

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

VISALIA, CA

ADOPTED NOVEMBER 20, 2006

PREPARED FOR:
CRS FARMING

PREPARED BY:



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN VISALIA, CALIFORNIA

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Adopted November 20, 2006

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SPECIFIC PLAN

1.0 INTRODUCTION



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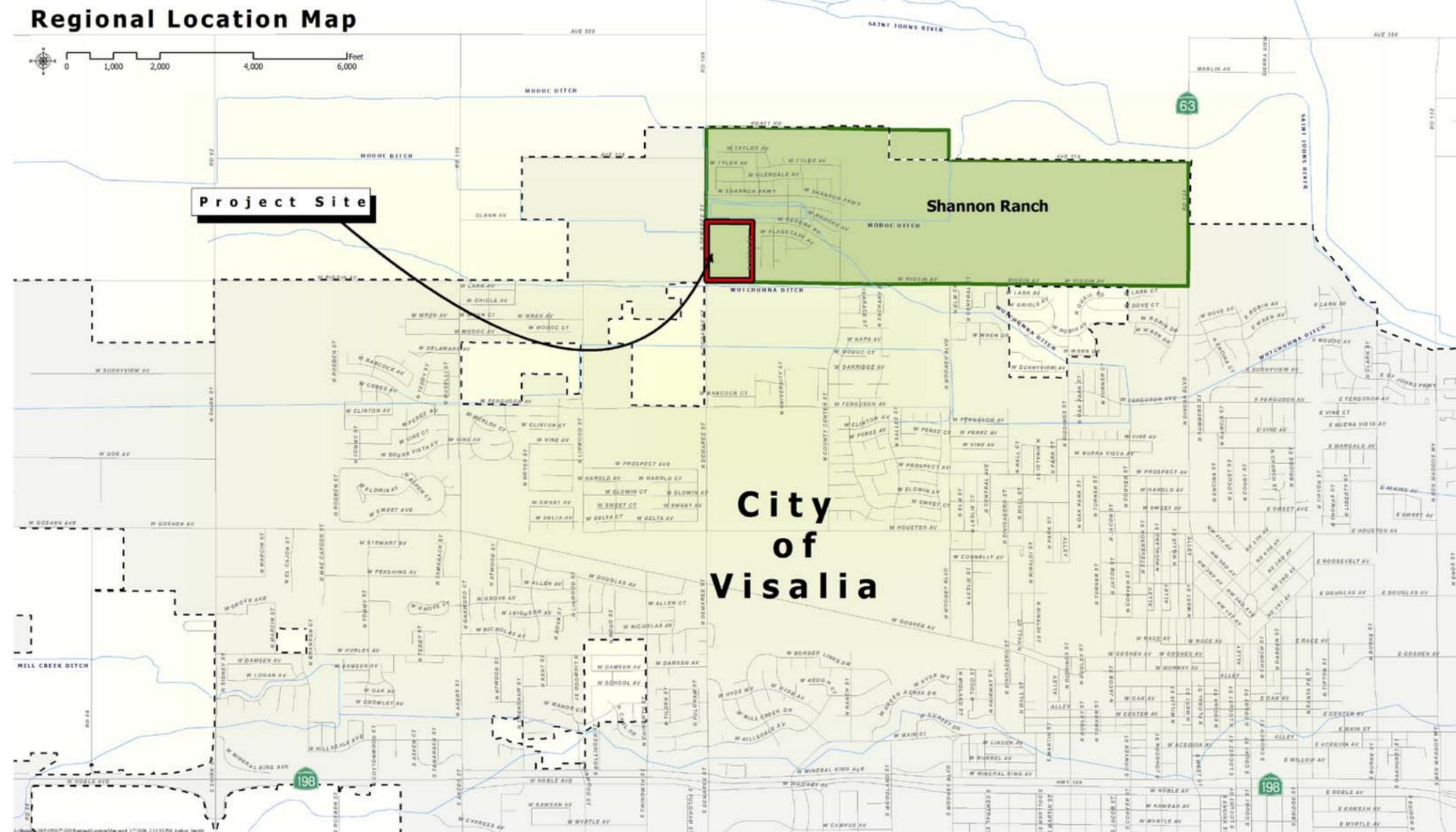
THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

1.0 PURPOSE

The purpose of the Village at Willow Creek Specific Plan (Plan Area) is to provide a mixed-use, pedestrian-oriented community commercial development in northwest Visalia within the Shannon Ranch Master Plan. The Plan Area will include sites for a variety of commercial uses (grocery store, home improvement center, retail, fast food, etc.), office uses, and medium density residential uses. The Plan Area will be heavily landscaped and as walkable as possible with an interconnected pathway system linking each use.

Figure 1.0-1 shows the Regional Location of the Plan Area and Figure 1.0-2 shows the Master Development Plan (reference Appendix A for the Master Site Plan). Table 1.0-1 shows the Master Development Plan tabulations. The multi-family portion of the plan is conceptual.

FIGURE 1.0-1



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

1.1 Concept

The project integrates Community Commercial elements appropriate to its location within the Shannon Ranch area, and its community commercial function as the major commercial center for the northwest quadrant of the community. Pads along the Demaree frontage and Building 2 are intended for neighborhood and convenience uses and are located with direct access to Leila and Flagstaff, eliminating the need for trips at Demaree and Riggan.

Building 1 is a proposed Lowe's home improvement center and building 2 is a proposed grocery store. Both uses are of a community-level draw, not regional, since there is no home improvement center in north Visalia and no grocery store in proximity (within one mile) to Shannon Ranch.

Pedestrian connections are enhanced through streetscape treatments on Flagstaff and Leila, as well as on-site formal pedestrian paths enhanced by landscaped trellises. All pedestrian paths within the commercial portion of the Plan Area will include trellis over head.

In conformance with the CCM zone and Land Use categories, office, residential and retail use are blended to provide a mixture of land uses which are functionally integrated into the Shannon Ranch community.

FIGURE 1.0-2 MASTER DEVELOPMENT PLAN



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

TABLE 1.0-1 MASTER DEVELOPMENT PLAN TABULATIONS

SITE:	
ADDRESS:	NORTHEAST CORNER OF RIGGIN AVE. & DEMAREE ST.
A.P.N.:	078-210-006, 078-230-014
ZONE:	C-CM, R-M-2
SITE AREA:	26.8 ACRES (1,166,562 SF.)
UTILITIES:	
STORM DRAINAGE:	CITY OF VISALIA
SANITARY DISPOSAL:	CITY OF VISALIA
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON CO.
NATURAL GAS:	SOUTHERN CALIFORNIA GAS CO.
WATER:	CALIFORNIA WATER SERVICE
SOLID WASTE:	CITY OF VISALIA
SITE AREA:	
SHOPPING CENTER:	20.19 ACRES (878,360 SF)
OFFICE:	1.01 ACRES (44,000 SF)
MULTI-FAMILY:	5.03 ACRES (219,188 SF)
SUB TOTAL (NET):	<u>26.23 ACRES (1,141,548 SF)</u>
FLAGSTAFF AVE. DED.:	0.57 ACRES (25,014 SF)
GROSS SITE:	<u>26.8 ACRES (1,166,562 SF)</u>

BUILDING AREA:		
Location	Size	Percent of total buildings
Lowes:	139,410 SF	43%
with Garden Center (+31,659=171,069 SF total area, 51.5% of total buildings)		
Major 2:	52,000 SF	16%
Pad 1:	14,500 SF	4%
Pad 2:	3,500 SF	1%
Shops 1:	6,600 SF	2%
Shops 2:	5,400 SF	2%
Shops 3:	8,500 SF	3%
Office 1:	6,000 SF	2%
Office 2:	3,500 SF	1%
Multi-family:	60,600 SF	21%
(9) 6 Plex = 54@ 1,100 sf. ea. 59,400 SF		
(3) 8 Plex = 24@ 1,100 sf. ea. 26,400 SF		
Subtotal Residential:	<u>85,800 SF</u>	
Total	<u>325,210 SF</u>	100%

PARKING:

Location	Square Footage	Parking Ratio (one stall per X sq. ft.)	Stalls Required Per Individual Use	Stalls Required Under Shopping Center Ratio of 1/225 Sq Ft	Stalls Provided
Shopping Center					
Major 1 (Lowes)	139,410	300	465		503
Garden Center	31,659	1500	21		23
Major 2 (Grocery)	52,000	500	104		207
Pad 1 (Retail)	14,500	300	48		59
Pad 2 (Fast Food)	3,500	100	35		18
Shops 1					
Shops 1 (Retail)	3,600	300	12		12
Shops 1 (Rest)	3,000	100	30		13
Shops 2					
Shops 2 (Retail)	3,000	300	10		8
Shops 2 (Rest)	2,400	100	24		9
Shops 3 (Retail)	8,500	300	28		17
Office 1	6,000	250	24		24
Office 2	3,500	250	14		14
Subtotal	271,069		815	1,205	907

MF	78 units	1.5 per unit	116	TBD by separate permit
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LOT COVERAGE:

Total Buildings/gross site:	26.5%
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THE VILLAGE
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2.0 SPECIFIC PLAN, LAND USE
AND ZONING APPLICABILITY



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THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

2.0 GUIDING PRINCIPLES

The Guiding Principles of this Specific Plan are derived from the City of Visalia Land Use Element of the General Plan and the City of Visalia Zoning Ordinance. Relevant sections from these documents are reproduced below.

2.1 VISALIA GENERAL PLAN

The Plan Area will provide community-scale shopping areas with a wide range of commercial goods and services. Uses are to consist of community-, neighborhood, and/or convenience-level draw only. No uses which are exclusively of a regional draw or exclusively central business district uses shall be permitted. General guidelines for development are: 20-30 acres of community-level retail and ancillary facilities, and up to 10-acres of garden offices. Supporting facilities are to include up to 20-acres of multi-family residential development and a minimum area of 20-30 acres for public / institutional facilities (i.e., churches, senior residential facilities, etc.) (Reference Land Use Element Policy 3.5.8.). Figure 2.1-1 shows the General Plan Land Use designation for adjacent uses.

The Lowe's Home Improvement Center is considered to be a community level retail use based on the presence of many similar facilities in Tulare County. Tulare County currently includes six such facilities in operation (or entitled to operate in the immediate future). Porterville and Tulare each have two such facilities (in addition to smaller hardware and home improvement stores), indicating an average of one unit per 25,000 population. Visalia has two existing facilities, with an additional two proposed (including the project) and average of one unit per 25,000 population. This indicates that such facilities generally serve a residential population generally equal to one quadrant of the City. By contrast regional uses are limited in number and generally serve an area of 250,000 population and above.

The Plan is consistent with Land Use Element Policy 3.5.15 in that it will provide for compatibility with the surrounding residential development and include buffering uses such as office. Pedestrian connections within the Plan Area and to surrounding uses are included (reference Figure 4.4-1). The Plan is consistent with Land Use Element Policies 4.1.8 and 4.1.9 in that it provides a mixed-use commercial center in close proximity to residential development, and higher density residential development near an employment center. The Plan is consistent with Policy 4.1.11 in that it will provide a multi-family development with the following criteria: exterior elevations to preclude large expanses of uninterrupted building surfaces; building, parkway and walkway separation; open space, landscaping and screening features; and energy efficient features. The Plan is consistent with Land Use Element Policy 4.1.2 in that it provides multi-family development adjacent to office and commercial development. The Plan is consistent with Policy 4.1.19 in that it will provide Medium Residential Development (duplex, triplex, and/or four-plex) in new areas of town.

The Plan is consistent with a number of policies in the City's Circulation Element, most notably, in that it will provide 2 bus turn-outs (Policy 2.1.2) along Demaree and Riggan with lighted shelters, benches, and route information signage; the Plan will provide convenient bicycle access and bike racks (Policy 2.2.3); the Plan will provide safe and convenient pedestrian access within the Plan Area and to the surrounding neighborhood (Policy 2.3.3); and the Plan will include off-site improvements to Riggan, Demaree and Flagstaff per City Standards (Policy 5.1.4).

The Plan is consistent with Policy 1.2 in the City's Noise Element in that it will reduce negative noise-related impacts to an acceptable level (45dB interior and 65 dB exterior) through mitigation measures identified in the Noise Study (separately bound) for this project and those found in the Mitigated Negative Declaration.

The Plan is consistent with a number of policies in the City's Housing Element, most notably, in that it will provide medium density housing in an area that is predominantly low density residential (Policy 1.1); it will provide high quality multifamily housing in close proximity to services and that the units themselves will complement the surrounding neighborhood (Policies 7.1 and 7.3); and the Plan provides for a mixed-use development consisting of residential, commercial and office uses for neighborhood diversity and vitality (Policies 1.4 and 1.12).

2.2 VISALIA ZONING ORDINANCE 17.18.010.B.4

Planned Community Commercial Zone - (P-C-CM). The purpose and intent of the Community Commercial zone district is to provide for continued use, expansion, and new development of community-scale shopping centers with a range of commercial goods/services and garden offices. Community centers are to be developed and implemented by a specific plan and intended to exclude regional and CBD-scale uses and to integrate adjacent multi-family and public/institutional uses. General guidelines for development of community centers would be twenty (20) to thirty (30) acres of community-level retail and ancillary facilities and up to ten (10) acres of garden offices, along with adjacent supporting facilities of up to twenty (20) acres of multi-family residential and a minimum of twenty (20) to thirty (30) acres for institutional facilities. Precise distribution of uses would be determined at the time of development of a specific plan for the center.



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 2.1-1 GENERAL PLAN LAND USE



SPECIFIC PLAN, LAND USE AND ZONING APPLICABILITY

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

2.3 ZONING CONSISTENCY

The purpose of this Section is to set regulatory requirements for the development of the Village at Willow Creek Specific Plan. These standards address the information and requirements pertaining specifically to the zoning, density, and parking related to the site. All development shall comply with the text, standards and associated tables and exhibits illustrated in this Section. Where this Specific Plan remains silent, the provisions and definitions within the City of Visalia Municipal Code shall apply. Where a conflict exists between these development standards and the City of Visalia Municipal Code, the standards contained herein shall apply.

2.4 DEVELOPMENT STANDARDS / ZONING

The Village at Willow Creek Specific Plan presents a more detailed picture of the specific product types proposed within the Plan Area. The development standards and zone designation provide a necessary assurance that the Plan Area will be developed in accordance with the certain quality and character set forth in this Specific Plan. Figure 2.5-1 shows the zoning of the Plan Area and the zoning for adjacent uses. Existing zoning on the site is RM2 (7.69 gross acres) and CCM (19.96 gross acres).

2.5 ZONING

The site is zoned P-C-CM (Planned Community Commercial). This zoning district is intended to "provide for continued use, expansion, and new development of community-scale shopping centers with a range of commercial goods / services and garden offices" (Visalia Zoning Ordinance, 17.18.010.B.4).

The purpose and intent of the multifamily residential zone is to provide living areas within the two multifamily residential zones where development is permitted with a relatively high concentration of dwelling units, and still preserves the desirable characteristics and amenities of a low density atmosphere. The Plan envisions multifamily housing which will meet the purpose and intent of the R-M-2 zone, blend in with the existing low density residential uses, be pedestrian-oriented, include a transit stop, and be in close walking distance of commercial and office areas, and the pedestrian path to the north.

2.5.1 ZONING CODE REQUIREMENTS

17.16.010 Purpose and intent (P(R-M) Multifamily Residential Zones).

In the P(R-M) multifamily residential zone, the purpose and intent is to provide living areas within the two multifamily residential zones (one medium density and one high density) with housing facilities where development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and amenities of a low density atmosphere.

17.18.020 Required conditions.

- A. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas (reference

figure 2.5-2), nurseries, garden shops, Christmas tree sales lots, bus depots and transit stations, electric distribution substation, and recycling facilities;

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

Where this Specific Plan remains silent, the provisions and standards within the City of Visalia Municipal Code (currently adopted version as of September 1, 2006) shall apply.

17.18.030 Planned development permit required.

A planned development permit must be obtained for all development in all P-(C) zones, subject to the requirements

and procedures in Chapter 17.28. (Prior code § 7322)

17.18.040 Off-street parking and loading facilities.

In the planned commercial zones, off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34 of the City of Visalia Zoning Ordinance. (Prior code § 7325)

2.5.2 CONDITIONAL USE PERMITS

A CUP will be required for the proposed home improvement center, fast food with drive-thru and drug store. For the remaining uses this Specific Plan will serve as the development plan required under Section 17.38 of the Municipal Code. Unless otherwise noted in this Specific Plan, all parking, fencing, screening, and landscaping shall be per City Ordinance(s)/standards.

FIGURE 2.5-2 OUTDOOR DINING AREAS



FIGURE 2.5-1 ZONING



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3.0 PROJECT DESIGN AND
DEVELOPMENT STANDARDS



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THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

3.0 PARCEL MAP

Figure 3.0-1 illustrates the Parcel Map for The Village at Willow Creek Specific Plan (reference Figure 1.0-2 for the Master Development Plan and Appendix A for the Master Site Plan). The Plan Area was designed to be:

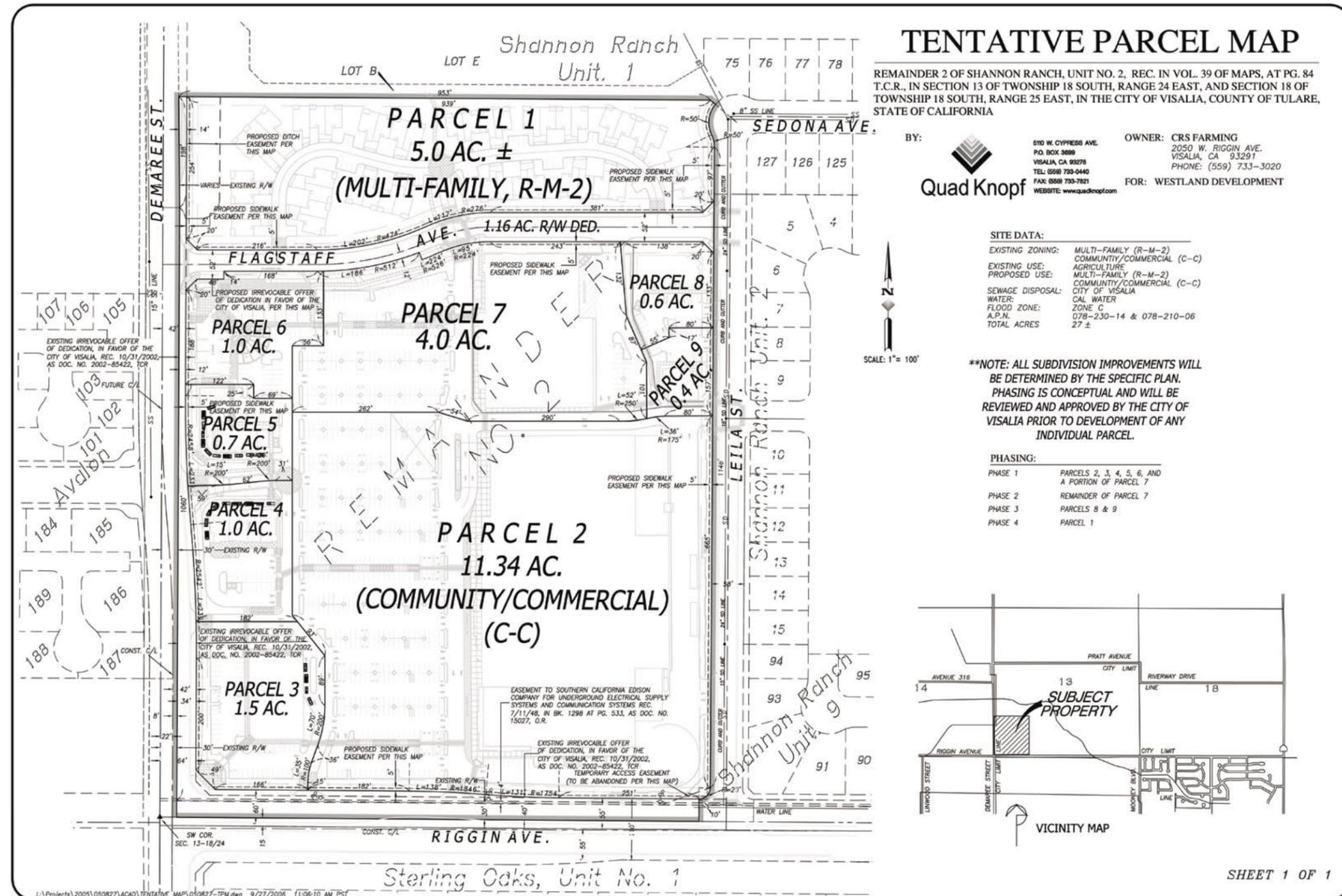
- pedestrian-friendly and walkable
- include medium density residential and office uses
- to place commercial and office uses at zero-foot set-backs along public streets
- to provide a more efficient circulation pattern
- to include transit stops
- to include additional public space with features such as trellis, pedestrian paths, and a higher degree of landscaping

Table 3.0-1 summarizes the land uses within the Plan Area by acreage, square footage and the percentage of the total for each use.

Table 3.0-1
The Village at Willow Creek
Specific Plan
Site Area by Use

	Acres	Square Footage	% of Total
Commercial Center	20.19	878,360	75.3%
Office	1.01	44,000	3.8%
Multifamily	5.03	219,188	18.8%
Subtotal (Net)	26.23	1,141,548	97.9%
Flagstaff Ave. Ded.	0.57	25,014	2.1%
Total (gross)	26.80	1,166,562	100.0%

FIGURE 3.0-1 PARCEL MAP



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

3.1 COMMUNITY COMMERCIAL

The City of Visalia identified the Plan Area as the site for a future Community Commercial and Medium Density Residential site. The Village at Willow Creek Specific Plan is consistent with the City's General Plan Land Use designations for the site.

Commercial uses appropriate for the Plan Area include small retail shops, a grocery store, hardware store, cafes, restaurants, and offices. The mix of uses is intended to create a high intensity center which provides for daily essentials, specialty shops and restaurants for residents in northwest Visalia. The Plan Area is to be designed as a pedestrian-oriented destination that provides convenient services for residents. Table 3.1-1 lists the development standards for the Community Commercial land uses within the Plan Area.

Figure 3.1-1 shows plan and elevation views for the commercial area at Demaree and Flagstaff. Figure 3.1-2 shows an architectural rendering of the Village Corner at Demaree and Flagstaff. Figure 3.1-3 shows the front, rear, and side elevation of the proposed Lowe's home improvement center. Figure 3.1-4 shows elevations from Riggan Avenue and the Riggan/Leila intersection. Figure 3.1-5 shows the front elevations for the grocery store. Figure 3.1-6 shows the pedestrian entry and front and side building elevation of pad 1 at the Demaree and Riggan intersection. All structures shall be in substantial compliance with Figures 3.1-1 through 3.1-6.

Community Commercial Policies and Standards

- A) The uses as proposed in the Master Development Plan (reference Figure 1.0-2 and Table 1.0-1) within this Specific Plan are deemed permitted uses. All other uses shall reference the City of Visalia Municipal Code Section 17.18.050 (C-CM Zone) for applicability.
- B) The design of commercial and office buildings shall promote and enhance a pedestrian-oriented atmosphere and should be adaptable to accommodate a variety of changing uses.
- C) Undulating facades on commercial building frontages shall be required as they provide added visual interest and human scale.
- D) Clearly defined pedestrian walkways shall be provided leading from adjacent medium density land use areas and shall be an integral component of the overall site design.
- E) Off-street parking shall be compartmentalized, and be shielded from residential and open space corridors to the maximum extent possible.
- F) Creative use of form, height and massing, supportive by distinctive windows, entryways and facade treatments shall be used to create a symbolic landmark to the Plan Area.
- G) Rooftop, mechanical equipment, vents and ducts are to be screened from view. Screens may consist of

suitable materials chosen for conformance with overall building design. Architectural integration of mechanical equipment is required.

- H) The development standards in Table 3.1-1 shall be used for the development of commercial areas within the Plan Area.
- I) Side and rear building facades shall have architectural treatment(s) such as: false windows, accent bands, stone veneer columns or undulating facades. No blank walls will be permitted on side and rear building facades.

Table 3.1-1

Community Commercial Development Standards

Category	Regulation
LAND USE	Community Commercial
Applicable Zoning District	C-CM
Floor Area Ratio (Maximum)	0.35
Permitted Uses	Reference Visalia Municipal Code Section 17.18.050, C-CM Zone
Conditional Uses	Reference Visalia Municipal Code Section 17.18.050, C-CM Zone
SETBACKS	
Front Yard	15 feet (ground floor elevation of building shall be located with zero front and side yard setbacks, unless accommodating pedestrian plazas or corridors) 10 feet for shops 2 and 3
Side Yards	0 feet
Rear Yard	10 feet
Corner Lot Side Yard	0 feet
Distance Between Buildings	0 feet
BUILDING MASSING	
Building Height	35 feet maximum
Parking Requirements	
Retail Commercial	1 space/300 square feet of floor area
Restaurants	1 space/100 square feet of floor area
Offices	1 space/250 square feet of floor area
* The parking ratio for a shopping center is typically 1 space/225 square feet of floor area.	
FENCING AND WALLS	Reference Section 3.5
SIGNAGE	Reference Section 3.6



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 3.1-1 VILLAGE PLAN AND ELEVATION



Interpretation

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

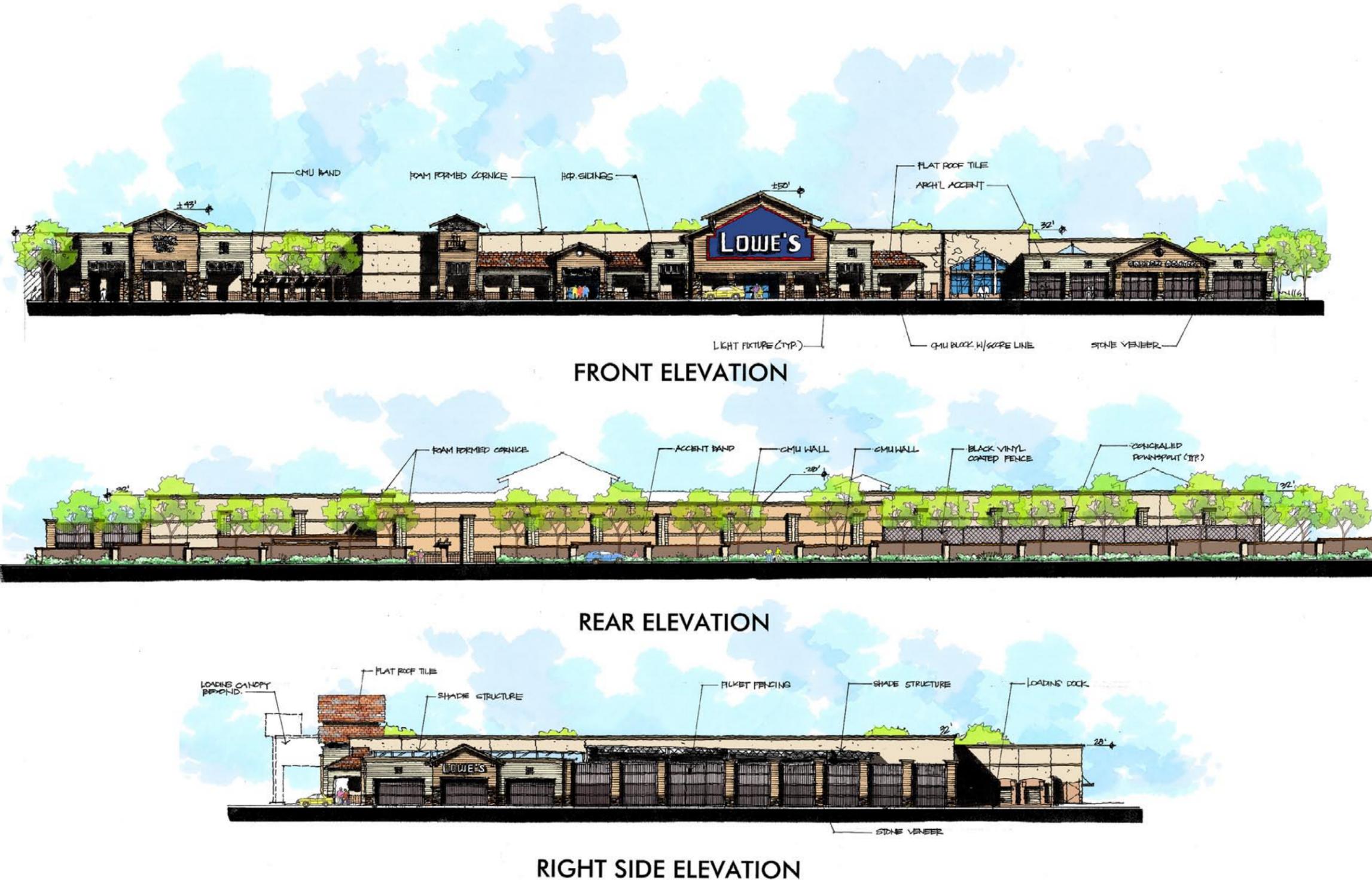
FIGURE 3.1-2 VILLAGE CORNER, INTERIOR & EXTERIOR



Interpretation

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 3.1-3 LOWE'S EXTERIOR ELEVATIONS



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 3.1-4 LOWE'S ELEVATIONS AT RIGGIN AND LEILA



Interpretation



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FIGURE 3.1-5 GROCERY ELEVATIONS



Interpretation

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 3.1-6 CORNER OF DEMAREE & RIGGIN



Interpretation



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

3.2 MEDIUM DENSITY RESIDENTIAL (MDR)

The Medium Density Residential (MDR) designation accommodates attached single-family/multifamily homes (reference Figure 1.0-2 and Appendix A). The multifamily portion of the site was originally 7 acres, but with the addition of Flagstaff Avenue and improvements the multifamily portion of the Plan Area is now 5 acres. Therefore, the density will be 15 dwelling units per acre and the minimum site area per dwelling unit will be 2,800 square feet rather than 3,000 square feet, which is typical in the R-M-2 Zone. This will ensure that the same number of units (approximately 78 units) will be built on the site and will also allow room for open space and site amenities. The multifamily portion of the Plan Area is conceptual. A precise development plan shall be submitted to determine conformance with Specific Plan design guidelines. A CUP will also be required since the site would include more than 40 units. The MDR designated area is intended to provide affordable, family oriented homes close to commercial and office areas. Commercial and office uses will be located across the street and adjacent to the MDR designated area. Pedestrian crossings will include stamped concrete for driver awareness. Table 3.2-1 lists the development standards for the MDR designated area within the Plan Area. Figure 3.2-1 shows the conceptual plan view of the MDR area.

Some flexibility is encouraged in setbacks, garage location and home orientation to reduce monotony along the streetscape. The design, orientation and setbacks of all homes within a block and on both sides of the street shall be considered so that disharmonious street design is not created.

Medium Density Residential Policies and Standards

- A) All homes shall have public orientation with living spaces, porches, windows and entries towards either Flagstaff Avenue or the pedestrian path, and park/ponding basin to the north.
- B) Garages shall not protrude beyond the leading edge of the home.
- C) Alternative garage loading configurations are encouraged (i.e., rear lot garages, side loading garages, detached garages, or alley loading garages).
- D) The visual impact of garages and driveway aprons are to be minimized.
- E) Exterior wall materials, trim and architectural details are to be applied equally to all sides of the building.
- F) Utility and mechanical equipment are to be screened from view. Ground mounted air conditioners, coolers, or antennas, etc. are to be screened from off-site view.
- G) The size, scale, proportion, color, placement and detailing of architectural features such as porches, balconies, chimneys, doors/windows, dormers, and fencing shall be carefully considered to complement the overall massing and scale of the building.

- H) Building heights and setback shall be varied to break monotony.
- I) Architecture and support landscape, lighting, fencing and any signage shall be complimentary and work together to create and maintain neighborhood identity.
- J) Flashing details (roof gutters, down spouts and vents) shall be designed to compliment the building's overall design, including materials and colors.
- K) The MDR designated area should incorporate variety in style and detail but with a unifying theme that provides cohesion for the entire site.
- L) The development standards in Table 3.2-1 shall be used for the development of the Medium Density Residential area within the Plan Area.
- M) The residential area shall be unified with the commercial portion of the Plan Area through the use of stamped concrete paving and trellis on the pedestrian pathway between Flagstaff Avenue and the park/ponding basin to the north.

**Table 3.2-1
Medium Density Residential Development Standards**

Category	Regulation
LAND USE	Residential Medium Density
Applicable Zoning District	R-M-2
Density Range	15 dwelling units/acre (net)
Permitted Uses	Reference Visalia Municipal Code Section 17.16.020
Conditional Uses	Reference Visalia Municipal Code Section 17.16.040
SITE AREA AND CONFIGURATION	
Site Area	
Minimum Site Area	Two Acres
Minimum Site Area/Dwelling Unit	2,800 Square Feet
Landscape Area Coverage	900 square feet/dwelling unit
SETBACKS	
Front Yard	
Living Space	15 feet minimum (leading edge of living space shall be closer to street than garage on 50% of dwelling units)
Porch	10 feet minimum
Garage	20 feet minimum
Side Yards	
Interior	5 feet minimum (0 feet for attached units)
Exterior	15 feet minimum (may be reduced to 10 feet if side yard does not abut the front yard of an adjacent lot) (side loading garages shall provide a 20 foot minimum setback)
Rear Yard	
Primary Building	20 feet minimum
Distance Between Buildings	6 feet (0 feet for attached units)
BUILDING MASSING	
Building Height	
Primary Structure	35 feet maximum
Accessory Structure	12 feet maximum
Floor Area	
Primary Building	1,000 square feet minimum
Secondary Building	800 square feet maximum (does not include garage area)
Porch/Courtyard	
Depth	50% of all dwelling units
Width	5 feet minimum
	25% minimum of front elevation
Parking Requirements	1.5 spaces /unit
FENCING AND WALLS	
Within Setbacks	
Front Yard	4 feet maximum height (50% minimum transparency*)
Corner Side Yard	4 feet maximum height (50% minimum transparency*)
Outside Setbacks	
Behind Edge of Structure	6 feet maximum height
In Front of Structure	4 feet maximum height (50% minimum transparency*)

* A Picket Fence, Split Rail Fence or Decorative Iron Fence Meets the Definition of 50% Transparency

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 3.2-1 CONCEPTUAL RESIDENTIAL



SITE AREA:
 TOTAL AREA = 5.03 ACRES

BUILDINGS:

(9) 6 PLEX =	54 DU
(3) 8 PLEX =	24 DU
TOTAL =	78 DWELLING UNIT

SITE USAGE:

BUILDING FOOTPRINT =	58,992 SF (1.35 AC) - 27%
OPEN SPACE =	160,319 SF (3.68 AC) - 73%
TOTAL =	219,319 SF (5.03 AC) - 100%

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

3.3 OFFICE

The southwest corner of Leila Street and the proposed extension of Flagstaff Avenue is designated for office uses (approximately 9,500 square feet total). The Office designation allows for small business and professional offices, and may also include medical offices. This location provides access and visibility from Leila Street.

Office development in the Plan Area should not detract from the adjoining residential area. The general architectural design and features of the office buildings should be compatible with the overall architectural theme of the Plan Area.

Table 3.3-1 lists the development standards for the Office land use designation within the Plan Area. Figures 3.3-1 and 3.3-2 illustrate the office uses along Leila Street and the views of the grocery store and home improvement center from the rear.

Office Policies and Standards

- A) The design of commercial and office buildings shall promote and enhance a pedestrian-oriented atmosphere and shall be adaptable to accommodate a variety of changing uses.
- B) Encourage high quality architecture that reflects style and image common to the surrounding residential neighborhood.
- C) Office uses shall be buffered from adjacent residential areas by a combined use of landscaping, setbacks, and streets. Boundaries of individual development areas shall be emphasized through the use of open space, landscape corridors and internal circulation and parking needs.
- D) Loading and servicing facilities shall not be visible from public streets and shall be integrated into the building architecture. All loading and servicing facilities shall be visually buffered from adjacent residential areas and shall include roll-up doors.
- E) Refuse collection areas must be visually screened with an 6-foot high maximum enclosure with construction of sufficient durability to withstand the level of activity created by the refuse collection process. Refuse collection areas shall be designed per City trash enclosure design and size standards.
- F) Rooftop, mechanical equipment, vents and ducts are to be ground mounted and screened from off-site view. Screens may consist of suitable materials chosen for conformance with overall building design. Architectural integration of mechanical equipment is required.
- G) Utility (e.g., natural, water) lines and meters shall be concealed and not be visible from any public street, pedestrian trail network, or principal building entry.

- H) Off-street parking shall be internalized (behind buildings), compartmentalized, and be shielded from residential and open space corridors.
- I) The development standards in Table 3.3-1 shall be used for the development of the office area within the Plan Area.

**Table 3.3-1
Office Development Standards**

Category	Regulation
LAND USE	
Applicable Zoning District	C-CM
Floor Area Ratio (maximum)	0.35
Permitted Uses	Reference Visalia Municipal Code Section 17.18.050 (office buildings with lease space up to 6,000 sf are permitted)
Conditional Uses	Reference Visalia Municipal Code Section 17.18.050
SETBACKS	
Front Yard	15 feet
Side Yards	0 feet
Rear Yard	15 feet minimum
Corner Lot side Yard	15 feet minimum
Distance Between Buildings	0 feet
BUILDING MASSING	
Building Height	30 feet maximum
Landscaping	
Front Yard	15 feet (Leila Street)
Side Yard	15 feet
Rear Yard	15 feet
Corner Lot Side Yard	15 feet
Parking Requirements	1 space/250 square feet of floor area for general office uses 1 space/200 square feet of floor area for medical offices
FENCING AND WALLS	Reference Section 3.5
SIGNAGE	Reference Section 3.6

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 3.3-1 OFFICE RENDERINGS



Interpretation

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 3.3-2 AERIAL VIEW AT FLAGSTAFF AND LEILA



Interpretation



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

3.4 GATEWAY

Gateways establish the visual setting for areas, indicating to the visitor/resident/employee a sense of arrival. An attractive gateway is crucial for establishing a desired atmosphere and sense of place.

The primary entry into the commercial portion of the Plan Area is off Demaree Street (reference Figure 3.4-1). There are 10 additional entries throughout the Plan Area to the commercial, office and residential uses. The primary gateway off Demaree will be heavily landscaped, include a landscaped median, stamped concrete at the crosswalk, include a monument sign, and ornamental lighting. Reference Section 4.4 for information and a detailed illustration of the trellis work throughout the Plan Area. The trellis and pedestrian paths for the gateway will be completed with phase one of the project. The developer is the responsible party.

Gateway Policies and Standards

- A) An articulated gateway shall be located at the location shown in Figure 3.4-1.
- B) Gateways shall be prominently marked with signage, accent paving, lighting, landscaping, accent trees, monumental features, and ornamental lighting consistent with the design guidelines/standards contained in this Chapter.

FIGURE 3.4-1 GATEWAY AT DEMAREE



Interpretation



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

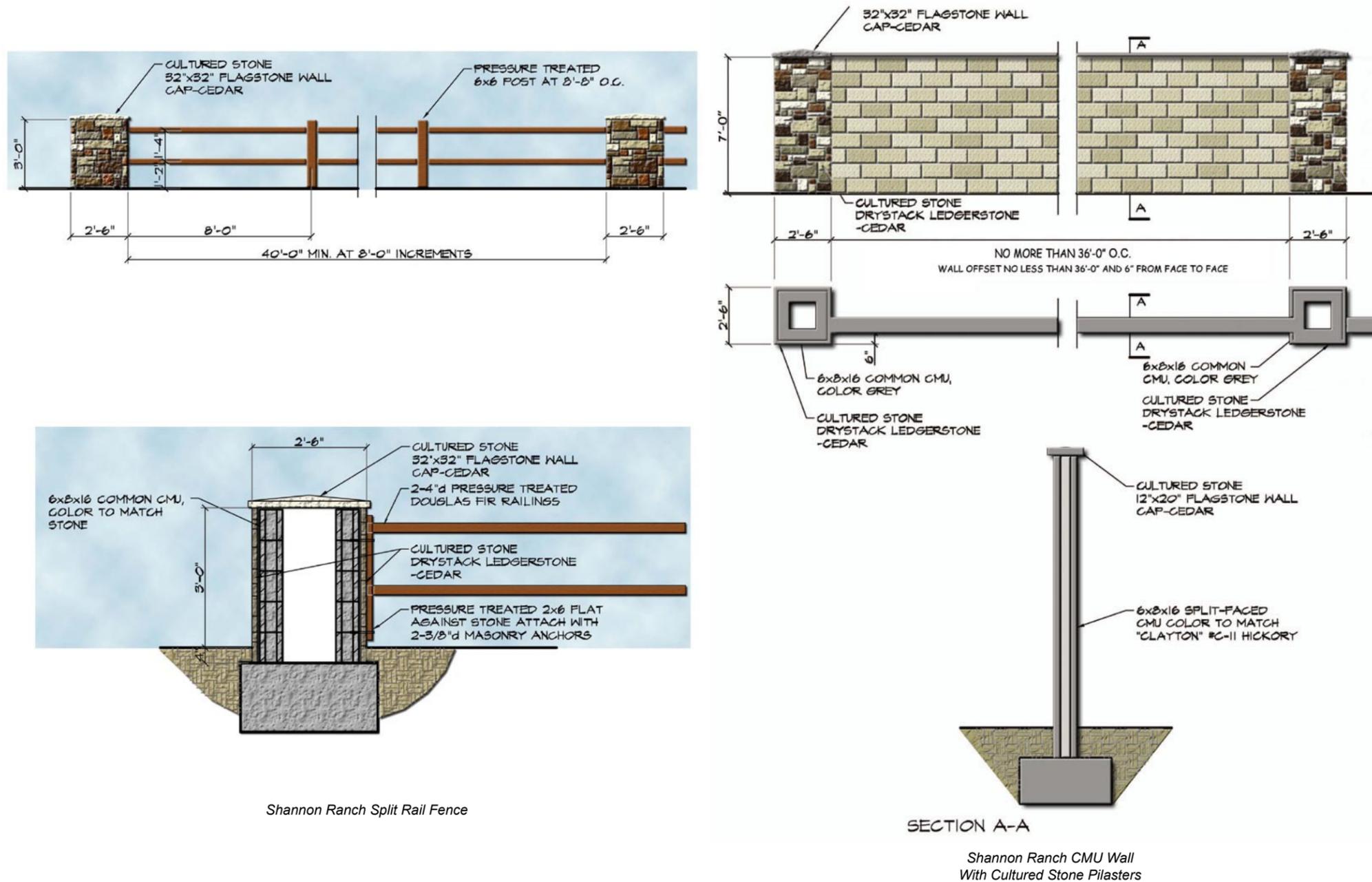
3.5 FENCING AND WALLS

Walls and fences are necessary elements for the Plan Area, providing safety, security, privacy, property definition, and noise attenuation. Walls and fences can also be included in gateway features and can provide separation between residential areas and more intensive uses. Poorly designed walls and fences can become a noticeable feature that detracts from the quality and character of a neighborhood. Therefore, all wall and fence design within the Plan Area shall be tightly regulated. A creative and controlled approach to walls and fences shall be established to maintain an overall design consistency with the rest of Shannon Ranch. Fencing throughout the Plan Area shall be coordinated under a single fencing system that identifies the type, appearance, and placement. Figure 3.5-1 illustrates the two types of fencing to be used for the Plan Area. Figure 3.5-2 shows the location of each type of fencing within the Plan Area: the split rail fence and the 7' high split faced concrete masonry wall with cultural stone pilasters.

Wall and Fence Policies and Standards

- A) A 7-foot high decorative masonry wall shall be provided along Leila Street behind the proposed Lowe's building. A 6-foot high decorative masonry wall shall be provided at the rear of office buildings 1 and 2.
- B) All decorative masonry walls shall be installed and coordinated with appropriate landscaping consistent with the design guidelines/standards contained in the Chapter.
- C) The loading and unloading activities behind Buildings 1 and 2 shall be conducted in an enclosed loading dock with a positive seal between the loading dock and trucks. For building 1, the loading dock will include a wall of sufficient height (not to exceed 7'), and appearance as the remainder of the building, to minimize sound from trucks.

FIGURE 3.5-1 FENCING TYPES



Shannon Ranch Split Rail Fence

SECTION A-A

Shannon Ranch CMU Wall With Cultured Stone Pilasters

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 3.5-2 FENCING TYPE LOCATION

-  Wood Split-rail Fencing with Cultured Stone Pilasters Every 40' Minimum
-  7" High Split Faced CMU Wall with Cultured Stone Pilasters
-  6' High Split Faced CMU Wall with Cultured Stone Pilasters



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

3.6 SIGNAGE

Signs provide an important element of community design. Proper design and application of signs help orient people and increase a community's sense of place. By directing residents and visitors to desired locations, signage improves circulation efficiency and access to important destination points. The design and style of signage also contributes to the character and setting for commercial, residential, recreation, and public use areas.

Reference Appendix B for the Village at Willow Creek Sign Program. Where the policies and standards in the Sign Program are silent, the signage regulations in the Visalia Municipal Code Chapter 17.48 Design District A shall prevail.

FIGURE 3.6-1 SIGNAGE EXAMPLES

EXHIBIT A
Sign Type A

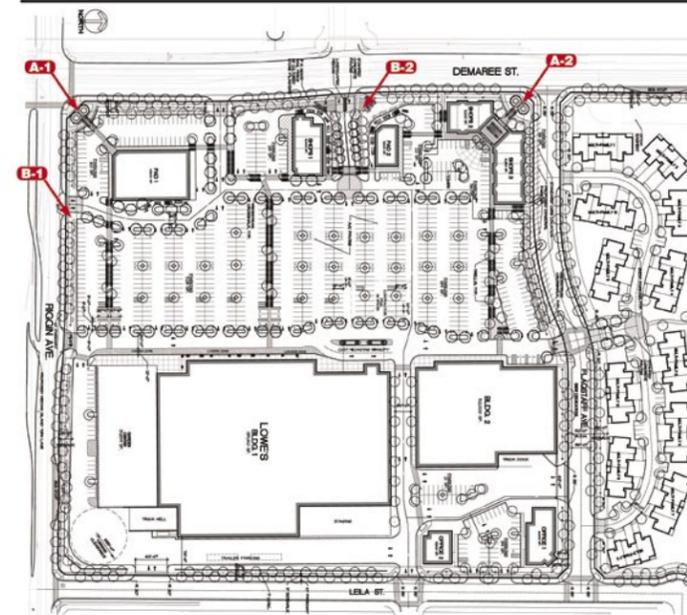
THE VILLAGE at
WILLOW CREEK



A
Sign Type A
Main Project ID Sign
Max. 35 sq. ft.
OPTION A:
Reverse pan halo letters
OPTION B:
Router-cut stud mounted
aluminum letters.

EXHIBIT C
Site Plan

THE VILLAGE at
WILLOW CREEK



A
Sign Type A
Center ID Sign

B
Sign Type B
Tenant Monument Sign

EXHIBIT B
Tenant Monument

THE VILLAGE at
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B
Sign Type B
Tenant Monument
Max. 35 sq. ft. Tenant Panels
Max 70 Sq. Ft. Total
Max. 10' Height



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

3.7 STREETScape AND LIGHTING

An attractive streetscape can enhance the livability and desirability of the Plan Area. Features such as street trees, lighting, landscaping, sidewalks, street widths, housing setbacks, and fencing are just a few factors that contribute to an attractive streetscape. An emphasis on streetscape design is necessary to create areas that encourage pedestrian circulation and interaction, while reducing auto dependency.

An overall lighting plan can contribute to the community identity of the Plan Area. Ornamental lighting will be applied to prominent and unique public places, and the Plan Area's internal streets and pedestrian corridors. Standard "cobra-head" streetlights may be applied along the street corridors. Street lighting shall be appropriately spaced to provide sufficient lighting for vehicles, pedestrians, and cyclists. It is also important that lighting does not negatively interfere with Plan Area residents or surrounding areas.

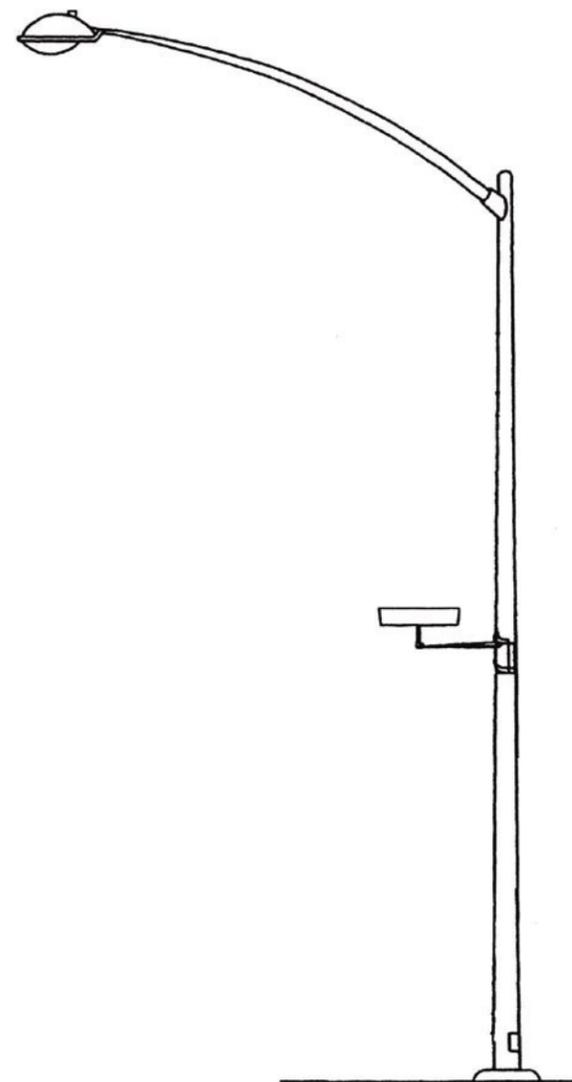
Lighting Policies and Standards

- A) Lighting shall be provided to ensure a safe environment, but should not cause areas of intense light or glare.
- B) Lighting should be sensitive to adjacent land uses and viewsheds. Architectural features or lighting fixtures that provide down-lighting and lighting that is shielded from adjacent uses shall be implemented.
- C) Street lighting standards shall be spaced dependent upon City requirements.
- D) Ornamental lighting styles shall reflect the overall Shannon Ranch image and shall be installed throughout the Plan Area with the exception of the following street corridors:
 - Demaree Street
 - Riggin Avenue

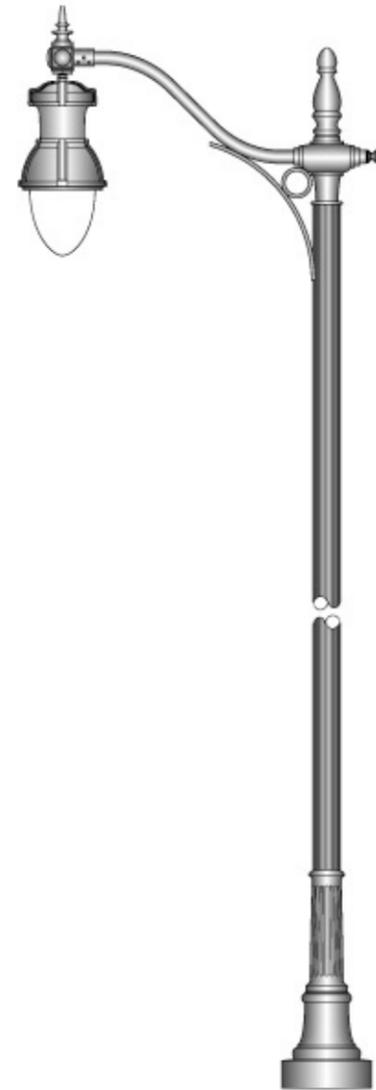
Standard "Cobra head" street lighting shall be provided along the street corridors listed above.

- E) Plan Area theme lighting specifications are as follows:
 - Perimeter Lights along Demaree and Riggin: SCE Cobra head drop glass on 30' high pole. Use 70w high pressure sodium @ 300' o.c. and 150w high pressure sodium at intersections.
 - Street lights along Leila and Flagstaff: Shannon Ranch, Sun Valley CS-3774 REV.1 (20' pole).
 - Interior parking area lights: Visionaire Lighting, American Type V, 400w MH Pulse Start, 25' height, spaced 100' x 100' on center (Square or Polera Fixture).
 - Pedestrian Walkway Lighting: Shannon Ranch, Sun Valley CS-3774 (12' pole) or CS-3781 (12' pole double-mounted).

FIGURE 3.7-1 PLAN AREA LIGHTING



Standard Cobra Head Street Light



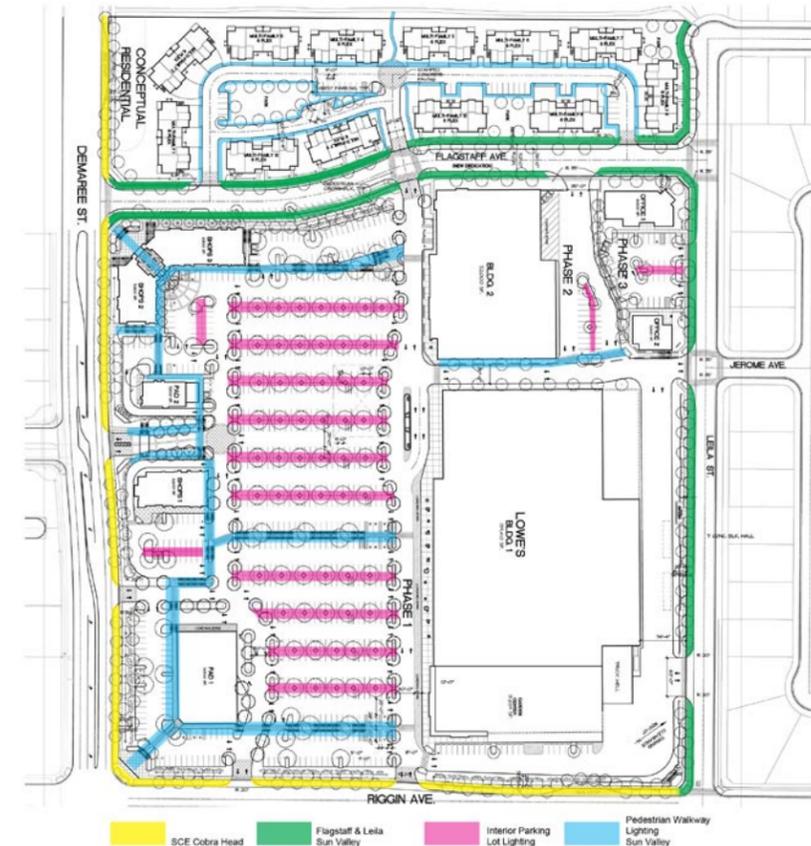
Shannon Ranch Sun Valley Street Light



Visionaire Lighting Interior Parking Lot Lighting



Example of Pedestrian Walkway Lighting



Interpretation

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

3.8 LANDSCAPE PALETTE

A landscape palette has been established for the Plan Area to ensure the consistent and proper use of plant materials, trees and shrubs that have been designed to landscape the streetscape, entryways, and other different design elements programmed throughout the project. These materials are presented in a matrix that outlines the landscape design intent, by defining their most appropriate applications throughout the site (see Landscape Palette Table 3.8-1). Final landscaping details will be provided with Improvement Plans. All pedestrian paths, trellis, and landscaping will be completed with Phase One of the project. Building pads not developed in Phase One will be planted with seed grass.

Landscaping Policies and Standards

- A) The landscaping specifications in Table 3.8-1 shall apply to all landscaped areas within the Plan Area.
- B) For the multifamily portion of the Plan Area, street trees are to be planted between streets and sidewalks at 30 feet on center.

TABLE 3.8-1 LANDSCAPE PALETTE

	Theme Landscaping Specifications								
	Demaree St.	Riggin Ave.	Leila St.	Flagstaff Ave.	Commercial Entries	Commercial Parking	Walking Paths	Medium Density Residential Entries	Medium Density Residential
A. Street Trees - 15 Gallon, @ 20' O.C., 30% of Deciduous to be 24" Box									
ACER rubrum 'OCTOBER GLORY', Red Maple		X	X	X			X		
CERCIS canadensis 'OKLAHOMA' Eastern Redbud	X	X	X		X		X	X	X
LAGERSTROEMIA Indica 'Cherokee' - Crape Myrtle					X		X	X	X
LAURUS nobilis 'SARATOGA', laurel		X							X
MAGNOLIA grandiflora 'LITTLE GEM',				X			X		
PISTACIA chinensis - Chinese Pistache					X	X		X	
PLANTANUS x acerifolia 'COLUMBIA', Hybrid Plane Tree	X						X		X
QUERCUS rubra, Red Oak		X							X
QUERCUS virginiana, Southern Live Oak			X	X	X				
ZELKOVA serrata 'VILLAGE GREEN', Zelkova						X	X		
B. Intersection Trees - 15 Gallon, 30% of Deciduous to be 24" Box									
ACER rubrum 'OCTOBER GLORY', Red Maple				X					
CERCIS canadensis 'OKLAHOMA' Eastern Redbud	X	X	X		X			X	
LAGERSTROEMIA Indica 'Cherokee' - Crape Myrtle	X	X			X		X	X	
PISTACIA chinensis - Chinese Pistache									
ZELKOVA serrata 'VILLAGE GREEN', Zelkova									
C. Shrubs - 5 Gallon									
CISTUS ladanifer, Crimson-Posot Rockrose	X								
MAHONIA aquafolium, Mahonia			X					X	X
NANDINA domestica			X	X				X	
PITTIOSPORUM tobira 'CREAM DE MINT'		X	X						X
RHAPIOLEPSIS indica 'Jack Evans'		X	X	X					X
SPIRAEA nipponica tosaensis 'SNOWMOUND'	X	X						X	X
VIBURNUM tinus	X	X	X	X				X	X
D. Shrubs/Groundcover - 1 Gallon									
Flower Carpet Rose - Red			X	X	X	X	X		X
BERBERIS thunbergii 'CRIMSON PIGMY', Barberry	X			X					
DIETES bicolor, African Iris		X			X	X	X		X
NANDINA domestica 'HARBOUR DWARF'		X	X	X	X	X			
RHAPIOLEPSIS indica 'Enchantress'	X	X	X	X		X	X		X
Turf	X	X	X	X		X	X		
E. Vine at Wall - 1 Gallon @ 20' O.C.									
PARTHENOCISSUS tricuspidata - Boston Ivy	X	X	X	X			X	X	X

Notes: 1. Cluster in minimum of 3 like kinds. 2. X = Available for use.



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

3.9 PURPOSE AND COMPLIANCE

The purpose of this Section is to establish qualitative design standards and guidelines to further ensure that the quality and character of the Plan Area is upheld. Site design, architectural design and landscape design shall be integrated to create a unified site design that will complement the surrounding residential neighborhoods. The Village at Willow Creek Specific Plan shall promote visual diversity along the streetscape and promote the use of street-oriented architecture. The following standards and guidelines address site planning, landscaping, walls and fences, lighting, signage, and service, trash, utility, and storage areas for the site.

3.10 ELEMENTS OF PROJECT DESIGN

3.10.1 SITE PLANNING

Placement of structures shall be sited in a manner that will complement the adjacent structures. Sites shall be developed and coordinated in a manner to provide order and diversity. Whenever possible, structures should be clustered. When clustering of structures is impractical, visual linkages between structures shall be used such as trellises, tree lines, arcades or other open space structures.

Structures shall be configured so as to minimize pedestrian/vehicle conflicts on site. Where possible, structures should be linked to the public sidewalk with textured paving, landscaping and other theme materials and amenities.

Spaces shall be provided for pedestrians to gather in Community Commercial areas. The spaces between structures or between structures and parking areas shall have clear, recognizable shapes that reflect careful planning and are not simply leftover spaces between structures. Such spaces shall include pedestrian amenities such as shade trees, benches, tables, fountains, etc.

3.10.2 PARKING CONFIGURATION

Separate vehicle and pedestrian circulation systems shall be provided on-site to minimize the conflict between the two modes of travel. Pedestrian linkages between the primary entrances of structures on the site shall be emphasized, and pedestrian crosswalks on site shall be marked with special paving treatments. Structures on-site shall be linked to the street sidewalk system as an extension of the pedestrian environment.

Parking areas shall be separated from the structures by a raised concrete walkway and a landscaping strip. Parking stalls shall be 9' x 18' to support a more compact mixed-use site. Parking shall not directly abut a structure. Access points to a Community Commercial center should be limited to the minimum amount necessary to provide adequate circulation. Parking areas shall be designed so that pedestrians walk parallel to moving cars. The need to cross parking aisles and landscaped areas shall be minimized.

Parking areas that accommodate a large number of ve-

hicles shall be divided into a series of interconnected, smaller lots. If parking is located adjacent to a peripheral street, a 36" high landscape screen wall shall be used. A combination of walls, berms, and landscape material is also recommended.

3.10.3 LANDSCAPING

Landscaping for commercial uses shall be used to define specific areas by helping to focus on entrances to buildings and parking lots. Landscaping shall be used to define the edge of the property, provide a transition between neighboring properties, and provide screening for loading and equipment areas.

Landscaping, including hardscape treatments, is required around the entire base of each structure. Concrete mow strips should be provided between turf and shrub areas. Reference the Landscape Palette (Table 3.8-1) for a list of approved species.

3.10.4 ARCHITECTURE

The overall architectural theme of the Plan Area shall be consistent with the architectural style found in Figures 3.1-1, 3.1-2, 3.1-3, 3.1-4, 3.3-1 and 3.4-1.

- Heights of structures shall relate to the adjacent open spaces to allow maximum sunlight penetration and ventilation.
- The height and scale shall be compatible with that of surrounding development.
- Large structures (50,000 square feet and larger and along Leila Street) shall have varied wall and roof planes on the building frontage. The side and rear elevations shall have some combination of architectural treatment(s) including but not limited to, false windows, accent bands, stone/CMU veneer columns or undulating facades. The height of such commercial areas should be varied so that it appears to be divided into distinct massing elements. Color arrangement of facades and materials may also be used to decrease the bulkiness of a building. Blank walls are not permitted, and all sides of a community commercial building shall be architecturally treated.
- The use of standardized, corporate architectural styles associated with chain-type restaurants should be modified to fit the intended theme.
- Large areas of intense lighter, white colors should be avoided. While subdued colors usually work best as a dominant color, a bright trim color may be appropriate. The color palette chosen for a Community Commercial center should be compatible with the overall theme. Wherever possible, the number of colors should be minimized on the structures exterior. Small commercial structures should use no more than 3 colors. Primary colors should only be used as accent elements such as door, window frames and architectural details.
- The roofline at the top of the structure on building frontages should not run in a continuous plane for more than 50 feet without an offset.
- Mechanical equipment on commercial buildings may be roof mounted but shall be screened from public view

through using the structures basic materials. Mechanical equipment shall be located below the highest vertical element of the building.

- Awnings may be used, and must have eight vertical feet of clearance to the sidewalk. Signs on awnings should be painted on, and be limited to the awning valence or end panels. Plexiglas, and glossy vinyl awnings are prohibited. Canvas, fabric and some standing seam metal roof awnings consistent with the architectural theme may be appropriate. Internally lit awnings are not permitted.
- Lighting in Community Commercial centers shall be used to provide security and safety for all areas such as parking, loading, shipping, receiving, pathways and working areas. All building entrances shall be well lit and have architectural lighting treatment.



THE VILLAGE
AT WILLOW CREEK
SPECIFIC PLAN

4.0 CIRCULATION



CRS FARMING



Quad Knopf

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

4.0 CIRCULATION

The circulation network primarily consists of local streets, arterials, and interconnected pedestrian paths (reference the Master Development Plan, Figure 1.0-2). The intent of the circulation network in the Plan Area is to provide safe and efficient movement for motorists, cyclists and pedestrians. There are numerous ingress/egress points throughout the Plan Area to provide circulation options. Reference Figure 4.0-1 to the right for the Circulation Plan.

Pedestrian circulation is a prominent and important feature in the Plan Area. Numerous pedestrian paths connect the various land uses within the Plan Area. The pedestrian path network will be heavily landscaped to provide shade and an aesthetic environment.

All streets within the Plan Area are lined with sidewalks. The sidewalk system is designed to accommodate two people walking side-by-side. A planting strip is provided between all residential streets and sidewalks to create a safety zone, separating pedestrian space from motor vehicle space. Planting strips must be wide enough to accommodate street trees, and provide shade to pedestrians and cyclists while reducing neighborhood heat insolation to reduce energy consumption without having root damage occur to the street or sidewalk. Sidewalks are to be located on both side of the street in all situations.

Demaree and Riggan are classified as arterials with a final right-of-way width of 84 feet and 120 feet respectively. The Riggan Avenue right-of-way is typically 110 feet, however, in order to preserve the Valley Oak trees west of Demaree the right-of-way was increased to 120 feet both east and west of the intersection. Flagstaff and Leila are local streets with a final right-of-way width of between 43 feet (where the angled parking is located) and 62 feet on Flagstaff and 58 feet on Leila. According to the Traffic Evaluation (TE) for this project, the median improvements, traffic signal and other improvements, plus the payment of traffic impact fees will conclusively mitigate traffic impacts.

Figure 4.0-2 shows a detailed plan view of the ingress and egress points off Demaree and Riggan. Figure 4.0-3 illustrates street cross sections.

Circulation Policies and Standards

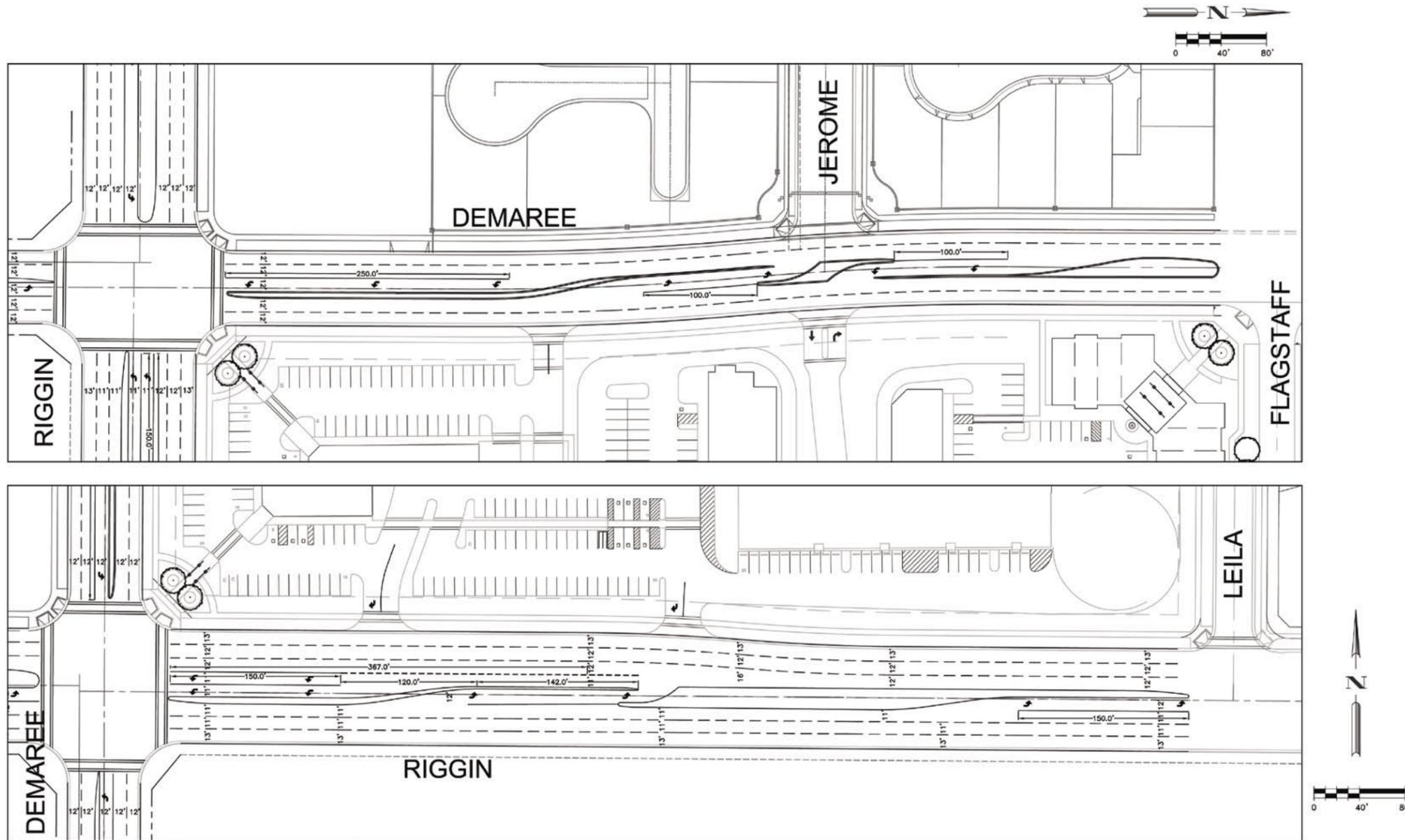
- A) All roadway and pathway development standards and dimensions within the Specific Plan shall be consistent with city standards.
- B) The Visalia Standard Specifications and Drawings shall take precedence for items not covered in the Specific Plan.
- C) All streets within the Plan Area shall be lined with the species of street tree specified in the Landscape Palette (refer to Section 3.8).
- D) Traffic calming features may be utilized for traffic calming within the Plan Area.

FIGURE 4.0-1 CIRCULATION PLAN



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

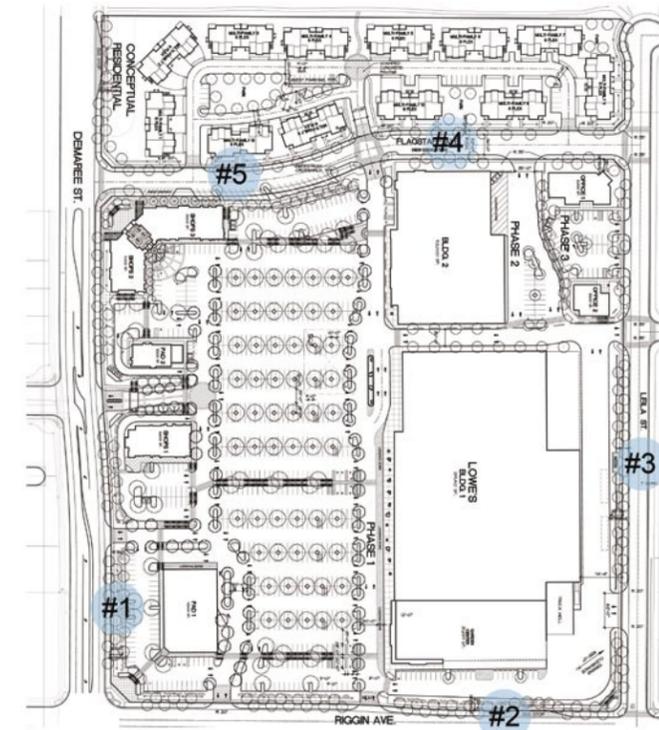
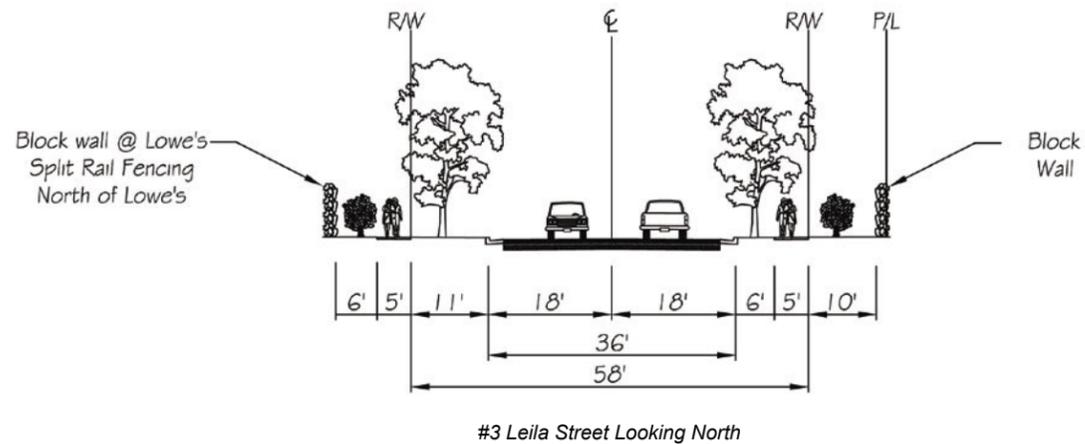
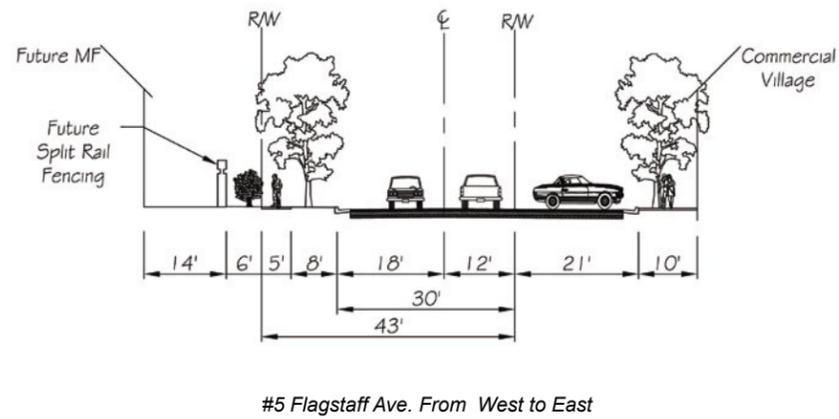
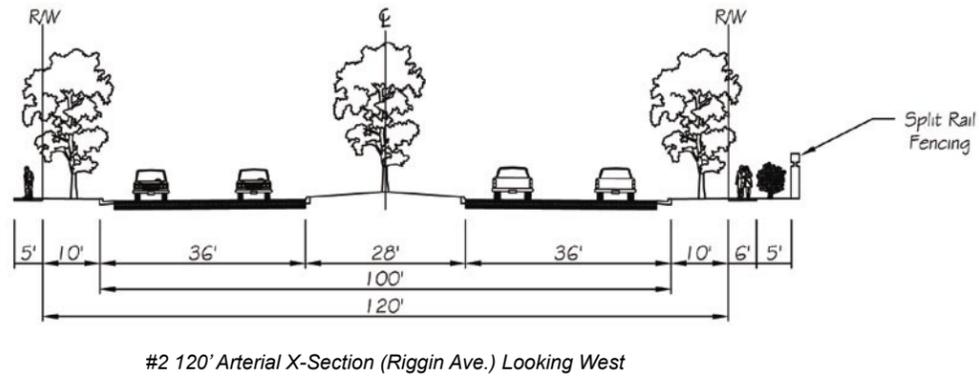
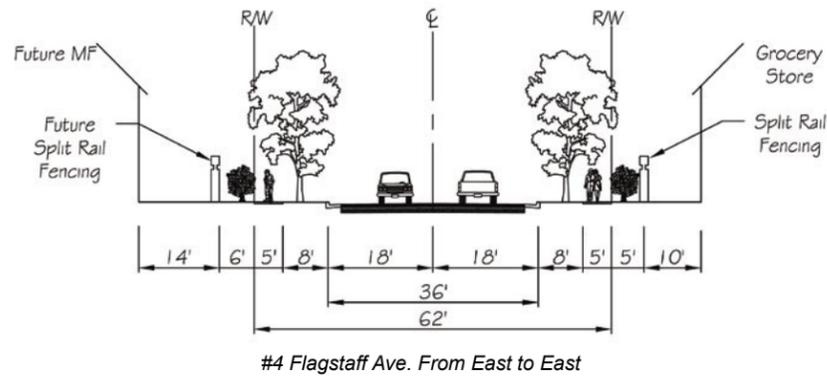
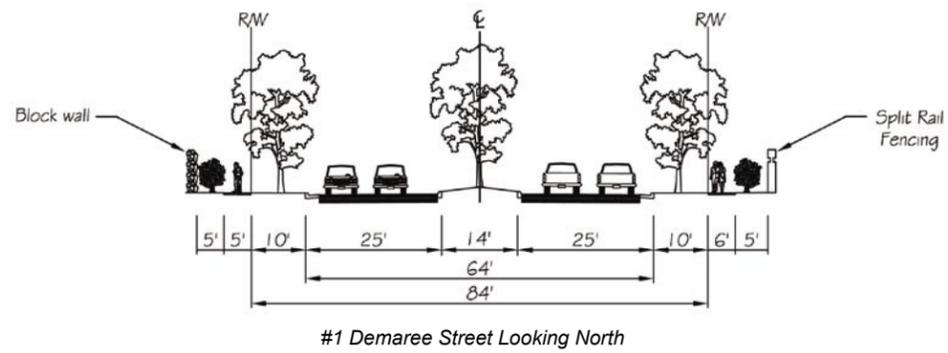
FIGURE 4.0-2 RIGGIN AND DEMAREE CIRCULATION



Interpretation

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 4.0-3 STREET CROSS SECTIONS



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

4.1 ENTRYWAYS

Public entryways into the site will be off of Demaree Street, Riggin Avenue, Leila Street and Flagstaff Avenue. Truck deliveries for the proposed grocery and hardware stores will be off of Leila Street. The residential site will have three access points off of Flagstaff Avenue and the office portion of the Plan Area will have access from Leila Street. Figure 4.1-1 shows the location and detail of each entry point in the Plan Area.

4.2 PUBLIC TRANSIT

The circulation system within the Plan Area is designed to accommodate public transit services. Possible public transit routes and bus stops are anticipated along Riggin Avenue and Demaree Street. Residents should not be farther than a quarter mile from the bus stop on Demaree Street. Each bus stop should have adequate shade, seating and shelter, and should be well marked. Reference the Master Development Plan (Figure 4.0-1) for the proposed location of bus stops within the Plan Area.

4.3 PARKING

Parking is always an issue with any commercial or mixed-use project. The Village at Willow Creek Specific Plan attempts to provide a balance between the parking needs and requirements of major tenants and smaller retail uses and the City's requirement for not providing more parking than is required, i.e. "a sea of asphalt" (Reference Table 4.3-1). Diamond landscape planters (per City standard) will be provided every four spaces to provide ample shade trees for parked cars. This will be in lieu of a median planting strip every 10 spaces. Parking location, handicap access, compact spaces, etc. will be per city standard.

4.3.1 OFF STREET PARKING

Commercial Parking Requirements

Section 17.34.020 of the City Zoning Code offers two options for calculating the project's off-street parking requirements.

Option #1: Under Zoning Code Sections 17.34.020.F. 3, 4, 10, 12, and 13, parking requirements are calculated by specific use. For example, office uses are required to provide 1 space for every 250 stalls with a total of 9,500 square feet of office use provided in the Plan, thus creating a requirement of 38 stalls for office uses. Applying this methodology to each use in the commercial portion of the project area results in a total requirement of 815 stalls.

Option #2: Zoning Code Section 17.34.020.F.14 offers an alternative methodology by allowing a single parking ratio of one stall for every 225 square feet of floor area in the entire shopping center. The Plan provides for 271,069 square feet of commercial floor area, thus resulting in a requirement of 1,205 parking stalls if this methodology were to be utilized.

A third factor to consider is the parking requirements of the center's major tenants. Lowe's requires a field of 500 park-

ing stalls to be located in front of its facility while a grocery store typically requires a minimum of three stalls for every 1,000 square feet of floor area (52,000 square feet), or 156 stalls to be located in front of its facility.

Based on these factors, the shopping center provides 907 parking stalls for customer and employee parking, located throughout the site. The table below provides the parking breakdown for each structure.

Residential Parking Requirements

Section 17.34.020.A.2 requires that multifamily developments provide 1.5 parking spaces per dwelling unit, with an additional .25 spaces required within developments which include more than fifty percent of the units as three or four bedroom units. The total unit count of the multifamily residential development will be determined via a subsequent permit. However, the parking requirement shall be no less than 1.5 parking spaces per unit.

**Table 4.3-1
Parking Analysis**

Commercial Use

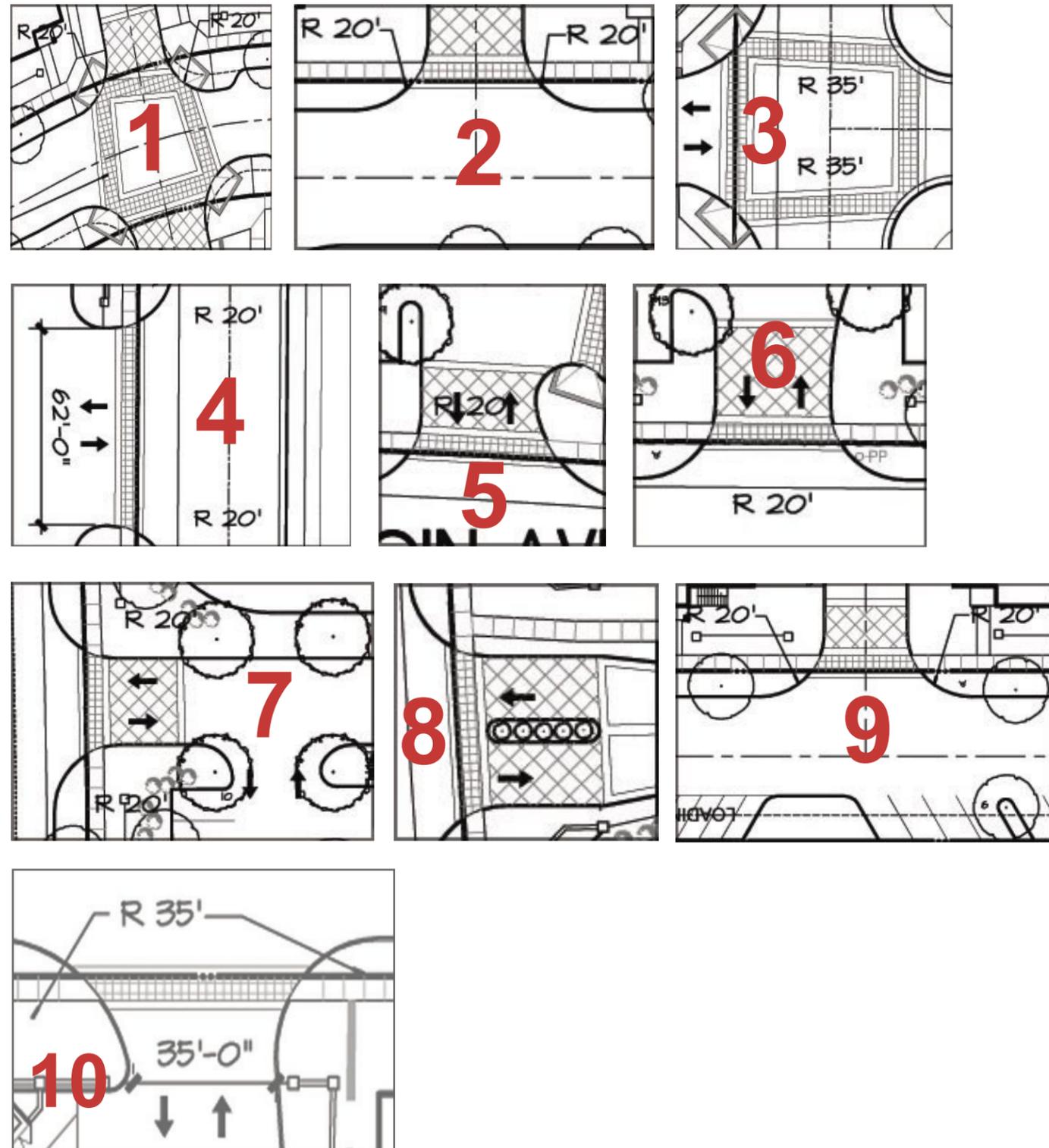
Location	Square Footage	Option #1: Parking by Individual Use		Option #2: Parking by Single Ratio		Stalls Provided
		Parking Ratio	Stalls Required	Parking Ratio	Stalls Required	
Major 1 (Lowes)	139,410	300	465	225	620	503
Garden Center	31,659	1500	21	225	141	23
Major 2 (Grocery)	52,000	500	104	225	231	207
Pad 1 (Retail)	14,500	300	48	225	64	59
Pad 2 (Fast Food)	3,500	100	35	225	16	18
Shops 1						
Shops 1 (Retail)	3,600	300	12	225	16	12
Shops 1 (Rest)	3,000	100	30	225	13	13
Shops 2						
Shops 2 (Retail)	3,000	300	10	225	13	8
Shops 2 (Rest)	2,400	100	24	225	11	9
Shops 3 (Retail)	8,500	300	28	225	38	17
Office 1	6,000	250	24	225	27	24
Office 2	3,500	250	14	225	16	14
Total	271,069		815		1,205	907

Residential Use

Unit Type	Total Units	Parking Ratio	Stalls Required	Stalls Provided
Multifamily	TBD by separate permit	1.5 per unit	116	TBD by separate permit

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 4.1-1 ENTRYWAY DETAILS



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

4.4 PEDESTRIAN CIRCULATION

Figure 4.4-1 shows the pedestrian circulation within the Plan Area. Pedestrian access into and out of the Plan Area is integral in fostering neighborhood connectivity with the surrounding area. Pathways have been provided to provide safe and efficient movement of pedestrians within the Plan Area. Pedestrian pathways are delineated with stamped concrete, trellis work and shade trees. All pedestrian paths in the commercial portion of the Plan Area shall include trellis. As Figure 4.4-2 illustrates, the pedestrian pathway throughout the Plan Area is typically 5 feet wide, and the trellis is 8'11" high. The total span of the trellis is 14 feet wide. The trellis is made up of the following materials: a 3'3" tall stone veneer pilaster column (matching the stonework throughout the Plan Area) at the base; a 6x6 tube steel post; a 6x12 tube steel beam; and 4x6 tube steel cross beams. The tube steel posts will last longer than wood and will be painted to look like wood beams. The trellis and pedestrian paths throughout the commercial portion of the Plan Area will be completed with phase one of the project and the developer will be the responsible party. Figure 4.4-3 illustrates a typical pedestrian path within the commercial portion of the Plan Area.

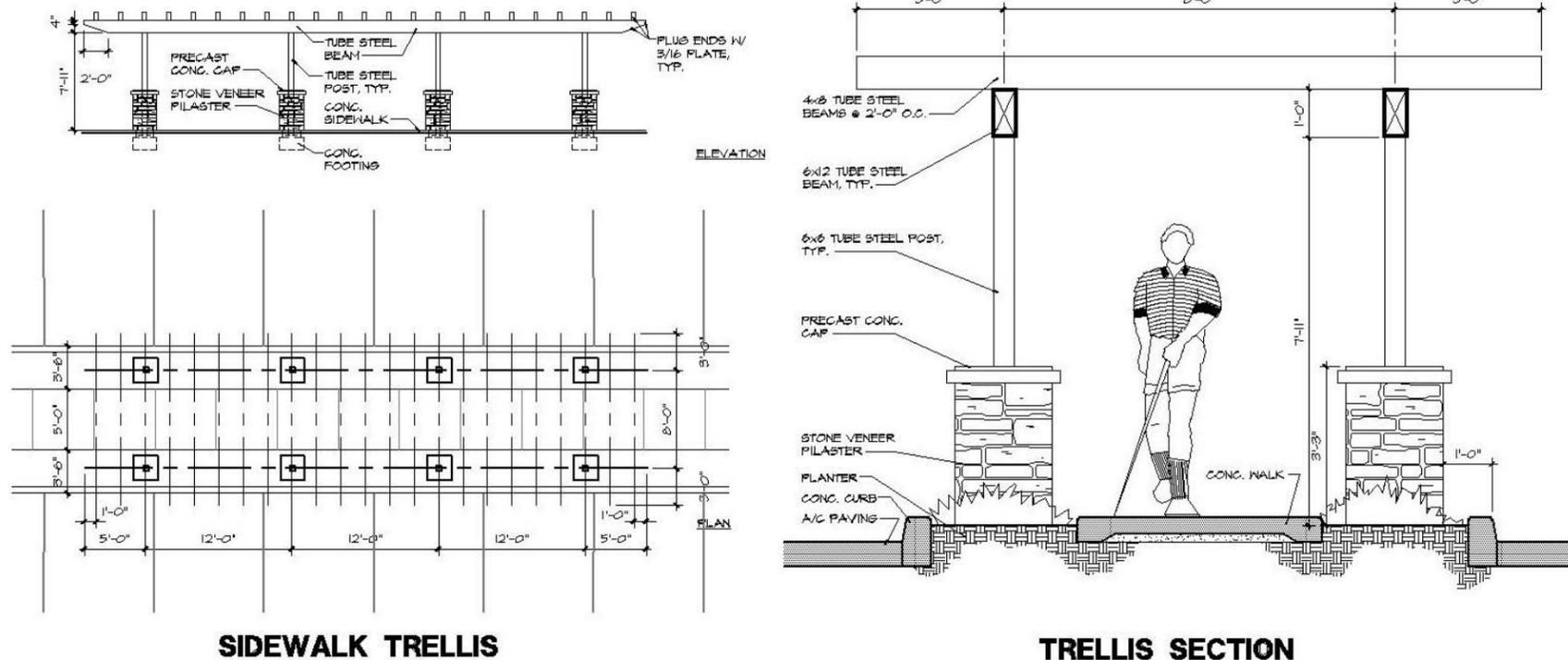


Architectural rendering of a typical pedestrian path in the Plan Area.

FIGURE 4.4-1 PEDESTRIAN CIRCULATION



FIGURE 4.4-2 TRELLIS DETAIL



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

FIGURE 4.4-3 PEDESTRIAN WALKWAY



THE VILLAGE
AT WILLOW CREEK
SPECIFIC PLAN

5.0 INFRASTRUCTURE



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THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

5.0 INFRASTRUCTURE

Public utilities and services in the Plan Area will be provided by the following public and private companies as detailed below.

UTILITY/SERVICE	PROVIDER
Electricity	SCE
Gas	Southern California Gas Co.
Water	California Water Service
Sewer	City of Visalia
Solid Waste	City of Visalia
Telephone	Pacific Bell and/or Private Network
Cable	Comcast and/or Private Network
Police and Fire	City of Visalia Police and Fire Depts.
Public School	Visalia Unified School District

All infrastructure (i.e. water, sewer, storm drain and parking lot) shall be installed as part of the overall site improvements. Each pad that is not to be constructed as part of overall development shall be graded and planted with seed grass such that sediments will not wash onto the site nor will it contribute to the storm drain line. Responsibility for on- and off-site infrastructure for this Plan will be retained by the project proponent(s). Reference Section 6.3 for phasing.

Development of any parcel will trigger full off-site improvements to Demaree and Riggin, including the traffic signal (which is reimbursable from the City in the negotiated form of cash). Development of any parcel will also trigger full construction of Flagstaff Avenue which is to be split, 1/2 by the future multi-family tenant and 1/2 split proportionately by commercial parcels.

Figure 5.0-1 shows the on-site improvements for the Plan Area and Figure 5.0-2 shows the off-site improvements for the Plan Area.

5.1 Water

The water connections will be at Riggin Avenue, Demaree Street (from Flagstaff Avenue), and Leila Street (from Flagstaff Avenue) to provide a looping system throughout the Plan Area. An 8" water line will need to be installed on Flagstaff Avenue to connect the Leila Street and Demaree Street lines. Water will enter the site from Flagstaff Avenue at the north east corner of the Plan Area.

5.2 Sewer

There will be an 8" sewer stub located at the south west corner of the site, approximately 300' east of Demaree Street. This 8" line will serve the entire Plan Area. The developer will also be responsible for installing an 8" sewer stub line on Flagstaff Avenue to provide a sewer stub to the multi-family portion of the Plan Area. The proposed sewer improvements are consistent with the City's Sewer Master Plan.

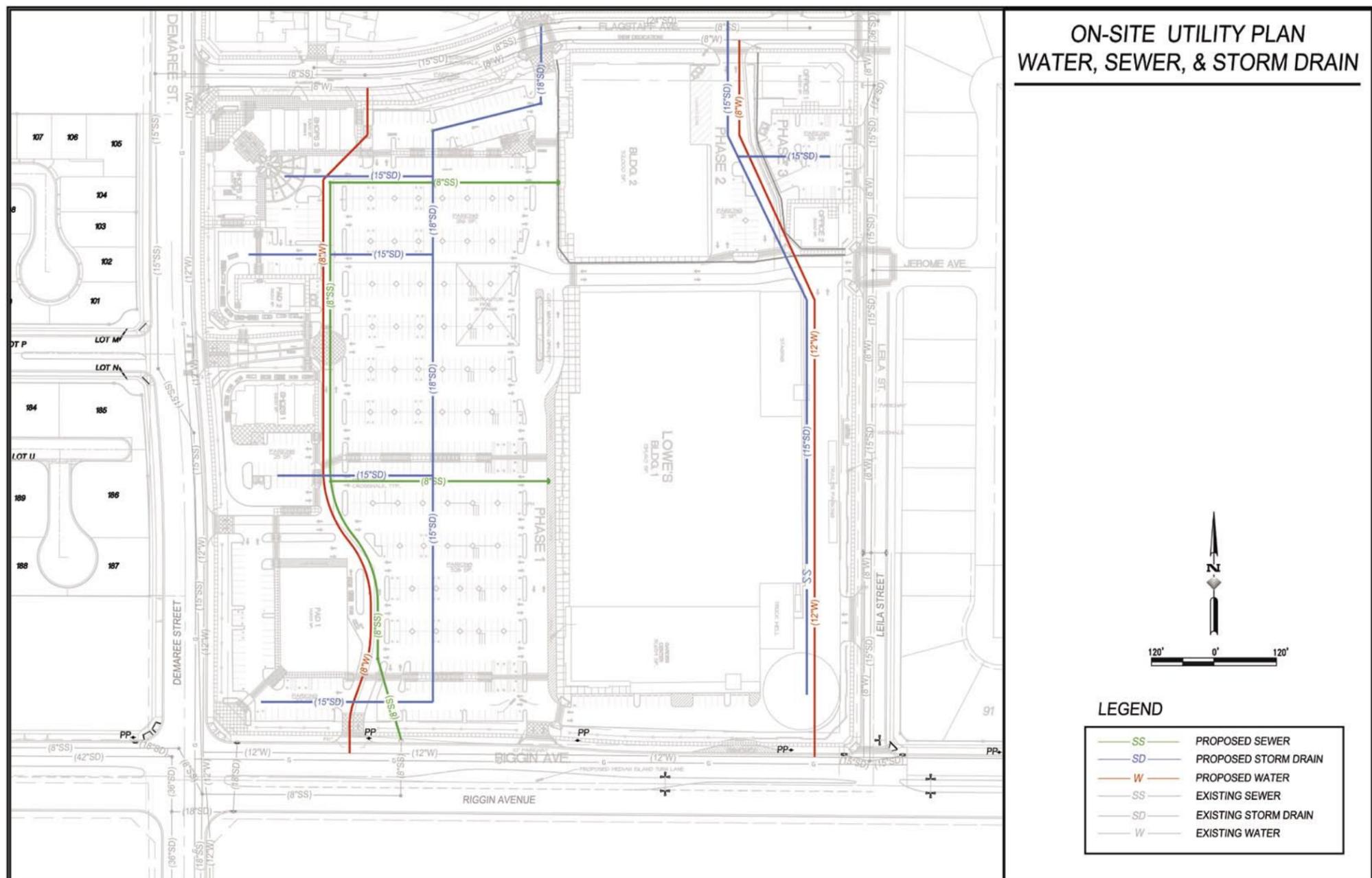
5.3 Storm Drain

The storm drain connection is on Leila Street. The developer will need to install both a 24" line and 18" line on Flagstaff Avenue for drainage, and to provide a connection to the 24" stub on Leila Street. This will be brought into the Plan Area in the northeast corner of the property. All drainage along Demaree Street and Riggin Avenue is already addressed with existing infrastructure. The storm drainage revision for the Shannon Ranch Master Plan area is consistent with the modified storm drainage Master Plan for Phase 1 of Shannon Ranch.

5.4 Gas/Electric/Telephone

Telephone and Electric run down Riggin Avenue and Demaree Street. There is an existing 4" main gas line that goes north and south along Demaree Street and an existing gas line along Riggin Avenue. Either of these lines could provide gas to the Plan Area.

FIGURE 5.0-1 ON-SITE UTILITY PLAN



THE VILLAGE
AT WILLOW CREEK
SPECIFIC PLAN

6.0 ADMINISTRATION AND
IMPLEMENTATION



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THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

6.0 SPECIFIC PLAN ADMINISTRATION

This Specific Plan represents a framework of development for the Village at Willow Creek Specific Plan project. Implementation of the project requires the approval of this Specific Plan and any subsequent submittals over the life of the project's build-out. This Section sets forth the procedures needed to implement and administer the Specific Plan, and those procedures required for its amendment, if necessary. Provisions for processing site plan review applications for commercial projects within the Village at Willow Creek Specific Plan area are also disclosed herein. The Parcel Map for this project is consistent with this Specific Plan.

6.1 IMPLEMENTATION

The Village at Willow Creek Specific Plan will be implemented through the processing of this Specific Plan, CUP's, site plan, text discussions, and development standards contained herein or attached as a part of this submittal. Subsequent submittals may be required of the applicant to submit any of the following prior to the recordation of any final map, site plan review or building permit within a Planned Community.

The city's approval of the Specific Plan shall constitute sufficient findings to justify any waivers, variances, exceptions or deviations set forth in the Specific Plan to those provisions of the Visalia Municipal Code that would otherwise be required. Such waivers, variances, exceptions or deviations shall be deemed granted.

6.2 AMENDMENTS TO THE ADOPTED SPECIFIC PLAN

PROCEDURE

The development of the property shall comply to the development standards approved in this Specific Plan. Amendments to this adopted Specific Plan by or on behalf of the property owner(s), or any proposal by the city, shall be filed with the Community Development Department. The City of Visalia shall determine if the proposed modification is "minor" or "major", and the request or proposal shall be processed accordingly.

Minor Amendments

The following modifications or refinements to the Village at Willow Creek Specific Plan constitute a minor amendment and are subject to review and approval by the City of Visalia or his/her designee; however, the City of Visalia shall have the discretion to refer any request for a minor amendment to the Planning Commission for its review and approval.

- Minor deviations from conceptual plans, exhibits or drawings including landscaping, wall design but not materials, wall alignment and streetscape design modifications contained within the Specific Plan which maintain the established quality level

and intent of the Plan.

- Final facility sizing and alignment of infrastructure improvements when directed by the City of Visalia.
- Deletion of unnecessary infrastructure improvements when approved by the City of Visalia.
- Any other modifications deemed minor by the City of Visalia.

Major Amendments

A major Specific Plan Amendment (reference Visalia Municipal Code Chapter 12.04) will constitute any change to the Specific Plan, that is not specifically outlined. Such changes shall be reviewed and approved by both the Planning Commission and City Council.

- Increase in number of vehicle access points.
- Aggregate increase in development intensity less than and greater than 10%.

If the home improvement center or any other use was to vacate their building, any future use will have to be consistent with, and adhere to the policies and standards in this Specific Plan and the City's General Plan. If any future re-use is found inconsistent with this Specific Plan or the General Plan then a Major Specific Plan Amendment would be required.

6.3 PHASING

Reference Appendix A (Master Site Plan) for phasing boundaries. Phase 1 will include complete improvements to Flagstaff Avenue, the Lowe's building including the garden center, parking field and improvements to the north, east and south sides. Phase 1 will also include the shops and pads along Demaree Street and Flagstaff Avenue, the parking field in front of the grocery store, the pedestrian paths, trellis work and landscaping throughout. Phase 2 will include the grocery store (building 2) and concrete masonry wall between the office uses. Phase 3 will include office buildings 1 and 2 and the parking field in between the two. Phase 4 will include the multifamily portion of the Plan Area.

Development of any parcel will trigger full off-site improvements to Demaree and Riggin, including the traffic signal (which is reimbursable from the City in the negotiated form of fee credits or cash). Development of any parcel will also trigger full construction of Flagstaff Avenue which is to be split, 1/2 by the future multifamily tenant and 1/2 split proportionately by commercial parcels.

6.4 MAINTENANCE

A Landscape and Lighting (L&L) District will be formed for the maintenance and upkeep of landscaped areas within the public right of way. A Homeowner's Association (HOA) will be formed for the maintenance of the common areas within the MDR portion of the Plan Area. Some developers may remove the landscaping portion from the L&L District within the

public right of way and include it with the HOA, in which the L&L District would focus on the public street lights. Reference Appendix C for detailed information on maintenance, taxes and insurance for the commercial and office portions of the Plan Area. The final form of the maintenance agreement and map shall record before the recordation of the final parcel map.

6.5 FINANCING

Direct developer/builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing, and for in-tract improvements.

Other financing mechanisms may be utilized, including creation of private districts or associations to fund maintenance of certain facilities within the Plan Area. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement related obligations will be detailed in separate Specific Plan development agreements. Table 6.6-1 identifies the off-site improvements and utilities costs, off-site reimbursables, and on-site utilities costs within the Plan Area.

6.6 RELATIONSHIP OF SPECIFIC PLAN TO ENVIRONMENTAL DOCUMENT

To meet CEQA guidelines a Mitigated Negative Declaration and Mitigation Monitoring Program were prepared for the Village at Willow Creek Specific Plan. Previous environmental documents covering the Plan Area include the Negative Declaration for the Shannon Ranch Master Plan, and prior to that, the EIR for the Visalia General Plan Land Use Element Update (1990). The Village at Willow Creek Specific Plan is not expected to result in any potentially significant environmental impacts with mitigation.

6.7 REIMBURSEMENTS

Reimbursement is available for the development of Riggin and Demaree as identified in the City's Circulation Element. The developer will be reimbursed for all costs associated with the development of these streets from curb to curb plus street lights. The specific details regarding reimbursement are identified in the City's reimbursement policy. The right of way dedication shall be reimbursed in the form of cash payment. The payment will be calculated per lot and applied at the time of building permit issuance.

Reimbursement is available to a developer for storm drain trunk lines and sewer trunk lines identified in the City's Storm Water Master Plan and Sewer System Master Plan. The developer will be reimbursed for 100% of the cost of storm drain trunk lines. The developer will be reimbursed for 100% of the cost

of sewer trunk lines not needed by the developer. If the developer needs a sewer line and is required to enlarge the sewer line in accordance with the Sewer System Master Plan, then the developer will be reimbursed for the differential cost. The City will reimburse the developer for design and construction costs associated with the installation of these trunk lines (reference Table 6.6-1).



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

**TABLE 6.6-1 THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN
IMPROVEMENT COST ESTIMATE (JULY 2006)**

	Quantity	Unit Cost	Item Total
Off-Site Improvements/Utilities			
Pavement along Flagstaff (2"AC/6"AB)	36,226 sf	\$2.10	\$76,074.60
Pavement at Intersection of Riggin/Demaree (5"AC/7"AB)	37,800 sf	\$4.35	\$164,430.00
Traffic Signal/Striping at Riggin/Demaree	1 ls	\$250,000	\$250,000.00
Curb and Gutter along Riggin	1,006 lf	\$9.25	\$9,305.50
Curb and Gutter along Flagstaff	2,034 lf	\$9.25	\$18,814.50
Median Curb (Riggin Avenue)	950 lf	\$8.50	\$8,075.00
SS 48" Manhole	3 ea	\$2,500	\$7,500.00
8" SS	911 lf	\$22.50	\$20,497.50
8" Water	962 lf	\$25.00	\$24,050.00
SD 48" Manhole	3 ea	\$2,500.00	\$7,500.00
15" SD	337 lf	\$42.00	\$14,154.00
24" SD	487 lf	\$51.00	\$24,837.00
Drain Inlet	2 ea	\$3,300.00	\$6,600.00
			\$631,838.10
		<i>15% Contingency:</i>	<i>\$94,775.72</i>
		Sub-Total:	\$726,613.82
Off-Site Reimbursables			
Pavement at Intersection of Riggin/Demaree (5"AC/7"AB)	37,800 sf	(\$4.35)	(\$164,430.00)
Traffic Signal/Striping at Riggin/Demaree	1 ls	(\$250,000.00)	(\$250,000.00)
Curb and Gutter along Riggin	1,006 lf	(\$9.25)	(\$9,305.50)
Median Curb (Riggin Avenue)	950 lf	(\$8.50)	(\$8,075.00)
			(\$431,810.50)
		<i>15% Contingency:</i>	<i>(\$64,771.58)</i>
		Reimbursable Total:	(\$496,582.08)
On-Site Utilities			
SS 48" Manhole	3 ea	\$2,500	\$7,500.00
8" SS	1,462 lf	\$22.50	\$32,895.00
8" Water	2,644 lf	\$25.00	\$66,100.00
SD 48" Manhole	2 ea	\$2,500	\$5,000.00
15" SD	525 lf	\$42.00	\$22,050.00
18" SD	462 lf	\$45.00	\$20,790.00
			\$154,335.00
		<i>15% Contingency:</i>	<i>\$23,150.25</i>
		Sub-Total:	\$177,485.25
TOTAL PROBABLE CONSTRUCTION COST:			\$904,099.07
TOTAL PROBABLE CONSTRUCTION COST (w/ Reimbursables):			\$407,516.99

THE VILLAGE
AT WILLOW CREEK
SPECIFIC PLAN

APPENDIX A



CRS FARMING



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THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

MASTER SITE PLAN

SITE:
 ADDRESS: NORTHEAST CORNER OF RIGGIN AVE. & DEMAREE ST.
 A.P.N.: 078-210-006, 078-23-14
 ZONE: CCM, R-M-2
 SITE AREA: 26.8 ACRES (1,166,562 SF)

UTILITIES:
 STORM DRAINAGE: CITY OF VISALIA
 SANITARY DISPOSAL: CITY OF VISALIA
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.
 NATURAL GAS: SOUTHERN CALIFORNIA GAS CO.
 WATER: CALIFORNIA WATER SERVICE
 SOLID WASTE: CITY OF VISALIA

SITE AREA:
 SHOPPING CENTER: 20.14 ACRES (879,560 SF)
 OFFICE: 1.01 ACRES (44,000 SF)
 MULTI-FAMILY: 5.05 ACRES (214,000 SF)
 SUB TOTAL (NET): 26.25 ACRES (1,141,560 SF)
 FLAGSTAFF AVE. DED.: 0.51 ACRES (25,014 SF)
 GROSS SITE: 26.8 ACRES (1,166,562 SF)

BUILDING AREA:

Location	Size	Percent of total buildings
Lowe's	131,410 SF	46%
With Garden Center (+ 51,884 + 17,094 SF total area 529,264 sf of 813k)		
Major 2:	52,000 SF	17%
Pad 1:	14,500 SF	5%
Pad 2:	3,500 SF	1%
Shops 1:	6,600 SF	2%
Shops 2:	5,400 SF	2%
Shops 3:	8,500 SF	3%
Office 1:	6,000 SF	2%
Office 2:	3,500 SF	1%
Multi-family (12 @ 5050 SF. Ea.)	60,600 SF	21%
TOTAL:	351,664 SF	

PARKING

Location	Ratio	Required	Provided
Lowe's	1 SP/500 SF	465 Spaces	505 Spaces
Garden Center	1 SP/1500 SF	21 Spaces	25 Spaces
Major 2:	1 SP/500 SF	104 Spaces	207 Spaces
Pad 1:	1 SP/300 SF	48 Spaces	84 Spaces
Pad 2:	1 SP/100 SF	35 Spaces	18 Spaces
Shops 1:	1 SP/300 SF	12 Spaces	12 Spaces
(Rest. 5,000 sf)	1 SP/100 SF	50 Spaces	15 Spaces
Shops 2:	1 SP/300 SF	10 Spaces	8 Spaces
(Rest. 2,400 sf)	1 SP/100 SF	24 Spaces	4 Spaces
Shops 3:	1 SP/300 SF	28 Spaces	17 Spaces
Office 1:	1 SP/250 SF	24 Spaces	24 Spaces
Office 2:	1 SP/250 SF	14 Spaces	14 Spaces
TOTAL:		815 Spaces	907 Spaces

Need per Shopping Center Req'd at 1/225 SF = 1,205 spaces

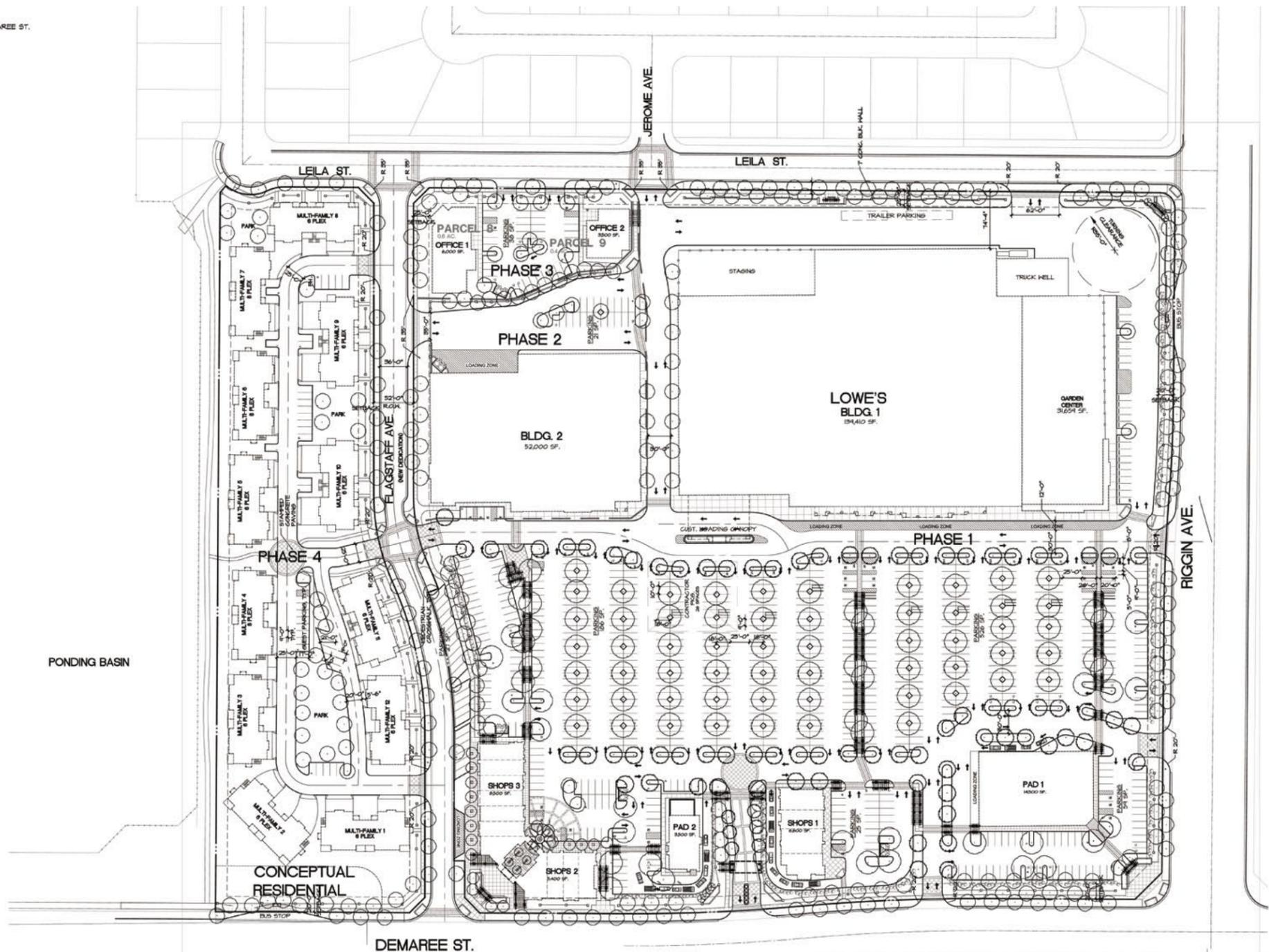
Multi-family (77 units) 1.5 SP per unit 116 Spaces 116 Spaces

LOT COVERAGE:
 Total buildings / gross site: 26.5%

TABULATIONS



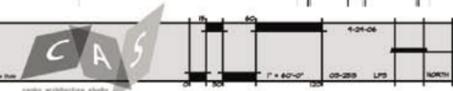
VICINITY MAP NO SCALE



MASTER SITE PLAN

THE VILLAGE AT WILLOW CREEK

Visalia, California



THE VILLAGE
AT WILLOW CREEK
SPECIFIC PLAN

APPENDIX B



CRS FARMING



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THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

The Village at Willow Creek



SIGN CRITERIA

September 28, 2006

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Prepared by A-Plus Signs, Inc.



The Village at Willow Creek

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OBJECTIVE: The objective of the following sign criteria is to provide standards and specifications that assure creative design, quality and placement for Tenant signs throughout this project. Such creativity is best achieved through a varied mix of sign types, designs, and colors to enhance the village theme. Signage at The Village at Willow Creek is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural façade on which they are placed. Care in the design and installation of the store signs will enhance the customer's appreciation and will hopefully provide a downtown village experience!

TABLE OF CONTENTS:

- Written Criteria..... PAGES 2-7
- Retail Signs.....PAGE 3
- Office Signs.....PAGE 4
- Freestanding Signs.....PAGE 4-5
- Exhibit A Center ID Signs.....PAGE 8
- Exhibit B Tenant Monuments...PAGE 9
- Exhibit C Site Plan.....PAGE 10
- Exhibit D Lowe's Signs.....PAGE 11-18

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

I. Retail Signage - MAJOR A & B TENANTS

(Greater than 30,000 sq. ft.)

1. Major Tenant: LOWE'S – Shall be as per Exhibit "D" attached. Building signs for major tenants shall be calculated at two square feet of sign copy area per linear foot of primary store frontage to a maximum of 150 square feet. Secondary signs will be allowed at a maximum of 25% of the primary frontage sign area in accordance with City standards. The user may have the option to take the maximum allowed primary signage and divide that square footage among signs on any of the building's frontages.
2. Secondary Anchor Tenant: Building Signs for major tenants shall be calculated at two square feet of sign copy area per linear foot of primary store frontage to a maximum of 150 square feet. Secondary signs will be allowed at a maximum of 25% of the primary frontage sign area in accordance with City standards. The user may have the option to take the maximum allowed primary signage and divide that square footage among signs on any of the building's frontages.

I. Retail Signage – SINGLE TENANT PAD(s)

1. Building Signs for single tenant pads shall be calculated at two square feet of sign copy area per linear foot of primary store frontage to a maximum of 150 square feet. Secondary signs will be allowed at a maximum of 25% of the primary frontage sign area in accordance with City standards. The user may have the option to take the maximum allowed primary signage and divide that square footage among signs on any of the building's frontages.
2. Message Boards: Tenants with Drive-through facilities shall be allowed one Menu/Message Board per drive through entrance and subject to the City of Visalia sign ordinance.
3. Directional Signs: Pad Tenant(s) shall be allowed directional signs and subject to the City of Visalia ordinance. Said directional sign shall contain only that information necessary for on-site circulation, parking and site information without any advertising.

I. Retail Signage – MULTI-TENANT PAD(s)

1. Number: Each minor tenant as specified by the Landlord is allowed TWO (2) fascia sign for each occupancy, providing that there is a customer entrance or which faces a parking area, or which faces a public street of said occupancy, or as specified. Any deviation is subject to the sole discretion of the Landlord and City Planner.
2. Sign Area: The maximum allowable signs for tenants are not to exceed two (2) square feet per linear foot of tenants store frontage to a maximum of 150 square feet per side. The overall width of any sign shall not exceed 80% of the tenant's leased frontage per side.
3. Style: Tenants may choose either style listed below:
 - a) Face lit channel letters.
 - b) Reverse pan halo illuminated channel letters.
 - c) Neon Lighting (City of Visalia has strict guidelines regarding Neon

Lighting. Approval of neon signage will be granted through the sign permitting process).

The letters may be in the font and color of the Tenants choice with the Landlord's approval. The returns and trim cap must be of the same color. Only one logo and/or underscore is allowed as approved by the Landlord and must be constructed in the same manner as the channel letters.

II. Office Signage – ALL OFFICE TENANTS

1. Number: Each major tenant as specified by the Landlord is allowed one (1) fascia sign for each occupancy, providing that there is a customer entrance or which faces a parking area, or which faces a public street of said occupancy, or as specified.
2. Sign Area: The maximum allowable sign area for tenants is not to exceed one (1) square foot of signage per two (2) linear feet of tenant office frontage with a maximum of thirty (30) square feet total per tenant. The overall width of any sign shall not exceed 80% of the tenant's leased frontage.
3. Height: The height of the individual letters shall be 10", with 12" logos and 9" underscores.
4. Style: Tenant signs must be individual reverse pan channel letters with white LED illumination with a 2" standoff on an aluminum backer for consistent illumination mounted to a standard 7"h x 8"d raceway for consistent illumination. The font may be of the tenant's choice, with the Landlord's approval. The faces and returns of the letters must be duranodic bronze, unless otherwise approved by the Landlord. The logo must be constructed in the same manner as the halo-lit channel letters. The underscore may not be face lit illumination, but must have cut through or push through copy, along with the halo-illumination. Any deviation is subject to the sole discretion of the Landlord.
5. If the length of the Tenants name does not fit within the given area for that tenant's signage, the Landlord reserves the right to decrease the height and size of the letters at his discretion.

III. Freestanding Signs

Sign Type A: Center ID Signs, Exhibit A

1. Number: There are to be Two (2) center ID signs.
2. Sign area: Sign area cannot exceed thirty-five (35) square feet.
3. Location: The center ID signs are to be placed on Pedestrian Entry Archways (The Pedestrian Entry Archways are to be built and permitted separately by the general contractor).
4. Design: The signage must be one of two options:

a) Reverse pan halo-illuminated channel letters with 2" stand off from wall or

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

backer for consistent illumination.

b) ¼" Router cut aluminum letters to be stud mounted to wall, with flood lit illumination.

Sign Type B: Tenant Monument Signage, Exhibit B

1. Number: There are to be (2) tenant monuments.
2. Sign area: Sign area cannot exceed thirty-five (35) square feet in sign area per side with the total aggregate area including architectural features and center identification, not to exceed seventy (70) square feet.
3. Height: The sign must be under 10'.
4. Placement: The monuments are to be placed in the landscape area near the building it is representing as specified in Exhibit E. The set backs will be specified by the City of Visalia upon the sign permit submittal.
5. Design: The design of the monuments must be that of sign type B. Individual sign faces shall be reverse pan halo illuminated.

APPROVAL:

The Landlord has engaged the services of a SIGN CONSULTANT for the entire project who will assist in the review and approval of Tenant sign submissions and insure their conformance to the project's overall SIGN CRITERIA.

1. At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review.
2. Full color elevation drawing depicting entire fascia elevation of building and proposed sign.
3. Site plan of entire building depicting proposed sign locations and tenant's leasehold location.
4. Square footage calculation of sign with dimensions of sign, letter heights, and overall length.
5. Dimensions of building fascia height and width and measurement of tenant's leasehold space.
6. Description of sign including materials, method of illumination, and colors of faces, graphics, returns, trim cap, and type of neon/LED.
7. Attachment detail showing section view of sign, mounting hardware, and electrical connection.

Upon receipt of final sign approval, Tenant may submit the proposed sign to the City of Visalia

for review with consistency with sign criteria and compliance with city code to procure the sign fabrication and installation permit.

FABRICATION:

The Tenant must insure that his sign fabricator/installer is licensed for electrical sign manufacturing and installing and is also UL certified and is responsible for the following:

1. All channel letters are to be fabricated using .040 or greater aluminum.
2. Reverse pan channel letters must have 1.5" returns, with a 2" stand off from aluminum backer for consistent illumination and mounted to a standard 7"h x 8"d raceway. The face lit channel letters, underscores and logo cans must have 4.5"- 5" returns and must be mounted to a standard 7"h x 8"d raceway.
3. All sign bolts, fastenings and clips shall be hot-dipped galvanized steel, stainless steel, aluminum, brass, bronze, nickel or cadmium plated. No black iron materials of any type will be permitted.
4. All illumination to be achieved by 13mm 6500 white neon, or LED's (Permlight, Teledyne brands).
5. All signs and their installation must comply with all local building and electrical codes and other Laws, and bear U.L. label required by the City of Visalia.
6. All signs shall have service access to neon, transformers and wiring. Penetrations through building walls required for sign installation shall be sealed for watertight condition with silicone sealant.

THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED:

1. Cabinet signs alone.
2. Temporary wall signs, pennants, banners, inflatable displays or sandwich boards.
3. Window signs or signs blocking doors or fire escapes, unless approved by the Landlord.
4. Box signs hanging in display windows are not allowed.
5. Gold leaf treatments on windows, exposed neon window displays are not allowed unless approved by the Landlord.
6. Exposed junction boxes, wires, transformers, lamps, tubing, conduits, or neon crossovers of any type.
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers or decals hung around or behind storefronts.

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

9. Exposed fasteners.
10. Simulated materials such as wood/metallic grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or moving sign components.
12. Rooftop sign or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional signs on parked vehicles.
15. Painted signs on either wall or windows.
16. Portable and A-Frame signs.
17. Wind activated and balloon signs.
18. Changeable copy signs.

SIGN EXHIBITS ATTACHED – SEE PAGES 8-18

THANK YOU!

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

EXHIBIT A *Sign Type A*

THE VILLAGE *at* WILLOW CREEK



A

Sign Type A
Main Project ID Sign

Max. 35 sq. ft.

OPTION A:
Reverse pan halo letters

OPTION B:
Router-cut stud mounted
aluminum letters.

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

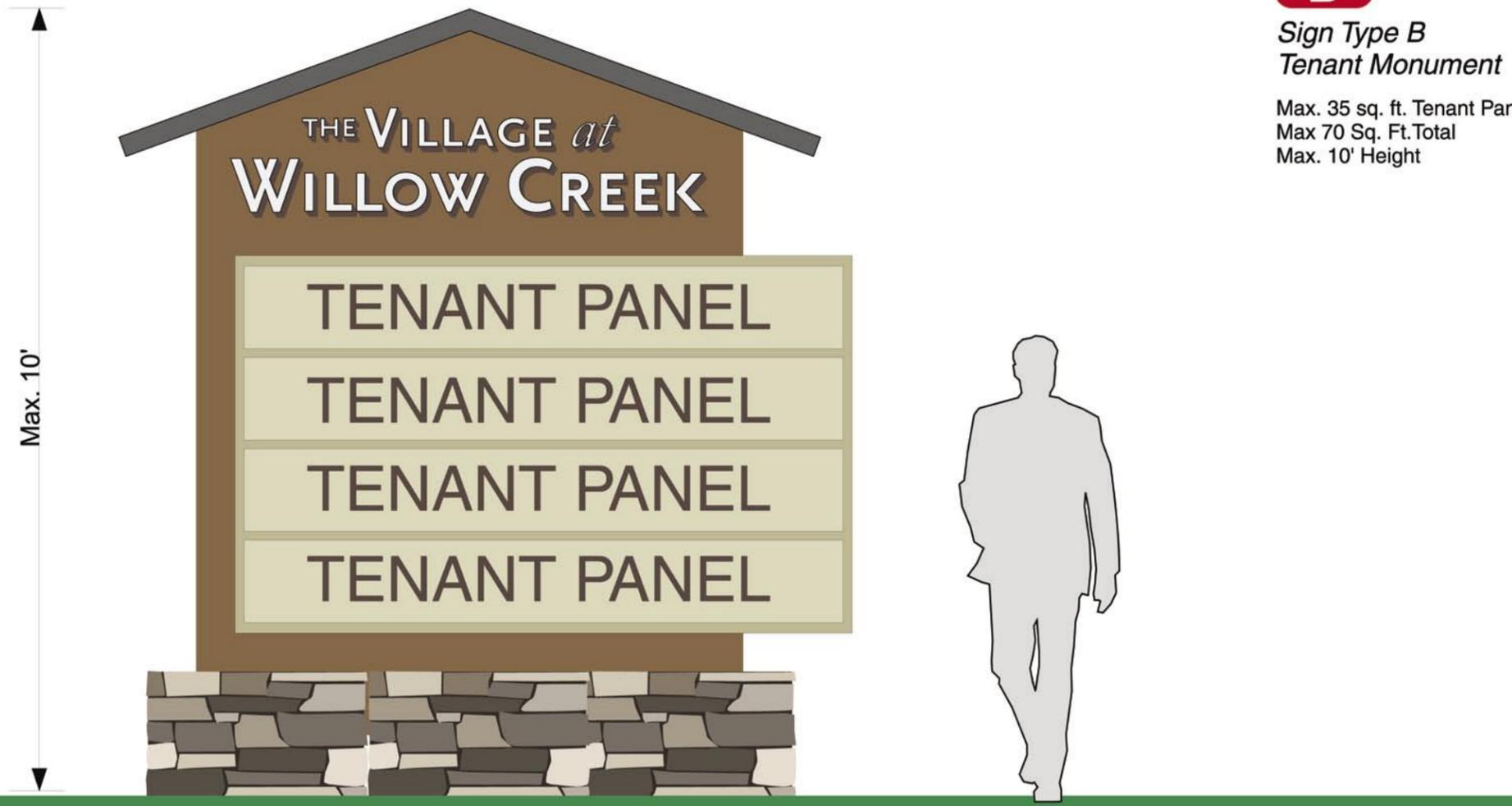
EXHIBIT B *Tenant Monument*

THE VILLAGE *at* WILLOW CREEK

B

*Sign Type B
Tenant Monument*

Max. 35 sq. ft. Tenant Panels
Max 70 Sq. Ft. Total
Max. 10' Height



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

EXHIBIT D



SIGN PACKAGE SUBMITTAL

NORTH VISALIA, CA

ORIGINALLY SUBMITTED: SEPTEMBER 29TH, 2006

SUBMITTED BY:



DESIGNING MANUFACTURING & INSTALLING
QUALITY SIGNS FOR OVER 50 YEARS

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

Sign Types:

LOWE'S

SIGN **A**

LOWE'S

SIGN **B**

INDOOR
LUMBER
YARD

SIGN **C**

GARDEN CENTER

SIGN **D**

Sheet Index:

- PG.1 Legend
- PG.2 Building Elevations
- PG.3 Sign Type A (Specifications)
- PG.4 Sign Type B (Specifications)
- PG.5 Sign Type C (Specifications)
- PG.6 Sign Type D (Specifications)

Project Contacts:

General Contractor:
Contact:
Phone:
Fax:
E-mail:

Electrical Contractor:
Contact:
Phone:
Fax:
E-mail:

Architect:
Contact:
Phone:
Fax:
E-mail:

General Notes:



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.....
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San Diego, CA.
Los Angeles, CA.
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Fax: (919) 596-0421
Harlanlaws.com
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- Design Development
- Final Production

.....
DRWG.# : W06306
DATE : 29 SEP 06
REV. DATE :
LOCATION: North Visalia, CA
FILE: North Visalia, CA 9-29-06

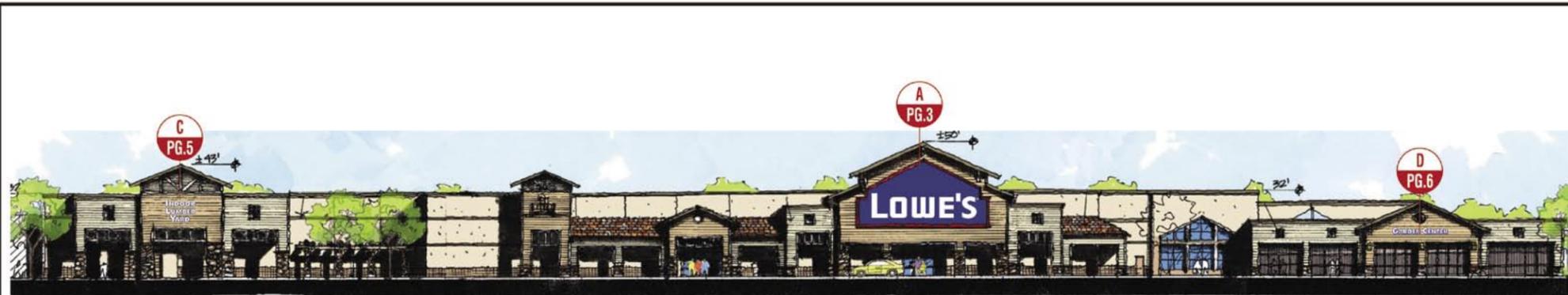
DRAWN BY : WACK
SCALE: as noted

Client:
LOWE'S
North Visalia, CA

Approved by: _____

Date: _____

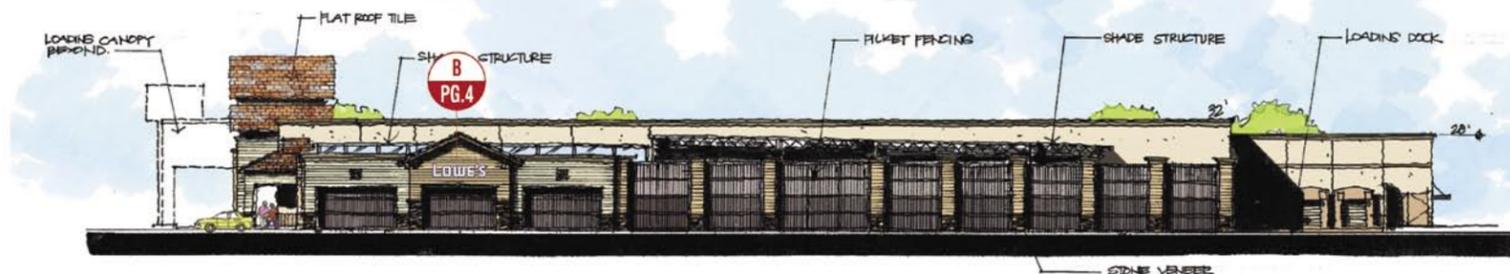
THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



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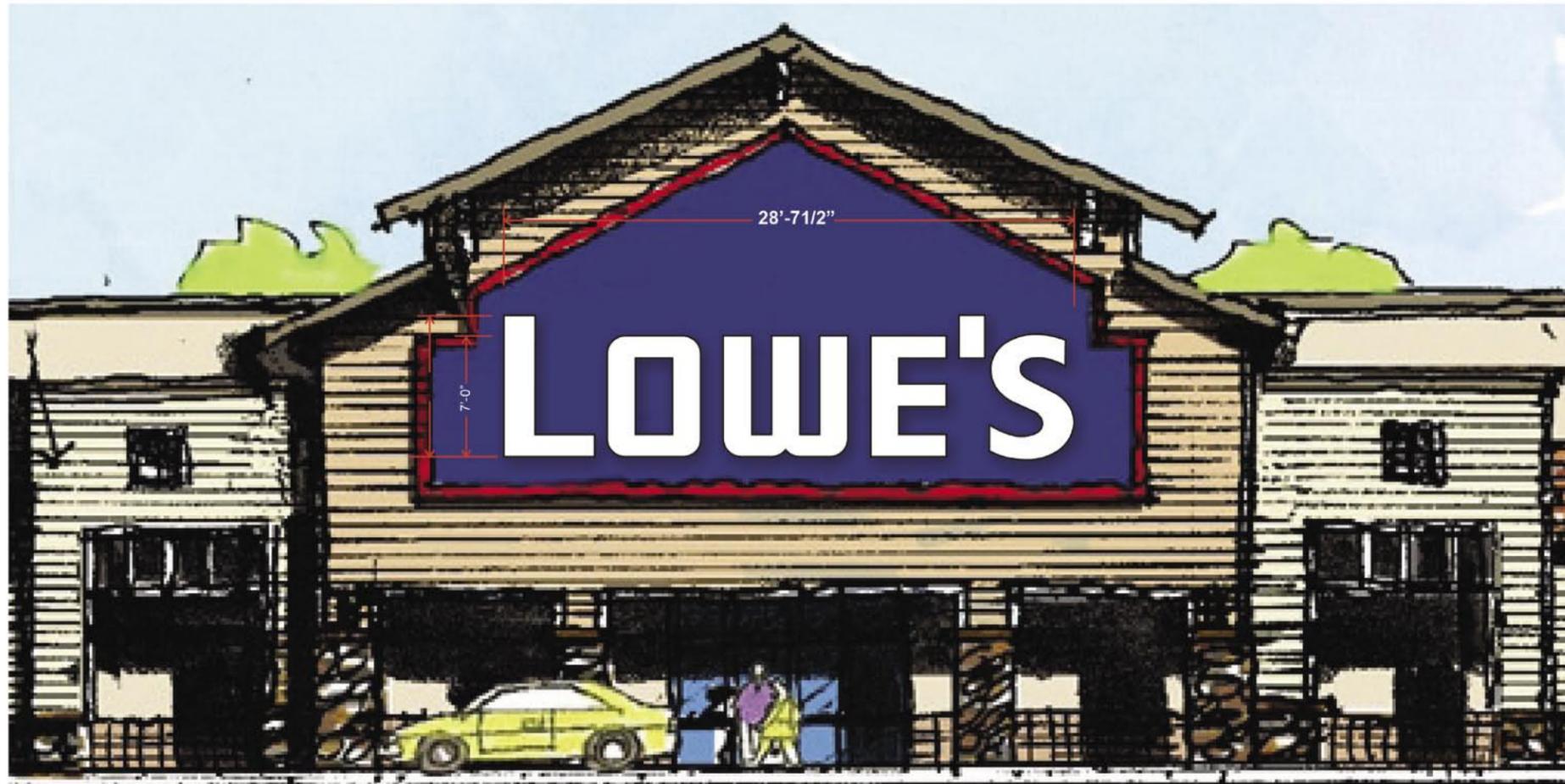
DRWG.# : W06306
DATE : 29 SEP 06
REV. DATE :
LOCATION: North Visalia, CA
FILE: North Visalia, CA 9-29-06
DRAWN BY : WACK
SCALE: as noted

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LOWE'S
North Visalia, CA

Approved by: _____

Date: _____

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN



SIGN **A** 7'-0" / 6'-0" Set Internally Lighted Lowe's Letters

(1) Set 7'-0" / 6'-0" (**LOWE'S**) individually illuminated letters fabricated of welded aluminum (9" deep, .090 backs, .080 returns). Letters to contain buttressed aluminum gussets to stiffen the letter form & support neon tube. Letters finished in white enamel. Faces of 3/16" white Acrysteel w/ face aluminum trim to match returns. Interiors to have reflective coating for maximum illumination.

Internal illumination by multiple rows of 6500 15mm white neon tubing w/ electrodes into glass housings (no double backs). Neon powered by Franceformer 60ma transformers. Service provisions & disc. switches installed into each letter. (277v). All wiring UL approved.

Letters mounted flush onto fascia via non-corrosive fasteners.



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 LOCATION: North Visalia, CA
 FILE: North Visalia, CA 9-29-06

DRAWN BY : WACK
 SCALE: as noted

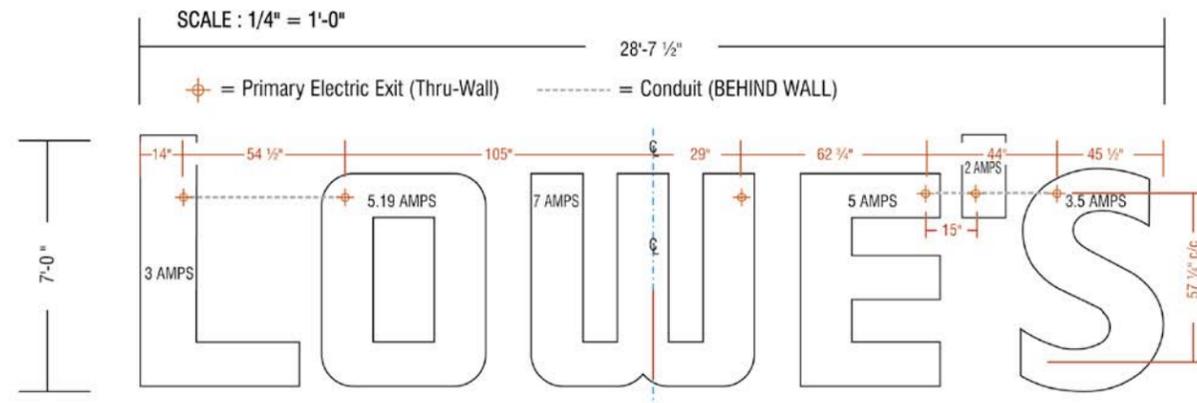
Client:
LOWE'S
 North Visalia, CA

Approved by: _____

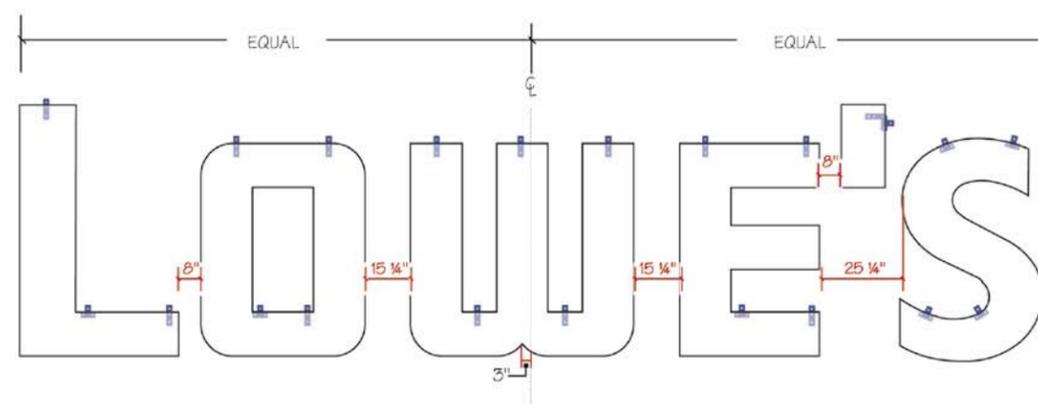
Date: _____



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN



LOWE'S - 25.6 AMPS Total



Installation Detail

7'-0" / 6'-0" Set Internally Lighted Lowe's Letters

SIGN (A) LOWE'S white / white

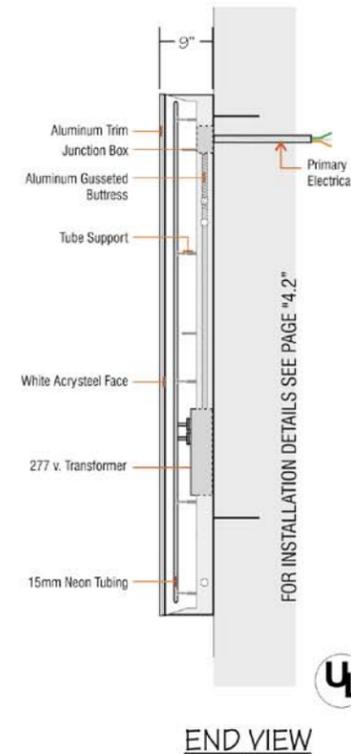
The Electrician must use the following procedure:

- 1: The HOT, NEUTRAL, & the GROUND for each circuit must be designated for neon transformers only.
- 2: There must be NO other equipment on this circuit
- 3: The Polarity of these wires must be maintained all the way back to the panel box.

NOTE: 277 Requires: Orange or Red Code to (HOT)
White Code to (NEUTRAL)
Green Code to (GROUND)

NOTES TO ELECTRICIAN

1. Each letter in (LOWE'S) sign will have the branch circuit wiring exiting through front wall and will tie into the appropriate letter junction box as shown above. Coordinate exact power entry location with the sign manufacturer at the time of sign installation. Electrician to connect pigtail to branch circuit wiring.
2. All signs are furnished with factory mounted disconnects.



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LOCATION: North Visalia, CA
FILE: North Visalia, CA 9-29-06

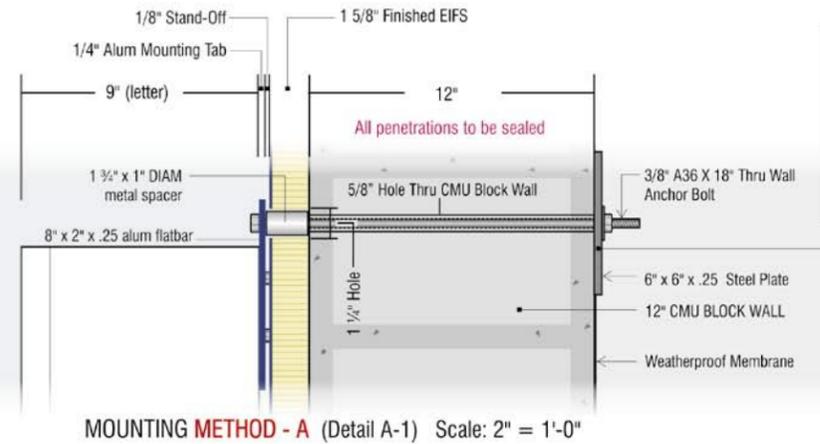
DRAWN BY : WACK
SCALE: as noted

Client:
LOWE'S
North Visalia, CA

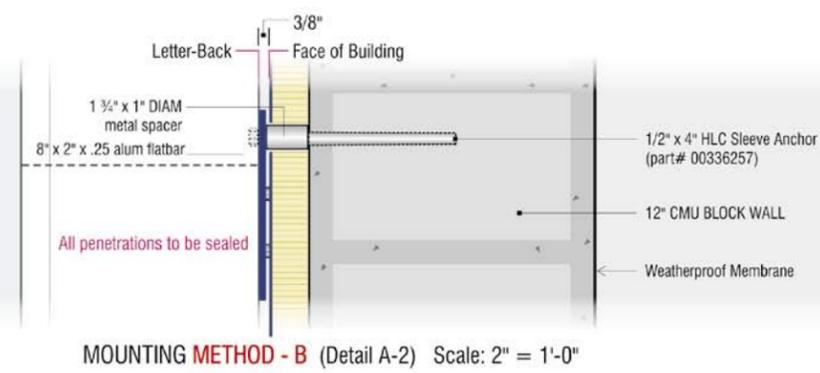
Approved by: _____

Date: _____

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN



THIS ATTACHMENT PENETRATES A WATERPROOF MEMBRANE; therefore, penetration must be thoroughly sealed. This consist of a compression seal with a continuous bead of sealant around entire perimeter of plate, & on the washer, nut & bolt. Approved Sealant: "White Lightning #3006"



7'-0" / 6'-0" Set Internally Lighted Lowe's Letters



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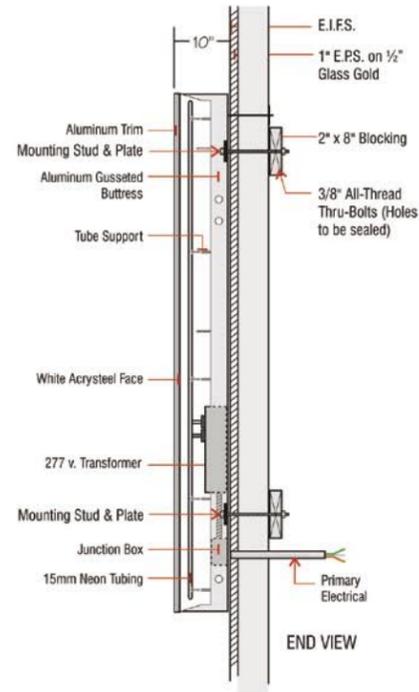
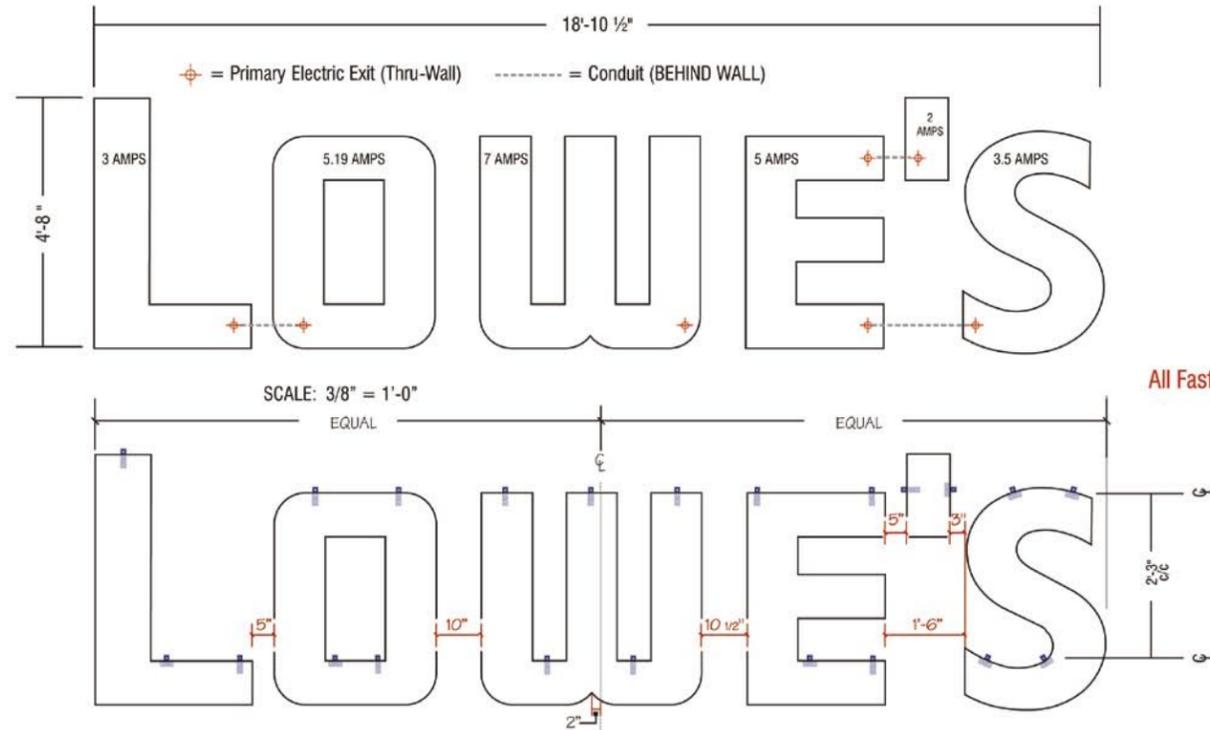
- Phase:**
- Conceptual
 - Design Development
 - Final Production

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DATE : 29 SEP 06
REV. DATE :
LOCATION: North Visalia, CA
FILE: North Visalia, CA 9-29-06
DRAWN BY : WACK
SCALE: as noted

Client:
LOWE'S
North Visalia, CA

Approved by: _____
Date: _____
PG. 3.2

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN



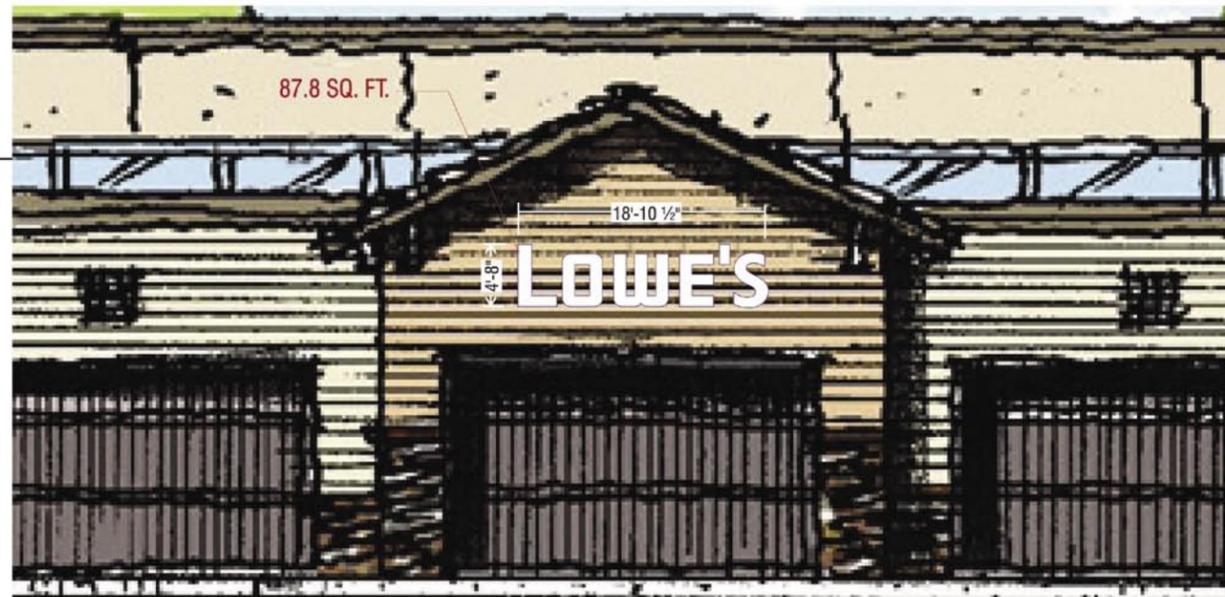
Mounting Detail

B Lowe's white / white

(1) SET 4'-8" (LOWE'S) INDIVIDUALLY ILLUMINATED LETTERS FABRICATED OF WELDED ALUMINUM (10" DEEP, .125 BACKS, .080 RETURNS). LETTERS TO CONTAIN BUTRESSED ALUMINUM GUSSETS TO STIFFEN THE LETTER FORM & SUPPORT NEON TUBE. LETTERS FINISHED IN WHITE ENAMEL. FACES OF 3/16" WHITE ACRYSTEEL W/ FACE ALUMINUM TRIM TO MATCH RETURNS. INTERIORS TO HAVE REFLECTIVE COATING FOR MAXIMUM ILLUMINATION.

INTERNAL ILLUMINATION BY MULTIPLE ROWS OF 6500 15mm WHITE NEON TUBING W/ ELECTRODES INTO GLASS HOUSINGS (NO DOUBLE BACKS). NEON POWERED BY FRANCEFORMER 60mA TRANSFORMERS. SERVICE PROVISIONS & DISC. SWITCHES INSTALLED INTO EACH LETTER. (277v). ALL WIRING UL APPROVED.

LETTERS MOUNTED FLUSH ONTO FASCIA VIA NON-CORROSIVE FASTENERS, FLAT-BAR TABS & 3/8" NON-CORROSIVE STEEL ROD.



Scale: 1/8" = 1'-0"



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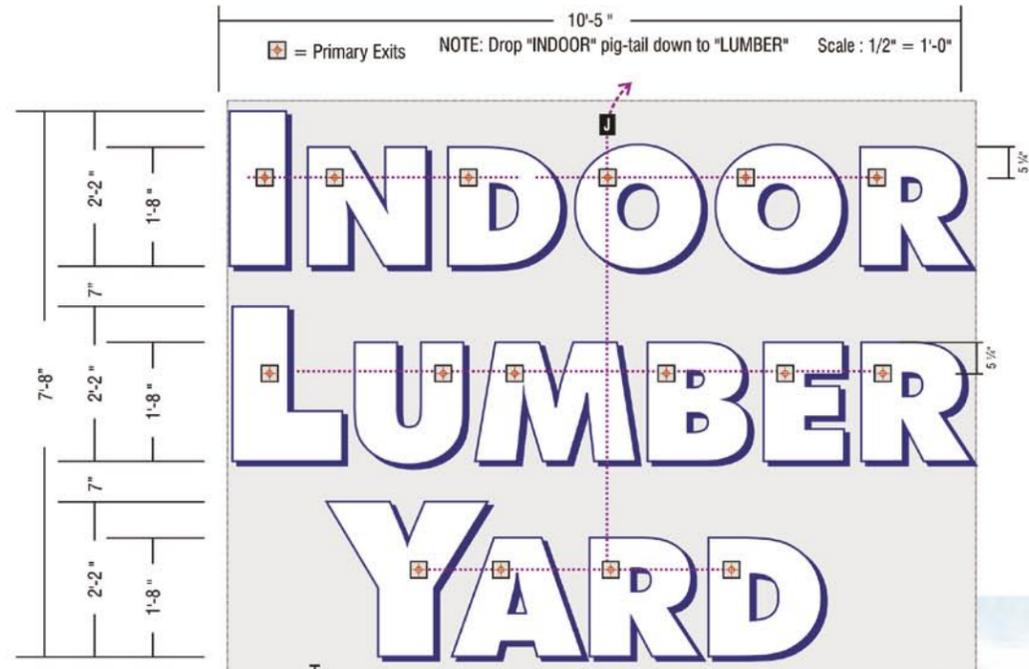
DRAWN BY : WACK
SCALE : as noted



Approved by: _____

Date: _____

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN



96" (MIN) x 126" (MIN) Area to be reinforced w/ 3/4" Fire-Rated Plywood (installed between existing metal studs)

.5 AMPS Per Letter - 8 AMPS Total

C Indoor Lumber Yard white / blue

NOTES TO ELECTRICIAN

- Each letter in "INDOOR LUMBER YARD" sign will have the branch circuit wiring exiting through front wall and will tie into the appropriate letter junction box as shown above. Coordinate exact power entry location with the sign manufacturer at the time of sign installation.
- Electrician to connect pigtail to branch circuit wiring. All signs are furnished with factory mounted disconnects.
- 277 Requires: Orange or Red Code to (HOT)
White Code to (NEUTRAL)
Green Code to (GROUND)

Standard "INDOOR LUMBER YARD" Letters

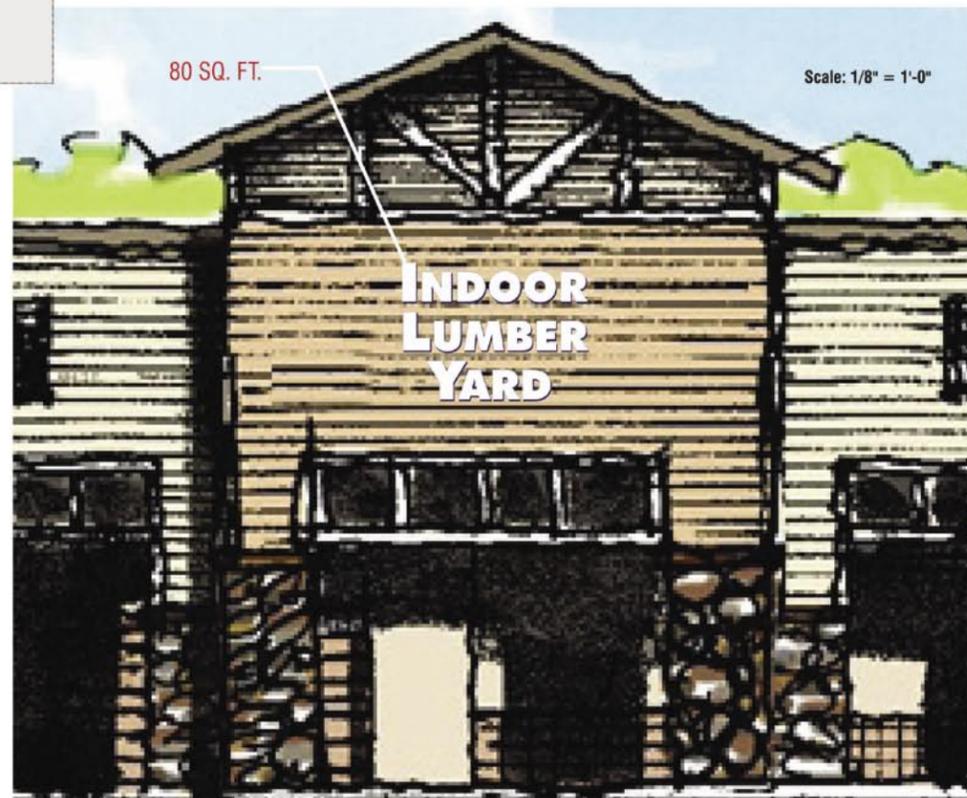
2'-2" / 1'-8" INDIVIDUALLY ILLUMINATED REVERSE CHANNEL LETTERS FABRICATED OF WELDED ALUMINUM (3" DEEP, .080 FACE, .080 RETURNS). LETTERS FINISHED IN WHITE ENAMEL. INTERIORS TO HAVE REFLECTIVE COATING FOR MAXIMUM ILLUMINATION.

INTERNAL ILLUMINATION BY 15mm WHITE NEON TUBING W/ ELECTRODES INTO GLASS HOUSINGS (NO DOUBLE BACKS). NEON POWERED BY FRANCEFORMER 60mA TRANSFORMERS. SERVICE PROVISIONS & DISC. SWITCHES INSTALLED INTO EACH LETTER. (277v). ALL WIRING UL APPROVED.

LETTERS MOUNTED FLUSH ONTO FASCIA VIA NON-CORROSIVE FASTENERS, FLAT-BAR TABS & 3/8" NON-CORROSIVE STEEL ROD.

The Electrician must use the following procedure:

- The HOT, NEUTRAL, & the GROUND for each circuit must be designated for neon transformers only.
- There must be NO other equipment on this circuit
- The Polarity of these wires must be maintained all the way back to the panel box.



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SCALE: as noted

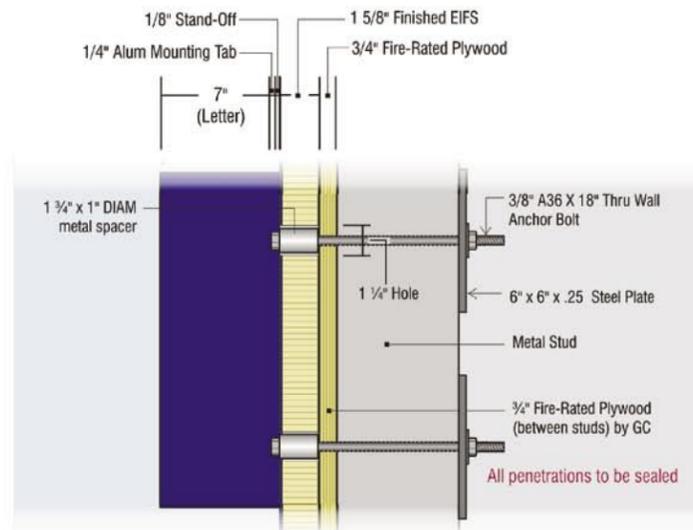
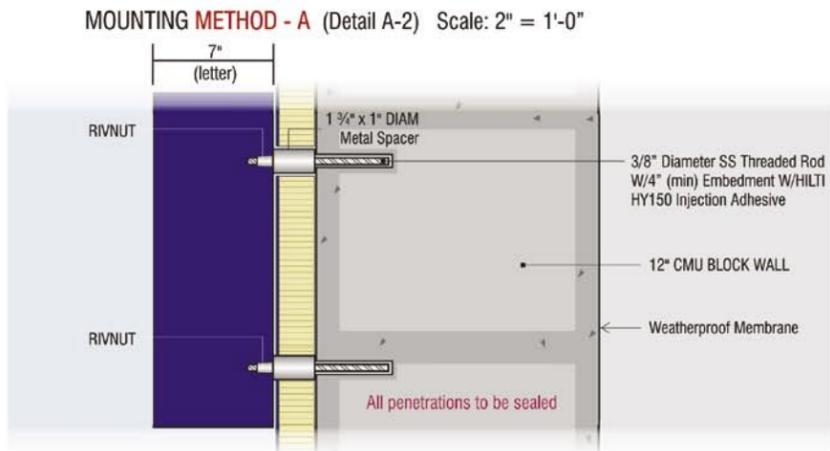
Client:
LOWE'S
North Visalia, CA

Approved by: _____

Date: _____

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

Standard "INDOOR LUMBER YARD" Letters



MOUNTING METHOD - B Scale: 2" = 1'-0"



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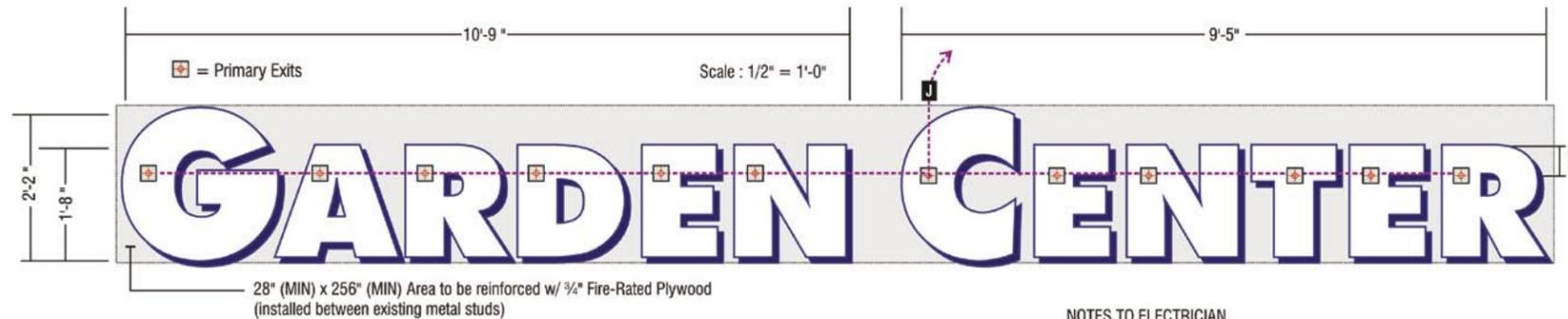
DRWG.# : W06306
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 REV. DATE :
 LOCATION: North Visalia, CA
 FILE: North Visalia, CA 9-29-06

DRAWN BY : WACK
 SCALE: as noted

Client:
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 North Visalia, CA

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THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN



.5 AMPS Per Letter - 6 AMPS Total

D Garden Center white / blue

2'-2" / 1'-8" INDIVIDUALLY ILLUMINATED REVERSE CHANNEL LETTERS FABRICATED OF WELDED ALUMINUM (3" DEEP, .080 FACE, .080 RETURNS). LETTERS FINISHED IN WHITE ENAMEL. INTERIORS TO HAVE REFLECTIVE COATING FOR MAXIMUM ILLUMINATION.

INTERNAL ILLUMINATION BY 15mm WHITE NEON TUBING W/ ELECTRODES INTO GLASS HOUSINGS (NO DOUBLE BACKS). NEON POWERED BY FRANCEFORMER 60mA TRANSFORMERS. SERVICE PROVISIONS & DISC. SWITCHES INSTALLED INTO EACH LETTER. (277v). ALL WIRING UL APPROVED.

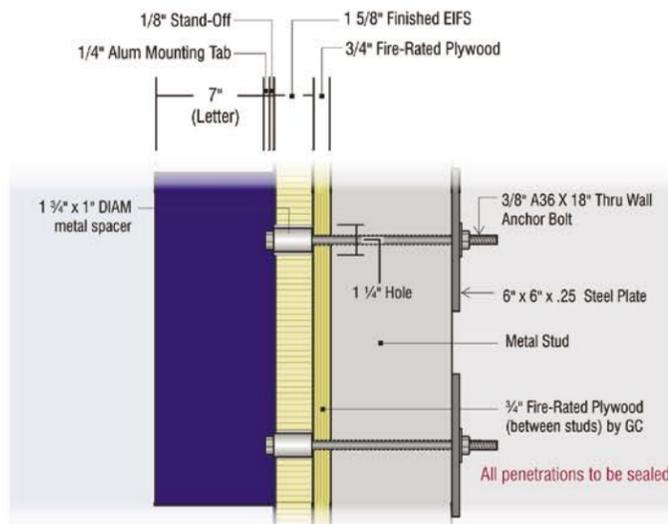
LETTERS MOUNTED FLUSH ONTO FASCIA VIA NON-CORROSIVE FASTENERS, FLAT-BAR TABS & 3/8" NON-CORROSIVE STEEL ROD.

NOTES TO ELECTRICIAN

1. Each letter in "GARDEN CENTER" sign will have the branch circuit wiring exiting through front wall and will tie into the appropriate letter junction box as shown above. Coordinate exact power entry location with the sign manufacturer at the time of sign installation.
2. Electrician to connect pigtail to branch circuit wiring.
3. 277 Requires: Orange or Red Code to (HOT)
White Code to (NEUTRAL)
Green Code to (GROUND)

The Electrician must use the following procedure:

- 1: The HOT, NEUTRAL, & the GROUND for each circuit must be designated for neon transformers only.
- 2: There must be NO other equipment on this circuit
- 3: The Polarity of these wires must be maintained all the way back to the panel box.



MOUNTING METHOD - B Scale: 2" = 1'-0"



SCALE : 3/32" = 1'-0"



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DRAWN BY : WACK
SCALE: as noted

Client:
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North Visalia, CA

Approved by: _____

Date: _____

THE VILLAGE
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SPECIFIC PLAN

APPENDIX C



CRS FARMING



Quad Knopf

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

ARTICLE V

MAINTENANCE, TAXES AND INSURANCE

Section 5.1 Maintenance.

(A) Buildings and Common Areas. Except for the Common Maintenance Area, as defined in Section 5.1(C) below, each Owner hereto shall maintain the Building(s) and the Common Areas on its Parcel in good order and condition and state of repair in accordance with the standards of first class shopping center operation including (but not limited to) sweeping and removal of trash, litter and refuse, painting and striping of parking areas, repair and replacement of paving as necessary (but in no event shall an Owner be required to replace paving more often than once every seven (7) years), maintenance of landscaped areas (including replacement and replanting), removal of ice and snow from driveways and parking areas, and maintenance and repair of lighting standards and signs. Each Owner covenants that it, in addition to other requirements of this Section, will keep the inside and outside of all glass in the doors and windows of its Buildings clean; will maintain its Buildings at its own expense in a clean, orderly and sanitary condition and free of insects, rodents, vermin and other pests; will not permit accumulation of garbage, trash, rubbish, and other refuse, and will remove all garbage, trash, rubbish and other refuse at its own expense, and will keep such garbage, trash, rubbish and other refuse in proper containers or compactors in places designated therefore until called for to be removed; and will keep the Common Areas on its Parcel clear of accumulations of ice and snow. The maintenance and repair of the Buildings and improvements on each Parcel shall be of such a character that their appearance will be that of a unified shopping center and, accordingly, the Owners agree to cooperate with each other in good faith with respect to said maintenance and repair and, to the extent reasonably possible, coordinate such repair and maintenance.

(B) Lighting. Each Owner shall cause the Common Area on its Parcel to be adequately lit for at least the hours during which the business on the Lowe's Parcel is open for business and for one (1) hour after closing.

(C) Common Maintenance Area. Common Maintenance Area means (i) the sign structure for the Center Signs (but not the sign panels), (ii) the Access Roads, and (iii) the Common Landscape Area as shown on the Site Plan. The Maintenance Director shall be responsible for the maintenance and repair (including replacement) of the Common Maintenance

Area, subject to reimbursement by each Owner. Each such Owner's share shall be calculated as a fraction, the numerator of which is the total square footage of such Owner's Parcel and the denominator of which is the total square footage of all Parcels in the Shopping Center.

Section 5.2 Maintenance Director.

The Consenting Owners shall mutually agree upon and appoint a party to maintain and repair the Common Areas in the manner as above outlined (the "Maintenance Director") on such terms and conditions as approved by the Consenting Owners. Upon 30 days advance notice, either Consenting Owner may require the replacement of the Maintenance Director. The Maintenance Director shall also have the responsibility for obtaining evidence that each Owner is maintaining the insurance required pursuant to Section 5.5. The Maintenance Director shall receive a fee that is mutually acceptable to the Consenting Owners to cover supervision, management, accounting, and similar fees. The cost of all maintenance and repair activities undertaken by the Maintenance Director, together with the agency fee, shall be prorated between all Owners based upon acreage owned as set forth in Section 5.1(C) above. An Owner shall pay its proportional share of all such costs and fees within thirty (30) days following its receipt of a detailed invoice thereafter. No activities, except routine maintenance items which do not interfere with traffic flow (e.g. snow removal) and emergency repair work, shall be carried on by the Maintenance Director on the Lowe's Parcel or the Access Roads during the period from November 15th through the next succeeding January 15th, and April 1st through the next succeeding July 1st, or on any weekends unless approved by the Owner of the Lowe's Parcel, which approval may be withheld in its sole discretion.

Section 5.3 Failure in Performing Maintenance Responsibilities.

In the event that an Owner or the Maintenance Director fails or defaults in its maintenance obligations as set forth in Section 5.1 and/or 5.2, which failure continues for a period of thirty (30) days (ten [10] business days in the event of a failure to pay money) after receipt of written notice thereof specifying the particulars of such failure, such failure shall constitute a breach under the ECC&Rs, and either Consenting Owner (the "Curing Party") may thereafter perform such maintenance obligations, in addition to such Owner's other remedies. The Curing Party shall then invoice the defaulting Owner for the expenses incurred. For defaults by the Maintenance Director, the Curing Party shall only perform such maintenance obligations until a



THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

successor Maintenance Director is appointed, and each Owner shall pay its proportionate share of the cost of performing such obligations. The defaulting Owner shall pay the Curing Party the amount so invoiced within fifteen (15) days after receipt of the invoice. If the defaulting Owner does not so pay, the Curing Party shall have a lien on the Parcel of the defaulting Owner for the amount of the invoice, which amount shall bear interest at the Default Rate from the date of expiration of said fifteen (15) day period until paid.

Section 5.4 Taxes.

The Owner of each Parcel shall pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities, all real property taxes and assessments which are levied against such Owner's Parcel. In the event an Owner fails to pay when due all taxes and assessments described herein, which failure continues for a period of ten (10) days after written notice thereof, such failure shall constitute a breach under these ECC&Rs, and either Consenting Owner (the "Curing Party") may, in addition to such Owners' other remedies, thereafter pay such taxes if such taxes are delinquent and the owing Owner has not commenced and is not duly prosecuting any contest of such taxes. The Curing Party shall then invoice the defaulting Owner for the expenses incurred. The defaulting Owner shall pay the amount so invoiced within ten (10) days after receipt of the invoice. If the defaulting Owner does not so pay, the Curing Party shall have a lien on the Parcel of the defaulting Owner for the amount of the invoice, which amount shall bear interest at the Default Rate from the date of expiration of said ten (10) business day period until paid.

Section 5.5 Insurance.

(A) Insurance Coverage. Each Owner in the Shopping Center will at all times maintain or cause to be maintained with respect to its Parcel and all Buildings and improvements thereon: (i) commercial property insurance against loss or damage by fire, lighting and other risks customarily covered by an all-risks policy of property insurance for the full replacement cost of the Building(s) and improvements located thereon, and (ii) commercial general liability insurance (including contractual liability coverage) against claims for bodily injury, death or property damage occurring on, in or about such Owner's Parcel combined single limit coverage of not less than TWO MILLION DOLLARS (\$2,000,000.00) per occurrence. Nothing herein shall be construed from prohibiting an Owner which itself, or in combination with its parent

corporation, has a net worth in excess of ONE HUNDRED MILLION DOLLARS (\$100,000,000.00), as determined by generally accepted accounting principles, from self-insuring for such insurance coverage. A Consenting Owner or the Maintenance Director may request evidence of insurance from any Owner, which shall be provided within fifteen days after such request.

Section 5.6 Failure to Carry Insurance.

In the event an Owner fails to maintain the insurance described above and such failure continues for a period of ten (10) days after written notice thereof, such failure shall constitute a breach under these ECC&Rs, and either Consenting Owner (the "Curing Party") may, in addition to such Owners' other remedies, thereafter obtain and pay for such insurance. The Curing Party shall then invoice the defaulting Owner for the expenses incurred. The defaulting Owner shall pay the amount so invoiced to the Curing Party within fifteen (15) days after receipt of the invoice. If the defaulting Owner does not so pay, the Curing Party shall have a lien on the Parcel of the defaulting Owner for the amount of the invoice, which amount shall bear interest at the Default Rate from the date of expiration of said fifteen (15) days period until paid.

Section 5.7 Cross Indemnity.

To the extent not covered by the insurance policies described above, each Owner (the "Indemnitor") will pay, and indemnify and save harmless each other Owner (the "Indemnitee") from and against, all liabilities, losses, damages, costs, expenses (including attorneys' fees and expenses), causes of action, suits, claims, demands, or judgments of any nature arising from: (i) any injury to or death of a person or loss of or damage to property occurring on the Indemnitor's Parcel; (ii) any use or condition of the Indemnitor's Parcel; and (iii) any negligence or tortious acts of the Indemnitor or any of its tenants, licensees, invitees, customers, agents, or employees, except to the extent that such causes of action, suits, claims, demands, or judgments arise out of the negligence or intentional misconduct of the Indemnitee.

Section 5.8 Waiver of Subrogation.

Each Owner (the "Releasor") hereby releases each other Owner (the "Releasee") from any and all liability or responsibility to the Releasor or anyone claiming through or under the Releasor by way of subrogation or otherwise for any incurred loss or damage to any person or property caused by fire or other peril or other such loss, damages, or other insured event or negligence of the



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Releasee or anyone for whom such Releasee may be responsible; provided, however, that this release shall be applicable and in force and effect only with respect to loss or damage occurring during such time as the Releasor's policy or policies of insurance shall contain a waiver of subrogation endorsement, to the effect that any such release shall not adversely affect or impair said policy or policies or prejudice the right of the Releasor to recover thereunder.

ARTICLE VI

DEFAULT, REMEDIES

Section 6.1 Default.

The occurrence of any one or more of the following events shall constitute a default under these ECC&Rs by the non-performing party (the "defaulting Owner"):

(A) The failure to perform any obligation of Article V hereof and to cure such failure within the time requirements cited therein, which shall be a default under these ECC&Rs without necessity of any further notice to the defaulting party other than as provided for in Article V;

(B) The failure to make any payment required to be made hereunder within ten (10) business days of the due date, which shall be a default under these ECC&Rs without necessity of any notice to the defaulting party, or

(C) The failure to observe or perform any other of the covenants, conditions or obligations of these ECC&Rs or to abide by the restrictions and requirements herein provided, other than as described in (A) above, which shall be a default under these ECC&Rs after expiration of thirty (30) days after the issuance of a notice by a non-defaulting Owner ("Non-Defaulting Owner") specifying the nature of the default claimed.

Section 6.2 Remedies for all Owners.

Each non-defaulting Owner shall have the right to prosecute any proceedings at law or in equity against any Owner or any other person for breach of any easement or restriction benefiting such non-defaulting Owner. Such proceeding shall include the right to restrain by injunction any such violation or threatened violation and to obtain a decree to compel performance of any such easements or restrictions. No Permittee shall have the right to bring any action to enforce any provision of these ECC&Rs and no enforcing Owner shall have the obligation to join any Permittee in any action to enforce these ECC&Rs.

ARTICLE I

BASIC DEFINITIONS

Section 1.1. "Building" shall mean the permanently enclosed structure(s) which have been, will be, or may be constructed within the Permissible Building Areas, but shall not include Common Area Improvements. For purposes of these ECC&Rs, "Building" shall include any appurtenant canopies, supports, loading docks, truck ramps and other outward extensions.

Section 1.2. "Common Area" shall mean all real property owned by the Parties for the common use and enjoyment of the Owners and their respective Permittees, including, without limitation, parking areas, access and egress drives, service drives, sidewalks and non-dedicated streets and shall consist of all portions of the Shopping Center not designated as Permissible Building Areas and all portions of any Permissible Building Area upon which no Building is currently constructed. Common Areas do not include drive up or drive through areas and facilities, loading docks, patio areas, or permanent outdoor sales areas.

Section 1.3. "Common Area Improvements" shall mean all improvements constructed from time to time within the Common Area and intended for common use which may include, without limitation, parking areas, access and egress drives, service drives, non-dedicated streets, lighting standards, sidewalks, landscaping, fixtures, and signage. The initial Common Area Improvements are shown on the Site Plan.

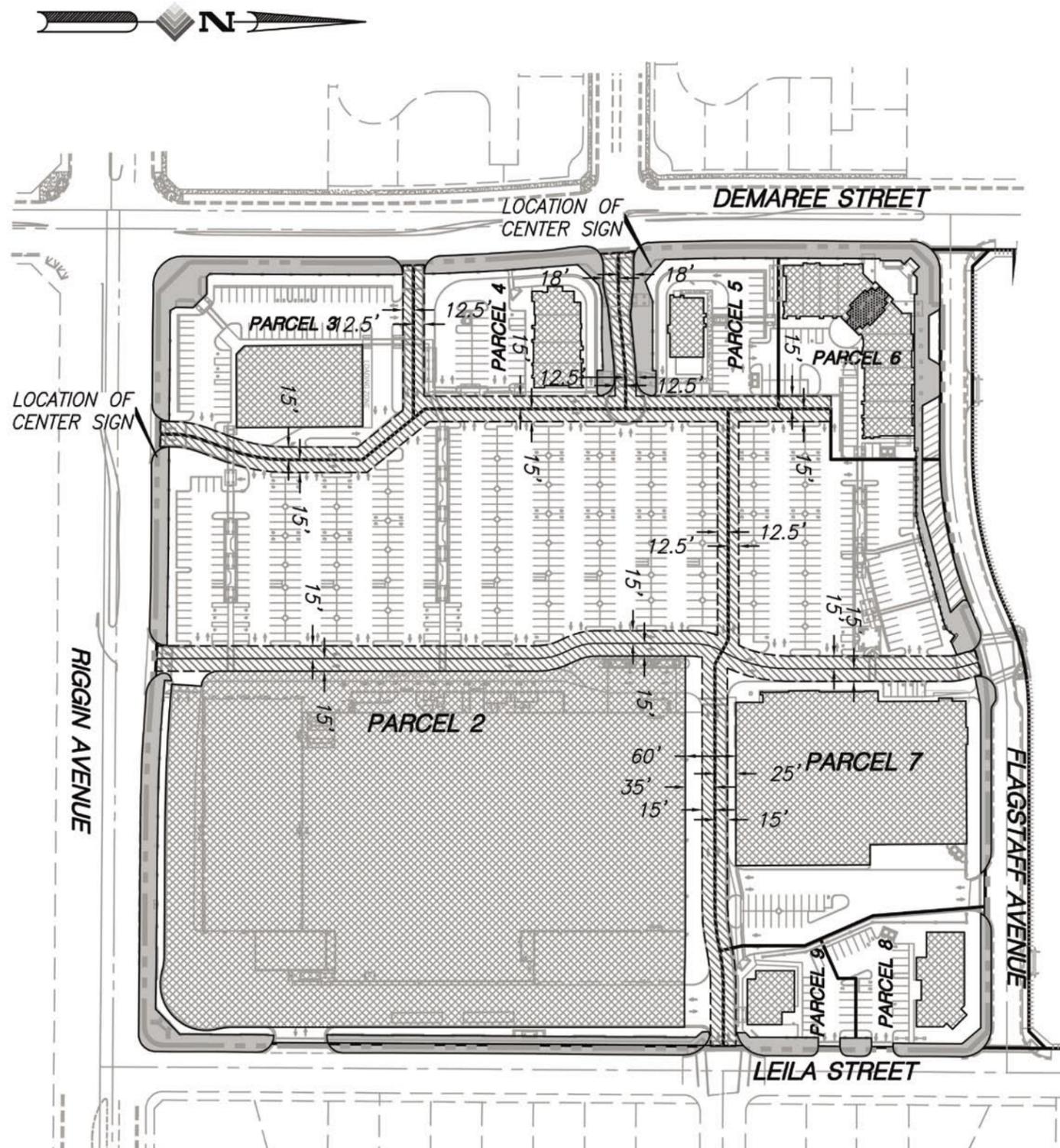
Section 1.4. "Consenting Owners" shall mean and refer to the Owner of the Lowe's Parcel and the Owner of Parcel 7 of the Developer Parcel. The Parties intend that there shall be only two (2) Consenting Owners for the Shopping Center consisting of only one Consenting Owner representing Parcel 7 of the Developer Parcel and only one Consenting Owner representing the Lowe's Parcel. In the event that the Lowe's Parcel or Parcel 7 of the Developer Parcel are further subdivided, the then current Consenting Owner shall designate the particular parcel of the subdivided Parcel whose Owner shall succeed as the Consenting Owner.

Section 1.5. "Default Rate" shall mean the rate of interest that is the lesser of (i) twelve percent (12%) per annum, compounded monthly, and (ii) the maximum rate allowed by applicable law.



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COMMON MAINTENANCE AREAS



SITE DATA

-  HATCHING DENOTES ACCESS ROAD AND NO CHANGE AREA
-  HATCHING DENOTES COMMON LANDSCAPE AREA
-  HATCHING DENOTES PERMISSIBLE BUILDING AREA
-  LINE DENOTES PARCEL LINE