey

Attribute codes: HP08 (Industrial building) - Industrial building

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

No UTM's given and township incorrectly entered.

Recording events

Date	Recorder(s)	Affiliation	Notes
2/28/2001	Corine Demetrios	TPG Consulting, Inc.	

Associated reports

Location information

County: Tulare

USGS quad(s): Tulare

Address: Address

City

Assessor's parcel no.

Zip code

302 E. Garden

Visalia

094-283-001

93291

PLSS: T R25E NE¼ of SW¼ of Sec. 29 MDBM

UTMs:

Management status

Database record metadata

Date	User	Action taken
Entered: 2/23/2015	user	
Last modified: 2/23/2015	user	
IC actions: Date	User	Action taken
2/23/2015	user	data entry. ST
Record status: Database Complete		

Resource Detail: P-54-004626

SSJVIC Record Search 18-298

Identifying information

Primary No.: P-54-004626
Trinomial: CA-TUL-002880H
Name: Southern Pacific Railroad; San Joaquin Valley Railroad
Other IDs:

Type	Name
Resource Name	Southern Pacific Railroad
Resource Name	San Joaquin Valley Railroad

Cross-refs: Subsumes 54-004019
Subsumes 54-004834
Subsumes 54-004813
Subsumes 54-004898
Subsumes 54-005055
Subsumes 54-003902
Extends into another county as 10-003930
Extends into another county as 15-002050
Extends into another county as 16-000122

Attributes

Resource type: Structure
Age: Historic
Information base: Survey
Attribute codes: AH07 (Roads/trails/railroad grades); HP11 (Engineering structure); HP39 (Other) - Railroad grade
Disclosure: Unrestricted
Collections: No
Accession no(s):
Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
2/23/2001	S. Ashkar, C. Fish	Jones & Stokes	
6/9/2009	Joseph Freeman and Jarma Jones	JRP Historical Consulting, LLC.	[UPDATE]
5/8/2012	M. O'Neill, M. Walton	Pacific Legacy, Inc.	[UPDATE]
2/1/2017	Josh Tibbett	Applied EarthWorks, Inc.	[UPDATE]
10/31/2017	Joy Lloyd	Applied EarthWorks, Inc.	[SUPPLEMENT]

Associated reports

Report No.	Year	Title	Affiliation
TU-01783	2017	Cultural Resource Inventory for the Deep Creek Restoration Project in Farmersville, Tulare County, California	Applied EarthWorks, Inc.

Location information

County: Tulare
USGS quad(s): Exeter, Ivanhoe, Monson, Porterville, Visalia
Address:
PLSS: T21S R27E NW¼ of SE¼ of Sec. 15 MDBM
T18S R25E Sec. 12 MDBM
T19S R25E NE¼ of SE¼ of Sec. 3 MDBM
T17S R25E SE¼ of NW¼ of Sec. 35 MDBM
UTMs: Zone 10 316621mE 3996588mN NAD83 (NAD not listed)
Zone 11 308239mE 4017323mN NAD27
Zone 11 298596mE 4020151mN NAD83 (South)
Zone 11 298968mE 4031520mN NAD83 (North)

Resource Detail: P-54-004626

SSJVIC Record Search 18-298

Management status

Database record metadata

<i>Date</i>	<i>User</i>	
<i>Entered:</i> 7/14/2013	ssjvic	
<i>Last modified:</i> 2/13/2018	User	
<i>IC actions:</i> <i>Date</i>	<i>User</i>	<i>Action taken</i>
7/14/2013	ssjvic	primary entered: cls
12/2/2014	user	Entered location: MMB
1/23/2017	User	subsumed all known SP RR records into this number: cls
6/14/2017	User	entered update: cls
1/5/2018	User	entered supplement: cls

Record status: Database Complete

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for TULARE County.											
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
051864		444 W KERN AVE		TULARE	U	1899	HIST. SURV.	3274-0059-0120		7N	
051742		1305 W KERN AVE		TULARE	P	1930	HIST. SURV.	3274-0055-0000		5S2	
051913		136 W KING AVE		TULARE	U	1906	HIST. SURV.	3274-0059-0169		7N	
051798		227 W KING AVE		TULARE	P	1915	HIST. SURV.	3274-0059-0053		7N	
051809		228 W KING AVE	BRICK RAILROAD HOUSE	TULARE	U	1870	HIST. SURV.	3274-0059-0065		7N	
051787		233 W KING AVE	BRICK RAILROAD HOUSE	TULARE	P	1870	HIST. SURV.	3274-0059-0042		7N	
051789		234 W KING AVE	BRICK RAILROAD HOUSE	TULARE	P	1870	HIST. SURV.	3274-0059-0044		7N	
051805		239 W KING AVE	BRICK RAILROAD HOUSE	TULARE	P	1870	HIST. SURV.	3274-0059-0061		7N	
051791		240 W KING AVE	BRICK RAILROAD HOUSE	TULARE	P	1870	HIST. SURV.	3274-0059-0046		7N	
051783		246 W KING AVE	BRICK RAILROAD HOUSE	TULARE	P	1870	HIST. SURV.	3274-0059-0038		7N	
051786		247 W KING AVE	BRICK RAILROAD HOUSE	TULARE	P	1870	HIST. SURV.	3274-0059-0041		7N	
131386		669 W MATHENY AVE		TULARE	P	1946	HIST. RES.	DOE-54-02-0006-0000	06/05/02	6Y	
							PROJ. REVW.	HUD020506Q	06/05/02	6Y	
051908		109 W OWENS AVE		TULARE	U	1910	HIST. SURV.	3274-0059-0164		7N	
051831		236 W SAN JOAQUIN AVE		TULARE	U	1908	HIST. SURV.	3274-0059-0087		7N	
051830		247 W SAN JOAQUIN AVE		TULARE	U	1927	HIST. SURV.	3274-0059-0086		7N	
051686		88 W TULARE AVE	LIBRARY HALL, SENIOR CITIZENS CENT	TULARE	P	1882	HIST. SURV.	3274-0003-0000		5S2	
051784		120 W TULARE AVE	MARY CARTMILL HOUSE	TULARE	P	1885	HIST. SURV.	3274-0059-0039		7N	
051865		126 W TULARE AVE		TULARE	U	1895	HIST. SURV.	3274-0059-0121		7N	
051868		135 W TULARE AVE	L. A. PRATT BUILDING	TULARE	P	1888	HIST. SURV.	3274-0059-0064		7N	
051753		220 W TULARE AVE	TULARE CONGREGATIONAL CHURCH PARSO	TULARE	P	1907	HIST. SURV.	3274-0059-0008		7N	
051826		250 W TULARE AVE		TULARE	P	1887	HIST. SURV.	3274-0059-0082		7N	
051781		304 W TULARE AVE	DR W F CARTMILL HOUSE	TULARE	U	1885	HIST. SURV.	3274-0059-0036		7N	
051796		305 W TULARE AVE	D L WILSON HOUSE	TULARE	P	1873	HIST. SURV.	3274-0059-0051		7N	
051827		320 W TULARE AVE		TULARE	U	1925	HIST. SURV.	3274-0059-0083		7N	
051829		327 W TULARE AVE		TULARE	U	1875	HIST. SURV.	3274-0059-0085		7N	
051806		346 W TULARE AVE	TARKINGTON HOUSE	TULARE	P	1888	HIST. SURV.	3274-0059-0062		7N	
051840		504 W TULARE AVE		TULARE	U	1910	HIST. SURV.	3274-0059-0096		7N	
051793		545 W TULARE AVE	J F MOODY HOUSE	TULARE	P	1912	HIST. SURV.	3274-0059-0048		7N	
051748		709 W TULARE AVE	AL HIGGINS HOUSE	TULARE	P	1891	HIST. SURV.	3274-0059-0003		7N	
051716		846 W TULARE AVE		TULARE	P	1900	HIST. SURV.	3274-0029-0000		7N	
051720		805 WRIGHT WY		TULARE	P	1895	HIST. SURV.	3274-0033-0000		5S2	
172980			ROCKYFORD CANAL	(VIC) TULARE	D	1950	PROJ. REVW.	BURC80605B	08/29/08	5Y	
051684	SR 137		BRIDGE #46-115	(VIC) TULARE	S	1920	HIST. SURV.	3274-0001-0000		7R	
067707			PERSIAN DITCH-SEGMENT 3	VISALIA	U	1854	HIST. RES.	DOE-54-90-0037-0000	05/21/90	2S2	AC
127065			EVANS DITCH	VISALIA	Y		PROJ. REVW.	FHWA900423A	05/21/90	2S2	AC
				VISALIA			PROJ. REVW.	COEC51031A	03/06/06	5Y	
				VISALIA			HIST. RES.	DOE-54-99-0006-0000	11/15/99	5Y	
126346			ATCHISON, TOPEKA, AND SANTA FE RAI	VISALIA	P	1898	PROJ. REVW.	FHWA990927A	11/15/99	5Y	
				VISALIA			HIST. RES.	DOE-54-00-0005-0000	02/25/00	5Y	
185270			PERSIAN DITCH-SEGMENT 1	VISALIA	U	1854	PROJ. REVW.	FHWA000203A	02/25/00	5Y	
185271			PERSIAN DITCH-SEGMENT 2	VISALIA	U	1854	PROJ. REVW.	FHWA900423A	05/21/90	5Y	
185272			PERSIAN DITCH-SEGMENT 4	VISALIA	U	1854	PROJ. REVW.	FHWA900423A	05/21/90	5Y	
113968	AVE 368		SEQUOIA FIELD/VISALIA-DINUBA SCHOO	VISALIA	M	1941	HIST. RES.	NPS-99001591-9999	01/18/98	1S	A
				VISALIA			NAT. REG.	54-0010	01/18/98	3S	A
126517	AVE 368		SEQUOIA FIELD LINK TRAINING BLDG/M	VISALIA	M	1941	HIST. RES.	NPS-99001591-0023	06/09/00	5X	
126510	AVE 368		SEQUOIA FIELD CADET BARRACKS/SHOP	VISALIA	M		HIST. RES.	NPS-99001591-0017	06/09/00	5X	
126512	AVE 368		SEQUOIA FIELD BASE HOSPITAL/TCSD D	VISALIA	M		HIST. RES.	NPS-99001591-0018	06/09/00	1D	A
126480	AVE 368		SEQUOIA FIELD GROUND ACCESS ROAD	VISALIA	M	1941	HIST. RES.	NPS-99001591-0002	06/09/00	1D	A
126513	AVE 368		SEQUOIA FIELD CADET GROUND SCHOOL	VISALIA	M		HIST. RES.	NPS-99001591-0019	06/09/00	1D	A
126482	AVE 368		SEQUOIA FIELD FLAG POLE	VISALIA	M		HIST. RES.	NPS-99001591-0004	06/09/00	1D	A
126514	AVE 368		SEQUOIA FIELD CADET GROUND SCHOOL/	VISALIA	M		HIST. RES.	NPS-99001591-0020	06/09/00	1D	A
126484	AVE 368		SEQUOIA FIELD CADET BARRACKS/ADULT	VISALIA	M		HIST. RES.	NPS-99001591-0006	06/09/00	1D	A

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for TULARE COUNTY.

Page 40

03-18-13

CRIT

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-EAT	NRS
126515	AVE 368		SEQUOIA FIELD REC, CANTEN, MESS H	VISALIA	M	1941	HIST.RES.	NPS-99001591-0021	06/09/00	1D A
126486	AVE 368		SEQUOIA FIELD CADET BARRACKS/ADULT	VISALIA	M		HIST.RES.	NPS-99001591-0008	06/09/00	1D A
126516	AVE 368		SEQUOIA FIELD ADMIN BLDG/WOMEN'S C	VISALIA	M	1941	HIST.RES.	NPS-99001591-0022	06/09/00	6X
126488	AVE 368		SEQUOIA FIELD CADET BARRACKS/ADULT	VISALIA	M		HIST.RES.	NPS-99001591-0010	06/09/00	1D A
126529	AVE 368		SEQUOIA FIELD RUNWAY AND PARKING A	VISALIA	M		HIST.RES.	NPS-99001591-0035	06/09/00	1D A
126502	AVE 368		SEQUOIA FIELD CADET BARRACKS/TULAR	VISALIA	M		HIST.RES.	NPS-99001591-0012	06/09/00	1D A
126528	AVE 368		SEQUOIA FIELD NORTH HANGAR	VISALIA	M		HIST.RES.	NPS-99001591-0034	06/09/00	1D A
126519	AVE 368		SEQUOIA FIELD PARKING LOT / ACC ST	VISALIA	M		HIST.RES.	NPS-99001591-0025	06/09/00	1D A
126518	AVE 368		SEQUOIA FIELD CHARGE ROOM/ADULT CO	VISALIA	M		HIST.RES.	NPS-99001591-0024	06/09/00	1D A
126506	AVE 368		SEQUOIA FIELD CADET BARRACKS / TUL	VISALIA	M		HIST.RES.	NPS-99001591-0015	06/09/00	6X
126509	AVE 368		SEQUOIA FIELD CADET BARRACKS	VISALIA	M		HIST.RES.	NPS-99001591-0016	06/09/00	6X
126474	AVE 368		CAPTAIN DARRELL R. LINDSEY MEMORIA	VISALIA	M	1998	HIST.RES.	NPS-99001591-0001	06/09/00	6X
126481	AVE 368		SEQUOIA FIELD PARADE GROUND	VISALIA	M		HIST.RES.	NPS-99001591-0003	06/09/00	1D A
126483	AVE 368		SEQUOIA FIELD ADULT CORRECTION CEN	VISALIA	M	1941	HIST.RES.	NPS-99001591-0005	06/09/00	1D A
126485	AVE 368		SEQUOIA FIELD CADET BARRACKS/ADULT	VISALIA	M		HIST.RES.	NPS-99001591-0007	06/09/00	1D A
126487	AVE 368		SEQUOIA FIELD CADET BARRACKS/ADULT	VISALIA	M		HIST.RES.	NPS-99001591-0009	06/09/00	1D A
126489	AVE 368		SEQUOIA FIELD CADET BARRACKS/TULAR	VISALIA	M		HIST.RES.	NPS-99001591-0011	06/09/00	1D A
126504	AVE 368		SEQUOIA FIELD CADET BARRACKS/TULAR	VISALIA	M		HIST.RES.	NPS-99001591-0013	06/09/00	1D A
126505	AVE 368		SEQUOIA FIELD BUILDING/TULAR CO.	VISALIA	M		HIST.RES.	NPS-99001591-0014	06/09/00	6X
126527	AVE 368		SEQUOIA FIELD FLIGHT OFFICE/TBM IN	VISALIA	M		HIST.RES.	NPS-99001591-0030	06/09/00	1D A
126526	AVE 368		SEQUOIA FIELD CONTROL TOWER	VISALIA	M		HIST.RES.	NPS-99001591-0032	06/09/00	1D A
126524	AVE 368		CONCRETE BLOCK WALL	VISALIA	M		HIST.RES.	NPS-99001591-0030	06/09/00	6X
126523	AVE 368		LAVATORY AND RESTROOM	VISALIA	M	1995	HIST.RES.	NPS-99001591-0029	06/09/00	6X
126522	AVE 368		TCSD CRIME LABORATORY AND EVIDENCE	VISALIA	M		HIST.RES.	NPS-99001591-0028	06/09/00	6X
126521	AVE 368		SEQUOIA FIELD WATER TANK	VISALIA	M	1992	HIST.RES.	NPS-99001591-0027	06/09/00	6X
126520	AVE 368		SEQUOIA FIELD HANGARS AND PARKING	VISALIA	M		HIST.RES.	NPS-99001591-0025	06/09/00	1D A
126525	AVE 368		SEQUOIA FIELD SOUTH HANGAR	VISALIA	M		HIST.RES.	NPS-99001591-0031	06/09/00	1D A
052144	17429 AVE 394		MORIONAS ORANGE PROCESSING SHED	VISALIA	P	1925	HIST.SURV.	3277-0166-0000	06/01/01	7R
052120	401 CENTER ST			VISALIA	P	1890	HIST.SURV.	3277-0142-0000	12/31/10	5S2
052083	113 CYPRESS AVE			VISALIA	P	1895	HIST.SURV.	3277-0105-0000	06/01/01	6Y
181035	1748 E CALDWELL AVE			VISALIA	P	1955	PROJ.REVM.	FCC101222A	06/01/01	6Y
128377	300 E CENTER ST			VISALIA	P	1965	HIST.RES.	DOE-54-01-0011-0000	06/01/01	6Y
128378	308 E CENTER ST			VISALIA	P	1949	PROJ.REVM.	FTA010410A	06/01/01	6Y
128379	310 E CENTER ST			VISALIA	P	1947	PROJ.REVM.	FTA010410A	06/01/01	6Y
128380	400 E CENTER ST			VISALIA	P	1974	PROJ.REVM.	FTA010410A	06/01/01	6Y
052121	417 E CENTER ST			VISALIA	P	1890	HIST.SURV.	3277-0143-0000	09/10/91	5S2
072938	3549 E DOUGLAS AVE			VISALIA	U	1940	PROJ.REVM.	HUD910903B	12/27/00	6Y
126768	420 E DOUGLAS ST			VISALIA	P	1938	HIST.RES.	DOE-54-00-0010-0000	12/27/00	6Y
128376	302 E GARDEN ST			VISALIA	P	1929	PROJ.REVM.	HUD000707G	06/01/01	6Y
163305	3143 E HOUSTON AVE			VISALIA	P	1955	PROJ.REVM.	FTA010410A	06/01/01	6Y
163306	3203 E HOUSTON AVE			VISALIA	P	1925	PROJ.REVM.	FHWA060407A	04/27/06	6Y
163308	3223 E HOUSTON AVE			VISALIA	P	1920	PROJ.REVM.	FHWA060407A	04/27/06	6Y
163307	3227 E HOUSTON AVE			VISALIA	P	1915	PROJ.REVM.	FHWA060407A	04/27/06	6Y
163309	3307 E HOUSTON AVE			VISALIA	P	1920	PROJ.REVM.	FHWA060407A	04/27/06	6Y
163310	3321 E HOUSTON AVE			VISALIA	P	1958	PROJ.REVM.	FHWA060407A	04/27/06	6Y
163312	3347 E HOUSTON AVE			VISALIA	P	1948	PROJ.REVM.	FHWA060407A	04/27/06	6Y
163311	3349 E HOUSTON AVE			VISALIA	P	1932	PROJ.REVM.	FHWA060407A	04/27/06	6Y
163313	3631 E HOUSTON AVE			VISALIA	P	1957	PROJ.REVM.	FHWA060407A	04/27/06	6Y
163314	3933 E HOUSTON AVE			VISALIA	P		PROJ.REVM.	FHWA060407A	04/27/06	6Y

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for TULARE County.											
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NPS	CRIT
163315	3944	E HOUSTON AVE		VISALIA	P	1920	PROJ. REVW.	FHWA060407A	04/27/06	6Y	
052134	128	E MAIN ST	BANK OF ITALY BUILDING/BANK OF AME	VISALIA	P	1722	HIST. RES.	NPS-82002280-0000	04/01/82	1S	
							HIST. SURV.	3277-0156-0000	01/01/82	1S	
052071	120	E OAK ST	PACIFIC HOUSE	VISALIA	P	1888	HIST. SURV.	3277-0028-0000		3S	
052097	204	E OAK ST	TULARE COUNTY JAIL, OLD JAIL	VISALIA	C	1889	TAX. (NPS)	029083CA	08/10/83	7N	
052023	207	E OAK ST	SANTE FE DEPOT, DEPOT RESTAURANT	VISALIA	P	1914	HIST. SURV.	3277-0119-0000		3S	
052118	214	E OAK ST		VISALIA	P	1910	HIST. SURV.	3277-0045-0000		3S	
052110	242	E OAK ST		VISALIA	P	1910	HIST. SURV.	3277-0140-0000		5S2	
052091	410	E RACE ST	ELECTRO-PLATING BUILDING	VISALIA	P	1921	HIST. SURV.	3277-0132-0000		5S2	
052090	420	E RACE ST	VISALIA MANUFACTURING COMPANY, THE	VISALIA	M	1921	HIST. SURV.	3277-0113-0000		3S	
128381	204	E SANTA FE AVE		VISALIA	P	1928	HIST. RES.	DOE-54-01-0015-0000	06/01/01	6Y	
128382	214	E SANTA FE AVE		VISALIA			PROJ. REVW.	FTA010410A	06/01/01	6Y	
128374	329	E SANTA FE AVE		VISALIA		1991	HIST. RES.	DOE-54-01-0016-0000	06/01/01	6Y	
							PROJ. REVW.	FTA010410A	06/01/01	6Y	
052077	312	E SCHOOL ST		VISALIA	P	1896	HIST. SURV.	3277-0099-0000		5S2	
051989	627	ENCINA ST	KELSEY HOUSE	VISALIA	P	1909	HIST. SURV.	3277-0011-0000		7R	
051992	727	HIGHLAND AVE		VISALIA	P	1911	HIST. SURV.	3277-0014-0000		7R	
163316	14657	IVANHOE DR		VISALIA	P	1918	PROJ. REVW.	FHWA060407A	04/27/06	6Y	
163317	14871	IVANHOE DR		VISALIA	P	1900	PROJ. REVW.	FHWA060407A	04/27/06	6Y	
163319	14962	IVANHOE DR		VISALIA	P	1910	PROJ. REVW.	FHWA060407A	04/27/06	6Y	
163320	15026	IVANHOE DR		VISALIA	P	1930	PROJ. REVW.	FHWA060407A	04/27/06	6Y	
163321	15059	IVANHOE DR		VISALIA	P	1920	PROJ. REVW.	FHWA060407A	04/27/06	6Y	
163318	14892	IVANHOE RD		VISALIA	P	1934	PROJ. REVW.	FHWA060407A	04/27/06	6Y	
052135	60	MAIN ST	THE VISALIA SADDLE COMPANY	VISALIA	P	1869	HIST. SURV.	3277-0157-0000		7R	
051983	1220	MAIN ST		VISALIA	P	1942	HIST. SURV.	3277-0005-0000		7R	
051980	128	MINERAL KING AVE	MASONIC TEMPLE	VISALIA	P	1937	HIST. SURV.	3277-0002-0000		7R	
051994	800	MINERAL KING AVE		VISALIA	M	1930	HIST. SURV.	3277-0016-0000		7R	
126349	11590	MOONEY BLVD		VISALIA	P	1915	HIST. RES.	DOE-54-00-0008-0000	02/25/00	6Y	
126348	25662	MOONEY BLVD		VISALIA	P	1942	PROJ. REVW.	FHWA000203A	02/25/00	6Y	
128375	300	N BRIDGE ST		VISALIA	P	1991	HIST. RES.	DOE-54-00-0007-0000	02/25/00	6Y	
							PROJ. REVW.	FHWA000203A	02/25/00	6Y	
052092	319	N CHURCH ST		VISALIA	P	1884	PROJ. REVW.	FTA010410A	06/01/01	6Y	
052100	320	N CHURCH ST	TOMBSTONE JOHNSON HOUSE	VISALIA	P	1887	HIST. SURV.	3277-0114-0000		3S	
052063	400	N CHURCH ST		VISALIA	P	1914	HIST. SURV.	3277-0122-0000		5S2	
052123	406	N CHURCH ST	WEISHAR HOUSE	VISALIA	P	1903	HIST. SURV.	3277-0085-0000		5S2	
052062	520	N CHURCH ST	ST MARY'S CONVENT	VISALIA	P	1910	HIST. SURV.	3277-0145-0000		5S2	
052105	601	N CHURCH ST		VISALIA	P	1917	HIST. SURV.	3277-0084-0000		5S2	
052106	605	N CHURCH ST		VISALIA	P	1911	HIST. SURV.	3277-0127-0000		5S2	
052116	608	N CHURCH ST	ST. MARY'S RECTORY	VISALIA	P	1911	HIST. SURV.	3277-0128-0000		5S2	
052109	609	N CHURCH ST		VISALIA	P	1953	HIST. SURV.	3277-0138-0000		5S2	
052108	615	N CHURCH ST		VISALIA	P	1908	HIST. SURV.	3277-0131-0000		5S2	
052107	617	N CHURCH ST		VISALIA	P	1908	HIST. SURV.	3277-0130-0000		5S2	
096649	1105	N CONYER ST		VISALIA	P	1912	HIST. SURV.	3277-0130-0000		5S2	
052009	210	N COURT ST	TULARE COUNTY COURTHOUSE, TULARE C	VISALIA	P	1940	PROJ. REVW.	HUD950601D	07/03/95	6Y	
					C		HIST. RES.	DOE-54-99-0001-0000	06/02/99	2S2	C
052133	320	N COURT ST	METHODIST EPISCOPAL CHURCH SOUTH	VISALIA	P	1875	PROJ. REVW.	HUD990304G	06/02/99	2S2	C
							HIST. SURV.	3277-0031-0000		3S	
052085	420	N COURT ST	BRADLEY HOME	VISALIA	P	1903	HIST. SURV.	DOE-54-99-0002-0000	06/02/99	2S2	C
							PROJ. REVW.	HUD990304G	06/02/99	2S2	C
							HIST. SURV.	3277-0155-0000		7N	
							HIST. SURV.	3277-0107-0000		3S	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for TULARE COUNTY.

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG	Page 42	03-18-13	PROG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
052027		525 N COURT ST	E O MILLER HOUSE	VISALIA	P	1870	HIST.SURV.		3277-0049-0000			3S	
052026		609 N COURT ST		VISALIA	P	1911	HIST.SURV.		3277-0048-0000			5S2	
073721		739 N COURT ST	RAINBO BAKERY	VISALIA	P	0	TAX.CERT.		537.9-54-0002		05/02/86	6X	
126771		515 N E 1ST ST		VISALIA	P	1920	HIST.RES.		DOE-54-00-0013-0000		12/27/00	6Y	
							PROJ.REVM.		HUD000707G		12/27/00	6Y	
052138		217 N E 3RD ST	COLORED SCHOOL	VISALIA	M		HIST.SURV.		3277-0160-0000			7R	
100705		316 N E 3RD ST		VISALIA		1913	PROJ.REVM.		HUD960123F		02/07/96	6Y	
052139		220 N E 4TH ST	DANIEL SCOTTS SCHOOL	VISALIA	P		HIST.SURV.		3277-0161-0000			7R	
052029		205 N ENCINA ST	TAYLOR'S HOT DOG STAND	VISALIA	P	1951	HIST.SURV.		3277-0051-0000			5S2	
051993		301 N ENCINA ST		VISALIA	P	1910	HIST.SURV.		3277-0015-0000			7R	
052024		500 N ENCINA ST	LAWRENCE HOUSE, N. F. BRADLEY HOU	VISALIA	P	1910	HIST.SURV.		3277-0045-0000			5S2	
052069		507 N ENCINA ST		VISALIA	P	1892	HIST.SURV.		3277-0091-0000			5S2	
052070		513 N ENCINA ST	THE HANNAH HOUSE	VISALIA	P	1888	HIST.SURV.		3277-0092-0000			3S	
052078		601 N ENCINA ST	BEN MADDOX HOUSE	VISALIA	P	1876	HIST.SURV.		3277-0100-0000			3S	
051987		610 N ENCINA ST	GOLDSTEIN HOUSE	VISALIA	P	1907	HIST.SURV.		3277-0009-0000			7N	
052034		617 N ENCINA ST	STEVENS HOME	VISALIA	P	1883	HIST.SURV.		3277-0056-0000			3S	
051988		623 N ENCINA ST	POWERS HOUSE	VISALIA	P	1890	HIST.SURV.		3277-0010-0000			7R	
052042		631 N ENCINA ST	SPALDING HOUSE	VISALIA	P	1902	HIST.SURV.		3277-0064-0000			3S	
052030		403 N FLORAL ST	COMES HOUSE	VISALIA	P	1905	HIST.SURV.		3277-0052-0000			7N	
051991		613 N FLORAL ST		VISALIA	P	1905	HIST.SURV.		3277-0013-0000			7R	
052068		733 N FLORAL ST		VISALIA	P	1910	HIST.SURV.		3277-0090-0000			5S2	
052061		829 N FLORAL ST		VISALIA	P	1910	HIST.SURV.		3277-0083-0000			5S2	
052119		309 N GARDEN ST		VISALIA	P	1910	HIST.SURV.		3277-0141-0000			5S2	
051990		407 N GARDEN ST		VISALIA	P	1902	HIST.SURV.		3277-0012-0000			7R	
051981		500 N GARDEN ST	STATE EMPLOYMENT TAX OFFICE	VISALIA	S	1940	HIST.SURV.		3277-0003-0000			7R	
052079		719 N HIGHLAND AVE		VISALIA	P	1911	HIST.SURV.		3277-0101-0000			3S	
052065		733 N HIGHLAND AVE		VISALIA	P	1924	HIST.SURV.		3277-0087-0000			5S2	
052132		739 N HIGHLAND AVE		VISALIA	P	1936	HIST.SURV.		3277-0154-0000			5S2	
052126		807 N HIGHLAND AVE		VISALIA	P	1915	HIST.SURV.		3277-0148-0000			5S2	
052127		810 N HIGHLAND AVE		VISALIA	P	1922	HIST.SURV.		3277-0149-0000			5S2	
052022		714 N HIGHLAND ST		VISALIA	P	1913	HIST.SURV.		3277-0044-0000			5S2	
072877		1003 N HIGHLAND ST		VISALIA	U	1922	PROJ.REVM.		HUD910801A		08/21/91	6Y	
095835		100 N JACOB ST		VISALIA	P	1941	PROJ.REVM.		HUD950406J		05/16/95	6Y	
123727		312 N JACOB ST		VISALIA	U	1947	HIST.RES.		DOE-54-00-0001-0000		01/03/00	6Y	
							PROJ.REVM.		HUD991122Z		01/03/00	6Y	
052037		209 N LOCUST ST		VISALIA	P	1902	HIST.SURV.		3277-0059-0000			5S2	
052099		417 N LOCUST ST		VISALIA	S	1921	HIST.SURV.		3277-0121-0000			5S2	
052016		509 N LOCUST ST	MADDOX HOUSE	VISALIA	P	1901	HIST.SURV.		3277-0038-0000			3S	
052004		515 N LOCUST ST		VISALIA	P	1900	HIST.SURV.		3277-0026-0000			3S	
052028		518 N LOCUST ST		VISALIA	P	1886	HIST.SURV.		3277-0050-0000			5S2	
052001		519 N LOCUST ST		VISALIA	P	1893	HIST.SURV.		3277-0023-0000			3S	
052018		523 N LOCUST ST		VISALIA	P	1891	HIST.SURV.		3277-0040-0000			3S	
052019		533 N LOCUST ST		VISALIA	P	1910	HIST.SURV.		3277-0041-0000			3S	
052017		535 N LOCUST ST		VISALIA	P	1902	HIST.SURV.		3277-0039-0000			7N	
052015		539 N LOCUST ST		VISALIA	P	1899	HIST.SURV.		3277-0037-0000			3S	
052021		705 N LOCUST ST		VISALIA	P	1910	HIST.SURV.		3277-0043-0000			3S	
052020		711 N LOCUST ST		VISALIA	P	1910	HIST.SURV.		3277-0042-0000			3S	
128384		N SANTA FE AVE		VISALIA	P	1928	HIST.RES.		DOE-54-01-0018-0000		05/01/01	6Y	
							PROJ.REVM.		FTA010410A		06/01/01	6Y	
128371		217 N SANTA FE AVE		VISALIA			HIST.RES.		DOE-54-01-0005-0000		06/01/01	6Y	
128372		309 N SANTA FE AVE		VISALIA	P	1955	PROJ.REVM.		FTA010410A		06/01/01	6Y	
128373		319 N SANTA FE AVE		VISALIA	P		PROJ.REVM.		FTA010410A		06/01/01	6Y	
128385		330 N SANTA FE AVE		VISALIA	P	1931	HIST.RES.		DOE-54-01-0007-0000		06/01/01	6Y	
							PROJ.REVM.		FTA010410A		06/01/01	6Y	
							HIST.RES.		DOE-54-01-0019-0000		06/01/01	6Y	

OFFICE OF HISTORIC PRESERVATION *** Directory of Properties in the Historic Property Data File for TULARE COUNTY.											
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
Page 43 03-18-13											
052141		N SANTE FE AVE	VISALIA NIHONMACHI	VISALIA	P	1930	PROJ. REVW.	FTA010410A	06/01/01	5Y	
052084		1015 N STEVENSON ST		VISALIA	P	1882	HIST. SURV.	3277-0163-9999		7R	
128383		219 N TIPTON ST		VISALIA	P	1976	HIST. RES.	DOE-54-01-0017-0000	06/01/01	5Y	
129354		310 N W 3RD AVE		VISALIA	C	1934	PROJ. REVW.	FTA010410A	06/01/01	5Y	
052055		505 N WEST ST		VISALIA	P	1905	HIST. SURV.	DOE-54-02-0001-0000	01/22/02	6Y	
052104		1019 N WEST ST		VISALIA	P	1900	PROJ. REVW.	HUD011226H	01/22/02	6Y	
052103		615 N WILLIS ST		VISALIA	P	1905	HIST. SURV.	3277-0077-0000		5S2	
052081		700 N WILLIS ST	BAKER APARTMENTS	VISALIA	P	1915	HIST. SURV.	3277-0126-0000		7N	
052013		715 N WILLIS ST		VISALIA	P	1925	HIST. SURV.	3277-0125-0000		5S2	
052012		719 N WILLIS ST		VISALIA	P	1911	HIST. SURV.	3277-0103-0000		3S	
051995		722 N WILLIS ST	LOCEY HOUSE	VISALIA	P	1910	HIST. SURV.	3277-0035-0000		3S	
052011		725 N WILLIS ST		VISALIA	P	1929	HIST. SURV.	3277-0034-0000		3S	
052014		731 N WILLIS ST		VISALIA	P	1910	HIST. SURV.	3277-0017-0000		7R	
052003		737 N WILLIS ST	MORLEY MADDOX HOME	VISALIA	P	1910	HIST. SURV.	3277-0033-0000		3S	
052125		220 NW 1ST ST		VISALIA	P	1912	HIST. SURV.	3277-0036-0000		3S	
067042		114 NW 5TH AVE	RESIDENTIAL DEMOLITION	VISALIA	P	1911	HIST. SURV.	3277-0025-0000		3S	
067043		116 NW 5TH AVE	NEW RESIDENTIAL CONSTRUCTION	VISALIA	P	1905	HIST. SURV.	3277-0147-0000	01/12/90	5Y	
052089		325 OAK ST	SOUTHERN PACIFIC DEPOT	VISALIA	U		PROJ. REVW.	HUD891218R	01/12/90	5Y	
051982		415 RACE ST		VISALIA	U		PROJ. REVW.	HUD891218S		3S	
152773		31593 RD 144		VISALIA	P	1893	HIST. SURV.	3277-0111-0000		3S	
163322		30312 RD 152		VISALIA	P	1917	HIST. SURV.	3277-0004-0000		7N	
052143		35579 RD 164	YAMAGUCHI LABOR CAMP, WESTWARD FAR	VISALIA	P	1930	HIST. RES.	DOE-54-05-0001-0000	03/25/05	5Y	
052142		32801 RD 188	IVANHOE GAKUEN	VISALIA	P	1920	HIST. RES.	FCC050315B	03/25/05	5Y	
127656		29797 RD 68		VISALIA	P	1930	PROJ. REVW.	DOE-54-00-0020-0000	04/27/06	5Y	
127657		29966 RD 68		VISALIA	P	1951	PROJ. REVW.	FHWA060407A	07/10/00	5Y	
162676		32798 RD 92		VISALIA	P	1951	PROJ. REVW.	FHWA000616A	07/10/00	5Y	
162691		204 S ARKLE ST		VISALIA	P		PROJ. REVW.	DOE-54-00-0021-0000	07/10/00	5Y	
088027		1623 S CENTRAL ST		VISALIA	P		PROJ. REVW.	FHWA000616A	08/04/06	5Y	
067345		505 S CHINOWTH ST	CHINOWTH HOUSE-505 S CHINOWTH RD	VISALIA	P	1932	PROJ. REVW.	HUD060727K	03/08/94	5Y	
052117		115 S CHURCH ST		VISALIA	U		HIST. RES.	DOE-54-90-0029-0000	05/21/90	5Y	
051996		436 S CHURCH ST		VISALIA	P		PROJ. REVW.	FHWA900423A	05/21/90	5Y	
052082		437 S CHURCH ST		VISALIA	P	1888	HIST. SURV.	3277-0139-0000		7N	
052057		444 S CHURCH ST	STEUBEN HOUSE	VISALIA	P	1908	HIST. SURV.	3277-0018-0000		7R	
052007		449 S CHURCH ST	GARCIA HOME	VISALIA	P	1910	HIST. SURV.	3277-0104-0000		7N	
052052		511 S CHURCH ST		VISALIA	P	1902	HIST. SURV.	3277-0079-0000		5S2	
051998		621 S CHURCH ST		VISALIA	P	0	HIST. SURV.	3277-0029-0000		3S	
070188		622 S CHURCH ST		VISALIA	P	1900	HIST. SURV.	3277-0074-0000		5S2	
052032		715 S CHURCH ST	HYDE HOUSE	VISALIA	P	1905	HIST. SURV.	3277-0020-0000		7R	
052136		500 S COURT ST		VISALIA	U	1908	PROJ. REVW.	HUD910318A	04/29/91	5Y	
052059		501 S COURT ST		VISALIA	P	1903	HIST. SURV.	3277-0054-0000		5S2	
052130		506 S COURT ST		VISALIA	M	1886	HIST. RES.	NPS-79000565-0000	04/26/79	1S	
052098		507 S COURT ST		VISALIA	P		HIST. SURV.	3277-0158-0000	01/01/79	1S	
052115		508 S COURT ST		VISALIA	P	1910	HIST. SURV.	3277-0081-0000		5S2	
052047		614 S COURT ST		VISALIA	M	1892	HIST. SURV.	3277-0152-0000		5S2	
051999		700 S COURT ST		VISALIA	P	1875	HIST. SURV.	3277-0120-0000		5S2	
052008		705 S COURT ST		VISALIA	P	1938	HIST. SURV.	3277-0137-0000		5S2	
052051		717 S COURT ST		VISALIA	P	1904	HIST. SURV.	3277-0069-0000		5S2	
052040		719 S COURT ST		VISALIA	P	1900	HIST. SURV.	3277-0021-0000		7R	
				VISALIA	P	1903	HIST. SURV.	3277-0030-0000		3S	
				VISALIA	P	1895	HIST. SURV.	3277-0073-0000		5S2	
				VISALIA	P	1927	HIST. SURV.	3277-0062-0000		5S2	

Page 44 03-18-13

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052038	726 S COURT ST	VISALIA CHURCH OF CHEIST	VISALIA	F	1926	HIST. SURV.	3277-0060-0000		5S2
052046	727 S COURT ST	VISALIA	VISALIA	P	1928	HIST. SURV.	3277-0068-0000		5S2
065624	802 S COURT ST	SUTP HOUSING DEMOLITION GR REHABIL	VISALIA	U		PROJ. REVW.	HUD921207F	02/25/93	6Y
						PROJ. REVW.	HUD880426A	05/23/88	6Y
052041	807 S COURT ST	THE MOONEY HOUSE	VISALIA	P	1872	HIST. SURV.	3277-0063-0000		3S
052093	910 S COURT ST		VISALIA	P	1891	HIST. SURV.	3277-0115-0000		5S2
052045	944 S COURT ST		VISALIA	P	1903	HIST. SURV.	3277-0067-0000		5S2
094973	1350 S CROWE AVE		VISALIA	P	1920	PROJ. REVW.	HUD950303F	03/17/95	6Y
052080	426 S GARDEN ST		VISALIA	P	1915	HIST. SURV.	3277-0102-0000		5S2
052058	431 S GARDEN ST		VISALIA	P	1922	HIST. SURV.	3277-0080-0000		5S2
173080	505 S GARDEN ST		VISALIA	P	1951	PROJ. REVW.	HUD080811D	08/15/08	6Y
052050	513 S GARDEN ST		VISALIA	P	1906	HIST. SURV.	3277-0072-0000		5S2
088028	1905 S GARDEN ST		VISALIA	P	1930	PROJ. REVW.	HUD940125R	03/08/94	6Y
052000	119 S LOCUST ST	SECURITY TITLE COMPANY, OCTAGON AS	VISALIA	P	1923	HIST. SURV.	3277-0022-0000		5S2
052067	504 S LOCUST ST		VISALIA	P	1925	HIST. SURV.	3277-0089-0000		5S2
052048	515 S LOCUST ST		VISALIA	P	1912	HIST. SURV.	3277-0070-0000		5S2
052066	624 S LOCUST ST		VISALIA	P	1896	HIST. SURV.	3277-0088-0000		5S2
052111	714 S LOCUST ST		VISALIA	P	1930	HIST. SURV.	3277-0133-0000		5S2
127064	604 S MOONEY BLVD	MEARLE'S DRIVE-IN	VISALIA	P	1940	HIST. RES.	DOE-54-98-0005-0000	11/15/99	2S2 AC
						PROJ. REVW.	FHWA990927A		
127063	915 S MOONEY BLVD	COLLEGE OF THE SEQUOIAS	VISALIA	S	1939	HIST. RES.	DOE-54-98-0004-0000	11/15/99	2S2 AC
						PROJ. REVW.	FHWA990927A	11/15/99	2S2 AC
065866	1500 S MOONEY BLVD	MORRIS PL BR	VISALIA	U		HIST. RES.	DOE-54-89-0055-0000	05/31/89	6Y
						PROJ. REVW.	FDIC890511F	05/31/89	6Y
052137	1545 S MOONEY BLVD	ESTRADAS SPANISH KITCHEN	VISALIA	P	1958	HIST. SURV.	3277-0159-0000		7R
126347	4381 S MOONEY BLVD		VISALIA	P	1900	HIST. RES.	DOE-54-00-0006-0000	02/25/00	6Y
						PROJ. REVW.	FHWA000203A	02/25/00	6Y
052095	27000 S MOONEY BLVD	THE PIONEER	VISALIA	U	0	HIST. RES.	NPS-77000358-0000	05/05/77	1S
						HIST. SURV.	3277-0117-0000	05/05/77	1S
052114	501 S SANTA FE AVE		VISALIA	P	1900	HIST. SURV.	3277-0136-0000		5S2
067351	526 S SHIRK RD	526 S SHIRK RD	VISALIA	U		HIST. RES.	DOE-54-90-0035-0000	05/21/90	6Y
						PROJ. REVW.	FHWA900423A	05/21/90	6Y
126769	735 SANTA FE		VISALIA	P	1912	HIST. RES.	DOE-54-00-0011-0000	12/27/00	6Y
						PROJ. REVW.	HUD000707G	12/27/00	6Y
126770	741 SANTA FE		VISALIA	P	1930	HIST. RES.	DOE-54-00-0012-0000	12/27/00	6Y
						PROJ. REVW.	HUD000707G	12/27/00	6Y
067870	SR 198	OAK TREE LANDSCAPE	VISALIA	U	0	PROJ. REVW.	FHWA900423A	05/21/90	6Y
067675	SR 198	ROUTE 198 OAK TREE HISTORIC LANDSC	VISALIA	U		HIST. RES.	DOE-54-90-0036-0000	05/21/90	6Y
						PROJ. REVW.	FHWA900423A	05/21/90	6Y
067348	5646 SR 198	5646 HIGHWAY 198	VISALIA	U		HIST. RES.	DOE-54-90-0032-0000	05/21/90	6Y
						PROJ. REVW.	FHWA900423A	05/21/90	6Y
067347	5904 SR 198	5904 HIGHWAY 198	VISALIA	U		HIST. RES.	DOE-54-90-0031-0000	05/21/90	6Y
067349	6343 SR 198	6343 HIGHWAY 198	VISALIA	U		HIST. RES.	DOE-54-90-0033-0000	05/21/90	6Y
067350	8602 SR 198	8602 HIGHWAY 198	VISALIA	U		HIST. RES.	DOE-54-90-0034-0000	05/21/90	6Y
						PROJ. REVW.	FHWA900423A	05/21/90	6Y
118894	SR 216	ST JOHN'S RIVER BRIDGE, BRIDGE #46	VISALIA	S	1949	HIST. RES.	DOE-54-98-0001-0000	10/20/98	6Y
						PROJ. REVW.	FHWA980914A	10/20/98	6Y
051979	W ACEQUIA ST	U.S. POST OFFICE / VISALIA TOWN CE	VISALIA	F	1932	HIST. RES.	NPS-85000142-0000	01/11/85	1S C
051997	820 W ACEQUIA ST		VISALIA	P	1916	HIST. SURV.	3277-0001-0000		7R
137754	810 W ALLEN AVE	GILMER HOUSE	VISALIA	P	1930	HIST. SURV.	3277-0019-0000		7R
						HIST. RES.	DOE-54-03-0001-0000	03/07/03	6Y
095929	900 W ALLEN AVE		VISALIA	P	1919	PROJ. REVW.	HUD030303B	03/07/03	6Y
137635	4500 W CALDWELL AVE	CORNER CHURCH SITE	VISALIA	P		HIST. RES.	DOE-54-02-0000-0000	01/03/96	6Y
						HIST. RES.	DOE-54-02-0000-0000	03/12/02	6Y

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for TULARE COUNTY.

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS
052075		210 W CENTER ST	VISALIA TOY STORE	VISALIA	P	1916	PROJ. REVW.	FCC020123L	03/12/02	5Y
052122		1007 W CENTER ST		VISALIA	P	1915	HIST. SURV.	3277-0097-0000		7N
081340		2047 W CONNELLY AVE		VISALIA	U	1942	PROJ. REVW.	3277-0144-0000	05/06/93	5S2
							PROJ. REVW.	HUD930326A	05/06/93	5Y
052140		W GOSHEN AVE	JAPANESE CEMETERY SECTION, VISALIA	VISALIA	C	1806	HIST. SURV.	3277-0162-0000	04/04/94	7R
088905		408 W GOSHEN AVE		VISALIA	P	1928	PROJ. REVW.	HUD940224C		6Y
052102		415 W GOSHEN AVE		VISALIA	P	1904	HIST. SURV.	3277-0124-0000		5S2
052124		506 W GOSHEN AVE		VISALIA	P	1886	HIST. SURV.	3277-0146-0000		5S2
052053		511 W GOSHEN AVE		VISALIA	P	1902	HIST. SURV.	3277-0075-0000		7N
052064		731 W GOSHEN AVE	I T BELL HOME	VISALIA	P	1887	HIST. SURV.	3277-0086-0000		5S2
052054		1036 W GOSHEN AVE		VISALIA	P	1902	HIST. SURV.	3277-0076-0000		5S2
052010		208 W GROVE ST	SPALDING CARRIAGE HOUSE	VISALIA	P	1904	HIST. SURV.	3277-0032-0000		3S
052025		218 W GROVE ST		VISALIA	P	1870	HIST. SURV.	3277-0047-0000		3S
052039		300 W GROVE ST		VISALIA	P	1910	HIST. SURV.	3277-0061-0000		7N
052005		401 W GROVE ST		VISALIA	P	1908	HIST. SURV.	3277-0027-0000		7N
052087		411 W GROVE ST	FERGUSON HOME	VISALIA	P	1914	HIST. SURV.	3277-0109-0000		7N
052076		500 W GROVE ST		VISALIA	P	1920	HIST. SURV.	3277-0098-0000		5S2
051986		508 W GROVE ST		VISALIA	P	1908	HIST. SURV.	3277-0008-0000	03/08/94	7N
088026		612 W HAROLD ST		VISALIA	P	1941	PROJ. REVW.	HUD940125P		5Y
052073		307 W IRRAU ST		VISALIA	P	1985	HIST. SURV.	3277-0095-0000		5S2
052113		505 W KAMEAH AVE		VISALIA	P	1900	HIST. SURV.	3277-0135-0000		5S2
052112		614 W KAMEAH AVE		VISALIA	P	1923	HIST. SURV.	3277-0134-0000		5S2
052049		809 W KAMEAH AVE		VISALIA	P	1923	HIST. SURV.	3277-0071-0000		5S2
052131		W MAIN ST	MONTGOMERY AUDITORIUM, L. J. WILLI	VISALIA	D	1932	HIST. SURV.	3277-0153-0000		7N
052094		300 W MAIN ST	FOX THEATER	VISALIA	P	1930	HIST. SURV.	3277-0116-0000		3S
052088		706 W MAIN ST	GREY GABLES COURT	VISALIA	P	1923	HIST. SURV.	3277-0110-0000		5S2
052101		807 W MAIN ST		VISALIA	P	1923	HIST. SURV.	3277-0123-0000		5S2
051985		1000 W MAIN ST		VISALIA	P	1911	HIST. SURV.	3277-0007-0000		7N
052128		1001 W MAIN ST	REDWOOD HIGH SCHOOL, ACADEMIC BLDG	VISALIA	D	1936	HIST. SURV.	3277-0150-0000		7N
051984		1120 W MAIN ST		VISALIA	P	1922	HIST. SURV.	3277-0006-0000	08/26/92	7J
085543		1300 W MAIN ST	WESLEY HALL (FORMERLY DUDLEY HOU	VISALIA	P	1915	TAX. CERT.	537.9-54-0004		5S2
052036		520 W MINERAL KING AVE		VISALIA	P	1941	HIST. SURV.	3277-0058-0000	05/21/90	6Y
067346		3713 W MINERAL KING AVE	HIGHWAY SCHOOL-3713 W MINERAL KING	VISALIA	U		HIST. RES.	DOE-54-90-0030-0000	05/21/90	6Y
							PROJ. REVW.	FHWA900423A		7N
052129		211 W MURRAY AVE	MURRAY HOUSE	VISALIA	C	1873	HIST. SURV.	3277-0151-0000		5S2
052044		311 W MURRAY AVE		VISALIA	P	1896	HIST. SURV.	3277-0066-0000		5S2
052031		534 W MYRTLE AVE		VISALIA	P	1936	HIST. SURV.	3277-0053-0000		6Y
065544		807 W NOBLE AVE		VISALIA	U		PROJ. REVW.	HUD881114h	11/29/88	6Y
065875		1319 W OAK AVE		VISALIA	U		PROJ. REVW.	HUD890508J	06/05/89	6Y
052060		200 W OAK ST	VISALIA CITY LIBRARY	VISALIA	C	1936	HIST. RES.	DOE-54-99-0003-0000	06/02/99	2S2
							PROJ. REVW.	HUD990304G	06/02/99	2S2
052074		308 W OAK ST		VISALIA	P	1890	HIST. SURV.	3277-0082-0000		7N
052002		312 W OAK ST		VISALIA	P	1895	HIST. SURV.	3277-0096-0000		5S2
052035		510 W OAK ST		VISALIA	P	1909	HIST. SURV.	3277-0024-0000		5S2
067179		1100 W PROSPECT AVE	PROPERTY DEMOLITION	VISALIA	U		PROJ. REVW.	3277-0057-0000	03/22/90	6Y
052043		315 W RACE ST	GEORGE DEPLER SMITH HOME	VISALIA	P	1910	HIST. SURV.	HUD900228C		5S2
052056		307 W SCHOOL ST		VISALIA	P	1935	HIST. SURV.	3277-0078-0000		5S2
052033		318 W SCHOOL ST		VISALIA	P	1896	HIST. SURV.	3277-0055-0000		5S2
052072		319 W SCHOOL ST	THE GRANT HOUSE	VISALIA	P	1905	HIST. SURV.	3277-0094-0000		5S2
052086		503 W WILLOW ST		VISALIA	P	1922	HIST. SURV.	3277-0108-0000		5S2
176293			MCKAYS POINT WATER CONTROL STRUCTU	(VIC) VISALIA	D	1938	PROJ. REVW.	COE090508A	07/23/09	6Y
176292			MCKAYS POINT - TERMINUS BEACH	(VIC) VISALIA	P	1912	PROJ. REVW.	COE090508A	07/23/09	6Y
090261		CHARTER OAK DR	CHARTER OAK; ELECTION TREE	(VIC) VISALIA	C	1625	HIST. RES.	SHL-0410-0000	11/15/48	7L

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for TULARE County.													Page 46 03-18-13	
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT			
114982		RD 118	BRIDGE #45C-410 / MOONEY PARK BRID	(VIC) VISALIA	C	1915	HIST.RES.	DOE-54-86-0002-0000	10/19/86	2S2	C			
052096		SR 63	BRIDGE #45-100	(VIC) VISALIA	S	1931	PROJ.REVW.	FWA850919Z	10/19/86	2S2	C			
052146		SR 137	BRIDGE #46-113	(VIC) MAUKENA	S	1920	HIST.SURV.	3277-0118-0000		7R				
102970		83528 ALTA LANE	JOURNEY'S INN	WILSONIA	P	1940	HIST.RES.	NPS-95001151-0140	06/01/11	1D	A			
102593		83533 ALTA LANE	ALTA TEN	WILSONIA	P	1941	HIST.RES.	NPS-95001151-0140	03/14/96	6X				
102594		83573 ALTA LANE	TWIN PINES	WILSONIA	P	1920	HIST.RES.	NPS-95001151-0001	06/01/11	1D	A			
102971		83576 ALTA LANE	HICK'S HIDEAWAY	WILSONIA	P	1957	HIST.RES.	NPS-95001151-0002	03/14/96	1D	A			
102974		83595 ALTA LANE		WILSONIA	P	1957	HIST.RES.	NPS-95001151-0002	06/01/11	1D	A			
102695		83597 ALTA LANE	CHALET MILLEA	WILSONIA	P	1930	HIST.RES.	NPS-95001151-0141	03/14/96	6X				
102975		83607 ALTA LANE	AZALEA GLEN	WILSONIA	P	1956	HIST.RES.	NPS-95001151-0142	06/01/11	1D	A			
102976		83647 ALTA LANE	NEWILETTE COTTAGE	WILSONIA	P	1933	HIST.RES.	NPS-95001151-0143	06/01/11	1D	A			
102696		83627 ALTA WY		WILSONIA	P	1930	HIST.RES.	NPS-95001151-0003	03/14/96	6X				
102697		83637 ALTA WY		WILSONIA	P	1940	HIST.RES.	NPS-95001151-0003	06/01/11	1D	A			
102598		83648 ALTA WY		WILSONIA	P	1930	HIST.RES.	NPS-95001151-0143	03/14/96	1D	A			
102599		83614 BREWER LANE	PRESTONIA	WILSONIA	P	1922	HIST.RES.	NPS-95001151-0004	06/01/11	1D	A			
102977		83843 BREWER LANE		WILSONIA	P	1960	HIST.RES.	NPS-95001151-0007	03/14/96	1D	A			
102700		83682 CEDAR LANE		WILSONIA	P	1921	HIST.RES.	NPS-95001151-0007	06/01/11	1D	A			
102978		83688 CEDAR LANE		WILSONIA	P	1955	HIST.RES.	NPS-95001151-0008	06/01/11	1D	A			
102701		83723 CEDAR LANE		WILSONIA	P	1919	HIST.RES.	NPS-95001151-0008	06/01/11	1D	A			
102983		83725 CEDAR LANE		WILSONIA	P	1922	HIST.RES.	NPS-95001151-0146	03/14/96	6X				
102985		83727 CEDAR LANE	KREFFAKWOU	WILSONIA	P	1972	HIST.RES.	NPS-95001151-0146	06/01/11	6X				
102989		83730 CEDAR LANE		WILSONIA	P	1956	HIST.RES.	NPS-95001151-0147	03/14/96	6X				
102702		83731 CEDAR LANE		WILSONIA	P	1921	HIST.RES.	NPS-95001151-0148	06/01/11	1D	A			
102990		83733 CEDAR LANE	HOFFER HAUS	WILSONIA	F	1954	HIST.RES.	NPS-95001151-0010	03/14/96	1D	A			
102991		83637 CHINQUAPIN LANE		WILSONIA	P	1969	HIST.RES.	NPS-95001151-0010	06/01/11	1D	A			
102992		83659 CHINQUAPIN LANE		WILSONIA	P	1950	HIST.RES.	NPS-95001151-0150	03/14/96	6X				

APPENDIX B

Native American Consultation

Colleen Hamilton

From: Jessica Jones
Sent: Friday, September 28, 2018 4:58 PM
To: NAHC@NAHC
Cc: Colleen Hamilton
Subject: Sacred Lands File Search - Fort Visalia Historical Review, Tulare Co.
Attachments: Fort Visalia_NAHC Location map.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

NATIVE AMERICAN HERITAGE COMMISSION

**1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
[\(916\) 373-3710](tel:(916)373-3710)
[\(916\) 373-5471](tel:(916)373-5471) – Fax
nahc@nahc.ca.gov**

Information Below is Required for a Sacred Lands File Search

Project: [Historical Review for Fort Visalia](#)

County: [Tulare](#)

USGS Quadrangle:

Name: [Visalia \(1949-PR1969\)](#)

Township: [18S](#) **Range:** [25E](#); **Section(s):** [29](#)

Company/Firm/Agency: [Applied EarthWorks, Inc.](#)

Contact Person: [M. Colleen Hamilton](#)

Street Address: [3550 E. Florida Ave., Suite H](#)

City: [Hemet](#) **Zip:** [92544](#)

Phone: [951-766-2000](tel:951-766-2000) **ext.** [13](#)

Fax: [951-766-0020](tel:951-766-0020)

Email: mchamilton@appliedearthworks.com

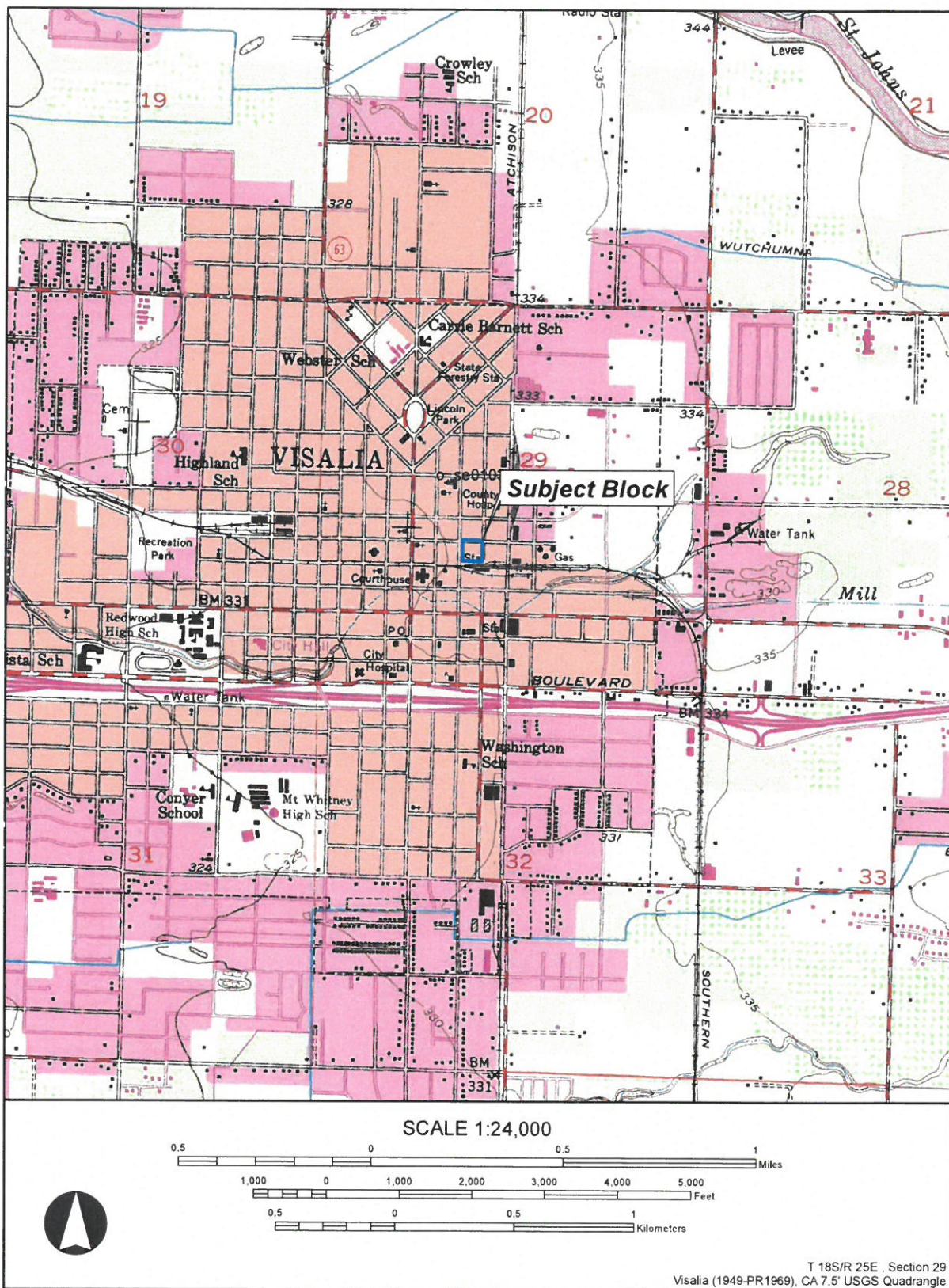
Project Description: Historical review for potential development on block within the City of Visalia.

--

Jessica Jones | Applied EarthWorks, Inc.
Staff Archaeologist/GIS Coordinator



1391 W. Shaw Ave. Ste C
Fresno, CA 93711-3600
[559.229.1856 ext 20](tel:559.229.1856) office
<http://www.appliedearthworks.com>



NAHC location map for the Historical Review for Fort Visalia.

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1650 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710



October 10, 2018

Colleen Hamilton
Applied Earth Works

Sent by Email: mchamilton@appliedearthworks.com
Number of Pages: 2

RE: Historical Review for Fort Visalia, Tulare County

Dear Ms. Hamilton:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. **Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.**

I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. **By contacting all those on the list, your organization will be better able to respond to claims of failure to consult.** If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: Sharaya.Souza@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sharaya Souza".

Sharaya Souza
Staff Services Analyst
(916) 573-0168

**Native American Heritage Commission
Native American Contacts List
10/10/2018**

Kern Valley Indian Community
Julie Turner, Secretary
P.O. Box 1010
Lake Isabella CA 93240
(661) 340-0032 Cell

Kawaiisu
Tubatulabal

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

Kern Valley Indian Community
Robert Robinson, Chairperson
P.O. Box 1010
Lake Isabella CA 93283
brobinson@iwvisp.com
(760) 378-2915 Cell

Tubatulabal
Kawaiisu

Santa Rosa Rancheria Tachi Yokut Tribe
Rueben Barrios Sr., Chairperson
P.O. Box 8
Lemoore CA 93245
(559) 924-1278
(559) 924-3583 Fax

Tache
Tachi
Yokut

Tubatulabals of Kern Valley
Robert L. Gomez, Jr., Tribal Chairperson
P.O. Box 226
Lake Isabella CA 93240
(760) 379-4590
(760) 379-4592 Fax

Tubatulabal

Tule River Indian Tribe
Neil Peyron, Chairperson
P.O. Box 589
Porterville CA 93258
neil.peyron@tulerivertribe-nsn.gov
(559) 781-4271
(559) 781-4610 Fax

Yokuts

This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American Tribes for the proposed:
Historical Review for Fort Visalia, Tulare County.

November 6, 2019

Thomas J. Collishaw
8445 W. Elowin Court
Visalia, CA 93291

Reference: Letter of Support—The Lofts at Fort Visalia, 300 E. Oak Ave

To Whom It May Concern:

This letter is written in support of The Lofts at Fort Visalia project. The project is an 81 unit new construction rental housing development that will be located at 300 E. Oak Ave, Visalia, CA 93291.

The project site for the Lofts is a location that holds important historical significance for the City of Visalia. In the fall of 1852, the first settlers arrived from the east and built a log stockade on the block bounded by Garden, Bridge, Oak and School streets. This structure became known as Fort Visalia and was the first settlement in Visalia.

On September 20, 2019, I attended a meeting at the invitation of Self Help Enterprises (SHE) to discuss the project, and in that meeting I was encouraged to share my historical thoughts and design ideas. As a result of that discussion, I understand that SHE will incorporate the following into the project:

- 1) SHE will cause a new monument to be designed and installed near the corner of Bridge and Oak or another prominent location that will include interpretive signage that describes the historical significance of the site. I understand that the Tulare County Historical Society (TCHS) will be allowed design and interpretive signage input.
- 2) SHE recognizes the historical importance of preserving the original marker that had been placed in 1981. SHE will remove this existing historical marker located at Garden & Oak and relocate it, incorporating it as part of the new monument or near the new monument.
- 3) SHE will provide on the site a mural depicting the historical nature of the site at or near the entrance of Bridge and Oak. TCHS will be consulted on the mural content to assure it contains all known accurate historical representations.
- 4) SHE and all construction contractors working on the project will be informed of the historical importance of the site and they will incorporate special care during

ATTACHMENT 3

demolition and excavation, especially during underground work. Discovery and identification of the fort "footprint" is of special historical importance. Underground structures, footings and artifacts should be reported to me, Terry L. Ommen. I will also be permitted to make periodic inspections of the site during excavation.

As a historian and a past president of TCHS I believe that the project as outlined above is in keeping with my wishes for the site and is in harmony with the society's mission of promoting interest in the history of Tulare County and preserving the heritage of our area for future generations. Since its founding in 1944, the TCHS has been actively advocating for county history.

On Saturday, November 2, 2019, a TCHS board meeting was convened, chaired by President Tom Link. I led a discussion about the proposed project and the board enthusiastically supported The Lofts at Fort Visalia project. President Link appointed me as the society contact for historical questions or concerns.

I am personally excited to work with SHE as is the Tulare County Historical Society, and we are pleased with their proposal as delineated above. They deserve community thanks for the historical commitment.

Please feel free to contact me with any questions.

Sincerely,



Terry L. Ommen
P.O. Box 3864
Visalia, CA 93278
(559) 901-3227
histerry@comcast.net



October 23, 2019

Betsy McGovern-Garcia
PO Box 6520
Visalia, CA 93290

Site Plan Review No. 2019-174

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.

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 **October 2, 2019**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal".

Paul Bernal
City Planner/Acting Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



#1

MEETING DATE: October 2, 2019
SITE PLAN NO. 19-174 Resubmittal
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
- ☒ Conditional Use Permit
- ☐ HISTORIC PRESERVATION ☐ OTHER: _____

☐ **ADDITIONAL COMMENTS :**

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

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

☒ Adrian Rubalcaba 713-4271
☐ Diego Corvera 713-4209

ITEM NO: 1 DATE: OCTOBER 2, 2019

SITE PLAN NO.: 19-174 RESUBMITTAL
PROJECT TITLE: THE LOFTS AT FORT VISALIA
DESCRIPTION: A MIXED-USE PROJECT WHICH INCLUDES 81 RENTAL UNITS & APPROX. 3,500 SF ARTS GALLERY SPACE, OFFICES, COMPUTER LAB, & LAUNDRY ROOM
APPLICANT: SELF-HELP ENTERPRISES
PROP OWNER: CITY OF VISALIA
LOCATION: 300 E OAK AVE
APN: 094-283-001

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (indicated by checked boxes)
- ☒ Install curb return with ramp, with **20'** radius; **AT EACH PARCEL CORNER**
- ☒ Install curb; ☒ gutter **WHERE PROPOSED**
- ☒ Drive approach size: **MIN 24'** ☒ Use radius return; **COMPLY WITH CITY MULTI-FAMILY STANDARDS**
- ☒ Sidewalk: **10'** width; ☒ **TREE WELLS** parkway width at **OAK, SCHOOL, BRIDGE, & GARDEN**
- ☒ 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; **GRANT DEED FOR 20' RADIUS CURB RETURNS**
- ☒ City Encroachment Permit Required. **FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY**
- Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- ☐ CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- ☐ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- ☒ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- ☒ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☒ Prepared by registered civil engineer or project architect. ☒ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☒ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **SEE ADDITIONAL COMMENTS**
- ☐ Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- ☒ Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- ☒ Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

Additional Comments:

- 1. Proposed mixed-use project will incur development impact fees applicable for each component. Credit will be applied for existing permitted buildings that are slated to be demolished. Project also can qualify for a reduction in Transportation Impact Fees per the Affordable Housing Infill Incentive Program - project appears to meet Priority 1 property criteria, further coordinate with City Engineer is required. Refer to page 4 for applicable fees and estimate.***
- 2. Proposed project will be required to improve all public street frontages to comply with current accessibility standards. Improvements will include, but may not be limited to, new 10' sidewalks, street tree wells, downtown decorative street lighting, pavement, drive approaches, 20' radius curb returns, and street striping. Further coordinate with City Engineer.***
- 3. There are overhead and underground utilities running east and west through center of parcel. Proposed project will be required to abandon and/or relocate facilities. Coordinate with respective utility companies. Abandonment and re-routing of existing sanitary sewer will be necessary and would be cost responsibility of the developer. Currently, the 8" sewer is active and serves the property to the east. Project shall analyze feasibility of redirecting sewer main in Bridge to either School or Oak, then west to connect to existing sewer main in Garden. Other connection options may need to be identified. Further coordination with City Engineer is required.***
- 4. Project shall underground overhead utilities along School Ave.***
- 5. There are existing decorative street lights along Oak St. All other street lighting appears to be mounted to existing utility poles. New decorative street lighting shall be installed per City street lighting standards. An electrical design plan will need to be submitted with civil drawings. A separate service pedestal may be required, provide voltage drop calcs.***

6. *Proposed realignment of the curb and gutter on Oak St. can be entertained however a more accurate design layout will need to be reviewed during permit design process and ultimately to be approved by City Engineer. Considerations will need to be made for existing railroad crossing structures. New curb and gutter should align with west side of Garden St. and incorporate parallel parking. Additional striping would be necessary as well as any affected decorative crosswalks. Further coordination with City Engineer will be required.*
7. *New curb ramp returns will affect the current parcel boundaries. Additional right-of-way will need to be dedicated, further coordinate with City Engineer.*
8. *Any proposed corner ramp "bulb-outs", such as proposed on Garden St., will require additional pavement markings/crossings and modification of existing ramps on opposing side to comply with accessibility. Design accordingly.*
9. *The proposed trash receptacle will need further review by Solid Waste Dept. for adequate capacity and serviceability. An additional green waste enclosure will most likely be necessary onsite - to be placed and positioned for a direct stab by Solid Waste vehicle. Refer to comments by Solid Waste Dept.*
10. *Parking lot to comply to City parking standards. Provide adequate amount of accessible stalls per Building requirements. Install multi-family City standard drive approach on School Ave.*
11. *Remove all existing drive approaches and replace with curb & gutter in-kind. All existing sidewalks shall be removed and replaced per current City standards.*
12. *Maintain adequate two-way traffic lanes on Garden St. 24' wide minimum if bulb-out curb returns are desired. Further review will be required by City Engineer for acceptance.*
13. *The existing perpendicular parking stalls on Oak St. are prohibited and shall be removed.*
14. *Redesign existing street side diagonal parking to comply with current City standards. Adjust accordingly to comply with proposed site development. Red curb and "no parking" stenciling to be determined by Traffic Safety Dept.*
15. *Project shall modify, extend, and relocate any existing storm drain infrastructure accordingly as a result of new onsite and offsite improvements.*
16. *Project is located in a high risk flood plain and subject to further building requirements. Refer to Building Dept. comments.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-174 RESUBMITTAL**

Date: **10/2/2019**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date: **8/3/2019**)

(Project type for fee rates: **MULTI-FAM, RETAIL, OFFICE**)

☒ Existing uses may qualify for credits on Development Impact Fees. **3,790 RETAIL + 3,000 SERV COMM**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	$[\$14,878/1\text{KSF} \times 3.79 = \$56,388\text{CR}]$ $[\$2,078/1\text{KSF} \times 3 = \$6,234\text{CR}]$ CREDIT TOTAL = (\$62,622) $\$4,233/\text{UNIT} \times 81 - (60\%$ AFFORDABLE HOUSING TIF REDUCTION) = \$137,149 OFFICE/GALLERY \$6,649/1KSF X 3.5 - (50% TIF INFILL CR) = \$11,636 TOTAL ESTIMATED = \$86,163
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	$\$457/\text{UNIT} \times 81 = \$37,017$ OFFICE \$99/1KSF X 3.5 = \$347 TREATMENT PLANT FEE: $\$802/\text{UNIT} \times 81 = \$64,962$ OFFICE \$236/1KSF X 3.5 = \$826 (CREDIT \$82/1KSF X 6.79 = \$557) TOTAL W/ CREDIT = \$102,595
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input checked="" type="checkbox"/> Park Acq/Dev Fee	$\$3,290/\text{UNIT} \times 81 = \$266,490$
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	$\$518/\text{UNIT} \times 81 = \$41,958$ OFFICE \$706/1KSF X 3.5 = \$2,471 (CREDIT \$568/1KSF X 6.79 = \$3,857) TOTAL W/ CREDIT = \$40,572
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs

and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.

- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division (559) 713-4369

Date: October 2, 2019

SITE PLAN NO: 2019-174 B
PROJECT: The Lofts at Fort Visalia
DESCRIPTION: A MIXED-USE PROJECT WHICH HINCLUDE 81 RENTAL UNITS AND APPROXIMATELY 3500 SF OF ARTS GALLERY SPACE, OFFICES, COMPUTER LAB AND LAUNDRY ROOM
APPLICANT: SELF-HELP ENTERPRISES
PROP. OWNER: CITY OF VISALIA
LOCATION TITLE: 300 E. OAK AVENUE
APN TITLE: 094-283-001
GENERAL PLAN: Downtown Mixed Use
ZONING: D-MU

Rule 9510 - This project is subject to the Rule 9510 requirements of the [San Joaquin Valley Air Pollution Control District](#) - see District web-site for information.

Planning Division Recommendation:

- ☒ Revise and Proceed (CUP for mixed use project)
☐ Resubmit

Project Requirements

- Conditional Use Permit (mixed use in the DMU zone district)
- Downtown Retail Design District.
- Affordable Housing Agreement

PROJECT SPECIFIC INFORMATION: October 2, 2019

1. In addition to applicable comments of Sept. 25th, note the following:
2. See parking summary in the parking section.
3. CEQA/NEPA- The City is not able to prepare or process any NEPA EA needed for federal funding. However, any NEPA analyses must comport with the CEQA process applicable to the project (CUP). Particular focus is on the historic resources aspect of the site relative to "Fort Visalia".
4. Include any proposed commemorative to Ft. Visalia in the CUP application.
5. Include building elevations in the CUP application.
6. Consider including balconies on units facing Oak Street.

PROJECT SPECIFIC INFORMATION: September 25, 2019

1. Obtain a Conditional Use Permit.
2. Complete an Affordable Housing Agreement for all incentives and concessions that affect the CUP entitlement (such as parking).
3. Please provide a project narrative (operational statement) that fully explains the proposed project. Include rationale for reduced parking, and other incentives requested for the project for which the Planning Commission would otherwise exercise discretionary authority.
4. Provide a 3-dimensional plan view to better illustrate the buildings' relationships and open space functions.
5. Provide a minimum 1:40 scale plan exhibit(s), that include scale and dimensions for all site features.
6. Provide residential room configurations, and identify units by building location.
7. Provide information on the Supportive Housing component, such as whether the units will be distributed among the standard units, or whether they will be grouped in a certain portion of the project site.
8. Provide a layout of the "artist lofts" in order to be able to calculate parking for commercial use and the residential use.

9. Comply with the requirements of the Downtown Retail Overlay District.
10. Consider incorporating 3-bedroom units in the rental product mix, pursuant to General Plan Housing Element Program 5.7 (Large Families).
11. All rental units are subject to the Model Good Neighbor Policies.
12. Meet all other codes and ordinances.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

17.19.070 Development standards in the D-MU zone and in the C-MU zones inside 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: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
 1. Front: zero (0) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: zero (0) feet;
 6. Street side yard on corner lot: zero (0) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: five (5) feet (except where a building is located on side property line);
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) 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 except where a building is located on side property);
 6. Street side on corner lot: five (5) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

Parking:

Parking calculations (based on assumptions that project qualifies for State law provisions, 50/50 mix of office/art gallery, and based on Oct 2018 appraisal to determine existing building sizes) are:

Credits: office building 3,566sf = 14.3; lumber storage bldgs. 14,114sf = 13.2 Total= 28.5

Parking required: residential 30.5; supportive housing (20 units) 6; office 7; art gallery 3.5= 47 total, less parking credits (28.5) 18.5 balance

Parking shown 20

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.

3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. Provide minimum of ____-foot high concrete block wall or masonry wall along/around the following: _____
9. Provide minimum of ____-foot high solid wooden residential fence along/around the following: _____
10. Provide minimum of ____-foot high chain-link fence ____ with ____ without slats along/around the following: _____
11. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
12. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

DOWNTOWN RETAIL OVERLAY DISTRICT

17.58.010 **Purposes and intent.**

A. There is created a downtown retail overlay district, the boundaries of which are shown on the map entitled, "Downtown Retail Overlay District," which is delineated on the Zoning Map. Said map is adopted and made a part of this ordinance.

B. This chapter is enacted to preserve and promote the public health, safety, and welfare of the citizens of Visalia, and to express the commitment of the city toward the continued vitality and stabilization of regional retail commercial activity within the area traditionally known as Downtown Visalia. This commitment seeks to:

1. Protect and enhance existing buildings and improvements in the downtown area.
2. Enhance the character and physical environment of the downtown area by establishing specific design compatibility criteria for new and remodeled buildings within the overlay district.
3. Ensure that new development is compatible with existing and future plans for the area.
4. Involve design professionals and area residents, property owners and merchants, in the implementation of the Visalia Downtown Framework Plan and the continued viability of the downtown retail economy.

17.58.015 Applicability.

The requirements in this chapter shall apply to all structures and properties within the downtown retail overlay district, as defined herein.

17.58.020 Components of the chapter.

This chapter shall include:

- A. The ordinance text, which specifies the downtown retail district overlay designation, design evaluation criteria, and the powers and duties with regard to the overlay district;
- B. A map designating the downtown retail district overlay, which shall be depicted on the official zoning map of the city.

17.58.030 Definitions.

A. All definitions, general and specific, set forth in Section 17.04.030, shall be applicable to this chapter.

B. Word Usage.

1. The word "shall" is prescriptive in nature and indicates that compliance is mandatory.
2. The words "may," "should" and "preferred" are permissive in nature and indicate that compliance is discretionary on the part of the applicant.

C. Definitions.

"Construction" means any building activity requiring the issuance of a building permit that affects the exterior appearance of a structure.

"Enlargement" means construction that results in the expansion of the gross floor area of a structure.

"Exterior architectural feature" means the architectural elements embodying the style, design, general arrangement, and components of all of the outer surfaces of an improvement; the kind, color, and texture of the building materials; and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

"Improvement" means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.

17.58.040 Regulation of improvements.

No improvement or exterior architectural feature of any improvement shall be constructed, altered or enlarged that is located in the downtown retail overlay district unless a site plan review permit is issued pursuant to the terms of this chapter and Chapter 17.28. Where this chapter may conflict with Chapter 17.28, this chapter shall apply. This section shall not apply to any interior alteration that has no effect on the condition or appearance of any exterior architectural feature of an improvement.

17.58.050 Procedures for review of applications.

A. The site plan review committee shall be the reviewing authority for the downtown retail overlay district, with powers and duties as specified in this chapter.

B. The site plan review committee shall review applications only as specified in this chapter, consistent with the rules and regulations in this chapter. Applications shall be approved or disapproved based solely on those building design criteria in this chapter, for which compliance is mandatory. The board may suggest that building design criteria that are permissive be followed; however, applications shall not be approved or disapproved on the basis of any such nonmandatory criteria. The duties and responsibilities of the site plan review committee shall include the following:

C. At the option of the planning commission, the site plan review committee may review proposed zoning actions (zone changes, conditional use permits, special zoning exceptions, planned unit developments and variances) within the district. The site plan review committee may recommend approval, conditional approval,

modification or disapproval of an application based upon the expected impact of the proposed zoning action on the character of the affected improvement(s), neighboring properties, or the entire district. The board's recommendation shall be forwarded to the planning commission for its consideration.

D. It shall be the duty of the site plan review committee to review all applications for the construction or exterior alteration or enlargement of improvements within the overlay district. The site plan review committee shall have the power to approve, modify or disapprove such applications before a building permit can be issued.

E. It shall be the duty of the site plan review committee to review all applications for sign permits within the district. Applications for sign permits shall be obtained from and filed with city pursuant to Chapter 17.48, and thereafter the application shall immediately be referred to the site plan review committee for their review and recommendation. The site plan review committee may recommend approval, conditional approval or denial of the sign permit application. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48 of the Municipal Code. Sign permits shall be issued only in compliance with the recommendation of the site plan review committee. Approval by the site plan review committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.

F. It shall be the duty of the site plan review committee to review all applications for the moving or demolition of structures within the overlay district. The site plan review committee shall have the power to approve, conditionally approve, or disapprove such applications, subject to the provisions of Section 17.58.060.

G. Permits may be issued for air conditioners, electrical work and plumbing work that is visible from a public right-of-way when the chief building official determines that the work insignificantly affects the exterior of a structure, or that reasonable alternatives as to location or screening have been employed. The building official may forward to the site plan review committee applications for permits for this type of work when it appears that the appearance of a structure may be significantly altered. This subsection shall not apply to the following types of permit applications:

1. Reroofing with like materials;
2. Residing with like materials;
3. Masonry repairs with like materials;
4. Chimney repair with like materials.

17.58.060 Appeal to the city council.

Any person or persons jointly or severally aggrieved by a decision of the site plan review committee may make an appeal in writing therefrom to the city council. Such appeal shall be filed with the city clerk within ten days of said action. The appeal shall be placed on the agenda of the council's next regular meeting after the appeal is filed. The council shall review the decision of the board and may reverse, affirm, modify or affirm as modified the action of the board. The decision of the council shall be final.

17.58.070 Ordinary maintenance and repair.

Nothing in this chapter shall be construed to prevent ordinary maintenance or repair of any structure within any district; provided, such work involves no change in the exterior appearance of a structure. Nothing in this chapter shall be construed to prevent the construction, reconstruction, alteration or demolition of any feature that in the view of the proper authority acting lawfully is required for the public safety because of an unsafe or dangerous condition.

17.58.080 Standards applying to new buildings and alterations to existing buildings.

The following standards shall apply to new buildings and alterations to existing building within the downtown retail overlay district:

A. Awnings attached above street level storefronts and/or upper-story windows are encouraged. Size and scale shall be appropriate to the building, however, significant elements of the building's architecture should not be obscured by upper-story awnings. Ground floor awnings shall project a minimum of five (5) feet over the sidewalk. Awning materials shall be cloth or canvas. Awning colors shall be limited to a blue, burgundy, tan or tones and/or prints of these. White may be incorporated into the design of awnings for contrast or valance signage, but shall not compromise a majority of the color theme of any awning.

B. The following materials and building elements shall be prohibited:

1. Use of wood siding, cladding or wood shingles, in excess of ten (10) percent of the total area of any building façade.
2. Mansard form roof tiles.
3. Unbroken masses of split face, slump stone or concrete unit masonry.
4. Use of reflective or mirrored surface cladding, in excess of then (10) percent of the total area of any building façade.
5. Exposed utility conduit, junction boxes, meters, or fuse boxes on the front façade of buildings.

17.58.082 Standards applying to alterations to existing buildings.

The following standards shall apply when undertaking the renovation of existing buildings within the downtown retail overlay district:

- A. Where originally constructed buildings facades remain, their appearance shall not be altered. Such facades shall be repaired and preserved. Where facades have been altered, as much original material and detail shall be retained in the rehabilitation as possible.
- B. Where most of the existing architectural design dated from an interim remodeling and where such remodeling adds to the traditional character of the district, rehabilitation shall conform to the period of such remodeling and not to the original design.
- C. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a façade which has previously been altered, a design which is not a pure rehabilitation but which is in keeping of the structure are prohibited.
- D. Where originally constructed facades and/or architectural details have been covered by an interior remodeling, the removal of coverings is encouraged. When original materials, facades and/or architectural details are uncovered, these shall not be recovered.
- E. Where windows and doors still exist, the original sills, lintels, frames, sash, muntins and glass of windows and transoms shall be preserved. The original doorway elements, including sill, lintels, frames, and the doors shall also be retained. Where possible, replacements should duplicate the originals in design and materials. The blocking or covering of any portion of an existing window or door opening with permanent materials is prohibited. When new window or door openings are created, the scale of these should approximate that of the traditional architecture of the district. The base of new window opening shall be a maximum of thirty (30) inches above ground level. Whenever the size and/or scale of any existing window openings are altered, the base of all the window openings in the storefront shall be brought into conformance with the maximum 30-inch standard. This subsection shall not apply to ordinary repair or replacement of window glass or frames where the size and/or scale of window openings are not altered.
- F. Brick is most dominant traditional building material within the district and is preferred as a replacement material. Brick shall not be covered by wood shingles, wood, aluminum siding, or any other synthetic materials. Where brick has been painted, repainting in a color that matches the natural color of the brick as closely as possible is preferred. Where brick remains unpainted, the use of paint in the exterior is prohibited, since unpainted brick is a crucial element of the traditional character of the district.
- G. Stuccoed brick surfaces should be retained, unless held in place with wire mesh, in which case the stucco should be removed. Where retained, stucco should be repainted in a brick color.

17.58.084 Standards applying to new buildings.

The following standards shall apply to new buildings within the downtown retail overlay district. The objective of this section is to ensure that contemporary design is compatible with the traditional theme and character of the downtown retail overlay district. The effect of the proposed design of new construction on the overall character of the district should be the first frame of reference for such compatibility. The next consideration should be the effect of the proposed design on the adjacent buildings and streetscape.

- A. New construction shall maintain the continuity of existing rows of buildings; facades shall be constructed at the property line facing the street, or at a setback even with that of adjacent buildings.
- B. New buildings shall be constructed to within ten (10) percent of the maximum height of adjacent buildings. The scale of new architectural elements should be consistent with that of adjacent structures.
- C. Brick is the preferred exterior building material for new construction. The color texture should be similar to that of brick traditionally used in the district.
- D. The scale of window and door openings in new buildings should approximate that of the traditional architecture of the district. The base of window openings shall be a maximum of thirty (30) inches above ground level.

17.58.086 Maintenance and repair required.

A. Neither the owner of nor the person(s) in actual charge of a structure within the district shall permit such structure to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural features so as to produce, or tend to produce, in the judgment of the Building Official, a detrimental effect on the character of the district as a whole or the life and character of the structure in question, including, but not limited to:

- 1. The deterioration or decay of exterior walls or other vertical supports;
- 2. The deterioration of roofs or other horizontal members;
- 3. The deterioration of exterior chimneys;
- 4. The extensive deterioration or crumbling of exterior plaster or mortar;

5. The extensive peeling or chipping of exterior paint;
 6. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.
- B. The city's zoning compliance officer, or other designated enforcement official, shall serve written notice upon the owner of any structure deemed to be in violation of this section or any applicable municipal code. Notice shall comply with Visalia Municipal Code Section 1.13.070 if the violation is pursued through administrative enforcement. Alternatively, the enforcement official may pursue the violation as a criminal infraction. Said written notice shall specify the nature of the condition or conditions which are in violation of the maintenance and repair requirement and direct that said conditions be repaired or corrected within an appropriately reasonable period of time. If the condition or conditions are not remedied within the stated period of time in the notice, then an administrative penalty or fine as stated in section 1.12.010 of the Visalia Municipal Code shall be enforced and may be collected under the methods stated in section 1.13.110. Said notice shall further advise the owner of said structure of his/her right to request a hearing before the planning commission to review the determination of the city's enforcement officer. The request for hearing shall be made within ten (10) days of the receipt of notice by the owner, with applicable fees, as set forth in Chapter 1.13 of the Municipal Code and the administrative hearing shall be conducted pursuant to the requirements of Chapter 1.13.
- C. After a hearing, the administrative hearing officer may approve, modify, or reject the determination of the city's enforcement officer at the conclusion of such hearing. Should an administrative hearing officer determine at the conclusion of such a hearing that there is a violation of this provision, the administrative hearing officer shall require that the structure in question be brought into compliance within an appropriately reasonable period of time and in addition order the collection of any applicable fines.

17.58.090 Exceptions.

Within the downtown retail overlay district, design and construction conditions exist that are unique and are not generally found elsewhere in the city. Structures were often constructed on or near lot lines and abut one another in many cases. Storefronts and building facades have often been redesigned, covered or otherwise subjected to major alterations over the years. Due to these peculiar conditions, it is sometimes in the interest of enhancing the character of the district to make an exception to the building design criteria in this chapter and/or signage, landscaping, setbacks, fencing and screening requirements of the Visalia zoning ordinance. Where it is deemed that the physical and economic well-being of the district would be better served by such an exception rather than the strict application of the above mentioned building design criteria and other ordinance requirements, the site plan review committee may recommend to the planning commission that such exception be made, pursuant to Section 17.42.030.

17.58.100 Role of building official.

- A. The building official shall refuse to issue all building or sign permits based upon an application disapproved by the site plan review committee, unless such application is later approved by the city council. The building official may approve any application approved or conditionally approved by the site plan review committee at such time as any conditions specified in such approval are clearly indicated by the applicant on the plans presented to the building official for approval. If an appeal to the city council is filed within ten days from the date of board approval of an application, no permit shall be issued until the outcome of said appeal is finally determined by the city council.
- B. After a building permit has been issued, the building official shall from time to time inspect the construction, alteration or enlargement approved by the board and shall take such action as is necessary to assure compliance with the approved plans.

17.58.110 Separability.

The provisions of this chapter shall be deemed to be severable, and if any of its provisions shall be held unconstitutional by any court of competent jurisdiction, the decision of the court shall not impair any of the remaining provisions.

The Model Good Neighbor Policies are adopted by Resolution 2006-60 to read as follows:

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning

Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;
- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

B. Plan Shall Be Recorded

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

C. Maintenance and Operations

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.

9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

1. Automatic irrigation systems shall be maintained.
2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

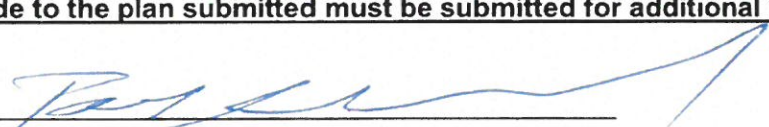
E. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

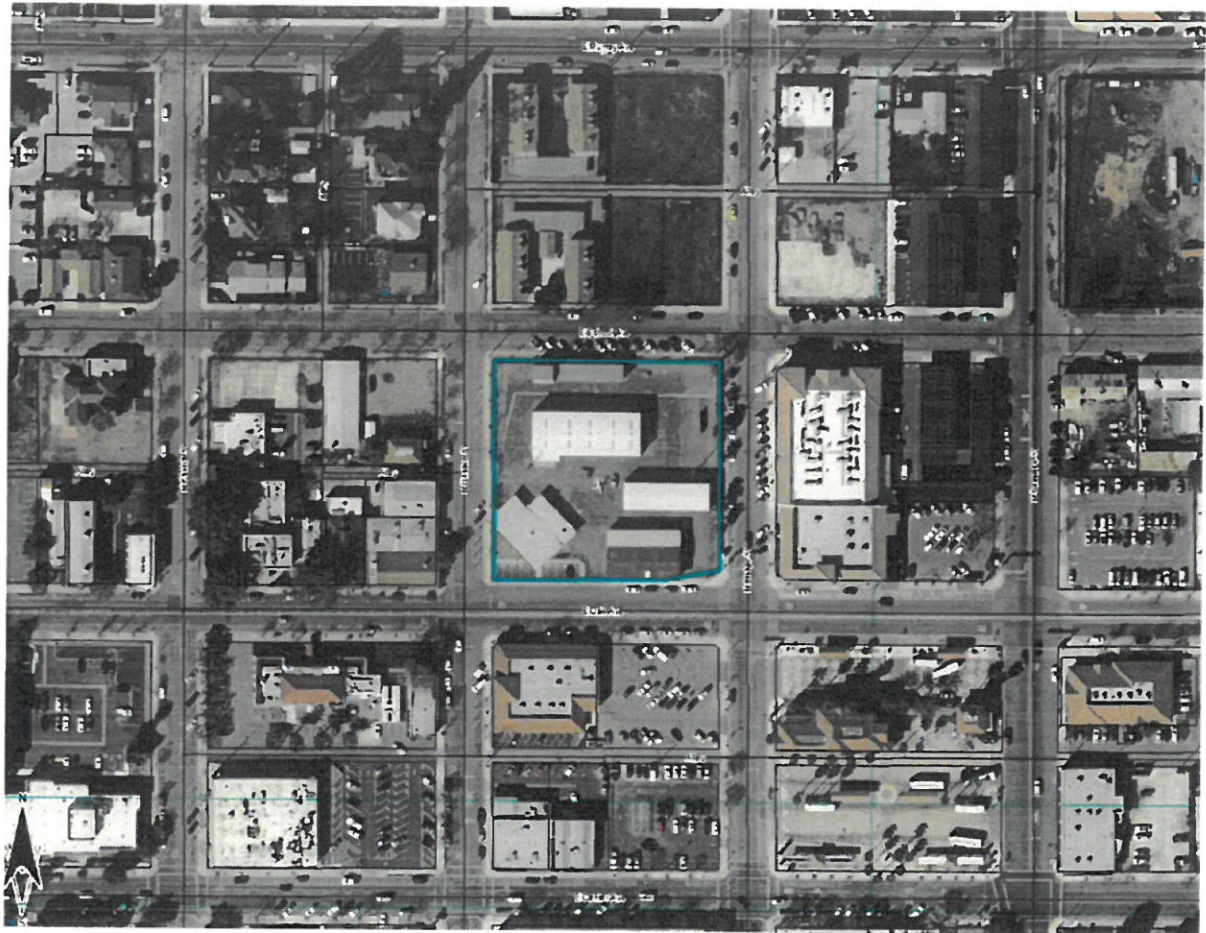
F. Tenant Agreement - The tenant agreement for the complex must contain the following:

1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
5. Standards of behavior for tenants that could lead to eviction.
6. All tenants shall read and receive a copy of the Tenant Agreement.

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 _____





City of Visalia

Building: Site Plan

Review Comments

SPR19174
THE LOFTS AT FORT
VISALIA
300 E OAK AVE.

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. **ALL GROUND FLOOR UNITS REQUIRED TO BE ADAPTABLE MINUS THE REQUIRED MOBILITY UNITS.**
- ☒ Maintain sound transmission control between units minimum of 50 STC. **VERT. AND HORIZ.**
- ☒ Maintain fire-resistive requirements ~~at property lines~~. **ADJACENT TO RAILROAD TRACKS BETWEEN UNITS VERT. AND HORIZ.**
- ☒ 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 AE. ☐ Hazardous materials report. **RESIDENTIAL GROUND FLOOR SHALL BE (1) FOOT ABOVE THE B.F.E.** *For information call (559) 713-4444*
- ☐ Arrange for an on-site inspection. (Fee for inspection \$157.00)
- ☒ 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: **ALL LANDSCAPING SHALL MEET THE MWELo REQUIREMENTS. IN PUBLIC HOUSING FACILITIES WITH RESIDENTIAL DWELLING UNITS, AT LEAST 5 PERCENT SHALL PROVIDE MOBILITY FEATURES.**

VAL ZARCIA 10/2/19
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	October 2, 2019
Item #	1
Site Plan #	SPR 19-174 Resub
APN:	094-283-001

- 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.
- 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
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2016 CFC 3310
- **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
- 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 2016 CFC §507, App B and C.

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

- 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 road** 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.
- **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 can be obtained at the Visalia Fire Department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation.
- 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

- Special comments: ^{FIRE HYDRANT} 1 interior [✓] shall be provided near grass area in center of property in lieu of turn-around. Fire lane shall be minimum 26' wide.



Corbin Reed
Fire Marshal



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

Date : 10-1-19
Item: 19-174 #1
Site Plan: 19-174
Name: Lofis @ foris

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: Safety
- ☐ Traffic Concerns:

- ☐ Surveillance Issues:

- ☐ Line of Sight Issues:

- ☐ Other Concerns:

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

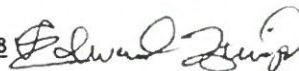
19174

COMMERCIAL BIN SERVICE

<input type="checkbox"/>	No comments.
<input checked="" type="checkbox"/>	See comments below <input type="checkbox"/>
<input type="checkbox"/>	Revisions required prior to submitting final plans. See comments below.
<input type="checkbox"/>	Resubmittal required. See comments below.
<input checked="" type="checkbox"/>	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
<input checked="" type="checkbox"/>	ALL refuse enclosures must be R-3 OR R-4
<input checked="" type="checkbox"/>	Customer must provide combination or keys for access to locked gates/bins
<input checked="" type="checkbox"/>	Type of refuse service not indicated.
<input checked="" type="checkbox"/>	Location of bin enclosure not acceptable. See comments below.
<input type="checkbox"/>	Bin enclosure not to city standards double.
<input checked="" type="checkbox"/>	Inadequate number of bins to provide sufficient service. See comments below.
<input type="checkbox"/>	Drive approach too narrow for refuse trucks access. See comments below.
<input type="checkbox"/>	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
<input checked="" type="checkbox"/>	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
<input checked="" type="checkbox"/>	Bin enclosure gates are required
<input type="checkbox"/>	Hammerhead turnaround must be built per city standards.
<input type="checkbox"/>	Cul - de - sac must be built per city standards.
<input checked="" type="checkbox"/>	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
<input checked="" type="checkbox"/>	Area in front of refuse enclosure must be marked off indicating no parking
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Customer will be required to roll container out to curb for service.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Comment
	Must have an R-3 or R-4 enclosure and will have to be designed and located for a STAB service (DIRECT ACCESS) Be sure to have enclosure gates open 180 degrees. All gates must be equipped with chain bolts to secure them closing. Must have enough room to with comply with the State Mandatory AB 341 and AB 1826 recycling and composting requirements.

Jim Ross, Solid Waste Manager, 559-713-4533

Edward Zuniga, Solid Waste Supervisor, 559-713-4338



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 2, 2019

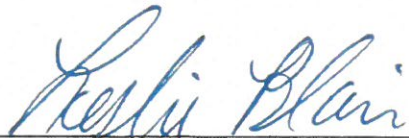
ITEM NO. <u>1</u>	RESUBMITTAL
SITE PLAN NO:	SPR 19-174
PROJECT TITLE:	The Lofts at Fort Visalia
DESCRIPTION:	A Mixed-use Project which Include 81 Rental Units and Approximately 3500 sf of Arts Gallery Space, Offices, Computer Lab and Laundry Room.
APPLICANT:	Self-Help Enterprises
OWNER:	City of Visalia
APN:	094-283-001
LOCATION:	300 E. Oak Avenue

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.

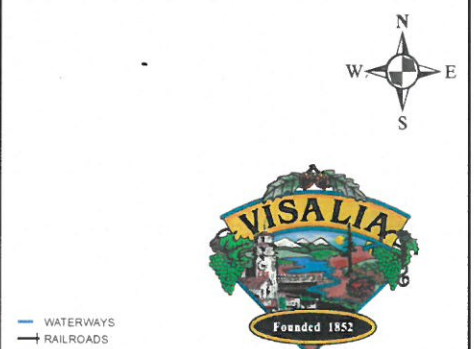
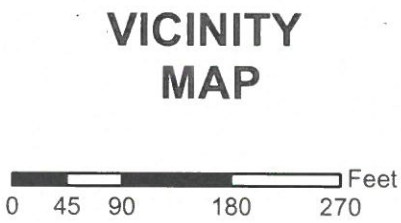
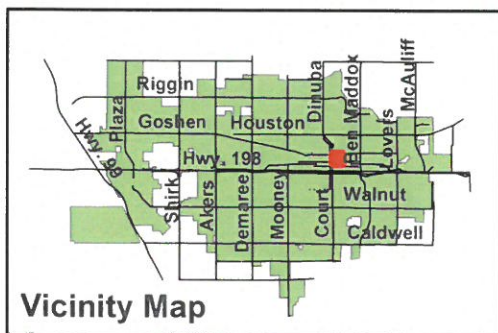
Additional Comments:

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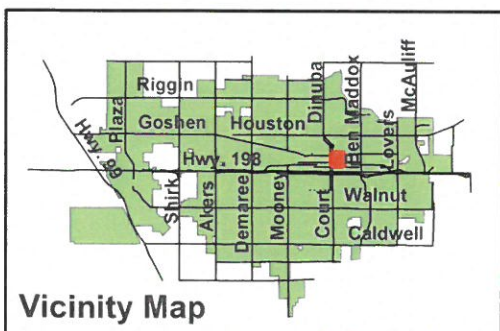


Leslie Blair

CONDITIONAL USE PERMIT NO. CUP 2019-40



CONDITIONAL USE PERMIT NO. CUP 2019-40



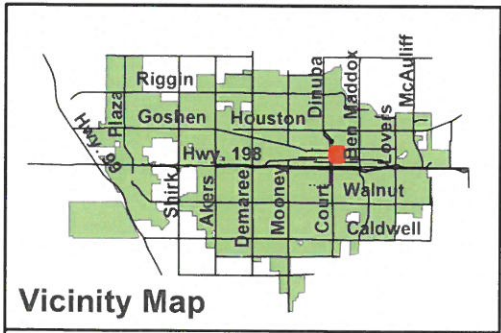
GENERAL PLAN/ ZONING MAP

0 45 90 180 270 Feet

- RAILROADS
- CITY LIMITS
- PARCELS
- A - Agriculture
- AP - Airport
- BRP - Business Research Park
- C-N - Neighborhood Commercial
- C-R - Regional Commercial
- C-S - Service Commercial
- C-MU - Mixed Use Commercial
- D-MU - Mixed Use Downtown
- I - Industrial
- HL - Light Industrial
- O-PA - Prof. / Admin. Office
- O-C - Office Conversion
- QP - Quasi-Public
- OS - Open Space
- R-1-20 - 20,000 SF Min Site
- R-1-12.5 - 12,500 SF Min Site
- R-1-5 - 5,000 SF Min Site
- R-M-2 - 3,000 SF Min Site
- R-M-1 - 1,000 SF Min Site



CONDITIONAL USE PERMIT NO. CUP 2019-40



AERIAL
MAP

0 45 90 180 270 Feet



WATERWAYS
RAILROADS
CITY LIMITS