

PLANNING COMMISSION AGENDA

Pending no technical difficulties, the Planning Commission meeting will be streamed via Facebook Live at <https://www.facebook.com/cityofvisalia/>

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

TUESDAY, MAY 26, 2020 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. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

For those watching via the Facebook Live stream who want to provide citizen comments, please begin your comment with, "Citizen Comment" so that we understand it is a comment that you wish to be shared with the Planning Commission and is a comment that you would share publicly if you were attending the meeting in-person.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
3. PUBLIC COMMENT – To be sure that your comments are received, we strongly encourage citizens to submit public comment, or comment on a specific agenda item, before the meeting via email to Susan.Currier@visalia.city. All emailed public comments will be distributed to the Planning Commission prior to the start of the meeting and incorporated into the official record.

Opportunity to comment is planned to be available on the Facebook livestream, but cannot be guaranteed to be available. In the event it is necessary, phone access may be provided at (559) 713-4165. However, this line will only be available if comments cannot be accepted via Facebook.

The public may present comments to the Planning Commission at the Council Chambers during the meeting, but physical attendance at the Council Chambers is strongly discouraged pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation, and social distancing will be enforced. (The Planning Commission will NOT be present in the Council Chambers.)
4. CHANGES OR COMMENTS TO THE AGENDA –

5. **CONSENT CALENDAR** - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
- Finding of Consistency No. 2020-001: A request by Woodside Homes to modify the Highland Park at Shannon Ranch Subdivision Map No. 5509 and Conditional Use Permit No. 2012-27, by revising the local street travel way from 30-feet to 36-feet with the sidewalk adjacent to curb, construction of a wedge curb along local interior streets, and phasing the 223 lot subdivision into four phases. The approved subdivision is located on both the northeast and northwest corners of N. Giddings Street and W. Riggins Avenue (APN: 078-120-028 and 078-120-029).
6. **PUBLIC HEARING – Paul Bernal**
- General Plan Amendment No. 2020-01 is a request by San Joaquin Valley Homes to amend the General Plan Land Use Designation on 10.32 acres of an overall 16.38 acre parcel from Conservation to Residential Low Density. The remaining 6.06 acres will remain Conservation. The property is located on the south side of W. Hillsdale Avenue between N. Preston and N. Tommy Streets (APN: 085-010-096), within the City of Visalia, situated in Tulare County. A Mitigated Negative Declaration (MND No. 2020-07) has been prepared for the project.
 - Change of Zone No. 2020-02 is a request to change the zoning designation on 10.32 acres of an overall 16.38 acre parcel from O-S (Open Space) to R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area). The remaining 6.06 acres will retain the O-S (Open Space) zoning designation. The property is located on the south side of W. Hillsdale Avenue between N. Preston and N. Tommy Streets (APN: 085-010-096), within the City of Visalia, situated in Tulare County. A Mitigated Negative Declaration (MND No. 2020-07) has been prepared for the project.
 - Hillsdale Southland Tentative Subdivision Map No. 5574 is a request to subdivide 10.32-acres of an overall 16.38-acre parcel into a 44-lot single-family residential subdivision with eight (8) out-lots for landscaping and storm drainage purposes. In addition, the Hillsdale Southland Tentative Subdivision Map will modify Denton Ct. approved with the adjacent tentative map approval of the Walnut Park Estates Subdivision map. The property is located on the south side of W. Hillsdale Avenue between N. Preston and N. Tommy Streets (APN: 085-010-096), within the City of Visalia, situated in Tulare County. A Mitigated Negative Declaration (MND No. 2020-07) has been prepared for the project.
7. **PUBLIC HEARING – Brandon Smith**
- Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 is a request to subdivide a 19.03-acre parcel into 89 lots for residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2020-20 was adopted.
 - Conditional Use Permit No. 2020-01 is a request to allow a planned unit development on a 19.03-acre parcel consisting of 89 single-family residences, private streets, and gated entry, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located at the southwest corner of Demaree Street and

Packwood Avenue. (APN: 119-070-074). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2020-20 was adopted.

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-

- Next Planning Commission Meeting Monday June 8, 2020.

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 FRIDAY, JUNE 5, 2020 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 JUNE 8, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 26, 2020

PROJECT PLANNER: Brandon Smith, Senior Planner
Phone No.: (559) 713-4636
Email: brandon.smith@visalia.city

SUBJECT: **Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573:** A request to subdivide a 19.03-acre parcel into 89 lots for residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Conditional Use Permit No. 2020-01: A request to allow a planned unit development on a 19.03-acre parcel consisting of 89 single-family residences, private streets, and gated entry, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Project Location: The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074).

STAFF RECOMMENDATION

Staff recommends denial of Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01 based on the findings in Resolution Nos. 2020-01 and 2020-02. Staff's recommendation is based on the conclusion that the project is not consistent with the purpose and intent of the Zoning Ordinance (Section 17.02.020) and the Zoning Ordinance's Planned Development regulations (Section 17.26.010).

RECOMMENDED MOTION

I move to adopt Resolution Nos. 2020-01 and 2020-02 denying Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01.

Alternative Motion: City staff acknowledges that the recommended motion is based on an interpretation of the requirements contained in the Zoning Ordinance. In the event that the Planning Commission disagrees with staff and decides to approve Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01, staff recommends utilizing one of the following motions. The motion will need to incorporate new findings made by the Commission, either declared in the motion or made during deliberations, as to why the project can be approved.

- I move to direct staff to prepare new resolutions of approval for the Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01, including appropriate findings and conditions, for the Planning Commission's consideration at the next scheduled hearing date.
- I move to direct that the project proponent modify the Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01 applications as directed, and return for the Planning Commission's consideration at the next scheduled hearing date.

PROJECT DESCRIPTION

Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 is a request to divide a 19.03-acre parcel into an 89-lot single-family residential subdivision with private streets, private access driveways, landscaped lots, and a pocket park (see Exhibit "A"). Conditional Use Permit (CUP) No. 2020-01 accompanies the Tentative Subdivision Map and is required for the planned development portion of the development, which creates the privately-maintained common portions of the subdivision. The CUP for the planned development further enables the project to develop with "5-pack" or "garden unit" residential lot configurations, consisting of 5-unit clusters with two lots/units fronting on a public street and three lots/units accessed by a private driveway (see Exhibit "B"). There will be 80 lots in "5-pack" configurations, and 9 lots in standard formation located in the center of the subdivision (Lots 76 – 84).

The planned development being created under the CUP is being requested pursuant to the Planned Development Ordinance (Zoning Ordinance Chapter 17.26), wherein a development may deviate from normal zoning regulations and standards in an effort to maximize benefits to residents. The CUP request entails several deviations that are being requested under the Planned Development chapter:

- Lot size. Approximately 40% of lots are less than the R-1-5 Zone's 5,000 square foot minimum lot size. The lot sizes range between 4,750 and 11,191 square feet.
- Setbacks. Reduced minimum yard requirements, as little as five feet, are being requested for the rear yards of street-fronting lots and for the front and rear yards of interior lots.
- Private street and gated entry. The local street serving the subdivision will be privately maintained by a homeowners' association (HOA). No sidewalks will be installed along the private street. Public access will be via a single gated entry from Packwood Avenue. An emergency-only access entry will be located on the south side of the subdivision utilizing the existing Memory Street stub.
- Shared driveway access. Throughout the subdivision, HOA-maintained driveways are located off of the subdivision's private street and are used to access residential lots located behind the private street-fronting lots.
- Trash enclosures. Residential solid waste service will be picked up utilizing City-standard refuse bin enclosures as opposed to individual roll-out cans that is standard practice for single-family residential units. Five refuse bins will be located throughout the subdivision in locations that are not within the front yard setbacks or directly adjacent to residences, and where solid waste trucks can directly stab for front load service.
- Pocket park. An 11,812 square foot pocket park, identified as Lot C in the subdivision map, is centrally located in the subdivision and will be maintained by the HOA.

The applicant has provided floor plans and elevations for three master plans to be associated with the development. The plans are all single-story units and consist of a 1,297 square foot unit, a 1,426 square foot unit, and a 1,597 square foot unit (see Exhibits "C", "D" and "E").

The subject site, which is currently free of structures and contains an orchard, is surrounded on three sides by existing development, including single-family residential development on two sides. Land directly abutting the north side of the proposed subdivision is currently vacant though urban development exists 330 feet further to the north.

The proposed single-family subdivision will be serviced by Packwood Avenue, a new local street that will be constructed on the north side of the subdivision and accessed from Chinowth

and Demaree Streets. Packwood Avenue is a local street in the City's circulation network. The developer has requested and the City has consented to allow an interim buildout of Packwood consisting of 30-foot width asphalt paving out of an ultimate 36-foot paved width, full improvements along the subdivision frontage (curb, gutter, parkway landscaping, sidewalk, and street lights), and an AC dike with necessary storm drainage and transitional improvements on the north side of Packwood. On the south side of the subdivision, an existing local street stub (Memory Street) will be extended to provide gated emergency-only access to the subdivision.

The subdivision contains a General Plan land use designation of Residential Low Density and a Zoning designation of R-1-5 (single-family residential, 5,000 square feet minimum lot size). The subdivision will include some lots less than 5,000 square feet in size based on the proposed Planned Development in association with the CUP. The subdivision will be developed at a gross density of 5.12 dwelling units / acre and a net density of 7.12 dwelling units / acre, which are consistent with the density ranges associated with the respective General Plan and Zone designations. The subdivision will be developed over a single phase.

The subdivision map will create six lettered lots to be maintained by a Homeowners' Association. Four of the HOA lots will contain landscaping and block walls along the sides of the two entry streets (i.e., Lots A, B, D, and E). Lot 'C', shown near the center of the subdivision, will be a 1/4-acre pocket park. Lot 'F' is the private street and driveways, which are shown in dark shading on the attached map exhibits.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density
City Zoning:	R-1-5 (Single-family Residential, 5,000 square foot minimum lot size)
Surrounding Zoning and Land Use:	North: R-M-3 (Multi-family residential, one unit per 1,200 sq. ft. site area) / Future Packwood Avenue, vacant land South: R-1-5 (Single-family residential, 5,000 sq. ft. min. site area) / Existing single-family residential tract subdivision East: O-PA (Professional / Administrative Office) / Demaree Street, professional office complex West: R-1-5 (Single-family residential, 5,000 sq. ft. min. site area) / Future Chinowth Street roadway improvements, existing single-family residential tract subdivision
Environmental Review:	Initial Study / Negative Declaration No. 2020-20
Special Districts:	None
Site Plan Review:	No. 2019-176 (subdivision); 2019-185 (CUP)

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

Contract Cancellation No. 2020-01: The City of Visalia received a petition to cancel Williamson Act Land Conservation Contract No. 10113 and Agricultural Preserve No. 614, covering the project site, in order to facilitate the proposed residential subdivision. The Visalia City Council

held a public hearing and approved the tentative cancellation on April 20, 2020. Conditions mandated by the State Department of Conservation, which include the payment of a penalty fee, must be fulfilled before a final contract cancellation is recorded against the property.

The Planning Commission has previously considered other tentative subdivision maps and conditional use permits that utilize the “5-pack” configuration. These projects are as follows:

- Catalina Tentative Subdivision Map No. 5558 and Conditional Use Permit No. 2017-02, for the subdivision of 8.76 acres into 51 single-family residential lots in the R-M-2 (Multi-family Residential) zone district, located on the south side of Ferguson Avenue approximately 700 feet west of Dinuba Boulevard. The Planning Commission approved the project on March 13, 2017. The project has since been subdivided and completely built out.
- The Grove Tentative Subdivision Map No. 5562 and Conditional Use Permit No. 2017-15, for the subdivision of 11.2 acres into 53 single-family residential lots in the R-M-2 (Multi-family Residential) zone district, located on the southwest corner of Ben Maddox Way and K Avenue. The Planning Commission approved the project on July 10, 2017. No final map has been recorded for the subdivision at this time.
- Lowery West Tentative Subdivision Map No. 5564 and Conditional Use Permit No. 2017-32, for the subdivision of 48 acres into 218 single-family residential lots in the R-1-5 zone district, of which 94 lots utilized the “5-pack” parcel configuration, located on the northeast corner of Akers Street and Riggins Avenue. The Planning Commission approved the project on March 12, 2018. The project is currently under construction, with several units having been completed.
- Cameron Creek Garden Unit Tentative Subdivision Map No. 5575 and Conditional Use Permit No. 2020-03, for the subdivision of 4.81 acres into 30 single-family residential lots in the C-MU (Commercial Mixed Use) zone district, located on the north side of Kimball Avenue between West and Court Streets. The Planning Commission denied the project on May 11, 2020 on a 3-2 vote.

PROJECT EVALUATION

Staff recommends denying Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01 based on staff’s conclusion that the subdivision layout proposed utilizing the Planned Development regulations incurs design and functionality issues that may likely lead to long-term difficulties with the residential development.

Staff has concluded that the subdivision’s “5-pack” design may be inconsistent with certain objectives of the zoning ordinance outlined in Section 17.02.010. In addition, the subdivision layout that can only be achieved utilizing the Planned Development regulations does not incur benefits or a more superior product to the City or its residents in exchange for deviation of normal zoning regulations. As such, the project may be inconsistent with the intent of the Planned Development regulations (Zoning Ordinance Chapter 17.26) wherein the related group of housing types within the development and the associated design deviations do not incur benefits or a more superior product (Section 17.26.010).

Approval of the project would also be disregarding the Planning Commission and City Council’s prior concerns expressed toward this residential product type.

City Council and Cal Water Concerns

The first “5-Pack” residential development project processed in the City was in early 2017 (Catalina Tentative Subdivision Map). Two additional developments were approved in 2017

and 2018 (The Grove and Lowery West Tentative Subdivision Maps). The Catalina and Lowery West tentative maps have recorded and developed. During the entitlement process for these developments, staff received inquiries about these developments resulting from concerns and issues raised by Cal Water on the "5-Pack" design. Cal Water's concerns revolved around the difficulty of providing individual domestic water lines to each unit within each "5-pack" cluster, wherein water lines must cross through other privately-owned residential properties.

Additionally, the City Council has raised concerns related to other design aspects of these "5-Pack" developments, and requested a Work Session to discuss Cal Water's and express concerns related to the approved "5-Pack" entitlements. At Work Sessions held on October 15 and November 5, 2018, Councilmembers expressed their comments and concerns related to these developments as follows:

- Homeowners' Association (HOA): The long-term viability of HOA-maintained common areas can be problematic if the HOA goes defunct, as has happened with other HOA residential developments particularly in Northeast Visalia. Who would maintain these common areas if there is no HOA?
- Long-term maintenance: There is no sense of how these developments will hold up over the long run due to several features being shared by several properties (e.g. driveways, landscape planters, fencing). The developments represent a new design concept to the Visalia housing market that has not yet been established. What will these developments look like after an extended period (i.e. ten years) of use and revolving ownership?
- Lack of parking: Due to the "cluster" type of development where there is less street frontage per housing unit than in a typical single-family subdivision, this can create insufficient parking either on-street and/or off-street, when gatherings occur at these residences in these types of developments or one group of persons living in an individual unit owns multiple vehicles or multiple individual vehicle owners live in one unit.
- Solid waste receptacles: These are spacing issues with the number of solid waste receptacles clustered per each "5-Pack" location.
- Domestic water service: The visual appearance of backflow preventer devices in the front yard setback areas is an unattractive feature that should be screened from view.

During the November 5th meeting, three Councilmembers commented that they do not support the "5-Pack" residential development design based on design flaws as noted above and based on the long-term maintenance and viability of these projects.

Notwithstanding Councilmember comments, staff does not support the Caldwell & Demaree Garden Unit project since the overall design may not meet the following objectives of the zoning ordinance in Section 17.02.020:

- Subsection B: Staff does not consider this project to "promote the stability of existing land uses that conform to the district in which they occur;" since over the long-term the common areas may degrade and make the area unappealing.
- Subsection F: That as designed it does not "promote a safe, effective traffic circulation system" since the lack of parking can clog the streets in the development, which could be made worse by the lack of sidewalks forcing pedestrians and bicyclists to share roadways, crowded with parked vehicles.
- Subsection G: The number of visitor parking spaces for the development may also be inadequate, which does not meet the zoning objective to, "Require adequate off-street parking and truck loading facilities."

While the City has previously supported and the Planning Commission has previously approved three subdivisions between 2017 and 2018 with a similar design concept, issues raised by Cal Water and the City Council have caused staff to reconsider its position on the design. City staff does acknowledge that the concerns it has raised with proposed project are based on interpretations of standards and how those standards should be applied to this specific project as stated in the alternative motion. Should the Planning Commission determine that the project, as presented, meets the applicable standards then the project could be approved, although staff suggests the item be continued to the next meeting to present more specific findings in support of the project.

Analysis of City Council Concerns

City staff does concur with the concerns voiced by the City Council and assesses that a number of the concerns noted above continue to not be adequately addressed in the project's proposed design concept. Additional analyses of the City Council's concerns as well as other issues are as follows:

- **Parking.** The cluster design of the dwelling units significantly reduces the amount of street frontage and the amount of street parking available per unit. Typical single-family residential subdivisions offer on-street parking in front of every residential lot that can meet requirements in case residents invite multiple guests. The "5-pack" design however does not afford the three non-street fronting units any additional on-street parking beyond what is already provided for the two street-fronting units. The proposed development provides no off-street guest parking spaces within the subdivision. This has raised concerns that the project does not include adequate parking since there is no room for overflow capacity in case residents invite multiple persons with vehicles to their residence. As proposed the project does meet the Zoning Ordinance's specific standards for number of parking spaces per unit for a residential development (Chapter 17.34). However, the design standards for planned developments state that additional guest parking and storage parking shall be encouraged and may be required in a planned development (Section 17.26.040(G)). The lack of any additional off-street parking therefore presents an issue concerning how the objectives in the Zoning Ordinance to require adequate parking and in the Planned Development chapter to encourage guest and storage parking is applied to this type of development.
- **Lack of sidewalks.** The private street concept of the subdivision, with 40' street widths between curbs, lacks sidewalks. It has been a common attribute in subdivisions with private streets and gated entry to remove sidewalks, particularly in small-lot subdivisions. A "5-Pack" development design however has less available on-street parking as noted above, which may in turn cause a greater demand for on-street parking throughout the subdivision. This may cause pedestrians to utilize travel lanes for walking activity or discourage persons from walking along streets altogether. The design standards for planned developments encourage private streets, which are not required to include sidewalks. However, planned development standards also encourage the incorporation of pedestrian and bicycle pathways separate from vehicle streets. As proposed, pedestrians would be sharing the roadways with vehicles (See Visalia Municipal Code section 17.26.040(F)). This also could be considered not promoting safe and effective traffic circulation. This presents a question of how these competing design standards should be considered by the Planning Commission.
- **Solid waste receptacles.** In order to reduce the number of individual solid waste cans associated with each "5-pack" cluster, the developer has replaced individual cans with five commercial-size (24' wide) trash bin enclosures dispersed throughout the

subdivision. Most units are located within 250' of an enclosure, and the furthest units are about 500' away. The use of commercial-size trash bin enclosures is atypical for a single-family residential subdivision and is therefore dependent on the HOA to maintain the enclosure areas. This could add to the potential concern raised by the City Council wherein an HOA has potential to go defunct or be problematic in the long-term.

- HOA. A Homeowners' Association is proposed for the maintenance of all private streets, common areas, trash enclosures, and other common elements. No information has been provided as to the long-term viability of an HOA or response to any potential disseverment of the HOA. City staff is concerned that this could impact the long-term stability of this area if the common areas are not properly maintained.
- Domestic water service. California Water Service Company (Cal Water) provided review of the subdivision as part of the Site Plan Review session. Despite Cal Water's past concerns noted above, comments prepared by Cal Water indicate that backflow devices will be required on all services and that easements will be required throughout the neighborhood to install the water system. The development will include landscape hedging around each grouping of backflow preventers to visually screen the devices.

Cal Water has provided a "will serve" letter for this subdivision. Cal Water also shared an email in which they restated their concern that the "5-pack" developments will present problems in the future for both water system operation and property owners. Nevertheless, Cal Water states they will continue to meet its obligation and support the City's development and infill goals.

As stated above, City staff believes that the proposed development project does not meet the broad objectives of the Zoning Ordinance and conflicts with design standards specifically called for in a Planned Development. However, these standards are also subject to the interpretation of the Planning Commission.

General Plan Consistency

The proposed project is not inconsistent with any General Plan policies, as further explained below. Notwithstanding this, staff finds that the project does not warrant support based upon the design and functionality issues as well as the concerns noted by City Council and California Water Service Company. **While the City's General Plan policies, including those applicable to the context of this site, are supportive of infill development such as the proposed project, the City's ideals for good and functional design should not be overlooked in a proposal as stated above.** Furthermore, the general plan is supportive of infill development with incentives provided that they come with findings of community benefit (LU-P-45), similar to the intent of the Planned Development Ordinance Chapter 17.26.

The proposed project specifically supports General Plan Land Use policies related to efficient land use absorption (Policy LU-P-19, LU-P-45) and related to encouraging a variety of housing products compatible in a single development (LU-P-50). The development of a single-family residential subdivision on 19 acres is compatible with existing residential and office development surrounding the site.

The project is consistent with Land Use Policy LU-P-19 which states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy." The property is located within the current (Tier 1) Urban Development Boundary, which follows along the Visalia Parkway alignment. The City's General Plan does not plan on extending urban development south of Visalia Parkway until reaching the Tier III threshold.

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

The proposed will be developed at a gross density of 5.12 units per acre (net density of 7.12 units per acre) which is within the Low Density Residential range of 2 to 10 units per acre.

The subdivision will provide a local street connection to the north via the extension of Packwood Avenue. A portion of Chinowth Street, a collector street, would be constructed with this subdivision; however the undeveloped portion north of the subdivision would not be constructed with this development.

Correspondence

Staff has received phone correspondence from one neighboring property owner, Helen Lauck, regarding the proposed development. Ms. Lauck resides at 3722 W. Elkhorn Avenue and abuts the south side of the project. She informed staff that she is unable to attend the hearing but wished to share her concerns of the project resulting in the following:

- increased noise from construction of homes,
- increased traffic on surrounding streets,
- reduced property values due to the construction,
- aesthetics of replacing trees with houses.

Subdivision Map Act Findings

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

Staff has reviewed the seven findings for a cause of denial and finds that none of these specific findings alone are a cause for denial of the proposed project. However, staff has found that in findings (c) and (d), while the site may be physical suitable for the housing and density under the General Plan, the proposed design comes with a cost of design and functionality issues. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings of the tentative subdivision map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. It should be noted however, that the design is found to be not consistent with the City's Zoning

	Ordinance. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site unto itself may be physically suitable for the type of development, based on its ability to handle residential uses and its infrastructure needs. However, the "5-pack" design of the project together with the overall number of units sacrifice certain functional aspects of the development, including less visitor parking, lack of sidewalks, use of commercial solid waste bin enclosures within a residential neighborhood in lieu of individual solid waste cans, and water service lines that cross through properties. This is noted in recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site unto itself is physically suitable for the type of development based on falling within the Low Density Residential density range at a density of 5.12 units per acre. However, the overall number of units associated with the project may attribute to sacrificing certain functional aspects that are common to other low density residential developments, including less visitor parking, lack of sidewalks, and use of commercial solid waste bin enclosures within a residential neighborhood in lieu of individual solid waste cans. This is noted in recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The lack of sidewalks in the subdivision combined may cause serious public health problems with respect to promoting a safe, effective traffic circulation system. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.

Environmental Review

If the project is denied, no action is required on an environmental document.

Alternately, if the Planning Commission determines, based on the evidence in the record, that Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01 can be approved, staff recommends the Planning Commission continue the public hearing item to the next scheduled Planning Commission meeting so that a revised resolution with approval-based findings and conditions can be prepared for adoption.

If the Planning Commission votes to approve the entitlements, the attached Initial Study and Negative Declaration prepared for the project may be utilized for the project's approval. The Initial Study, prepared consistent with the California Environmental Quality Act (CEQA), disclosed that no significant, adverse environmental impact would occur in association with the project, leading to the preparation of a Negative Declaration.

CALDWELL & DEMAREE GARDEN PACK PROJECT DESIGN

Notwithstanding the analysis provided in this report that supports denial of the project, an overview of the 5-Pack residential development's design features is provided here for overview.

Development Standards

The proposed subdivision consists of residential lots developed in the "5-Pack" lot configuration resulting in shared driveways and lots that do not have street frontage. The residential lots will adapt to certain R-1-5 setback standards, though the non street-facing lots will have atypical standards. Proposed minimum setbacks are shown on Exhibit "B" and summarized as follows:

	<u>Street-Fronting Lots</u>	<u>Interior Lots</u>
• Front Yard	15-ft.	5-ft.
• Garages	22-ft.	22-ft.
• Side Yard	5-ft.	5-ft.*
• Street Side Yard	10-ft.	10-ft.
• Rear Yard	10-ft.	5-ft.*

* Interior lots will have one 15-ft. side yard to compensate for a 5-ft. rear yard.

The applicant has provided floor plans and elevations for the three housing models to be developed within this subdivision (see Exhibits "C", "D" and "E"). All units will be single-story.

Homeowners' Association and Landscape & Lighting District

The applicant has identified that a Homeowners Association (HOA) will be established to maintain the following:

- Private street, gated entry (including landscaping and pedestrian gates), and common driveways (Lot F);
- Trash enclosures (located within Lots C and F);
- Pocket park (Lot C);
- Block walls;
- Landscape Lots A, B, D, and E located along the entry and exit streets.

A Landscaping and Lighting District (LLD) will be required for the long-term maintenance of the public improvements (i.e. block walls, landscaping, and street lights) in the out lots located outside of the subdivision. The developer may elect to add the block walls and landscaping within these out lots into the HOA, which would necessitate coordination with the City.

The block walls along street frontages will be typical City standard 6'-8" block walls. Block wall heights shall be reduced to three feet where the block wall runs adjacent to the front yard setback areas (i.e. Lots 1, 30, 31, and 70).

Packwood Avenue and Other Street Improvements

Packwood Avenue will be a local roadway to be partially built with this project. The interim buildout will consist of 30-foot width asphalt paving facilitating two-direction traffic flow (out of an ultimate 52-foot curb to curb width), improvements along the southern (subdivision side) frontage, and an AC dike with necessary storm drainage and transitional improvements on the north side. The City initially required full buildout of Packwood as stated in the subdivision's Site Plan Review comments. The proponent later requested to deviate from the City's standards and requirements. In a memo from the Traffic Safety Division dated May 12, 2020, the City consented to the proponent's request for an interim partial buildout (i.e. 30 feet of asphalt paving) after their client was unable to acquire R.O.W. from the adjacent parcel to the north. The full Packwood ROW will be constructed at the time the property on the north side is developed. The interim design will still require acquisition of an easement for road purposes at the intersection of Packwood and Demaree.

Demaree Street is a 4-lane arterial roadway with 110' right-of-way. No additional R.O.W. dedication is necessary in correlation with this project. The project will include a 10' parkway within the R.O.W. and a sidewalk, additional landscape, and block wall within a 10' wide unlabeled landscape lot.

Chinowth Street is a 2-lane collector roadway with 60' right-of-way upon full buildout. Right-of-way dedication is necessary for the east 30' half of R.O.W. in correlation with this project. The project will include a parkway within the R.O.W. and a sidewalk, additional landscape, and block wall within a 10' wide unlabeled landscape lot. An oak tree is located within the Chinowth Street alignment north of the site, though a tree evaluation provided by the applicant notes heavy decline in the tree and recommends removal. Whether the tree is removed or not will impact the ultimate alignment of Chinowth and potential additional R.O.W. dedication on the northwest corner of the site (see alignment which affects proposed Lots 48, 49, 51, and 52).

The project site is located in an area that can be adequately served by City utilities. Existing sewer and storm-drainage mains are located in the immediate vicinity of the development as are electricity, gas, and water services. If the project were approved, this development would connect to those services either by extension along the new Packwood Avenue alignment or from Memory Street.

RECOMMENDED FINDINGS

Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573

1. That the proposed Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573, together with its improvement and design, is consistent with the policies and intent of the General Plan. However, the Map and its design and improvements are not consistent with specific objectives of the Zoning Ordinance, Section 17.02.020, subsections B, F, and G. This finding is based on staff's conclusion that the subdivision layout proposed utilizing the Planned Development regulations (Zoning Ordinance Chapter 17.26) incurs design and functionality issues that may likely lead to long-term difficulties with the residential development, and would not incur benefits or a more superior product to the City or its residents in exchange for deviation of normal zoning regulations.

The proposed Tentative Subdivision Map and the affiliated Conditional Use Permit for a planned development utilize a design concept that clusters single-family residences and

creates residential lots that lack street frontage and are dependent upon common driveways. Wherein the design concept achieves increased residential density and necessitates less public infrastructure improvements than residential subdivisions without planned development permits, the proposed residential units will have less available on-street guest parking, lack of pedestrian sidewalks along streets forcing pedestrians to utilize streets designed for vehicles, have common areas of which the upkeep may degrade over time; and increased separation of common solid waste receptacles from the residential units.

2. That the proposed Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573, together with its improvement and design, may be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, based on the lack of sidewalks in the subdivision which discourages from promoting a safe, effective traffic circulation system incorporating both vehicles and pedestrians.
3. That the site unto itself may be physically suitable for the type of tentative subdivision map and planned development based on its ability to handle residential uses and its infrastructure needs; however the "5-pack" design of the project together with the overall number of units sacrifice certain functional aspects of the development, including less visitor parking, lack of sidewalks, use of commercial solid waste bin enclosures within a residential neighborhood in lieu of individual solid waste cans, and water service lines that cross through properties.
4. That the site unto itself is physically suitable for the proposed density of the tentative subdivision map and planned development based on falling within the Low Density Residential density range at a density of 5.12 units per acre. However, the overall number of units associated with the project may attribute to sacrificing certain functional aspects that are common to other low density residential developments, including less visitor parking, lack of sidewalks, and use of commercial solid waste bin enclosures within a residential neighborhood in lieu of individual solid waste cans.
5. That the proposed Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. If the project were to be approved, the subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.
6. That an Initial Study was prepared for this project, consistent with California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, and that a Negative Declaration, No. 2020-20, has been prepared in response. Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, no action under CEQA is required for a proposed project that is rejected or disapproved by a public agency, in accordance with CEQA Guidelines, Section 15270.

Conditional Use Permit No. 2020-01

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan. However, the conditional use permit and its design and improvements are not consistent with the purpose and intent of the Zoning Ordinance (Section 17.02.020) and the Zoning Ordinance's Planned Development regulations (Section 17.26.010). This finding is

based on staff's conclusion that the subdivision layout proposed utilizing the Planned Development regulations incurs design and functionality issues that may likely lead to long-term difficulties with the residential development, and would not incur benefits or a more superior product to the City or its residents in exchange for deviation of normal zoning regulations (Section 17.26.010).

The proposed Tentative Subdivision Map and the affiliated Conditional Use Permit for a planned development utilize a design concept that clusters single-family residences and creates residential lots that lack street frontage and are dependent upon common driveways. Wherein the design concept achieves increased residential density and necessitates less public infrastructure improvements than residential subdivisions without planned development permits, the proposed residential units will have less available on-street guest parking, lack of pedestrian sidewalks along streets forcing pedestrians to utilize streets designed for vehicles, have common areas of which the upkeep may degrade over time; and increased separation of common solid waste receptacles from the residential units.

2. That an Initial Study was prepared for this project, consistent with California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, and that a Negative Declaration, No. 2020-20, has been prepared in response. Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, no action under CEQA is required for a proposed project that is rejected or disapproved by a public agency, in accordance with CEQA Guidelines, Section 15270.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.28.080, and Zoning Ordinance Section 17.04.145 an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, 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.

Attachments:

- Related Plans and Policies
- Resolution No. 2020-01 – Conditional Use Permit No. 2020-01
- Resolution No. 2020-02 – Caldwell & Demaree Garden Unit Tentative Subdivision Map
- Exhibit "A" – Tentative Subdivision Map
- Exhibit "B" – Conditional Use Permit / Development Plan
- Exhibits "C", "D", "E" – Residence Floor Plans and Elevations
- Initial Study / Negative Declaration No. 2020-20
- Site Plan Review Item No. 2019-176 & 185 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

City of Visalia General Plan Land Use Element

LU-P-19 Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.

The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.

LU-P-45 Promote development of vacant, underdeveloped, and/or redevelopable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan

Techniques to be used include designation of infill opportunity zones as part of the implementation process and provision of incentives, such as reduced parking and streamlined review, and residential density bonuses, and floor area bonuses for mixed use and/or higher-density development, subject to design criteria and findings of community benefit.

LU-P-50 Provide development standards to ensure that a mix of detached and attached single-family and multi-family housing types can be compatible in a single development.

Development standards may include but not be limited to requiring heights, setbacks, and building massing to be in scale with surrounding uses or to provide a transition in scale and character; and establishing the spacing of curb cuts and location of parking.

Zoning Ordinance (Title 17)

General Provisions (Chapter 17.02)

17.02.020 Purpose.

This title is enacted to preserve and promote the public health, safety and welfare of the city, and of the public generally and to facilitate growth and expansion of the municipality in a precise and orderly manner. More specifically, the zoning ordinance is adopted in order to achieve the following objectives:

- A. Foster a workable relationship among land uses;
- B. Promote the stability of existing land uses that conform to the district in which they occur;
- C. Ensure that public and private lands ultimately are used for purposes that are appropriate and most beneficial for the city;
- D. Prevent excessive population densities;
- E. Avoid a concentration of structures adjoining each other or juxtaposed too closely together in close proximity to each other;
- F. Promote a safe, effective traffic circulation system;

- G. Require adequate off-street parking and truck loading facilities;
- H. Facilitate the appropriate location of community facilities and institutions;
- I. Coordinate land use policies and regulations of the city in order to facilitate the transition of land areas from county to municipal jurisdiction and to protect agricultural producers in areas planned for urban expansion;
- J. Implement the goals, policies and map of the general plan. (Ord. 2017-01 (part), 2017: prior code § 7201)

Planned Development (Chapter 17.26)

17.26.010 Purpose and intent.

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7410)

17.26.020 Definitions.

For the purposes of this chapter the following definitions shall apply:

"Density bonus" means dwelling unit increases based on project amenities provided as part of a planned development.

"Dwelling unit" means one or more habitable rooms, designed for or used by one family for living and sleeping purposes and having only one kitchen or kitchenette. Dwelling unit can include various types including, but not limited to, attached or detached single-family homes, cluster homes, patio homes, town houses, condominiums, apartments, or cooperatives.

"Environment, natural" means the physical condition of a proposed PD site prior to proposed development; including, but not limited to, natural features such as waterways, vegetation, topographical features, and animal life.

"Homeowner's association" means an incorporated entity formed under applicable laws and including all properties within a planned development. Such association normally maintains and administers the common open space associated with a planned development.

"Lot or parcel net area" means the land area contained within the boundary of a lot or parcel. Land within public or private streets or property held in common for a particular development amenity is not considered as "net lot area."

"Maintenance district" means an assessment district formed under applicable laws that pays for maintaining dedicated or private open space facilities.

"Neighborhood commercial center" means a convenience shopping complex providing services within a neighborhood and meeting applicable ordinance and general plan requirements.

"Open space" means the area within a planned development not occupied with structures, driveways or parking and storage areas.

"Open space, common" means the area within a planned development under the control and ownership of a homeowner's association. Common open space may include recreation facilities, access and parking, paths, and storage areas.

"Open space, usable" means the area within a planned development that is deemed suitable for use by the residents of the PD; not including parking areas, private patios, required building separations, parking and access, or storage areas.

"Parking, guest" means designated off-street parking areas within a planned development reserved for guest or visitor parking.

"Parking, required" means off-street parking areas within a planned development to be used for long-term storage of resident vehicles, recreational vehicles, boats and trailers.

"Planned development" means a development that includes a mix of land uses and that requires a deviation from normal zoning standards regarding lot size, yard requirements, bulk and structural coverage and is subject to provisions of this chapter.

"Planned residential development" means a planned development consisting of residential uses only and subject to the provisions of this chapter.

"Planned unit development" means a planned development including two, or more, of the following uses: residential, commercial, professional office, quasi-public, and industrial.

"Recreation facility" means an area within a planned development that includes recreational installations for common use. Such installations normally include such things as a swimming pool, recreation building, patio areas, tot lots, and exercise areas.

"Site area, gross" means the total horizontal area included within the property lines of a proposed planned development after dedication of required right-of-way and open space areas. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7411)

17.26.030 Location.

A planned development may be located in residential, commercial or industrial zone upon approval of necessary permits required under this chapter. Planned residential developments and planned unit developments may be located only in appropriate zones as follows:

1. A planned residential development may be allowed in any residential zone.
2. A planned unit development with commercial/industrial uses may be located where those uses are allowed in the underlying zone. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7412)

17.26.040 Development standards.

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

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.
4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

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

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

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

D. Site Design Criteria.

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

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

F. Circulation.

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

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.
3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.
2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7413)

17.26.050 Application procedures.

The following procedures specify the process for review of a planned development.

A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site plan review committee. Such pre-application review shall include, but is not limited to, the following elements:

1. Site area and location;
2. Land use relationships within and outside the proposed site;

3. Circulation and access;
 4. Environmental features;
 5. Open space and project amenities;
 6. Available and needed public improvements and facilities.
- B. Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following:
1. Legal description and boundary survey map of the exterior boundaries of land to be developed;
 2. A topographic map indicating anticipated grading or fill areas, groupings of existing trees, and other natural features;
 3. For residential development:
 - a. The number and type of dwelling units. This may be stated as a range of maximum and minimum number of units by type,
 - b. The approximate total population anticipated in the entire development,
 - c. The proposed standards of height, open space, structural coverage, pedestrian and traffic circulation, and density within use areas;
 4. For nonresidential uses:
 - a. Types of uses proposed within the entire area,
 - b. Anticipated employment base which may be stated as a range,
 - c. Methods proposed to control possible land use conflicts and environmental impacts,
 - d. The proposed structure heights, open space buffering, circulation, and parking/loading,
 - e. Pertinent social or economic characteristics of the development such as school enrollment, residence, employment, etc.;
 5. A preliminary utilities report;
 6. The location, area, and type of sites proposed for open space, recreational facilities, and public facilities;
 7. The anticipated timing for each phase, if any, of the development. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7414)

17.26.060 Exceptions.

Exceptions to the design criteria specified in Section 17.26.040 may be modified by the city council upon recommendation by the planning commission based on unique circumstances. Such exceptions shall be reviewed by the site plan committee for comment prior to planning commission recommendation. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7415)

17.26.070 Amendments.

Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan committee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to, the following:

- A. Changes in residential density;
- B. Changes in land use relationships;
- C. Changes in the location and/or scope of open space;

- D. Changes in circulation patterns;
- E. Other changes as determined by the planning commission upon request. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7416)

17.26.080 Timing.

Once granted, a planned development approval shall be valid for a period of two years. Extensions may be granted by the planning commission for one year periods, not to exceed three such extensions. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7417)

Zoning Ordinance (Title 17)

Conditional Use Permits (Chapter 17.38)

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.080 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. 2020-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA DENYING CONDITIONAL USE PERMIT NO. 2020-01: A REQUEST TO ALLOW A PLANNED UNIT DEVELOPMENT ON A 19.03-ACRE PARCEL CONSISTING OF 89 SINGLE-FAMILY RESIDENCES, PRIVATE STREETS, AND GATED ENTRY, LOCATED WITHIN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF DEMAREE STREET AND PACKWOOD AVENUE. (APN: 119-070-074).

WHEREAS, Conditional Use Permit No. 2020-01 is a request to allow a planned unit development on a 19.03-acre parcel consisting of 89 single-family residences, private streets, and gated entry, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 26, 2020; and

WHEREAS, Section 17.38.010 of the Zoning Ordinance of the City of Visalia provides: "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."; and

WHEREAS, Section 17.38.110(A) of the Zoning Ordinance of the City of Visalia requires that the Planning Commission make certain findings in order to grant a conditional use permit application, and if such findings cannot be made, then Section 17.38.110(C) provides that the Planning Commission may deny an application for a conditional use permit; and

WHEREAS, if the project is denied, no action is required to be taken on an environmental document in accordance with the California Environmental Quality Act (CEQA).

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

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan. However, the conditional use permit and its design and improvements are not consistent with the purpose and intent of the Zoning Ordinance (Section 17.02.020) and the Zoning Ordinance's Planned Development regulations (Section 17.26.010). This finding is based on staff's conclusion that the subdivision layout proposed utilizing the Planned Development regulations incurs design and functionality issues that may likely lead to long-term difficulties with the residential development, and would not incur benefits or a more superior product to

the City or its residents in exchange for deviation of normal zoning regulations (Section 17.26.010).

The proposed Tentative Subdivision Map and the affiliated Conditional Use Permit for a planned development utilize a design concept that clusters single-family residences and creates residential lots that lack street frontage and are dependent upon common driveways. Wherein the design concept achieves increased residential density and necessitates less public infrastructure improvements than residential subdivisions without planned development permits, the proposed residential units will have less available on-street guest parking, lack of pedestrian sidewalks along streets forcing pedestrians to utilize streets designed for vehicles, have common areas of which the upkeep may degrade over time; and increased separation of common solid waste receptacles from the residential units.

2. That an Initial Study was prepared for this project, consistent with California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, and that a Negative Declaration, No. 2020-20, has been prepared in response. Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, no action under CEQA is required for a proposed project that is rejected or disapproved by a public agency, in accordance with CEQA Guidelines, Section 15270.

NOW, THEREFORE, BE IT FURTHER RESOVLED, that the Planning Commission denies Conditional Use Permit No. 2020-01 on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 17.38.110(C) of the Municipal Ordinance Code of the City of Visalia.

RESOLUTION NO 2020-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA DENYING CALDWELL & DEMAREE GARDEN UNIT TENTATIVE SUBDIVISION MAP NO. 5573: A REQUEST TO SUBDIVIDE A 19.03-ACRE PARCEL INTO 89 LOTS FOR RESIDENTIAL USE AND ADDITIONAL LOTS FOR PRIVATE STREETS, LANDSCAPING AND LIGHTING DISTRICT LOTS, AND A POCKET PARK, LOCATED WITHIN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF DEMAREE STREET AND PACKWOOD AVENUE. (APN: 119-070-074).

WHEREAS, Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 is a request to subdivide a 19.03-acre parcel into 89 lots for residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 26, 2020; and,

WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map consistent with the City of Visalia General Plan objectives and policies of the Residential Low Density land use designation and in accordance with Section 16.16 of the Subdivision 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 of the City of Visalia does not find the tentative subdivision map in accordance with Chapter 17.26 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, Section 16.16.115(A) of the Subdivision Ordinance of the City of Visalia and California Government Code Section §66474 lists seven findings for which a legislative body shall deny approval of a tentative map if it is able to make any "negative" findings; and

WHEREAS, Section 16.16.115(B) of the Subdivision Ordinance of the City of Visalia states that in determining whether to deny a tentative map, the Planning Commission shall apply only those ordinances, policies, and standards in effect at the date the City Planner has determined that the application is complete pursuant to Government Code Section §65943; and

WHEREAS, if the project is denied, no action is required to be taken on an environmental document in accordance with the California Environmental Quality Act (CEQA).

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

1. That the proposed Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573, together with its improvement and design, is consistent with the policies and intent of the General Plan. However, the Map and its design and improvements are not consistent with specific objectives of the Zoning Ordinance, Section 17.02.020, subsections B, F, and G. This finding is based on staff's conclusion that the subdivision layout proposed utilizing the Planned Development regulations (Zoning Ordinance Chapter 17.26) incurs design and functionality issues that may likely lead to long-term difficulties with the residential development, and would not incur benefits or a more superior product to the City or its residents in exchange for deviation of normal zoning regulations.

The proposed Tentative Subdivision Map and the affiliated Conditional Use Permit for a planned development utilize a design concept that clusters single-family residences and creates residential lots that lack street frontage and are dependent upon common driveways. Wherein the design concept achieves increased residential density and necessitates less public infrastructure improvements than residential subdivisions without planned development permits, the proposed residential units will have less available on-street guest parking, lack of pedestrian sidewalks along streets forcing pedestrians to utilize streets designed for vehicles, have common areas of which the upkeep may degrade over time; and increased separation of common solid waste receptacles from the residential units.

2. That the proposed Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573, together with its improvement and design, may be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, based on the lack of sidewalks in the subdivision which discourages from promoting a safe, effective traffic circulation system incorporating both vehicles and pedestrians.
3. That the site unto itself may be physically suitable for the type of tentative subdivision map and planned development based on its ability to handle residential uses and its infrastructure needs; however the "5-pack" design of the project together with the overall number of units sacrifice certain functional aspects of the development, including less visitor parking, lack of sidewalks, use of commercial solid waste bin enclosures within a residential neighborhood in lieu of individual solid waste cans, and water service lines that cross through properties.
4. That the site unto itself is physically suitable for the proposed density of the tentative subdivision map and planned development based on falling within the Low Density

Residential density range at a density of 5.12 units per acre. However, the overall number of units associated with the project may attribute to sacrificing certain functional aspects that are common to other low density residential developments, including less visitor parking, lack of sidewalks, and use of commercial solid waste bin enclosures within a residential neighborhood in lieu of individual solid waste cans.

5. That the proposed Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. If the project were to be approved, the subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.
6. That an Initial Study was prepared for this project, consistent with California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, and that a Negative Declaration, No. 2020-20, has been prepared in response. Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, no action under CEQA is required for a proposed project that is rejected or disapproved by a public agency, in accordance with CEQA Guidelines, Section 15270.

BE IT FURTHER RESOLVED that the Planning Commission hereby denies Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.115 of the Municipal Ordinance Code of the City of Visalia.

LEGEND

APN:	19070-074		
ACREAGE:	17.35 AC ±		
FLOOD ZONE:	X02		
GENERAL PLAN:	R-1.5 (PUD)		
ELECTRICITY:	LOW DENSITY RESIDENTIAL		
WATER:	SOUTHERN CALIFORNIA EDSON		
TELEPHONE:	CAL WATER		
REFUSE:	A1&T (TBD)		
NATURAL GAS:	CITY OF VISALIA		
EXISTING USE:	SOUTHERN CALIFORNIA GAS		
PROPOSED USE:	ORCHARD		
PROPOSED MAINTENANCE:	LOW DENSITY RESIDENTIAL		
	HON. PRIVATE STREET		
<u>GROSS ACREAGE</u>	R-1.5	89 UNITS	\$1.12 DUA
<u>NET ACREAGE</u>	R-1.5	89 UNITS	\$1.12 DUA

TYPICAL LOT SIZES:
 TYPE A - 4750 SF LOTS± (50' X 95') 40% (36 UNITS)
 TYPE B - 7600 SF LOTS± (80' X 95') 20% (17 UNITS)
 TYPE C - 5372 SF LOTS± (68' X 79') 40% (36 UNITS)

STORM WATER: CONNECTION LOCATED IN DEMAREE STREET.
SEWER: CONNECTION LOCATED IN DEMAREE STREET 8" SS PIPELINE
 DISTRIBUTED THROUGHOUT PROJECT SITE.
WATER: 8" WATER TIE INTO EXISTING WATER LINE IN DEMAREE.

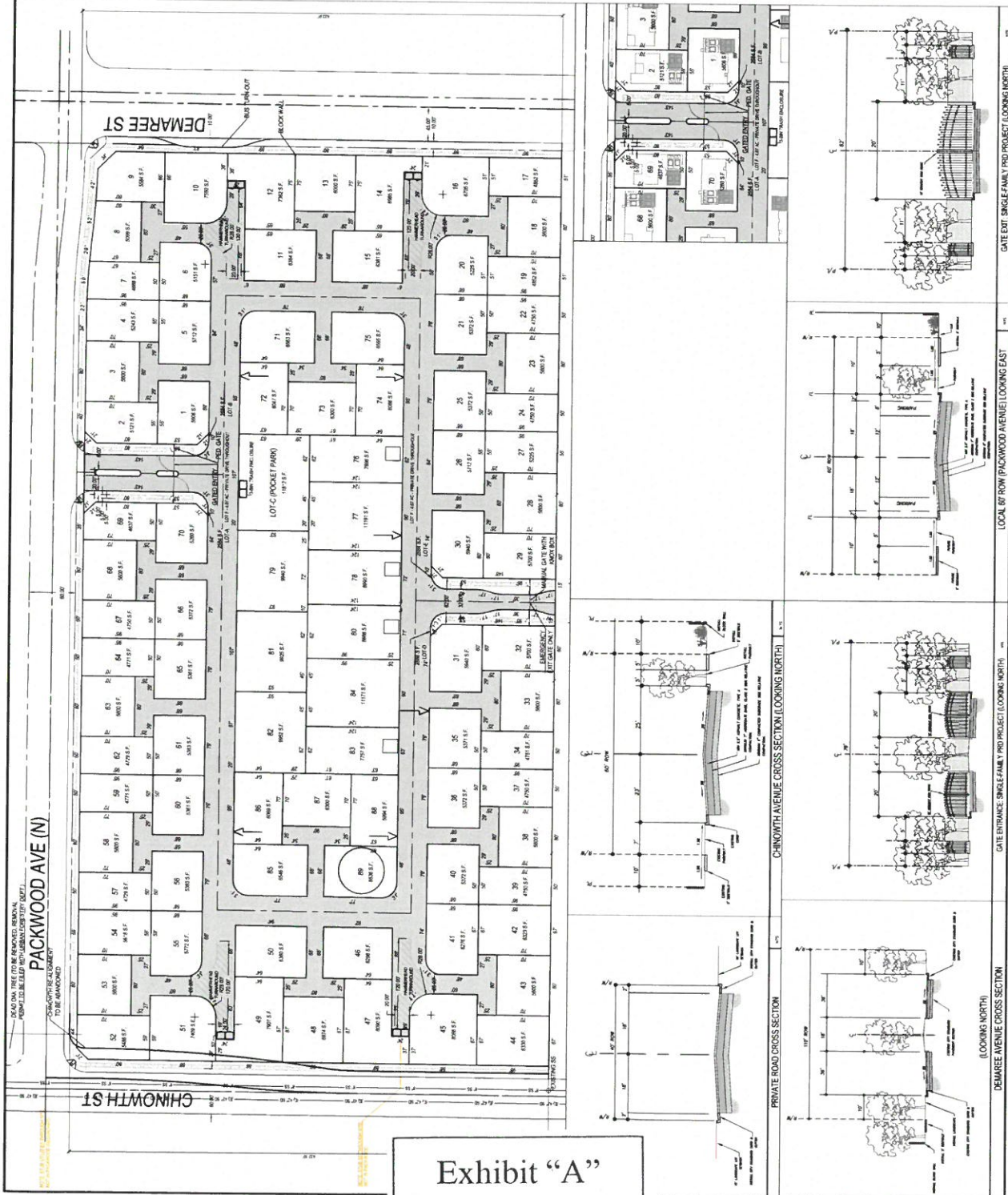
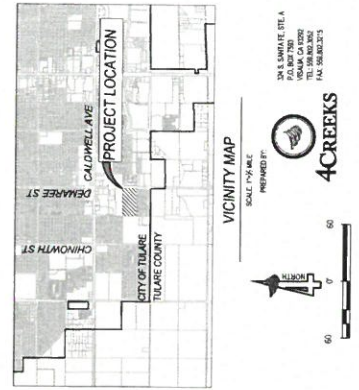


Exhibit "A"

FEBRUARY 7, 2020

PACKWOOD AVE (N)

CALDWELL & DEMAREE GARDEN UNIT CONDITIONAL USE PERMIT

BEING A DIVISION OF THE NORTH HALF OF THE SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND
MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

PREPARED FOR: PRESIDENT JOHN VALLEY HOMES
5607 Avenue De Los Robles
Visalia, CA 93291
(559) 732-8400

PREPARED BY: 4CREAKS, INC.
304 E. SANTA FE, STE. A
PO BOX 780
TULARE, CA 93202
TEL: 558.802.8023
FAX: 558.802.8071

LEGEND

APN: 118.070.074
ACREAGE: 17.35 AC ±
FLOOD ZONE: X02
ZONING: R-1.5 (PUD)
GENERAL PLAN: LOW DENSITY RESIDENTIAL
ELECTRICITY: SOUTHERN CALIFORNIA Edison
WATER: CAL WATER
TELEPHONE: AT&T (TBD)
POST OFFICE: 93600 VISALIA
NATURAL GAS: SOUTHERN CALIFORNIA GAS
EXISTING USE: ORCHARD
PROPOSED USE: LOW DENSITY RESIDENTIAL
PROPOSED MAINTENANCE: HOA, PRIVATE STREET

GROSS ACREAGE: 17.35 AC 89 UNITS 5.12 DU/A

NET ACREAGE: 12.5 AC 88 UNITS 7.12 DU/A

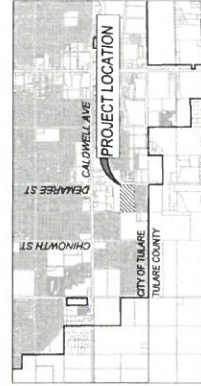
TYPICAL LOT SIZES:

TYPE A - 4750 SF LOTS: (90' X 95') 40% (36 UNITS)
TYPE B - 7800 SF LOTS: (80' X 95') 20% (17 UNITS)
TYPE C - 5372 SF LOTS: (68' X 79') 40% (36 UNITS)

LETTERED LOTS A - F TO BE MAINTAINED BY HOA

UTILITIES:

STORM WATER: CONNECTION LOCATED IN DEMAREE STREET
SEWER: CONNECTION LOCATED IN DEMAREE STREET & SS PIPELINE
DISTRIBUTED THROUGHOUT PROJECT SITE
WATER: 8" WATER TIE INTO EXISTING WATER LINE IN DEMAREE.



VICINITY MAP

SCALE: 1" = 100' N.T.S.

PREPARED BY:

4CREAKS

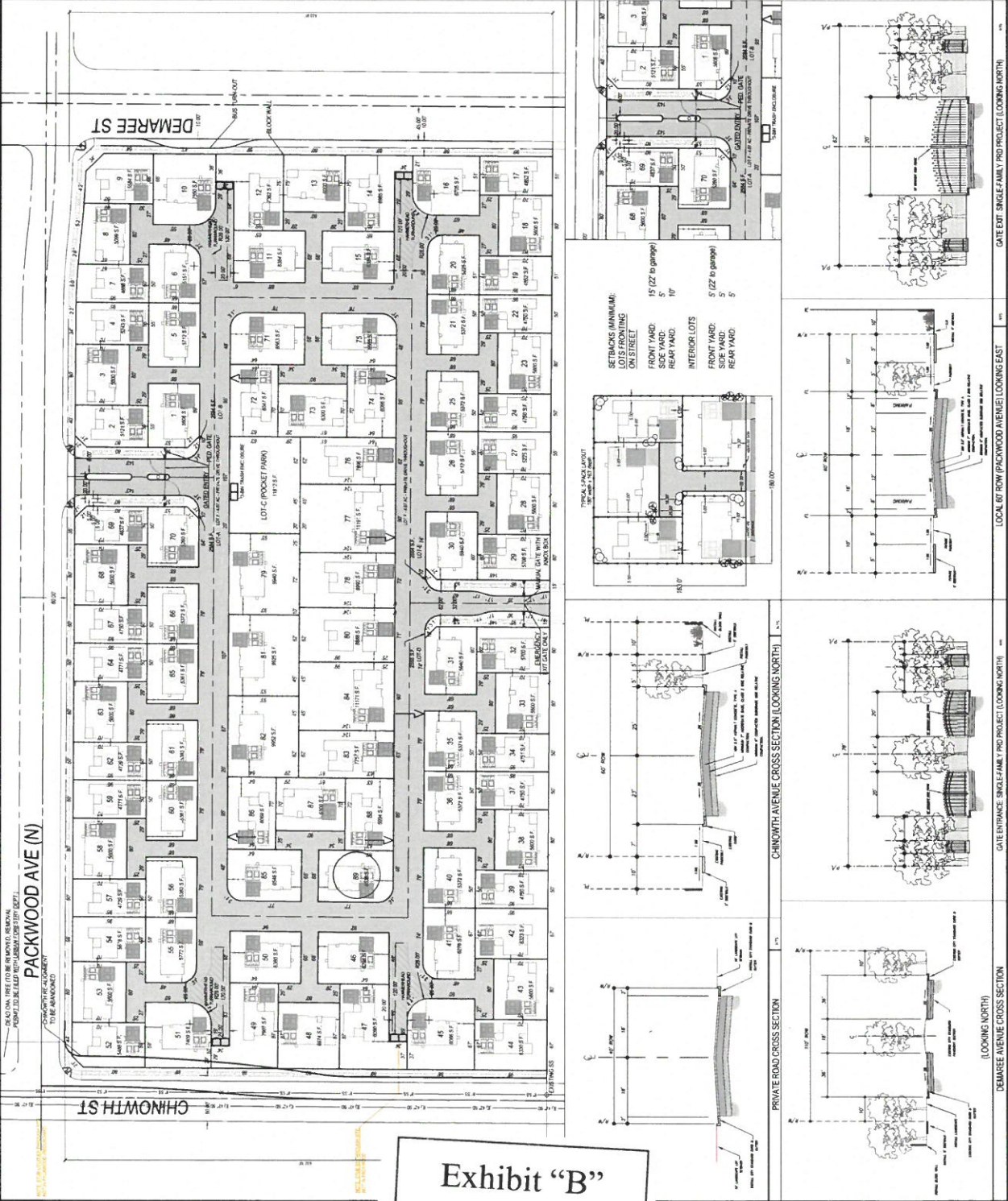
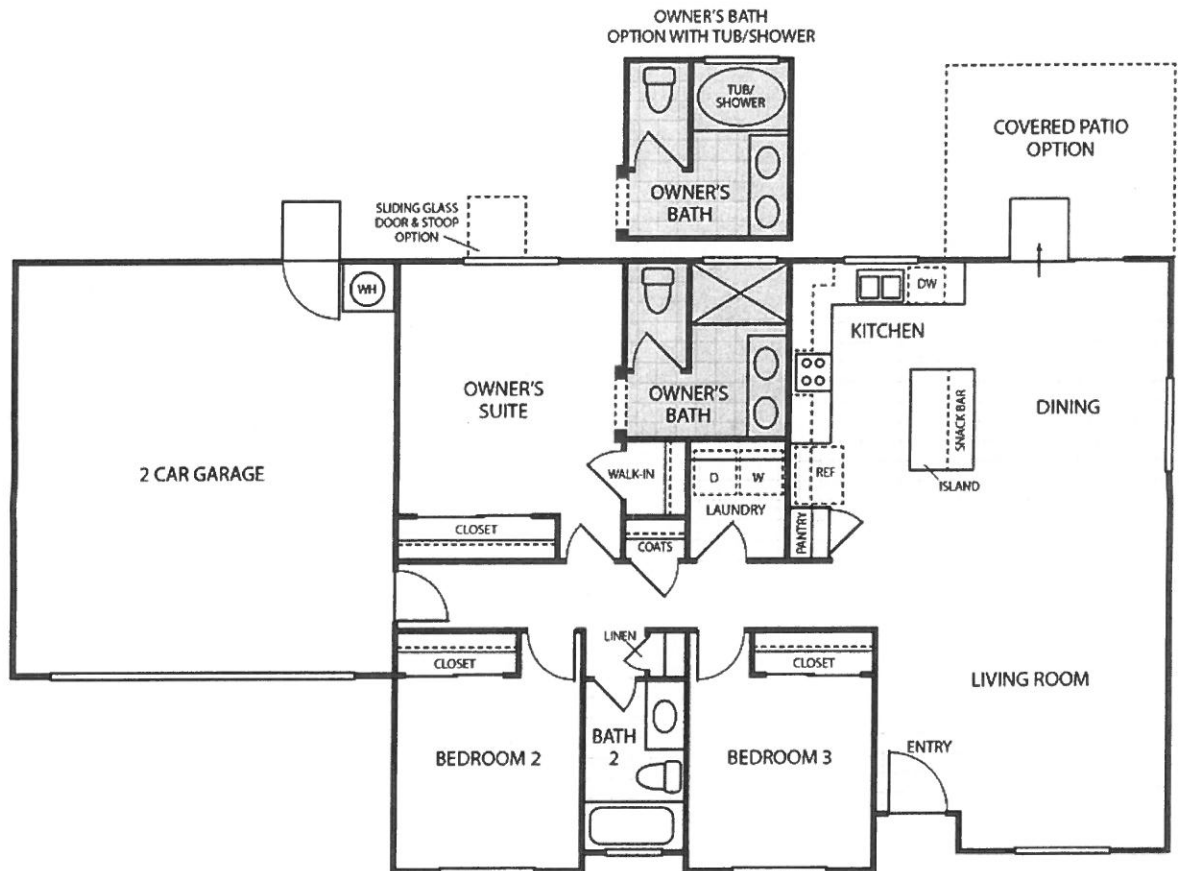


Exhibit "B"

CYPRESS • 1297 Sq Ft
PRELIMINARY



REV 041619

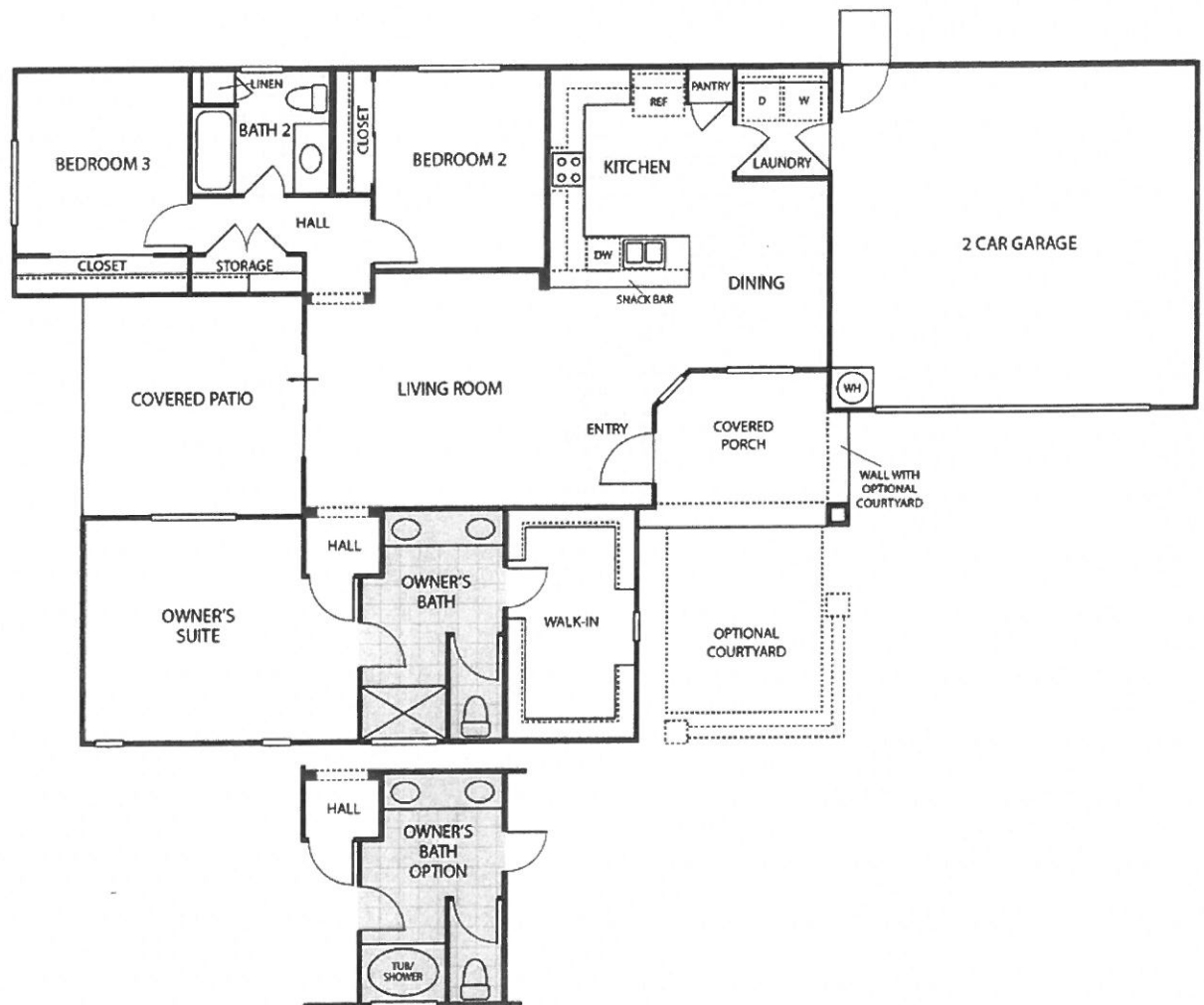
Exhibit "C"







BRIDGEPORT • 1426 Sq Ft
PRELIMINARY



REV 041619

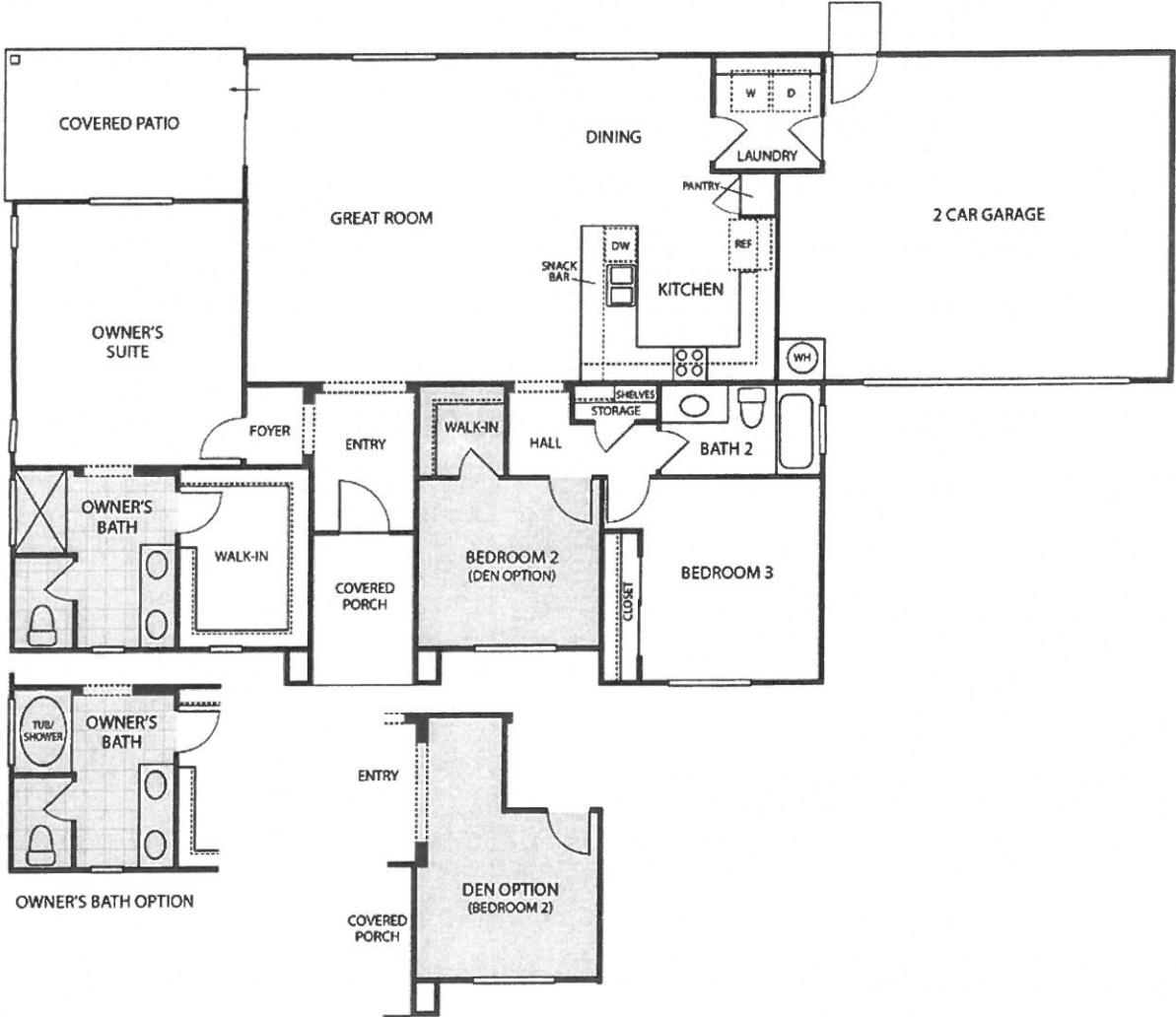
Exhibit "D"







AVALON • 1597 Sq Ft
PRELIMINARY



REV 041619

Exhibit "E"







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

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

Project Title: Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01

Project Description Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 is a request to subdivide a 19.03-acre parcel into 89 lots for residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Conditional Use Permit No. 2020-01 is a request to allow a planned unit development on a 19.03-acre parcel consisting of 89 single-family residences, private streets, and gated entry, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Project Location: The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074), within the City of Visalia, situated in Tulare County.

Contact Person: Brandon Smith, Senior Planner, Phone: (559) 713-4636, Email: brandon.smith@visalia.city

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on Tuesday, May 26, 2020, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.


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

Reasons for Negative Declaration: Initial Study No. 2020-20 has not identified any significant, adverse environmental impacts that may occur because of the project.

Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA. In the event that City Hall front counter services are closed to the public, copies of the initial study and other documents relating to the subject project may be requested by contacting project planner Brandon Smith, Senior Planner, by phone at (559) 713-4636 or by email at brandon.smith@visalia.city.

Comments on this proposed Negative Declaration will be accepted from April 30, 2020 to May 20, 2020.

Date: 4/23/2020

Signed: 
Brandon Smith, AICP
Environmental Coordinator
City of Visalia

NEGATIVE DECLARATION

Project Title: Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01

Project Description: Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 is a request to subdivide a 19.03-acre parcel into 89 lots for residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. **Conditional Use Permit No. 2020-01** is a request to allow a planned unit development on a 19.03-acre parcel consisting of 89 single-family residences, private streets, and gated entry, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Project Location: The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074), within the City of Visalia, situated in Tulare County.

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

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Location Map	(X)
Subdivision Map	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

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

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

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

APPROVED
Brandon Smith, AICP
Environmental Coordinator

By: 

Date Approved: 4/23/2020

Review Period: 21 days

INITIAL STUDY

I. GENERAL

A. Project Name and Description:

Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 is a request to subdivide a 19.03-acre parcel into 89 lots for residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Conditional Use Permit No. 2020-01 is a request to allow a planned unit development on a 19.03-acre parcel consisting of 89 single-family residences, private streets, and gated entry, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074), within the City of Visalia, situated in Tulare County.

B. Identification of the Environmental Setting:

The project site has been in agricultural production for decades and currently contains an orchard. No physical improvements exist on the site, though street improvements consisting of curb and gutter are located on the east side of the site along the Demaree Street frontage.

Development of the site would extend local roads (Packwood Avenue and Memory Street) and complete a collector-designated street on the west side of the site (Chinowth Street). The development of the site with single-family homes will bring to the site curb, gutter, sidewalks, park strip landscaping, and street lights within and surrounding the site. The residential development will include the construction of block walls along the three street frontages that border the site.

The surrounding uses, Zoning district, and General Plan land use designation are as follows:

	General Plan Land Use Designation	Zoning District	Surrounding uses
North:	Residential High Density	R-M-3 (Multi-family residential, one unit per 1,200 sq. ft. site area)	Vacant land
South:	Residential Low Density	R-1-5 (Single-family residential, 5,000 sq. ft. min. site area)	Existing single-family residential tract subdivision
East:	Office	O-PA (Professional / Administrative Office)	Demaree Street, professional office complex
West:	Residential Low Density	R-1-5 (Single-family residential, 5,000 sq. ft. min. site area)	Future Chinowth Street roadway improvements, existing single-family residential tract subdivision

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

C. Plans and Policies:

The General Plan Land Use Element designates the site as Residential Low Density. The site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. min. lot size). The proposed project is consistent with the Land Use designation of the General Plan.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain policies and regulations that are designed to mitigate impacts of residential development to a level of non-significance.

III. MITIGATION MEASURES

There are no mitigation measures for this project.

IV. MITIGATION MONITORING PROGRAM

No mitigation is required for this project to reduce significance.

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

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

V. SUPPORTING DOCUMENTATION

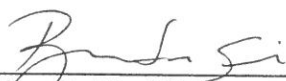
The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan) passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sewer System Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.
- 2015 Urban Water Management Plan, Visalia District. California Water Service Company, June 2016.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Brandon Smith, AICP
Senior Planner



Brandon Smith, AICP
Environmental Coordinator

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Name of Proposal	Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01		
NAME OF PROPONENT:	Visalia Christian Reformed Church	NAME OF AGENT:	4Creeks, Inc.
Address of Proponent:	1030 S. Linwood Street	Address of Agent:	324 S. Santa Fe Street, Suite A
	Visalia, CA 93277		Visalia, CA 93291
Telephone Number:	(559) 625-0444	Telephone Number:	(559) 802-3052
Date of Review	April 20, 2020	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

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

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

II. AGRICULTURAL RESOURCES

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

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

- 2 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

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

XIV. POPULATION AND HOUSING

Would the project:

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

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

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

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

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista, but views of the range will not be adversely impacted or significantly obstructed by the project.

The project is proposing to subdivide 19 acres for residential development. The development of the project site with residences is consistent with the RLD (Residential Low Density) Land Use Designation.

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

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

II. AGRICULTURAL RESOURCES

- a. This project will take 19 acres of prime agricultural land out of agricultural use, and will allow the site to develop with single-family residential land uses in accordance with the underlying zoning designation on the site.

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the conversion of properties within the Planning Area into non-agriculture uses. Overall, the General Plan results in the conversion of over 14,000 acres of Important Farmland to urban uses, which is considered significant and unavoidable. Aside from preventing development altogether the conversion of Important Farmland to urban uses cannot be directly mitigated, through the use of agricultural conservation easements or by other means. However, the General Plan contains multiple policies that together work to limit conversion only to the extent needed to accommodate long-term growth. The General Plan policies identified under Impact 3.5-1 of the EIR serve as the mitigation that assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area. These policies include the implementation of a three-tier growth

boundary system that assists in protecting open space around the City fringe and maintaining compact development within the City limits.

Adoption of the cancellation will be consistent with General Plan Land Use Policy LU-P-34. The conversion of sites from agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states: "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

Because there is still a significant impact to loss of agricultural resources after conversion of properties within the General Plan Planning Area to non-agricultural uses, a Statement of Overriding Considerations was previously adopted with the Visalia General Plan Update EIR.

- b. The project will not conflict with an existing zoning for agricultural use on the site. The City General Plan designates the site for Low Density Residential land use. In addition, the site contains a zoning designation of R-1-5 (Single-family Residential, 5,000 sq. ft. min. lot size).

Currently, the site is within Agricultural Preserve No. 614, and under Land Conservation (Williamson Act) Contract No. 10113. A separate project is being processed for the cancellation of the Williamson Act contract covering the site. A separate environmental assessment (City of Visalia Environmental Document No. 2020-04) has been prepared for the cancellation, and has determined that there would be no significant environmental impacts associated with the request. The City of Visalia, designated as the lead agency of the project, will be carrying out all steps necessary in the cancellation of the site's Land Conservation Contract, as outlined in California Government Code Sections 51280 through 51287.

Thus, the project as carried out will not conflict with an existing Williamson Act contract.

- c. There is no forest land or timberland currently located in the City of Visalia, nor does the project conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timberland currently located on the site.
- e. The proposed 19-acre single-family residential subdivision will result in conversion of farmland to a non-agricultural use. However, the City's General Plan supports infill development opportunities if the site can be designed and developed in a manner consistent with the surrounding land uses. The proposed development is consistent with the surrounding area, and the site can be developed in a manner that further facilitates housing units within the City's Tier 1 Urban Development Boundary. Development of residential lands in Tier 1 may occur at any time consistent with the City's Land Use Diagram. The request to subdivide the site into a single-family residential subdivision is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states: "Ensure that

growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states: "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The project will result in a net increase of criteria pollutants. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation that assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

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

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

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

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

air quality standard violations to a less than significant level.

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

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

IV. BIOLOGICAL RESOURCES

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

In addition, staff conducted an on-site visit to the site on April 20, 2020 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain special-status species or their habitats may be directly or indirectly affected by future development within the General Plan Planning Area. This may be through the removal of or disturbance to habitat. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-1 of the EIR, that together work to reduce the potential for impacts on special-status species likely to occur in the Planning Area. With implementation of these policies, impacts on special-status species will be less than significant.

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

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

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

Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain protected wetlands and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such

effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-3 of the EIR, that together work to reduce the potential for impacts on wetlands and other waters located within in the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- d. Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation of these polices, impacts on wildlife movement corridors will be less than significant.
- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project site will be under the jurisdiction of this ordinance. Any valley oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.

There are no valley oak trees onsite.

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

V. CULTURAL RESOURCES

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

VI. ENERGY

- a. Development of the site will require the use of energy supply and infrastructure. However, the use of energy will be typical of that associated with residential development associated with the underlying zoning. Furthermore, the use is not considered the type of use or intensity that would result in wasteful, inefficient, or unnecessary

consumption of energy resources during construction or operation. The project will be required to comply with California Building Code Title 24 standards for energy efficiency.

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

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

VII. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative wastewater disposal systems since sanitary sewer lines are used for the disposal of wastewater at this location.
- f. There are no known unique paleontological resources or geologic features located within the project area. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

VIII. GREENHOUSE GAS EMISSIONS

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

The City has prepared and adopted a Climate Action Plan (CAP) which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan

and its impacts are also evaluated in the Visalia General Plan Update EIR.

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

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

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

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment that could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There are no schools within one-quarter mile of the site. There are two schools within one-half mile of the site: Cottonwood Creek Elementary School, located east of the project at 4222 S. Dans Street, and Visalia Montessori School, located northwest of the project at 3502 S. Linwood Street. However, there is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City of Visalia and County of Tulare adopted Airport Master Plans show the project area is located outside of any Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

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

X. HYDROLOGY AND WATER QUALITY

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

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

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

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

- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project will be served by a water main for domestic, irrigation, and fire protection use. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. The project will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.
- c.
 - i. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
 - ii. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

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

- iii. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

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

The project site will be accommodated by an extension of the City's storm water lines. As part of the project, existing storm water mains will be extended off-site along public street frontages. Furthermore, the project will be required to meet the City's improvement standards for directing storm water runoff to the City's storm water drainage system consistent with the City's adopted City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.

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

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

XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The proposed project is to be developed on land designated for residential development. The project site is surrounded on three sides by urban development and is bordered by two roadways.
- b. The 19-acre development will place residential units within the City of Visalia's Tier 1 Urban Development Boundary as implemented by the City General Plan. Development of lands in Tier 1 may occur at any time.

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

The project as a whole does not conflict with any land use

plan, policy or regulation of the City of Visalia. The site contains a General Plan Land Use Designation of Residential Low Density and a Zoning Designation of Single-family Residential (R-1-5). The City of Visalia's Zoning Ordinance allows for single-family residences as permitted uses in their respective zones.

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

XII. MINERAL RESOURCES

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

XIII. NOISE

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The Visalia Noise Element and City Ordinance contain criterion for acceptable noise levels inside and outside residential living spaces. This standard is 65 dB DNL for outdoor activity areas associated with residences and 45 dB DNL for indoor areas.

Ambient noise levels will increase beyond current levels as a result of the project; however, these levels will be typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The City's standards for setbacks and construction of fences or walls along major streets and between residential uses reduce noise levels to a level that is less than significant. Noise associated with the establishment of new residential uses was previously evaluated with the General Plan for the conversion of land to urban uses.

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

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

XIV. POPULATION AND HOUSING

- a. The project will not directly induce substantial unplanned population growth that is in excess of that planned in the General Plan.

- b. Development of the site will not displace any housing or people on the site. The area being developed is currently vacant land.

XV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Stations 52 and 53, located between 1.5 to 2.0 miles northwest and northeast of the property, and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will generate additional dwelling units, for which existing schools in the area may accommodate.
 - iv. Current park facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XVI. RECREATION

- a. The project will generate new residents and will therefore incrementally increase the use of existing parks and other recreational facilities, but not at a level that will cause or accelerate substantial adverse impacts or reduce acceptable service levels. Further, the project will pay Recreation Impact Fees to fund the creation and maintenance of new parks and recreational programs.
- b. The proposed project does not include public recreational facilities or require the construction or expansion of any existing recreational facilities within the area that would otherwise have an adverse physical effect on the environment.

The Visalia General Plan contains multiple policies, identified under Impact 3.9-7 of the EIR, that together work to address the quality and management of recreational facilities and the development of new recreational facilities with progressive growth of the City. With implementation of these policies and the existing City standards, impacts will be less than significant.

XVII. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern.
- c. There are no planned geometric designs associated with the project that are considered hazardous.

- d. The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

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

- a. The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- b. The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

XIX. UTILITIES AND SERVICE SYSTEMS

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

The project site will be accommodated by an extension of the City's sanitary sewer and storm water lines. As part of the project, existing sanitary sewer and storm water mains will be extended off-site along public street frontages. Usage of these lines is consistent with the City Sewer System Master Plan and Storm Water Master Plan. These improvements will not cause significant environmental impacts.

- b. California Water Service Company has determined through its Urban Water Management Plan that there are sufficient water supplies to support the site.
- c. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- d. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- e. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XX. WILDFIRE

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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



Brandon Smith, AICP
Environmental Coordinator

4/23/2020

Date



#6

MEETING DATE: October 16, 2019

SITE PLAN NO. 19-185

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

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

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

☐ Planning ☐ Engineering prior to resubmittal plans for Site Plan Review.

☐ Solid Waste ☐ Parks and Recreation ☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

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

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

☒ Your plans must be reviewed by:

☐ CITY COUNCIL

☐ REDEVELOPMENT

☒ PLANNING COMMISSION

☐ PARK/RECREATION

☒ CUP

☐ HISTORIC PRESERVATION

☐ OTHER: _____

☒ **ADDITIONAL COMMENTS** : Williamson Act cancellation required.

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: 6 DATE: OCTOBER 16, 2019

SITE PLAN NO.: 19-185
PROJECT TITLE: CALDWELL & DEMAREE - GARDEN UNIT
DESCRIPTION: CONDITIONAL USE PERMIT FOR A PLANNED
UNIT DEVELOPMENT
APPLICANT: ARNEL SCHUIL
PROP OWNER: VISALIA CRC
LOCATION: SWC PACKWOOD & DEMAREE
APN: 119-070-074

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (indicated by checked boxes)
- ☒ Install curb return with ramp, with **20'** radius; **PACKWOOD & CHINOWTH, UPGRADE DEMAREE**
- ☒ Install curb; ☒ gutter **ALL PUBLIC STREETS**
- ☒ Drive approach size: ☒ Use radius return; **ENTRY TO SUBDIVISION**
- ☒ Sidewalk: **5'** width; ☒ **5'** parkway width at
- ☒ Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- ☒ Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- ☒ Right-of-way dedication required. A title report is required for verification of ownership. **BY MAP**
- ☒ Deed required prior to issuing building permit;
- ☒ City Encroachment Permit Required. **FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- ☐ CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit.
Contacts: David Deel (Planning) 488-4088;
- ☒ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- ☒ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- ☒ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☒ Prepared by registered civil engineer or project architect. ☒ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☒ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- ☒ 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: **1** each at **300' INTERVALS**
- ☐ Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- ☐ Access required on ditch bank, 15' minimum ☐ Provide wide riparian dedication from top of bank.
- ☒ Show Valley Oak trees with drip lines and adjacent grade elevations. ☒ Protect Valley Oak trees during construction in accordance with City requirements.
- ☒ A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ A pre-construction conference is required.
- ☒ Relocate existing utility poles and/or facilities.
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- ☒ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- ☒ Comply with prior comments. ☐ Resubmit with additional information. ☒ Redesign required.

Additional Comments:

- 1. Planned unit development will need to comply with conditions set forth under Site Plan No. 19-176.**
- 2. Refer to Planning Dept. conditions for entitlements.**
- 3. Project will incur development impact fees. Refer to page 3 for applicable fees.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-185**

Date: **10/16/2019**

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: **SFD**)

☐ Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,320/AC (DUE W/ MAP)
<input checked="" type="checkbox"/> Transportation Impact Fee	\$6,027/UNIT
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$808/UNIT (DUE W/ MAP) TREATMENT PLANT FEE: \$802/UNIT
<input type="checkbox"/> Sewer Front Foot Fee	DUE W/ MAP
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$357/AC
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$2,148/UNIT
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	DUE W/ MAP
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$1,771/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,936/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$587/UNIT
<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 16, 2019

SITE PLAN NO: 2019-185
PROJECT TITLE: Caldwell & Demaree – Garden Unit
DESCRIPTION: CUP for PUD – Proposing to Divide a 17.35 Acre Site into 95 Residential Parcels
APPLICANT: Arnel Schuil
PROP. OWNER: Visalia CRC
LOCATION TITLE: Directly East of Visalia Parkway and with Packwood Avenue.
APN TITLE: 119-070-074
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Williamson Act Cancellation
- Tentative Subdivision Map
- Conditional Use Permit (Please file a new SPR application for this component)
- Additional information as needed

PROJECT SPECIFIC INFORMATION: October 16, 2019

Staff cannot recommend positive findings for cancellation of the Williamson Act contract on the site. While the site merits development as a small agricultural site substantially surrounded by development, the proposed project is not seen as a vital, unique or critically needed development warranting development of the site. Rather, the proposal would create parcels larger than the minimum lot sizes for the R-1-5 Zone district, would require a HOA, nonstandard streets, and substantially modified setbacks. Conversely, a standard 5,000 ft. subdivision would yield only a .7-unit per acre less dense development than the proposed project.

Please see comments for SPR 2019-176B regarding newly proposed single –family lots, common recreation area, sidewalks, and guest parking.

In addition:

1. Project needs to address lack of street parking and recreational amenities.
2. Exhibit resubmittals need to include typical lots, building footprints, house elevations, and fence/wall locations.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed use MAY NOT BE CONSISTENT with the City General Plan. Should any discretionary action be required, approval by the City Council and/or Planning Commission constitutes the final determination of consistency.

R-1-5 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
1. Front	15 Feet	15 Feet
2. Front Garage (garage w/door to street)	22 Feet	22 Feet
3. Side	5 Feet	5 Feet

4. Street side on corner lot	10 Feet	10 Feet
5. Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Chapter 17.26 PLANNED DEVELOPMENT

17.26.010 Purpose and intent.

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7410)

17.26.020 Definitions.

For the purposes of this chapter the following definitions shall apply:

"Density bonus" means dwelling unit increases based on project amenities provided as part of a planned development.

"Dwelling unit" means one or more habitable rooms, designed for or used by one family for living and sleeping purposes and having only one kitchen or kitchenette. Dwelling unit can include various types including, but not limited to, attached or detached single-family homes, cluster homes, patio homes, town houses, condominiums, apartments, or cooperatives.

"Environment, natural" means the physical condition of a proposed PD site prior to proposed development; including, but not limited to, natural features such as waterways, vegetation, topographical features, and animal life.

"Homeowner's association" means an incorporated entity formed under applicable laws and including all properties within a planned development. Such association normally maintains and administers the common open space associated with a planned development.

"Lot or parcel net area" means the land area contained within the boundary of a lot or parcel. Land within public or private streets or property held in common for a particular development amenity is not considered as "net lot area."

"Maintenance district" means an assessment district formed under applicable laws that pays for maintaining dedicated or private open space facilities.

"Neighborhood commercial center" means a convenience shopping complex providing services within a neighborhood and meeting applicable ordinance and general plan requirements.

"Open space" means the area within a planned development not occupied with structures, driveways or parking and storage areas.

"Open space, common" means the area within a planned development under the control and ownership of a homeowner's association. Common open space may include recreation facilities, access and parking, paths, and storage areas.

"Open space, usable" means the area within a planned development that is deemed suitable for use by the residents of the PD; not including parking areas, private patios, required building separations, parking and access, or storage areas.

"Parking, guest" means designated off-street parking areas within a planned development reserved for guest or visitor parking.

"Parking, required" means off-street parking areas within a planned development to be used for long-term storage of resident vehicles, recreational vehicles, boats and trailers.

"Planned development" means a development that includes a mix of land uses and that requires a deviation from normal zoning standards regarding lot size, yard requirements, bulk and structural coverage and is subject to provisions of this chapter.

"Planned residential development" means a planned development consisting of residential uses only and subject to the provisions of this chapter.

"Planned unit development" means a planned development including two, or more, of the following uses: residential, commercial, professional office, quasi-public, and industrial.

"Recreation facility" means an area within a planned development that includes recreational installations for common use. Such installations normally include such things as a swimming pool, recreation building, patio areas, tot lots, and exercise areas.

"Site area, gross" means the total horizontal area included within the property lines of a proposed planned development after dedication of required right-of-way and open space areas. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7411)

17.26.030 Location.

A planned development may be located in residential, commercial or industrial zone upon approval of necessary permits required under this chapter. Planned residential developments and planned unit developments may be located only in appropriate zones as follows:

1. A planned residential development may be allowed in any residential zone.
2. A planned unit development with commercial/industrial uses may be located where those uses are allowed in the underlying zone. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7412)

17.26.040 Development standards.

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

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.
4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.

5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
- B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus that may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:
- | Percent of Net Site in Usable Open Space | Area Percent of Density Bonus |
|--|-------------------------------|
| 6% to 10% | 6% |
| 11% to 20% | 10% |
| 21% to 25% | 16% |
| Over 25% | 20% |
- C. Usable Open Space. Usable open space shall be provided for all planned developments that include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.
- D. Site Design Criteria.
1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
 2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
 3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.
- E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform to the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.
- F. Circulation.
1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
 2. There shall be no direct vehicle access from individual lots onto major arterial streets.
 3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.
- G. Parking.
1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
 2. Guest parking and storage parking shall be encouraged and may be required in planned development.

3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.
2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7413)

17.26.050 Application procedures.

The following procedures specify the process for review of a planned development.

- A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site plan review committee. Such pre-application review shall include, but is not limited to, the following elements:
 1. Site area and location;
 2. Land use relationships within and outside the proposed site;
 3. Circulation and access;
 4. Environmental features;
 5. Open space and project amenities;
 6. Available and needed public improvements and facilities.
- B. Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following:
 1. Legal description and boundary survey map of the exterior boundaries of land to be developed;
 2. A topographic map indicating anticipated grading or fill areas, groupings of existing trees, and other natural features;
 3. For residential development:
 - a. The number and type of dwelling units. This may be stated as a range of maximum and minimum number of units by type,
 - b. The approximate total population anticipated in the entire development,
 - c. The proposed standards of height, open space, structural coverage, pedestrian and traffic circulation, and density within use areas;
 4. For nonresidential uses:
 - a. Types of uses proposed within the entire area,
 - b. Anticipated employment base which may be stated as a range,
 - c. Methods proposed to control possible land use conflicts and environmental impacts,
 - d. The proposed structure heights, open space buffering, circulation, and parking/loading,
 - e. Pertinent social or economic characteristics of the development such as school enrollment, residence, employment, etc.;
 5. A preliminary utilities report;

6. The location, area, and type of sites proposed for open space, recreational facilities, and public facilities;
7. The anticipated timing for each phase, if any, of the development. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7414)

17.26.060 Exceptions.

Exceptions to the design criteria specified in Section 17.26.040 may be modified by the city council upon recommendation by the planning commission based on unique circumstances. Such exceptions shall be reviewed by the site plan committee for comment prior to planning commission recommendation. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7415)

17.26.070 Amendments.

Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan committee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to, the following:

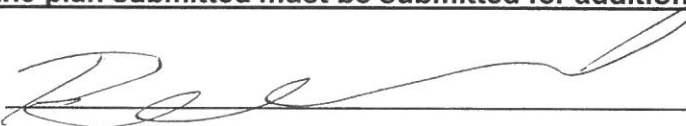
- A. Changes in residential density;
- B. Changes in land use relationships;
- C. Changes in the location and/or scope of open space;
- D. Changes in circulation patterns;
- E. Other changes as determined by the planning commission upon request. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7416)

17.26.080 Timing.

Once granted, a planned development approval shall be valid for a period of two years. Extensions may be granted by the planning commission for one year periods, not to exceed three such extensions. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7417)

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

Signature _____



SFR 19185
CONDITIONAL USE PERMIT
119-070-074

City of Visalia

**Building: Site Plan
Review Comments**

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

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

Additional comments: _____

VAL GARCIA 10/16/19
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 16, 2019
Item #	6
Site Plan #	19-185
APN:	119-070-074

- 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 attached **Access & Water Guidelines**.
- Residential developments shall be provided with **fire hydrants** every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2016 CFC §507, App B and C
- **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.
- **Special comments:**

Corbin Reed
Fire Marshal



Visalia Fire Department Access and Water Guidelines for Residential Construction

Effective July 1, 2019

Model Homes & Non-Model Homes

Model and Non-Model homes may be constructed once all of the following conditions have been met:

1. All portions of proposed residential construction shall be located and accessible within 150 feet of an existing, paved, city street.
2. **Exceptions:** If any portion of a model home or a non-model is located greater than 150 feet from an existing city street, a fire apparatus access road shall be installed and maintained unobstructed at all times. The fire access road, including curb and gutter, shall be installed per City Specifications and City Standard P-1 excluding the Asphalt Concrete layer, but in no circumstance shall have a structural section less than required under City Standard P-25 based on R-Value of existing subgrade unless otherwise specified on approved plans. Compaction tests, including testing of the aggregate base layer, shall be performed under City inspection and reports shall be submitted to the Public Works Inspector prior to City acceptance for the road to be used for fire access. The fire access roads shall be usable and maintained in place until permanent paved access has been provided meeting City standards and specifications.
3. All required fire hydrants shall be installed in the approved locations per the stamped and approved plans and shall be fully operational.

Exception: If fire hydrant installation has not been completed an onsite elevated water tank shall be provided. The minimum size of provided water tank shall be 10,000 gallons, and shall be designated as "Fire Department use only". Tanks shall be located within 300 feet travel distance of each structure being developed. Tanks shall remain in place until all fire hydrant installation has been completed and all hydrants are fully operational. Travel distance shall be measured by an approved fire apparatus access route.

Connection provided on water tanks shall be a four and one half inch National Hose thread male fitting and shall be gravity fed, with connection point located between 18 and 36 inches above ground level.

***If at any time the conditions of these guidelines are not being met the Fire Marshal/Fire Chief or his/her designee have the authority to issue a "Stop Work Order" until corrections have been made.**

*** This information is intended to be a guideline. The Fire Marshal and/or Fire Chief shall have the discretion to modify requirements at any time as set forth under CFC Appendix D. The applicability of this guideline will be evaluated on February 1, 2020 by the Fire Marshal or Fire Chief.**

SPR - 19 - 185

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

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: LIGHTING TO PREVENT TRANSIENT ISSUE

- ☒ Landscaping Concerns: LOW BEARING BUSHES,
PREVENT TRANSIENTS / CRIME AREA.

- ☐ Traffic Concerns:

- ☒ Surveillance Issues: SURVEILLANCE AREA / CAMERAS FOR

- ☐ Line of Sight Issues: CRIME IDENTIFICATION

- ☐ Other Concerns:

K. GRANT A20

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 16, 2019

ITEM NO. 6

SITE PLAN NO:	SPR19-185
PROJECT TITLE:	Caldwell & Demaree - Garden Unit
DESCRIPTION:	Conditional Use Permit for a Planned Unit Development
APPLICANT:	Arnel Schull
OWNER:	Visalia CRC
APN:	119-070-074
LOCATION:	Directly East of Visalia Pkwy and West Packwood 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 **intersection** locations.
- ☒ Install Stop Signs at **intersection of local street with arterial/collector**.
- ☒ 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:

•



Leslie Blair

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

19185

COMMERCIAL BIN SERVICE

<input type="checkbox"/>	No comments.
<input checked="" type="checkbox"/>	See comments below
<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 type="checkbox"/>	Customer must provide combination or keys for access to locked gates/bins
<input 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 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 checked="" 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.
Comment	Natural Resource Conservation Technician and Solid Waste have determined that the amount of enclosures indicated on the plans will be sufficient. All Solid Waste would require is to sawp space 77 and the pocket park to allow a direct stab service to the enclosure. Be sure to have enclosure gates open 180 degrees. All gates must be equipped with chain bolts to secure them from closing. Size of bins and amount of service will be determined at the appropriate time.

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

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



Site Plan Review Comments For:

California Water Service
Stuart Skoglund, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1662 Office
559-735-3189 Fax

Date: 10/16/2019

Item # 6

Site Plan # 19-185

Project:

Description: subdivision

Applicant:

Location: Demaree/Packwood

APN:

The following comments are applicable when checked:☒ No Comments at this time☐ Fire Hydrants
Comments-☐ Services
Comments-☐ Mains
Comments-☐ Backflow requirements
Comments-**Additional Comments:**☐

Stuart Skoglund
Superintendent

Susan Currier

From: Joel Hooyer
Sent: Tuesday, October 15, 2019 7:58 AM
To: Adrian Rubalcaba; Susan Currier
Cc: Jeff Fultz; Jeannie Greenwood
Subject: October 16, 2019 Site Plan Review
Attachments: 10-16-19 Site Plan Review.pdf

See attached and following for October 16, 2019 Site Plan Review comments.

SPR 19-017 - No Valley oaks are on the submitted plans.

SPR 19-175 - No Valley oaks are on the submitted plans.

SPR 19-178 - No Valley oaks are on the submitted plans.

- No Parks are on the submitted plans.
- No Trails are on the submitted plans.

Note*

- The plans state that Lots A-E are to be dedicated to City of Visalia.
- The plans state that Health Risk Assessment (HRA) LLD A-B are to dedicated to City of Visalia

(If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.)

SPR19-145 - No Valley oaks are on the submitted plans.

SPR 19-176 – (1) One dead Valley oak is mentioned on the submitted plan. It is noted that removal permit is to be filed with Urban Forestry.

- (1) One Pocket Park is on the submitted plan.
- No Trails are on the submitted plans.

Note*

- It is indicated that this subdivision will be HOA, Private Street.

(If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.)

SPR 19-185 – (1) One dead Valley oak is mentioned on the submitted plan. It is noted that removal permit is to be filed with Urban Forestry.

- (1) One Pocket Park is on the submitted plan.
- No Trails are on the submitted plans.

Note*

- It is indicated that this subdivision will be HOA, Private Street.

(If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.)



#5

MEETING DATE: October 16, 2019
SITE PLAN NO. 19-176 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

☒ CUP + TSM

☐ HISTORIC PRESERVATION

☐ OTHER: _____

☒ **ADDITIONAL COMMENTS :** Williamson Act cancellation required.

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

Site Plan Review Committee

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 5 DATE: OCTOBER 16, 2019

SITE PLAN NO.: 19-176 RESUBMITTAL
PROJECT TITLE: CALDWELL & DEMAREE - GARDEN UNIT
DESCRIPTION: TENTATIVE SUBDIVISION MAP - PROPOSING TO
DIVIDE A 17.35 AC SITE INTO 89 RESIDENTIAL
PARCELS
APPLICANT: ARNEL SCHUIL
PROP. OWNER: VISALIA CRC
LOCATION: SWC PACKWOOD & DEMAREE
APN: 119-070-074

SITE PLAN REVIEW COMMENTS

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

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

- ☒ Show Valley Oak trees with drip lines and adjacent grade elevations. ☒ Protect Valley Oak trees during construction in accordance with City requirements. ☒ A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☒ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☒ A pre-construction conference is required.
- ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☒ Relocate existing utility poles and/or facilities.
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☒ Provide "R" value tests: **1** each at **300' INTERVALS**
- ☒ Traffic indexes per city standards: **LOCAL STREET STANDARDS**
- ☒ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- ☒ All lots shall have separate drive approaches constructed to City Standards.
- ☒ Install street striping as required by the City Engineer.
- ☒ Install sidewalk: **5' ft.** wide, with **5' ft.** wide parkway on **CHINOWTH & PACKWOOD**
- ☒ Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
- ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
- ☒ Abandon existing wells per City of Visalia Code. A building permit is required.
- ☒ Remove existing irrigation lines & dispose off-site. ☒ Remove existing leach fields and septic tanks.
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- ☒ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

☒ Comply with prior comments ☐ Resubmit with additional information ☒ Redesign required

Additional Comments:

1. Proposed private 5-pack subdivision design may not be supported by Planning Dept. Refer to further comments by Planning Dept.

2. The commercial refuse enclosure locations appear to be adequate with exception to the enclosure located on pocket park parcel. Enclosures are to be located and positioned for a direct-stab servicing by Solid Waste vehicle, this enclosure will need to be relocated. Refer to City 24' enclosure standards and further comments by the Solid Waste Dept.

3. The bus stop turnout will need to be relocated to immediately south of the intersection per Transit Dept. Refer to City's transit turnout standards.

4. Demaree is an arterial roadway with 110' right-of-way. There are two drive approaches on Demaree that would need to be demo'd including an existing irrigation well. Project shall install 5' parkway, 7' sidewalk, 8' landscape lot, and block wall along Demaree. Transitioning to existing improvements north and south of the project will be necessary.

5. Project will need to design Chinowth from existing curb & gutter on west side (maintain 46' road width). The cross section adjacent to the proposed subdivision can transition from existing improvements on the south to a 5' parkway, 5' sidewalk, with a 7' landscape lot to block wall. This segment of Chinowth is identified in the City's circulation element & partially funded. Portions of the

travel lanes are reimbursable to the developer in the form of TIF credit per the current Transportation Impact Fee program. Coordinate with City Engineer.

6. There is an existing oak tree north of the project site that will impact design of Chinowth street at intersection of Packwood if the tree is in good health and cannot be removed. The oak tree does not appear to be in public right-of-way therefore removal will not be necessary as part of this project however a full evaluation of the oak tree, per City Urban Forestry Dept. standards, will be required in order to finalize design details of Chinowth St. and impacts to proposed subdivision. Further coordinate with City Engineer.

7. Packwood Ave. alignment is already established and shall carry over and match centerline from east of Demaree. Packwood is a local street and shall comply with City 60' right-of-way local street standards. It appears the north parcel boundary limits will encompass most of the required right-of-way. Additional road easement or right-of-way may be necessary from north parcel owner to install the north curb & gutter to complete the street.

8. Proposed entry/exit to private development will need to meet min. setback of 200' from Demaree intersection.

9. Per subdivision standard requirements, project shall extend sewer and storm mains along public street frontages. The limits of extensions to be further determined by City Engineer.

10. Proposed exit only gate at south local street connection to adjacent subdivision appears adequate. Applicant states desire to provide "emergency exit only" and force residents to utilize Packwood entry/exit. Revise site plan accordingly for further review by Committee.

11. Project will require additional traffic signal improvements at intersection of Packwood & Demaree to allow full functioning design - improvements will include, but not limited to, street striping and signal modifications. Further coordinate with City Engineer.

12. Install street lights per City local street and collector standards. Refer to City street light standards, an electrical design plan is required. The onsite street lighting will need to be privately owned/maintained by HOA or equivalent.

13. A Landscape and Lighting District will need to be formed to maintain the exterior street lighting, public street pavement, landscaping, and block walls. Developer may elect to maintain the exterior landscaping and block walls as part subdivision HOA - further coordinate with City Engineer.

14. Refer to Fire Dept. requirements.

15. Site plan layout proposes a portion of Chinowth right-of-way to be abandoned however per City records, it appears the City does not own any right-of-way on this parcel.

16. Development impact fees will be required at time of final map and site development. Refer to page 4 for estimate of fees due at final map.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-176 RESUBMITTAL**

Date: **10/16/2019**

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

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

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

(Project type for fee rates:**SFD**)

☐ Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$808/unit
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$44/lf x 650 (Demaree)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$3,210/ac
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,590/unit
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,621/ac

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

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division, 559-713-4369

Date: October 16, 2019

SITE PLAN NO: 2019-176 B
PROJECT TITLE: Caldwell & Demaree – Garden Unit
DESCRIPTION: Tentative Subdivision Map – Proposing to Divide a 17.35 Acre Site into 95 Residential Parcels
APPLICANT: Arnel Koster
PROP. OWNER: Visalia CRC
LOCATION TITLE: Directly East of Visalia Parkway and with Packwood Avenue.
APN TITLE: 119-070-074
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Williamson Act Cancellation (Requires City Council approval before discretionary entitlements can be processed)
- Tentative Subdivision Map
- Conditional Use Permit (Please file a new SPR application for this component)
- Additional information as needed

PROJECT SPECIFIC INFORMATION: October 16, 2019

See comments for September 25, 2019

1. Revised plan shows a pocket park area. Recommend using a majority portion of the newly-proposed single-family lots for a larger common recreation area and guest parking. Provide sidewalk access to the same.
2. The proposed single-family lots range in size of up to 11,191 sq.ft. which is over twice the minimum lot size for the underlying zone district.

PROJECT SPECIFIC INFORMATION: September 25, 2019

1. Staff cannot recommend positive findings for cancellation of the Williamson Act contract on the site. While the site merits development as a small agricultural site substantially surrounded by development, the proposed project is not seen as a vital, unique or critically needed development warranting development of the site. Rather, the proposal would create parcels larger than the minimum lot sizes for the R-1-5 Zone district, would require a HOA, nonstandard streets, and substantially modified setbacks. Conversely, a standard 5,000 ft. subdivision would yield only a .7-unit per acre less dense development than the proposed project.
2. Project needs to address lack of street parking and recreational amenities.
3. Exhibit resubmittals need to include typical lots, building footprints, house elevations, and fence/wall locations.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed use MAY NOT BE CONSISTENT with the City General Plan. Should any discretionary action be required, approval by the City Council and/or Planning Commission constitutes the final determination of consistency.

R-1-5 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
1. Front	15 Feet	15 Feet
2. Front Garage (garage w/door to street)	22 Feet	22 Feet
3. Side	5 Feet	5 Feet
4. Street side on corner lot	10 Feet	10 Feet
5. Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Chapter 17.26

PLANNED DEVELOPMENT

Sections:

17.26.010	Purpose and intent.
17.26.020	Definitions.
17.26.030	Location.
17.26.040	Development standards.
17.26.050	Application procedures.
17.26.060	Exceptions.
17.26.070	Amendments.
17.26.080	Timing.

17.26.010 Purpose and intent.

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia.

17.26.020 Definitions.

For the purposes of this chapter the following definitions shall apply:

"Density bonus" means dwelling unit increases based on project amenities provided as part of a planned development.

"Dwelling unit" means one or more habitable rooms, designed for or used by one family for living and sleeping purposes and having only one kitchen or kitchenette. Dwelling unit can include various types including, but not limited to, attached or detached single-family homes, cluster homes, patio homes, town houses, condominiums, apartments, or cooperatives.

"Environment, natural" means the physical condition of a proposed PD site prior to proposed development; including, but not limited to, natural features such as waterways, vegetation, topographical features, and animal life.

"Homeowner's association" means an incorporated entity formed under applicable laws and including all properties within a planned development. Such association normally maintains and administers the common open space associated with a planned development.

"Lot or parcel net area" means the land area contained within the boundary of a lot or parcel. Land within public or private streets or property held in common for a particular development amenity is not considered as "net lot area."

"Maintenance district" means an assessment district formed under applicable laws that pays for maintaining dedicated or private open space facilities.

"Neighborhood commercial center" means a convenience shopping complex providing services within a neighborhood and meeting applicable ordinance and general plan requirements.

"Open space" means the area within a planned development not occupied with structures, driveways or parking and storage areas.

"Open space, common" means the area within a planned development under the control and ownership of a homeowner's association. Common open space may include recreation facilities, access and parking, paths, and storage areas.

"Open space, usable" means the area within a planned development that is deemed suitable for use by the residents of the PD; not including parking areas, private patios, required building separations, parking and access, or storage areas.

"Parking, guest" means designated off-street parking areas within a planned development reserved for guest or visitor parking.

"Parking, required" means off-street parking areas within a planned development to be used for long-term storage of resident vehicles, recreational vehicles, boats and trailers.

"Planned development" means a development that includes a mix of land uses and that requires a deviation from normal zoning standards regarding lot size, yard requirements, bulk and structural coverage and is subject to provisions of this chapter.

"Planned residential development" means a planned development consisting of residential uses only and subject to the provisions of this chapter.

"Planned unit development" means a planned development including two, or more, of the following uses: residential, commercial, professional office, quasi-public, and industrial.

"Recreation facility" means an area within a planned development that includes recreational installations for common use. Such installations normally include such things as a swimming pool, recreation building, patio areas, tot lots, and exercise areas.

"Site area, gross" means the total horizontal area included within the property lines of a proposed planned development after dedication of required right-of-way and open space areas.

17.26.030 Location.

A planned development may be located in residential, commercial or industrial zone upon approval of necessary permits required under this chapter. Planned residential developments and planned unit developments may be located only in appropriate zones as follows:

1. A planned residential development may be allowed in any residential zone.
2. A planned unit development with commercial/industrial uses may be located where those uses are allowed in the underlying zone.

17.26.040 Development standards.

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

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.
4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

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

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

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

D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.

2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.

3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

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

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.

2. There shall be no direct vehicle access from individual lots onto major arterial streets.

3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.

2. Guest parking and storage parking shall be encouraged and may be required in planned development.

3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.

4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.

2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates.

17.26.050 Application procedures.

The following procedures specify the process for review of a planned development.

A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site plan review committee. Such pre-application review shall include, but is not limited to, the following elements:

1. Site area and location;

2. Land use relationships within and outside the proposed site;

3. Circulation and access;

4. Environmental features;

5. Open space and project amenities;

6. Available and needed public improvements and facilities.

B. Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following:

1. Legal description and boundary survey map of the exterior boundaries of land to be developed;
2. A topographic map indicating anticipated grading or fill areas, groupings of existing trees, and other natural features;
3. For residential development:
 - a. The number and type of dwelling units. This may be stated as a range of maximum and minimum number of units by type,
 - b. The approximate total population anticipated in the entire development,
 - c. The proposed standards of height, open space, structural coverage, pedestrian and traffic circulation, and density within use areas;
4. For nonresidential uses:
 - a. Types of uses proposed within the entire area,
 - b. Anticipated employment base which may be stated as a range,
 - c. Methods proposed to control possible land use conflicts and environmental impacts,
 - d. The proposed structure heights, open space buffering, circulation, and parking/loading,
 - e. Pertinent social or economic characteristics of the development such as school enrollment, residence, employment, etc.;
5. A preliminary utilities report;
6. The location, area, and type of sites proposed for open space, recreational facilities, and public facilities;
7. The anticipated timing for each phase, if any, of the development.

17.26.060 Exceptions.

Exceptions to the design criteria specified in Section 17.26.040 may be modified by the city council upon recommendation by the planning commission based on unique circumstances. Such exceptions shall be reviewed by the site plan committee for comment prior to planning commission recommendation.

17.26.070 Amendments.

Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan committee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to, the following:

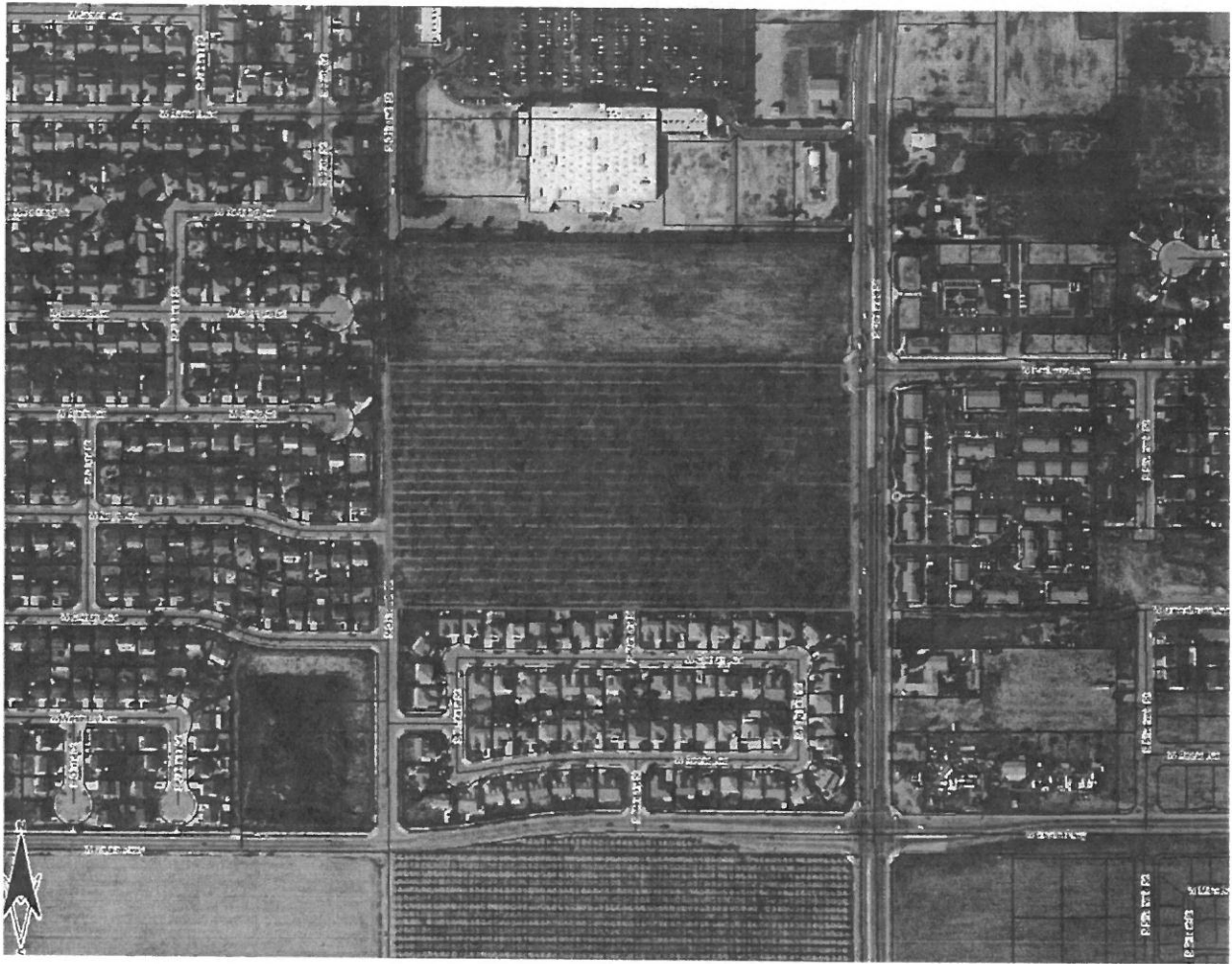
- A. Changes in residential density;
- B. Changes in land use relationships;
- C. Changes in the location and/or scope of open space;
- D. Changes in circulation patterns;
- E. Other changes as determined by the planning commission upon request.

17.26.080 Timing.

Once granted, a planned development approval shall be valid for a period of two years. Extensions may be granted by the planning commission for one year periods, not to exceed three such extensions.

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 



SPR 19176
TENTATIVE SUPERVISION MAP
119-070-074

City of Visalia

Building: Site Plan

Review Comments

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

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

Additional comments: _____

YAL GARCIA 10/16/19
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 16, 2019
Item #	5
Site Plan #	19-176 Resubmittal
APN:	119-070-074

- 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.
- This item is a **resubmittal**. Please see comments from previous submittals.
- Special comments: *Maintenance of fire lanes shall be performed by H.O.A including south exit gate.*

Corbin Reed
Fire Marshal

19-176

RG-UR

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

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 or improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- ☐ Not enough information provided. Please provide additional information pertaining to:

- ☐ Territorial Reinforcement: Define property lines (private/public space).

- ☐ Access Controlled / Restricted etc:

- ☐ Lighting Concerns:

- ☐ Landscaping Concerns:

- ☐ Traffic Concerns:

- ☐ Surveillance Issues:

- ☐ Line of Sight Issues:

- ☒ Other Concerns:

K. GRANT A20 - REFER TO PRIOR COMMENTS

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 16, 2019

ITEM NO. 5

RESUBMITTAL

SITE PLAN NO: SPR19-176
PROJECT TITLE: Caldwell & Demaree - Garden Unit
DESCRIPTION: Tentative Subdivision Map - Proposing to Divide a 17.35 Acre Site into 89 Residential
Parcels
APPLICANT: Arnel Schull
OWNER: Visalia CRC
APN: 119-070-074

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 **intersection** locations.
- ☒ Install Stop Signs at **intersection of local street with arterial/collector**.
- ☒ 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:

•



Leslie Blair

Site Plan Review Comments For:

California Water Service
Stuart Skoglund, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1662 Office
559-735-3189 Fax

Date: 10/16/2019

Item # 5

Site Plan # 19-176

Project:

Description: subdivision

Applicant:

Location: Demaree/Packwood

APN:

The following comments are applicable when checked:☒ No Comments at this time☐ Fire Hydrants
Comments-☐ Services
Comments-☐ Mains
Comments-☐ Backflow requirements
Comments-**Additional Comments:**☐

Stuart Skoglund
Superintendent

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

19176

COMMERCIAL BIN SERVICE

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

Comment

Multi-Family residential housing require commercial service. Inadequate number of bins to provide sufficient service. Must comply with the State Mandatory AB 341 and AB 1826 recycling and composting requirements. Enclosure in pocket park 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 from closing.

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

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



Susan Currier

From: Joel Hooyer
Sent: Tuesday, October 15, 2019 7:58 AM
To: Adrian Rubalcaba; Susan Currier
Cc: Jeff Fultz; Jeannie Greenwood
Subject: October 16, 2019 Site Plan Review
Attachments: 10-16-19 Site Plan Review.pdf

See attached and following for October 16, 2019 Site Plan Review comments.

SPR 19-017 - No Valley oaks are on the submitted plans.

SPR 19-175 - No Valley oaks are on the submitted plans.

SPR 19-178 - No Valley oaks are on the submitted plans.

- No Parks are on the submitted plans.
- No Trails are on the submitted plans.

Note*

- The plans state that Lots A-E are to be dedicated to City of Visalia.
- The plans state that Health Risk Assessment (HRA) LLD A-B are to be dedicated to City of Visalia

(If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.)

SPR19-145 - No Valley oaks are on the submitted plans.

SPR 19-176 – (1) One dead Valley oak is mentioned on the submitted plan. It is noted that removal permit is to be filed with Urban Forestry.

- (1) One Pocket Park is on the submitted plan.
- No Trails are on the submitted plans.

Note*

- It is indicated that this subdivision will be HOA, Private Street.

(If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.)

SPR 19-185 – (1) One dead Valley oak is mentioned on the submitted plan. It is noted that removal permit is to be filed with Urban Forestry.

- (1) One Pocket Park is on the submitted plan.
- No Trails are on the submitted plans.

Note*

- It is indicated that this subdivision will be HOA, Private Street.

(If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.)

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-4168
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life.

September 27, 2019

06-TUL-63-5.67

SPR 19176

SITE PLAN REVIEW AGENDA: 9/25/19

TENTATIVE SUBDIVISION MAP- GARDEN UNITS

SENT VIA EMAIL

Ms. Susan Currier, Planning Assistant
City of Visalia – Community Development – Site Plan Review
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 19176 for Tentative Subdivision Map (TSM) proposing to divide approximately 17 acres into 95 residential units. The project site is located near the Demaree Street/Visalia Parkway intersection, approximately one mile west of State Route (SR) 63 (Mooney Blvd).

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans recommends that the project contribute its fair share to the City's developer fee impact program to fund future infrastructure improvements in this area due to the continuous development within the vicinity of the project.
2. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
 - a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.
 - b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers.

Ms. Susan Currier
September 27, 2019
Page 2

- c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.

If you have any other questions, please call Edgar Hernandez at (559) 488-4168.

Sincerely,

 for

MICHAEL NAVARRO, Chief
Transportation Planning – North



#8

MEETING DATE: September 25, 2019

SITE PLAN NO. 19-176

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

☐☐

HISTORIC PRESERVATION

☐

OTHER: _____



ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 8 DATE: SEPTEMBER 25, 2019

SITE PLAN NO.: 19-176
PROJECT TITLE: CALDWELL & DEMAREE - GARDEN UNIT
DESCRIPTION: TENTATIVE SUBDIVISION MAP - PROPOSING TO
DIVIDE A 17.35 AC SITE INTO 95 RESIDENTIAL
PARCELS
APPLICANT: ARNEL KOSTER
PROP. OWNER: VISALIA CRC
LOCATION: SWC PACKWOOD & DEMAREE
APN: 119-070-074

SITE PLAN REVIEW COMMENTS

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

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

- ☒ Show Valley Oak trees with drip lines and adjacent grade elevations. ☒ Protect Valley Oak trees during construction in accordance with City requirements. ☒ A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☒ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☒ A pre-construction conference is required.
- ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☒ Relocate existing utility poles and/or facilities.
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☒ Provide "R" value tests: **1** each at **300' INTERVALS**
- ☒ Traffic indexes per city standards: **LOCAL STREET STANDARDS**
- ☒ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- ☒ All lots shall have separate drive approaches constructed to City Standards.
- ☒ Install street striping as required by the City Engineer.
- ☒ Install sidewalk: **5'** ft. wide, with **5'** ft. wide parkway on **CHINOWTH & PACKWOOD**
- ☒ Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
- ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
- ☒ Abandon existing wells per City of Visalia Code. A building permit is required.
- ☒ Remove existing irrigation lines & dispose off-site. ☒ Remove existing leach fields and septic tanks.
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- ☒ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

☐ Comply with prior comments ☒ Resubmit with additional information ☒ Redesign required

Additional Comments:

1. Proposed private 5-pack subdivision design may not be supported by Planning Dept. Refer to further comments by Planning Dept.

2. The subdivision will require commercial refuse service therefore 24' trash enclosures will need to be constructed onsite. Enclosures are to be located and positioned for a direct-stab servicing by Solid Waste vehicle. Refer to City 24' enclosure standards and further comments by the Solid Waste Dept.

3. A bus stop turnout will be required on Demaree, directly south of the intersection per Transit Dept. Refer to City's transit turnout standards.

4. Demaree is an arterial roadway with 110' right-of-way. There are two drive approaches on Demaree that would need to be demo'd including an existing irrigation well. Project shall install 5' parkway, 7' sidewalk, 8' landscape lot, and block wall along Demaree. Transitioning to existing improvements north and south of the project will be necessary.

5. Project will need to design Chinowth from existing curb & gutter on west side (maintain 46' road width). The cross section adjacent to the proposed subdivision can transition from existing improvements on the south to a 5' parkway, 5' sidewalk, with a 7' landscape lot to block wall. This segment of Chinowth is identified in the City's circulation element & partially funded. Portions of the travel lanes are reimbursable to the developer in the form of TIF credit per the current Transportation Impact Fee program. Coordinate with City Engineer.

6. *There is an existing oak tree north of the project site that will impact design of Chinowth street at intersection of Packwood if the tree is in good health and cannot be removed. The oak tree does not appear to be in public right-of-way therefore removal will not be necessary as part of this project however a full evaluation of the oak tree, per City Urban Forestry Dept. standards, will be required in order to finalize design details of Chinowth St. and impacts to proposed subdivision. Further coordinate with City Engineer.*
7. *Packwood Ave. alignment is already established and shall carry over and match centerline from east of Demaree. Packwood is a local street and shall comply with City 60' right-of-way local street standards. It appears the north parcel boundary limits will encompass most of the required right-of-way. Additional road easement or right-of-way may be necessary from north parcel owner to install the north curb & gutter to complete the street.*
8. *Proposed entry/exit to private development will need to meet min. setback of 200' from Demaree intersection. Show dimensions.*
9. *Per subdivision standard requirements, project shall extend sewer and storm mains along public street frontages. The limits of extensions to be further determined by City Engineer.*
10. *Proposed exit only gate at south local street connection to adjacent subdivision appears adequate. Applicant states desire to provide "emergency exit only" and force residents to utilize Packwood entry/exit. Revise site plan accordingly for further review by Committee.*
11. *Project will require additional traffic signal improvements at intersection of Packwood & Demaree to allow full functioning design - improvements will include, but not limited to, street striping and signal modifications. Further coordinate with City Engineer.*
12. *Install street lights per City local street and collector standards. Onsite street lighting will be privately owned/maintained. Refer to City street light standards. An electrical design plan is required.*
13. *A Landscape and Lighting District will need to be formed to maintain the exterior street lighting, local streets, landscaping, and block walls.*
14. *Refer to Fire Dept. for onsite circulation issues.*
15. *Site plan layout proposes a portion of Chinowth right-of-way to be abandoned however per City records, it appears the City does not own any right-of-way on this parcel.*
16. *Development impact fees will be required at time of final map and site development. Refer to page 4 for estimate of fees due at final map.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-176**
Date: **9/25/2019**

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

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

(Fee Schedule Date: **8/3/2019**)
(Project type for fee rates: **SFD**)

☐ Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$808/unit
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$44/lf x 650 (Demaree)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$3,210/ac
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,590/unit
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,621/ac

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

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division, 559-713-4369

Date: September 25, 2019

SITE PLAN NO: 2019-176
PROJECT TITLE: Caldwell & Demaree – Garden Unit
DESCRIPTION: Tentative Subdivision Map – Proposing to Divide a 17.35 Acre Site into 95 Residential Parcels
APPLICANT: Arnel Koster
PROP. OWNER: Visalia CRC
LOCATION TITLE: Directly East of Visalia Parkway and with Packwood Avenue.
APN TITLE: 119-070-074
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

Planning Division Recommendation:

- ☐ Revise and Proceed
☒ Resubmit

Project Requirements

- Williamson Act Cancellation
- Tentative Subdivision Map
- Conditional Use Permit (Please file a new SPR application for this component)
- Additional information as needed

PROJECT SPECIFIC INFORMATION: September 25, 2019

1. Staff cannot recommend positive findings for cancellation of the Williamson Act contract on the site. While the site merits development as a small agricultural site substantially surrounded by development, the proposed project is not seen as a vital, unique or critically needed development warranting development of the site. Rather, the proposal would create parcels larger than the minimum lot sizes for the R-1-5 Zone district, would require a HOA, nonstandard streets, and substantially modified setbacks. Conversely, a standard 5,000 ft. subdivision would yield only a .7-unit per acre less dense development than the proposed project.
2. Project needs to address lack of street parking and recreational amenities.
3. Exhibit resubmittals need to include typical lots, building footprints, house elevations, and fence/wall locations.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed use MAY NOT BE CONSISTENT with the City General Plan. Should any discretionary action be required, approval by the City Council and/or Planning Commission constitutes the final determination of consistency.

R-1-5 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
1. Front	15 Feet	15 Feet
2. Front Garage (garage w/door to street)	22 Feet	22 Feet
3. Side	5 Feet	5 Feet
4. Street side on corner lot	10 Feet	10 Feet
5. Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

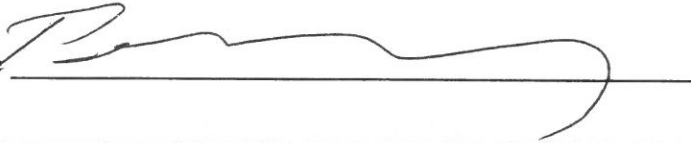
Accessory Structures:

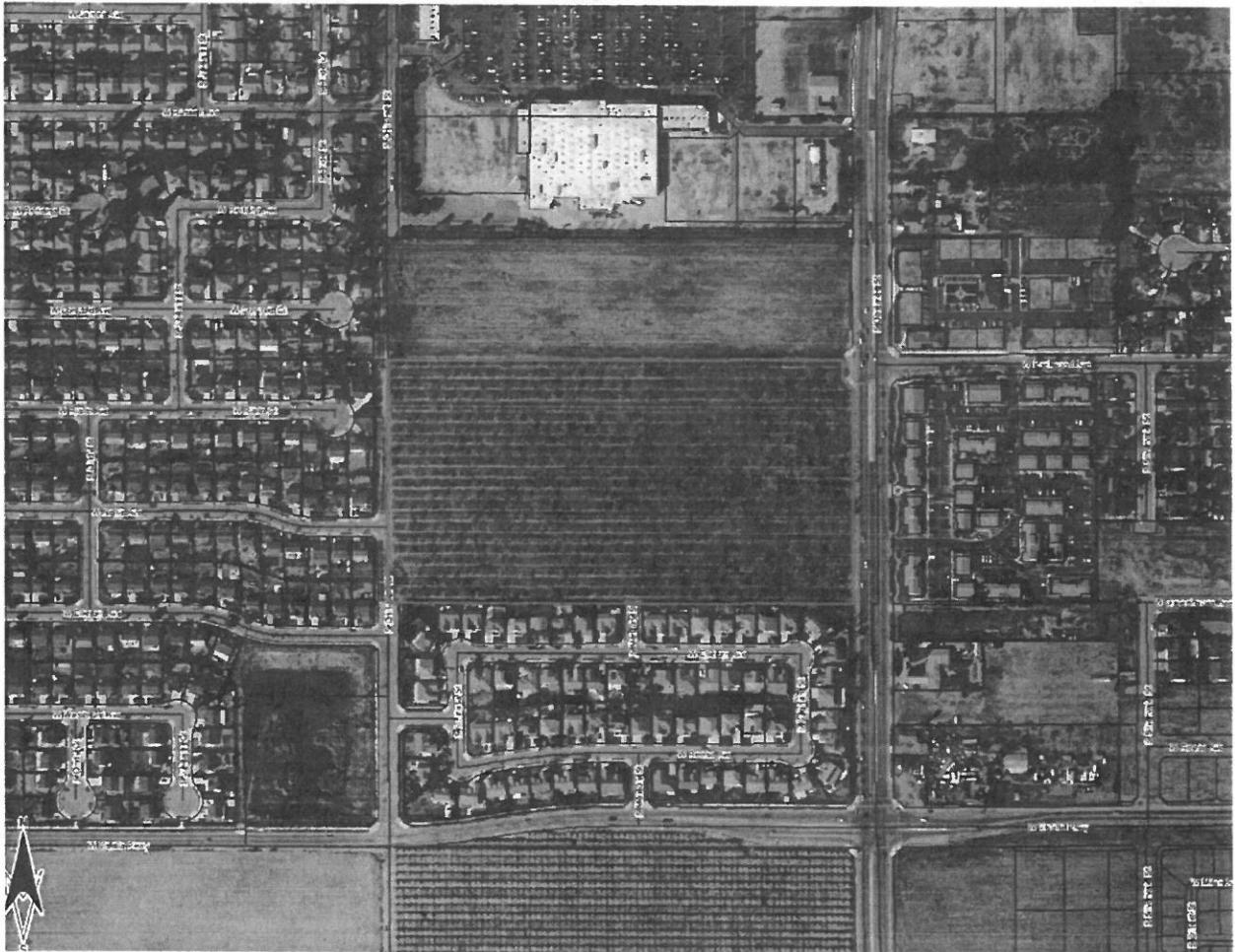
Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

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

Signature 



SFR 19176
TENTATIVE SUBDIVISION
MAP
119-070-074

City of Visalia

**Building: Site Plan
Review Comments**

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

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

Additional comments: _____

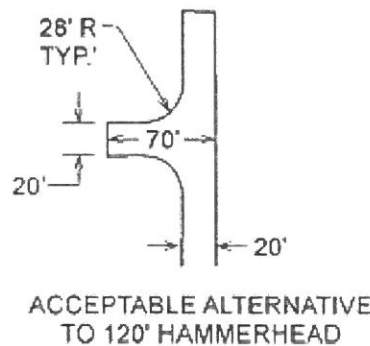
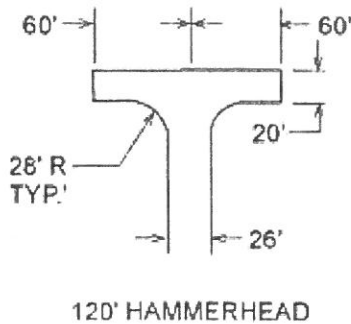
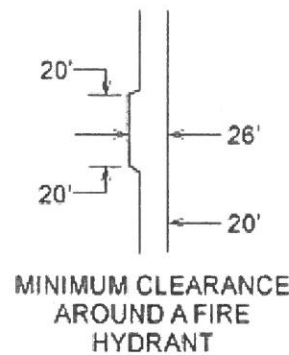
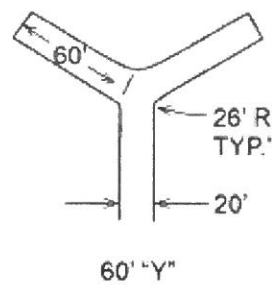
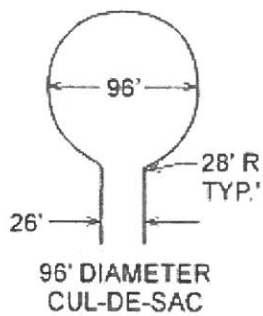
VAL GARCIA 9/25/19
Signature

**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	September 23, 2019
Item #	8
Site Plan #	19-176
APN:	119070074

- 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 attached **Access & Water Guidelines**.
- **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
- Residential developments shall be provided with **fire hydrants** every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2016 CFC §507, App B and C
- Fire apparatus access roads in excess of 150 feet that dead end shall be provided with a **turnaround**. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



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

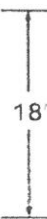
SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



- 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.

- **All streets** shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.
- **Special comments:** Monument address signs required for all addresses not visible from the roadway.

A handwritten signature in black ink, appearing to read 'C. Reed', is written over a horizontal line.

Corbin Reed
Fire Marshal



Visalia Fire Department Access and Water Guidelines for Residential Construction

Effective July 1, 2019

Model Homes & Non-Model Homes

Model and Non-Model homes may be constructed once **all** of the following conditions have been met:

1. All portions of proposed residential construction shall be located and accessible within 150 feet of an existing, paved, city street.
2. **Exceptions:** If any portion of a model home or a non-model is located greater than 150 feet from an existing city street, a fire apparatus access road shall be installed and maintained unobstructed at all times. The fire access road, including curb and gutter, shall be installed per City Specifications and City Standard P-1 excluding the Asphalt Concrete layer, but in no circumstance shall have a structural section less than required under City Standard P-25 based on R-Value of existing subgrade unless otherwise specified on approved plans. Compaction tests, including testing of the aggregate base layer, shall be performed under City inspection and reports shall be submitted to the Public Works Inspector prior to City acceptance for the road to be used for fire access. The fire access roads shall be usable and maintained in place until permanent paved access has been provided meeting City standards and specifications.
3. All required fire hydrants shall be installed in the approved locations per the stamped and approved plans and shall be fully operational.

Exception: If fire hydrant installation has not been completed an onsite elevated water tank shall be provided. The minimum size of provided water tank shall be 10,000 gallons, and shall be designated as "Fire Department use only". Tanks shall be located within 300 feet travel distance of each structure being developed. Tanks shall remain in place until all fire hydrant installation has been completed and all hydrants are fully operational. Travel distance shall be measured by an approved fire apparatus access route.

Connection provided on water tanks shall be a four and one half inch National Hose thread male fitting and shall be gravity fed, with connection point located between 18 and 36 inches above ground level.

***If at any time the conditions of these guidelines are not being met the Fire Marshal/Fire Chief or his/her designee have the authority to issue a "Stop Work Order" until corrections have been made.**

*** This information is intended to be a guideline. The Fire Marshal and/or Fire Chief shall have the discretion to modify requirements at any time as set forth under CFC Appendix D. The applicability of this guideline will be evaluated on February 1, 2020 by the Fire Marshal or Fire Chief.**

SPR - 176

CAUDWELL / DEMARCO

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

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: LIGHTING FOR PUBLIC SAFETY
- ☒ Landscaping Concerns: LOW BEARING BUSHES - PREVENT TRANSIENT ISSUES - LOITERING
- ☐ Traffic Concerns:

- ☒ Surveillance Issues: SURVEILLANCE CAMERAS FOR IDENTIFICATION OF CRIME
- ☐ Line of Sight Issues:

- ☒ Other Concerns: PROVIDE GATE ACCESS CODE TO POLICE DEPT.

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 18, 2019

ITEM NO. 8

SITE PLAN NO: SPR 19-176
PROJECT TITLE: Caldwell & Demaree - Garden Unit
DESCRIPTION: Tentative Subdivision Map - Proposing to Divide a 17.35Acre Site into 95 Residential
Parcels.
APPLICANT: Arnel Koster
OWNER: Visalia CRC
APN: 119-070-074
LOCATION: Directly East of Visalia Parkway and with Packwood 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 **intersection** Locations.
- ☒ Install Stop Signs at **intersection of local street with arterial/collector..**
- ☒ 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:

•



Leslie Blair

Site Plan Review Comments For:

California Water Service
Stuart Skoglund, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1662 Office
559-735-3189 Fax

Date: 09/25/2019

Item # 8

Site Plan # 19-176

Project: Caldwell & Demaree – Garden Unit

Description:

Applicant:

Location: SW cor Packwood/Demaree

APN:

The following comments are applicable when checked:

- ☐ No Comments at this time
- ☐ Fire Hydrants
Comments-
- ☐ Services
Comments-
- ☐ Mains
Comments-
- ☒ Backflow requirements
Comments- backflow devices will be required on all services

Additional Comments:

- ☒ We'll need easements to install the entire water system in this neighborhood.

Stuart Skoglund
Superintendent

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

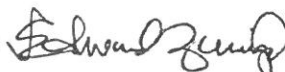
19176

COMMERCIAL BIN SERVICE

<input type="checkbox"/>	No comments.
<input type="checkbox"/>	See comments below <input type="checkbox"/>
<input checked="" type="checkbox"/>	Revisions required prior to submitting final plans. See comments below.
<input type="checkbox"/>	Resubmittal required. See comments below.
<input 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 type="checkbox"/>	Customer must provide combination or keys for access to locked gates/bins
<input type="checkbox"/>	Type of refuse service not indicated.
<input checked="" type="checkbox"/>	Location of bin enclosure not acceptable. See comments below.
<input checked="" 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 checked="" 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 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.

Comment

MUST BE COMMERCIAL SERVICES AND WILL REQUIRE R-3 OR R-4 ENCLOSURES. Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS). Must have enough room to with comply with the State Mandatory AB 341 and AB 1826 recycling and composting requirements.



Susan Currier

From: Joel Hooyer
Sent: Tuesday, September 24, 2019 11:01 AM
To: Adrian Rubalcaba; Susan Currier
Cc: Jeff Fultz; Jeannie Greenwood
Subject: September 24, 2019 Site Plan Review
Attachments: 9-24-19 Site Plan Review.pdf

See attached and following for September 24, 2019 Site Plan Review comments.

SPR 19-012 – No Valley oaks are on the submitted plans.
SPR 19-150 - No Valley oaks are on the submitted plans.
SPR 19-171 - No Valley oaks are on the submitted plans.
SPR 19-173 - No Valley oaks are on the submitted plans.
SPR 19-172 - No Valley oaks are on the submitted plans.
SPR 19-174 - No Valley oaks are on the submitted plans.
SPR 19-175 - No Valley oaks are on the submitted plans.

SPR 19-176 – (1) One dead Valley oak is mentioned on the submitted plan. It is noted that a permit will need to be obtained before removal can occur.

- No Parks are on the submitted plans.
- No Trails are on the submitted plans.
- No indication that this new subdivision will become an L&L

Is this new subdivision going to become an L&L?

If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.

SPR 19-177 - No Valley oaks are on the submitted plans.

- No Parks are on the submitted plans.
- No Trails are on the submitted plans.
- No indication that this new subdivision will become an L&L

Is this new subdivision going to become an L&L?

If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.

SPR 19-178 - No Valley oaks are on the submitted plans.

- No Parks are on the submitted plans.
- No Trails are on the submitted plans.
- No indication that this new subdivision will become an L&L

Is this new subdivision going to become an L&L?

If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.

SPR 19-179 - No Valley oaks are on the submitted plans.

SPR 19-180 - No Valley oaks are on the submitted plans.

**DEPARTMENT OF TRANSPORTATION
DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-4168
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life.

September 27, 2019

06-TUL-63-5.67

SPR 19176

SITE PLAN REVIEW AGENDA: 9/25/19

TENTATIVE SUBDIVISION MAP- GARDEN UNITS

SENT VIA EMAIL

Ms. Susan Currier, Planning Assistant
City of Visalia – Community Development – Site Plan Review
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 19176 for Tentative Subdivision Map (TSM) proposing to divide approximately 17 acres into 95 residential units. The project site is located near the Demaree Street/Visalia Parkway intersection, approximately one mile west of State Route (SR) 63 (Mooney Blvd).

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans recommends that the project contribute its fair share to the City's developer fee impact program to fund future infrastructure improvements in this area due to the continuous development within the vicinity of the project.
2. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
 - a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.
 - b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers.

Ms. Susan Currier
September 27, 2019
Page 2

- c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.

If you have any other questions, please call Edgar Hernandez at (559) 488-4168.

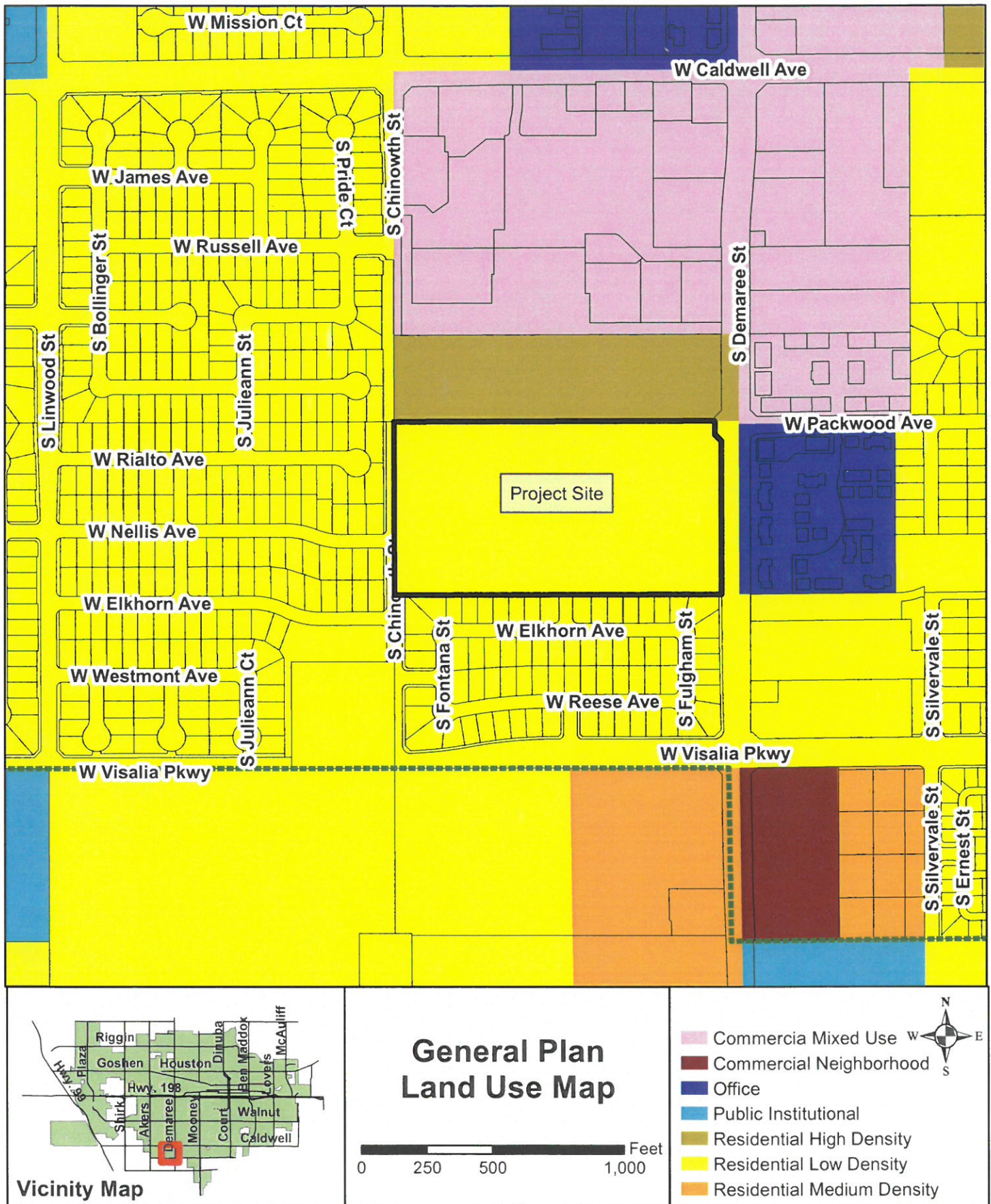
Sincerely,

A handwritten signature in black ink, appearing to read "M. Navarro", followed by the word "for" in a cursive script.

MICHAEL NAVARRO, Chief
Transportation Planning – North

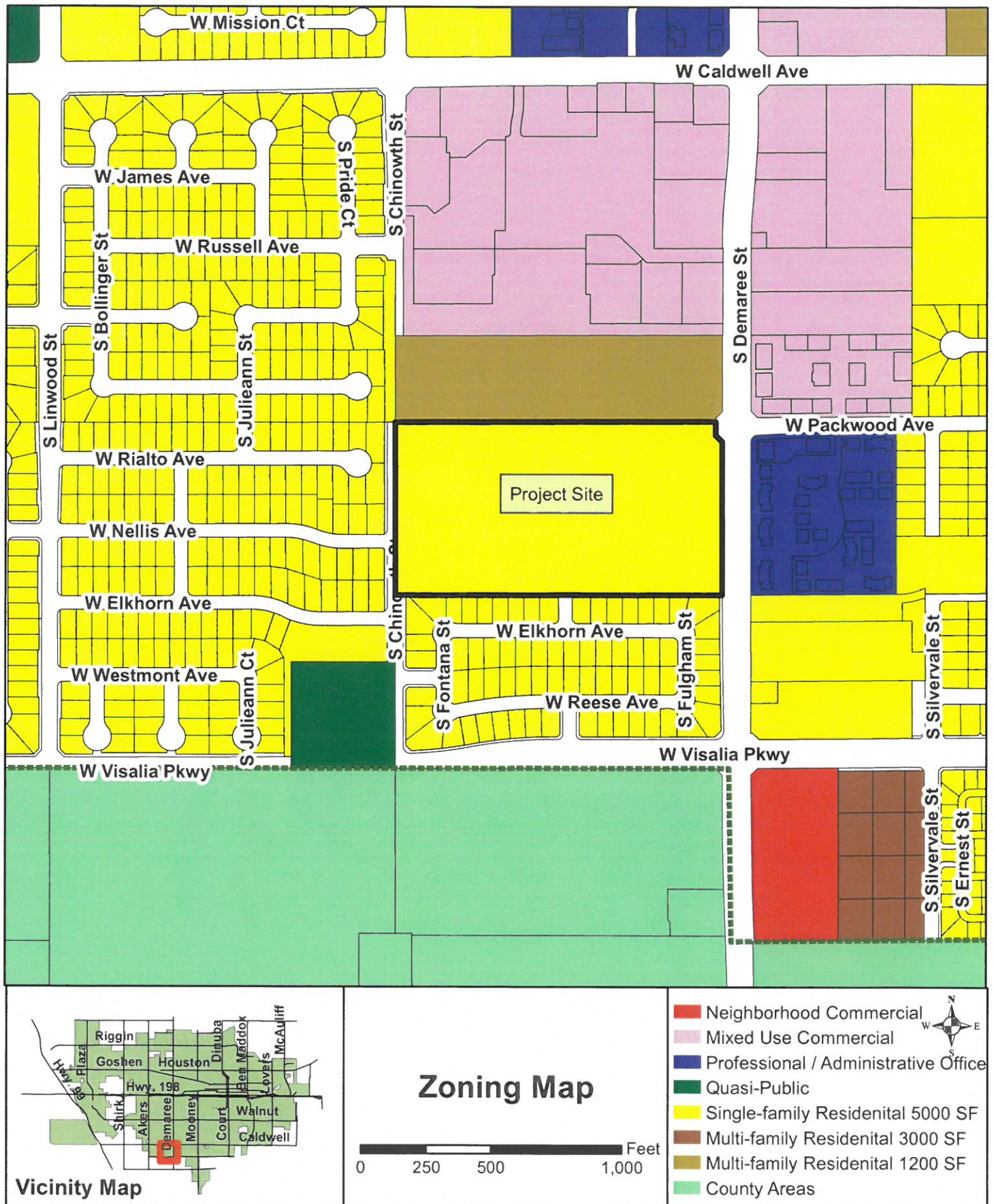
Caldwell & Demaree Garden Unit No. 5573 and Conditional Use Permit No. 2020-01

The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074)



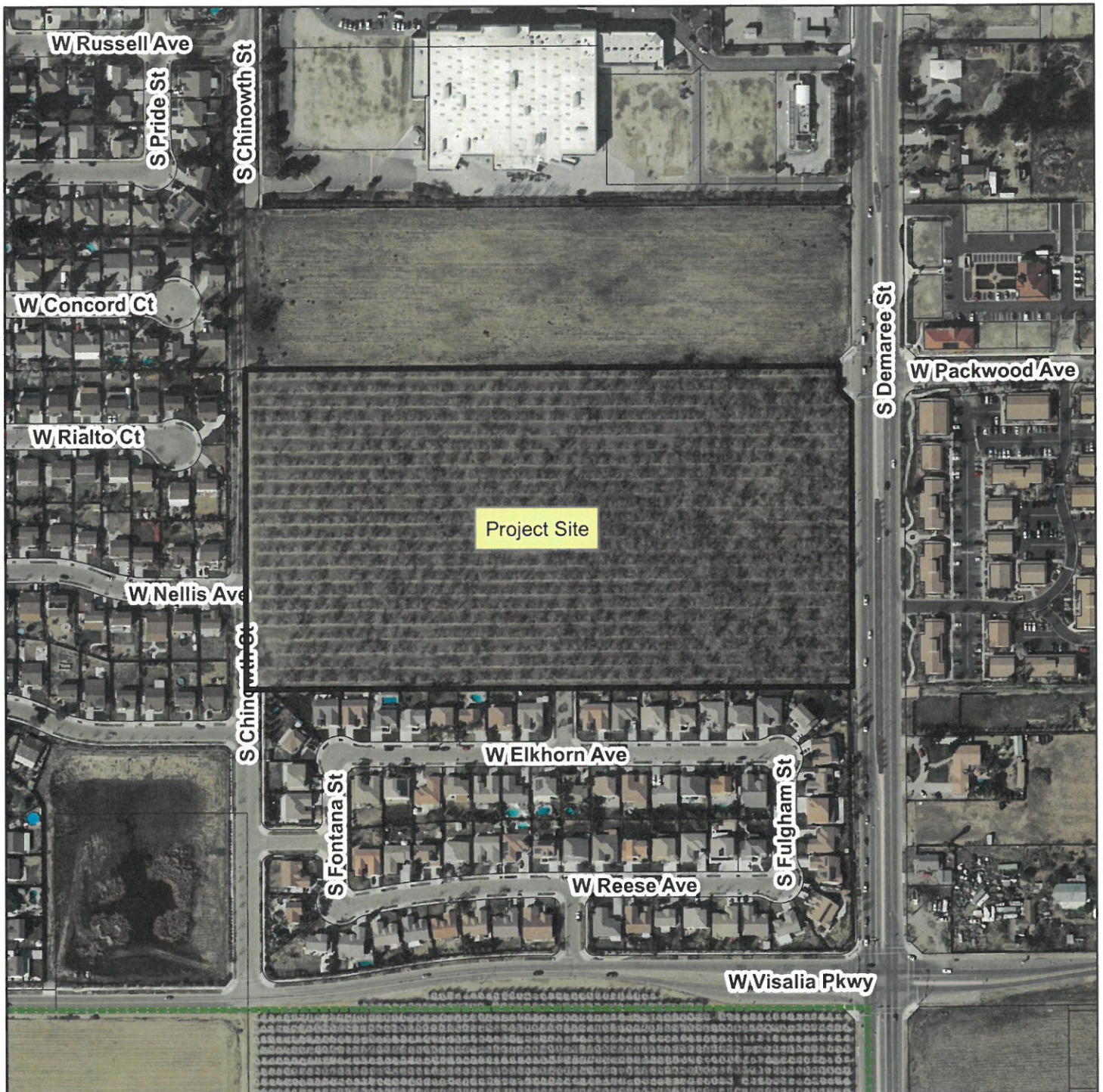
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Aerial Photo

Photo Taken March 2018

0 100 200 400 600 Feet

- WATERWAYS
- +— RAILROADS
- CITY LIMITS
- PARCELS



Caldwell & Demaree Garden Unit No. 5573 and Conditional Use Permit No. 2020-01

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