

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavaréz

COMMISSIONERS: Bill Davis, Charlie Norman, Adam Peck, Chris Tavaréz, Mary Beatie

MONDAY, APRIL 28, 2025

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

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

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
5. AGENDA COMMENTS OR CHANGES –
6. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. **Planning Division Fee Amendments:** Consideration of amendments to the Planning Division fees for the 2024-2025 fiscal year as contained in City of Visalia Fee Resolution No. 2025-24. The requested action is considered exempt under Section 15273 of the California Environmental Quality Act.

7. PUBLIC HEARING – Catalina Segovia, Planning Technician

- a. **Tentative Parcel Map No. 2025-01:** A request by Neil Zerlang to divide two existing parcels with a total of 13.72 acres into four new parcels within the Northside Shopping Center in the C-MU (Mixed Use Commercial) zone.
- b. **Conditional Use Permit No. 2025-03:** A request by Neil Zerlang to create four C-MU (Mixed Use Commercial) parcels that are less than the minimum five-acre requirement and without public street access and frontage in the C-MU (Mixed Use Commercial) zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-06.

Project Location: The project site is located at 2121 North Dinuba Boulevard (APNs: 090-270- 033 and 090-280-019).

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2025-07: A request by Family F.O.C.U.S. to amend Conditional Use Permit No. 1990-38, to establish a licensed daycare facility for 73 children within an existing church, located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-11.

Project Location: The project site is located at 5200 West Caldwell Avenue, on the northeast corner of West Caldwell Avenue and South Akers Street (APN: 119-060-072).

9. PUBLIC HEARING – Colleen Moreno, Assistant Planner

- a. **Annexation No. 2024-05:** A request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 53.86 acres of the site will be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation.
- b. **Blankenship Tentative Subdivision Map No. 5602:** A request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use, with 7.04 acres reserved for mixed-use commercial. The site is zoned R-1-5 (Single-family residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial).

Environmental Assessment Status: An Initial Study and Mitigated Negative Declaration were prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that with mitigation measures the project will have less than significant impact upon the environment. Mitigated Negative Declaration No. 2024-63 has been prepared for adoption with this project (State Clearinghouse No. 2025040063).

Location: The site is located on the southeast corner of South Santa Fe Street and East Caldwell Ave (APNs: 123-400-005, 001).

10. CITY PLANNER UPDATE –

- A. Objective Design Standards Update
- B. Annexation and General Plan Amendment for River Sports Dog Park

11. ADJOURNMENT

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MAY 8, 2025, BEFORE 5:00 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MAY 12, 2025



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 28, 2025

PROJECT PLANNER: Paul Bernal, Director
Phone: (559) 713-4025
Email: paul.bernal@visalia.city

SUBJECT: Planning Division Fee Amendments: Consideration of amendments to the Planning Division fees for the 2025-2026 fiscal year as contained in City of Visalia Fee Resolution No. 2025-24.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed fee amendments to the Planning Division's fee schedule and recommend that the City Council amend the Planning Division's fees as contained in Resolution No. 2025-24.

RECOMMENDED MOTION

I move to recommend that the City Council amend the Planning Division's fees for the 2025-2026 fiscal year as contained in the attached Resolution No. 2025-24.

BACKGROUND INFORMATION

The City of Visalia annually adjust fees for the various services the City provides. The Planning Division's fees were amended in 2024. Based on this year's adjustment using the California Consumer Price Index (CPI) for All Items – All Urban Consumers, the percent change in the index used to calculate the adjustment for fiscal year 2024-2025 is 3.06%, with the exception of Home Occupation Permits. The Home Occupation Permit fee is established based on cost recovery calculated at half an hour at the average Planning rate. This same fee rate is also applied to Short-term Rental application processing.

The Planning Division has reviewed the Fee Schedule based on its average processing costs and determined that the fee schedule accurately reflects the range of billable services performed by the Division. Although the fees are being increased for the next fiscal year, the Planning Division fee increases are rounded down to the nearest dollar.

Next Step: The Planning Commission's actions in this regard are advisory only. The final action to revise the Fee Schedule will be considered by the City Council. It is anticipated that the fee amendments will be presented to the City Council at a Work Session June 2, 2025, followed by a public hearing for the adoption of the fees June 16, 2025.

Environmental Finding: This project is considered exempt from the California Environmental Quality Act (CEQA) under Section 15273 Rates, Tolls, Fares, and Charges.

Attachments:

- Resolution No. 2025-24 – 2025-2026 Planning Fee Amendments

RESOLUTION NO. 2025-24

A RESOLUTION OF THE VISALIA PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL AMEND THE FEE RESOLUTION
PERTAINING TO PLANNING DIVISION PERMIT PROCESSING FEES

WHEREAS, the City of Visalia is allowed to recover the full costs incurred for processing permit applications; and

WHEREAS, the fees are adjusted annually using the California Consumer Price Index for All Items; and

WHEREAS, the percent change in the index used to calculate the adjustment for the 2025/2026 fiscal year is 3.06% of the 2025 California Consumer Price Index, and

WHEREAS, the intent of the Planning Division fee amendment proposed herein is to achieve cost recovery for permit processing services provided; and

WHEREAS, on April 28, 2025, the Planning Commission of the City of Visalia considered amendments to the Planning Division fees; and

WHEREAS, the Planning Commission finds the project to be exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15273.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Visalia recommends that the City Council amend the fee resolution pertaining to Planning Division permit processing fees as contained in Attachment "A" of this resolution.

Attachment "A"

FY 25-26 Planning Division Fee Schedule

<u>FY 24-25</u>	<u>FY 25-26</u>		<u>% Change</u>
Administrative Adjustment			
\$ 182.00	\$ 187.00	Administrative Adjustment	2.75%
Adult-Oriented Business			
\$ 268.00	\$ 276.00	Performer Permit Application Fee	2.99%
\$ 1,797.00	\$ 1,851.00	Regulatory Permit Application Fee	3.01%
\$ 268.00	\$ 276.00	Performer Permit - Renewal Fee	2.99%
\$ 268.00	\$ 76.00	Regulatory Permit - Renewal Fee	2.99%
Agricultural Preserve			
\$ 2,567.00	\$ 2,645.00	Disestablishment	3.04%
\$ 853.00	\$ 879.00	New Contract	3.05%
\$ 170.00	\$ 175.00	Notice of Full Nonrenewal	2.94%
\$ 680.00	\$ 700.00	Notice of Partial Nonrenewal	2.94%
\$ 4,278.00	\$ 4,408.00	Cancellation	3.04%
Time & Materials		Easement Exchange	
Annexation			
\$ 2,889.00	\$ 2,977.00	Amendment to Pre-Annexation Agreement	3.05%
\$ 5,781.00	\$ 5,957.00	Up to 15 acres	3.04%
\$ 10,440.00	\$ 10,759.00	Over 15 acres and up to 50 acres	3.06%
\$ 15,067.00	\$ 15,528.00	Over 50 acres up to 100 acres	3.06%
\$ 18,843.00	\$ 19,419.00	Over 100 acres plus ...	3.06%
<i>Applicants also pay fees adopted by LAFCO and State Board of Equalization Fees</i>			
Appeal			
\$ 641.00	\$ 660.00	Appeal of Planning Commission action to City Council or Appeal of Site Plan Review (SPR)	2.96%
Building Permit Plan Application Review			
\$ 19.70	\$ 20.30	Per Permit for Residential, Multifamily, Commercial	3.05%
\$ 19.70	\$ 20.30	Per Permit for plan changes from Approved Plans	3.05%
\$ 59.20	\$ 61.00	Expedited Plan Check (availability dependent upon staffing resources)	3.04%

Certificate of Compliance

\$	648.00	\$	667.00
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Certificate of Compliance	2.93%
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Conditional Use Permit

\$	1,682.00	\$	1,733.00
\$	5,224.00	\$	5,383.00
\$	7,833.00	\$	8,072.00
\$	182.00	\$	187.00
\$	299.00	\$	308.00
\$	555.00	\$	571.00

Minor / Amendment to Approved CUP	3.03%
Regular / PUD / PRD	3.04%
Master CUP	3.05%
Temporary – Counter	2.75%
Temporary – Requiring Site Plan Review	3.01%
Temporary – To Planning Commission	2.88%

Development Agreement

\$	5,469.00	\$	5,636.00
\$	1,750.00	\$	1,803.00

Development Agreement	3.05%
Amendment to Development Agreement	3.03%

Downtown News Rack Permit

\$	39.00	\$	40.00
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Newspaper Racks in the Downtown Retail Overlay District	2.56%
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ENVIRONMENTAL APPLICATIONS**Categorical Exemption**

\$	89.00	\$	91.00
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Categorical Exemption	2.25%
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Environmental Impact Report (EIR)

7 1/2% of Contract Actual Cost + 10% contract	7 1/2% of Contract Actual Cost + 10% contract
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Processing Fee City Managed Consultant Work
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Environmental Notices

\$	172.00	\$	177.00
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Environmental Notices per year; renewal needed each year	2.91%
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Finding of Consistency

\$	277.00	\$	285.00
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Finding of Consistency	2.89%
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Initial Study / Negative Declaration or Mitigated Negative Declaration

\$	276.00	\$	284.00
\$	929.00	\$	957.00
\$	3,499.00	\$	3,606.00

Review of Technical Study	2.90%
Simple	3.01%
Complex	3.06%

NEPA Environmental Review

\$ 929.00	\$ 957.00	Simple	3.01%
\$ 4,662.00	\$ 4,804.00	Complex	3.05%

General Plan Amendment

\$ 2,984.00	\$ 3,075.00	Simple	3.05%
\$ 13,248.00	\$ 13,653.00	Complex	3.06%

General Plan Maintenance Fee

\$ 495.00	\$ 510.00	Per Acre for New Annexation Paid when LAFCO Approves Annexation	3.03%
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Home Occupation Permit

\$ 38.00	\$ 41.00	- Home Occupation Permit-new	7.89%
\$ 19.00	\$ 20.00	- Home Occupation Permit-change of location	5.26%
\$ 38.00	\$ 41.00	- Short-Term Rental	7.89%

Lot Line Adjustment

\$ 755.00	\$ 778.00	Lot Line Adjustment	3.05%
\$ 182.00	\$ 187.00	Legal Description Resubmittal (each)	2.75%

Maps

\$ 9,421.00	\$ 9,709.00	Tentative Subdivision Map	3.06%
\$ 9,421.00	\$ 9,709.00	Tentative Parcel Map - Commercial - over 4 lots	3.06%
\$ 3,826.00	\$ 3,943.00	Tentative Parcel Map - 4 lots or less	3.06%

Noise Variance

\$ 182.00	\$ 187.00	Administrative	2.75%
\$ 2,889.00	\$ 2,977.00	City Council	3.05%

Sidewalk Outdoor Dining Permit

\$ 85.00	\$ 87.00	Sidewalk/Outdoor Dining Permit	2.35%
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Specific Plan

\$ 15,676.00	\$ 16,155.00	Commercial / Residential	3.06%
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Specific Plan Amendment

\$ 6,623.00	\$ 6,825.00	Commercial / Residential Amendment	3.05%
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Subdivision Sign Program

\$ 58.00	\$ 59.00	Amendment	1.72%
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Zoning Text Amendment

\$	4,848.00	\$	4,996.00	Text Amendment	3.05%
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Time Extension

\$	277.00	\$	285.00	Time Extension	2.89%
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Variance

\$	1,067.00	\$	1,099.00	Single Family – No Site Plan	3.00%
\$	1,808.00	\$	1,863.00	Single Family	3.04%
\$	3,394.00	\$	3,497.00	Other	3.03%

Zone Change

\$	4,848.00	\$	4,996.00	Change of Zone	3.05%
\$	832.00	\$	857.00	Conditional Zone Agreement	3.00%
\$	2,421.00	\$	2,495.00	Amendment to Conditional Zone Agreement	3.06%

OTHER ADMINISTRATIVE FEES**Copies (per page) - Citywide Fee**

\$	0.20	\$	0.20	Single-sided	0.00%
\$	0.25	\$	0.25	Double-sided	0.00%
\$	0.25	\$	0.25	Legal	0.00%
\$	0.30	\$	0.30	Legal double-sided	0.00%
\$	1.00	\$	1.00	Color Letter/Legal Size	0.00%
\$	2.00	\$	2.00	Color 11X17	0.00%
\$	5.00	\$	5.00	Black and White 24 X 36	0.00%
\$	1.00	\$	1.00	Micro fiche	0.00%

Documents

\$	41.00	\$	42.00	Zoning Verification Letters & Burn Letters	2.44%
\$	88.00	\$	90.00	300' Radius Map and Labels	2.27%

Special Services Fee/Inspections

Direct Rate (Salary& Benefits) and Indirect Rate - Per Hour



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 28, 2025

PROJECT PLANNER: Catalina Segovia, Planning Technician
Phone: (559) 713-4449
Email: catalina.segovia@visalia.city

SUBJECT: Tentative Parcel Map No. 2025-01: A request by Neil Zerlang to divide two existing parcels with a total of 13.72 acres into four new parcels within the Northside Shopping Center in the C-MU (Mixed Use Commercial) zone.

Conditional Use Permit No. 2025-03: A request by Neil Zerlang to create four C-MU (Mixed Use Commercial) parcels that are less than the minimum five-acre requirement and without public street access and frontage in the C-MU (Mixed Use Commercial) zone.

Project Location: The project site is located at 2121 North Dinuba Boulevard (APNs: 090-270- 033 and 090-280-019).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2025-01 based upon the findings and conditions in Resolution No. 2025-11. Staff's recommendation is based on the project's consistency with the City's General Plan, and Subdivision Ordinance.

Staff recommends approval of Conditional Use Permit No. 2025-03 based upon the findings and conditions in Resolution No. 2025-12. Staff's recommendation is based on the project's consistency with the City's General Plan, and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2025-01 based on the findings and conditions in Resolution No. 2025-11.

I move to approve Conditional Use Permit No. 2025-03 based on the findings and conditions in Resolution No. 2025-12.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2025-01 is a request to divide two existing parcels with a total of 13.72 acres into four new parcels (see Exhibit "A") located at the Northside Shopping Center within the C-MU (Mixed Use Commercial) zone. The proposed parcel sizes for the newly created four parcels will be as follows:

- Parcel 1 will be 11,297 square feet (0.25 acres) and will consist of an existing 3,955 square foot vacant commercial building.
- Parcel 2 will be 13,345 square feet (0.30 acres) and will consist of an existing 3,488 square foot quick-serve restaurant with a drive-thru (Panda Express) and a retail space (Cell Phone Store) commercial building.

- Parcel 3 will be 24,100 square feet (0.55 acres) and will consist of an existing undeveloped vacant lot, the use and development have yet to be determined.
- Parcel 4 will be 598,207 square feet (12.61 acres) and will be the remaining area of the site, encompassing the entire parking lot area and an existing 124,563 square foot commercial building consisting of multiple retail, quick serve restaurants and a grocery store.

The entire project area is zoned C-MU (Mixed Use Commercial) and per VMC 17.19.060, development standards for properties within the C-MU zone require a minimum site area of 5 acres. Due to the newly created four parcels being less than the required acreage, and Parcel 3 not having public street access or frontage, pursuant to Section 17.30.015, parcels of less than the required minimum size may be created upon approval of an acceptable master plan. The Northside Shopping Center was developed as a unified master plan project subject to the Conditional Use Permit (CUP) process, the CUP associated with the parcel map facilitates the creation of parcels that deviate from the City's codified standards. Per the operational statement (Exhibit "B"), the applicant is seeking to create the parcels in the event that they should wish to sell the commercial properties at a future date.

BACKGROUND INFORMATION

General Plan Land Use Designation	Mixed Use Commercial
Zoning	C-MU
Surrounding Zoning and Land Use	North: C-MU / R-M-2 (Mixed-Use Commercial / Multi-Family Residential – 3,000 sq. ft. minimum site area) – Vacant Lot South: C-MU (Mixed-Use Commercial) – Commercial building East: C-N (Neighborhood Commercial) – Multiple Commercial spaces West: R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) – Multi-family homes
Environmental Review	Categorical Exemption No. 2025-06
Site Plan	2024-194

RELATED PROJECTS

Conditional Use Permit No. 2004-51, approved by the Visalia Planning Commission on January 10, 2005, (per Resolution No. 2004-167) was a request to allow a new shopping center with shared access and modified parking lot landscape standards. The center will be built in two phases. Phase 1 will have a 57,000 square foot supermarket, and 15,900 square feet of general retail uses. Phase 2 is proposed to add another 89,000 square feet of future retail space, for a total build out of 163,135 square feet of retail space. In addition, the parking lot will have modified landscape standards (see Exhibit "C").

PROJECT EVALUATION

Staff recommends approval of Tentative Parcel Map No. 2025-01 and Conditional Use Permit No. 2025-03, as conditioned, based on the project's consistency with the General Plan Land Use Element, Subdivision Ordinance, and Zoning Ordinance.

Consistency with General Plan, Zoning and Subdivision Ordinances

Establishment of a parcel, with an area less than five (5) acres, in the C-MU Zone is conditionally permitted with the approval of a CUP and a development plan depicting the ability of the site to provide on-site vehicular circulation and pedestrian connectivity between each of the proposed parcels / commercial building pads. The surrounding area is currently zoned similarly, containing a mix of various commercial uses, many of which are located on lots smaller than five (5) acres. As such, the creation of an individual lots, as proposed per the tentative parcel map, is consistent with the surrounding land uses.

Planned Commercial Development

The minimum site area for the properties in the C-MU zone is five (5) acres (VMC 17.18.070.A), however, the Planning Commission may consider lot sizes smaller than the minimum site area if *"there are unique circumstances (shape, natural features, location, etc.) which would deprive the landowner of development consistent with the zone"*. At this time, no development is proposed; however, the master site plan adopted for this shopping center depicted full development of the entire shopping center with commercial building pads consistent with zoning requirements at the time the shopping center was approved (2005). Future development of Parcel 3 shall be consistent with all development standards of the C-MU zone, and consistent with the overall master planned shopping center development.

Shared Access Easements

The proposed Tentative Parcel Map (Exhibit A) will establish a remaining parcel (Parcel 4) that will encompass the parking area of the Northside Shopping Center. Due to this required shared parking and access for the other newly created parcels, Staff is recommending Condition No. 3 be adopted for both the Tentative Parcel Map and the Conditional Use Permit. These conditions require the recordation of an agreement addressing shared access and maintenance for all parcels, including Parcel 3, without public street access. This agreement shall be recorded with the final map.

Refuse Enclosure

The subdivision of the two parcels into four, requires that a three-can refuse enclosure be developed on each parcel. Since the site is currently developed, with the exception of Parcel 3 (vacant pad), there are existing enclosures located on site. However, according to Solid Waste Division requirements identified during the Site Plan Review process, the applicant is to identify placement of a required refuse enclosure on each parcel if none currently exist. This is included as Condition No. 4 for the Tentative Parcel Map and Conditional Use Permit.

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map, which is designated as Mixed-Use Commercial land use. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed density of development in the Mixed-use Commercial land use designation and zone. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.

Environmental Review

The project is Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-06.

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2025-01

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained are consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the proposed location, layout and parcel sizes resulting from the tentative parcel map are consistent with the policies and intent of the General Plan, Zoning Ordinance and Subdivision Ordinance.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Mixed-Use Commercial General Plan Land Use Designation.
5. That the site is physically suitable for the proposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
6. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-06. Furthermore, the design of the subdivision or the proposed improvements is not likely to either cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Conditional Use Permit No. 2025-03

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar commercial uses.
4. The project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-06.

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2025-01

1. That the tentative parcel map shall be developed consistent with the comments and conditions of the Site Plan Review No. 2024-194, incorporated herein by reference.
2. That the tentative parcel map be in substantial compliance with Exhibit A.

3. That all shared access easements and maintenance agreements as applicable be recorded with the final map. The agreement shall be recorded prior to the issuance of any building permits on the Planned Commercial Development site.
4. That an approved refuse enclosure be placed on each new parcel, if one does not exist, one shall be built prior to the recordation of the final parcel map for Tentative Parcel Map No. 2025-01.
5. That all other federal, state and city laws, codes and ordinances be complied with.

Conditional Use Permit No. 2025-03

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2024-194.
2. That the development of the newly created parcel be consistent with the General Plan and Zoning Ordinance.
3. That all shared access easements and maintenance agreements as applicable be recorded with the final map. The agreement shall be recorded prior to the issuance of any building permits on the Planned Commercial Development site.
4. That an approved refuse enclosure be placed on each new parcel, if one does not exist, one shall be built prior to the recordation of the final parcel map for Tentative Parcel Map No. 2025-01.
5. That all end-users seeking to develop Parcel 3 be required to apply first to Site Plan Review and detail compliance with the master planned Northside Shopping Center and this Conditional Use Permit and Tentative Parcel Map.
6. That all other federal, state, and city codes, ordinances and laws be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2025-11 – Tentative Parcel Map No. 2025-01
- Resolution No. 2025-12 – Conditional Use Permit No. 2025-03
- Exhibit "A" – Tentative Parcel Map No. 2025-01
- Exhibit "B" – Operational Statement
- Exhibit "C" – Master Site Plan for shopping center
- Site Plan Review Comments No. 2024-194
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Tentative Parcel Map No. 2025-01 and Conditional Use Permit No. 2025-03

PROJECT TITLE

The site is located at 2121 North Dinuba Boulevard (APN: 090-280-019 & 090-270-033

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by Neil Zerlang to create four new commercial parcels within the Northside Shopping Center that are less than five-acres.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Joe Gong, 2803 West Border Links, Visalia, CA 93291

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Neil Zerlang, 2908B West Main Street, Visalia CA 93291

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

☐

Ministerial - Section 15073

☐

Emergency Project - Section 15071

☒

Categorical Exemption - State type and Section number: **Section 15315**

☐

Statutory Exemptions- State code number:

The project involves the subdivision of land into four or fewer parcels.

REASON FOR PROJECT EXEMPTION

Catalina Segovia, Planning Technician

CONTACT PERSON

(559) 713-4449

AREA CODE/PHONE

April 16, 2025

DATE

Brandon Smith, AICP
Environmental Coordinator

RELATED PLANS AND POLICIES

Visalia Municipal Code Title 16 Subdivisions

Chapter 16.04 General Provisions

16.04.010 Authority for local regulations.

This title is enacted pursuant to the provisions of Division 2 of Title 7 of the Government Code of the State of California, referred to herein as the Subdivision Map Act. (Ord. 2017-01 (part), 2017: prior code § 9000)

16.04.020 Purpose and scope.

A. The subdivision ordinance is adopted to preserve, protect and promote the public health, safety, and general welfare. More specifically, the subdivision ordinance is adopted in order to achieve the following objectives:

1. To aid in the implementation of the general plan of the city, and elements thereof, as adopted by the City Council;
2. To provide lots of sufficient size and appropriate design for the purposes for which they are to be used;
3. To provide streets of adequate capacity for the anticipated traffic that would utilize them and to ensure that they are designed to promote a safe vehicular and pedestrian traffic circulation system;
4. To accommodate new development in a manner that will preserve and enhance the city's living environment and create new beauty through skilled subdivision design;
5. To provide for water supply, sewage disposal, storm drainage, solid waste collection and other utilities and facilities that are required by conditions of an urban environment;
6. To ensure that the costs of providing rights-of-way, street improvements, utilities and public areas and facilities needed to service new developments are borne fairly and equitably by the subdivider rather than by property owners of the city at large.

B. The subdivision ordinance is enacted for the purpose of regulating subdivision of land in accordance with the Subdivision Map Act of the state of California and any future amendments thereto and repeals all other regulations of the city in conflict with this title; provided, however, that such repeal shall not affect any agreement, contract, or bond executed pursuant to such regulations or any rights of action accruing thereunder. The regulations hereinafter in this title contained shall apply to all subdivisions and parcel maps or parts of subdivisions and parcel maps hereafter made entirely or partially within the city. The provisions of this title shall be in addition to and shall be considered as supplemental to the provisions of the Subdivision Map

Act of the state of California, as now in effect or hereinafter amended. (Ord. 2017-01 (part), 2017: prior code § 9005)

16.04.030 Responsibilities.

A. City Attorney. The city attorney shall be responsible for approving as to form all subdivision improvement agreements and subdivision improvements securities.

B. City Council. The City Council shall have final jurisdiction in the approval of final maps if the acceptance of land and improvements is proposed for dedication to the city.

C. City Engineer. The city engineer or his/her designee shall be responsible for:

1. Establishing design and construction details, standards and specifications;
2. Determining if proposed subdivision improvements comply with the provisions of this title and the Subdivision Map Act and for reporting the findings together with any recommendations for approval, or conditional approval, of the tentative map to the city planner;
3. The processing and checking of final maps, parcel maps, reversion to acreage maps, amended maps, subdivision improvement plans, lot line adjustment maps, mergers and certificates of compliance;
4. The inspection and approval of subdivision improvements;
5. The approval of private improvements (improvements not to be maintained by the city).

D. Planning Commission. The Planning Commission is the designated official body charged with the duty of conducting public hearings, making investigations and reports on the design and improvement of proposed divisions of real property, the imposing of requirements or conditions thereon, and shall approve, conditionally approve or disapprove maps.

E. City Planner. The city planner shall be responsible for:

1. Investigating proposed subdivisions and parcel maps for conformity to the general plan, specific plans, and zoning ordinances of the city and reporting his finding together with recommendations for approval, conditional approval, or disapproval to the Planning Commission;
2. Examining and certifying that final maps are in substantial conformance to the approved or conditionally approved tentative map.

F. Site Plan Review Committee. The Site Plan Review Committee shall be responsible for the review of tentative parcel maps, tentative subdivision maps, vesting tentative subdivision maps, and vesting tentative parcel maps and shall provide the subdivider and the Planning Commission with the committee's comments, and requirements for conformance to city ordinances and policies.

G. Subdivider. The subdivider shall prepare maps consistent with the standards contained

herein, design public improvements consistent with the public improvement standards of the city, and shall process said maps in accordance with the regulations set forth herein. (Ord. 2017-01 (part), 2017: Ord. 9605 § 32 (part), 1996: prior code § 9010)

16.04.040 Appeals.

A. The subdivider or any interested person adversely affected may, upon payment of an appeal fee as may be established by resolution of the City Council, appeal any decision, determination, or requirement of the Planning Commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten (10) days after the action that is the subject of the appeal. Such notice shall state specifically where it is claimed there was an error or abuse of discretion by the Planning Commission.

B. Upon the filing of an appeal, the City Council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal or receipt of council member request. City clerk shall give notice of the hearing according to the procedure required for the initial action by the Planning Commission, except that the timing of such notice shall be no less than ten (10) days before the hearing date.

C. In holding the hearing on the matter, the council may receive any and all information pertinent to the matter, regardless of whether such information was first presented to the Planning Commission. In the case of decisions by the Planning Commission that followed a public hearing, the City Council shall hold a new public hearing on the matter.

D. Upon the close of the hearing, the Council shall vote to either confirm the decision of the Planning Commission, overturn the decision, or confirm the decision with modifications, and the Council may continue the item to the next meeting if necessary to direct staff to prepare a conforming resolution with findings, which shall be considered by the Council at the next scheduled Council meeting. In the case of tentative maps, the Council may also take any action identified in Section 16.16.120. Planning Commission. (Ord. 2017-01 (part), 2017: Ord. 2010-02 § 1, 2010: Ord. 2006-18 § 2 (part), 2007: prior code § 9015)

16.04.050 Exceptions.

A. Petition. The Planning Commission may authorize conditional exceptions to any of the requirements and regulations set forth in this title. Application for any such exception shall be made by a petition of the subdivider stating fully the ground of the application and the facts relied upon by the petitioner. Such petition shall be filed with the tentative map of the subdivision and shall be on a form provided by the city. The application shall be accompanied by a fee as

set forth from time to time by resolution of the City Council.

B. Findings.

1. In order for the property referred to in the petition to come within the provision of this section, it shall be necessary that the Planning Commission make the following findings:

- a. That there are special circumstances and conditions affecting this property;
- b. That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- c. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

2. In approving such exceptions the Planning Commission shall secure substantially the objectives of the regulations to which exceptions are requested, and shall act to protect the public health, safety, convenience and general welfare.

3. In approving any exception under the provisions of this section, the Planning Commission shall report its findings with respect thereto and all facts in connection therewith, and shall specifically and fully set forth the exception recommended and conditions designated. (Ord. 2017-01 (part), 2017: prior code § 9020)

16.04.060 Merger and reversion to acreage.

Subdivided real property may be merged or reverted to acreage pursuant to provisions of Chapter 6, Article 1 of the state Subdivision Map Act. (Ord. 2017-01 (part), 2017: prior code § 9315)

16.04.070 Certificates of compliance.

Any eligible person may apply for a certificate of compliance pursuant to the provisions of Section 66499.34 of the Government Code of the state of California. (Ord. 2017-01 (part), 2017: prior code § 9320)

16.04.080 Planned unit developments.

Where, in accordance with provisions of the zoning ordinance, a use permit has been granted authorizing a planned unit development on the land or a portion of the land proposed to be subdivided, the plan of the subdivision shall conform with the plan of the planned unit development as approved by the Planning Commission and City Council. Exceptions to the subdivision regulations that are necessary to execute the planned unit development as approved by the Planning Commission and City Council may be authorized by the Planning Commission in accordance with the provisions of Section 16.04.050. (Ord. 2017-01 (part), 2017:

prior code § 9325)

16.04.085 School site dedications and reservations.

A. In considering the approval or the conditions of approval of a parcel map or subdivision map, as those terms are defined in the Subdivision Map Act, the City Council or the Planning Commission may require the reservation or dedication of school sites in a manner that is consistent with the provisions of Government Code sections 66478 and 66479, provided that the council or the commission, as the case may be, is able to determine that the conditions enumerated in those sections, as they may from time to time be amended, are applicable to the proposed subdivision map or parcel map.

B. The planning director, in cooperation with the official designated by the Visalia Unified School District, shall develop and keep in place a policy establishing the manner in which this section shall be implemented by the City Planner and his or her designees. Such policy shall be established at the discretion of the City Planner, provided the policy is consistent with the Government Code sections 66478 and 66479. (Ord. 2017-01 (part), 2017: Ord. 2006-01 § 5, 2006)

16.04.090 Penalties.

Any person, firm, corporation, partnership, or co-partnership who willfully violates any of the provisions or fails to comply with any of the mandatory requirements of this title is guilty of a misdemeanor, pursuant to the provisions of Chapter 7, Article 1 of the Subdivision Map Act. (Ord. 2017-01 (part), 2017: prior code § 9030)

16.04.100 Ordinances repealed.

All ordinances and parts of ordinances of the city, in conflict herewith to the extent of such conflict and not further, are hereby repealed. (Ord. 2017-01 (part), 2017: prior code § 9035)

16.04.110

16.04.110 Severability.

If any section, subsection, sentence, clause or phrase of this title is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this title. The City Council declares that it would have passed this title in each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional. (Ord. 2017-01 (part), 2017: prior code § 9025)

Chapter 17.19

MIXED USE ZONES

17.19.010 Purpose and intent.

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

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

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

1. Mixed Use Commercial Zone—(C-MU). The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.
2. Mixed Use Downtown Zone—(D-MU). The purpose and intent of the mixed use downtown zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features that complement the existing historic core of the city. (Ord. 2017-01 (part), 2017)

17.19.015 Applicability.

The requirements in this chapter shall apply to all property within the C-MU and D-MU zone districts. (Ord. 2017-01 (part), 2017)

17.19.020 Permitted uses.

Permitted uses in C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017)

17.19.030 Conditional and temporary uses.

Conditional and temporary uses in the C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017)

17.19.040 Required conditions.

- A. A site plan review permit must be obtained for any development in any C-MU and D-MU zones, subject to the requirements and procedures in Chapter 17.28.
- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations,

outdoor dining areas, nurseries, garden shops, Christmas tree sales lots, bus depots and transit stations, electric distribution substation, and recycling facilities;

C. All products produced on the site of any of the permitted uses shall be sold primarily at retail on the site where produced. (Ord. 2017-01 (part), 2017)

17.19.050 Off-street parking and loading facilities.

Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34. (Ord. 2017-01 (part), 2017)

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

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

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable. (Ord. 2017-01 (part), 2017)

17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.

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

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

4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet except where a building is located on side property);
 6. Street side on corner lot: five (5) feet (except where a building is located on property line).
- E. The provisions of Chapter 17.58 shall also be met, if applicable.
(Ord. 2024-07 § 8, 2024: Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017)

Chapter 17.26

PLANNED DEVELOPMENT

17.26.010 Purpose and intent.

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

17.26.030 Location.

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

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

17.26.040 Development standards.

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

A. Site Area.

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

5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus that may be granted by the city council

upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

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

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

D. Site Design Criteria.

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

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

F. Circulation.

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

G. Parking.

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

H. Trash Enclosures.

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

17.26.050 Application procedures.

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

A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site

plan review staff. Such pre-application review shall include, but is not limited to, the following elements:

1. Site area and location;
2. Land use relationships within and outside the proposed site;
3. Circulation and access;
4. Environmental features;
5. Open space and project amenities;
6. Available and needed public improvements and facilities.

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

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

(Ord. 2024-07 § 3 (part), 2024: Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7414)

17.26.060 Exceptions.

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

(Ord. 2024-07 § 3 (part), 2024: Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7415)

17.26.070 Amendments.

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

- A. Changes in residential density;

- B. Changes in land use relationships;
 - C. Changes in the location and/or scope of open space;
 - D. Changes in circulation patterns;
 - E. Other changes as determined by the planning commission upon request.
- (Ord. 2024-07 § 3 (part), 2024: Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7416)

17.26.080 Timing.

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

RESOLUTION NO. 2025-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2025-01: A REQUEST BY NEIL ZERLANG TO DIVIDE TWO EXISTING PARCELS WITH A TOTAL OF 13.72 ACRES INTO FOUR NEW PARCELS WITHIN THE NORTHSIDE SHOPPING CENTER IN THE C-MU (MIXED-USE COMMERCIAL) ZONE (APN: 090-270-033 AND 090-280-019).

WHEREAS, Tentative Parcel Map No. 2025-01, is a request by Neil Zerlang to divide two existing parcels with a total of 13.72 acres into four new parcels within the Northside shopping center in the C-MU (Mixed-Use Commercial) zone (APNs: 090-270-033 and 090-280-019); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on April 28, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2025-01, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-06.

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2025-06 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained are consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the proposed location, layout and parcel sizes resulting from the tentative parcel map are consistent with the policies and intent of the General Plan, Zoning Ordinance and Subdivision Ordinance.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Mixed-Use Commercial General Plan Land Use Designation.

5. That the site is physically suitable for the proposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
6. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-06. Furthermore, the design of the subdivision or the proposed improvements is not likely to either cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

BE IT FURTHER RESOLVED that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.26 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative parcel map shall be developed consistent with the comments and conditions of the Site Plan Review No. 2024-194, incorporated herein by reference.
2. That the tentative parcel map be in substantial compliance with Exhibit A.
3. That all shared access easements and maintenance agreements as applicable be recorded with the final map. The agreement shall be recorded prior to the issuance of any building permits on the Planned Commercial Development site.
4. That an approved refuse enclosure be placed on each new parcel, if one does not exist, one shall be built prior to the recordation of the final parcel map for Tentative Parcel Map No. 2025-01.
5. That all other federal, state and city laws, codes and ordinances be complied with.

RESOLUTION NO. 2025-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-03: A REQUEST BY NEIL ZERLANG TO CREATE FOUR C-MU (MIXED-USE COMMERCIAL) PARCELS THAT ARE LESS THAN THE MINIMUM FIVE-ACRE REQUIREMENT AND WITHOUT PUBLIC STREET ACCESS/FRONTAGE IN THE C-MU (MIXED USE COMMERCIAL) ZONE (APN: 090-270-033 & 090-280-019).

WHEREAS, Conditional Use Permit No. 2025-03, is a request by Neil Zerlang to create four C-MU (Mixed-Use Commercial) parcels that are less than the minimum five-acre requirement and without public street access and frontage in the C-MU (Mixed-Use Commercial) zone (APNs: 090-270-033 and 090-280-019); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on April 28, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2025-03, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-06.

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2025-06 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar commercial uses.
4. The project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-06.

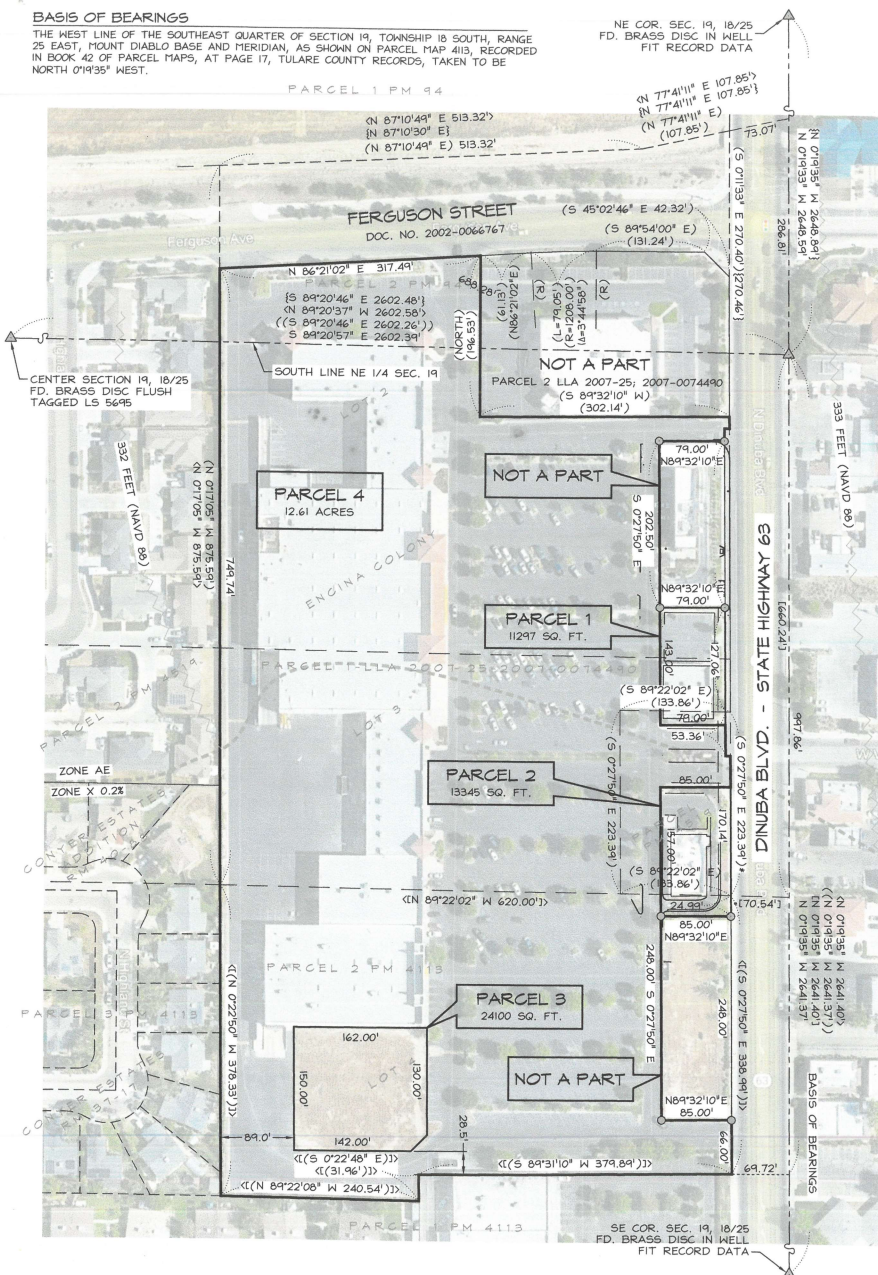
BE IT FURTHER RESOLVED that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.26 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2024-194.
2. That the development of the newly created parcel be consistent with the General Plan and Zoning Ordinance.
3. That all shared access easements and maintenance agreements as applicable be recorded with the final map. The agreement shall be recorded prior to the issuance of any building permits on the Planned Commercial Development site.
4. That an approved refuse enclosure be placed on each new parcel, if one does not exist, one shall be built prior to the recordation of the final parcel map for Tentative Parcel Map No. 2025-01.
5. That all end-users seeking to develop Parcel 3 be required to apply first to Site Plan Review and detail compliance with the Conditional Use Permit and Tentative Parcel Map.
6. That all other federal, state, and city codes, ordinances and laws be met.

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP 4113, RECORDED IN BOOK 42 OF PARCEL MAPS, AT PAGE 17, TULARE COUNTY RECORDS, TAKEN TO BE NORTH 01°43' WEST.

NE COR. SEC. 19, 18/25
FD. BRASS DISC IN WELL
FIT RECORD DATA



ASSESSOR'S PARCEL NO.:

090-270-032 & 033
090-280-018 & 019

ZONING:

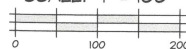
SHOPPING/OFFICE COMMERCIAL

FLOOD ZONE:

'AE' & 'X'



SCALE: 1" = 100'



SURVEYOR'S NOTES

- ▲ FOUND AND ACCEPTED MONUMENT AS NOTED
- SET 1/2" IRON PIPE TAGGED LS 5358 - FLUSH
- BOLD BORDER LINE INDICATES SUBDIVISION BOUNDARY
- () RECORD DATA PER LLA 2007-25; DOC. NO. 2007-0074490 T.C.R. AND MEASURED DATA
- * CALCULATED FROM RECORD DATA
- (R) RADIAL BEARING
- [] RECORD DATA PER PARCEL MAP 4113, RECORDED IN BOOK 42 OF PARCEL MAPS AT PAGE 17, T.C.R.
- < > RECORD DATA PER CONYER ESTATES ADDITION, RECORDED IN VOLUME 40 OF MAPS AT PAGE 86, T.C.R.
- { } RECORD DATA PER PARCEL MAP 94, RECORDED IN BOOK 1 OF PARCEL MAPS AT PAGE 94, T.C.R.
- (()) RECORD DATA PER PARCEL MAP 4519, RECORDED IN BOOK 46 OF PARCEL MAPS AT PAGE 24, T.C.R.

ALL DISTANCES AND DIMENSIONS IN FEET AND DECIMALS THEREOF

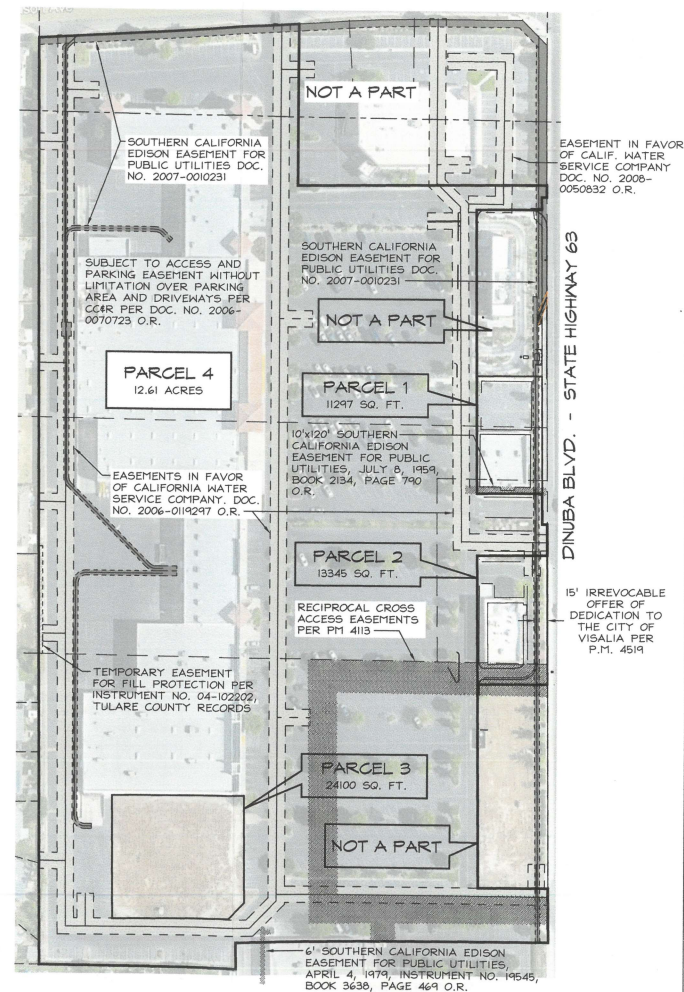
TENTATIVE PARCEL MAP

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR

2908-B WEST MAIN STREET, VISALIA, CA 93291; (559) 739-1616

PREPARED FOR: JOE GONG

3440 WEST BORDER LINKS DRIVE, VISALIA, CA 93291



EASEMENTS AFFECTING SUBJECT PROPERTY

Exhibit "B"



FW: TPM2025-001 and CUP2025-003 Dinuba Blvd. Shopping Center

From Neil Zerlang <neil.nzls@sbcglobal.net>
Date Wed 2/26/2025 11:00 AM
To Catalina Segovia <Catalina.Segovia@visalia.city>

 3 attachments (163 KB)

TPM 2025-01 & CUP 2025-03_Incomplete Letter.pdf; image001.jpg; Outlook-4d5lm1gy.png;

Please see the response from my client below.

For clarification, proposed Parcels 1 and 2 are existing, developed sites which are under the existing special use permit. No changes are proposed.

Parcel 3 is an existing vacant building pad. This is proposed to be on a separate parcel for marketing purposes. It is not being developed at this time. There is no plan for this parcel at this time.

Parcel 4 is the existing parent-common area parcel. It falls und the existing special use permit.

Please feel free to contact me if I can provide any additional information. Regards, NZ

Neil Zerlang - Land Surveyor, Inc.
2908-B West Main Street
Visalia, CA 93291

Phone: (559) 739-1616

Fax: (559) 739-1610

www.NZLSinc.com



From: Tom Gong [mailto:Tom@gongcofoods.com]
Sent: Wednesday, February 26, 2025 10:17 AM
To: Neil Zerlang <neil.nzls@sbcglobal.net>
Cc: Joe Gong <Joe.gong@gongcofoods.com>
Subject: Fwd: TPM2025-001 and CUP2025-003 Dinuba Blvd. Shopping Center

Caution: This message originated from an external sender

Neil,

The one Parcel next to Wendy's is in escrow. Since we are reparcelling our thought was to reparcel the rest of the center incase we decide to sell at a later time.

Please let me know if you have any further questions.

Thank you,

Tom Gong

From: Joe Gong <joe.gong@gongcofoods.com>
To: Gong Tommy <Tom@gongcofoods.com>
Date: Tue, 25 Feb 2025 15:06:32 -0800
Subject: Fwd: TPM2025-001 and CUP2025-003 Dinuba Blvd. Shopping Center

Tom, you want to respond to this email?

Thank you,

Joe Gong
Food 4 Less
2121 N. Dinuba Blvd., Suite J
Visalia, Ca. 93291
Phone 559-7340134

Begin forwarded message:

From: Neil Zerlang <neil.nzls@sbcglobal.net>
Date: February 25, 2025 at 2:23:31 PM PST
To: Joe Gong <joe.gong@gongcofoods.com>
Subject: FW: TPM2025-001 and CUP2025-003 Dinuba Blvd. Shopping Center

Caution: This message originated from an external sender

Joe-

Please refer to the attached. The City has requested an Operational Statement as to what your plan is for the new parcels.

Please respond as is appropriate.

If you would like , you can provide it to me and I will make sure it gets to the right place at the City.

Thank you. NZ

Neil Zerlang - Land Surveyor, Inc.

2908-B West Main Street
Visalia, CA 93291

Phone: (559) 739-1616

Fax: (559) 739-1610

www.NZLSinc.com

Exhibit "C"

NORTHSIDE SHOPPING CENTER CONDITIONAL USE PERMIT

BEING A PORTION OF LOTS 2 AND 3 OF ENCINA COLONY PER MAP RECORDED IN VOL. 8 OF MAPS AT PG. 33, T.C.R., AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, T. 18 S., R. 25 E., M.D.B.M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

SEPTEMBER 2006

SUBMITTER:

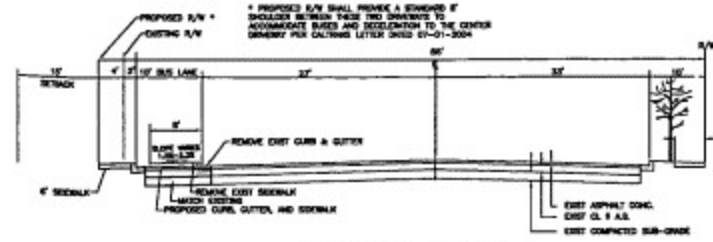
FARMWAY PROPERTIES
1845 N. DINUBA BLVD.
VISALIA, CA 93281

ENTITLEMENTS:

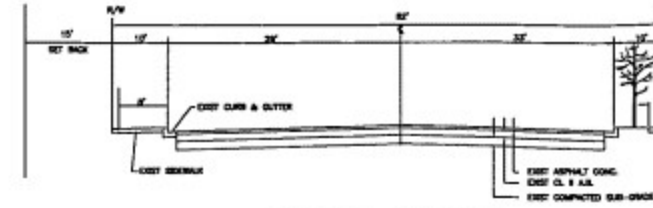


Quad Knopf

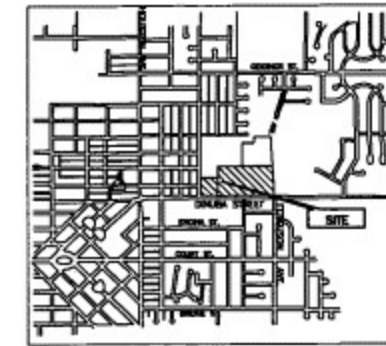
800 W. CYPRUS AVE.
P.O. BOX 889
VISALIA, CA 93281
TEL: 805 738-0440
FAX: 805 738-7001
WEBSITE: www.quadknopf.com



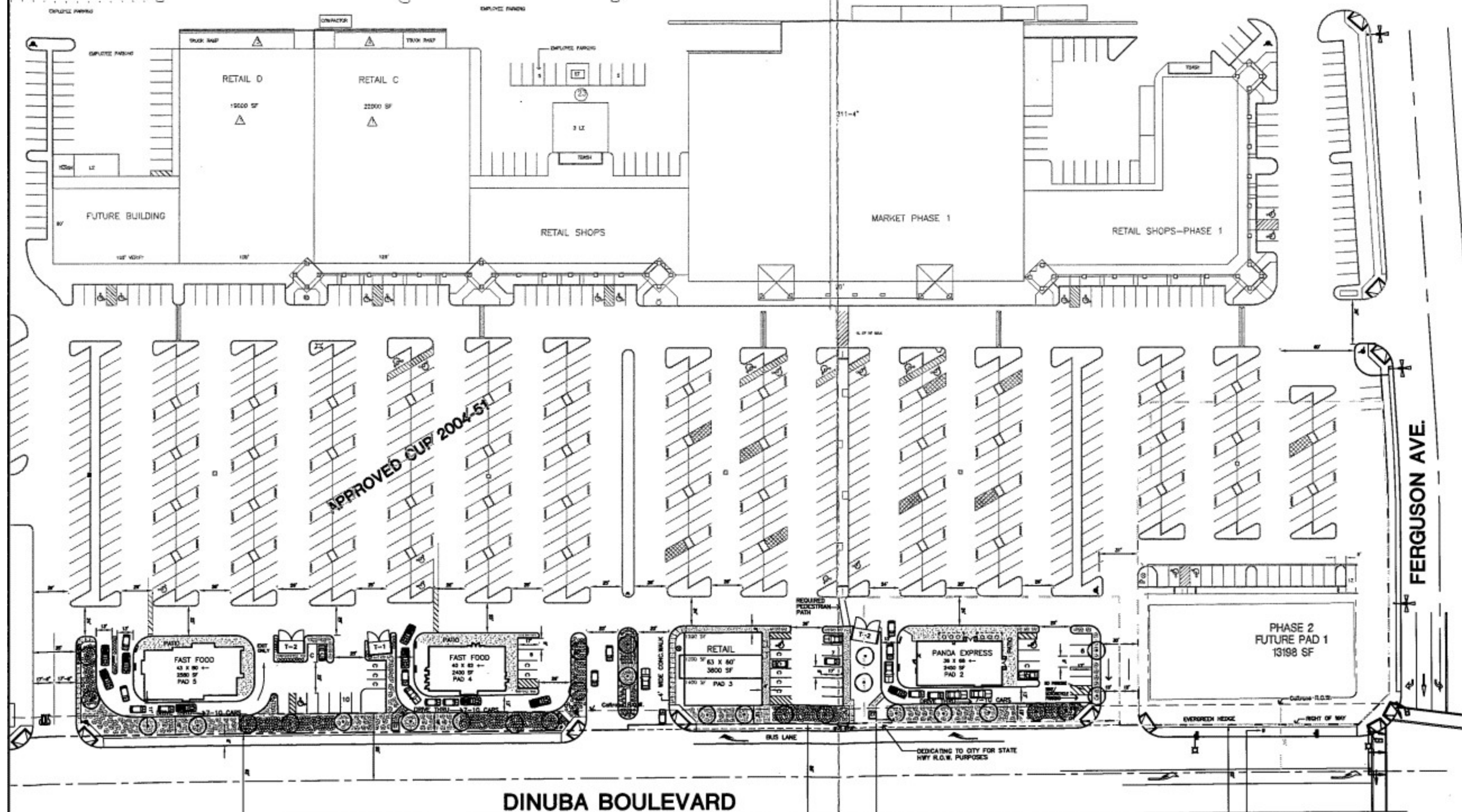
DINUBA BLVD. SECTION A-A
LOOKING NORTH



DINUBA BLVD. SECTION B-B
LOOKING NORTH



VICINITY MAP



SITE DATA:

A.P.N.	090-270-030, 031 090-280-003, 005
GROSS SITE AREA	18.43 ACRES
EXISTING ZONING	COMMERCIAL
PROPOSED ZONING	COMMERCIAL
EXISTING USE:	EXISTING RETAIL/VACANT
PROPOSED USE:	SERVICE/COMMERCIAL
SEWER:	CITY OF VISALIA
WATER:	CAL WATER
ELECTRICITY:	SOUTHERN CALIF. EDISON
TELEPHONE:	SBC
REFUSE:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIF GAS CO.
FLOOD ZONE:	X

SITE INFORMATION

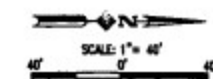
A.P.N.	090-27-31-32, 090-09-48-50, 51 (E 1/3)
TOTAL PARCEL AREA	18.04 AC.
EXISTING USE	EXISTING RETAIL / VACANT
PROPOSED USE	RETAIL / COMMERCIAL
WATER	CAL WATER
SEWER	CITY OF VISALIA
FUTURE RETAIL BLDG. AREA	52,813 S.F.
SUPERMARKET AREA	57,000 S.F.
FUTURE PAD AREA	53,423 S.F.
PROPOSED TOTAL BLDG. AREA	163,236 S.F.

PAD SQUARE FOOTAGE COMPARISON:

PADS	APPROVED C.U.P. 2004-51	PROPOSED C.U.P.
PAD 2	4,800 SF	2,854 SF
PAD 3	4,824 SF	3,800 SF
PAD 4	5,500 SF	2,400 SF
PAD 5	5,100 SF	2,580 SF

PARKING COMPARISON:

PARKING SPACES	APPROVED C.U.P. 2004-51	PROPOSED C.U.P.
REGULAR	844	648
COMPACT	63	104
H.C.	28	25
TOTAL	783 SPACES	780 SPACES
SPACES/SF	1/213 SF	1/208 SF





October 31, 2024

Site Plan Review No. 2024-194:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **September 4, 2024**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE September 4, 2024
SITE PLAN NO. 2024-194
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

☐ Planning

☐ Engineering prior to resubmittal plans for Site Plan Review.

☐ Solid Waste

☐ Parks and Recreation

☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

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

☐ Submit plans for a building permit between the hours of 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.

☒ Your plans must be reviewed by:

☐ CITY COUNCIL

☐ REDEVELOPMENT

☒ PLANNING COMMISSION

☐ PARK/RECREATION

☒ TPM / CUP

☐ HISTORIC PRESERVATION

☐ OTHER:

☐ ADDITIONAL COMMENTS:

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

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, (559) 713-4003

Date: September 4, 2024

SITE PLAN NO: 2024-194
PROJECT TITLE: Parcel Map
DESCRIPTION: Creating additional parcels within permitted shopping center
APPLICANT: Joe Gong
ADDRESS: 5410 W. Cypress Avenue, Unit 103
APN: 090-270-032 & 090-270-033
ZONING: C-MU (MIXED USE COMMERCIAL)
GENERAL PLAN: COMMERICAL MIXED USE

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Tentative Parcel Map (TPM)
- Conditional Use Permit (CUP)

PROJECT SPECIFIC INFORMATION: January 24, 2024

1. The request is supported but will require the applicant to submit tentative parcel map and conditional use permit entitlements to the Planning Division.
2. Comply with the requirements of all other reviewers.
3. Other information as needed.

NOTES

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.

Applicable Sections of the Visalia Municipal Code to review:

17.19. Mixed Use Zones

17.34 Off-street parking and loading facilities

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

Signature: 

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

☐ Edelma Gonzalez 713-4364
☒ Sarah MacLennan 713-4271
☐ Luqman Ragabi 713-4362

ITEM NO: 5 DATE: SEPTEMBER 4, 2024

SITE PLAN NO.: 24-194
PROJECT TITLE: PARCEL MAP
DESCRIPTION: CREATING ADDITIONAL PARCELS WITHIN
PERMITTED SHOPPING CENTER
APPLICANT: JOE GONG
PROP. OWNER: FAIRWAY PROPERTIES NORTHSIDE LLC
LOCATION: SOUTHWEST CORNER OF FERGUSON AND
MOONEY
APN: 090-270-032, 33 AND 090-280-019

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. Development will incur impact fees due at time of final map and building permits.**
- 2. Show any existing shared access easements and provide additional shared access easement to access new parcel.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-194**

Date: **09/04/2024**

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

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

(Fee Schedule Date: **08/17/2024**)

(Project type for fee rates: **(PARCEL MAP)**)

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

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

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

City Reimbursement:

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



Sarah MacLennan

City of Visalia
Building: Site Plan
Review Comments

SPR 24194
PARCEL MAP
090-270-032

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

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

Additional comments: _____

VAL GARCIA
Signature

9/4/24

**Site Plan Comments**

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	September 4, 2024
Item #	5
Site Plan #	24194
APN:	090270032, 33, 090280019

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.
- **Special comments:** Appropriate easements for all fire protection needs (hydrants, fire services, FDC's) and access required prior to lot split.

Corbin Reed
Fire Marshal



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

Date: 09/04/24
Item: 5
Site Plan: SPR24194
Name: Robert Avalos

Site Plan Review Comments

- ☒ No Comment at this time.
- ☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- ☐ Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- ☐ Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- ☐ Not enough information provided. Please provide additional information pertaining to:
 - ☐ Territorial Reinforcement: Define property lines (private/public space).
 - ☐ Access Controlled/ Restricted etc.
 - ☐ lighting Concerns:
 - ☐ Traffic Concerns:
 - ☐ Surveillance Issues:
 - ☐ Line of Sight Issues:
 - ☐ Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 4, 2024

ITEM NO: 5 Added to Agenda MEETING TIME: 10:00
SITE PLAN NO: [SPR24194](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Parcel Map
DESCRIPTION: Creating additional parcels within permitted shopping center
APPLICANT: Joe Gong - Applicant
APN: 090-270-032&33, 090-280-

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

- ☒ No Comments
- ☐ See Previous Site Plan Comments
- ☐ Install Street Light(s) per City Standards at time of development.
- ☐ Install Street Name Blades at Locations at time of development.
- ☐ Install Stop Signs at **local road intersection with collector/arterial** Locations.
- ☐ Construct parking per City Standards PK-1 through PK-4 at time of development.
- ☐ Construct drive approach per City Standards at time of development.
- ☐ Traffic Impact Analysis required (CUP)
 - ☐ Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

Leslie Blair

- ☐ Additional traffic information required (Non Discretionary)
 - ☐ Trip Generation - Provide documentation as to concurrence with General Plan.
 - ☐ Site Specific - Evaluate access points and provide documentation of conformance with COV standards.
If noncomplying, provide explanation.
 - ☐ Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

•

Leslie Blair

Leslie Blair

Susan Currier

From: Jennifer Flores
Sent: Tuesday, September 3, 2024 9:53 AM
To: Susan Currier
Cc: Josh Dan
Subject: Site Plan review 09.04.24 Wastewater Comments
Attachments: 09.04.24 SPR24177-1 BLANKENSHIP.pdf

Hello,

Below are my comments for this week's site plan review.

SPR24032-1-1-1 : No Comments

SPR24119-1-1: No Comments

SPR24014-1 : No Comments

SPR24177-1: Housing Subdivision – since subdivision will be using COV sewer and storm drains an Housing residential wastewater questionnaire is requested to be filled out

SPR24194- No Comments

SPR24195- No Comments

SPR24196- No Comments

SPR24198 – No Comments

SPR24199- No Comments

Please let me know if you have any questions.

Sincerely,

Jennifer Flores

Pretreatment Coordinator
City of Visalia, Waste Water Reclamation
7579 Ave 288, Visalia CA
Office phone- (559)713-4463
Work cell- (559) 972-9269



CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 Tel: (559) 624-1600

Site Plan Review Comments From:

California Water Service
Scott McNamara, Superintendent
216 N Valley Oaks Dr.
Visalia, CA 93292
559-624-1622
smcnamara@calwater.com

Date: 09/04/2024
Item #: 5
Site Plan #: 24-194
Project: Parcel Map
Description: Creating Parcels
Applicant: Joe Gong
APN: 090-270-032
Address: SWC of Ferguson and State Route 63

The following comments are applicable when checked:

- ☐ No New Comments
☒ No Show

☒ **Water Mains**

Comments:

- ☒ - Water main fronting your project
☐ - No existing water main fronting this project

☒ **Water Services**

Comments:

- ☒ - Existing service(s) at this location.
 ☒ - Domestic/Commercial
 ☒ - Irrigation
 ☒ - Fire Protection

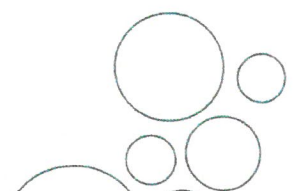
The following will be paid for by the property owner/developer:

- Any additional services for the project.
 - Relocation of any existing service that is to land within a new drive approach.
 - Existing service(s) that are not utilized may need to be abandoned.
 - If the existing service(s) is not sufficient in size to meet the customer's demand:
 - Installation of the correct size service.
 - Abandonment of the insufficient size service.
- ☐ - Service(s) will need to be installed for this project.

☒ **Fire Hydrants**

Comments:

- Fire hydrants will be installed per the Visalia Fire Departments requirements.
- If new fire hydrants are required for your project off an existing water main:
 - Cal Water will utilize our own contractor (West Valley) for the installation.
 - This work is to be paid for by the property owner/developer.





CALIFORNIA WATER SERVICE

☒ **Backflow Requirements**

Comments:

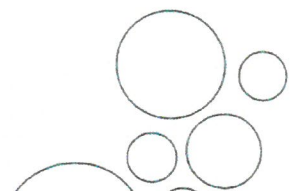
A backflow is required if any parcel meets any of the following parameters:

- Designated as multi-family
- Commercial building
- Has multiple dwellings (residential or commercial)
- Has multiple services
- Any combination of the following:
 - Domestic/Commercial
 - Irrigation
 - Fire Protection

Please contact Cross Connection Control Specialist Juan Cisneros at 559-624-1670 or visaliabackflow@calwater.com for a backflow install packet.

Additional Comments:

- ☒ If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Mike Andrada at 559-624-1689 or mandrada@calwater.com to receive your new business packet to start your project with Cal Water.
- ☐ Cal Water may work with the developer to purchase a piece of property for a future tank site and/or a new source of water.
- ☒ If Cal Water infrastructure is to be installed on private property, a dedicated easement will be required for our infrastructure.
- ☒ If you need to request existing utility information, please contact Construction Superintendent Scott McNamara at smcnamara@calwater.com for the information and requirements needed to obtain this information.
- ☒ If a fire flow is needed for your project, please contact Distribution Superintendent Alex Cardoso at 559-624-1661 or lcardoso@calwater.com for information and requirements.
- ☒ If you need a construction meter for your project, please call our Operations Center at 559-624-1650.
- ☒ If you need to sign up for an existing service, please call 559-624-1600.



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

24194

September 4, 2024

- ☐ No comments.
- ☒ See comments below
- ☐ Revisions required prior to submitting final plans. See comments below.
- ☐ Resubmittal required. See comments below.
- ☒ Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ☐ ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
- ☒ Customer must provide combination or keys for access to locked gates/bins
- ☐ Type of refuse service not indicated.
- ☐ Location of bin enclosure not acceptable. See comments below.
- ☐ Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
- ☐ Inadequate number of bins to provide sufficient service. See comments below.
- ☐ Drive approach too narrow for refuse trucks access. See comments below.
- ☐ Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- ☒ Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- ☐ Bin enclosure gates are required
- ☐ Hammerhead turnaround must be built per city standards.
- ☐ Cul - de - sac must be built per city standards.
- ☐ Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- ☐ Area in front of refuse enclosure must be marked off indicating no parking
- ☐ Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- ☐ Customer will be required to roll container out to curb for service.
- ☐ Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- ☐ Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- ☒ City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

Customer to identify placement of a city standard single (R1/R2) and a city standard (R3/R4) double enclosure assigned to each of the proposed parcels. Some sites have an existing city standard double enclosure but must identify placement a single bin enclosure set up for STAB load collections. Enclosure gates must swing 180 degrees, clearing all curbing, and include Cane bolts to secure them when opened. Customer to complete a City of Visalia "Concrete/Driveway Release of Liability Waiver Agreement".

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

Nathan Garza, Solid Waste, 559-713-4532

Susan Currier

From: Rajput, Rosy@DOT <Rosy.Rajput@dot.ca.gov>
Sent: Thursday, September 5, 2024 10:52 AM
To: Susan Currier; Josh Dan
Cc: Padilla, Dave@DOT; Deel, David@DOT; lorena.mendibles@dot.ca.gov
Subject: Response from D6 Caltrans : SITE PLAN REVIEW for 09-04-2024

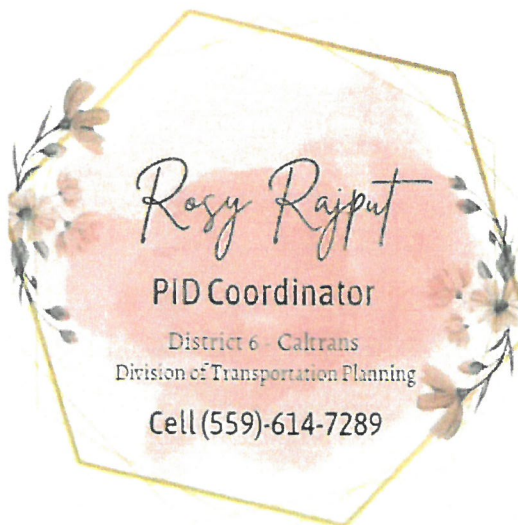
Hi Josh and Susan,

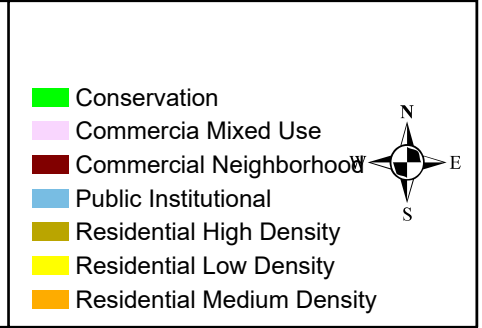
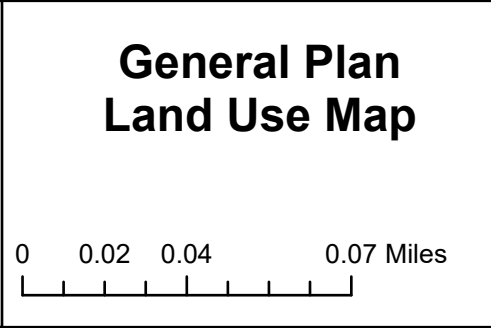
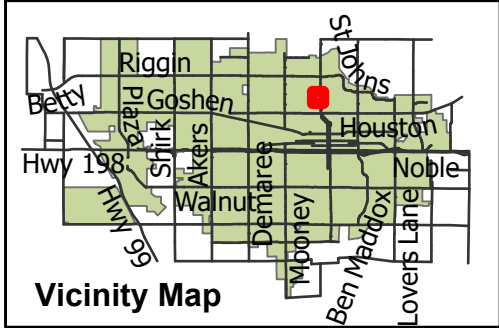
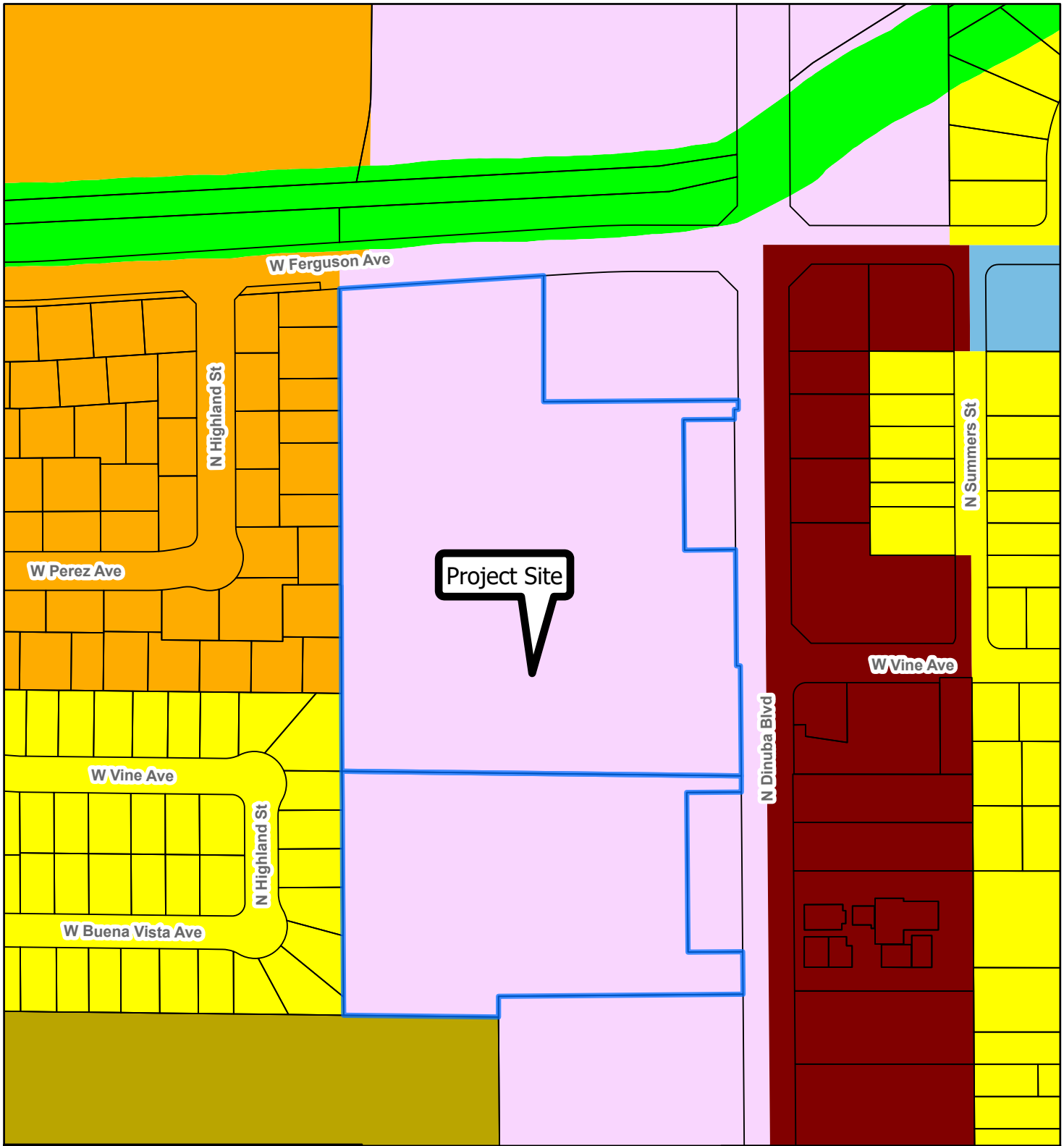
This email summarizes Caltrans response to the following site plans:

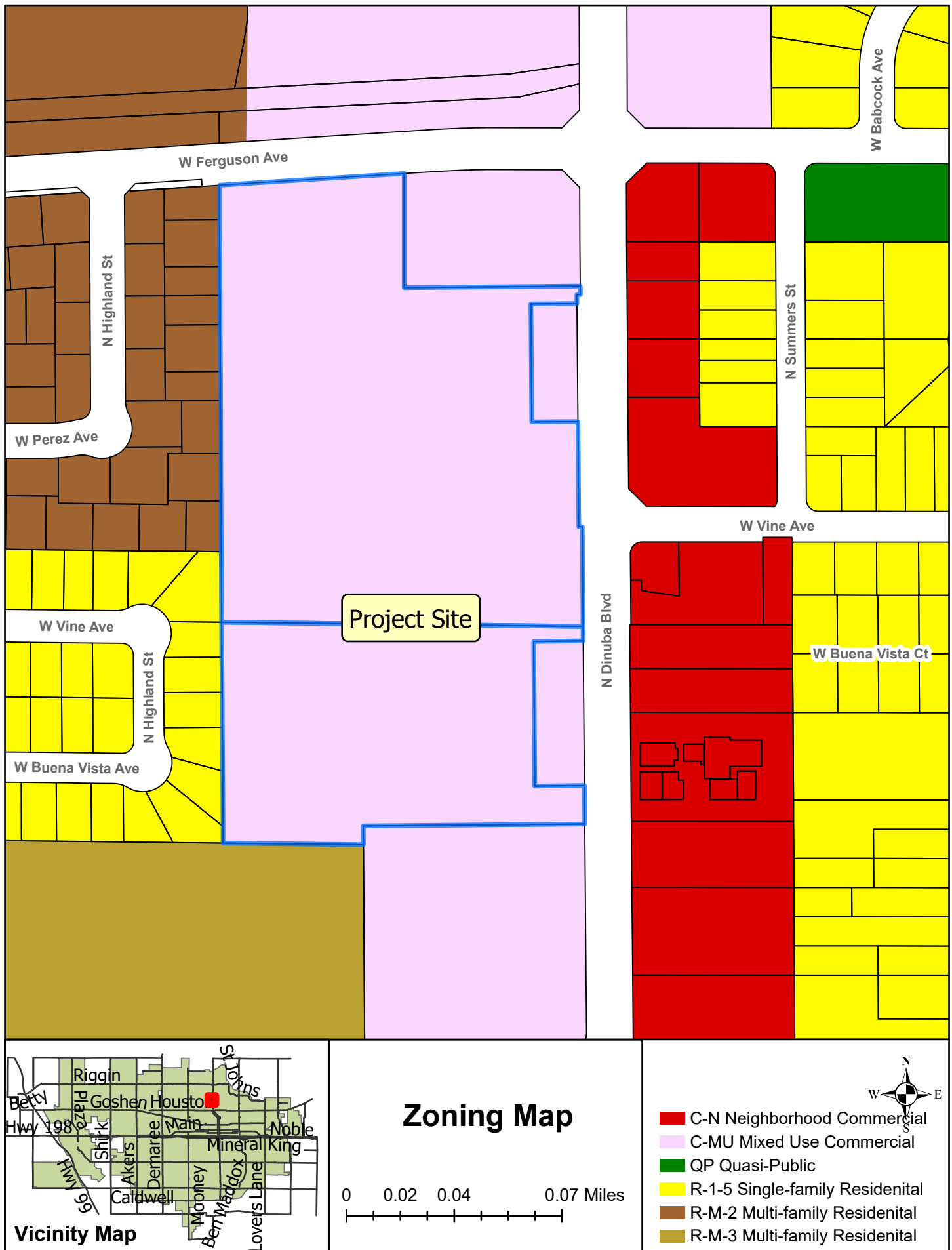
- **SPR24032-1-1-1 –David Parcel Map:** No comment
- **SPR24119-1-1 – Orchard Walk West - Phase 3:** Caltrans comments still apply from the previous letter provided on July 1st, 2024 (Please see the attached letter)
- **SPR24014-1 – FreshFill:** Routed for comments
- **SPR24177-1 – Blankenship:** No comment
- **SPR24194 – Parcel Map:** No comment for now. We would like to request to inform Caltrans of any future developments on Parcel 3. Any proposed plans or changes will need to be reviewed and routed accordingly.
- **SPR24195 – Parking Lot - Mercado Sol Del Valle:** No comment
- **SPR24196 – Zen Massage Therapy:** No comment
- **SPR24198 – Sakura Spa:** No comment
- **SPR24199 – Pickleball Court Development:** No comment

If you have any questions, please feel free to reach out to me.

Thank you,





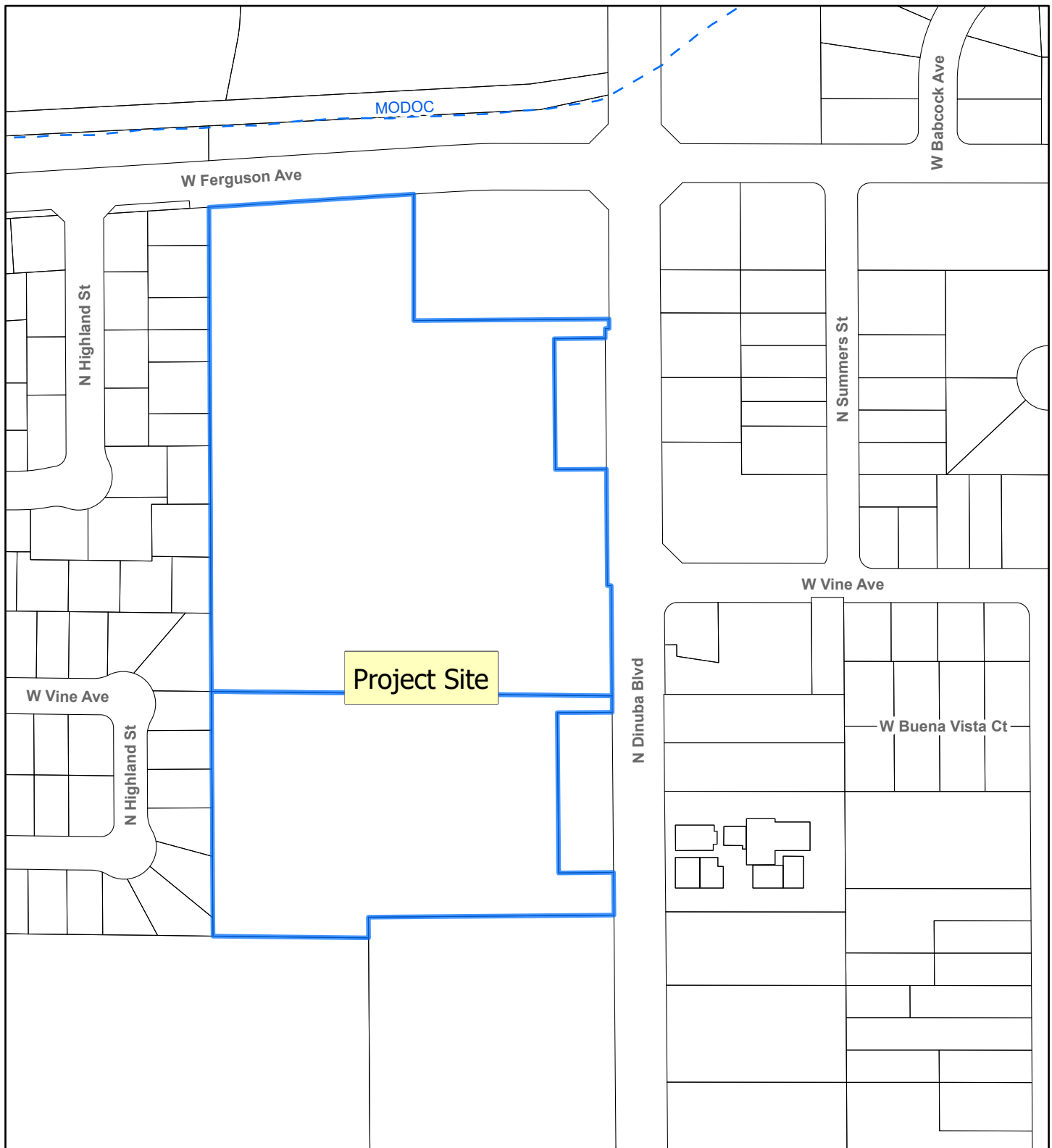




Aerial Map

0 0.02 0.04 0.09 Miles





Location Map



0 100 200 400 Feet





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 28, 2025

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone No.: (559) 713-4443
E-mail: cristobal.carrillo@visalia.city

SUBJECT: Conditional Use Permit No. 2025-07: A request by Family F.O.C.U.S. to amend Conditional Use Permit No. 1990-38, to establish a licensed daycare facility for 73 children within an existing church, located in the R-1-5 (Single Family Residential, 5,000 square foot minimum lot size) Zone. The project site is located at 5200 West Caldwell Avenue, on the northeast corner of West Caldwell Avenue and South Akers Street (APN: 119-060-072).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-07 based upon the findings and conditions in Resolution No. 2025-16. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2025-07 based on the findings and conditions in Resolution No. 2025-16.

PROJECT DESCRIPTION

The applicant requests approval to amend Conditional Use Permit No. 1990-38 to permit the establishment of a second licensed daycare facility serving 73 students, ages two through five, within the existing Visalia United Methodist Church complex. The church complex was approved in 1991 to establish a sanctuary and ancillary structures, including a "Education/Administration/Family Services" building for use as a school. Only the sanctuary and school building have been developed at this time. Though the church has been operational since the 1990's, the school use was not activated until occupation of the school building by Stepping Stones Preschool in 2007 (per Business License records). The CUP amendment submitted for consideration is required to permit the establishment of a second daycare/school use on the church premises.

Per the site plan and floor plans provided in Exhibits "A" and "B", the proposed daycare will occupy nine rooms serving 73 children, and a kitchen area within the school building, sharing space with the existing Stepping Stones Preschool, which occupies 7 rooms serving 60 students in total. Additional offices within the building will be used by the Visalia United Methodist Church for administrative purposes. The sanctuary building will be employed solely by the Visalia United Methodist Church for worship and related services.

Per the site plan, the daycare will make use of the existing 284 stall parking field, providing access to drivers primarily from South Akers Street. The children's pick up/drop off area will be located west of the education building. The existing open space south of the education building will be employed as a playground area and will be enclosed with six foot tall wrought iron fencing.

Per the operational statement in Exhibit “D”, the daycare will have a staff of 18 employees and will be licensed to operate 6:00 A.M. to 6:00 P.M. Monday through Friday. Classroom ratios will be between 4 to 8 children per staff member. Per the hours of operation table in Exhibit “D”, Family F.O.C.U.S. activity is not expected to conflict with both Stepping Stones or Visalia United Methodist Church operations. During daytime weekday hours, the church will be used primarily for administrative purposes, while Stepping Stones only operates part time, from 8:30 A.M. to 1:30 P.M, Monday through Friday. Hours of operation for all uses onsite are provided in the tables below and in Exhibit “D”.

Visalia United Methodist Church Office Hours Monday 9:00am-4:00pm Tuesday 9:00am-4:00pm Wednesday 9:00am-4:00pm Thursday 9:00am-4:00pm Friday 9:00am-12:00pm Saturday CLOSED Sunday Service Hours Sunday 9:00am-10:30am, 11:00 am-12:30pm	Family F.O.C.U.S. Caldwell Preschool Monday – Friday 7:30am – 5:30 pm	Stepping Stones Preschool Monday 8:30am – 1:30pm Tuesday 8:30am – 11:30am Wednesday 8:30am – 1:30pm Thursday 8:30am – 11:30am Friday 8:30am – 1:30pm
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BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density
Zoning:	R-1-5 (Single Family Residential, 5,000 square foot minimum site area)
Surrounding Zoning and Land Use	North: R-1-5 / Westport Village residential subdivision/mobile home park, Lisendra Heights residential subdivision. South: QP (Quasi-Public) / Saint Charles Borromeo Catholic Church East: R-1-5 / Westwind residential subdivision West: AE-20 (Exclusive Agriculture, 20 acre minimum, Tulare County jurisdiction), R-1-20 (Single Family Residential, 20,000 square foot minimum site area), R-1-5 / single family residences, Turnberry Place residential subdivision.
Environmental Review:	Categorical Exemption No. 2025-11
Site Plan	2024-242

RELATED PROJECTS

A request by Visalia United Methodist Church to establish a new church complex and school facility via the following:

Change of Zone No. 1991-03: A request by Visalia United Methodist Church to change the zoning of an approximately two-acre site from R-1-6 (Single Family Residential, 6,000 square foot minimum site area) to R-M-2 (Multi-Family Residential), on the northern portion of the project site located at the northeast corner of West Caldwell Avenue and South Akers

Street. The project was approved by the Visalia Planning Commission on May 28, 1991, and Visalia City Council on June 3, 1991.

Conditional Use Permit No. 1990-38: A request by Visalia United Methodist Church to establish a new church complex and school facilities on a property located at the northeast corner of West Caldwell Avenue and South Akers Street. The project was approved by the Visalia Planning Commission on May 28, 1991, and the Visalia City Council on June 3, 1991.

Variance No. 1991-04: A request by Visalia United Methodist Church for a variance to the 30-foot building height limitation of the R-1-6 Zone, to a height of 46 feet. The project was approved by the Visalia Planning Commission on May 28, 1991.

Conditional Use Permit No. 2001-28: A request by Visalia United Methodist Church to amend Conditional Use Permit No. 1990-38, to allow a recreation area with horseshoe pits, volleyball area, and covered tables, located at 5200 West Caldwell Avenue. The project was approved by the Visalia Planning Commission on August 27, 2001.

Conditional Use Permit No. 2016-29: A request by Visalia United Methodist Church, to replace an existing freestanding sign with a new sign having changeable electronic sign copy, in the R-1-6 Zone. The site is located at 5200 West Caldwell Avenue. The project was approved by the Visalia Planning Commission on December 12, 2016.

PROJECT EVALUATION

Land Use Compatibility

Churches and daycare facilities serving more than 14 children are identified as conditionally permitted uses in several of Visalia's zoning classifications, including the R-1-5 Zone. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses.

A mixture of residential and quasi-public church uses are currently located within the vicinity of the project site. The proposed use is not expected to produce noise or lighting impacts that would negatively affect adjacent areas. In fact, the closest residential structure is located no less than 280 feet from the school/daycare building, with landscaping and/or buildings located in between. Parking needs for the use will be satisfied by the existing 284 stall parking field. Hours of operation also prevent conflicts with the Stepping Stones Preschool and church operations. Given the above, staff concludes that the proposed use will be compatible with the project site and surrounding area.

Access and Circulation

Adequate access to the project site and parking field will be provided via two existing driveways off South Akers Street. A third access will also be available from West Caldwell Avenue to the south. The existing parking field is designed to provide sufficient area for maneuvering vehicles through the parking lot. The pick up/drop off area is placed in such a way as to allow parents to park and walk students to the daycare, without having to traverse parking lot drive aisles. An existing roundabout at the southern end of the western parking field will be marked so as to prohibit parking, removing an obstacle to circulation.

Hours of operation for all the uses onsite will also prevent circulation conflicts. Per the hours of operation table in Exhibit "D", morning drop off hours for Family F.O.C.U.S. begin at an earlier time than Stepping Stones (7:30 A.M. versus 8:30 A.M.). Stepping Stones also conducts end of the day pick ups at 1:30 P.M., which will not conflict with the later Family F.O.C.U.S. pick up times of 2:30 P.M. to 5:30 P.M. Daily church operations consist of administrative uses with

minimal employees. Worship services, the largest use to occur onsite, occur on Sundays when both school/daycare uses will be closed. As such, the parking lot would remain largely vacant during times when students will be dropped off and picked up, further reducing potential circulation concerns.

Parking

The Zoning Ordinance requires kindergarten, nursery schools, and similar uses to provide one parking space for each employee plus one parking space for each ten children. If both Family F.O.C.U.S. and Stepping Stones were to operate at full capacity, the use would require 49 stalls. The entire church parking field contains 284 parking stalls per site plans provided, the vast majority of which will be available since the school/daycares will primarily operate when the church is not in use. As such, no additional parking is required.

The applicant has noted that additional church events such as weddings and memorials may occur during the operating hours of the school/daycare uses. However, such events are expected to be rare and will not produce the capacity of regular worship services that occur on Sundays. As such, will is still expected to be sufficient to serve all uses whenever such events occur.

Environmental Review

The proposal will make use of spaces within the existing Visalia United Methodist Church complex. No physical changes are proposed to the project site other than the addition of wrought iron fencing to enclose an outdoor children's play area. As such, the requested action is considered Categorically Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-11).

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed project is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-11).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2024-242.
2. That the site shall be developed and use operated in substantial compliance with the Site Plan in Exhibit "A", Floor Plans in Exhibit "B", Building Elevations in Exhibit "C", and Operational Statement in Exhibit "D".
3. That substantial changes to the site plan, floor plan, operational plan, and/or an intensification of the use, may require evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
4. That the project shall be developed and operated in compliance with all requirements and conditions of the Conditional Use Permit No. 1990-38, unless superseded by the conditions of Conditional Use Permit No. 2025-07.
5. That any project signage shall comply with all requirements of Visalia Municipal Code Section 17.48 (Signs).
6. That all other federal, state and city codes, ordinances and laws shall be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2025-16
- Exhibit "A" – Site Plans
- Exhibit "B" – Floor Plans
- Exhibit "C" – Existing Site Pictures/Building Elevations
- Exhibit "D" – Operational Statements
- Exhibit "E" – Conditional Use Permit No. 1990-38 Site Plan
- Categorical Exemption No. 2025-11
- Site Plan Review No. 2024-242
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

VISALIA MUNICIPAL CODE

Chapter 17.12

R-1 Single Family Residential Zone

17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-1 zone districts.

17.12.020 Permitted uses.

In the R-1 single-family residential zones, the following uses shall be permitted by right:

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070.
- N. Transitional or supportive housing for six (6) or fewer resident/clients.
- O. In the R-1-20 zone only, the breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic noncommercial scale, provided that there shall not be less than one thousand (1,000) square feet of site area for each fowl or animal and provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, closer than twenty-five (25) feet to any dwelling on the site, or closer than fifty (50) feet to any other dwelling;

P. In the R-1-20 zone only, the raising of livestock, except pigs of any kind, subject to the exception of not more than two cows, two horses, four sheep or four goats for each site, shall be permitted; provided, that there be no limitation on the number of livestock permitted on a site with an area of ten acres or more and provided that no stable be located closer than fifty (50) feet to any dwelling on the site or closer than one hundred (100) feet to any other dwelling;

17.12.030 Accessory uses.

In the R-1 single-family residential zone, the following accessory uses shall be permitted, subject to specified provisions:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.12.100(B).
- C. Cottage Food Operations subject to the provisions of Health and Safety Code 113758 and Section 17.32.035.

17.12.040 Conditional uses.

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Planned development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;
- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. [Reserved.] M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner.

S. Transitional or supportive housing for seven (7) or more resident/clients.

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

17.12.060 One dwelling unit per site.

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J).

17.12.070 Replacement and expansion of legally existing multiple family units.

In accordance with Sections 17.12.020 legally existing multiple family units may be expanded or replaced if destroyed by fire or other disaster subject to the following criteria:

A. A site plan review permit as provided in Chapter 17.28 is required for all expansions or replacements.

B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.28.050.

C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.

D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.

E. The number of multiple family units on the site shall not be increased.

F. All rights established under Sections 17.12.020 and 17.12.070 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable) unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a site plan review permit does not constitute compliance with this requirement.

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
-------------	---------------------------

R-1-5 Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.

R-1-12.5 Thirty (30) feet

R-1-20 Thirty-five (35) feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

17.12.090 Side yards.

A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.

C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.

D. On corner lots, all front-loading garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.

F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

17.12.100 Rear yard.

In the R-1 single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.

B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

17.12.110 Height of structures.

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

17.12.120 Off-street parking.

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34.

17.12.130 Fences, walls and hedges.

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

17.12.135 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.12.050, lots in the R-1-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. The Planning Commission finds that the development's overall density is consistent with the General Plan.

2. The maximum number of lots less than 5,000 square feet that may be approved by a tentative subdivision map shall be fifty (50) percent or less of the total lots.

3. Streets shall be constructed to public street standards.

4. Each subdivision with at least 15 lots that are less than 5,000 square feet in size shall make available to buyers at least three (3) different small lot floor plans with at least four (4) available elevation designs for each floor plan to construct on those lots.

5. The primary frontage of the dwelling unit shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

6. The primary frontage of the dwelling unit shall include the primary entrance and at least one window.

7. Required covered parking spaces shall be in garages. Carports are prohibited.

8. The width of the garage shall not be greater than fifty (50) percent of the width of the dwelling unit.

9. The garage shall not extend beyond the front building facade (living area.)

10. All dwelling units shall include a covered front porch at least four (4) feet deep and six (6) feet wide or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the dwelling unit or a wall or fence between three (3) and four (4) feet high with a pedestrian gate or entryway.

11. The building official shall not approve a building permit for a new dwelling unit on a lot with a lot area less than 5,000 square feet until the city planner, or designee, has determined that the standards identified in this section are met.

12. The subdivision shall provide a common, usable open space area of a minimum 3,000 square feet or two hundred fifty (250) square feet per lot under 5,000 square feet, whichever is greater. The area shall be landscaped and maintained with funding from either a homeowner's association or a landscape and lighting act district.

B. Notwithstanding this Chapter, lots with less than five thousand (5,000) square feet shall have the following minimum dimensions and building setback areas, unless they were approved with a planned development permit:

1. The minimum lot depth shall be seventy (70) feet.
2. The minimum lot width shall be forty-six (46) feet for interior lots and fifty-one (51) feet for corner lots.
3. The minimum front building setback area shall be twelve (12) feet for livable space and twenty (20) feet for garages.
4. The minimum rear yard building setback area shall be fifteen (15) feet.
5. The minimum interior side yard building setback area shall be five (5) feet.
6. The minimum corner side yard building setback area shall be ten (10) feet.
7. The maximum building height shall be thirty-five (35) feet.
8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots less having a lot area of 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned development permit process per Chapter 17.26. (Ord. 2017-01 (part), 2017)

Chapter 17.38 Conditional Use Permits

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
 1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;

6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
7. Signing for temporary uses shall be subject to the approval of the city planner.
8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2025-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-07, A REQUEST BY FAMILY F.O.C.U.S. TO AMEND CONDITIONAL USE PERMIT NO. 1990-38, TO ESTABLISH A LICENSED DAYCARE FACILITY FOR 73 CHILDREN WITHIN AN EXISTING CHURCH, LOCATED IN THE R-1-5 (SINGLE FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED AT 5200 WEST CALDWELL AVENUE, ON THE NORTHEAST CORNER OF WEST CALDWELL AVENUE AND SOUTH AKERS STREET (APN: 119-060-072).

WHEREAS, Conditional Use Permit No. 2025-07, is a request by Family F.O.C.U.S. to amend Conditional Use Permit No. 1990-38, to establish a licensed daycare facility for 73 children within an existing church, located in the R-1-5 (Single Family Residential, 5,000 square foot minimum lot size) Zone. The project site is located at 5200 West Caldwell Avenue, on the northeast corner of West Caldwell Avenue and South Akers Street (APN: 119-060-072); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 28, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301.

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

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed project is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-11).

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

1. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2024-242.
2. That the site shall be developed and use operated in substantial compliance with the Site Plan in Exhibit "A", Floor Plans in Exhibit "B", Building Elevations in Exhibit "C", and Operational Statement in Exhibit "D".
3. That substantial changes to the site plan, floor plan, operational plan, and/or an intensification of the use, may require evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
4. That the project shall be developed and operated in compliance with all requirements and conditions of the Conditional Use Permit No. 1990-38, unless superseded by the conditions of Conditional Use Permit No. 2025-07.
5. That any project signage shall comply with all requirements of Visalia Municipal Code Section 17.48 (Signs).
6. That all other federal, state and city codes, ordinances and laws shall be met.

ENTERLINE
DESIGN & ENGINEERING

484 NORTH PROSPECT SUITE B
PORTERVILLE, CA 93257
(559) 789-9999
WWW.CENTERLINEGROUP.NET

A NEW INTERIOR REMODEL FOR:

FAMILY
F.O.C.U.S.
VISALIA METHODIST CHURCH

5200 W. CALDWELL AVE.
VISALIA, CA 93277

DRAWN BY:	M. TAYLOR/J. GARCIA
DES. BY:	L. COUCH/M. TAYLOR
PLOT DATE:	11-19-2024
CHK'D BY:	L. COUCH/M. TAYLOR
VERSION:	1.0 - CLIENT REVIEW

REVISION	
DESCRIPTION	DATE

CENTERLINE DESIGN & ENGINEERING (C.D.E.) EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND ALL OTHER APPLICABLE RIGHTS IN THESE PLANS. THEY ARE NOT TO BE COPIED, USED ON OTHER SITES THAN THAT SPECIFIED, REPRODUCED, OR CHANGED IN ANY MANNER, NOR BE ASSIGNED TO A THIRD PARTY WITHOUT OBTAINING PRIOR EXPRESS WRITTEN CONSENT. THESE PLANS AND THE IDEAS REPRESENTED HEREIN ARE, AND SHALL REMAIN, THE PROPERTY OF C.D.E.

"PRELIMINARY"

ARCHITECTURAL
SITE PLAN

PROJECT NUMBER:
23CLI04

SHEET NUMBER

A-1

CITY OF VISALIA
REFERENCE NOTES:

ORIGINAL PROJECT CONDITIONAL USE PERMIT: 90-38
ORIGINAL C.O.V. SITE PLAN REVIEW: 92-49

(E) BENCH MARK:

DATA TAKEN FROM CONST. DOCS BY OTHERS.
CITY BENCH MARK NO. 152, BRASS DISC IN TOP OF CONCRETE HEADWALL,
NORTHEAST CORNER OF CALDWELL AND AKERS, ELEVATION 306.018

(E) ON-SITE PARKING ANALYSIS:

(E) ON-SITE PARKING AREA (ON WESTSIDE):
ONE (1) ACCESSIBLE VAN SPACE
THREE (3) REGULAR ACCESSIBLE SPACES
ONE HUNDRED EIGHTY-EIGHT (188) REGULAR SPACES
TOTAL PARKING ON WESTSIDE = ONE HUNDRED NINETY-TWO (192) SPACES

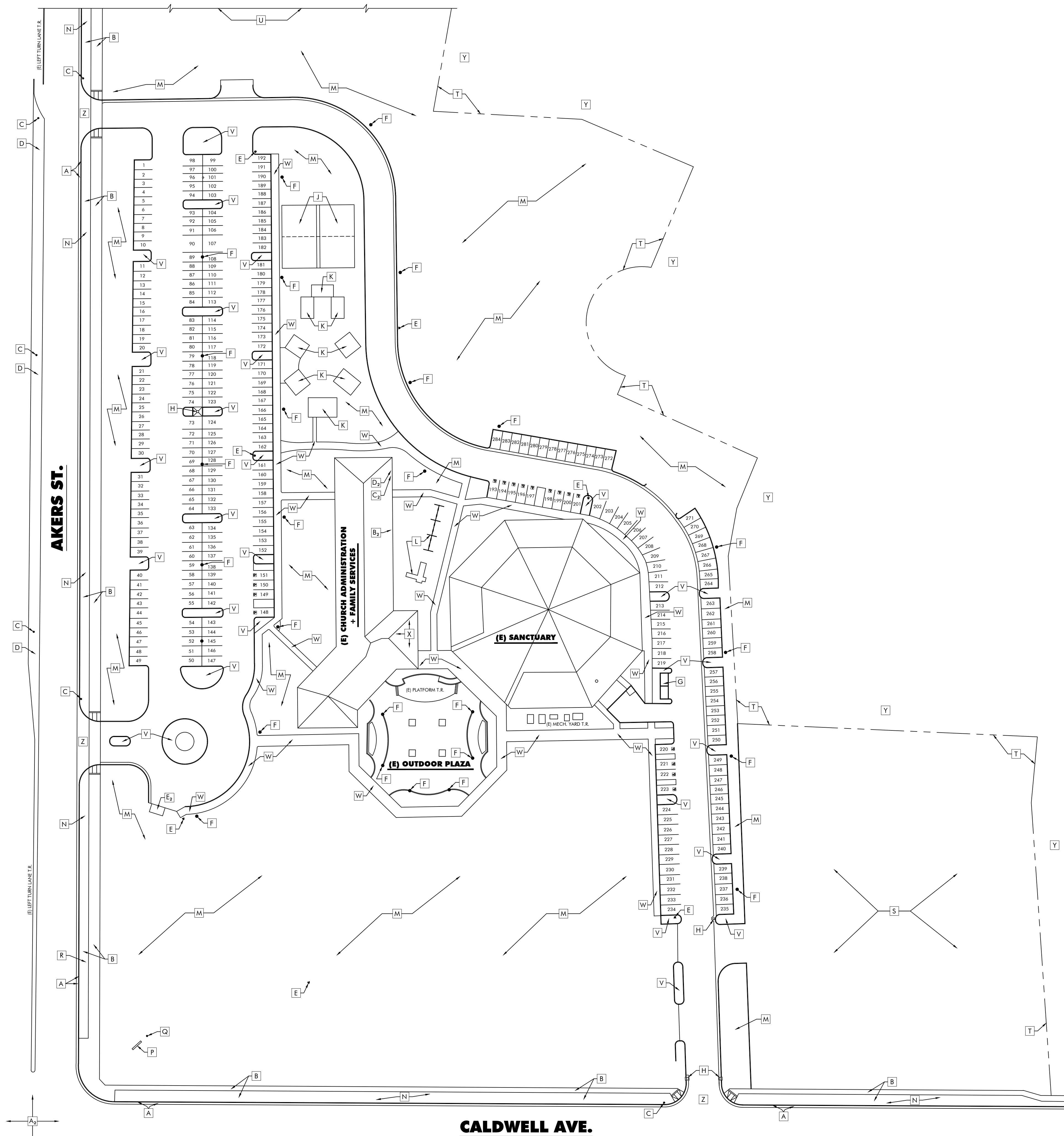
(E) ON-SITE PARKING AREA (ON EASTSIDE):
ONE (1) ACCESSIBLE VAN SPACE
TWELVE (12) REGULAR ACCESSIBLE SPACES
SEVENTY-NINE (79) REGULAR SPACES
TOTAL PARKING ON EASTSIDE = NINETY-TWO (92) SPACES

TOTAL ON-SITE PARKING = TWO HUNDRED EIGHTY-FOUR (284)

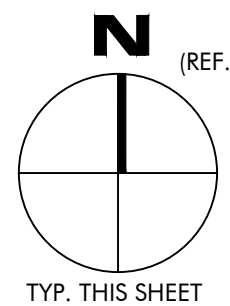
SITE PLAN KEY NOTES & LEGEND:

- [A] - (E) CONT. CONC. CURB & GUTTER TO C.O.V. STD'S T.R.
[B] - (E) PARKWAY & SIDEWALK TO C.O.V. STD'S T.R.
[C] - (E) STREET LIGHT PER C.O.V. STD'S T.R.
[D] - (E) STREET MEDIAN TO C.O.V. STD'S T.R.
[E] - (E) ON-SITE FIRE HYDRANT TO C.O.V. FIRE DEPT. STD'S T.R., (TYP. OF 7' LOCATIONS)
[F] - (E) ON-SITE LIGHT STANDARDS T.R.
[G] - (E) ON-SITE REFUSE ENCLOSURE (DBL. BIN) TO C.O.V. STD'S T.R.
[H] - (E) ON-SITE PARKING AREA DROP-INLETS (D.I.) T.R.
[J] - (E) SAND VOLLEYBALL COURTS T.R., (TYP. OF 2)
[K] - (E) OUTDOOR ARBORS T.R.
[L] - (E) OUTDOOR CHILDREN'S PLAYGROUND AREA T.R.
[M] - (E) LAWN AREA W/ TREES T.R.
[N] - (E) STREET TREES IN PARKWAY PER C.O.V. STD'S, (ON BOTH STREET FRONTAGES)
[P] - (E) SITE MONUMENT SIGNAGE T.R.
[Q] - (E) FLAG POLE W/ UP LIGHTING T.R.
[R] - (E) BUS STOP TO C.O.V. TRANSPORTATION STD'S T.R.
[S] - (E) OVERFLOW PARKING AREA W/ LANDSCAPING T.R.
[T] - LINETYPE IND. APPROXIMATE (E) PROPERTY LINE
[U] - BEYOND BREAK LINE IS (E) UNDEVELOPED VISALIA METHODIST CHURCH PROPERTY TO THE NORTH, (NO (N) WORK HERE)
[V] - IND. (E) LANDSCAPE PLANTERS IN PARKING AREAS T.R.
[W] - (E) ON-SITE CONC. SIDEWALKS T.R.
[X] - APPROXIMATE LOCATION OF (N) INTERIOR REMODEL
[Y] - (E) RESIDENTIAL NEIGHBORHOOD
[Z] - (E) COMMERCIAL D/A TO C.O.V. STD'S T.R., (TYP. OF 3)
[A₂] - (E) CONTROLLED INTERSECTION W/ FOUR-WAY TRAFFIC SIGNALS T.R.
[B₂] - (E) 2-1/2"Ø D.C.W. SUPPLY INTO (E) BLDG.
[C₂] - (E) NAT. GAS SUPPLY INTO (E) BLDG.
[D₂] - (E) 4"Ø SAN. SEWER PIPING INTO (E) BLDG.
[E₂] - (E) TEMPORARY CONC. PAD FOR REFUSE CONTAINER USED @ PHASE 1 CONST., ELIMINATED AS OTHER SITE IMPROVEMENTS OCCURRED

(THIS SHEET ONLY)
ABBREVIATIONS:
(N) - NEW
(E) - EXISTING
T.R. - TO REMAIN
F.V. - FIELD VERIFY
IND. - INDICATES
S.F. - SQUARE FEET
D/A - DRIVE APPROACH
T.B.R. - TO BE REMOVED
C.O.V. - CITY OF VISALIA
G.C. - GENERAL CONTRACTOR
U.O.N. - UNLESS OTHERWISE NOTED



SITE PLAN



SC.: 1" = 50'-0"

TYP. THIS SHEET



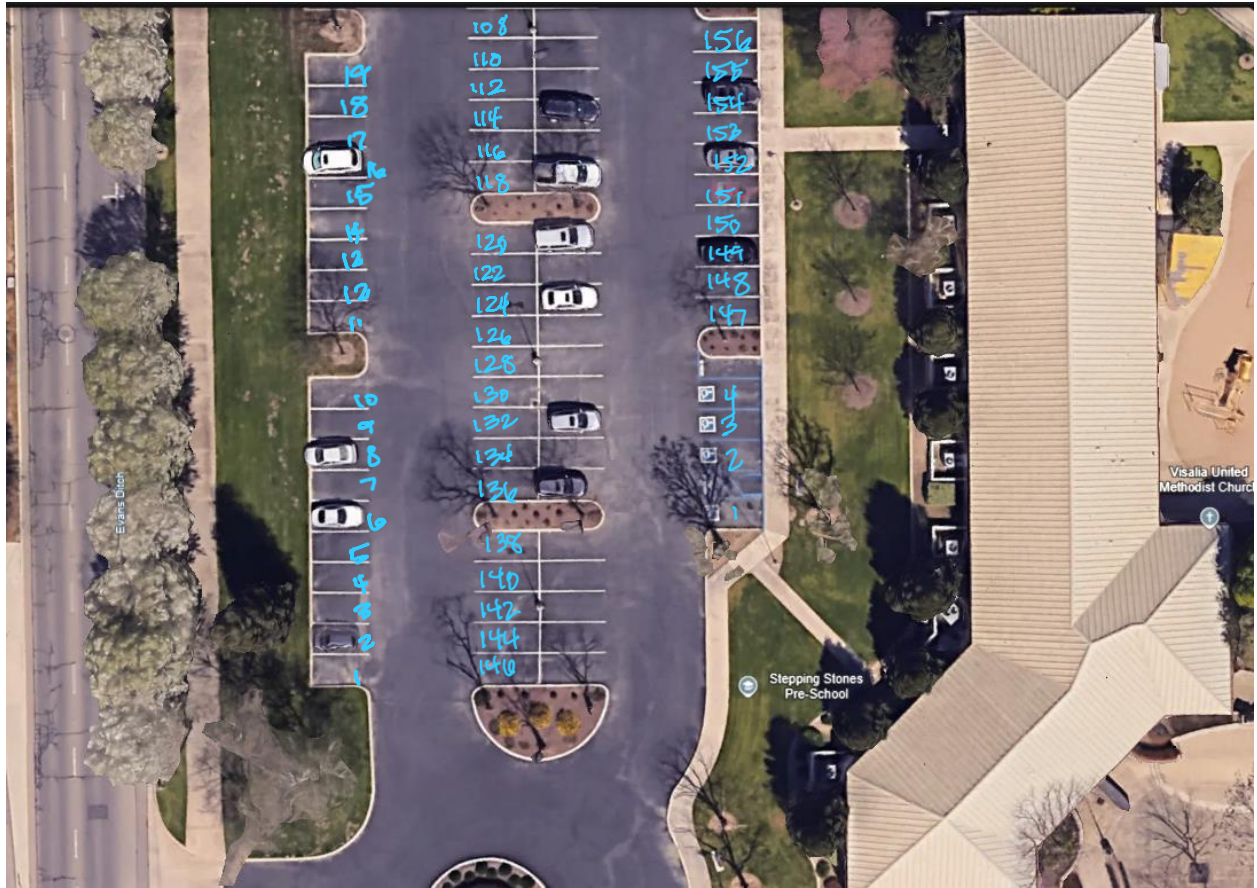
Legend
 FF=Family F.O.C.U.S.
 SS=Stepping Stones Preschool

Parking stalls (west side of building/front of building) = 188
 Plus, four (4) ADA stalls.

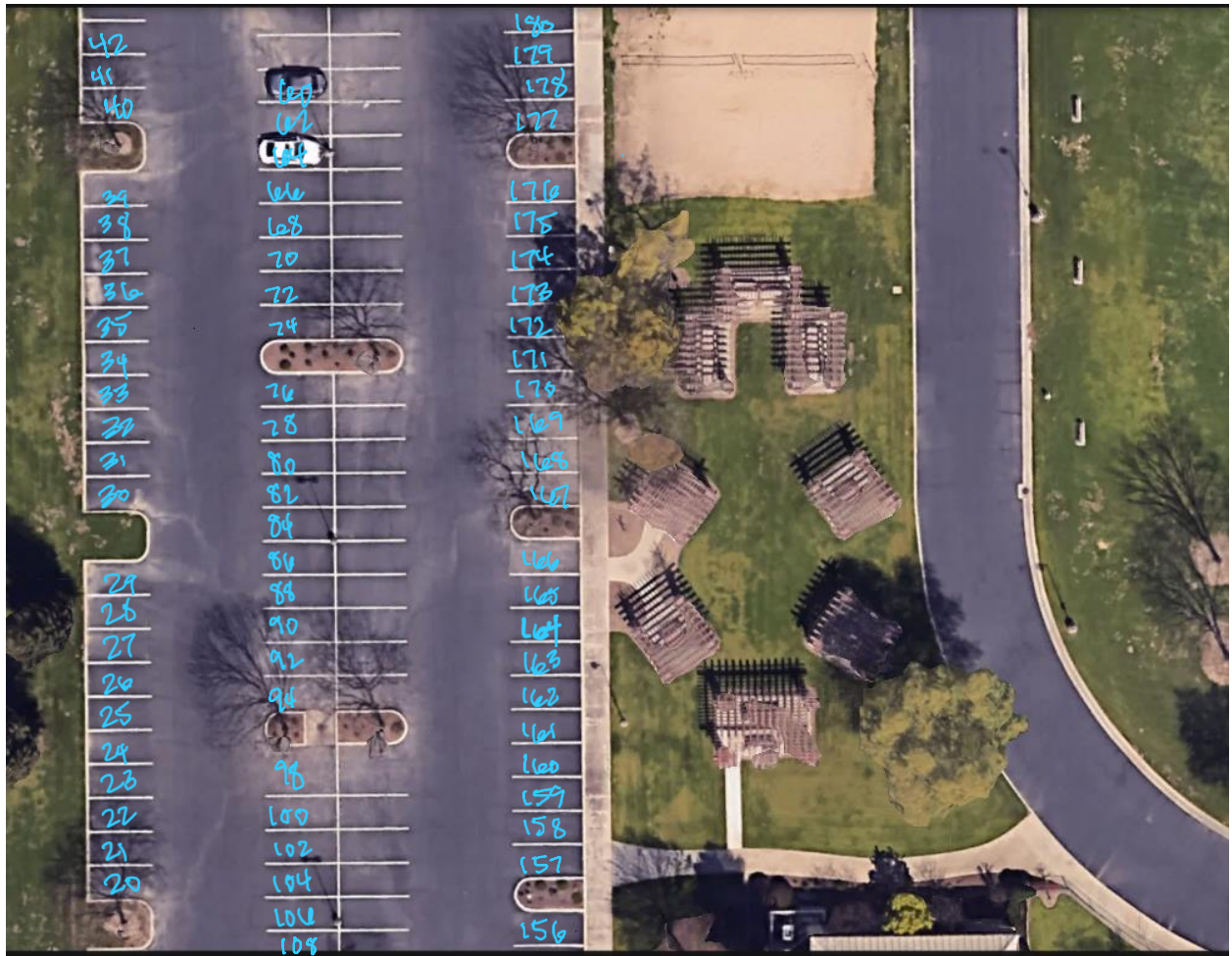
ADA Parking

FF and SS will drop off and pick up at south-west entrance of Education Building. (See "Enter Here" w/arrow).

Families/parents and staff must park in parking stalls. They would then walk their children into the building and to their classroom where they would sign their child in and drop them off.
Parking is prohibited in roundabout and near south end of building curb area, in front of the Education Building.

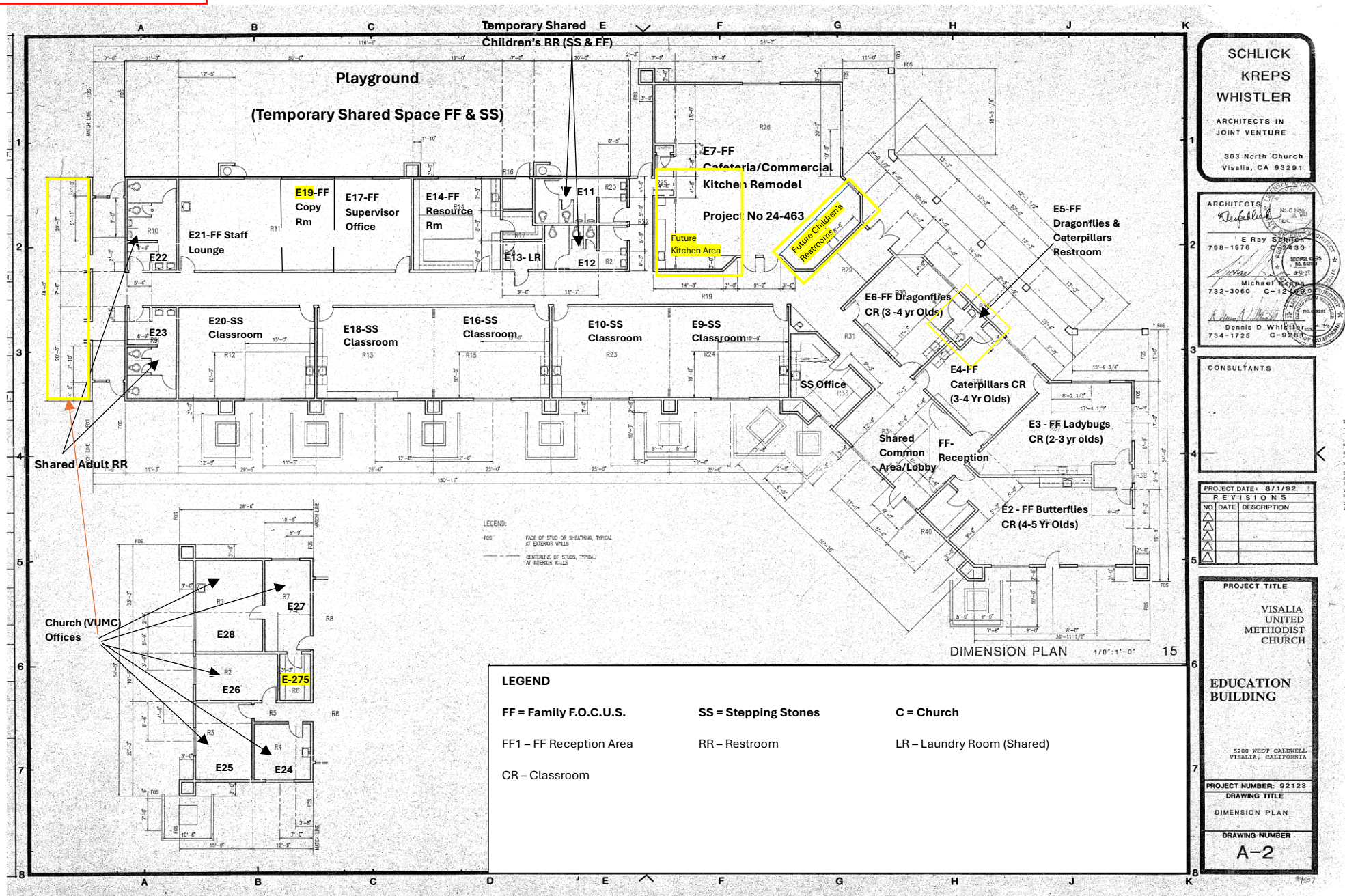


Parking Stalls = 188
 Disabled Stalls = 4



$$+ 188$$

EXHIBIT B



TULARE COUNTY ENVIRONMENTAL HEALTH
FOOD FACILITY PLAN CHECK REQUIREMENTS:

1. TULARE COUNTY ENVIRONMENTAL HEALTH MUST APPROVE PLANS AND A BUILDING PERMIT MUST BE OBTAINED FROM THE APPROPRIATE CITY OR COUNTY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION
2. A FILING FEE OF \$160.00 IS REQUIRED TO BE PAID AT THE TIME PLANS ARE SUBMITTED FOR REVIEW
3. A FEE OF \$122.00 PER HOUR IS CHARGED FOR PLAN REVIEW
4. PLANS SHALL BE DETAILED AND DRAWN TO SCALE (1/4"=1'-0") AND SHALL INCLUDE:
 - a.) COMPLETE FLOOR PLAN W/ PLUMBING AND EQUIPMENT DETAILS
 - b.) COMPLETE EXHAUST VENTILATION PLANS INCLUDING MAKE-UP AIR AND EXHAUST CALCULATIONS
5. THE APPLICANT SHALL PROVIDE A FINISH SCHEDULE FOR FLOORS, WALLS AND CEILINGS THAT INDICATE THE TYPE OF MATERIAL, SURFACE FINISH, COLOR, AND THE TYPE OF COVED BASE AT THE FLOOR WALL JUNCTURE
6. THE GENERAL CONTRACTOR SHALL CONTACT TULARE COUNTY ENVIRONMENTAL HEALTH WHEN THE CONSTRUCTION IS APPROXIMATELY 70% COMPLETE AND AGAIN WHEN APPROXIMATELY 90% COMPLETE TO ARRANGE FOR ENVIRONMENTAL HEALTH INSPECTION
7. A FINAL INSPECTION AND WRITTEN APPROVAL IS REQUIRED PRIOR TO BEGINNING OPERATION. PLEASE ALLOW THREE (3) DAYS ADVANCE NOTICED TO ARRANGE FOR THE FINAL INSPECTION
8. AFTER PLANS HAVE BEEN APPROVED, A COPY WILL BE RETURNED TO THE APPLICANT AND THE OTHER COPY WILL REMAIN WITH ENVIRONMENTAL HEALTH. THE RETURNED PLAN MUST BE KEPT AT THE JOB-SITE UNTIL FINAL INSPECTION. ANY REVISIONS TO PREVIOUSLY APPROVED PLANS SHALL BE RE-SUBMITTED FOR REVIEW AND APPROVAL
9. TULARE COUNTY ENVIRONMENTAL HEALTH FOOD FACILITY CONSTRUCTION GUIDELINES COVER THE FOLLOWING ITEMS, BUT NOT LIMITED TO: FLOORS, WALLS AND CEILINGS, WINDOWS, LIGHTING, VENTILATION, HOODS AND DUCTS, TOILET FACILITIES, EQUIPMENT/UTENSIL DESIGN & CONSTRUCTION, INSTALLATION OF EQUIPMENT, KITCHEN HAND-WASHING SINK, FOOD PREPARATION SINK, KITCHEN UTENSIL (WARE-WASHING) SINK, JANITORIAL SINK, WATER HEATER, GARBAGE DISPOSAL, WARE-WASHING MACHINE, WALK-IN REFRIGERATORS AND FREEZERS, STORAGE SHELVING, PLUMBING AND ELECTRICAL, FLOOR SINKS & BACK-FLOW PREVENTION, GREASE INTERCEPTOR, VECTOR CONTROL, AND GARBAGE AND TRASH AREA,

GENERAL NOTES:

1. FORWARD APPROACH TO ACCESSIBLE WALL MTD, LAVATORIES, OR ACCESSIBLE SINKS SHALL HAVE A 30 INCH W. MIN. x 48 INCH DP. MIN. CLEAR FLOOR OR GROUND SPACE, (TYP. THIS SHEET)
2. G.C. SHALL PROVIDE SOLID D.F. WD. BACKING, (G.C. OPTION PROVIDE MTL BACKING), FOR ALL IND. WALL MTD. ITEMS, INCLUDING BUT NOT LIMITED TO: IND. R/R ACCESSORIES, BASE CABS, AND UPPER CABS OR OPEN SHELVES
3. PROVIDE CUSHIONED DOOR STOPS AS MFG. BY QUALITY, (OR EQ.) @ (N) INT. DOORS OF THE REMODELED AREAS. PROVIDE DOOR STOP WHERE DOOR SWING WOULD CAUSE DAMAGE TO ADJOINING WALL FINISHES &/OR BUILT-IN CABS. WALL MTD. CUSHIONED DOOR STOPS MAY BE SUBSTITUTED TO FLOOR MTD. DOOR STOPS, OR MAGNETIC DOOR HOLD OPEN, G.C. SHALL F.V. W/ OWNER ON ACTUAL SELECTION WHERE NECESSARY WITHIN THE (N) REMODELED AREAS. THE G.C. SHALL MATCH THE (E) BLDG. HARDWARE FINISH SPEC., (TYP.)
4. THE ALLOWABLE REACH RANGES FOR (ELEC.) SWITCHES AND RECEPTACLES SHALL BE 48 INCHES MAX. HEIGHT FROM TOP OF OUTLET BOX TO FINISHED FLOOR, & 15 INCH MIN. FROM BOTTOM OF OUTLET BOX TO FINISHED FLOOR. REFER TO ELEC. DWGS BY OTHERS), FOR CHILDREN REACH RANGES SEE TABLE 11B-308.4 THIS SHEET
5. FIRE EXTINGUISHERS SHALL BE LOCATED INSIDE THE BLDG. SO THE MAX. DISTANCE OF TRAVEL TO THE EXTINGUISHER DOESNT EXCEED 75 FEET, C.B.C. (F) TABLE 906.3(1)
6. REQUIRED ACCESSIBILITY CLEARANCES ARE TAKEN FROM THE FACE OF FINISHED WALL SURFACES, AND/OR FINISHED FLOOR SURFACES, (TYP.)
7. WATER CONSERVING PLUMBING FIXTURES SHALL COMPLY W/ THE FOLLOWING:
WATER CLOSETS - 1.28 GPF
URINALS - 0.125 GPF
LAVATORY FAUCETS (NON-RESIDENTIAL) 0.5 GALLONS PER MINUTE @ 60 PSI
KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE @ 60 PSI (REFER TO PLUMB'G DWGS. BY OTHERS)
8. PER C.B.C. TABLE 1004.5, ASSEMBLY OCCUPANCIES W/ UNCONCENTRATED (TABLES & CHAIRS) HAS AN OCCUPANT LOAD FACTOR OF 15 NET.
(N) LUNCHROOM = 782.88 S.F. NET DIVIDED BY MAXIMUM OCCUPANCY 52, POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE, C.B.C. SEC. 1004.9
9. ALL (N) ROOMS &/OR AREAS IND. WITHIN THE SCOPE OF THE REMODELED AREAS SHALL RECEIVE (N) COMMERCIAL GRADE RESILIENT FLOORING W/ 3/8" RADIUS MIN. COVING RAN SIX INCHES (6") UP WALL W/ PRE-MFG. HORIZ. MTL. TERMINATION TRIM, (FIN. OF MTL. TRIM BY OWNER)

10. FOR ACCESSIBLE (T,24/C & C. 11B/ADA) FIXTURES AND ACCESSORIES INSTALLATION DIMENSIONS AND/OR REQUIREMENTS REFER TO DTL.

- INCLUDING, BUT NOT LIMITED TO THE FOLLOWING ITEMS IN EACH (N) R/R:
- a. ACCESSIBLE WALL MTD. LAVATORY
 - b. ACCESSIBLE FLOOR MTD. WATER CLOSET
 - c. ACCESSIBLE WALL MTD. (2) MTL. GRAB BARS (G.B.)
 - d. ACCESSIBLE WALL MTD. 24"x36" MIRROR, (ABV. EA. LAV.)
 - e. ACCESSIBLE WALL MTD. PAPER TOWEL DISP. (P.T.D.)
 - f. ACCESSIBLE WALL MTD. TOILET PAPER DISP. (T.P.)
 - g. ACCESSIBLE WALL MTD. LIQUID SOAP DISP. (L.S.D.)
 - h. ACCESSIBLE WALL MTD. TOILET SEAT CVR. DISP. (S.C.D.)

11. (N) DOOR & DRAWER PULLS, (CAB. HARDWARE) @ KITCHEN TO BE 3" WIRE PULLS, FINISH AS SELECTED BY OWNER, AND INSTALLED BY CAB./MILLWORK SUB-CONTR.
12. (N) KITCHEN BASE CABS SHALL HAVE +4" HIGH x 3" DEEP RECESSED TOE KICK W/ FLOORING FINISH @ FACE OF TOE KICK SIM. TO GEN. NOTES NO. 9

13. INSIDE EDGE OF CLASS 1 HOOD SHALL OVERHANG OR EXTEND A HORIZONTAL DISTANCE OF NOT LESS THAN 6" BEYOND THE COOKING SURFACE @ ALL OPEN SIDES
14. AT WATER CLOSETS FOR CHILDRENS USE COMPLYING W/ C.B.C. SEC. 11B-604.9, GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION 18 INCHES MIN. AND 27 INCHES MAX. ABV. FIN. FLR MEASURED TO THE TOP OF THE GRIPPING SURFACE. C.B.C. 11B-609.4
15. WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDRENS USE SHALL COMPLY W/ C.B.C. SEC. 11B-604.9. WHEN THE EXCEPTION IN SECTION 11B-604.1 IS USED, THE SUGGESTED DIMENSIONS OF TABLE 11B-604.9 FOR A SINGLE AGE GROUP SHALL BE APPLIED CONSISTENTLY TO THE INSTALLATION OF A WATER CLOSET AND ALL ASSOCIATED COMPONENTS
16. IN THE ORIGINAL REFERENCED CONST. DOCS SHEET AD 1.4 - MECHANICAL FLOOR PLAN) THE (E) GROUND MTD. COOLING/HEATING UNIT LOCATED ON THE WEST SIDE OF THE FACILITY, NOTED AS AC-5 (7.1/2 TON) COVERS THE ZONE OF THE IND. (E) REMODELED SPACE

PLAN SYMBOL KEY:

- INDICATES WINDOW SYMBOL; REFER TO SHEET "A" - FOR REQUIRED WINDOW ELEVATIONS &/OR WINDOW TYPES, (TYP.)
- INDICATES DOOR SYMBOL; REFER TO SHEET "A" - FOR REQUIRED DOOR ELEVATIONS, DOOR TYPES & DOOR SCHEDULE NOTES, (TYP.)
- INDICATES FLOOR PLAN KEY NOTES & LEGEND SYMBOL, (REFER TO THIS SHEET)

(SEE SHEET ONLY)

ABBREVIATIONS:
(N) - NEW
(E) - EXISTING
C.P.T. - CARPET
T.R. - TO REMAIN
F.V. - FIELD VERIFY
IND. - INDICATES
R/R - REST ROOM
S.F. - SQUARE FEET
F.S. - FLOOR SINK
F.D. - FLOOR DRAIN

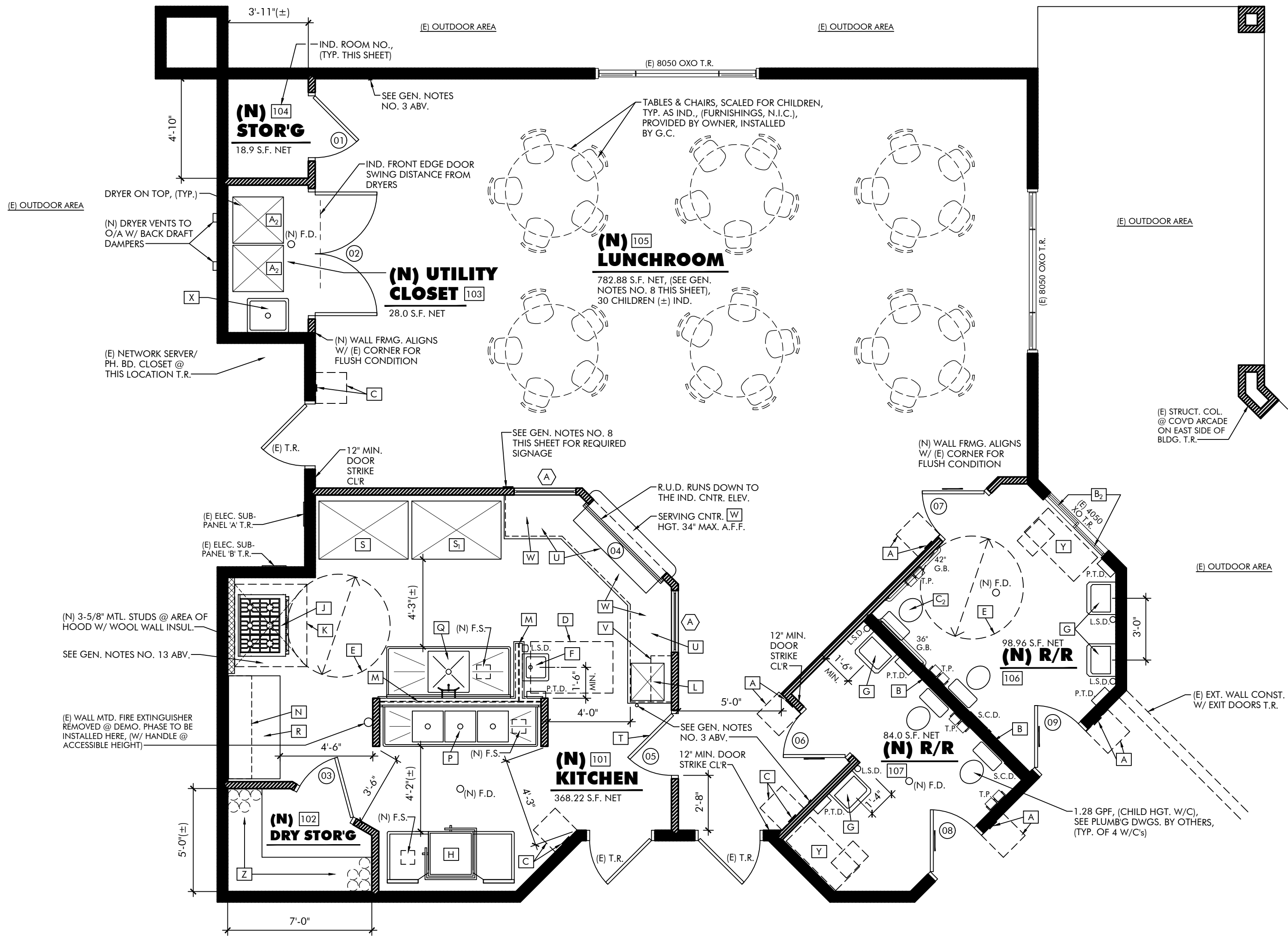
T.B.R. - TO BE REMOVED
C.O.V. - CITY OF VISALIA
W.C. - WATER CLOSET
R.U.D. - ROLL-UP DOOR
GPF - GALLONS PER FLUSH
G.C. - GENERAL CONTRACTOR
A.F.F. - ABOVE FINISHED FLOOR
F.M.C. - FLOOR MATERIAL CHANGE
U.O.N. - UNLESS OTHERWISE NOTED
TCEH - TULARE COUNTY ENVIRONMENTAL HEALTH

TABLE 11B-308.4

SUGGESTED REACH RANGES FOR CHILDREN AGES 3 THRU 12				
FORWARD OR SIDE REACH	AGES 3 AND 4	AGES 5 THRU 8	AGES 9 THRU 12	
HIGH (MAXIMUM)	36 INCHES	40 INCHES	44 INCHES	
LOW (MINIMUM)	20 INCHES	18 INCHES	16 INCHES	

TABLE 11B-604.9
SUGGESTED DIMENSIONS FOR CHILDRENS USE

SUGGESTED DIMENSIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THRU 12				
AGES 3 AND 4	AGES 5 THRU 8	AGES 9 THRU 12		
WATER CLOSET CENTERLINE	12 INCHES	12 TO 15 INCHES	15 TO 18 INCHES	
TOILET SEAT HEIGHT	11 TO 12 INCHES	12 TO 15 INCHES	15 TO 17 INCHES	
GRAB BAR HEIGHT	18 TO 20 INCHES	20 TO 25 INCHES	25 TO 27 INCHES	
DISPENSER HEIGHT	14 INCHES	14 TO 17 INCHES	17 TO 19 INCHES	



REMODELED FLOOR PLAN KEY NOTES & LEGEND:

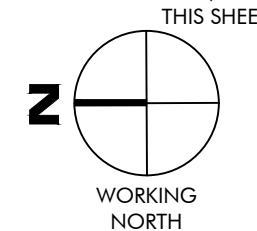
- | | | | |
|---|--|--|--|
| A - FOR REQUIRED (N) DOOR & ADJACENT WALL SIGNAGE CENTERED ON 18" SQ. CLEAR FLOOR SPACE @ ACCESSIBLE SANITARY FACILITIES, SEE DTL. | K - (N) 4'-0" W. x 3'-6" DP. (±) S.S. HOOD OVER W/ BACK FLASH ABV. W/ ANSUL SYSTEM AS REQ'D, PROVIDE WOOL WALL INSUL. @ WALLS) ADJACENT TO S.S. HOOD, (EQ. U.I.), AND SEE PLANS BY OTHERS, AND FOR FINAL APPROVAL BY TCEH, G.C. SHALL F.V. HOOD SIZE COVERAGE W/ OWNERS ACTUAL KITCHEN EQUIPMENT SELECTED | R - (N) 16/430 STAINLESS STEEL TOP, 35" H. x 60" W. x 30" DP. W/ 18 GA. GALVANIZED UNDERSHELF, 18 GA. GALVANIZED LEGS W/ ADJUSTABLE ABS BULLET FEET, & ROLLED EDGE CONST., (AS SELECTED BY OWNER, & APPROVED BY TCEH) | Y - (N) PRE-MFG. CHANGING TABLE, 40-3/4" W. x 19-3/4" DP. x 40-3/4" H. W/ PULL-OUT STEPS/LEFT SIDE, (REQUIRED TO BE WITHIN ARMS REACH OF WALL HUNG LAV.), FURNISHINGS, (N.I.C.) PROVIDED BY OWNER AND INSTALLED BY G.C. |
| B - 6" PLUMB'G WALL, (G.C. OPTION, WD. OR MTL. FRMG.) | L - (N) COMMERCIAL MICROWAVE OVEN, ON CNTR., 1.2 CU. FT. CAPACITY, & 1,000 WATTS, (AS SELECTED BY OWNER, & APPROVED BY TCEH) | S - (N) FREEZER, REACH-IN, TWO-SECTION, 52" W. x 33-7/8" DP. x 85" H., 45.2 CU. FT., (AS SELECTED BY OWNER, AND APPROVED BY TCEH) | Z - (N) TWENTY-INCH (20") DP. DRY STORAGE SHELVES, (FIVE (5) EQ. SPACED SHELVES VERTICALLY WITHIN THE SPACE), ROOM FOR 3-ROWS DP. OF #10 CANS, EXPOSED MATERIAL @ OPEN SHELVES: LOW PRESSURE MELAMINE DECORATIVE LAMINATE FACED PANELS W/ HIGH PRESSURE LAMINATE EDGE BANDS |
| C - IND. 18" SQ. CLEAR FLOOR SPACE CENTERED ON (N) TACTILE FLOOR DESIGNATION WALL SIGNAGE, FOR TACTILE EXIT ROUTE SIGNAGE SEE DTL. | M - (N) 1/2-WALLS W/ QUARTZ CAP & SEE THRU SPLASH GUARDS ON TOP, (F.V. HGT. W/ OWNER, AND/OR SPEC'D KIT. EQUIP.) | U - (N) REFRIGERATOR, REACH-IN, TWO-SECTION, 52" W. x 33-7/8" DP. x 85" H., 45.2 CU. FT., (AS SELECTED BY OWNER, AND APPROVED BY TCEH) | A - (2) (N) COMMERCIAL COMBINATION STACK WASHER/DRYER, 27" W. x 29-1/2" DP. x 74" H., ADA-COMPLIANT, EA. WASH/DRYER UNIT TO BE ON A SEPARATE CIRCUIT |
| D - IND. 30"x48" CLEAR FLOOR SPACE FOR FORWARD APPROACH | N - (N) 60" WIDE x 14" DP. 18 GAUGE GALVANIZED WALL MTD. OPEN SHELF, (AS SELECTED BY OWNER, & APPROVED BY TCEH) | T - (N) 3068 SOLID-CORE DOOR, SELF-CLOSING DOOR HARDWARE, AND (6"x26"x1") TEMP. GL. VISION PORT W/ BTM. @ 43 INCHES MAX. A.F.F., C.B.C. SEC. 11B-404.2.11, (MATCH DOOR FIN. AND DOOR HARDWARE FIN. SPEC. W/ (E) FACILITY) | B - G.C. SHALL PROVIDE (N) OBSCURE FILM APPLIED OVER ALL WINDOW GLAZING FOR PRIVACY @ (N) CHILDREN RESTROOM |
| E - IND. 60"Ø TURNING RADIUS | P - (N) STAINLESS STEEL 3-COMPARTMENT SINK, 18 GA. S.S. CONST., 18" x 18" x 12" DEEP COMPARTMENTS, W/ 18" DRAIN BOARDS EA. END, 11-1/2" H. BACK SPLASH, AND 8" CENTER WALL MOUNT PRE-RINSE AND ADD ON FAUCET, ON S.S. LEGS, (AS SELECTED BY OWNER, AND APPROVED BY TCEH) | V - (N) 12" DEEP UPPER CABINET W/ MELAMINE INTERIORS, (TYP.), G.C. TO F.V. W/ OWNER ON EXTERIOR CABINET FINISH, (AND SELECTION MEETS TCEH APPROVAL) | C - CHILDRENS USE WATER CLOSET NOTES:
a. THE CENTERLINE OF A WATER CLOSET FOR CHILDRENS USE SHALL BE 12" MIN. TO 18" MAX. FROM THE SIDE WALL OR PARTITION
b. CLEARANCE AROUND A WATER CLOSET SHALL COMPLY W/ C.B.C. SEC. 11B-604.3 (11B-604.9.2)
c. THE HEIGHT OF THE WATER CLOSET SHALL BE 11" MIN. TO 17" MAX. MEASURED TO THE TOP OF THE SEAT
d. GRAB BARS FOR WATER CLOSETS SHALL COMPLY W/ C.B.C. SEC. 11B-604.5 (11B-604.9.4)
e. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, HAND OPERATED FLUSH CONTROLS SHALL COMPLY W/ SECTIONS 11B-309.2 AND 11B-309.4 AND SHALL BE INSTALLED 36" MAX. ABV. THE FIN. FLR |
| F - (N) COMBINATION HANDWASH SINK AND EYE WASH STATION, WALL MTD., (AS SELECTED BY OWNER, AND APPROVED BY TCEH) | Q - (N) ONE (1) COMPARTMENT (PREP) SINK, 16 GA. S.S. CONST., 72-1/8" W. x 30" DP. x 45" H., 24" DRAIN BOARDS EA. END, 8" CENTER WALL MOUNT COMMERCIAL DUTY FAUCET, W/ SWIVEL SPOUT, (2) SPLASH MOUNT FAUCET HOLES, (AS SELECTED BY OWNER, & APPROVED BY TCEH) | W - (N) HARD SURFACED, (QUARTZ) COUNTERTOP, FIN. HGT. @ +34" (MAX.) A.F.F., (STYLE/COLOR & CNTR. FRONT EDGE DETAIL PER OWNER, PROVIDE 4" HIGH MATCHING QUARTZ BACK SPLASH, (TYP.) | |
| G - (N) WALL MTD. CHILDRENS LAVATORY, SEE GEN. NOTES NO. 10 THIS SHEET ABV., (AS SELECTED BY OWNER, AND APPROVED BY TCEH) | | X - (N) MOP SINK, S.S. CONST., 24" W. x 20" DP. x 14" H., (AS SELECTED BY OWNER, & APPROVED BY TCEH), G.C. SHALL PROVIDE 48" HIGH F.R.P. WAINSCOT PANEL, (COLOR BY OWNER, FULL DEPTH OF UTILITY CLOSET BEHIND MOP SINK, W/ F.R.P. HORIZ. & VERT. PLASTIC WALL TRIMS COLOR MATCHED, (CAULKED & SEALED AS REQUIRED) | |
| H - (N) STRAIGHT MODEL DISH WASHING MACHINE, S.S. CONST., W/ DISH TABLE EA. END, SPLASH GUARDS, AND TEMP. SURE HEATER FOR CONT. 140° HOT WATER SUPPLY (AS SELECTED BY OWNER, & APPROVED BY TCEH) | | | |
| I - (N) 36" WIDE, GAS MODEL, FREESTANDING SIX (6) BURNER RANGE W/ GAS CONNECTION OVEN BLW., (AS SELECTED BY OWNER, & APPROVED BY TCEH) | | | |

PARTIAL VIEW OF REMODELED AREA INSIDE (E) BLDG. FOOTPRINT

REMODELED FLOOR PLAN

(E) 1,471.0 S.F., (INSIDE NET AREA)

SC.: 1/4" = 1'-0"



A NEW INTERIOR REMODEL FOR:

FAMILY
F.O.C.U.S.
VISALIA METHODIST CHURCH

5200 W. CALDWELL AVE.
VISALIA, CA 93277

DRAWN BY: M. TAYLOR/J. GARCIA
DES. BY: L. COUCH/M. TAYLOR
PLOT DATE: 11-19-2024
CHK'D BY: L. COUCH/M. TAYLOR
VERSION: 1.0 - CLIENT REVIEW

REVISION

DESCRIPTION	DATE

CENTERLINE DESIGN & ENGINEERING (C.D.E.) EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND ALL OTHER APPLICABLE RIGHTS IN THESE PLANS. THEY ARE NOT TO BE COPIED, USED ON OTHER SITES THAN THAT SPECIFIED, REPRODUCED, OR CHANGED IN ANY MANNER, NOR BE ASSIGNED TO A THIRD PARTY WITHOUT OBTAINING PRIOR EXPRESS WRITTEN CONSENT. THESE PLANS AND THE IDEAS REPRESENTED HEREIN ARE, AND SHALL REMAIN, THE PROPERTY OF C.D.E.

"PRELIMINARY"

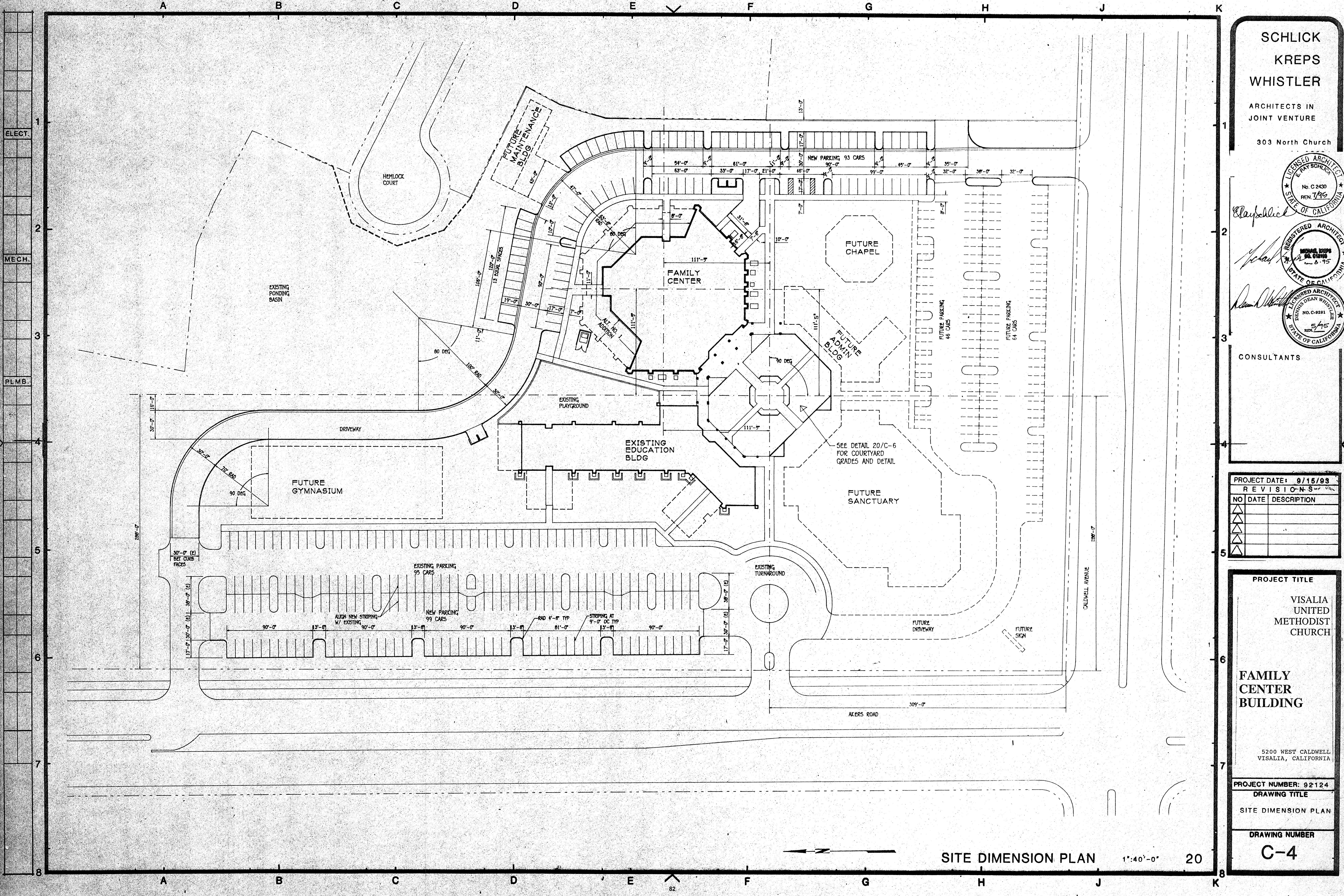
REMODELED
FLOOR PLAN

PROJECT NUMBER:

23CLI04

SHEET NUMBER

A-2.1



SCHLICK
KREPS
WHISTLER
ARCHITECTS IN
JOINT VENTURE
303 North Church

REGISTERED ARCHITECT
MICHAEL KREPS
No. C-2430
REN. 7/96
STATE OF CALIFORNIA

REGISTERED ARCHITECT
DEAN WHISTLER
No. C-9281
REN. 5/95
STATE OF CALIFORNIA

CONSULTANTS

PROJECT DATE: 9/15/93		
REVISIONS		
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT TITLE
VISALIA
UNITED
METHODIST
CHURCH

FAMILY
CENTER
BUILDING

5200 WEST CALDWELL
VISALIA, CALIFORNIA

PROJECT NUMBER: 92124

DRAWING TITLE

SITE DIMENSION PLAN

DRAWING NUMBER

C-4

SITE DIMENSION PLAN

1"=40'-0"

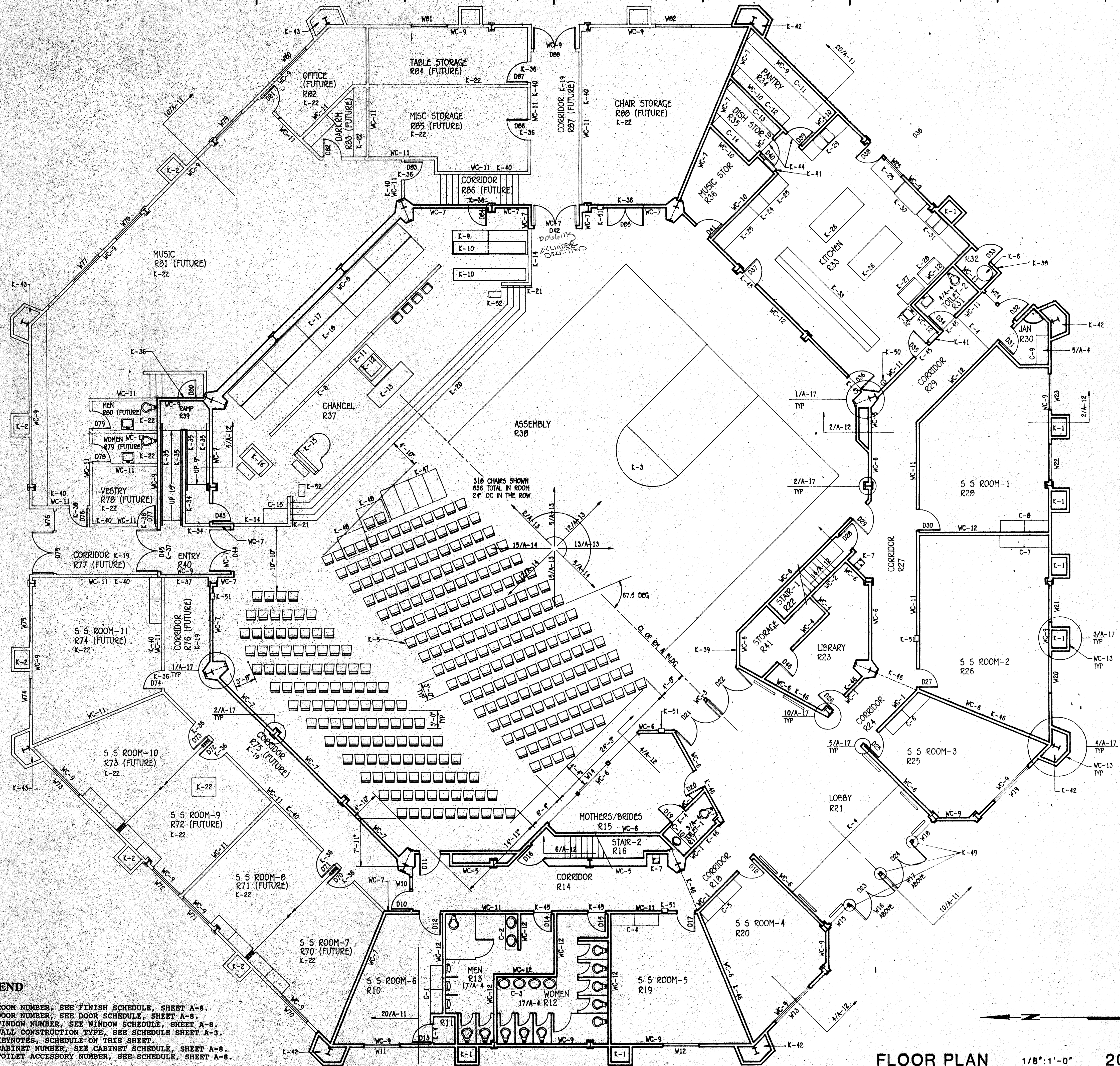
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KEYNOTES FOR SHEET A-1

- 1 DUCT SHAFT: IN BASE BID, DETAIL 3/A-17.
- 2 DUCT SHAFT: IN ALTERNATE BID NO. 1, DETAIL 3/A-17.
- 3 BASKETBALL COURT: HALF OF COURT SHOWN, FOR LINES SEE DETAIL 20/A-7.
- 4 JOINT BET RESILIENT AND CARPET FLOORING: WHERE OCCURS BETWEEN ROOMS, LOCATE UNDER CENTER OF DOOR.
- 5 PORTABLE CHAIRS: SHOWS CHAIR LOCATIONS WHEN SET UP FOR WORSHIP. HALF OF CHAIRS SHOWN. CHAIRS ARE NIC. FOR FLOOR MARKINGS TO ALIGN CHAIRS, SEE DETAIL 20/A-7. CHAIRS SHALL BE BONDED TOGETHER IN GROUPS OF THREE OR MORE.
- 6 GAS WATER HEATER: SEE PLUMBING DRAWINGS.
- 7 ELECTRICAL WATER COOLER: SEE PLUMBING DRAWINGS.
- 8 CHAIR MODESTY RAIL: MOVABLE, 5'-8" X 4" LONG SECTIONS, SEE DETAIL 9/A-16.
- 9 BELL CHAIR PLATFORM: 2'-4" X 5' X 12" HIGH PORTABLE PLATFORMS FOR BELL CHAIR TABLE, SEE DETAIL 11/A-16.
- 10 BELL CHAIR TABLES: FURNITURE (NIC).
- 11 PULPIT PLATFORM: 4' X 6' X 12" HIGH PORTABLE PLATFORM FOR PULPIT, SEE DETAIL 11/A-16.
- 12 PULPIT: PORTABLE PULPIT, FURNITURE (NIC).
- 13 ALTAR: PORTABLE ALTAR, FURNITURE (NIC).
- 14 LOW WALL: TOP AT 42" ABOVE CHANCEL PLATFORM FLOOR, SEE DETAIL 10/A-16, AND FLOOR FRAMING DETAIL 10/S-5.
- 15 PIANO: FURNITURE (NIC).
- 16 ORGAN CONSOLE: FURNITURE (NIC).
- 17 CHAIR RISERS: PORTABLE PLATFORMS, 5'-8" X 3'-4" X 24" HIGH, SEE DET 11/A-16.
- 18 CHAIR RISERS: PORTABLE PLATFORMS, 5'-8" X 3'-4" X 12" HIGH, SEE DET 11/A-16.
- 19 FUTURE CORRIDOR: IF ALT. NO. 1 IS ACCEPTED, CONSTRUCT BOTH SIDE WALLS AND CEILING OF CORRIDOR WITH ROUGH-INS FOR FUTURE DOORS PER KEYNOTE K-36, TO PROVIDE A ONE-HOUR FIRE RESISTIVE CORRIDOR EXITING THRU THE FUTURE UNFINISHED AREA.
- 20 CHANCEL STAIR: 6" RISERS, 12" TREADS, 24" TOTAL RISE, CARPETED, SEE FLOOR FRAMING DETAIL 10/S-5.
- 21 HANDRAIL: SEE DETAIL 7/A-12, RETURNS BOTH ENDS PER DETAIL 8/A-12.
- 22 ALTERNATE NO. 1: INCLUDE IN ALTERNATE THE EXTERIOR WALL, WINDOWS, FOUNDATION, STEEL FRAME, AND ROOF CONSTRUCTION IN FUTURE AREAS. EXCLUDE INTERIOR WALLS, INTERIOR FINISH, FLOOR SLAB, CABINETS, CEILINGS, MECHANICAL AND ELECTRICAL WORK, ROUGH-IN FOR FUTURE MECHANICAL AND ELECTRICAL WORK IF SHOWN ON P, M, AND E DRAWINGS.
- 23 DISHWASHER: KITCHEN EQUIPMENT (NIC), WITH HOOD ABOVE SEE MECHANICAL DRAWINGS.
- 24 COUNTERS: KITCHEN EQUIPMENT (NIC).
- 25 PREPARATION TABLES: KITCHEN EQUIPMENT (NIC).
- 26 REFRIGERATOR: KITCHEN EQUIPMENT (NIC).
- 27 FREEZER: KITCHEN EQUIPMENT (NIC).
- 28 POT SINKS: KITCHEN EQUIPMENT (NIC), WITH COUNTER BOTH SIDES, TWO SINKS.
- 29 GAS RANGE: KITCHEN EQUIPMENT (NIC), WITH HOOD ABOVE SEE MECHANICAL DRAWINGS.
- 30 VEGETABLE SINKS: TWO SINKS WITH COUNTER BOTH SIDES, KITCHEN EQUIPMENT (NIC).
- 31 HANDWASH SINK: WALL MOUNTED SINK, SEE PLUMBING DRAWINGS.
- 32 SERVING COUNTER: COUNTER WITH TRAY SHELF, KITCHEN EQUIPMENT (NIC).
- 33 LOW WALL: SEE DETAIL 5/A-12 AND 10/A-12.
- 34 HANDRAIL: SEE DETAIL 7/A-12 AND 8/A-12.
- 35 FUTURE DOOR: ROUGH-IN FOR FUTURE DOOR WITH HEADER, TRIMMER STUDS, AND KNOCKOUT PANEL. INSTALL METAL PLASTER AND DRYWALL GROUND AT PERIMETER OF KNOCKOUT PANEL TO FACILITATE FUTURE INSTALLATION OF DOOR AND FRAME.
- 36 FUTURE REMOVABLE WALL: INSTALL WALL IN MANNER TO FACILITATE FUTURE REMOVAL WITH MINIMAL DAMAGE TO REMAINING WALLS AND CEILINGS AT SIDES OF FUTURE CORRIDOR. DELETE WALL IF ALTERNATE NO. 1 IS ACCEPTED.
- 37 COMBUSTION AIR LOUVERS: THRU WALL LOUVERS WITH INSECT SCREEN, 14" X 12", ONE EACH AT 6" FROM FLOOR AND CEILING.
- 38 OCCUPANCY SIGN: PROVIDE AND INSTALL A PERMANENT SIGN, ENGRAVED PLASTIC, APPROXIMATELY 8" X 4", WITH LETTERING "MAXIMUM NUMBER OF OCCUPANTS, 1065".
- 39 FUTURE CORRIDOR WALLS: IF ALTERNATE NO. 1 IS ACCEPTED, INSTALL CORRIDOR WALLS, WALL CONSTRUCTION AS INDICATED.
- 40 ELECTRICAL PANELS: INSTALL 6" STUDS AT ELECTRICAL PANELS AND PROTECT PER DETAIL 10/E-6.
- 41 COLUMN ENCLOSURE: IN BASE BID, DETAIL 4/A-17.
- 42 COLUMN ENCLOSURE: IN ALTERNATE BID NO. 1, DETAIL 4/A-17.
- 43 JOINT BETWEEN CERAMIC TILE AND RESILIENT: UNDER CENTERLINE OF DOOR.
- 44 JOINT BETWEEN CERAMIC TILE AND CARPET: UNDER CENTERLINE OF DOOR.
- 45 DRAFT STOP: 1/2" GYP BD ON MTL FRAMING BETWEEN CEILING AND FLOOR SHEATHING ABOVE.
- 46 WHEELCHAIR SPACES: 8 SPACES (30" X 60"), 4 EACH SIDE OF CENTER AISLE.
- 47 SEMI-AMBULANT SEATING: 8 SEATS, 4 EACH SIDE OF CENTER AISLE, IN FRONT ROW PROVIDING REQUIRED LEG SPACE.
- 48 STEEL TUBE MULLIONS: SEE DETAIL 11/S-4.
- 49 FIRE EXTINGUISHER: 40BC FIRE EXTINGUISHER ON HOOK AT +48".
- 50 FIRE EXTINGUISHER: 2A10BC FIRE EXTINGUISHER IN RECESSED CABINET, BACKUP WITH GYP BD SIMILAR TO DETAIL 10/E-6. SET TOP AT +48".
- 51 MONITOR SPEAKERS: MONITOR SPEAKERS BY OWNER, INSTALLED IN RECESS IN FLOOR BY CONTRACTOR. VERIFY LOCATION WITH OWNER.

LEGEND

- R10 ROOM NUMBER, SEE FINISH SCHEDULE, SHEET A-8.
D10 DOOR NUMBER, SEE DOOR SCHEDULE, SHEET A-8.
W10 WINDOW NUMBER, SEE WINDOW SCHEDULE, SHEET A-8.
WC-1 WALL CONSTRUCTION TYPE, SEE SCHEDULE SHEET A-3.
K-1 KEYNOTES, SCHEDULE ON THIS SHEET.
C-1 CABINET NUMBER, SEE CABINET SCHEDULE, SHEET A-8.
TA-1 TOILET ACCESSORY NUMBER, SEE SCHEDULE, SHEET A-8.



FLOOR PLAN

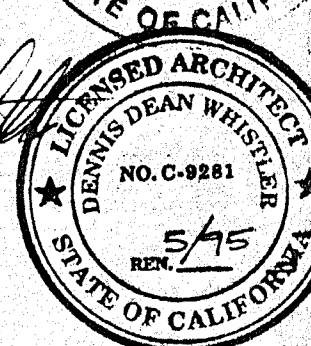
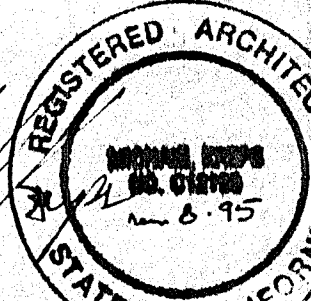
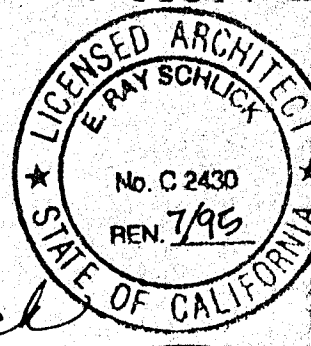
1/8"=1'-0"

20

SCHLICK
KREPS
WHISTLER

ARCHITECTS IN
JOINT VENTURE

303 North Church



CONSULTANTS

PROJECT DATE: 9/15/93		
REVISIONS		
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT TITLE

VISALIA
UNITED
METHODIST
CHURCH

FAMILY
CENTER
BUILDING

5200 WEST CALDWELL
VISALIA, CALIFORNIA

PROJECT NUMBER: 92124

DRAWING TITLE


FLOOR PLAN

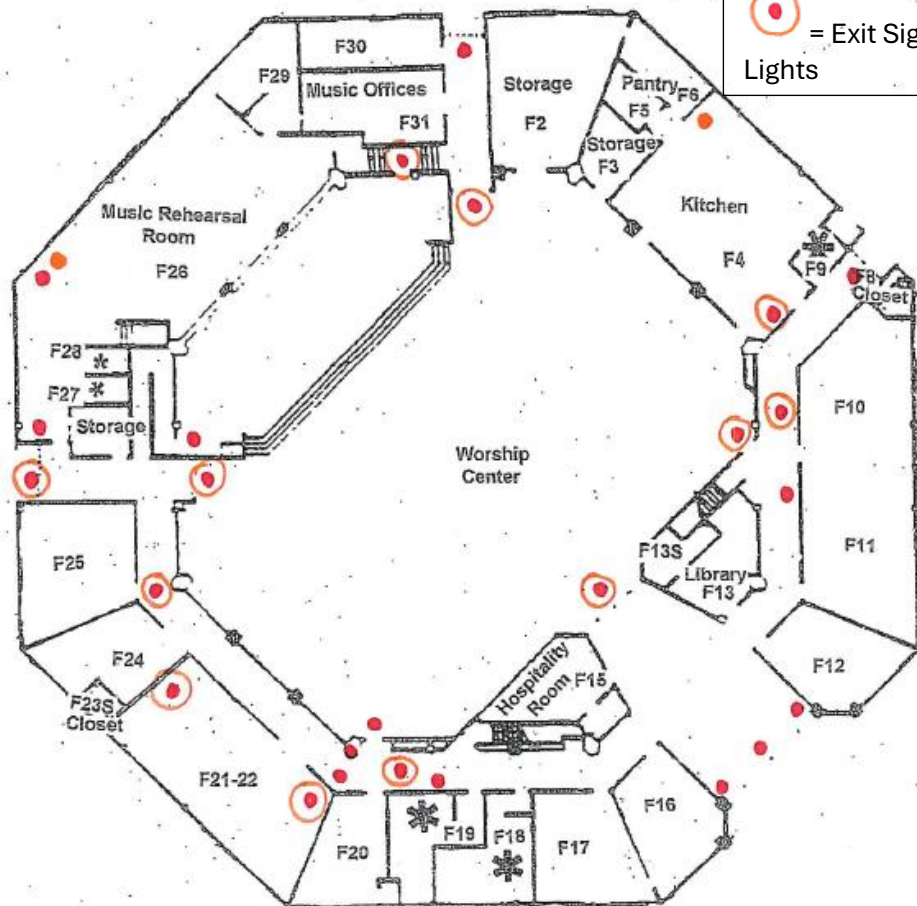
DRAWING NUMBER

A-1

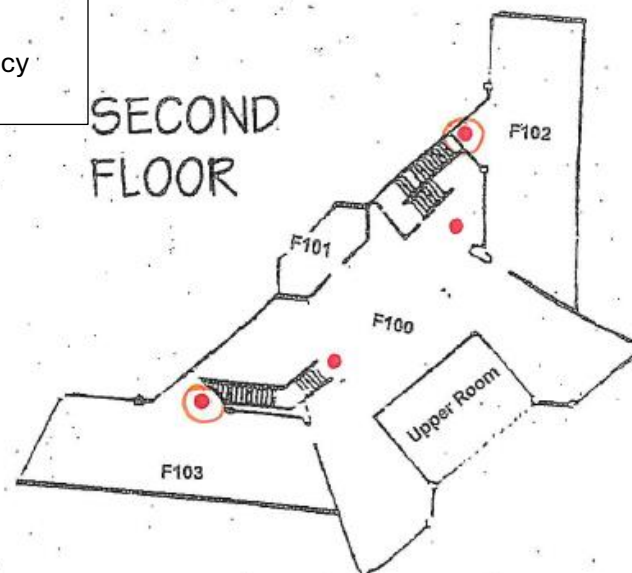
Red = Exit Sign

Orange = Emergency Lights

 = Exit Sign w/Emergency Lights



SECOND FLOOR



* Restrooms

Second Floor

F100, 102, 103 = Youth & Some Weeknight Meetings (not used often)

F-101 = AV Technician (used during church services)

FAMILY CENTER BUILDING

F-2, F-3 = Storage

F-4 = Kitchen

F-5, F-6 = Pantry

F-8 = Closet

F-11,12 is the coffee shop used for gatherings after church and a variety of meetings

F-12 = Library

F-13 = Usher's Room (storage and count offering)

F-15 = Hospitality Room (used for babies during worship service, and brides during wedding)

F-9, F-18, F-19, F-27 and F-28 are restrooms.

F-16,17,20,24,25 are all meeting rooms. Various Groups meet weekday evenings.

F-21-22 is the children's area which is used Sunday morning during the worship service.

F-23S = Closet

F-26 = Music Rehearsal Room

F-29, F-30 and F-31 are music offices.

Peek use for building is Sunday 9:00am – 12:30pm. Very rarely used Monday – Friday, unless there is a special event. During that time the parking on the East and Southeast side of the Family Center would be utilized.

EXHIBIT C



North side of Education building



Northwest facing of Education building



West facing side of Education building



West facing side of Education building (Family F.O.C.U.S. and Stepping Stones entrance/exit)



West facing side of Education building (Family F.O.C.U.S. and Stepping Stones entrance/exit)



Family F.O.C.U.S. playground fence (south end of Education building)



Family F.O.C.U.S. playground fence (south end of Education building)



South end of Education building



Southeast end of Education building (view from courtyard)



East side of the Education building (near Family Center building)



East side of Education building – Stepping Stones’ playground (that will be shared with Family F.O.C.U.S. until ours is built)



North end of Education building – north side of Stepping Stones’ playground



Main entrance to Family Center/Sanctuary (southwest end-view from courtyard)



Northwest end of Family Center/Sanctuary (view from courtyard)



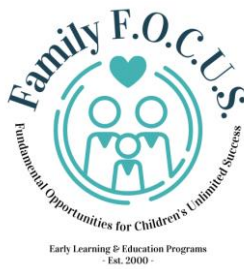
North end of Family Center/Sanctuary



East side of Family Center/Sanctuary



Southeast end of Family Center/Sanctuary



Operational Statement

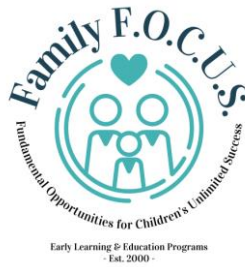
Family F.O.C.U.S. requests to operate childcare at 5200 W Caldwell Ave, Visalia, CA 93277.

Family F.O.C.U.S. is a non-profit organization, 501(c)(3), that operates under contracts from the California Department of Education and the California Department of Social Services.

We plan to serve 73 children at the above-listed location. Based on the number of children licensed, there will be one adult for every 8 children for three-to five-year-olds and one adult for every four children for two-to three-year-olds. There will be 18 staff members, including a Site Supervisor, Assistant Site Supervisor, Teachers, Teacher Assistants/Aides, Cook, Cook Assistant, Housekeeper, and Eligibility Coordinator.

Family F.O.C.U.S. will lease rooms E2, E3, E4, E6, and E7 for children. As well as rooms E13, E14, E17, E19, and E21 to support an office and areas for program and staff-related needs. E11 and E12, children's restrooms, will be used temporarily until Family F.O.C.U.S. completes installation of children's restrooms (in new cafeteria build).

- E2 - Butterflies Classroom (4-5 year olds)
- E3 - Ladybugs Classroom (2-3 year olds)
- E4 - Caterpillars Classroom (3-4 year olds)
- E5 - Caterpillars and Dragonflies Restroom
- E6 - Dragonflies Classroom (3-4 year olds)
- E7 - Kitchen/Cafeteria (in planning process)
- E11 - Shared children's restroom (temporary until new cafeteria build is completed)
- E12 - Shared children's restroom (temporary until new cafeteria build is completed)
- E13 - Shared Laundry Room (Stepping Stones does not utilize this room)
- E14 - Resource Room - art supplies and laminating machine are stored
- E17 - Supervisor's Office
- E19 - Copy Room and office supplies storage
- E21 - Staff lounge/break room
- E23 - Shared Adult Restroom
- E24 - Shared Adult Restroom



Licensed hours of operation will be 6:00 am – 6:00 pm, with current operating hours being from 7:30 am – 5:30 pm. Full-time childcare is offered to eligible families based on the needs of the family. Although most families receive full-time childcare, there are some families whose needs are for part-time hours/late drop off times. Typical pick up is from the hours of 3:30 pm – 5:30 pm.

Family F.O.C.U.S. offers meals for all children, and we receive funding from the Child and Adult Care Food Program (CACFP). As stated in the CACFP's website (<https://www.fns.usda.gov/cacfp>), "the CACFP is a federal program that provides reimbursements for nutritious meals and snacks to eligible children and adults who are enrolled for care at participating child care centers, day care homes, and adult day care centers. CACFP contributes to the wellness, healthy growth, and development of young children and adults in the United States."

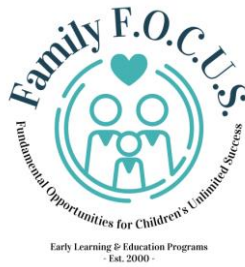
Family F.O.C.U.S. is currently in the process of updating and renovating the kitchen (E7) to a commercial kitchen, per fire and safety requirements. Please see supporting plans and documentation (Project No. 24-463). As well as installing children's restrooms, and a classroom/cafeeteria-type area for Family F.O.C.U.S. children.

Family F.O.C.U.S. will also create and install a new playground for the children enrolled in our program. Currently we have installed the wrought iron fencing (per Visalia United Methodist Church's request) for the new playground and are awaiting the finalized permit through the City of Visalia.

Family F.O.C.U.S. will work in conjunction with the existing onsite uses, such as Stepping Stones Preschool as they have similar services offered, and they offer part-time childcare services. Due to the part-time services, there will not be much crossover or interference. Stepping Stone's hours of operation are:

Monday 8:30am-1:30pm
Tuesday 8:30am-11:30am
Wednesday 8:30am-1:30pm
Thursday 8:30am-11:30am
Friday 8:30am-1:30pm

Family F.O.C.U.S.
1441 S Mooney Blvd, Suite F
Visalia, CA 93277
Phone: (559) 802-5585
Fax: (559) 802-5754
www.familyfocusece.org
www.facebook.com/familyfocusca
Executive Director: Prudy Tanner



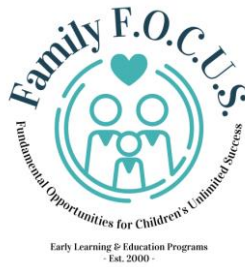
Regarding VUMC's operation, their offices are at a different end of the Education Building and therefore there is no real interaction except for the sharing of the adult restrooms that all adults utilize in this building. Their hours of operation are:

Monday 9:00am-4:00pm
Tuesday 9:00am-4:00pm
Wednesday 9:00am-4:00pm
Thursday 9:00am-4:00pm
Friday 9:00am-12:00pm
Saturday CLOSED
Sunday 9:00am-10:30am, 11:00 am-12:30pm

Children's drop-off/pick-up procedures and process have been established with Stepping Stone's use of the facilities. The process will continue with Family F.O.C.U.S.'s use of the parking area. Families entering on the south side of the parking lot off Akers St, will follow the route around the roundabout, turning left/north, and continuing north to the designated parking slots. There will be no parking near the building or in the roundabout. The same will go for families entering at the north end of the parking lot off Akers St. They would turn right immediately after turning into the parking lot and entering the west side of the parking lot. Families and employees will then park in the designated parking spots. No curb parking will be allowed.

Family F.O.C.U.S. drop off times vary as family's contracted hours vary based on the needs of the family. Children will start arriving at 7:30 am and will continue through approximately 9:30 am, on average. Family F.O.C.U.S.'s Site Supervisor and Eligibility Coordinator are always present in the morning to welcome children, families, and staff, and to help with any issues there may be, including parking issue, should those arise.

Pick up times vary as family's contracted hours vary based on the needs of the family. On average, children begin to be picked up around 2:30pm through 5:30 pm. Parents will park their vehicles in the designated parking areas. They will enter the building via the southwest entrance. They will go to their child's classroom and sign out their child, gather their belongings and will then exit the building by the same door they entered. The Eligibility Coordinator is at the front desk, and the Site Supervisor is typically present during pick up.



There will be no use of a public address (PA) system used in conjunction with Family F.O.C.U.S. Caldwell Preschool.

7. Operational Statement:

a. Note the proposed age range of students for Family F.O.C.U.S. – [This is listed on Operational Statement, pg. 1. Please see below for more information.](#) Family F.O.C.U.S. will serve children at this site from 2 years of age until 5 years of age or before they start Kindergarten.

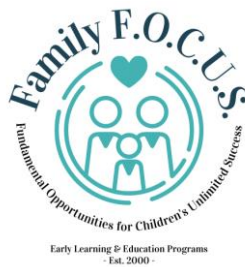
E2 – Butterflies Classroom (4-5 year olds)
E3 – Ladybugs Classroom (2-3 year olds)
E4 – Caterpillars Classroom (3-4 year olds)
E5 – Caterpillars and Dragonflies Restroom
E6 – Dragonflies Classroom (3-4 year olds)

b. The operational statement refers to room E19. However, it is not identified on the floor plan. Is this meant to be E18 (Copy Room)? If so, please correct on both the floor plan and operational statement. [It is meant to be E19 Copy Room, and not E18. E18 is a Stepping Stone's classroom and was listed incorrectly on the "FF Floor Plan". This has been corrected on the "FF Floor Plan".](#)

c. Provide additional detail on how drop-off/pick-up will occur for both Family F.O.C.U.S. and Stepping Stones, such as times and if there is any staff involvement in ensuring that drop-off/pick-up runs smoothly. [See "Family F.O.C.U.S. Updated Operational Statement"](#)

d. Provide more information on where the new children's restrooms will be located. [Please see FF Floor Plan – New Cafeteria. There will be exterior doors leading from the hallway into the new children's restrooms so that it is not required to enter the cafeteria to access the children's restrooms.](#)

e. The operational statement refers to "supporting plans and documentation". However, it does not seem to have been provided. Please clarify or provide the noted information. [I forgot to add the plans for the new kitchen/cafeteria. That was my error. Please see "](#)



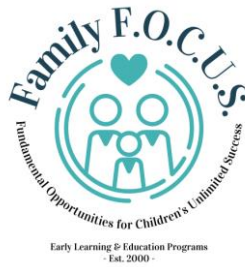
f. Provide additional information for Stepping Stones Preschool, including number and age range of students, number of employees, and uses conducted. They offer enrichment programs for ages 2 years 9 months and up on Tuesday and Thursday – 8:30am to 11:30 am. They offer an enrichment program for 4/5-year-old preschoolers on Monday, Wednesday, Friday – 8:30am to 1:30 pm. Rooms occupied by Stepping Stones are either classrooms or playrooms for the daycare operation, or staff offices.

g. Provide additional information for Visalia United Methodist Church, including the number of permanent seats in the sanctuary, inclusion of hours for all church activities conducted onsite, and clarification on which hours of operation correspond to which activities. Church services are not during Family F.O.C.U.S. or Stepping Stones' hours of operation.

F-12 is the library, and it is used for books as well as a variety of meetings. F-11,12 is the coffee shop used for gatherings after church and a variety of meetings. F-16,17,20,24,25 are all meeting rooms. F-15 is the Hospitality room which is used for crying babies during the worship service, and also for brides during a wedding. Classrooms are used for normal things you would expect to find at a church including Sunday School classes, bible studies, small worship groups, event planning, and temporary storage. Upstairs F-100,102,103 is a large room where church youth used to meet. It is also used on weeknights for some groups. There are a couple of nice sitting areas and a game area, but it is not used much.

Peak use of the building is on Sunday from 9:00am to 12:30pm. During Family F.O.C.U.S. and Stepping Stones business hours, Monday through Friday almost nothing is happening at the church unless there is a special event so there is little demand on the parking availability. Other than Sunday mornings, there are often meetings in the evenings where multiple meeting rooms can be in use. Groups as varied as Alcoholics Anonymous and Boy Scouts use the facility, but parking is never stressed. Occasionally there is a wedding or memorial service and sometimes the memorial service can take place in the middle of the day on a weekday, however parking is still not stressed because we can utilize the gravel lot on the southeast side of the property.

Church offices are used for offices (Pastor's Office, finance, business-type uses, etc.), Monday – Friday, 9:00am-4:00pm.



Neither Family F.O.C.U.S. operation or Stepping Stones deal with parents who are likely to be parked for more than a few minutes while dropping off and picking up.

h. It is highly recommended that a table be provided showing the hours of operation for all existing and proposed uses onsite. [Where do you want this table? In our Operational Statement? See below.](#)

Visalia United Methodist Church

Office Hours

Monday 9:00am-4:00pm
Tuesday 9:00am-4:00pm
Wednesday 9:00am-4:00pm
Thursday 9:00am-4:00pm
Friday 9:00am-12:00pm
Saturday CLOSED

Sunday Service Hours

Sunday 9:00am-10:30am, 11:00am-12:30pm

Family F.O.C.U.S. Caldwell Preschool

Monday – Friday 7:30am – 5:30 pm

Stepping Stones Preschool

Monday 8:30am – 1:30pm
Tuesday 8:30am – 11:30am
Wednesday 8:30am – 1:30pm
Thursday 8:30am – 11:30am
Friday 8:30am – 1:30pm

i. Note whether any outside public address system will be used in conjunction with the daycare. If so, note what measures will be taken to reduce impacts to the surrounding residential areas. [N/A](#)

j. Note the number of parking stalls provided on the project site. [200+ throughout the entire property. Approximately 296 parking stalls and 17 ADA parking stalls throughout the entire property.](#)

Thank you for your consideration,

Kawanda Pettitt

Program Director

Re: Conditional Use Permit Application - Family F.O.C.U.S. - SPR 24242



Kawanda Pettitt <kpettitt@familyfocu

To ● Cristobal Carrillo

Cc ○ Prudy Tanner

↩ Reply

↩ Reply All

➡ Forward



Wed 04/02/2025 4:48 PM

This sender kpettitt@familyfocusece.org is from outside your organization.

You replied to this message on 04/02/2025 4:57 PM.

If there are problems with how this message is displayed, click here to view it in a web browser.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Cristobal,

They were able to provide me with the answers. Please see below.

1. I still need the total number of permanent seats present within the sanctuary of the church, in order to determine the total parking demand of the church use. [The seats in the church are not permanent, We set up between 125 to 175 chairs for Sunday's and memorials. We try not to set up anymore chairs for memorials or events than we normally set up for our Sunday services.](#)
2. The operational statement mentions that some events (memorials, weddings) could occur at the same time as school activities, and that a gravel parking lot to the southeast could be used in the event additional parking is needed. The City does not permit the use of unpaved areas, including gravel lots, for parking purposes. I'll need you to provide information on how often these overflow events occur> [We can block off the overflow parking area with a cable if the city would like us to do that. We are not in need of the overflow parking area any longer.](#) the number of permanent seats in the sanctuary, [No permanent seats in the Sanctuary these are stackable chairs.](#) and the total number of stalls onsite (296 per your count), WE ARE IN AGREEMENT. to determine whether additional parking will be necessary. If so, you'll need to identify a different paved parking area for use.

WE WOULD USE THE PARKING LOTS AT OUR NEIGHBORING CHURCHS IF THIS NEED EVER AROSE THEY WOULD ALSO USE OUR LOTS. WE ARE GOOD NEIGHBORS TO THE OTHER 3 LOCAL CHURCHS THAT ARE ON THE OTHER THREE CORNERS. BUT THIS NEED HAS NOT HAPPENED THAT WE ARE AWARE OF.

3.

Hopefully this answers your questions.

Thank you,

Kawanda Pettitt

Program Director

Family F.O.C.U.S.
1441 S Mooney Blvd
Suite F
Visalia, CA 93277
559-802-5585 Phone
559-802-5754 Fax

From: Kawanda Pettitt <kpettitt@familyfocusece.org>
Sent: Thursday, April 3, 2025 11:57 AM
To: Cristobal Carrillo <Cristobal.Carrillo@visalia.city>
Cc: Prudy Tanner <ptanner@familyfocusece.org>
Subject: Re: Conditional Use Permit Application - Family F.O.C.U.S. - SPR 24242

Hi, Cristobal,

This is what they provided me:

"Regarding the time of the events. I think it is safe to say that absolutely zero weddings take place on weekdays during the hours where pick up and drop off are taking place. It is also safe to assume that few memorial services take place at those times, but possibly some might take place during the afternoon pick up time. I would say this kind of scheduling is very common. I also expect that parking will not be a problem."

Kawanda Pettitt
Program Director



Family F.O.C.U.S.
1441 S Mooney Blvd
Suite F
Visalia, CA 93277
559-802-5585 Phone
559-802-5754 Fax

Re: City of Visalia: Conditional Use Permit No. 2025-07 - Family F.O.C.U.S.



Deanne Zapasnik <steppingstonespreschoolvisalia@
To ● Cristobal Carrillo

↩ Reply

↩ Reply All

→ Forward



Tue 04/22/2025 12:39 PM

 This sender steppingstonespreschoolvisalia@gmail.com is from outside your organization.

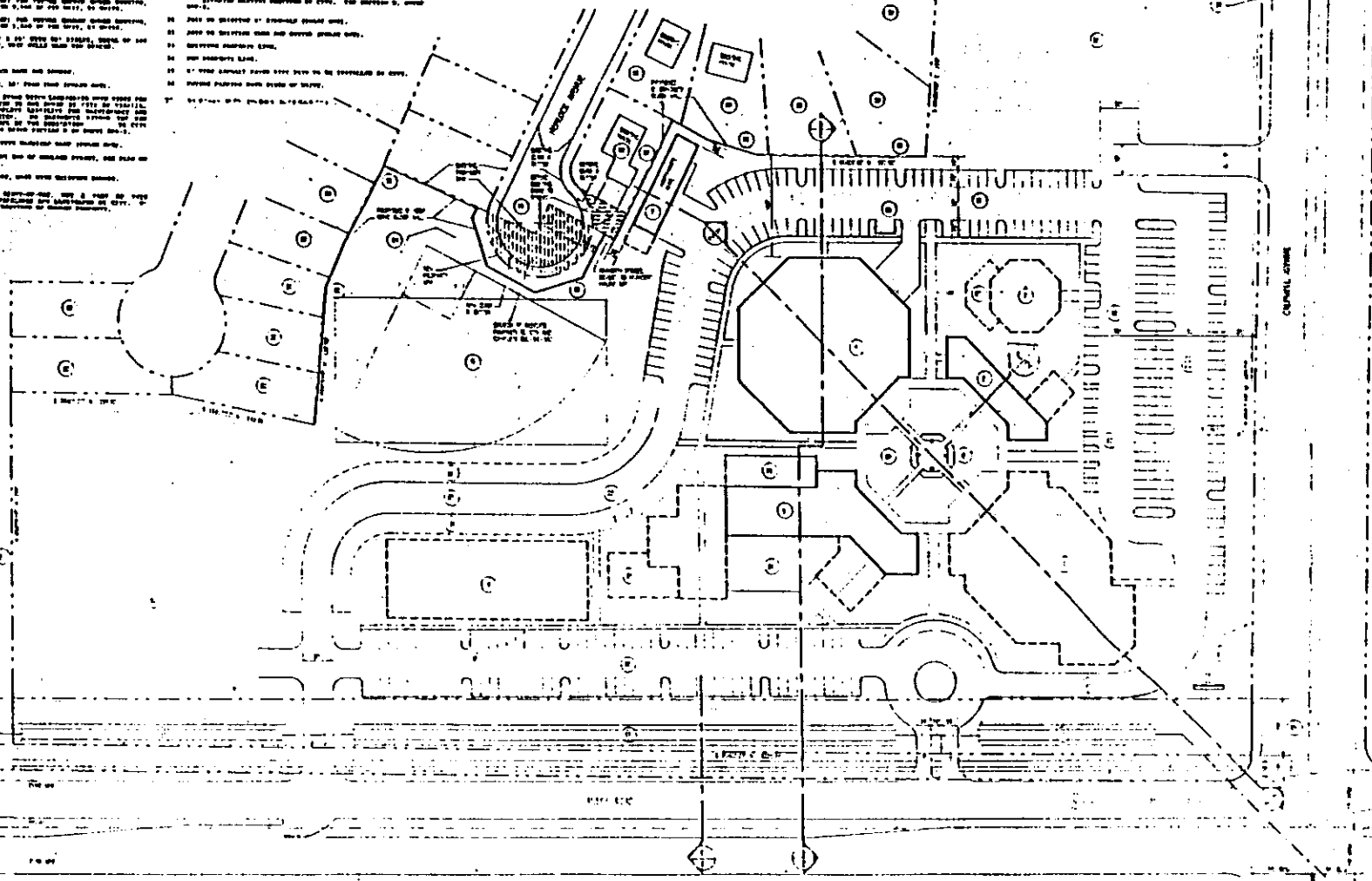
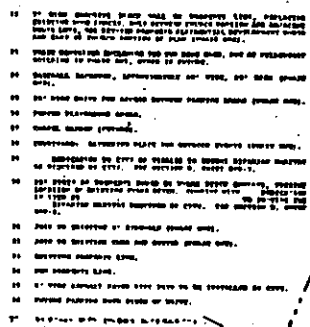
Cristobal,

The current enrollment for Stepping Stones Pre-School is 40 students and 5 employees. However, our enrollment will change in August 2025 as we begin our new school year, and I do not know what that number will be at this time. As you mentioned, we are licensed for a maximum of 60 students per The State of California Community Care Licensing Dept.

Please let me know if you have any additional questions or concerns.

Deanne Zapasnik
Director
559-734-7157

CONDITIONAL USE PERMIT NO. 2025-07 - HOURS OF OPERATION																						
Family F.O.C.U.S.			Visalia United Methodist Church		Stepping Stones Preschool																	
Time	Monday			Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Time
6am																					6am	
7am																					7am	
8am																					8am	
9am																					9am	
10am																					10am	
11am																					11am	
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6pm																					6pm	
7pm																					7pm	
8pm																					8pm	
9pm																					9pm	
10pm																					10pm	
1.The table reflects current operating hours for Family F.O.C.U.S. However, it is licensed by the State of California to operate from 6:00 A.M. to 6:00 P.M. 2. Daytime hours for Visalia United Methodist Church consist of administrative activities. Worship services occur on Sundays.																						

[illegible]

SPR-1

EXHIBIT E

Environmental Document #2025-11

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit 2025-07

PROJECT TITLE

The project site is located at 5200 West Caldwell Avenue, on the northeast corner of West Caldwell Avenue and South Akers Street (APN: 119-060-072).

PROJECT LOCATION - SPECIFIC

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by Family F.O.C.U.S. to amend Conditional Use Permit No. 1990-38, to establish a licensed daycare facility for 73 children within an existing church, located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4449, Email:
cristobal.carrillo@visalia.city

NAME OF PUBLIC AGENCY/LEAD AGENCY APPROVING PROJECT

Family F.O.C.U.S., Attn: Kawanda Pettitt, 1441 South Mooney Boulevard, Visalia CA 93277, (559) 802-5585, kpettitt@familyfocusece.org

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Family F.O.C.U.S., Attn: Kawanda Pettitt, 1441 South Mooney Boulevard, Visalia CA 93277, (559) 802-5585, kpettitt@familyfocusece.org

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- ☐ Ministerial - Section 15073
☐ Emergency Project - Section 15071
☒ Categorical Exemption - Section 15301, Existing Facilities
☐ Statutory Exemptions- State code number:

The proposal will make use of spaces within the existing Visalia United Methodist Church complex. The project is exempt as it will not result in new development other than wrought iron fencing to enclose an outdoor children's play area.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

CONTACT PERSON

(559) 713-4443

AREA CODE/PHONE

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR



November 22, 2024

Site Plan Review No. 2024-242:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **October 30, 2024**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink that reads "B. Bernal for Paul Bernal".

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE

October 30, 2024

SITE PLAN NO.

2024-242

PARCEL MAP NO.

SUBDIVISION

LOT LINE ADJUSTMENT NO.

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

☐

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

☐

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

☐

Planning

☐

Engineering prior to resubmittal plans for Site Plan Review.

☐

Solid Waste

☐

Parks and Recreation

☐

Fire Dept.

☒

REVISE AND PROCEED (see below)

☐

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

☐

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

☒

Your plans must be reviewed by:

☐

CITY COUNCIL

☐

REDEVELOPMENT

☒

PLANNING COMMISSION

☐

PARK/RECREATION

☒

CUP Amendment

☐

HISTORIC PRESERVATION

☐

OTHER – Lot Line Adjustment

☒

ADDITIONAL COMMENTS:

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

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, (559) 713-4443

Date: October 30, 2024

SITE PLAN NO: 2024-242
PROJECT TITLE: Kawanda Pettitt, Family F.O.C.U.S
DESCRIPTION: Family F.O.C.U.S. childcare center use at existing church education complex with existing childcare.
OWNER: CH-Visalia United Methodist
APPLICANT: Kawanda E Pettitt
LOCATION TITLE: 5200 West Caldwell Avenue
APN TITLE: 119-060-072
GENERAL PLAN: RLD (Low Density Residential)
EXISTING ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

**Reference SPR
No. 2023-203.**

Project Requirements

- Conditional Use Permit Amendment
- Building Permit

PROJECT SPECIFIC INFORMATION: October 30, 2024

1. The applicant shall apply for an amendment to Conditional Use Permit No. 1990-38, to permit the addition of the second childcare facility.
2. Provide a detailed operational statement, identifying and describing all existing and proposed uses onsite, describing the operation of the proposed use, services to be provided, and noting how the use will work in conjunction with the existing onsite uses (church and Stepping Stones childcare facility).
3. Provide a detailed site plan, showing the entire project site, identifying all existing and proposed structures, identifying student pick-up/drop-off areas and routes, and identifying the location of the proposed use on the project site.
4. Provide a detailed floor plan identifying the use of each room, equipment therein, and which user is employing the room.
5. If any physical changes are proposed to building exteriors, please provide building elevations.
6. The applicant shall submit an exhibit and narrative detailing how student pick-up/drop-off will be handled.

NOTES:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
2. Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

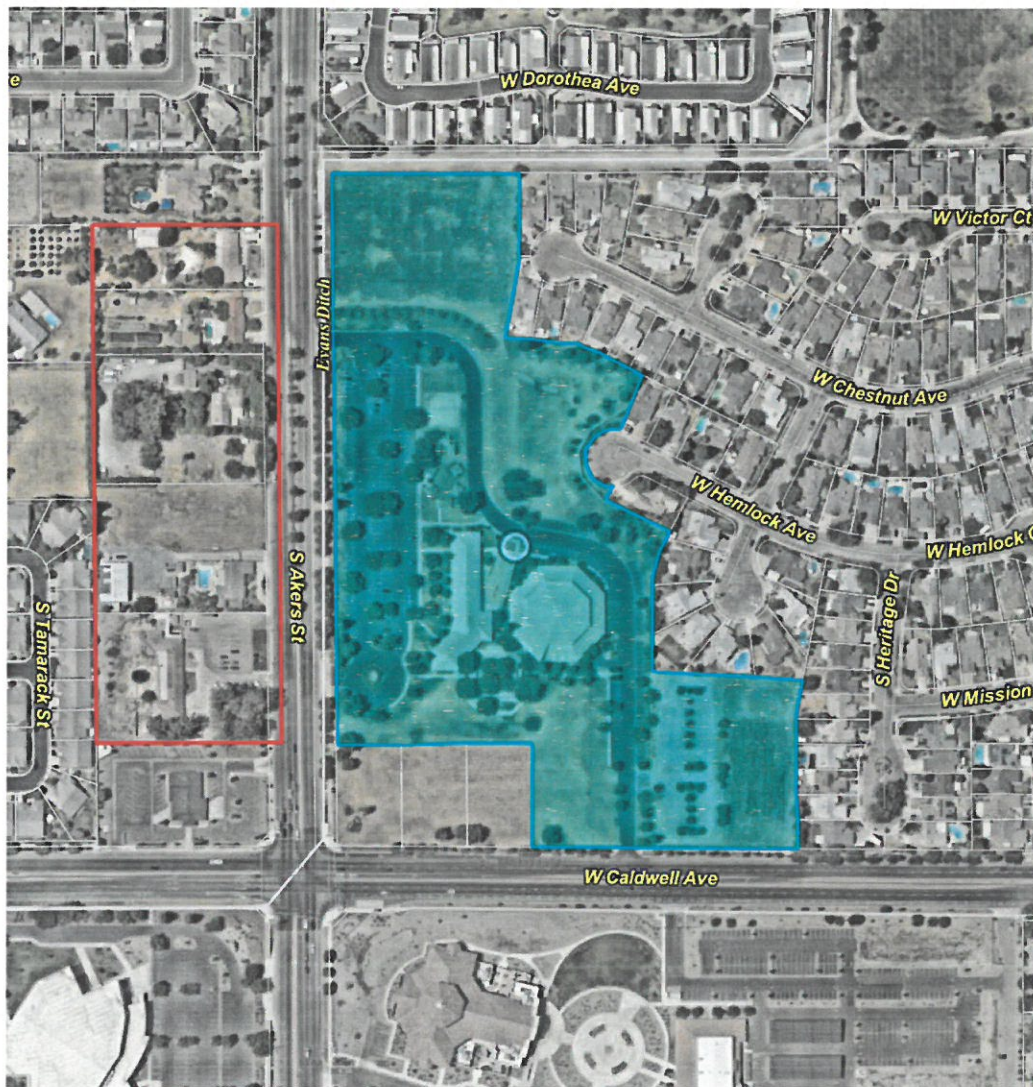
Sections of the Municipal Code to review:

17.12 Single-Family Residential Zone

17.30 Development Standards

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

Signature: _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

☐ Edelma Gonzalez 713-4364
☐ Luqman Ragabi 713-4362
☐ Sarah MacLennan 713-4271
☒ Jesus Carreno 713-4268

ITEM NO: 1 DATE: 10/25/2024

SITE PLAN NO.: 24-242
PROJECT TITLE: Kawanda Pettitt, Family F.O.C.U.S.
DESCRIPTION: Childcare center use at existing church education complex with existing childcare.
APPLICANT: Kawanda E. Pettitt
PROP OWNER: CH-Visalia United Methodist
LOCATION: 5200 W Caldwell Ave.
APN: 119-060-072

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (indicated by checked boxes)
- ☐ Install curb return with ramp, with _____ radius;
- ☐ Install curb; ☐ gutter
- ☐ Drive approach size: ☐ Use radius return;
- ☐ Sidewalk: _____ width; ☐ _____ parkway width at _____
- ☒ Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- ☒ Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership.
- ☐ Deed required prior to issuing building permit;
- ☐ City Encroachment Permit Required. **FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- ☐ CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit.
Contacts: David Deel (Planning) 488-4088;
- ☐ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- ☐ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- ☐ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☐ Prepared by registered civil engineer or project architect. ☐ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☐ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____; _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- ☐ Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- ☐ Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .20%, V-gutter = 0.25%)
- ☐ Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- ☐ Traffic indexes per city standards:

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

Additional Comments:

1. ***Proposed project should not incur development Impact fees as the school use was previously entitled.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-242**

Date: **10/25/2024**

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

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

(Fee Schedule Date: **08/17/2024**)

(Project type for fee rates:)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Treatment Plant Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Jesus Carreno

City of Visalia
Building: Site Plan
Review Comments

SPR 24242
HAYANDA FETTITT FAMILY P.O.C.U.S.
5200 W CALDWELL

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

- ☒ A building permit will be required. **FOR ANY IMPROVEMENTS** For information call (559) 713-4444
- ☒ Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- ☐ Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
☒ Meet State and Federal requirements for accessibility for persons with disabilities.
- ☒ A path of travel, parking and common area must comply with requirements for access for persons with disabilities. **20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADES.**
- ☐ All accessible units required to be adaptable for persons with disabilities.
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☐ Maintain fire-resistive requirements at property lines.
- ☐ A demolition permit & deposit is required. For information call (559) 713-4444
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- ☒ Plans must be approved by the Tulare County Health Department. **FOR ON-SITE COOKING.** For information call (559) 624-8011
- ☐ Project is located in flood zone _____ * ☐ Hazardous materials report.
- ☐ Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- ☐ School Development fees.
- ☐ Park Development fee \$ _____, per unit collected with building permits.
- ☐ Additional address may be required for each structure located on the site. For information call (559) 713-4320
- ☐ Acceptable as submitted
- ☐ No comments at this time

Additional comments: **BUILDING SHALL BE EQUIPPED WITH AUTOMATIC FIRE ALARM SYSTEM OR AUTOMATIC FIRE SPRINKLERS. ON-SITE COOKING SHALL REQUIRE TYPE I HOOD AND INGROUND GREASE INTERCEPTOR**

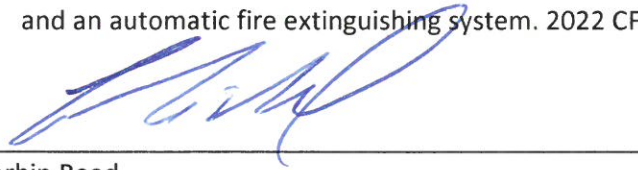
YAL GARCIA 10/30/24
Signature

**Site Plan Comments**

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	October 30, 2024
Item #	1
Site Plan #	24242
APN:	119060072

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All **fire detection, alarm, and extinguishing systems** in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. 2022 CFC 901.6
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2022 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 506.1
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors shall be provided with a **Type 1 Hood**, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. 2022 CFC 904.12 & 609.2



Corbin Reed
Fire Marshal



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

Date: 10/30/24
Item: 1
Site Plan: SPR24242
Name: Austin Huerta

Site Plan Review Comments

- ☒ No Comment at this time.
- ☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- ☐ Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- ☐ Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- ☐ Not enough information provided. Please provide additional information pertaining to:
 - ☐ Territorial Reinforcement: Define property lines (private/public space).
 - ☐ Access Controlled/ Restricted etc.
 - ☐ lighting Concerns:
 - ☐ Traffic Concerns:
 - ☐ Surveillance Issues:
 - ☐ Line of Sight Issues:
 - ☐ Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 30, 2024

ITEM NO: 1 Added to Agenda MEETING TIME: 09:00
SITE PLAN NO: [SPR24242](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Kawanda Pettitt, Family F.O.C.U.S.
DESCRIPTION: Family F.O.C.U.S. childcare center use at existing church education complex with existing childcare.
APPLICANT: Kawanda E Pettitt - Applicant
OWNER: CH-VISALIA UNITED METHODIST
APN: 119060072
ADDRESS: 5200 W CALDWELL AVE
LOCATION: 5200 W Caldwell Ave, Visalia, CA 93277

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

- ☐ No Comments
- ☐ See Previous Site Plan Comments
- ☐ Install Street Light(s) per City Standards at time of development.
- ☐ Install Street Name Blades at Locations at time of development.
- ☐ Install Stop Signs at **local road intersection with collector/arterial** Locations.
- ☐ Construct parking per City Standards PK-1 through PK-4 at time of development.
- ☐ Construct drive approach per City Standards at time of development.
- ☐ Traffic Impact Analysis required (CUP)
 - ☐ Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

- ☐ Additional traffic information required (Non Discretionary)
 - ☐ Trip Generation - Provide documentation as to concurrence with General Plan.
 - ☐ Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - ☐ Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Applicant to ensure no spillover queue backs up onto public ROW on Akers. In event of spillover for pick up and drop off, vehicles will be required to park in marked parking stall. Alternative would be to redirect entrance to northern driveway to use parking lot for stacking of vehicle queue.
- Prefer all families be required to park in marked stall, and not use circle for parking to drop off/pick up of students.

Leslie Blair

Leslie Blair

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

24242

October 30, 2024

- ☐ No comments.
- ☒ See comments below
- ☐ Revisions required prior to submitting final plans. See comments below.
- ☐ Resubmittal required. See comments below.
- ☒ Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ☐ ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
- ☐ Customer must provide combination or keys for access to locked gates/bins
- ☐ Type of refuse service not indicated.
- ☐ Location of bin enclosure not acceptable. See comments below.
- ☐ Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
- ☐ Inadequate number of bins to provide sufficient service. See comments below.
- ☐ Drive approach too narrow for refuse trucks access. See comments below.
- ☐ Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- ☒ Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- ☐ Bin enclosure gates are required
- ☐ Hammerhead turnaround must be built per city standards.
- ☐ Cul - de - sac must be built per city standards.
- ☒ Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- ☐ Area in front of refuse enclosure must be marked off indicating no parking
- ☐ Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- ☐ Customer will be required to roll container out to curb for service.
- ☐ Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- ☐ Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

☐ City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

☐ Existing solid waste services assigned to the property Church's account. If any changes to existing services are required, the customer is to contact the account owner to schedule a waste assessment. Property owner to complete and submit a City of Visalia "Concrete/Driveway Release of Liability Waiver Agreement".

Comment

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4538

Nathan Garza, Solid Waste, 559-713-4532



CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 Tel: (559) 624-1600

Site Plan Review Comments From:

California Water Service
Scott McNamara, Superintendent
216 N Valley Oaks Dr.
Visalia, CA 93292
559-624-1622
smcnamara@calwater.com

Date: 10/30/2024
Item #: 1
Site Plan #: 24-242
Project: Kawanda Pettitt
Description: Family F.O.C.U.S
Applicant: Kawanda Pettitt
APN: 119-060-072
Address: 5200 W Caldwell

The following comments are applicable when checked:

- ☐ No New Comments
- ☐ Pulled from agenda

☐ Water Mains

Comments:

- ☐ - Water main fronting your project
- ☐ - No existing water main fronting this project

☒ Water Services

Comments:

- ☒ - Existing service(s) at this location.
 - ☒ - Domestic/Commercial
 - ☒ - Irrigation
 - ☒ - Fire Protection

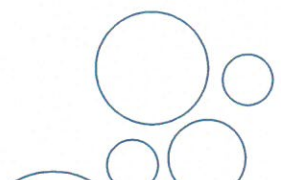
The following will be paid for by the property owner/developer:

- Any additional services for the project.
- Relocation of any existing service that is to land within a new drive approach.
- Existing service(s) that are not utilized may need to be abandoned.
- If the existing service(s) is not sufficient in size to meet the customer's demand:
 - Installation of the correct size service.
 - Abandonment of the insufficient size service.
- ☐ - Service(s) will need to be installed for this project.

☒ Fire Hydrants

Comments:

- Fire hydrants will be installed per the Visalia Fire Departments requirements.
- If new fire hydrants are required for your project off an existing water main:
 - Cal Water will utilize our own contractor (West Valley) for the installation.
 - This work is to be paid for by the property owner/developer.





CALIFORNIA WATER SERVICE



Backflow Requirements

Comments:

A backflow is required if any parcel meets any of the following parameters:

- Designated as multi-family
- Commercial building
- Has multiple dwellings (residential or commercial)
- Has multiple services
 - Any combination of the following:
 - Domestic/Commercial
 - Irrigation
 - Fire Protection

Please contact Cross Connection Control Specialist Juan Cisneros at 559-624-1670 or visaliabackflow@calwater.com for a backflow install packet.

Additional Comments:

- ☐ If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Mike Andrada at 559-624-1689 or mandrada@calwater.com to receive your new business packet to start your project with Cal Water.
- ☐ Cal Water may work with the developer to purchase a piece of property for a future tank site and/or a new source of water.
- ☐ If Cal Water infrastructure is to be installed on private property, a dedicated easement will be required for our infrastructure.
- ☐ If you need to request existing utility information, please contact Construction Superintendent Scott McNamara at smcnamara@calwater.com for the information and requirements needed to obtain this information.
- ☐ If a fire flow is needed for your project, please contact Distribution Superintendent Alex Cardoso at 559-624-1661 or lcardoso@calwater.com for information and requirements.
- ☐ If you need a construction meter for your project, please call our Operations Center at 559-624-1650.
- ☒ If you need to sign up for an existing service, please call 559-624-1600.



Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Tuesday, November 19, 2024 8:51 AM
To: Cristobal Carrillo; Josh Dan; Susan Currier
Cc: Padilla, Dave@DOT; Yelton, Elizabeth@DOT
Subject: Caltrans Response to Site Plan Review Agenda - 10-30-2024
Attachments: Visalia SPR Agenda 10-30-2024.pdf

Cristobal and all,

This email summarizes Caltrans response for Site Plan Review Agenda - 10-30-2024:

ITEM NO: 1 SITE PLAN NO: **SPR 24242 - NO COMMENT**

Family F.O.C.U.S. childcare center use at existing church education complex with existing childcare.

ITEM NO: 2 SITE PLAN NO: **SPR 24243 - NO COMMENT**

2 lot Tentative parcel map.

ITEM NO: 3 SITE PLAN NO: **SPR 24238 - NO COMMENT**

Shop N Save, Inc BBQ Grill in Parking Lot

Respectfully,

David Deel
Associate Transportation Planner
Desk & Mobile: 559.981.1041

CALTRANS District 6
Local Development Review Branch
Office of Multimodal Transportation Planning
Division of Transportation Planning & Local Programs
1352 W. Olive Avenue (P.O. Box 12616)
Fresno, CA 93778-2616

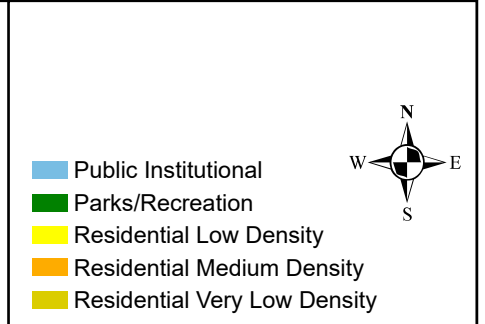
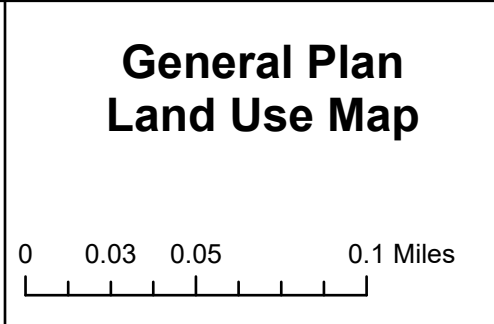
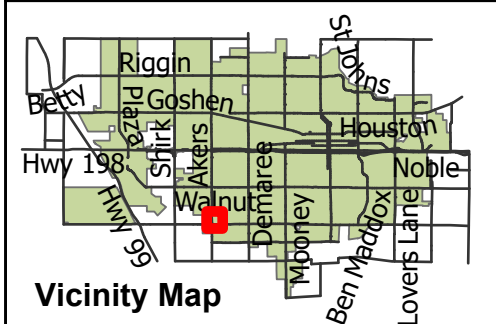
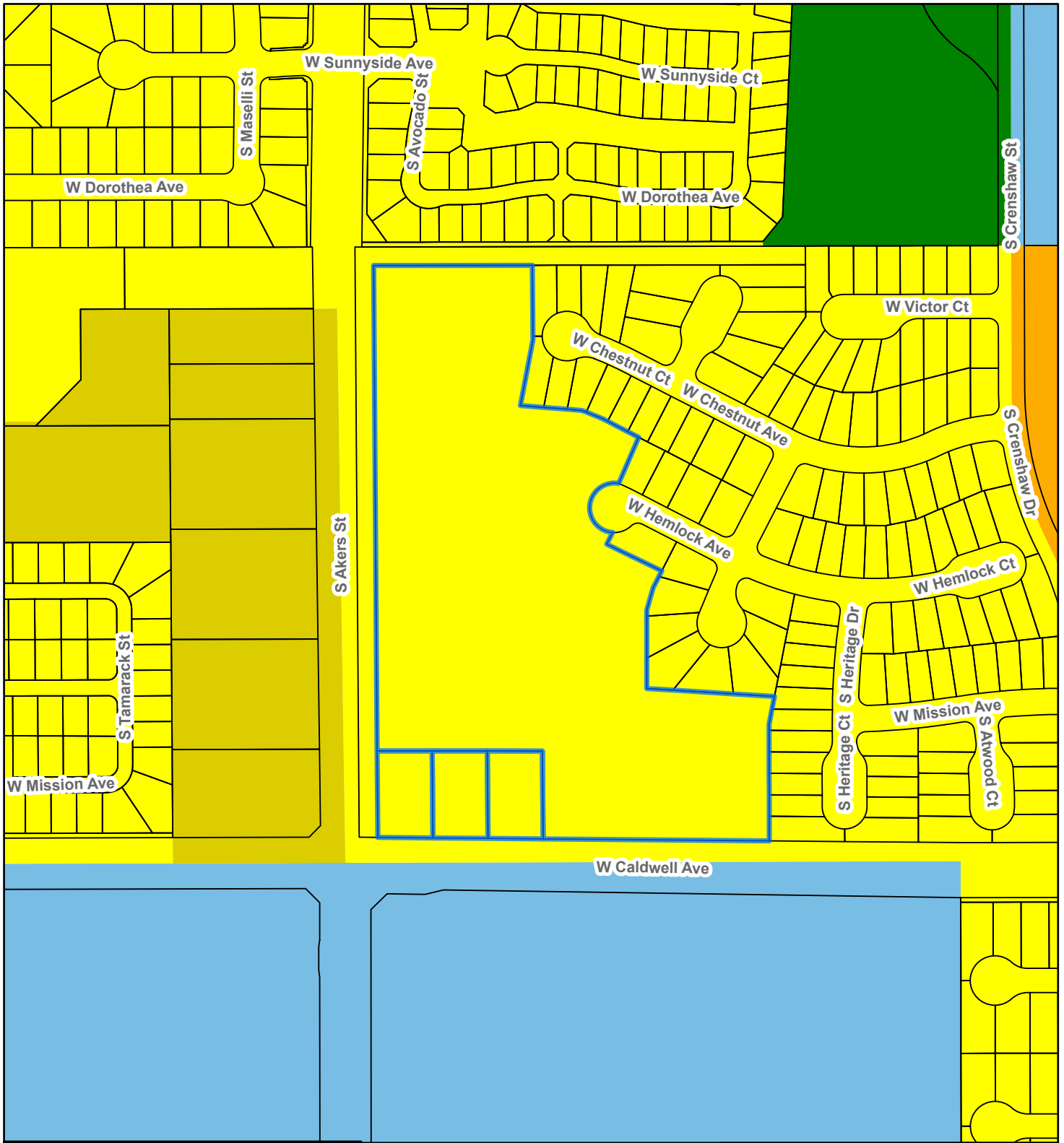


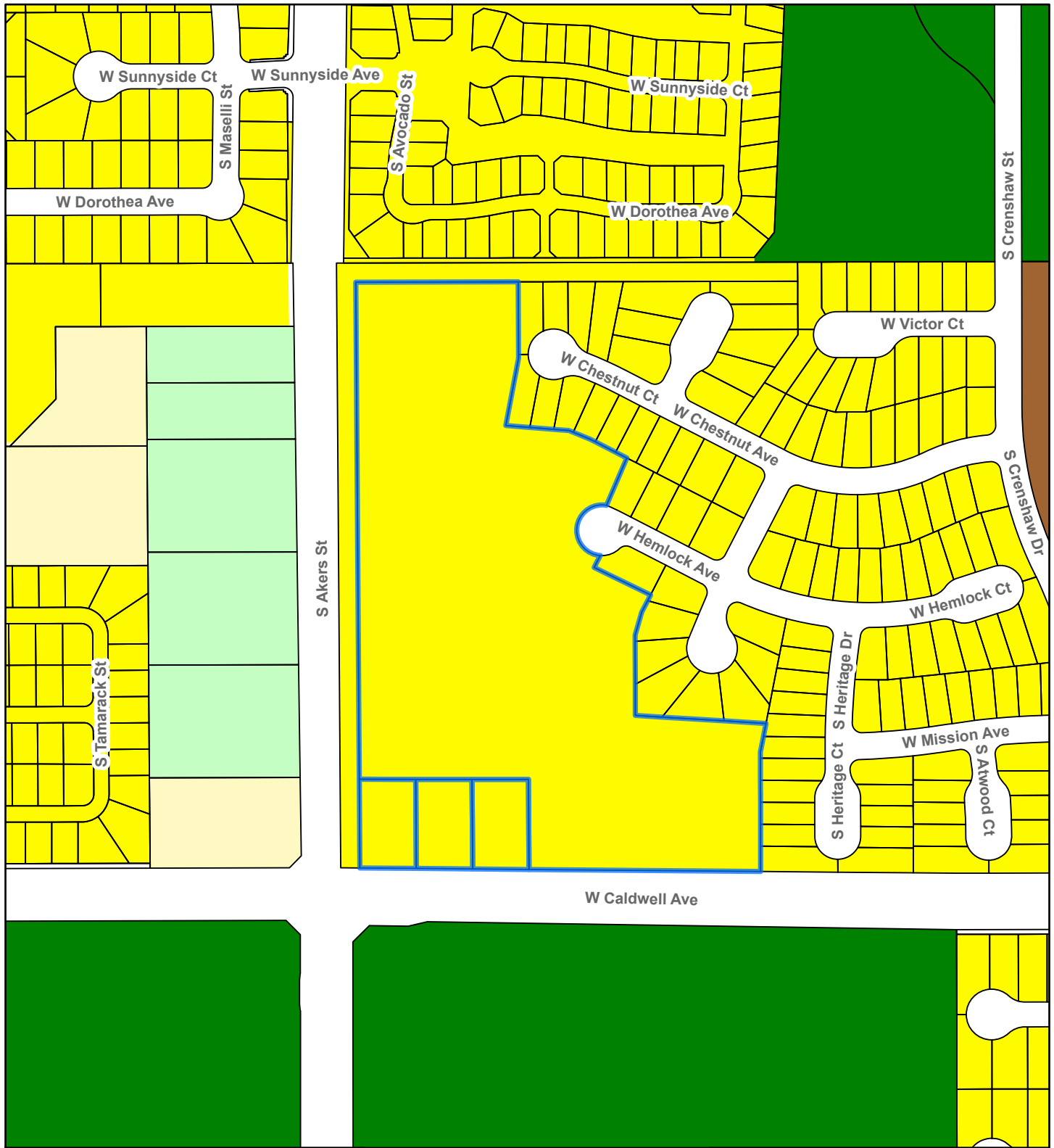
Caltrans Vision:

A brighter future for all through a world-class transportation network.

Caltrans Mission:

Provide a safe and reliable transportation network that serves all people and respects the environment.





Zoning Map

0 0.03 0.05 0.1 Miles



- QP Quasi-Public
- R-1-20 Single-family Residential
- R-1-5 Single-family Residential
- R-M-2 Multi-family Residential
- County Areas



Aerial Map

0 0.03 0.07 0.13 Miles





Vicinity Map

Location Map



0 100 200 400 Feet





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 28, 2025

PROJECT PLANNER: Colleen A. Moreno, Assistant Planner
Phone: (559) 713-4031
Email: colleen.moreno@visalia.city

SUBJECT: Annexation No. 2024-05: A request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation.

Blankenship Tentative Subdivision Map No. 5602: A request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use, the site is zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area within the project site zoned for commercial use is not part of this project and is a remainder.

Location: The site is located on the southeast corner of South Santa Fe Street and East Caldwell Avenue (APNs: 123-400-005 and 123-400-001).

STAFF RECOMMENDATION

Annexation No. 2024-05

Staff recommends that the Planning Commission recommend that City Council approve Annexation No. 2024-05, as conditioned, based on the findings and conditions in Resolution No. 2024-77. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan.

Tentative Subdivision Map No. 5602

Staff recommends approval of Tentative Subdivision Map No. 5602, as conditioned, based upon the findings and conditions in Resolution No. 2024-76. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinance.

RECOMMENDED MOTION

I move to recommend approval of Annexation No. 2024-05, based on the findings and conditions in Resolution No. 2024-77.

I move to approve Blankenship Tentative Subdivision Map No. 5602, based on the findings and conditions in Resolution No. 2024-76.

PROJECT DESCRIPTION

The applicant, San Joaquin Valley Homes, has filed two entitlement applications, one for the annexation of two parcels totaling 62.53 acres and the second for a tentative subdivision map for 203 single-family residential lots.

Annexation No. 2024-05 is a request to annex 62.53 acres located outside of the city limits, in the Tier II Urban Development Boundary (Exhibit "A"). Upon annexation, the Zoning designations for the project area will include approximately 7.04 acres zoned C-MU (Mixed Use Commercial) and approximately 55.49 acres zoned R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area), which is consistent with the underlying General Plan land use designation. The area zoned for commercial use is not part of this project submittal and will not be developed at this time.



The Blankenship Tentative Subdivision Map No. 5602 is a request to subdivide the annexed 55.49 acres into a 203-lot single-family residential subdivision. The subdivision will be developed in two phases, with the first phase developing 123 lots and the second phase developing the last 80 lots of the 203-lot subdivision (Exhibit "B"), with a remainder of 7.04 acres of C-MU (Mixed Use Commercial) zoning, not to be developed with this project. The project will adhere to the R-1-5 zoning district for lot sizes of 5,000 square feet or greater, ensuring compatibility with the General Plan. The proposed subdivision will be developed at a density of 3.65 dwelling units per acre, which is consistent with the Residential Low Density land use designation for the site of 2 to 10 units per acre.

The proposed subdivision is located on the southeast corner of South Santa Fe Street and East Caldwell Avenue and is bounded by South Santa Fe Street on the west and South Burke Street on the east. The project also includes construction of streets, extension of sewer lines and sewer laterals, connection to the storm drainage system and extension of other utilities and services (e.g. electricity, gas, water, etc.). Additional major street improvements include the widening of the Santa Fe roadway, improvements along Caldwell Avenue including curb, gutter and sidewalk, as well as completing remaining frontage improvements, along Burke Street.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Mixed Use Commercial / Residential Low Density
Zoning:	County Zoning – Outside of the City limits
Zoning Upon Annexation:	C-MU (Mixed Use Commercial) & R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area)
Surrounding Zoning and Land Use:	North: C-MU (Mixed Use Commercial) & R-M-3 (Multi-Family, 1,200 sq. ft. min. site area) / Vacant Parcel South: X (County) – Outside of City limits East: R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) / Diamond Oaks Subdivision West: C-MU (Mixed Use Commercial) / Commercial business, mini-storage
Environmental Review:	Mitigated Negative Declaration No. 2024-63
Special Districts:	None
Site Plan Review:	SPR No. 2024-177-1

RELATED PROJECTS

None.

ADJACENT PROJECTS

Diamond Oaks Subdivision was a request to subdivide 55.9 acres of R-1-6 zoned property into a 180-lot Planned Residential Development (PRD). The PRD consisted of 168 single-family residential lots, 12 multi-family lots and six out-lots for the purpose of Landscaping and Lighting Lots. The project included the construction of 168 single-family residential homes, the construction of eight triplex units (24 total units) on eight lots, and the future construction of a large multi-family development on the remaining four lots abutting Caldwell Avenue. DR Horton is currently developing the single-family residential homes. The subdivision was approved by the Planning Commission on September 23, 2013.

PROJECT EVALUATION

Staff supports the annexation based on the project's consistency with the Land Use Element of the General Plan. Specifically, Annexation No. 2024-05 will facilitate a new community on a 55.49-acre site in a manner that is consistent with the General Plan land use designations that exist within the project site and will complement existing development to the north, east, and west.

Furthermore, staff recommends approval of the Blankenship Tentative Subdivision Map No. 5602, as conditioned, based on the project's consistency with the Land Use Element of the Visalia General Plan, Housing Element, Housing Accountability Act (Government Code section 65589.5), Zoning, and Subdivision Ordinances. The subdivision map proposes to develop a parcel of land that is designated for residential development at a density prescribed in the 2030 Visalia General Plan.

Annexation No. 2024-05

The applicant has filed an application to initiate the annexation of two parcels totaling 62.53 acres (Annexation No. 2024-05) to facilitate the development of the 203-lot subdivision. This is required in order to annex the project site into the City's land use jurisdiction. The annexation can be supported on the basis that the proposed use is consistent with Land Use Policy LU-P-21, which allows for annexation and development of residential land to occur within the Urban Development Boundary (Tier II) consistent with the City's Land Use Diagram. The site can be serviced with all the requisite utilities and infrastructure available to serve the site upon development. Cities can approve tentative maps prior to final approval of the annexation by the Local Agency Formation Commission (LAFCO) but cannot approve a final subdivision map until after the land is annexed and the annexation recorded through the Tulare County Recorder. Staff has included this requirement as Condition No. 2 of Annexation No. 2024-05.

General Plan Consistency

The proposed 203-lot single-family residential subdivision is located within the Tier II Urban Development Boundary. The stated purpose of the Urban Development Boundaries are to guide the timing, type, and location of growth, to preserve resource lands, natural features, and open space, and to promote infill and redevelopment. The Visalia General Plan Policy LU-P-21 includes phasing thresholds based on the issuance of building permits for allowing annexation and development of urban land within the Urban Development Boundary Tier II. The threshold of issuing building permits for 5,850 housing units since April 1, 2010, that is necessary to expand from Tier I to Tier II has been met. As of July 1, 2021, the City has issued permits for 5,868 housing units. Due to meeting this threshold, the Urban Development Boundary expanded from Tier I to Tier II by Resolution No. 2021-38 at the July 19, 2021, City Council meeting. The Blankenship annexation and subdivision area lies within Tier II which aligns with the General Plan Policy.

Furthermore, the annexation and development of the subdivision allows for *"balanced growth amongst Visalia's four quadrants,"* which is a longstanding *"tenet of the city's approach to land use planning."* Per the General Plan, *"the quadrant that sees that highest percentage of development is the Northwest, owing to several new neighborhoods and buildout of the Industrial Park.* Development of the Southeast quadrant, where this project is located at, should *"develop in roughly equal proportion in the Second and Third Tiers"* (General Plan, pg. 2-28).

The project is consistent with General Plan Policy LU-P-19 of the General Plan, which states *"ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."* In addition, the project is also consistent with General Plan Policy LU-P-55 which supports the development of R-1-5 zoned properties with single-family subdivisions. Existing utility infrastructure (i.e. sewer, storm, and water) can be extended from nearby urban development to accommodate the project build out. The proposed 203-lot single family residential will be compatible with existing residential development surrounding the site.

Staff supports the project because the project meets the overall intent of the General Plan and its policies.

Street Connectivity and Improvements

The developer of the subdivision will be required to widen and install South Santa Fe Street roadway, located to the west of the project site, to a standard Collector Road as well as remaining frontage improvements along South Burke Street to the east. Additionally, there will be street block connectivity within the subdivision with local city standard streets. Improvements on all streets located within and surrounding the subdivision include curb, gutter, sidewalks, parkway landscaping, and street lighting.

The developer of the subdivision is also required to coordinate with the City of Visalia's Capital Improvements (CIP) Engineering Division for improvements along Caldwell Avenue, regarding the Caldwell Avenue Improvement Project, which is located north of the project site. These improvements along Caldwell Avenue including the remainder commercial parcel include but are not limited to curb, gutter, sidewalks, parkway landscaping and street lighting. This area of the project site is part of a larger project, the Avenue 280 corridor widening project sponsored by the City of Visalia, Tulare County Association of Governments (TCAG), the County of Tulare, the City of Farmersville, and the City of Exeter¹. The project aims to upgrade existing pavement to carry increased traffic loads as well as median islands to improve safety. When completed, the Avenue 280 project will provide a four-lane divided roadway from State Route 99 to the City of Exeter.

The Site Plan Review comments for this project are attached and conditioned as part of the project which notes the above requirements of improvements.

Development Standards

All of the proposed lots will meet the standard R-1-5 zoning (Single-Family Residential, 5,000 square foot minimum site area) standards for lot size and setbacks.

The average lot size for the subdivision is approximately 7,395 square feet, with the minimum lot size being 5,111 square feet (Lot 175) and the maximum lot size being 18,407 square feet (Lot 80). Each lot within the subdivision will conform to the development standards of the Visalia Municipal Code Chapter 17.12 Single-Family Residential which requires the following minimum lot area and setbacks:

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft to habitable space. 22-ft to garage	5-ft	10-ft	25-ft

Infrastructure Improvements (Storm Drainage & Sanitary Sewer)

Water Service

Staff has included Condition No. 3 that requires a valid Will Serve letter from the California Water Service Company.

Storm Drainage

Storm water retention will be required with the subdivision. An additional storm drainage main installation is required in accordance with the City Master Plan on South Santa Fe Street. The applicant has been instructed to coordinate with City Engineer for conformance.

Sanitary Sewer

The project will have to connect to the existing sanitary sewer main located on South Santa Fe Street.

The Site Plan Review comments relating to storm drainage and sanitary sewer are attached and conditioned as part of the project which note the above requirements as well as subjecting the site to ongoing analysis and update of the City's Storm Drain and Sewer master plans.

¹ [City of Visalia - Caldwell Improvement Project](#)

Landscape and Lighting District (LLD) and Block Walls

An LLD will be required for the long-term maintenance of the landscaping, lighting, pocket park, outlot areas and block walls within the subdivision. The pocket park will be located along the Tulare Irrigation Canal, that is along the south of the project site with a required setback of 18-ft (15-ft minimum) from top of ditch of the Tulare Irrigation District. The outlot areas (A – F) are located along the perimeter of the subdivision along South Santa Fe Street and South Burke Street within the subdivision. City standard block walls shall be required along the major street frontages (South Santa Fe Street, East Caldwell Avenue and South Burke Street). The block wall height shall be reduced to three feet where the block wall runs adjacent to the front yard setback along the front yard areas of the adjoining residential lots (Lots 8, 9, 17, 18, 36, 68, 153, 166, and 167). Staff has included Condition No. 4 regarding the LLD for the above-mentioned areas within the subdivision. Please note that a block wall will be required along the shared property lines between the commercial zoned property and properties zoned residential; however, the requirement to install this block wall will be deferred until the commercial zoned property is developed.

Oak Tree Preservation (VMC Chapter 12.24)

The City has a municipal ordinance in place to protect valley oak trees. Per the Biological study submitted by the applicant, the tentative subdivision map, and a staff visit on April 16, 2025, to the project site, oak trees are located along the perimeter of the site. All existing valley oak trees located near or within the project site are subject to the valley oak tree ordinance. The ordinance clearly provides the requirements for removal, pruning, as well as mitigation if the oak trees are to be removed. If the applicant requests to remove the valley oak trees, an Oak Tree Removal Permit shall be submitted and reviewed for approval or denial. Staff has added this as Condition No. 5 of the Blankenship Tentative Subdivision Map.

Agricultural Land Preservation Program Ordinance (VMC Chapter 18)

The 62.53-acre project site is located within the City's Tier II growth boundary and is also defined as Prime Farmland per the Tulare County Farmland Mapping and Monitoring Program. Based on the project's location and designation, the development of this site is subject to the City's Agricultural Preservation Ordinance.

The Agricultural Preservation Ordinance (APO) was effective, 30 days after ordinance adoption on May 15, 2023. The adoption of the ordinance is a necessary step for projects located within the Tier II growth boundary to move forward with development. The purpose and intent of the ordinance is to implement the goals of the City of Visalia General Plan and address the conversion of prime farmland and farmland of statewide importance through the adoption of an agricultural land preservation program. In addition, the ordinance established a process for the required preservation of agricultural land through the acquisition of agricultural conservation easements or the payment of an in-lieu fee for projects subject to the provisions on this ordinance.

The developer of the project is subject to comply with the requirements of the adopted ordinance. The preserved land obligation shall be calculated at a ratio of one acre of preserved land for each acre converted land. Converted land acreage shall be calculated by determining the applicable project acreage less the acreage of exclusions. In addition, the preserved land obligation, as established in Section 18.04.070(A) of the APO, shall be preserved through acquisition of an agricultural easement in accordance with Section 18.04.080, unless eligible for payment of an in-lieu fee in accordance with Section 18.04.090 of the APO.

Please note that Great Valley Land Trust has obtained an agricultural easement for the developer of the Blankenship subdivision project that was approved to form by the City Council at their November 18, 2024, meeting. The agricultural easement was recorded on December 6, 2024, which satisfies the provisions of the City's APO.

Housing Accountability Act (Government Code section 66589.5)

The Housing Accountability Act (HAA) requires local agencies to approve housing developments that are consistent with applicable general plan, zoning, and subdivision standards, including design review, if they were in effect at the time that the housing development application was deemed complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and that there is no feasible way to mitigate or avoid the impact.

The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and single-family residential development standards. The lots proposed for the Blankenship Subdivision meet density standards for the Low-Density Residential land use designation and will be compatible with surrounding developed residential areas. Furthermore, the subdivision will continue the development of the local street to the east, South Burke, which facilitates street connectivity within the neighboring subdivision (Diamond Oaks).

Subdivision Map Act Findings

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

Staff has reviewed the seven findings for a cause of denial and finds that all findings can be made for approving the project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative subdivision map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed maps have been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, subject to City Council approval of the General Plan for the proposed Low Density Residential land use designation. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the	The site is physically suitable for the proposed map

proposed density of development.	and its affiliated development plan, which is designated as Low Density Residential and developed at a density of 3.65 units per acre. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.

Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study / Mitigated Negative Declaration No. 2024-63 (SCH 2025040063) disclosed that environmental impacts are determined to be less than significant with the incorporation of mitigation to address significant impacts to the following:

- The Biological Habitat Assessment prepared by Soar Environmental Consulting provided four (4) mitigation measures pertaining to Biological Resources to reduce impacts to Nuttall's Woodpecker.
 - The Nuttall's Woodpecker (a species located on site) is a species listed as a United States Fish and Wildlife Services (USFWS) Bird of Conservation Concern (BCC). This species was found during a site assessment of the project site nesting within oak tress located along the perimeter of the project site and in utility poles and shrubs.

Additionally, the City received one comment letter in response to the Initial Study / Mitigated Negative Declaration circulated for this project. This letter was shared with the project applicant. The letter was received from the Department of Toxic Substances Control (DTSC) and is included with the Initial Study / Mitigated Negative Declaration. This letter was provided to the applicant. In addition, no structures, mixing/loading/storage, drainage ditches, farmhouses, outbuildings, smudge pots, or any other chemical of concerns were identified on the site. To further address the comments raised in DTSC's letter the following Condition No. 7 of the Blankenship Tentative Subdivision Map is incorporated in the project's conditions of approval as follows:

- a. That prior to site disturbance, the developer/homebuilder will consult with an appropriately licensed (CA-registered) individual or agency on recommendation for obtaining soil samples to test for OCP's and arsenic. If suggested to be performed, developer/homebuilder shall have an appropriately licensed (CA-registered) individual or agency perform the soil sampling per *DTSC's Preliminary Endangerment Assessment Guidance Manual*. The developer/homebuilder shall provide the Planning and Community Preservation Director with a copy of all correspondence between the developer/homebuilder and an appropriately licensed (CA-registered) individual or agency that details the required direction/recommendation on soil samples to test for OCP's and arsenic.
- b. All imported soil and fill material shall be tested to ensure that any contaminants are with DTSC's and the US Environmental Protection Agency's (USEPA's) Regional Screening Levels (RSLs) and reference the *DTSC Information Advisory Clean Imported Fill Material Fact Sheet*.

Based on the letter and the inclusion of the two additional project conditions as noted above, the City concludes that the findings and conclusions of the Initial Study / Mitigated Negative Declaration are still applicable. No other formal comments were received as of the publication of this report.

RECOMMENDED FINDINGS

Annexation No. 2024-05

1. That the annexation is consistent with the policies and intent of the General Plan and Zoning Ordinance and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed Annexation, which will re-designate 62.53 acres if AE-20 (Agricultural Exclusive 20-acre) County zone district to R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) zone district, which will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the parcels are not located within an Agricultural Preserve.
4. That the parcel will be annexed into Voting District 2 per the Council Election Voting District Map.
5. That an Initial Study was prepared for this project, consistent with the California Environment Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2024-63, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

Blankenship Tentative Subdivision Map No. 5602

1. That the proposed location and layout of the Blankenship Subdivision Map No. 5602 its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the proposed 203-lot single-family residential subdivision and a remaining 7.04-acre mixed use commercial lot, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

2. That the proposed Blankenship Tentative Subdivision Map No. 5602, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses.
3. That the site is physically suitable for the proposed tentative subdivision map. The Blankenship Subdivision Map No. 5606 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential and Mixed Use Commercial General Plan Land Use Designation. The proposed location and layout of the Blankenship Tentative Subdivision Map No. 5602, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the proposed 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
5. That the proposed Blankenship Tentative Subdivision Map No. 5606, the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 203-lot single-family residential subdivision and remaining 7.04-acre lot is designed to comply with the City's Engineering Improvement Standards. The development of the site with a 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, frontage street improvements along East Caldwell Avenue.
6. That an Initial Study was prepared for this project, consistent with the California Environment Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2024-63, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

RECOMMENDED CONDITIONS

Annexation No. 2024-05

1. Upon annexation, the territory shall be zoned R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) consistent with the pre-zoning designated by the General Plan Land Use Map.
2. That the applicant(s) enter into a Pre-Annexation Agreement with the City which memorializes the required fees, policies, and other conditions applicable to the annexation. The draft Pre-Annexation Agreement is attached herein as Attachment "B" of Resolution No. 2024-77. The agreement is subject to final approval by the City Council of the City of Visalia.

Tentative Subdivision Map No. 5602

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2024-177-1.
2. That the project shall be developed and maintained in substantial compliance with the site plan in Exhibit A, unless otherwise specified in the conditions of approval.
3. That prior to development, of the subdivision the applicant/developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That a Landscape and Lighting District be established for the long-term maintenance of local roads, street lighting, block walls, pocket park, and any additional outlots and areas for public use. This includes the transition to three-foot height block walls within the 15-ft front yard setback areas if adjoining lots within the subdivision (Lots 8, 9, 17, 18, 36, 68, 153, 166, and 167).
5. That any oak trees located within or along the perimeter of the project site shall comply with the Oak Tree Preservation Ordinance of the Visalia Municipal Code (Chapter 12).
6. That the developer shall inform and have future homeowners of the Blankenship subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
7. That the Mitigation Monitoring and Reporting Program and its mitigation measures adopted with the Initial Study / Mitigated Negative Declaration No. 2024-63 (State Clearinghouse 2025040063) and all conditions of the Blankenship Tentative Subdivision Map No. 5602, including the following conditions in response to DTSC's comment letter be met during construction and upon final occupancy and ongoing operation of the project:
 - a. That prior to site disturbance, the developer/homebuilder will consult with Soar Environmental on recommendation for obtaining soil samples to test for OCP's and arsenic. If suggested to be performed, developer/homebuilder shall have Soar Environmental perform the soil sampling per *Interim Guidance for Sampling Agricultural Properties from DTSC*. The developer/homebuilder shall provide the Planning and Community Preservation Director with a copy of all correspondence between the developer/homebuilder and Soar Environmental that details the required direction/recommendation on soil samples to test for OCP's and arsenic.
 - b. All imported soil and fill material shall be tested to ensure that any contaminants are with DTSC's and the US Environmental Protection Agency's (USEPA's) Regional Screening Levels (RSLs).
8. That approval of the Blankenship Tentative Subdivision Map No. 5602 shall not become effective unless Annexation No. 2024-05, placing the project site within the corporate limits of the City of Visalia, is approved by the Tulare County Local Agency Formation Commission (LAFCO) and is fully executed to include all conditions contained in the Pre-Annexation Agreement for Annexation No. 2024-05.

9. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage, except on curvilinear lots 20-ft. to garage.	5-ft.	10-ft.	25-ft. City standard rear yard setbacks are 25 feet with allowance for one-story structure to go to 20-feet subject to open space requirements.

10. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2024-77 – Annexation No. 2024-05
- Resolution No. 2024-76 – Tentative Subdivision Map No. 5602
- Exhibit "A" – Annexation Exhibit
- Exhibit "B" – Tentative Subdivision Map Site Plan & Phasing Plan
- Exhibit "C" – Park Concept
- Site Plan Review Comments No. 2024-177-1
- Mitigated Negative Declaration No. 2024-63 and DTSC Comments
- Biological Habitat Assessment
- Cultural Resources Assessment
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

RELATED PLANS AND POLICIES

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

General Plan Land Use Policies:

LU-P-19: Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.

LU-P-21: Allow annexation and development of residential, commercial, regional retail, and industrial land to occur within the Urban Development Boundary (Tier II) and the Urban Growth Boundary (Tier III) consistent with the City's Land Use Diagram, according to the following phasing thresholds:

- "Tier II": Tier II supports a target buildout population of approximately 178,000. The expansion criteria for land in Tier II is that land would only become available for development when building permits have been issued in Tier I at the following levels, starting from April 1, 2010:

Residential: after permits for 5,850 housing units have been issued; and

Commercial: after permits for 480,000 square feet of commercial space on designated Commercial Mixed Use, Downtown Mixed Use, Office, and Service Commercial land have been issued.

Regional Retail: New Regional Retail areas in the Tier II Growth Boundary shall be eligible for urban development upon satisfactory demonstration that the following criteria have been met:

- 1.Existing Regional Retail Commercial zoned land south of Caldwell Avenue. that was undeveloped as of the date of adoption of the General Plan has received at least 922,383sq.ft. of commercial building permits [formula: 121 acres @43,560sq. ft. per gross acre = 5,270,760sq.ft. x .25 (assumed FAR for Regional Retail development) x 0.7 (recommended flex factor)]
- 2.The uses and tenants proposed for the area will substantially further the community's goal of providing high level regional retail goods and services.
- 3.That there is sufficient roadway capacity and adequate public facilities and infrastructure to accommodate the proposed development.

The regional retail zone classification shall provide for permitted and conditional uses that are of a regional draw only. Uses that are not exclusively of a regional draw may be allowed where a finding is made that such uses are ancillary or associated with the regional uses. Uses of a neighborhood or convenience level draw only shall not be permitted.

- "Tier III": Tier III comprises full buildout of the General Plan. The expansion criteria for land in Tier III is that land would only become available for development when building permits have been issued in Tier I and Tier II at the following levels, starting from April 1, 2010:

Residential: after permits for 12,800 housing units have been issued.

Commercial: after permits for 960,000 square feet of commercial space space on designated Commercial Mixed Use, Downtown Mixed Use, Office, and Service Commercial land have been issued; and

Industrial: after permits for 2,800,000 square feet of commercial space space on designated Industrial, Light Industrial, and Business Research Park land have been issued.

Chapter 17.12

SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-1 zone districts.

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

17.12.060 One dwelling unit per site.

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J).

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.

R-1-12.5 Thirty (30) feet

R-1-20 Thirty-five (35) feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

17.12.090 Side yards.

A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.

C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.

D. On corner lots, all front-loading garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.

F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

17.12.100 Rear yard.

In the R-1 single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.

B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

17.12.110 Height of structures.

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

17.12.120 Off-street parking.

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34.

17.12.130 Fences, walls and hedges.

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

Chapter 12.24 OAK TREE PRESERVATION Article 1. Purpose and Definitions

12.24.010 Purpose.

A. In order to promote the public health, safety and general welfare, to enhance the beauty of Visalia and to complement and strengthen zoning, subdivision and land use standards and regulations, while at the same time recognizing individual rights to develop private property, the city council finds it necessary to establish basic standards, measures and compliance requirements for the preservation and protection of native Valley oak trees and landmark trees.

B. The provisions of this chapter are enacted to:

1. Enhance natural scenic beauty;
2. Assist in the overall goal of preservation, maintenance and regeneration of a healthy urban forest and tree cover;
3. Promote the conservation of energy resources and regulation of temperature through the provision of shade, evaporative cooling and wind break provided by trees;
4. Improve the quality of air, water, and soil resources;
5. Sustain and enhance property values;
6. Promote the well-being of the community;
7. Provide for recreational settings, wildlife habitat, and ecological balance;
8. Provide for safety through responsible and safe standards for the trimming and/or removal of oak trees;
9. Promote Visalia's unique identity. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.020 Definitions.

As used in this chapter, the following terms are defined in this section:

"City Manager" means the city manager of the city or his or here designated representative.

"Crown-drip-line" means the outer perimeter of an oak tree's canopy.

"Oak tree" means Valley Oak Tree (*Quercus lobata*). "Oak tree" may also mean a "landmark tree."

"Landmark tree" means any native or non-native tree recognized by city council resolution for its age, size, location, outstanding habitat value, superior beauty, historical, and/or cultural significance.

"Person" means individuals, associations, corporations, public agencies, joint ventures, partnerships, independent contractors, and other agents and employees.

"Pruning standards" means those pruning standards established by the Western Chapter of the International Society of Arboriculture dated 1995, as revised by the Society from time to time, and as amended by this chapter.

(Ord. 2021-03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007; Ord. 2003-07 § 1, 2003; Ord. 9907 § 2 (part), 1999)

Article 2. Destruction Prohibition - Removal Permit Requirements

12.24.025 Willful destruction of oak trees prohibited.

It is unlawful for any person to willfully remove, destroy, damage, mutilate, poison, or attempt to kill an oak tree in the city, except as may be allowed pursuant to a removal permit as provided for in Section 12.24.030 of this Chapter, or as designated in a notice to prune an oak tree that satisfies of

YPERLINK "https://codelibrary.amlegal.com/codes/visalia/latest/visalia_ca/0-0-0-28711" \l

"JD_Title12Ch.12.24Art.3"Article 3 of this Chapter. As used in this section, the term "damage" shall include the pruning of an oak tree in a manner that is inconsistent with the pruning standards as established by section 12.24.070. (Ord. 2007-02 § 2 (part), 2007)

12.24.030 Oak tree removal permit required.

A. Any person desiring to destroy or remove an oak tree with a trunk diameter of eighteen (18) inches or greater at a point 4.5 feet above the root crown (also referred to as "18 inches Diameter Breast Height (D.B.H.)") on private or public property must first apply for and obtain a removal permit. Such application shall be in writing to the city clerk, who shall forward such application to the city manager of the city or their designee. The application shall contain the number, size and location of the oak trees and a brief statement of the reason of the requested action.

B. Within five calendar days of receipt of such application, the city manager or their designee shall post a notice on the subject tree, in a manner reasonably intended to inform the general public, stating that an application for removal of the tree has been filed and is pending with the city manager or their designee. Within fourteen calendar days of receipt of such application, the city manager or their designee shall inspect the premises whereon such oak trees are located, and shall issue an intended decision in writing as to whether or not the application will be approved, and if so, what mitigation shall be required as a condition to approval, consistent with Section 12.24.035 below; provided, however, that failure to render an intended decision within such period shall not be deemed approval.

C. The city manager or their designee shall not grant a removal permit unless one of three findings enumerated in Section 12.24.035 can be made based on substantial evidence and, where necessary, expert advice of a certified arborist. The applicant may submit his or her own supporting material, including a report of an independent certified arborist, for consideration by the city manager. However, the city manager or their designee shall retain the discretion for determining the weight and value to be given to such independent reports.

D. Upon determination that one of the three findings enumerated in Section 12.24.035 can be met and a removal permit may be granted, the city manager or their designee shall establish mitigation requirements in a manner consistent with the policy to be developed and implemented pursuant to Section 12.24.037. No mitigation shall be required for oak trees removed pursuant to subsections A. or C. of section 12.24.035, unless the city manager or their designee determines that the applicant's negligence or willful conduct contributed to the decline of the health of the oak tree. The mitigation requirements established by the city manager or their designee shall attach to the permit as conditions, and shall be enforceable as a lien against the applicant's real property. In no event shall the availability of mitigation measures, or the willingness of the applicant to agree to such measures, be a factor in determining whether removal of the tree is warranted. (Ord. 2021- 03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.035 Removal standards.

No removal permit shall be granted pursuant to section 12.24.030 of this Chapter unless the city manager determines that substantial evidence supports one of the following three findings:

A. The general health of the oak tree warrants removal. A removal permit may be granted based on the health of the tree only if one of the following tests can be satisfied:

1. The oak tree is in danger of falling or is deemed to be structurally unsound, according to generally accepted arboricultural standards, and is in proximity to existing or proposed structures; or

2. The oak tree is a host for plant, pest, or disease endangering other species of trees or plants with infection or infestations.

3. Protection of pre-existing improvements that have been interfered with by the oak tree, or otherwise allow the reasonable enjoyment of private property.

4. The oak tree is causing damage to a dwelling, building or structure, including foundational support for same, and/or damaging the essential utilities servicing the dwelling, building or structure. A professional evaluation by a certified arborist, licensed plumber, landscape architect or structural engineer detailing the damage being caused shall be required as part of the application for removal permit identified in Section 12.24.030.

B. Removal of the oak tree is necessary to allow construction of new improvements or the repair or protection of pre-existing improvements that have been interfered with by the oak tree, or otherwise allow

the reasonable enjoyment of private property. The city manager shall apply the following factors in determining the necessity of removal of an oak tree for purposes of this subsection:

1. The size and age of the oak tree to be removed, and its historic, aesthetic or cultural value; a larger, older and more historically, aesthetically, or culturally valuable tree may be removed only if each of the other factors weigh heavily in favor of removal.

2. The necessity of the removal of the oak tree for new construction or expansion of existing improvements.

3. The lack of any reasonable alternative to the proposed improvement that does not require removal of the oak tree. The availability of funds from the Oak Tree Maintenance Fund to assist the property owner in repairing or reconfiguring improvements in a manner to save an oak tree should be taken into account in determining whether reasonable alternatives to removal exist such that a permit on this grounds should not be granted.

C. Urban forestry or land management practices warrant removal of the oak tree. An oak tree may be removed based on urban forestry or land management practices if one of the following conditions exist:

1. Removal of the oak tree will substantially benefit the topography of the land and the soil retention, water retention, and diversion or increased flow of surface waters.

2. Removal of the oak tree will not be detrimental to the general public because the number, species, size, and location of existing trees in the area offset the removal of the oak tree, and the removal will not have an adverse effect on shade areas, air pollution, historic values, scenic beauty, and the general welfare of the city as a whole.

3. Removal of the oak tree is consistent with good urban forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.

4. The property owner proposing to remove the tree can establish by adequate proof that the subject tree did not exist prior to the current owner's purchase of the property; this provision shall only apply to trees with a DBH of six (6) inches or less.

(Ord. 2021-03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007)

12.24.037 Mitigation requirements.

In recognition and furtherance of the purposes of this Chapter, as enumerated in Section 12.24.010, it is the policy of the City of Visalia that property owners who are granted a permit to remove an oak tree pursuant to Subparagraph B. of section 12.24.035 offset the loss of the oak tree by either replacing the oak tree removed with new oak trees on the same property (in-kind mitigation) or by paying mitigation fees intended to be used for the establishment of new oak trees on other property or on public property for the benefit of the general public (in-lieu mitigation). In furtherance of this policy, the city manager shall develop an Oak Tree Mitigation Policy establishing in-kind and in-lieu mitigation measures to be required for oak tree removals. The Oak Tree Mitigation Policy, and any subsequent amendment thereto, shall be submitted to the city council for approval by resolution. (Ord. 2007-02 § 2 (part), 2007)

12.24.040 Notice of action and appeals.

A. Notice of the city manager's intended decision on a permit application submitted pursuant to section 12.24.030 shall be given by personal delivery or first class mail to the applicant and to any person filing a written request with the city manager for notice of all permit approvals under this ordinance. Further, notice of the intended decision shall be posted on the subject tree in a manner reasonably intend to inform the general public of the decision, and the right to appeal.

B. Any person aggrieved or affected by the city manager's intended decision, or any member of the city council, may appeal the intended decision to the city council by filing a written notice of appeal with the city clerk within ten business days, excluding weekends and holidays, after the delivery or mailing of the notice. Any such notice of appeal shall be accompanied by an appeal fee in the amount specified by the city council.

C. If no appeal is filed within such time, the city manager shall promptly implement the intended decision by denying or issuing the permit, with or without conditions. An appeal automatically stay execution of the implementation of the intended decision until the appeal has been considered and decided by the city council. (A member of the city council shall be exempt from the requirement of an appeal fee).

D. The city clerk shall place all such appeals on the agenda of the next regular council meeting and shall give notice to the applicant and/or appellant. The city council shall consider and decide all issues raised in the appeal, and the decision of the council shall be final. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.050 Emergencies.

A. In the case of emergency caused by the dangerous condition of an oak tree requiring immediate action for the protection of life or property, a tree may be cut down in whole or in part on the order of the city manager or any on-duty public works or public safety personnel.

B. Public utilities subject to the jurisdiction of the Public Utilities Commission of the state of California may also take such action as may be necessary to maintain a safe operation for their facilities. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

Article 3. Pruning Standards and Requirements

12.24.060 Pruning notice required

A. Except in cases of emergencies as described in Section 12.24.050, no person shall prune or cause to be pruned any oak tree with a trunk diameter of ten (10) inches or greater at a point 4.5 feet above the root crown (also referred to as "10 inches Diameter Breast Height (D.B.H.)") within the city without first submitting a completed oak tree intent to prune notice with the city manager, as provided herein.

B. The notice shall be delivered to the city manager prior to the start of the work to be performed.

C. The notice shall be in a form as provided by the city manager and shall include the following information:

1. The name, address and telephone number of the property owner.
 2. The name, address and telephone number of the person(s) intending to prune the tree.
 3. The date(s) of the pruning.
 4. A description of the tree(s) to be pruned including the approximate size and location of the tree with sufficient specificity to enable the city manager to precisely locate and identify the subject tree(s).
 5. If the work is to be performed in any public right-of-way, proof of insurance coverage for general liability, property damage, and workers' compensation in case of injury or damage to person or property.
 6. Proof of the possession of a valid city business license.
- D. A copy of the notice must be in the possession of the person pruning the oak tree at all times during the course of the work being performed.
(Ord. 2021-03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.070 I.S.A. pruning standards.

That certain document known and designated as ANSI A300 Pruning Standards and the International Society of Arboriculture Best Management Practices for Tree Pruning, as amended from time to time, is adopted by the council of the city as the standards for pruning trees located within the city to all intents and purposes and to the same effect as if each and every section, paragraph, sub-paragraph, word, phrase, clause or illustration contained therein were fully set forth herein except for the deletion of any provisions as provided for in the chapter. A copy of such standards shall be on file with the city clerk and shall be available for purchase in the office of the city clerk. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.080 Copies of standards on file.

Reference is made to three copies of said standards filed in the office of the city clerk of the city which are now so filed for full particulars of said pruning standards. (Ord. 9907 § 2 (part), 1999)

12.24.090 Enforcement.

Except as otherwise provided herein, the provisions of this chapter shall be administered and enforced by the director in his or her capacity as enforcement officer. In the enforcement of this chapter such enforcement officer and his or her deputies may enter upon private or public property to examine any oak tree, and may issue citations for any violations of this chapter. (Ord. 9907 § 2 (part), 1999)

12.24.100 Public assistance for property owners.

A. If the city manager determines that a property owner, who has submitted a notice of intent to prune or remove an oak tree, cannot properly prune or remove his or her oak tree without the assistance of a professional tree trimmer, and that said property owner cannot afford to hire a professional tree trimmer because he or she does not have the financial resources to pay for such services, the city manager may provide financial assistance to said property owner for the purpose of pruning or removal of the tree or trees, if all the following conditions are met and funds are available:

1. The property owner uses the property where the tree(s) is located as his or her principal place of residence;

2. The aggregate gross income of all persons eighteen (18) years of age or older residing on the property does not exceed the minimum amount as may be set from time to time, by resolution of the city council, pursuant to this subdivision; and

3. The city manager determines that it is necessary to prune or remove the tree to remove hazardous conditions, remove disease, rot, pests, other harmful conditions, or promote healthy growth of the tree(s).

B. Such financial assistance may include, but not be limited to, low interest loans, work done by the city with the cost borne in part or in whole by the property owner, work done by the city with the cost borne by the city to be repaid by the property owner upon such terms as the city and property owner shall agree, or any combination thereof.

(Ord. 2021-03 § 2, 2021; Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.110 Oak maintenance fund.

For purposes of providing such financial assistance as described in Section 12.24.100, and for accomplishing the oak tree mitigation goals as described in the Oak Tree Mitigation Policy developed pursuant to Section 12.24.037, it is established the "oak maintenance fund" which shall be funded either in part or in whole by those portions of fines which may be assessed by the courts, or through the administrative penalty process, known as "civil penalty assessments" for violations of this chapter, and by mitigation fee payments ordered pursuant to the Oak Tree Mitigation Policy established pursuant to Section 12.24.037. The Oak Tree Maintenance Fund shall be managed as described in the Oak Tree Mitigation Policy. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 §2 (part), 1999)

Article 4. Development proposals; protection of oak trees

12.24.120 Encroachment into drip-line of oak trees during construction.

A. With respect to any application for a building or development permit, all encroachment by permanent structures into the crown drip-line of a Valley Oak is prohibited unless approved by the City Manager or his/her designee. If encroachment into the crown drip line is approved, the city shall require special construction techniques to be employed, as determined by the city manager.

B. The existing ground surface within crown-drip-line (measured horizontally) of the trunk of any oak tree shall not be cut, filled, compacted or paved without the consent of the city manager. Tree wells may be used when advisable. Excavation adjacent to any oak tree shall not be permitted where material damage to the root system will result.

C. The city council shall, by resolution adopt guidelines for commercial, industrial, and residential development and construction on property within the city, and city-initiated projects, where any oak tree is located. Such guidelines adopted pursuant to this subsection shall be made a part of this subsection and shall be enforced as hereinafter set forth. (Ord. 2007-02 § 2 (part), 2007; Ord. 2003-07 § 2, 2003; Res. 2003-61 (part), 2003; Ord. 9907 § 2 (part), 1999)

12.24.130 Building permits.

A. When any building permit, grading permit, or development permit is applied for pursuant to the city code and a proposed structure or construction project would require the destruction, removal, or pruning of an oak tree, or encroachment into the crown-drip-line of an oak tree, said permit shall not issue until the city manager has confirmed that all requirements of this chapter, including the obtaining of a removal or pruning permit or the imposition of encroachment conditions, can be met. In no event shall any disturbance of the premises, disturbance of the oak trees, or encroachment into the crown-drip-line be allowed until all requirements of the chapter are met and a building permit with appropriate conditions

and oak tree removal permit are issued. The issuance of a building permit notwithstanding this section shall in no event serve as a defense to a violation of any provision of this Chapter.

B. In the event a permit to destroy or remove an oak tree is issued in order to enable the applicant to carry out some project of development or improvement of the property, such permit shall be valid and effective only in connection with the actual accomplishment of such project.

C. In the event conditions related to removal or pruning of oak trees, or encroachment into the crown-drip-line, are attached to a building, grading or development permit, a minimum \$10,000 deposit (or amount deemed necessary by the city manager) shall be posted and maintained to ensure compliance with such conditions. The deposit shall be posted in a form approved by the City Attorney prior to any grading or movement of heavy equipment onto the site or issuance of any permits. Each violation of any condition regarding tree preservation shall result in forfeiture of a portion or the entirety of the deposit, at the discretion of the city manager. No deposit shall be required where the potential impacts to oak trees, and the required conditions to avoid such impacts, although present, are minimal. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.140 Willful destruction of oak trees.

It is unlawful for any person to willfully destroy, mutilate, poison, or attempt to kill an oak tree in the city. Exceptions to this section are to be found in Section 12.24.050 which provides for emergency destruction, removal, or pruning of an oak tree. (Ord. 9907 § 2 (part), 1999)

12.24.150 City projects.

City-initiated projects should comply with standards referred to in Section 12.24.120. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

Article 5. Enforcement

12.24.155 Enforcement.

Except as otherwise provided herein, the provisions of this chapter shall be administered and enforced by the city manager in his or her capacity as enforcement officer. In the enforcement of this chapter such enforcement officer and his or her deputies may enter upon private or public property to examine any oak tree, and may issue citations for any violations of this chapter. (Ord. 2007-02 § 2 (part), 2007)

12.24.160 Nuisances.

A. It is declared a public nuisance for any person owning, leasing, occupying or having charge of any premises in the city which has one or more oak trees located thereon to intentionally, negligently accidentally, or otherwise maintain said premises in such a manner so as to cause harm to and of said oak trees, by reason of any of the following conditions:

1. Water saturation or deprivation;
2. Nailing, screwing, stapling, bolting, or otherwise attaching boards, fences, signs, placards, posters, or other material which might cause injury to the oak tree;
3. Neglect in the pruning or trimming of overgrown, diseased, decaying, dead, or rotting limbs, branches and foliage.

B. In addition to enforcing provisions of this code that constitute a public nuisance through criminal citations, civil action or administrative enforcement, the city manager may enforce against and abate any and all nuisances declared pursuant to this section in a manner consistent with applicable provisions of the Visalia Municipal Code pertaining to the procedure for abatement of nuisances, or absent such provisions, in a manner consistent with the laws of the State of California pertaining to abatement of nuisances. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.170 Abatement.

All premises or oak trees declared to be such public nuisances and ordered to be abated may be abated by watering, conditioning the soil, constructing berms, pruning or trimming, or removing offending materials affixed to the tree which might cause injury to said tree, pursuant to the procedures set forth in this code. (Ord. 9907 § 2 (part), 1999)

12.24.180 Notice of hearing to abate.

A. Within thirty (30) days of the passage of said resolution, the city clerk shall cause to be conspicuously posted on the premises, where the oak tree(s) are located, a certified copy of the resolution of the city council, which said notices shall be titled: "NOTICE OF HEARING" in letters of not less than one inch in height and shall be substantially in the following form:

NOTICE OF HEARING TO ABATE NUISANCE

Notice is hereby given that on the ____ day of ___, ___, the City Council of the City of Visalia passed a resolution declaring that certain Oak Tree(s) located or standing upon that certain lot, piece or parcel of land, situated in the City of Visalia, State of California, known and designated as, in said City, and more particularly described as Lot No., Tract No., or name of subdivision in said City, constitutes a public nuisance and must be abated by the rehabilitation of such premises by the watering, pruning, trimming, or other methods; otherwise said nuisance will be abated by the municipal authorities of the City, in which case the cost of such rehabilitation, watering, pruning or trimming will be assessed upon the land on which said Oak Tree(s) is or are located and such cost will constitute a lien upon such land until paid. (Reference is hereby made to said resolution for further particulars.)

B. The city clerk shall cause to be served upon the owner of each of the oak tree(s) declared to be a public nuisance and sought to be rehabilitated by watering, pruning or trimming one copy of said notice and a certified copy of the resolution of the city council, in accordance with these provisions.

C. Said notices and resolutions must be posted and served as aforesaid, at least thirty (30) days before the time fixed for the hearing before the city council and proof of posting and service of such notices and resolutions shall be made by affidavit which shall be filed with the city council. (Ord. 9907 § 2 (part), 1999)

12.24.190 Form of proper service of notice.

Proper service of said notice and resolution shall be by personal service upon the person owning the property as such person's name and address appears on the last equalized assessment roll, if he is found within the city limits, or if he is not to be found within the city limits, by depositing a copy of said notice and resolution in the U.S. post office properly enclosed in a sealed envelope and with the posting thereon fully prepaid. Said mail shall be registered or certified and addressed to said owner at the last known address of said owner. The service is complete at the time of deposit. (Ord. 9907 § 2 (part), 1999)

12.24.200 Hearing by city council.

A. At the time stated in the notices, the city council shall hear and consider all objections or protests, shall receive testimony and other evidence from owners, witnesses and parties interested relative to such alleged public nuisance and as to rehabilitation of such premises by the watering, pruning or trimming, or by other abatement thereof, and may continue the hearing from time to time.

B. Upon the conclusion of said hearing, the city council shall allow or overrule any or all of said protests. If the city council finds that good and sufficient cause does exist why said premises should be rehabilitated, or oak tree(s) should be watered pruned, trimmed, or treated, the city council shall prepare and file a report of such findings with the city clerk.

C. Following said public hearing, the city council may by resolution order the director to abate said nuisance, after a period of thirty (30) days, by having the oak tree(s) watered, pruned, trimmed, treated, or the nuisance otherwise abated, and the director and his or her authorized representatives are hereby expressly authorized to enter upon private property for that purpose. (Ord. 9907 § 2 (part), 1999)

12.24.210 Service on owner of resolution to abate.

A copy of said resolution ordering the director to abate said nuisance shall be served upon the owner of said property in accordance with the provisions of this chapter and shall contain a detailed list of needed corrections. Any property owner shall have the right to have any such oak tree(s) watered, pruned, trimmed, treated, or the nuisance otherwise abated at his or her own expense, provided the same is completed prior to the expiration of the time set forth in said resolution. (Ord. 9907 § 2 (part), 1999)

12.24.220 Record of cost for abatement.

The director shall keep an account of the cost (including incidental expenses) of abating such nuisance on each separate lot, or parcel of land where the work has been done and shall render an itemized report in writing to the city council showing the cost of watering, pruning, trimming, or treating said oak tree(s), and incidental expenses, on each separate lot or parcel of land; provided, that before said report is submitted to the city council, a copy of the same shall be posted for at least five days upon the premises or property upon which such oak tree(s) are situated, or the nuisance committed, together with a notice of the time when said report shall be submitted to the city council for confirmation; and a copy of said report and notice shall be served upon the owner of said property, in accordance with the provisions of this chapter at least five days prior to submitting the same to the council; proof of said posting and service shall be made by affidavit and filed with city clerk. The term "incidental expenses" shall include, but not be limited to the expenses and costs of the city in the preparation of notices, specifications and contracts, and in inspecting the work, and the costs of printing and mailing required hereunder. (Ord. 9907 § 2 (part), 1999)

12.24.230 Hearing and proceedings.

At the date and time fixed for receiving and considering said report the city council shall hear and pass upon the report of the director, together with any objection or protests which may be raised by any of the owners of property liable to be assessed for the work of abating such nuisance any other interest persons. Thereupon, the city council may make such revision, correction or modification in the report as it may deem just, after which by resolution the report, as submitted, or as revised, corrected or modified, shall be confirmed; provided that said hearing or consideration may be continued from time to time. The decision of the city council on all protests and objections which may be made, shall be final and conclusive. (Ord. 9907 § 2 (part), 1999)

12.24.240 Assignment of costs against property--Lien.

The amount of the costs of abating such nuisance upon any lot or parcel of land, as confirmed by the city council, shall constitute a special assessment against the respective lot or parcel of land, and as thus keep a lien on said property for the amount of such assessment. After the confirmation of said report, a copy shall be turned over to the assessor and the tax collector of the county of Tulare, acting on behalf of the city, whereupon it shall be the duty of said assessor and tax collector to add the amounts of the respective assessments to the next regular bills of taxes levied against the said respective lots and parcels for land for municipal purposes, and thereafter said amounts shall be collected at the same time and in the same manner as other municipal taxes are collected, and shall be subject to the same penalties and the same procedure under foreclosure and sale in case of delinquency as provided for other municipal taxes. (Ord. 9907 § 2 (part), 1999)

12.24.250 Authority.

Any and all nuisances declared and abated hereunder shall be processed pursuant to the authority set forth in Sections 38771 et seq., of the Government Code of the state of California, in the manner described herein above. (Ord. 9907 § 2 (part), 1999)

12.24.260 Penalties.

A. Unless otherwise noted herein, a violation of any provision of this Chapter shall constitute a misdemeanor.

B. Any violation of any provision of Sections 12.24.060 and 12.24.070 shall be deemed an infraction and be punishable upon conviction as hereinafter set forth.

C. Any person convicted of a misdemeanor under this chapter shall be punished by a fine not to exceed one thousand dollars (\$1,000.00) and/or six months in the county jail. Each day that a violation continues shall be regarded as a separate offense.

D. Any person convicted of an infraction of this chapter shall be punished by a fine not to exceed five hundred dollars (\$500.00). Each day the violation continues shall be regarded as a new and separate offense.

E. Upon a person being convicted of any violation under this chapter, the court shall, in addition to, or in lieu of, the above penalties, or any other penalty provided and imposed under this chapter, order the

defendant to pay a civil penalty assessment to the City of Visalia to be used in the manner described in the Oak Tree Maintenance Fund, as described in Section 12.24.110 herein, which Civil Penalty is designed as restitution to compensate the city and the community for the loss or diminution of economic, aesthetic, environmental, and property values resulting from the loss of any oak tree or portion thereof, and for the city's costs and attorney's fees in prosecuting the matter. In cases of un-permitted removal of an oak tree in violation of Section 12.24.025, such civil penalty shall be calculated by doubling the in-lieu mitigation amount as indicated in the Oak Tree Mitigation Policy implemented pursuant to Section 12.24.037, which would have been imposed for the specific tree had a permit been obtained. In cases of purposeful damage to an oak tree in violation of Section 12.24.025, the civil penalty imposed shall be calculated by multiplying one half times the in-lieu mitigation amount as indicated in the Oak Tree Mitigation Policy implemented pursuant to Section 12.24.037, which would have been imposed for the specific tree had a removal permit been obtained.

F. Any violation of any provision of this chapter may result in the immediate suspension of any permit previously issued for the construction and/or development of property upon which said violation occurred, until compliance with all mitigation measures required by this ordinance is demonstrated to the satisfaction of the city manager.

(Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

12.24.270 Severability.

A. If any section, subsection, paragraph, sentence, clause, or phrase of this chapter is held to be unconstitutional or invalid or ineffective by any court or tribunal of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter, or any part thereof.

B. If the application of any provision of this chapter or any person, property, or circumstance is found to be unconstitutional or invalid or ineffective in whole or in part by any court or tribunal of competent jurisdiction, the effect of such decision shall be limited to the person, property, or circumstance immediately involved in the controversy, and the application of any such provision to other persons, properties or circumstances shall not be affected. (Ord. 2007-02 § 2 (part), 2007; Ord. 9907 § 2 (part), 1999)

RESOLUTION NO. 2024-77

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF VISALIA RECOMMENDING THAT THE CITY COUNCIL INITIATE PROCEEDINGS FOR ANNEXATION NO. 2024-05: A REQUEST BY SAN JOAQUIN VALLEY HOMES TO ANNEX TWO PARCELS TOTALING APPROXIMATELY 62.53 ACRES INTO THE CITY LIMITS. UPON ANNEXATION, APPROXIMATELY 55.49 ACRES OF THE SITE WILL BE ZONED R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM SITE AREA) AND APPROXIMATELY 7.04 ACRES OF THE SITE WILL BE ZONED C-MU (MIXED USE COMMERCIAL), WHICH IS CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH SANTA FE STREET AND EAST CALDWELL AVENUE (APNS: 123-400-005 & 123-400-001).

WHEREAS, the project proponent desires to initiate proceedings for annexation to said city of territory described on the attached legal description and annexation map included as Attachment "A" of this resolution; and

WHEREAS, the proponent desires to annex said territory to the City of Visalia for the following reasons: 1) The annexation will contribute to and facilitate orderly growth and development of both the City and the territory proposed to be annexed; 2) The annexation will facilitate and contribute to the proper and orderly layout, design and construction of streets, gutters, sanitary and storm sewers and drainage facilities, both within the City and within the territory proposed to be annexed; and 3) The annexation will provide and facilitate proper overall planning and zoning of lands and subdivision of lands in said City and said territory in a manner most conducive of the welfare of said City and said territory; and

WHEREAS, this proposal is made pursuant to the Cortese-Knox-Hertzburg Local Government Reorganization Act of 2000, commencing with Section 56000 of the Government Code of the State of California; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the territory proposed to be annexed is located in Voting District 2 as identified in the Election District Map adopted by the City Council on February 22, 2022, per Resolution No. 2022-11; and

WHEREAS, an Initial Study was prepared which disclosed that environmental impacts are determined to be less than significant with mitigation measures; and,

WHEREAS, the Planning Commission of the City of Visalia, after a duly published notice, did reviewed this proposal and hold a public hearing on April 28, 2025, and found it to be consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Mitigated Negative Declaration No. 2024-63 prepared for Annexation No. 2024-05 consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Visalia recommends that the City Council initiate proceedings for Annexation No. 2024-04, and makes the following specific findings with regards to the project:

1. That the annexation is consistent with the policies and intent of the General Plan and Zoning Ordinance and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed Annexation, which will re-designate 62.53 acres if AE-20 (Agricultural Exclusive 20-acre) County zone district to R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) zone district, which will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the parcels are not located within an Agricultural Preserve.
4. That the parcel will be annexed into Voting District 2 per the Council Election Voting District Map.
5. That an Initial Study was prepared for this project, consistent with the California Environment Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2024-63, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Annexation described in Exhibit "A" attached herein, subject to the following conditions:

1. Upon annexation, the territory shall be zoned R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) consistent with the pre-zoning designated by the General Plan Land Use Map.
2. That the That the applicant(s) enter into a Pre-Annexation Agreement with the City which memorializes the required fees, policies, and other conditions applicable to the annexation. The draft Pre-Annexation Agreement is attached herein as Attachment "B" of Resolution No. 2024-77. The agreement is subject to final approval by the City Council of the City of Visalia.

Exhibit “A” of Planning Commission Resolution No. 2024-77 – Annexation Legal and Plat

EXHIBIT A GEOGRAPHIC DESCRIPTION CITY OF VISALIA ANNEXATION NO. 2024-05

Being a portion of the West half of the Northeast quarter and a portion of the East 160 feet of the Northwest Quarter of Section 8, Township 19 South, Range 25 East M.D.M. in the County of Tulare, State of California described as follows:

Commencing at the North Quarter corner of said Section 8; thence N89°56'49"E along the North line of said Northeast quarter a distance of 57.31 feet; thence S00°03'11"E a distance of 55.59 feet to a point on the South right-of-way of Caldwell Avenue as established by the property conveyed to the City of Visalia in the Deed recorded January 8, 2024 as Document No. 2024-0000958 of Official Records and on the existing city limits, said point also being the **TRUE POINT OF BEGINNING**;

Thence along said city limit line, the following courses:

Course 1: Thence S89°22'40"E 223.67 feet;

Course 2: Thence N89°32'02"E 10.00 feet;

Course 3: Thence S89°26'02"E 208.35 feet;

Course 4: Thence S89°15'29"E 668.31 feet;

Course 5: Thence S89°15'28"E 51.75 feet;

Course 6: Thence S44°15'16"E 42.40 feet;

Course 7: Thence S02°09'49"W along said city limit line and the East line of the West half of said Northeast quarter a distance of 2035.09 feet to the South quarter corner of said Northeast quarter;

Course 8: Thence S80°30'43"W along the South Line of said Northeast quarter a distance of 1454.25 feet to a point on the West right of way line of the Tulare Valley Railroad and a point of intersection with the existing city limit line;

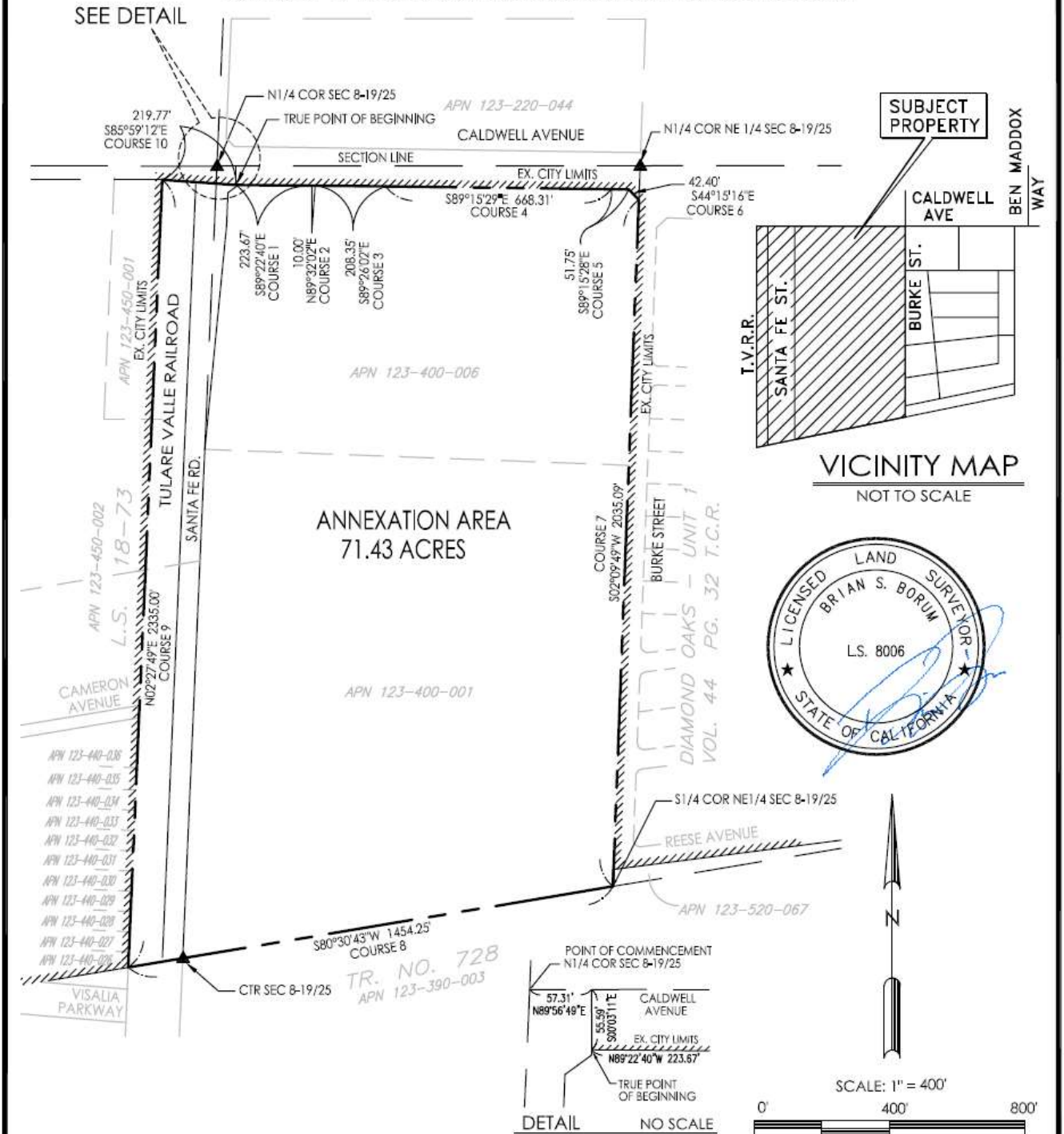
Course 9: Thence along said city limit line, N02°27'49"E along said West right of way line a distance of 2335.00 feet to a point on the south right of way line of Caldwell Avenue;

Course 10: Thence along said city limit line, S85°59'12"E 219.77 feet to the **TRUE POINT OF BEGINNING**.

Containing 71.43 Acres. More or Less



PORTION WEST HALF, NORTHEAST QUARTER SECTION 8,
TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN



DATE: 1-22-25
DRAWN: BM
CHECKED: BB
PROJECT: 24075

EXHIBIT B
CITY OF VISALIA
ANNEXATION NO. 2024 - 05
ANNEXATION TO THE CITY OF VISALIA

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

Exhibit “B” of Planning Commission Resolution No. 2024-77

Pre-Annexation Agreement

This Pre-Annexation Agreement (“Agreement”) is made and entered into this ____ day of _____, 20____, by and among the City of Visalia, a charter law city (“City”) and Gerald Jr & Jean Kristy Blankenship, (hereinafter “Owners”):

RECITALS

WHEREAS, Owners are the record owners of a portion of property, currently located in the unincorporated area of the County of Tulare, legally described in Exhibit A and depicted in Exhibit B, which are attached hereto and incorporated herein by reference (hereinafter referred to as the “Property”); and

WHEREAS, the Property is adjacent to and contiguous to the existing corporate boundary of the City, but is not situated within the limits of any municipality; and

WHEREAS, Owners desires to have the Property annexed to the City and to have the Property zoned as R-1-5 (Single Family Residential, 5,000 sq. ft. minimum), which would permit the Property to be used for Residential Low Density use; and

WHEREAS, the Property consists of approximately 62.53 acres, and no electors reside thereon; and

WHEREAS, proper applications have been filed with the City for approval of the annexation and tentative subdivision map as may be required for the Property; and

WHEREAS, the City has, by a resolution requesting initiation of proceedings to annex territory (“Resolution”) adopted on _____, 20____, initiated proceedings to annex the Property; and

WHEREAS, finding adoption of Resolution No. 20__-____ initiating annexation requires entry into this Annexation Agreement prior to the City submitting an application to the Local Area Formation Commission to commence the proposed annexation; and

WHEREAS, Owners acknowledges that during the term of this Agreement the Property will be subject to all ordinances, resolutions, and other regulations of the City, as they may be amended from time to time, as well as state and federal statutes and regulations, as they may be amended.

WHEREAS, the City is authorized by its police powers to protect the health, safety and welfare of the community, and is entering into this Agreement and executing such authority for said purpose; and

WHEREAS, nothing contained in this Agreement shall constitute a waiver of the City's legislative, governmental, or police powers to promote and protect the health, safety and welfare of the City and its inhabitants, nor shall this Agreement prohibit the enactment or increase by town of any tax, fee, or charge.

NOW, THEREFORE, in consideration of the above Recitals and the following Covenants, it is agreed by and between the parties as follows:

I. AGREEMENT

- A. Parties. The parties to this Agreement are the City and Owners.
- B. Incorporation of Recitals. The parties confirm and incorporate the foregoing Recitals into this Agreement.
- C. Purpose/Limits of Agreement. A specific purpose of this Agreement is to set forth specific terms and conditions of annexation of the Property to City.

II. TERMS AND CONDITIONS OF ANNEXATION; PURPOSE OF AGREEMENT

Generally, each party to this Agreement is benefited and burdened by detachment from the County and annexation to the City. Owners will obtain a variety of services from City and City will obtain additional tax revenues. City has adopted ordinances, regulations, and policies concerning design, improvement, construction, development and use of property within the City. Nothing contained in this Agreement shall constitute a waiver of City's legislative, governmental, or police powers to promote and protect the health, safety, and welfare of City and its inhabitants, nor shall this Agreement prohibit the enactment or increase by City of any tax or fee. The purpose of this Agreement is to spell out additional conditions to which Owners will be subject following annexation and prior to development within the City due to the burden placed on City by Owners desired annexation:

- A. Water Acquisition Policy: Although City's current water service provider, California Water Service, continues to issue will-serve letters, City's Council is aware of the steadily decreasing level of water in the City's underground water aquifers and has determined that increasing development is contributing to this serious problem. Therefore, City's Council has studied the issue and investigated possible solutions in order that it may continue to assure citizens that there will be water available to serve the community's needs. City's Council is actively engaged in water replenishment activities with the Kaweah Delta Water Conservation District and it has adopted a policy, as set forth in Chapter

16.54 of the Visalia Municipal Code, which requires annexation applicants to convey title to water rights to City upon annexation and/or to pay a fee to City (pursuant to an adopted fee schedule) so that City may acquire water for groundwater replenishment and storage in order to serve new development that comes with annexation, including development of the Property (the "Water Acquisition Policy"). Therefore, Owners agrees that, at the time that LAFCO issues a Certificate of Completion finalizing the annexation (and upon the running of all applicable statutes of limitation related thereto), Owners will comply with the Water Acquisition Policy by entering into an agreement with City to either (i) convey to City those water rights vested in the Property, if any, (ii) agree to pay City a fee in lieu thereof, (iii) agree to some combination of an in lieu fee payment and water right conveyance, or (iv) to comply by any other method allowed by the Water Acquisition Policy, provided that such agreement includes a condition precedent requiring City's water supplier to agree to serve the Property with potable water in amount sufficient to meet Owners reasonably anticipated total water demand for the Property, as determined by a valid water supply assessment prepared pursuant to California Water Code § 10910 *et seq.* No post-annexation permit or entitlement approvals concerning the Property will be issued by City unless and until Owners comply with the Water Acquisition Policy in a manner consistent with this subsection II(A). Owners agree that it shall identify all water rights which, to the best of Owners knowledge, have been used by Owners or its agents in connection with the Property, regardless of whether they are considered "vested" in the Property, and shall comply with the Water Acquisition Policy by entering into an agreement with City to convey such rights, if any, to City. City shall cooperate with Owners in valuing such water rights for the purposes of determining the amount of offset to be applied against the in-lieu fee as required pursuant of the Water Acquisition Policy. Owners further agrees that City shall have first right of refusal in acquiring upon mutually acceptable terms any water rights that Owners own that may be in addition to those required to meet Owners obligations under the Water Acquisition Policy. City agrees that water rights need not be conveyed and in lieu fees shall not be made payable until City's issuance of a building permit covering the Property and, in the event Owners apply to City for its approval of multiple building permits covering the Property, City agrees such water rights conveyance or fee payment obligation shall be allocated on a pro rata basis to each phase of development covered by each building permit, with conveyance of water rights or payment to be made on a per building permit basis upon City's issuance of each building permit covering the Property.

- B. General Plan Maintenance Fee: On June 21, 2004, the City adopted (by Resolution 2004-63, as corrected) a General Plan Maintenance Fee. Owners agree that, at the time LAFCO issues a Certificate of Completion finalizing the annexation (and upon the running of all applicable statutes of limitation related thereto), Owners will enter into an agreement with City to pay the General Plan Maintenance Fee in an amount equal to \$495 per acre and no post-annexation permit or entitlement approvals

concerning the Property will be issued unless and until said agreement is executed. City agrees that such fee shall not be made payable until City's issuance of one or more building permits covering the Property and, in the event Owners apply to City for its approval of multiple building permits covering the Property, City agrees such fee payment obligation shall be allocated on a pro rata basis to each phase of development covered by each building permit, with payment to be made on a per building permit basis upon City's issuance of each building permit covering the Property. Owners satisfaction of its obligations under this Section II(B) will satisfy any and all of Owners obligations related to and arising under the General Plan Maintenance Fee.

- C. Plan For Providing Services. The parties agree to cooperate in, and to take such actions as may be necessary to ensure, the diligent preparation of a Plan For Providing Services to the Property, to be submitted to LAFCO along with City's annexation application, in accordance with Cortese-Knox-Hertzberg Act requirements.

Developer understands and agrees that building permits and other entitlements for development on the Property will not be issued unless and until each and every condition herein is met.

III. TERM

The term of this Agreement shall become effective when fully executed by the parties hereto (the "Effective Date") and continue for a period of twenty (20) years. This Agreement shall terminate if (a) the annexation proceedings are terminated for any reason; or (b) the completion of the annexation (recordation of a Certificate of Completion) does not occur on or before one (1) year from the Effective Date. Any indemnification provision included herewith shall survive termination and continue until expiration of the statute of limitations applicable to the subject matter thereof.

IV. DEFAULT, REMEDIES AND ENFORCEMENT

In the event of breach or default of any term, condition, covenant or obligation of this Agreement by either party, the other party may exercise any rights available at law or in equity, including an action for specific performance or other injunctive relief, and all such remedies shall be cumulative. This Agreement shall be enforceable, unless lawfully terminated or cancelled, by any party to the Agreement or any party's successor in interest, notwithstanding any subsequent changes in any applicable law adopted by the City which alters or amends the laws, ordinances, resolutions, rules or policies frozen by this Agreement.

V. INDEMNIFICATION

Owners agree to indemnify and hold harmless City and the City's officers, employees, agents, and contractors, from and against all liability, claims, causes of actions, and demands, including attorney's fees and court costs,

which arise out of or are in any manner connected with this Agreement or its operation, or with any other action annexation or other action determined necessary or desirable by the City in order to effectuate the annexation of Owners property, or which are in any manner connected with the City's enforcement of this Agreement. Owners further agree to investigate, handle, respond to, and to provide defense for and defend against or at the City's option to pay the attorney's fees and court costs, which arise out of or are in any manner connected with this Agreement or its operation.

VI. MISCELLANEOUS

- a. Binding Effect/Covenants to Run With Land. The Parties hereto agree to be bound by this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the heirs, transferees, successors and assigns of the parties hereto. The terms and conditions stated herein shall constitute covenants running with the land.
- b. Assignment. Neither party shall assign, delegate or transfer their rights and duties in this Agreement without the written consent of the other party.
- c. Authorized Signatory. The individuals executing this Agreement, by their signature hereto, declare that they are authorized to, and have the legal power, right and actual authority to bind the party to the terms and conditions of this Agreement.
- d. Notices. All notices under this Agreement shall be effective upon personal delivery to City, or Owners, as the case may be, three (3) business days after deposit in the United States Mail, postage fully prepaid, addressed to the respective parties as follows:

To the City: City Manager
 City of Visalia
 220 N. Santa Fe Street
 Visalia, CA 93291

With Copy to: Kenneth J. Richardson
 City Attorney
 Peltzer & Richardson
 3746 West Mineral King
 Visalia, CA 93291

To Owner: Gerald Blankenship Jr. & Jean Kristy Blankenship
 1515 Bonnie Doone
 Corona Del Mar, CA 92625

San Joaquin Valley Homes
Attn: Steven Macias
5607 Avenida de los Robles
Visalia, CA 93291

Or such other address as the parties may from time to time designate by giving notice as required hereunder.

- e. Entire Agreement. This Agreement represents the entire agreement between the City and Owners as to its subject matter and no prior oral or written understanding shall be of any force or affect.
- f. Amendment. No part of this Agreement may be modified without the written consent of both parties.
- g. Headings. Section headings are provided for organizational purposes only and do not in any manner affect the scope, meaning, or intent of the provisions under the heading.
- h. No Third Party Beneficiaries Intended. Except as provided herein, the parties of this Agreement do not intend to provide any other party with any benefit or enforceable legal or equitable right or remedy.
- i. Exhibits and Recitals. The recitals and any exhibits to this Agreement are fully incorporated by reference and are integral parts of this Agreement.
- j. Conflict With Laws or Regulations/Severability. This Agreement is subject to all applicable laws and regulations. If any provision(s) of this Agreement is found by any court or other legal authority, or is agreed by the parties, to be in conflict with any code or regulation governing this subject, the conflicting provision(s) shall be considered null and void. If the effect of nullifying any conflicting provision is such that a material benefit of the Agreement to either party is lost, the Agreement may be terminated at the option of the effected party. In all other cases, the remainder of the Agreement shall continue in full force and effect.
- k. Waiver. A waiver of any breach of this Agreement by any party shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other provision of this Agreement.
- l. Choice of Law - Venue. This Agreement shall be governed by the laws of the State of California and any questions arising hereunder shall be construed or determined according to such law. Venue for any legal action arising from or in connection with this Agreement or the Property shall be in Tulare County, California.
- m. Attorneys Fees. In the event either party commences any action, arbitration or legal proceedings for the enforcement of this Agreement, the prevailing party, as determined by the court or arbitrator, shall be entitled to recovery of its reasonable fees and costs, including attorneys fees, court costs and arbitration costs incurred in the action brought thereon.

- n. No Agency, Joint Venture or Partnership. It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by City and Owners and that Owners are not an agent of City. City and Owners hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection therewith shall be construed as making City and Owners joint venturers or partners.
- o. Excusable Delays; Extension of Time of Performance. In the event of delays due to strikes, inability to obtain materials, civil commotion, fire, war, terrorism, lockouts, third-party litigation or other legal challenges regarding the annexation, riots, floods, earthquakes, epidemic, quarantine, freight embargoes, failure of contractors to perform, or other circumstances beyond the reasonable control of the parties and which cause substantially interferes with the ability of either party to perform its obligations under this Agreement, then the time for performance of any such obligation shall be extended for such period of time as the cause of such delay shall exist but in any event not longer than for such period of time.
- p. Further Assurances. The parties will execute and deliver, upon demand by the other party, such further documents, instruments and conveyances, and shall take such further actions as such other party may request from time to time to document the transactions set forth herein.
- q. Recordation of Agreement; Counterparts. This Agreement, or an abstract of its material terms and conditions shall be recorded by either party in the Official Records of the Tulare County Recorder. This Agreement may be executed in counterparts and, when all counterparts are combined, shall constitute a single agreement.
- r. Future Development Impact Fees. The Owners hereby acknowledge that the City may, from time to time, adopt additional development impact fees at some time in the future after annexation of the Property. The Owners hereby agree that, in the event that the City adopts an ordinance imposing a development impact fee, in accordance with applicable legal requirements, prior to issuance of a vesting project approval for development of any portion of the Property, Owners will be subject to the requirements of such citywide development impact fee program to the extent applicable at the time Owners seek a vesting project approval for a project on the Property. This provision is not intended to retroactively subject the Property to additional annexation-related fees that may be adopted in the future.
- s. Prezoning. City agrees to promptly process and, after City completes and adopts its environmental review, consider Owners application to prezone the Property, as required by the Cortese-Knox-Hertzberg Act's prezoning requirements. The R-1-5 (Single Family Residential, 5,000 sq. ft. minimum) zoning designation is the adopted prezoning for the Property,

in accordance with Visalia Municipal Code Chapters 17.12 and Section 17.06.050(A), which section states that all territory which is annexed into the City shall be classified to the zone as indicated on the Visalia General Plan land use map, as adopted by the City (the “Rezoning”). The R-1-5 (Single Family Residential, 5,000 sq. ft. minimum) zoning designation permits residential land uses, as specified by the City of Visalia Municipal Code. Upon execution of this Agreement, City shall use its best efforts to (i) promptly complete its environmental review of the Project and consider its adoption thereof, and (ii) complete its preparation of the proposed rezoning contemplated by this subsection II(E) and consider its approval thereof. If City approves the rezoning contemplated by this subsection II(E), the terms and conditions of such rezoning shall be included in City’s application to LAFCO for the annexation of the Property to City, which application shall promptly be submitted to LAFCO by City.

- t. Development Impact Fees: The Owners shall pay all applicable development impact fees for any subsequent development on the Property at the time that building permits are issued, or prior to issuance of final occupancy, if applicable, at the discretion of the Community Development Director, or as may be required by ordinance. A list and amount of development impact fees can be located in the City’s current version of the Development Fee Schedule.

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IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth next to their signature.

CITY

Date: _____

By: _____
Leslie Caviglia, City Manager

Attest:

Date: _____

By: _____
Reyna Rivera, City Clerk

Approved as to Form:

Date: _____

By: _____
Kenneth J. Richardson, City

Attorney

OWNERS

Date: _____

By: _____

Date: _____

By: _____

RESOLUTION NO. 2024-76

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING BLANKENSHIP TENTATIVE SUBDIVISION MAP NO. 5602, A REQUEST BY SAN JOAQUIN VALLEY HOMES TO SUBDIVIDE TWO PARCELS TOTALING 62.53 ACRES INTO 203 LOTS FOR SINGLE-FAMILY RESIDENTIAL USE, THE SITE IS ZONED R-1-5 (SINGLE-FAMILY RESIDENTIAL; 5,000 SQUARE FOOT MINIMUM SITE AREA) AND C-MU (MIXED USE COMMERCIAL). DEVELOPMENT OF THE SINGLE-FAMILY HOMES WILL BE RESTRICTED TO THE R-1-5 (SINGLE-FAMILY RESIDENTIAL; 5,000 SQUARE FOOT MINIMUM SITE AREA) ZONE. COMMERCIAL DEVELOPMENT OF THE AREA WITHIN THE PROJECT SITE ZONED FOR COMMERCIAL USE IS NOT PART OF THIS PROJECT. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH SANTA FE STREET AND EAST CALDWELL AVENUE (APN: 123-400-005 AND 123-400-001).

WHEREAS, Blankenship Tentative Subdivision Map No. 5602, a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use, the site is zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area within the project site zoned for commercial use is not part of this project and is a remainder. The project is located on the southeast corner of South Santa Fe Street and East Caldwell Avenue; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 28, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds the Tentative Subdivision Map, as conditioned, to be in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that environmental impacts are determined to be less than significant with mitigation measures; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Mitigated Negative Declaration No. 2024-63 prepared for Tentative Subdivision Map No. 5602 consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed location and layout of the Blankenship Subdivision Map No. 5602 its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the

proposed 203-lot single-family residential subdivision and a remaining 7.04-acre mixed use commercial lot, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”

2. That the proposed Blankenship Tentative Subdivision Map No. 5602, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses.
3. That the site is physically suitable for the proposed tentative subdivision map. The Blankenship Subdivision Map No. 5606 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project’s density, which is consistent with the underlying Low Density Residential and Mixed Use Commercial General Plan Land Use Designation. The proposed location and layout of the Blankenship Tentative Subdivision Map No. 5602, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the proposed 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
5. That the proposed Blankenship Tentative Subdivision Map No. 5606, the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 203-lot single-family residential subdivision and remaining 7.04-acre lot is designed to comply with the City’s Engineering Improvement Standards. The development of the site with a 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, frontage street improvements along East Caldwell Avenue.
6. That an Initial Study was prepared for this project, consistent with the California Environment Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2024-63, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 16.16.030 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2024-177-1.
2. That the project shall be developed and maintained in substantial compliance with the site plan in Exhibit A, unless otherwise specified in the conditions of approval.
3. That prior to development, of the subdivision the applicant/developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That a Landscape and Lighting District be established for the long-term maintenance of local roads, street lighting, block walls, pocket park, and any additional outlots and areas for public use. This is including the transition to three-foot height block walls within the 15-ft front yard setback areas if adjoining lots within the subdivision (Lots 8, 9, 17, 18, 36, 68, 153, 166, and 167).
5. That any oak trees located within or along the perimeter of the project site shall comply with the Oak Tree Preservation Ordinance of the Visalia Municipal Code (Chapter 12).
6. That the developer shall inform and have future homeowners of the Blankenship subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
7. That the Mitigation Monitoring and Reporting Program and its mitigation measures adopted with the Initial Study / Mitigated Negative Declaration No. 2024-63 (State Clearinghouse 2025040063) and all conditions of the Blankenship Tentative Subdivision Map No. 5602, including the following conditions in response to DTSC's comment letter be met during construction and upon final occupancy and ongoing operation of the project:
 - a. That prior to site disturbance, the developer/homebuilder will consult with Soar Environmental on recommendation for obtaining soil samples to test for OCP's and arsenic. If suggested to be performed, developer/homebuilder shall have Soar Environmental perform the soil sampling per *Interim Guidance for Sampling Agricultural Properties from DTSC*. The developer/homebuilder shall provide the Planning and Community Preservation Director with a copy of all correspondence between the developer/homebuilder and Soar Environmental that details the required direction/recommendation on soil samples to test for OCP's and arsenic.
 - b. All imported soil and fill material shall be tested to ensure that any contaminants are with DTSC's and the US Environmental Protection Agency's (USEPA's) Regional Screening Levels (RSLs).

8. That approval of the Blankenship Tentative Subdivision Map No. 5602 shall not become effective unless Annexation No. 2024-05, placing the project site within the corporate limits of the City of Visalia, is approved by the Tulare County Local Agency Formation Commission (LAFCO) and is fully executed to include all conditions contained in the Pre-Annexation Agreement for Annexation No. 2024-05.
9. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage, except on curvilinear lots 20-ft. to garage.	5-ft.	10-ft.	25-ft. City standard rear yard setbacks are 25 feet with allowance for one-story structure to go to 20-feet subject to open space requirements.

10. That all applicable federal, state, regional, and city policies and ordinances be met.

**EXHIBIT A
GEOGRAPHIC DESCRIPTION
CITY OF VISALIA
ANNEXATION NO. 2024-05**

Being a portion of the West half of the Northeast quarter and a portion of the East 160 feet of the Northwest Quarter of Section 8, Township 19 South, Range 25 East M.D.M. in the County of Tulare, State of California described as follows:

Commencing at the North Quarter corner of said Section 8; thence N89°56'49"E along the North line of said Northeast quarter a distance of 57.31 feet; thence S00°03'11"E a distance of 55.59 feet to a point on the South right-of-way of Caldwell Avenue as established by the property conveyed to the City of Visalia in the Deed recorded January 8, 2024 as Document No. 2024-0000958 of Official Records and on the existing city limits, said point also being the **TRUE POINT OF BEGINNING**;

Thence along said city limit line, the following courses:

Course 1: Thence S89°22'40"E 223.67 feet;

Course 2: Thence N89°32'02"E 10.00 feet;

Course 3: Thence S89°26'02"E 208.35 feet;

Course 4: Thence S89°15'29"E 668.31 feet;

Course 5: Thence S89°15'28"E 51.75 feet;

Course 6: Thence S44°15'16"E 42.40 feet;

Course 7: Thence S02°09'49"W along said city limit line and the East line of the West half of said Northeast quarter a distance of 2035.09 feet to the South quarter corner of said Northeast quarter;

Course 8: Thence S80°30'43"W along the South Line of said Northeast quarter a distance of 1454.25 feet to a point on the West right of way line of the Tulare Valley Railroad and a point of intersection with the existing city limit line;

Course 9: Thence along said city limit line, N02°27'49"E along said West right of way line a distance of 2335.00 feet to a point on the south right of way line of Caldwell Avenue;

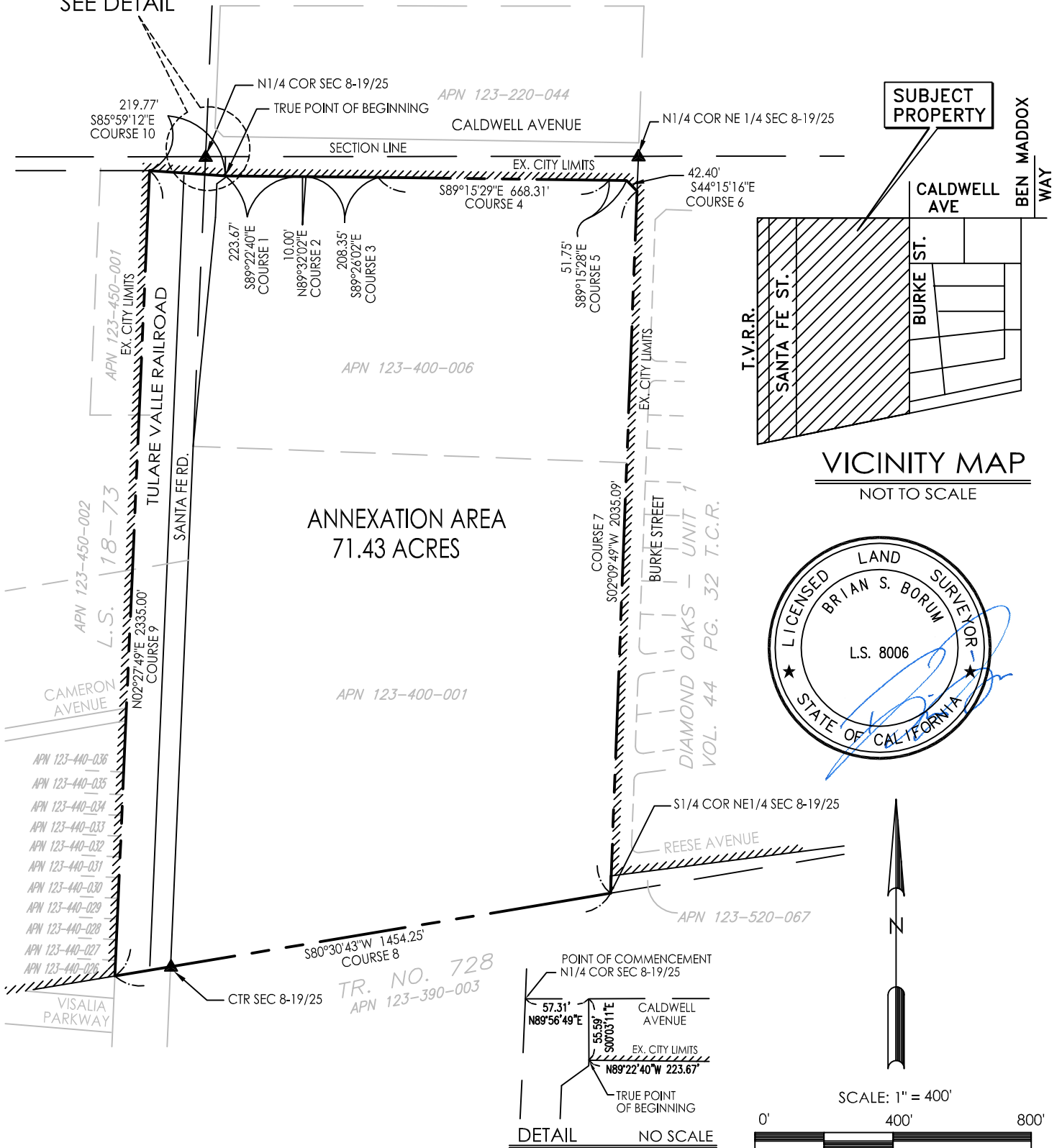
Course 10: Thence along said city limit line, S85°59'12"E 219.77 feet to the **TRUE POINT OF BEGINNING**.

Containing 71.43 Acres. More or Less



PORTION WEST HALF, NORTHEAST QUARTER SECTION 8,
TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDAIN

SEE DETAIL



DATE: 1-22-25

DRAWN: BM

CHECKED: BB

PROJECT: 24075

EXHIBIT B
CITY OF VISALIA
ANNEXATION NO. 2024 - 05
ANNEXATION TO THE CITY OF VISALIA

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 25 EAST, M.D.B.&M IN THE CITY OF VISALIA, COUNTY OF CALIFORNIA.

OCTOBER, 2024

OWNERS:

GERALD BLANKENSHIP JR. & JEAN KRISTY BLANKENSHIP
TRUSTEES OF THE BLANKENSHIP FAMILY TRUST UNDER TRUST AGREEMENT DATE FEBRUARY 8, 1996
&
GERALD B. BLANKENSHIP JR.

APPLICANT:

SAN JOAQUIN VALLEY HOMES
5607 AVE DE LAS ROBLES
Visalia, California 93291

ENGINEER:

AWEngineering
810 Acacia Ave.
Visalia, California 93291
(559) 713-6139
Awlliams@awe-inc.com

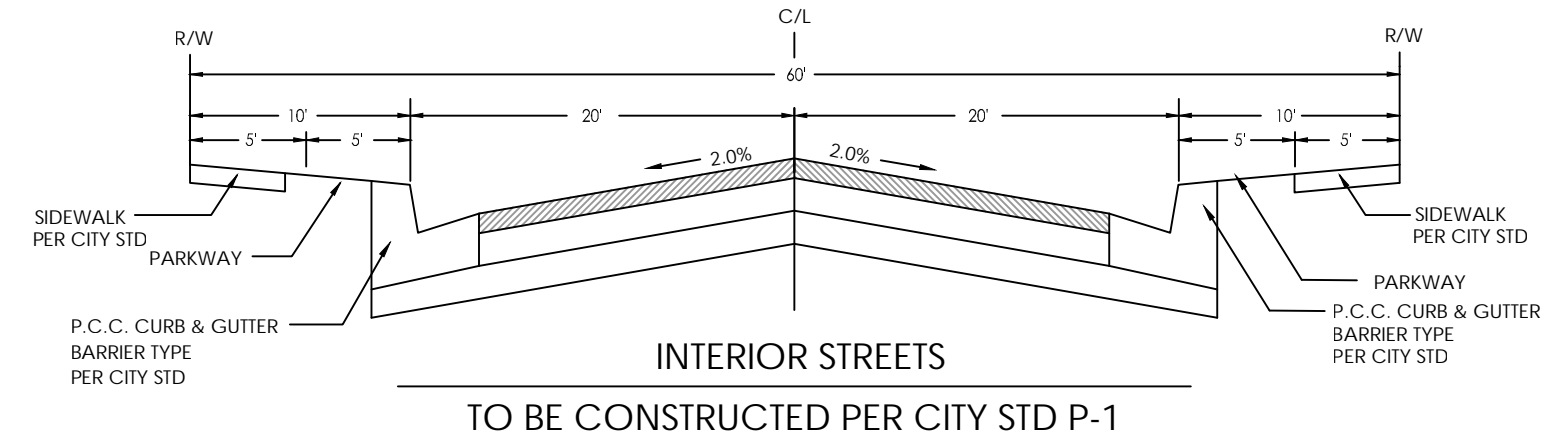
LOT COUNT

PHASE 1: 123
PHASE 2: 80
TOTAL LOT COUNT: 203

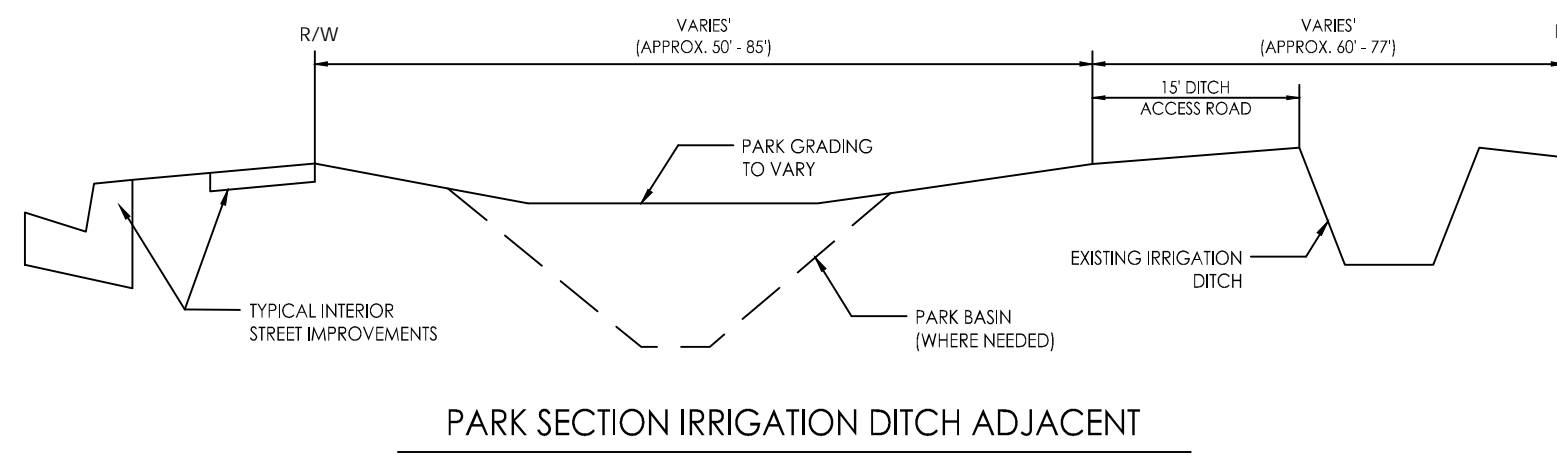
NOTES:

EXISTING PROPERTY USE: AG/RES
PROPOSED PROPERTY USE: RES.
A.P.N.: 123-400-001 & 005
ZONING (E.): AE-20
ZONING (N): R-1.5
WATER: CAL WATER
SEWAGE: CITY OF VISALIA
STORM DRAIN: CITY OF VISALIA
FLOOD ZONE: AE/X
TOTAL AREA: 62.53 AC.
7.04 AC. (COMMERCIAL, C-MU)
50.27 AC. (RESIDENTIAL, R-1.5)
3.59 AC. (PARK/BASIN AREA)
1.63 AC. (DITCH ACCESS ROAD)

ACCEPTED
ENGINEERING: AR
DATE: 4.11.25

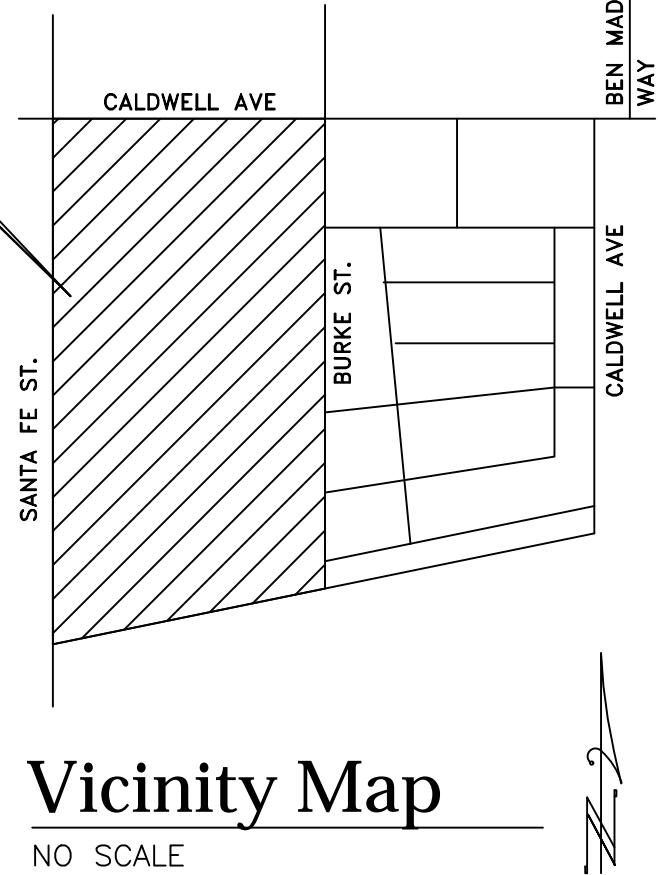
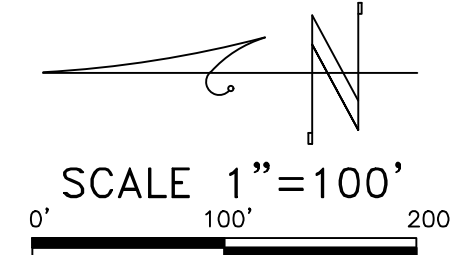


INTERIOR STREETS
TO BE CONSTRUCTED PER CITY STD P-1

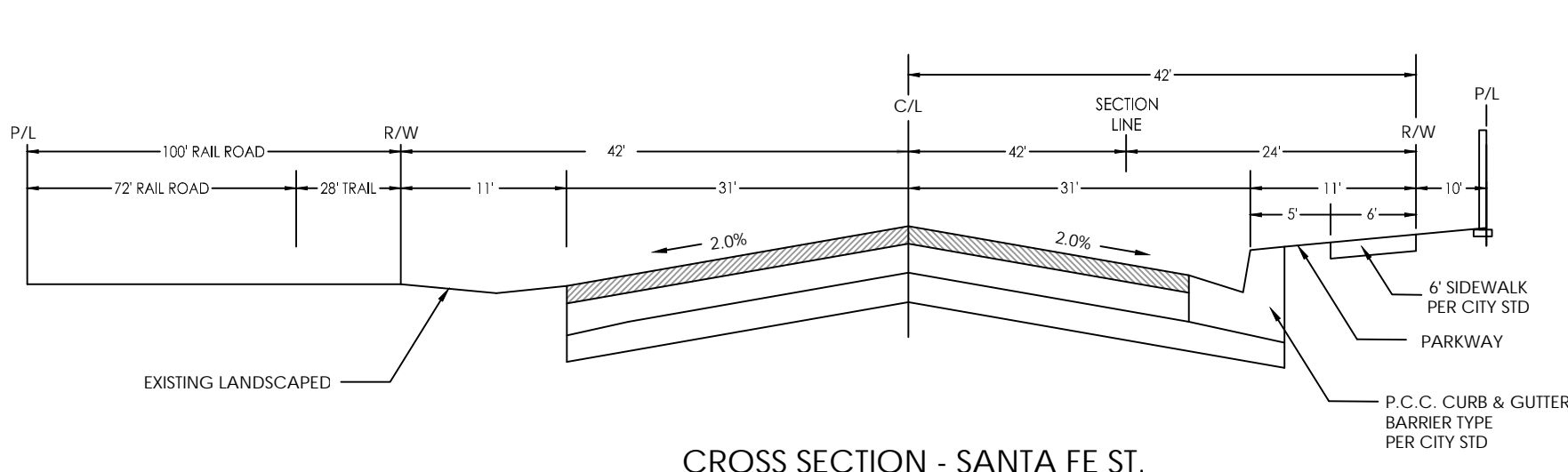


PARK SECTION IRRIGATION DITCH ADJACENT

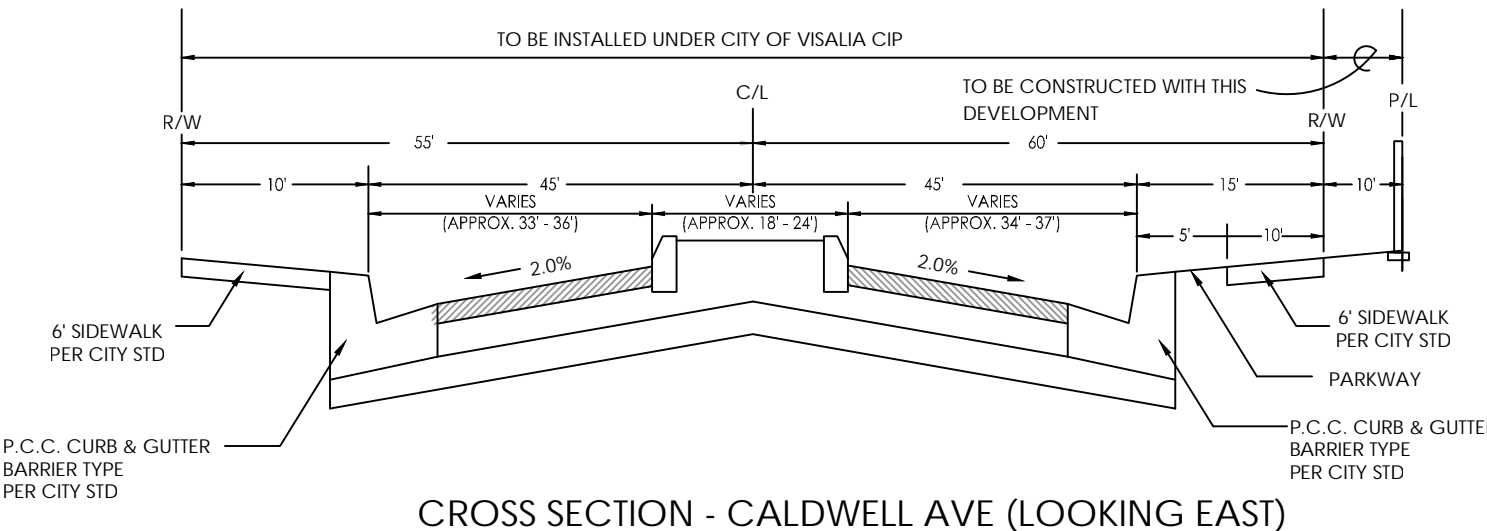
SUBJECT
PROPERTY



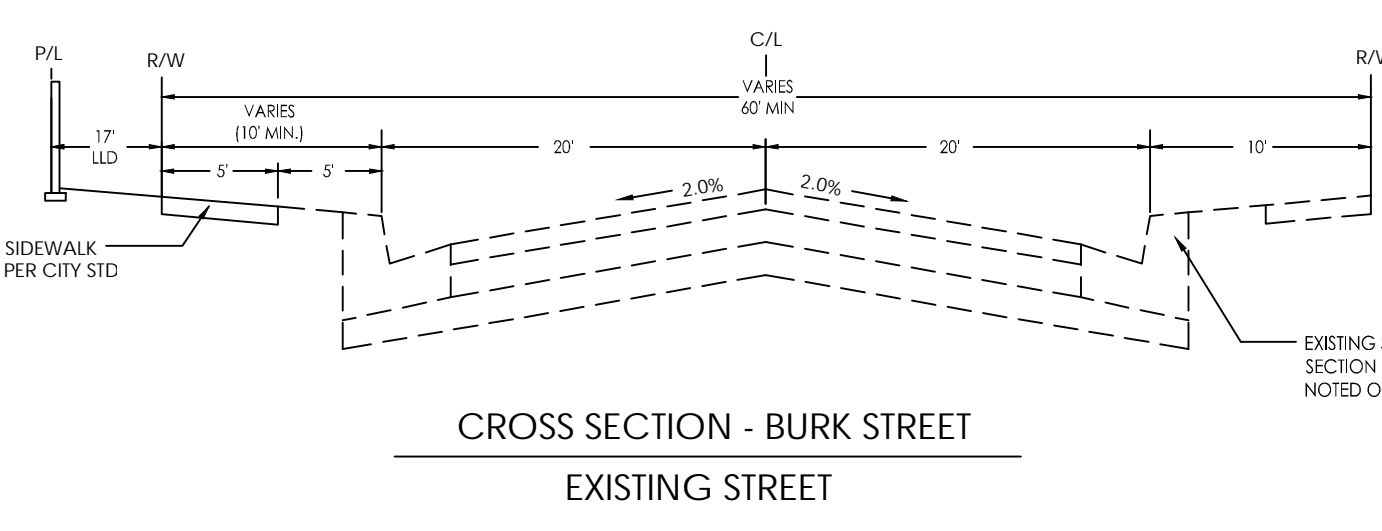
Vicinity Map
NO SCALE



CROSS SECTION - SANTA FE ST.
TO BE CONSTRUCTED PER CITY STD P-3



CROSS SECTION - CALDWELL AVE (LOOKING EAST)
TO BE CONSTRUCTED PER CITY STD P-5



CROSS SECTION - BURK STREET
EXISTING STREET



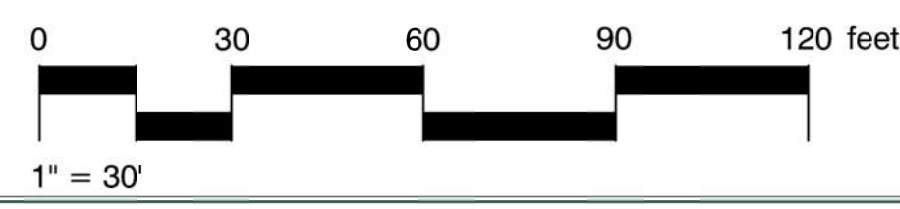
SCALE: AS NOTED	NO. REVISION	INIT	DATE
DATE: 4/3/25			
DRAWN BY: ---			
CHECKED BY: ---			

AWEngineering
CIVIL ENGINEERS & LAND SURVEYORS
810 W ACACIA AVENUE, VISALIA CA 93291
559-713-6139

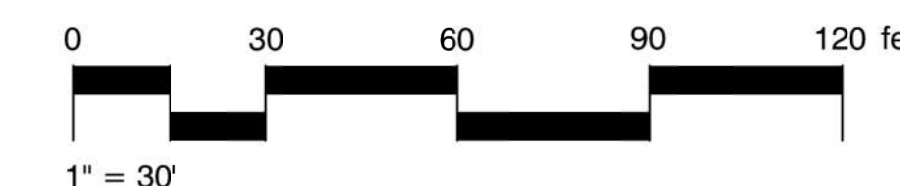
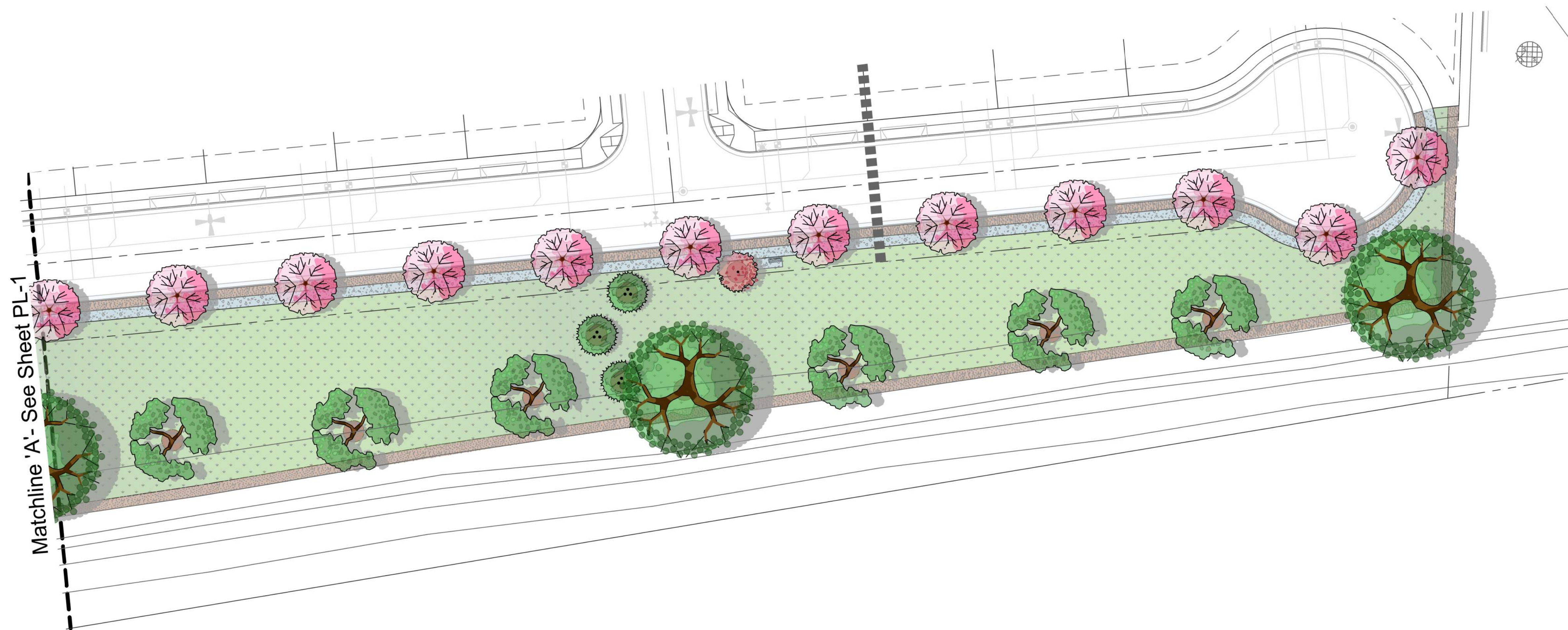
APPROVED BY:
JESSE ALLEN WILLIAMS R.C.E. 64742
DATE
APPROVED BY:
DATE

FOR: SAN JOAQUIN VALLEY HOMES
5607 AVE. DE LAS ROBLES
VISALIA, CA 93291
PROJECT: BLANKENSHIP TRACT
S. SANTA FE ST. AND CALDWELL AVE.
VISALIA, CA 93277

SHEET TITLE: TENTATIVE SUBDIVISION MAP
SHEET 1
FLOOD ZONE AE & X
JOB NUMBER 24075



PRELIMINARY LANDSCAPE PLAN
BLANKENSHIP SUBDIVISION
VISALIA, CA



PRELIMINARY LANDSCAPE PLAN

BLANKENSHIP SUBDIVISION

VISALIA, CA

Notes:
1 - Graphic quantities take precedence over written quantities
2 - All plants shall be of quality as prescribed in the details and specifications.
Any tree not meeting such requirements shall be removed from the site and replaced at no cost to the owner.
3 - Trees shall not be planted within:
a. 6'-0" of drive approaches
b. 6'-0" of sewer lines
c. 6'-0" of water lines
d. 10'-0" of fire hydrants
e. 20'-0" of light standards
4 - All quantities and amounts shown on the plans are best estimates for the benefit of the contractor. In field conditions may vary compared to what is shown on the plans. Therefore, it is the Contractor's responsibility to verify all lengths, square footages, and amounts prior to bidding the project.



Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache



Acer buergerianum Trident Maple



Quercus virginiana Southern Live Oak



Platanus racemosa 'Roberts' Roberts California Sycamore



Quercus lobata Valley Oak

Schematic Tree Legend

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	USE	WUCOLS	STYLE	CA NATIVE	QTY	UNIT COST	TOTAL
TREES											
	AB	Acer buergerianum Trident Maple	15 gal	Deciduous	Accent Tree	Medium	Standard	No	4	\$65	\$260
	PK	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	15 gal	Deciduous	Street Tree	Low	Standard	No	22	\$105	\$2,310
	PM	Platanus racemosa 'Roberts' Roberts California Sycamore	15 gal	Deciduous	Specimen Tree	Medium	Standard	Yes	16	\$75	\$1,200
	QL	Quercus lobata Valley Oak	15 gal	Deciduous	Specimen Tree	Low	Standard	Yes	6	\$125	\$750
	QV	Quercus virginiana Southern Live Oak	36"box	Evergreen	Screen Tree	Low	Standard	No	9	\$65	\$585
TOTAL COST:											\$5,105

Schematic Material Legend

	SIDEWALK	6,892 sf	\$6/sq.ft.	\$41,352
	PLANTING AREA This includes the cost for plant material, planting soils, irrigation and installation.	18,308 sf	\$5/sq.ft.	\$91,540
	TURF This includes the cost of planting soils, irrigation and hydroseeding with the cost of installation.	92,381 sf	\$5/sq.ft.	\$461,905
	DETENTION BASIN	49,248 sf	\$2.16/sq.ft.	\$106,376
	BACKGROUND Includes demolition/removal, rough grading, wet and dry utilities.	170,205 sf	\$3.18/sq.ft.	\$541,252
TOTAL COST:				\$1,242,425

Schematic Plant Palette

<u>Shrubs and Groundcover</u>	
Achillea spp.	Yarrow
Agave spp.	Maguey
Aloe spp.	Aloe
Arctostaphylos spp.	Manzanita
Artemisia sp. + cvs.	Coastal Sage
Baccharis sp. + cvs.	Coyote Bush
Bouteloua gracilis + cvs.	Blue Gamma Grass
Calamagrostiss sp. + cvs.	Reed Grass
Callistemon 'Little John'	Dwarf Bottlebrush
Carex sp.	Sedge
Carpenteria californica	Bush Anemone
Ceanothus sp. + cvs.	Wild Lilac
Chondropetalum tectorum	Cape Rush
Cistus sp. + cvs.	Rockrose
Cotoneaster 'Coral Beauty'	Prostrate Cotoneaster
Correa x 'Ivory Bells'	Ivory Bells Australian Fuscha
Dasyliirion spp.	Desert Spoon
Dianella sp. + cvs.	Blue Flax Lilly
Echium candicans	Pride of Madera
Eriogonum sp. + cvs.	Buckwheat
Hesperaloe parvifolia	Red Yucca
Heteromeles arbutifolia cvs.	Toyon
Juniperus sp. + cvs.	Juniper
Lantana x 'New Gold'	New Gold Lantana
Lavendula sp. + cvs	Lavender
Leuchophylum sp. + cvs.	Texas Ranger
Leymus 'Canyon Prince'	Wild Rye
Mahonia repens	Creeping Mahonia
Muhlenbergia sp.	Muhly Grass
Nepeta x faassenni 'Walkers Low'	Catmint
Olea 'Lil Olie'	Dwarf Olive
Pennisetum sp. + cvs.	Feather Grass
Penstemon sp. + cvs.	Beard Tongue
Rhamnus californica cvs.	Coffeeberry
Rhamnus alaternus	Italian Buckthorn
Rhus integrifolia	Lemonadeberry
Rosemarinus sp. + cvs.	Rosemary
Salvia sp. + cvs.	Sage
Teucrium sp. + cvs.	Germander
Verbena lilacina 'De La Mina'	De La Mina Verbena
Westringia fruticosa + cvs.	Coast Rosemary
Yucca sp. + cvs.	Yucca
Zauschneria sp. + cvs.	California Fuchsia



PRELIMINARY LANDSCAPE PLAN
BLANKENSHIP SUBDIVISION
VISALIA, CA



October 31, 2024

Site Plan Review No. 2024-177-1:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **September 4, 2024**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read 'Paul Bernal', is written over a blue circular stamp.

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE September 4, 2024
SITE PLAN NO. 2024-117-1
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

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

☐ Solid Waste ☐ Parks and Recreation ☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

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

☐ Submit plans for a building permit between the hours of 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.

☒ Your plans must be reviewed by:

☐ CITY COUNCIL

☐ REDEVELOPMENT

☒ PLANNING COMMISSION

☐ PARK/RECREATION

☒ TSM

☐ HISTORIC PRESERVATION

☐ OTHER:

☐ **ADDITIONAL COMMENTS:**

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

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: September 4, 2024

SITE PLAN NO: 2024-177-1
PROJECT: Blankenship
DESCRIPTION: THE PROJECT IS A 62 ACRE 200 LOT SUBDIVISION ON THE SE CORNER OF CALDWELL AVE AND SANTA FE ST. THE PROJECTS APN NUMBERS ARE 123-400-005 AND 123-400-001
APPLICANT: NIC PETERS
LOCATION TITLE: SOUTHEAST CORNER OF S. SANTA FE STREET AND E. CALDWELL AVENUE
APN TITLE: 123-400-001, 005
GENERAL PLAN: Residential Low Density, Commercial Mixed Use
ZONING: Tulare County Jurisdiction

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Annexation
- Tentative Subdivision Map
- Conditional Use Permit
- Traffic Impact Analysis
- Biological Study
- Cultural Resources Study
- Tribal Consultation under AB 52
- Agricultural Mitigation Program

PROJECT SPECIFIC INFORMATION: September 4, 2024

1. All previous comments still apply.
2. The applicant is requested to detail compliance with pocket park criteria of the Visalia General Plan, Open Space and Conservation Element.
3. Tulare Irrigation Canal is not identified as a water way, there is concern for the scale of open area abutting it. The applicant shall work with TID to identify the required development setback.
4. Double fronting lots will be required to provide an LLD lot along them.
5. The cul-de-sacs are required to have pedestrian access points.

PROJECT SPECIFIC INFORMATION: July 3, 2024

6. The project site is subject to both the Residential Low Density and Commercial Mixed Use land use designations (R-1-5 Single Family Residential, 5,000 sq. ft. minimum site area and C-MU Mixed Use Commercial).
7. The following shall be required:
 - a. Annexation of the project site into the Visalia City Limits;
 - b. Tentative Subdivision Map, including the following:
 - i. Phasing Plan;
 - ii. Site Plan showing the entire project site with street and lot dimensions;
 - iii. Operational Statement/Project Narrative;
 - iv. Building Elevations.
 - v. Landscape Plan. The rendering shall also indicate any amenities within the open space areas.
 - vi. Lot Exhibits for unconventional lots confirming that residences can be placed and meet required

setbacks (for example Lots 101, 109, 172).

c. Conditional Use Permit, for the development of residential lots within a commercial zone.

8. The project shall be subject to the Agricultural Mitigation Program.
9. Tribal consultation as required by AB 52 shall be conducted for the project. If requested by a tribe, a Cultural Resources Study and records searches through the California Historical Resources Information System and Native American Heritage Commission may be required.
10. A Biological Study shall be required.
11. A Traffic Impact Analysis shall be required.
12. Fencing/block wall details shall be provided on the site plan, including material, height, and location.
13. A sewer analysis shall be provided for the project site.
14. Correct the positioning of the north arrow on the site plan.
15. The site plan shall depict proposed improvements at the southern end of the project site.
16. The site plan shall depict how the road at the southeast corner of the project site will connect with the subdivision to the east.
17. The site plan shall identify the adjacent creek and show any proposed trails, improvements, and 25 foot riparian setbacks.
18. The site plan shall identify any outlots proposed.
19. Depict any amenities proposed in the parking/ponding basin. It is highly recommended that the park be centrally located within the subdivision, and approximately 2 to 5 acres in size.
20. A conceptual development plan shall be provided for the commercial portion of the project site.
21. The cul-de-sac between Lots 111 and 112 shall be removed, and replaced with an access to Burke Avenue.
22. The project shall accurately depict the area C-MU / Commercial Mixed Use area at the northwest corner of the project site. It appears smaller than what is designated.
23. It is recommended that a street connection be provided from the subdivision to the commercial area.

Note:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
2. Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.

Sections of the Municipal Code to review:

Title 16 Subdivisions

17.12 Single-Family Residential Zone

17.34 Off-street parking and loading facilities

17.34.020(A)(1) Single-family dwelling

17.36 Fences Walls and Hedges

17.36.030 Single-family residential zones

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

Signature: 



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

☐ Edelma Gonzalez 713-4364
☒ Sarah MacLennan 713-4271
☐ Luqman Ragabi 713-4362

ITEM NO: 4 DATE: SEPTEMBER 4, 2024

SITE PLAN NO.: 24-117~1
PROJECT TITLE: BLANKENSHIP
DESCRIPTION: THE PROJECT IS A 62 ACRE 200 LOT
SUBDIVISION.
APPLICANT: NIC PETERS
PROP. OWNER: BLANKENSHIP GERALD JR & JEAN KRISTY
(TRS)
LOCATION: SE CORNER OF CALDWELL AND SANTA FE
APN: 123-400-005, 123-400-001

SITE PLAN REVIEW COMMENTS

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

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

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

Additional Comments:

1. **Subdivision to widen and install Santa Fe roadway to City's 84' Collector stds. Refer to City stds. Complete remaining frontage improvements along subdivision to the west. Project to adhere to current City std cross section and install 10' parkway, 5' sidewalk, and 10' landscape lot to block wall. Site plan to provide cross section of the street, including existing west layout with respect to ROW.>>>Still applies.**
2. **Provide cross sections of all roads.>>> Cross section of Santa Fe to be revised per Collector Stds. Caldwell cross section to show outlot, blockwall, 5' pkwy, and 10' dual path as shown on CIP project.**
3. **Comment to provide cross section of ditch channel.>>> still not addressed.**
4. **Storm water retention will be required with subdivision. Additional SD main installation in accordance with City master plan will be required in Santa Fe. Project to design infrastructure to temp basin to allow future abandonment and reroute to SD trunk line. The City's future basin is located on the West side of Santa Fe just south of Visalia Parkway. Further coordinate with City Engineer for conformance to SD master plan update.>>> Still applies. Temp basin location appears to be adequate.**
5. **Project to connect to existing SS main on Santa Fe.>>>Still applies.**

6. *Project subject to ongoing analysis and update of the City's Storm Drain and Sewer master plans. Additional improvements may apply.>>>Still applies. Coordinate with City staff accordingly.*
7. *Public improvements required to be installed by development include, but may not be limited to, curb & gutter, sidewalk, parkway landscaping, street lighting, pavement, road transitions, utility relocations, undergrounding, storm and sewer extensions, curb ramp returns, ditch culverts, block walls, signal modification, and medians.>>>Still applies.*
8. *Developer shall coordinate with CIP division for improvements along Caldwell Ave. The current CIP project will complete frontage improvements along Caldwell Ave. Contact project manager Eric Bons for coordination. CIP project is scheduled for bid this fall. >>>Still applies. City expects to award contract before end of year and estimates 12-15 month duration of construction.*
9. *Santa Fe is identified in the City's Transportation Impact Fee (TIF) program. Portions of roadway improvements (travel lanes and median) and costs to construct are applicable for reimbursement in the form of TIF credits towards future impact fees assessed with residential permits. Further coordination with City Engineer is required.>>>Still applies.*
10. *Development will incur impact fees due at time of final map and building permits.>>>Still applies.*
11. *Current design does not allow for connection of southern street with existing street at the east of subdivision. Redesign required, or provide turnaround at street terminal.*
12. *TSM to define out lots. >>> comment still not addressed.*
13. *TID dedication set back shall be 15' min, 18' requested. Show top of ditch on TSM and dedication setback along TSM boundary.>>>Still applies.*
14. *TSM to show how civils will layout City Std for infrastructure. Show curb alignment improvements.*
15. *TSM shall show Section Lines and dedication areas to meet city street section.*
16. *Project to provide master plans for storm, sewer, streetlight, landscaping etc., if phased.>>>Still applies.*
17. *Street intersections are required to be right angles or as close to 90 degrees as possible.>>>Still applies, see traffic comments.*
18. *Provide storm drain calcs for proposed basin at time of civil review.>>>Still applies.*
19. *City is currently reviewing the Culvert Crossing at Santa Fe, and will provide further details and instructions. Coordinating with City engineer will be required.>>>Design and widening of Santa Fe at culver crossing is required.*

Additional Comments (08/21/2024):

20. *In order for the Engineering Division to adequately define improvements that will be required with each phase of the proposed development, please detail if project will be phased and proposed improvement with each of the phases. Phasing plan may initiate additional comments.>>>Still applies*
21. *Site plan to clearly show lot sizes, dimensions, lettered outlots to be dedicated to the City, block wall locations, radius at curb returns, and any remainders.>>>Still applies*
22. *Install directional pedestrian ramps at street intersections.>>>Still applies*

- 23. *Provide pedestrian path connection to Burk Ave. at the end of cul-de sacs.>>>Still applies*
- 24. *Comply with City Std for P-16 and P-17 for Cul-De-Sac and street bulb out connection.>>>Still applies*
- 25. *Project may be impacted by future Visalia Parkway road alignment. Further coordinate with City Engineer.>>>Still applies*
- 26. *Comply with City Oak Tree Ordinance for removal or construction around Valley Oak trees. Coordinate with Urban Forestry. >>>Still applies*
- 27. *Provide additional information of the commercial parcel. Will this parcel be created with TSM or left as a remainder?>>>Still applies*
- 28. *Be mindful of drive approach locations for commercial mixed use parcel. Refer to City Std. C-32 for Drive approach locations. >>>Still applies*
- 29. *Pocket park to be included in the LLD.>>>Still applies*
- 30. *Comply with FEMA requirements for parcels located in Flood Zone AE. >>>Still applies*

Additional Comments (09/04/2024):

- 31. *Parcel Map may be required to provide access restriction along Caldwell Ave.*
- 32. *Blue Border shall include entire existing parcel to waterway. Entire site shall be developed.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-117-I**
Date: **08/21/2024**

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

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

(Fee Schedule Date: **08/17/2024**)
(Project type for fee rates: **(TENTATIVE SUBDIVISION MAP)**)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$1,018/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$55/LF (SANTA FE)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	
<input checked="" type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total	
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,300/AC

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

City Reimbursement:

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



Sarah MacLennan

City of Visalia

Building: Site Plan
Review Comments

SPR 24177-1
BLANKENSHIP
123400001

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

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

Additional comments: _____

VAL CARCIA 9/4/24
Signature

**Site Plan Comments**

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	September 4, 2024
Item #	4
Site Plan #	24177-1
APN:	123400001

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Traffic calming devices shall be prohibited unless approved by the fire code official. Visalia Fire Department current standards for approved traffic calming are speed tables that can be traversed at 25 miles per hour.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



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

Date: 09/04/24
Item: 4
Site Plan: SPR24177-1
Name: Robert Avalos

Site Plan Review Comments

- ☒ No Comment at this time.
- ☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- ☐ Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- ☐ Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- ☐ Not enough information provided. Please provide additional information pertaining to:
- ☐ Territorial Reinforcement: Define property lines (private/public space).
- ☐ Access Controlled/ Restricted etc.
- ☐ lighting Concerns:
- ☐ Traffic Concerns:
- ☐ Surveillance Issues:
- ☐ Line of Sight Issues:
- ☐ Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 4, 2024

ITEM NO: 4 Added to Agenda MEETING TIME: 09:45
SITE PLAN NO: [SPR24177-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Blankenship
DESCRIPTION: This is a new proposed residential subdivision located at 841 E. Caldwell Ave Visalia CA.

The site location is outside of the City limits and as such it would not allow for an online application. City instructed applicant to use City's address and APN for submission purposes
APPLICANT: Steve Macias - Applicant
Steve Macias - Applicant
OWNER: BLANKENSHIP GERALD JR & JEAN KRISTY (TRS)
APN: 123400001

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

- ☐ No Comments
- ☒ See Previous Site Plan Comments
- ☒ Install Street Light(s) per City Standards at time of development.
- ☒ Install Street Name Blades at Locations at time of development.
- ☒ Install Stop Signs at **local road intersection with collector/arterial** Locations.
- ☒ Construct parking per City Standards PK-1 through PK-4 at time of development.
- ☒ Construct drive approach per City Standards at time of development.
- ☒ Traffic Impact Analysis required (CUP)
 - ☐ Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

- ☐ Additional traffic information required (Non Discretionary)
 - ☐ Trip Generation - Provide documentation as to concurrence with General Plan.
 - ☐ Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - ☐ Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Access for future commercial/mixed use will be right in/out only on Caldwell. Caldwell to have full median. Driveway access location on both Caldwell and Santa Fe to be located a minimum of 200-ft from the intersection.
- Most southerly East-West roadway. How does this align with intersection at Burke?
- Long roadways 900-ft or longer will induce speeding. Traffic calming measures required in design.
- Residential intersections required to have a minimum straight tangent 100-ft. for all legs.
- Provide AASHTO intersection sight triangles for intersections to ensure proper sight distance is achieved.
- 4-legged local road intersection will require traffic calming raised intersection.
- Decel lane evaluation required in traffic study. See COV Procedures for TIA for minimum threshold criteria.
- VMT analysis may be required unless screened out.

Leslie Blair

Leslie Blair



CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 Tel: (559) 624-1600

Site Plan Review Comments From:

California Water Service
Scott McNamara, Superintendent
216 N Valley Oaks Dr.
Visalia, CA 93292
559-624-1622
smcnamara@calwater.com

Date: 09/04/2024

Item #: 5

Site Plan #: 24-177-1

Project: Blankenship

Description: Subdivision

Applicant: Steve Macias

APN: 094-302-023

Address: SEC of Santa Fe and Caldwell

The following comments are applicable when checked:

- ☒ No New Comments
- ☐ Pulled from agenda

☒ Water Mains

Comments:

- ☐ - Water main fronting your project
- ☒ - No existing water main fronting this project – Water main will need to be installed on Caldwell from Santa Fe to 360' (+/-) east of Burke (any water main that is installed on Caldwell will need to be tied into that water main that currently stops west of the railroad tracks), on Santa Fe from Caldwell to the south property line of your project on Santa Fe, and on the interior portion of your subdivision.

☒ Water Services

Comments:

- ☐ - Existing service(s) at this location.
 - ☐ - Domestic/Commercial
 - ☐ - Irrigation
 - ☐ - Fire Protection

The following will be paid for by the property owner/developer:

- Any additional services for the project.
- Relocation of any existing service that is to land within a new drive approach.
- Abandonment of any existing service that is not utilized.
- If the existing service(s) is not sufficient in size to meet the customer's demand:
 - Installation of the correct size service.
 - Abandonment of the insufficient size service.

- ☒ - Service(s) will need to be installed for this project.

☒ Fire Hydrants

Comments:

- Fire hydrants will be installed per the Visalia Fire Departments requirements.
- If new fire hydrants are required for your project off an existing water main:





-Cal Water will utilize our own contractor (West Valley) for the installation.

-This work is to be paid for by the property owner/developer.

CALIFORNIA WATER SERVICE

☒ **Backflow Requirements**

Comments:

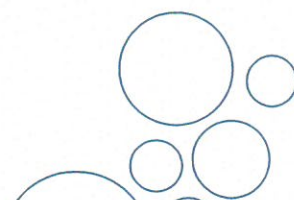
A backflow is required if any parcel meets any of the following parameters:

- Designated as multi-family
- Commercial building
- Has multiple dwellings (residential or commercial)
- Has multiple services
 - Any combination of the following:
 - Domestic/Commercial
 - Irrigation
 - Fire Protection

Please contact Cross Connection Control Specialist Juan Cisneros at 559-624-1670 or visaliabackflow@calwater.com for a backflow install packet.

Additional Comments:

- ☒ If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Mike Andrada at 559-624-1689 or mandrada@calwater.com to receive your new business packet to start your project with Cal Water.
- ☒ Cal Water may work with the developer to purchase a piece of property for a future tank site and/or a new source of water.
- ☒ If Cal Water infrastructure is to be installed on private property, a dedicated easement will be required for our infrastructure.
- ☒ If you need to request existing utility information, please contact Construction Superintendent Scott McNamara at smcnamara@calwater.com for the information and requirements needed to obtain this information.
- ☒ If a fire flow is needed for your project, please contact Distribution Superintendent Alex Cardoso at 559-624-1661 or lcardoso@calwater.com for information and requirements.
- ☒ If you need a construction meter for your project, please call our Operations Center at 559-624-1650.
- ☐ If you need to sign up for an existing service, please call 559-624-1600.



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

24177-1

September 4, 2024

<input type="checkbox"/>	No comments.
<input checked="" type="checkbox"/>	See comments below
<input type="checkbox"/>	Revisions required prior to submitting final plans. See comments below.
<input type="checkbox"/>	Resubmittal required. See comments below.
<input checked="" type="checkbox"/>	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
<input type="checkbox"/>	ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
<input type="checkbox"/>	Customer must provide combination or keys for access to locked gates/bins
<input type="checkbox"/>	Type of refuse service not indicated.
<input type="checkbox"/>	Location of bin enclosure not acceptable. See comments below.
<input type="checkbox"/>	Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
<input type="checkbox"/>	Inadequate number of bins to provide sufficient service. See comments below.
<input type="checkbox"/>	Drive approach too narrow for refuse trucks access. See comments below.
<input type="checkbox"/>	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
<input checked="" type="checkbox"/>	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
<input type="checkbox"/>	Bin enclosure gates are required
<input type="checkbox"/>	Hammerhead turnaround must be built per city standards.
<input type="checkbox"/>	Cul - de - sac must be built per city standards.
<input type="checkbox"/>	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
<input type="checkbox"/>	Area in front of refuse enclosure must be marked off indicating no parking
<input type="checkbox"/>	Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
<input checked="" type="checkbox"/>	Customer will be required to roll container out to curb for service.
<input type="checkbox"/>	Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
<input type="checkbox"/>	Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
<input type="checkbox"/>	City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
Comment	City standard (3-can) services to be assinged per address.
Jason Serpa, Solid Waste Manager, 559-713-4533	
Edward Zuniga, Solid Waste Supervisor, 559-713-4338	
Nathan Garza, Solid Waste, 559-713-4532	

Susan Currier

From: Rajput, Rosy@DOT <Rosy.Rajput@dot.ca.gov>
Sent: Thursday, September 5, 2024 10:52 AM
To: Susan Currier; Josh Dan
Cc: Padilla, Dave@DOT; Deel, David@DOT; lorena.mendibles@dot.ca.gov
Subject: Response from D6 Caltrans : SITE PLAN REVIEW for 09-04-2024

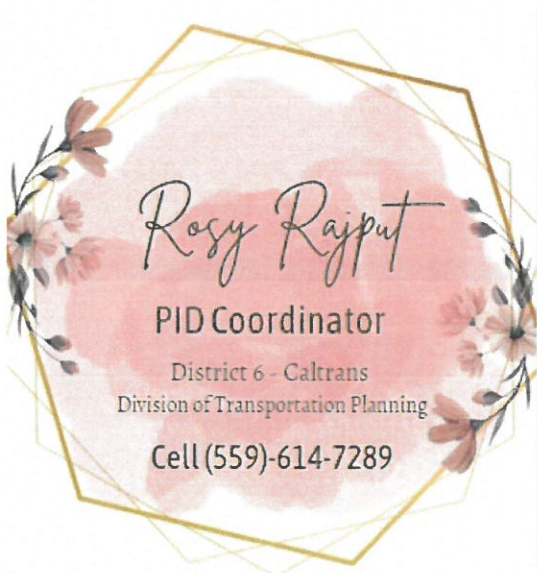
Hi Josh and Susan,

This email summarizes Caltrans response to the following site plans:

- **SPR24032-1-1-1 –David Parcel Map:** No comment
- **SPR24119-1-1 – Orchard Walk West - Phase 3:** Caltrans comments still apply from the previous letter provided on July 1st, 2024 (Please see the attached letter)
- **SPR24014-1 – FreshFill:** Routed for comments
- **SPR24177-1 – Blankenship:** No comment
- **SPR24194 – Parcel Map:** No comment for now. We would like to request to inform Caltrans of any future developments on Parcel 3. Any proposed plans or changes will need to be reviewed and routed accordingly.
- **SPR24195 – Parking Lot - Mercado Sol Del Valle:** No comment
- **SPR24196 – Zen Massage Therapy:** No comment
- **SPR24198 – Sakura Spa:** No comment
- **SPR24199 – Pickleball Court Development:** No comment

If you have any questions, please feel free to reach out to me.

Thank you,



MITIGATED NEGATIVE DECLARATION

Project Title: Annexation No. 2024-05 and Blankenship Tentative Subdivision Map No. 5602

Project Description: Annexation No. 2024-05 is a request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation. The project is supported by a Tentative Subdivision Map.

Blankenship Tentative Subdivision Map No. 5602 is a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.96 acres into 203 lots for single-family residential use. Upon annexation, the site will be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area zoned for commercial use is not part of this project and is a remainder that will be developed at a later time. The residential subdivision will meet the city's development standards for the zone. Additionally, the project will also include the construction of streets, extension of sewer lines and laterals, future connection to the storm drainage system and extension of utilities and services (electricity, gas, water). Frontage improvements along East Caldwell Avenue including curb, gutter and parkway landscape will also be installed per city standards. Development improvements will also be included along South Santa Fe Street.

Project Location: The site is located on the southeast corner of South Santa Fe Street and East Caldwell Ave (APNs: 123-400-005, 123-400-001).

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

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	(X)
Biological Evaluation	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:


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

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

- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

APPROVED
Brandon Smith, AICP
Environmental Coordinator

By:  _____

Date Approved: March 31, 2025

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Annexation No. 2024-05 is a request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.96 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation.

Blankenship Tentative Subdivision Map No. 5602 is a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use. Upon annexation, the site will be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area zoned for commercial use is not part of this project and is a remainder that will be developed at a later time. The residential subdivision will meet the city's development standards for the zone. Additionally, the project will also include the construction of streets, extension of sewer lines and laterals, future connection to the storm drainage system and extension of utilities and services (electricity, gas, water). Frontage improvements along East Caldwell Avenue including curb, gutter and parkway landscape will also be installed per city standards. Development improvements will also be included along South Santa Fe Avenue.

B. Identification of the Environmental Setting:

The project is located south of Caldwell Avenue between South Santa Fe Street and South Burke Street. The parcels are currently undeveloped with one parcel having a vacant single-family dwelling on the southwest corner of East Caldwell Avenue and South Burke Street. Additionally, there are Valley Oak trees along the perimeter of the project site along South Burke Street and along the Tulare Irrigation Canal. The site is bounded by East Caldwell Avenue to the north, South Burke Street to the east, South Santa Fe Street to the west and the Tulare Irrigation District canal to the south. The project is supported by an Annexation to bring the property within city limits, it is within the Tier II Urban Growth Boundary.

The surrounding uses, Zoning, and General Plan for the project area are as follows:

	General Plan	Zoning	Existing uses
North:	Mixed Use Commercial / Residential High Density	C-MU (Mixed Use Commercial), R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area)	Vacant, undeveloped parcel
South:	Residential Low Density	X (outside of the city limits)	Vineyards / Agriculture Crops
East:	Residential Low Density, Residential Medium Density	R-1-5 (Single-family Residential), R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area)	Diamond Oaks Subdivision (Single-Family homes and duplex units)
West:	Mixed Use Commercial / Residential Low Density	C-MU (Mixed Use Commercial), R-1-5 (Single-family Residential)	Commercial business, mini storage, Salierno Estates subdivision (Single-Family Residential)

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

C. Plans and Policies: The General Plan Land Use Diagram designates the site as Residential Low Density and Mixed Use Commercial. The site is zoned R-1-5 (Single-family residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). The proposed project is consistent with the Land Use Element Land Use Element of the General Plan, and consistent with the standards for single-family residential development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.12. No development is proposed at this time for the portion of project area zoned for Commercial Mixed Use, and there is no inconsistency with plans and policies related to this designation.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element, Zoning Ordinance and Oak Tree Ordinance contain mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance.

III. MITIGATION MEASURES

The following mitigation measures, which are listed below under IV. Mitigation Monitoring Program, will reduce potential environmental impacts related to the biological resource impacts to a less than significant level as described below:

Biological Habitat Assessment of a species located on site, the Nuttall's Woodpecker (a species listed as a United States Fish and Wildlife Services (USFWS) Bird of Conservation Concern (BBC), due to declining population. This species was found during a site assessment of the project site nesting within the oak trees surrounding the perimeter of the project site and in utility poles and shrubs.

To ensure that there will not be significant impacts to the species, the project shall be developed with the Avoidance and Minimization Measures as stated on page 27, Recommendations (Section 8) of the Biological Habitat Assessment prepared by Soar Environmental Consulting as well as the City of Visalia Municipal Code Chapter 12.24 Oak Tree Preservation.

IV. MITIGATION MONITORING PROGRAM

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
Mitigation Measure 4a (Construction Timeline) – In order to avoid impacts to nesting migratory birds and raptors, construction will commence outside the nesting season, prior to February 15. If any special status species are observed during construction activities, work shall be stopped immediately, and CDFW shall be contacted.	Project Applicant	Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during construction activity.
Mitigation Measure 4b (Pre-construction Survey). If it is not possible to initiate construction between September and February, a preconstruction survey for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A Pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities.	Project Applicant	Mitigation shall be enforced by the City of Visalia and the pre-construction survey shall be submitted to the City no more than 14 days prior to the initiation of construction activities.

Mitigation Measure 4c (Avoidance and minimization measures for woodpecker damage). If it doesn't cause structural damage, remove or fill in ledges, cracks, and crevices near the site of the inactive woodpecker holes with non-toxic substances. Cover inactive woodpecker holes with shiny aluminum flashing. Do not cover existing nest. Install statuette of their predators such as eagles or owls. Trees with woodpecker damage will be observed for woodpecker activity before each tree is removed.	Project Applicant	Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during construction activity.
Mitigation Measure 4d (Avoidance measures for active woodpecker cavities). Observe from a distance periodically to check woodpecker activity near the cavity. Treat every cavity as if it is an active nest. Only a qualified biologist should be making the determination whether the cavity is inactive and if the area used by the woodpecker is a nest.	Project Applicant	Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during construction activity.

V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

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

VI. SUPPORTING DOCUMENTATION

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

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan) passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.
- Tulare County Important Farmland 2018 Map. California Department of Conservation, 2018.
- City of Visalia VMT Thresholds and Implementation Guidelines. LSA, 2021. Together with City of Visalia VMT Screening Application. <https://gis1.lsa.net/visaliaVMT/>
- Blankenship Housing Subdivision Development Project, Phase I Cultural Resources Assessment. Soar Environmental Consulting, January 17, 2025.
- Blankenship Subdivision Development Project, Biological Habitat Assessment. Soar Environmental Consulting, January 20, 2025.

VII. NAME OF PERSON WHO PREPARED INITIAL STUDY



Colleen A. Moreno
Assistant Planner



Brandon Smith, AICP
Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Annexation No. 2024-05 and Blankenship Tentative Subdivision No. 5602		
NAME OF PROPONENTS:	Steve Macias, San Joaquin Valley Homes	NAME OF AGENT:	None
Address of Proponents:	5607 Avenida de las Robles, Visalia CA	Address of Agent:	
Telephone Numbers:	559-786-0936	Telephone Number:	
Date of Review	February 13, 2025	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL RESOURCES

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

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

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

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project:

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

XIV. POPULATION AND HOUSING

Would the project:

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

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

XVII. TRANSPORTATION / TRAFFIC

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

- 1 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 1 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - 1 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- 2 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 2 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

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

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. This proposed project is a new subdivided residential construction which will meet City standards for setbacks, landscaping, and height requirements. The project will not adversely affect the view of any scenic vistas. The Sierra Nevada Mountain range may be considered a scenic vista; however, the view will not be adversely impacted by the project.
- b. There are no scenic resources on the site. However, there are oak trees located along the perimeter of the project site. The City of Visalia has an Oak Tree Preservation Ordinance, which once the site is annexed into the City, the project shall comply with the ordinance and is part of the mitigation measures for the project.
- c. The project site is located within an urbanized area and the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded upon any future development. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will facilitate the construction of a new subdivision, as well as the required infrastructure and development such as streetlights, creating new sources of light that are typical of that use. The City has development standards that require light to be directed and/or shielded so it does not fall upon adjacent properties.

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is identified as Prime Farmland on maps prepared by the California Department of Conservation, and will involve the conversion of the property to non-agricultural use.

The City of Visalia 2030 General Plan has designated the Project site for urban uses under the Urban Growth Development Tier 2. The implementation of this Project will support the General Plan designation for future urban land use and Policy LU-P-21 for residential development. The General Plan established criteria, dependent upon land use type, for when development may advance from the first tier (Tier I) to subsequent tiers (Tiers 2 and 3), which are contained in Policy LU-P-21 of the General Plan. For residential uses, the threshold is the issuance of permits for 5,850 housing units within Tier 1 since April 1, 2010. The City met the residential permit threshold in July 2021 and now considers development located within Tiers 1 and/or 2 (City of Visalia, 2021).

General Plan Policy LU-P-34 contained a requirement for an Agricultural Mitigation Program to address the conversion of Prime Farmland and Farmland of Statewide Importance within the Tier 2 and Tier 3 growth boundaries. Policy LU-P-34 requires the adoption of this type of program notwithstanding that such a program would not reduce the environmental effects from the loss of such farmland to a level of less than significant. In order to meet the requirements of this policy, the City prepared an

Agricultural Preservation Ordinance applicable to properties within Tier 2 and Tier 3 that requires a 1:1 ratio of agricultural land preserved to agricultural land converted towards urban development. The Ordinance was adopted in May 2023 and is necessary for other pending entitlements submitted to the City of Visalia that are located within Tier 2 to be developed. The Ordinance requires that an equivalent amount of agricultural land converted be preserved outside the urban development boundary and within the southern San Joaquin Valley, or that a project comply with regulations within the Ordinance that will cause an equivalent amount of agriculture land to be preserved. Additionally, the preserved agricultural land must demonstrate adequate water supply and agricultural zoning. Policy LU-P-34 notes that such a program shall, to the extent feasible and practicable, be integrated with the agricultural easement programs adopted by Tulare County and nearby cities. The City of Visalia's program shall allow for compliance with the preservation ordinance to be completed by purchase of easements, and that such easements be held by a qualifying entity, such as a local land trust, and require the submission of annual monitoring reports to the City. Prior to the adoption of the Ordinance the Project proponent could mitigate for the loss of agricultural land and begin conversion of agricultural lands by providing verification to the City that it has preserved agricultural land at a 1:1 ratio using easements that meet the requirements identified in Policy LU-P-34 or participation in an agricultural preservation program adopted by another agency within the southern San Joaquin Valley that meet these requirements for preserving agricultural land.

As this is a requirement for consistency with the General Plan, the Project's compliance is mandatory. Therefore, compliance with the Agriculture Mitigation Ordinance will allow the Project to convert Prime Farmland and preserve offsite farmland outside of the urban development boundaries at an equivalent ratio and will result in a less-than-significant impact.

- b. The project is not located on property that is party to a Williamson Act contract. Existing Tulare County zoning for the area is AE-20 (Exclusive Agriculture Zone 20 Acre Minimum). Although the site is zoned for agriculture no nearby agriculture would be hindered and agriculture has ceased operations on the site.
- c. The City of Visalia does not have a zoning classification for forest land, additionally the site is not considered forest land and is currently vacant. Therefore, the site will not conflict with any forest land.
- d. There is no forest land currently located on the site.
- e. The project site is located directly south of East Caldwell Ave and is bounded by properties within City Limits on the north, east and west of the site. The surrounding area is primarily developed with Residential and commercial uses. The project will not result in conversion of Farmland to nonagricultural use or the conversion of forest land to non-forest use.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan and will therefore not be a significant impact.
- b. Development of site under the Visalia General Plan may result in emissions that exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project is also supported by a request to annex 62.96 acres of County area into the City Limits. The annexation itself will not result in emissions that violate air quality standards or contribute substantially to existing or projected air quality violations as it is solely the changing of a boundary line.

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

In addition, the development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD. Per the SJVAPCD, an Air Impact Assessment was completed for the project and the District has determined that the project is exempt from the requirements and as such the project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The development of the subdivision on the project site, may result in a net increase of criteria pollutants.

- c. Uses located near the project area may be exposed to pollutant concentrations as a result of the construction activities. The project could result in short-term air quality impacts related to dust generation and exhaust due to construction activities. The project is required to adhere to requirements administered by SJVAPCD to reduce emissions to a level of compliance. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. Per Rule 9510, any development project which requires discretionary approval and upon full build out will include 50 residential units is subject to the rule. The applicant will be required to submit an Air Impact Assessment (AIA) to the SJVAPCD obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD. The impact is considered less than significant.

- d. The proposed project will not involve the generation of objectionable odors.

IV. BIOLOGICAL RESOURCES

- a. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for conversion to urban use.

A Biological Habitat Assessment was submitted by Soar Environmental Consulting. Soar staff conducted a site visit in December 2024, to observe biological conditions, and during that assessment, one special-status wildlife species, Nuttall's woodpecker was observed near the property. This species is a United States Fish and Wildlife Service (USFWS) Bird of Conservation Concern (BCC).

Additionally, based on the site visit, it was concluded that there is no suitable nesting habitat within the project boundary, except for the valley oak trees around the perimeter, which are not required to be removed for the development of the project. Therefore, with mitigation, the project will not likely adversely impact native plant or wildlife species.

The following measures will be implemented for the protection of nesting birds including the Nuttall's woodpecker:

Mitigation Measure 4a (Construction Timeline): In order to avoid impacts to nesting migratory birds and raptors, construction will commence outside the nesting season, prior to February 15. If any special status species are observed during construction activities, work shall be stopped immediately, and CDFW shall be contacted.

Mitigation Measure 4b (Pre-construction Survey): If it is not possible to initiate construction between September and February, a preconstruction survey for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A Pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities.

Mitigation Measure 4c (Avoidance and minimization measures for woodpecker damage): If it doesn't cause structural damage, remove or fill in ledges, cracks, and crevices near the site of the inactive woodpecker holes with non-toxic substances. Cover inactive woodpecker holes with shiny aluminum flashing. Do not cover existing nest. Install statuette of their predators such as eagles or owls. Trees with woodpecker damage will be observed for woodpecker activity before each tree is removed.

Mitigation Measure 4d (Avoidance measures for active woodpecker cavities): Observe from a distance periodically to check woodpecker activity near the cavity. Treat every cavity as if it is an active nest. Only qualified biologist should be making the determination whether the cavity is inactive and if the area used by the woodpecker is a nest.

- b. The project is not located within an identified sensitive riparian habitat or other natural community. Cameron Creek is located approximately 1,000 feet to the south of the project site and will not be affected by the proposed development.

In addition, City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain sensitive natural communities may be directly or indirectly affected

by future development within the General Plan Planning Area, particularly valley oak woodlands and valley oak riparian woodlands. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies and being that the project is not located within or adjacent to an identified sensitive riparian habitat or other natural communities, including woodlands, impacts on woodlands will be less than significant.

- c. The project is located adjacent to the Tulare Irrigation Canal which is identified as a riverine feature in the National Wetland Inventory (NWI). At the site visit, it was observed that the irrigation canal has a bare-ground bottom substrate and would not provide suitable habitat for any special-status aquatic species.

The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain protected wetlands and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-3 of the EIR, that together work to reduce the potential for impacts on wetlands and other waters located within the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- d. This development would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

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

- e. The project will not conflict with any local policies or ordinances protecting biological resources. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees which are located on the permitter of the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.
- f. There are no local, regional or state habitat conservation plans for the area.

V. CULTURAL RESOURCES

- a. Based on the submitted Cultural Resources Assessment conducted by Heather Froshour, M.A., R.P.A., Senior Archaeologist with Soar Environmental Consulting on

January 17, 2025 there are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary recommendations.

- b. Based on the submitted Cultural Resources Assessment, there are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary recommendations.
- c. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary recommendations.

VI. ENERGY

- a. Development of the site includes construction of 201-unit single-family subdivision, as well as the required infrastructure such as the construction of streets, extension of sewer lines and laterals, future connection to storm drainage system and extension of other utilities and services (gas, electricity, water) and improvements such as curb and gutter, sidewalks, streetlights. This development may increase the energy consumption related to worker trips and operation of construction equipment. This increase would be temporary and limited through the compliance with local, state, and federal regulations. Once the subdivision is complete, the energy consumption would be typical of a single family home subdivision, similar to what is located directly east of the site.
- b. The project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. The proposed project will comply with all state and local policies related to energy efficiency.

VII. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines or areas prone to seismic activity or landslides. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. Development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that on- and off-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable and have a low capacity for landslides, lateral spreading, subsidence, liquefaction, or collapse. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.

- e. The project site area is currently vacant and future development will not include any development that would utilize the need of septic tanks or alternative waste water disposal systems since sanitary sewer lines will be installed and utilized for the disposal of wastewater at this site.
- f. There are no unique geological features and no known paleontological resources located within the project area. If some potentially unique paleontological or unique geological resources are unearthed during development all work should cease until a qualified professional paleontologist can evaluate the finding and make necessary mitigation recommendations.

VIII. GREENHOUSE GAS EMISSIONS

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

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

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

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

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

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the subdivision may include maintenance of on-site construction equipment, which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.

- c. There are no schools located within one-quarter of a mile of the project site and therefore, there is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The Tulare County Comprehensive Airport Land Use Plan shows the project area is located outside the Airport Influence Area and the Airport Safety Zones. Therefore, the project will not result in a safety hazard or excessive noise for people residing or working in the project area.
- f. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- g. There are no wildlands within or near the project area.

X. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. Future development of the project site of the single-family subdivision would be required to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.
- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project site will be served by a water lateral for domestic, irrigation, and fire protection use.

The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Development within the project area will result in an increase of impervious surfaces, which might affect the amount of precipitation that is recharged to the aquifer. As the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

- c. The project will not result in substantial erosion on- or off-site. Development of the site will not alter the course of any rivers or streams as neither are located near the site.

Development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

The project will not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The development of the site will also not impede or redirect flood flows.

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

The project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The development will be required to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system; consistent with the City's adopted City Storm Drain Master Plan.

- d. The project area is partially located within Zone AE, which indicates an area that is within a high-risk flood hazard area. This is due to the proximity to Tulare Irrigation Canal. The project area is located adjacent to the Tulare Irrigation Canal; however, it is outside potentially hazardous areas for seiches and tsunamis. Due to the site's proximity to Tulare Irrigation Canal there is the potential for mudflow occurrence, however these impacts are less than significant.

The project area along with the entirety of the City of Visalia lies within the dam inundation area of Terminus Dam, located approximately 35 miles to the east from the project site. In the case of dam failure, people and structures would be exposed to flooding risk and potentially pollutants. This impact is considered significant and unavoidable.

- e. The project will not conflict with or obstruct implementation of a water quality plan or sustainable groundwater management plan. The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the placement of people and structures to an area at risk of dam failure. The General Plan contains multiple policies that address the issue, and the County of Tulare maintains the Tulare County Hazard Mitigation Plan and a Mass Evacuation Plan that will help to reduce the impact.

Because there is still a significant impact, a Statement of Overriding Considerations was previously adopted with the Visalia General Plan Update EIR.

XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. Upon annexation, the project will be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial), which is consistent with the surrounding land use designations and the future use of the site. The project site is bordered by Caldwell Avenue, a Minor Arterial, to the north, Santa Fe Street, a Collector, to the west, and will share the Local road Burke Street to the east.
- b. The project does not conflict with any land use plan, policy or regulation of the City of Visalia. The proposed project is to be developed on land designated for RLD (Low Density Residential) and CMU (Commercial Mixed Use) which is consistent with the surrounding land use designations as identified in Table 9-1 "*Consistency between the Plan and Zoning*" of the General Plan.

XII. MINERAL RESOURCES

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

XIII. NOISE

- a. The project will not result in noise generation typical of urban development. Future development of the subdivision will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Noise levels will increase temporarily during the construction of these facilities but shall remain within noise limits and will be restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive land uses would be less than significant.

- b. Ground-borne vibration or ground-borne noise levels may occur as a result of construction activities associated with development of the subdivision. Any construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. The project site is not located within the Airport Influence Area nor within the Airport Safety Zones nor near a private airstrip and therefore will not expose people residing or working in the project area to excessive noise levels.

XIV. POPULATION AND HOUSING

- a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan.
- b. Development of the subdivision will not displace any housing or people as the proposed site is currently vacant.

XV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at Visalia Station 56 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will generate new students for which existing schools in the area would need to accommodate. In addition, to address direct impacts, the project will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts.

- iv. Current Park facilities can adequately serve the site without a need for alteration. Impact fees will be paid upon development to mitigate the project's proportionate impact on these facilities.
- v. Other public facilities can adequately serve the site without a need for alteration.

XVI. RECREATION

- a. The project will directly generate new residents and will therefore directly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Residential developments will pay impact fees to mitigate impacts.
- b. The proposed project includes a small pocket park but does not include recreational facilities or requires the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XVII. TRANSPORTATION AND TRAFFIC

- a. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Future development will result in an increase to traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for urban use. Additionally, a Traffic Impact Analysis was not required for the project.

The City of Visalia, in determining the significance of transportation impacts for land use projects, recognizes the adopted City of Visalia Vehicle Miles Travelled (VMT) Thresholds and Implementation Guidelines (LSA, 2021, herein referred to as "Guidelines") recommended threshold as the basis for what constitutes a significant or less than significant transportation impact. The Guidelines recommend a 16% reduction target based on the Greenhouse Gas emission reduction target for 2035 for the Tulare County region set by the SB 375 Regional Plan Climate Target. Therefore, residential projects exceeding 16% below the existing VMT per capita is indicative of a significant environmental impact.

For the metric measuring VMT per trip distance, a map of the City of Visalia, produced by Tulare County Association of Governments (TCAG), provides areas with 84% or less average VMT per trip distance, or 16% below the regional average. The areas with 84% or less average VMT per trip distance, and are consistent with the City's General Plan, are presumed to have similar low VMT profiles and could be screened out from further VMT analysis. The map was initially included in the Guidelines as Figure 6 and is updated online with the most recent data from the Tulare County Association of Governments Regional Transportation Plan Travel Demand Model.

In the subject site's traffic analysis zone (TAZ), there is no established average trip distance based on no population.

However, in all TAZs immediately surrounding this TAZ, the current average trip distance experienced measures less than 84% of the average VMT per trip distance for the region, and no adjacent TAZ experienced measures above 84% of the average VMT per trip distance. Thus, although there is currently no population in this TAZ, it can be deducted that the proposal would likewise be screened out of performing a VMT analysis and the project will have a less than significant impact with regards to compliance with CEQA Guidelines section 15064.3, subdivision (b)

- c. Development of the site will not cause any hazards due to geometric design feature or incompatible uses. There are no planned designs that are considered hazardous.
- e. The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Tribal notification was circulated in accordance with Senate Bill 52. No response was received pertaining to the project. The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

- a. The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- b. The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, because it is an isolated infill site surrounded by existing urban development.

Pre-consultation letters were sent to local tribes in accordance with AB 52, providing tribes with a 30-day early review period. Staff did not receive correspondence in return from any of the tribes which were noticed.

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

XIX. UTILITIES AND SERVICE SYSTEMS

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

The development onsite will be required to install City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not

cause significant environmental impacts. The project also does not require the relocation or construction of new or expanded electric power, natural gas, or telecommunications.

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

XX. WILDFIRE

- a. The project will not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b. The project site is located on a flat area of agriculture and urban land which is considered to be at little risk of fire.
- c. The development of the site will include the development of infrastructure such as roads, sewer lines, power lines and utilities, however all improvements would be subject to City standards and Fire Marshal approval. The

proposed project would not exacerbate fire risk.

- d. The project site is flat and therefore is not susceptible to downslope or downstream flooding or landslides as a result of post-fire instability, or drainage changes.

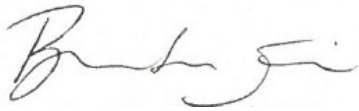
XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The Biological Resources Assessment found the project is not likely to have any permanent impact on the special status species or associated habitats through the implementation of appropriate avoidance and minimization measures. The proposed project will not impact the Valley Oak woodland habitat surrounding the property and the associated nesting birds and special-status species may occur.
- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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



Brandon Smith, AICP
Environmental Coordinator

March 26, 2025
Date



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 9, 2025

Colleen A. Moreno
Assistant Planner
City of Visalia
315 E. Acequia Ave
Visalia, CA 93291
colleen.moreno@visalia.city

RE: MITIGATED NEGATIVE DECLARATION FOR ANNEXATION NO. 2024-05 &
BLANKENSHIP TENTATIVE SUBDIVISION MAP NO. 5602 DATED APRIL 1, 2025,
STATE CLEARINGHOUSE NUMBER [2025040063](#)

Dear Colleen A. Moreno,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Annexation No. 2024-05 & Blankenship Tentative Subdivision Map No. 5602. Annexation No. 2024-05 is a request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation. The project is supported by the Blankenship Tentative Subdivision Map No. 5602, which is a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.96 acres into 203 lots for single-family residential use. Upon annexation, the site will be zoned R-1-5 and C-MU. Development of single-family homes will be restricted to the R-1-5 zone. Commercial development of the area zoned for commercial use is not part of this project and the remainder will be developed later. The residential subdivision will meet the City's development standards for the zone.

DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.
2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for Annexation No. 2024-05 & Blankenship Tentative Subdivision Map No. 5602. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on

Colleen A. Moreno

April 9, 2025

Page 3

DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

State.Clearinghouse@opr.ca.gov

Tamara Purvis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Tamara.Purvis@dtsc.ca.gov

Scott Wiley

Associate Governmental Program Analyst

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov

Biological Habitat Assessment

Blankenship Subdivision Development Project

Assessor Parcel Number 123-400-001 and 123-400-005
Caldwell Avenue and Santa Fe Street in Visalia, California



Prepared for
San Joaquin Valley Homes
5607 Avenida de los Robles
Visalia, California 93291

Prepared by

1322 East Shaw Avenue, Suite 400
Fresno, CA 93710

January 20, 2025

Executive Summary

Soar Environmental Consulting Inc. (Soar Environmental) was retained by San Joaquin Valley Homes (Client) to conduct a literature review and reconnaissance-level survey for the proposed Andover Place Unit 1. The project is located within the City of Visalia, California, south of Caldwell Avenue between Santa Fe Street and Burke Street, USGS 7.5 Minute Quad: Visalia, NW Corner Section 8 Township 19S, Range 25E (Project). The survey identified vegetation communities and the potential for the occurrence of special-status species or habitats that could support special-status wildlife species, and recorded all plants and animals observed or detected within the Project boundary. This Habitat Assessment is designed to address potential effects of the proposed project on any species currently listed or formally proposed for listing as endangered or threatened under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA) or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). The information in this document is in accordance with accepted scientific and technical standards and is consistent with the requirements of the United States Fish and Wildlife Service (USFWS) and CDFW. Additionally, the site was surveyed for drainage features that would meet the definition of the Waters of the U.S. (WOUS), Waters of the State (WOS), or CDFW jurisdiction.

This Habitat Assessment was conducted in accordance with CEQA guidelines §15060. The objectives of the assessment are to 1) provide a general characterization of biological resources for the property; 2) inventory plant and wildlife species; 3) evaluate the potential for federally listed plant and animal species to occur or be adversely affected; and 4) describe the property's sensitive biological resources.

This Habitat Assessment provides information about the biological resources within the Project area. Prior to field activities, Soar Environmental researched the California Natural Diversity Database (CNDDB), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California, to compile a list of special-status species that could potentially be present in the vicinity of the Project area. Soar Environmental researched specific species and habitat requirements for the species noted in the CNDDB, IPaC, and CNPS databases and included species listing status and proximal species observations in this report.

Based on documented occurrences of special-status species from the data record search and analysis of current environmental conditions, it was determined there is potential for Nuttall's woodpecker (*Picoides nuttallii*) to occur within the vicinity of the Project area. No other special-status plant or wildlife species were observed in the Project area during the Habitat Assessment, and no other listed species were found likely to occur. With the implementation of appropriate mitigation measures, the proposed development of this property is unlikely to have any permanent impact on Nuttall's woodpecker or any other listed species identified in this report.



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1. Introduction

The proposed Project is a residential housing development on a 62.54-acre property located at East Caldwell Avenue and Santa Fe Street in the city of Visalia, Tulare County, California. Soar Environmental Consulting Inc. (Soar Environmental) has been tasked to prepare technical studies to support the California Environmental Quality Act (CEQA) compliance on behalf of the City of Visalia, Tulare County, CA.

The Project area consists entirely of disturbed, agricultural, and ruderal habitat types. The property contains walnut orchards and is permeated by non-native grasses. The site is surrounded by paved roadways except for the southern boundary, which is bordered by an irrigation canal and vineyards. Large, sparsely distributed valley oak trees line the project site on the south and eastern borders of the project. Surrounding vegetation includes both native and non-native ornamental trees and shrubs, and ruderal weeds associated with urbanized landscapes.

This Habitat Assessment presents the findings of our Literature Review (**Section 3.1**) based on the California Department of Fish and Wildlife (CDFW) Natural Diversity Data Base (CNDDDB), the California Native Plant Society (CNPS) online electronic inventory of rare and endangered California plants, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) for reported occurrences of special-status vegetation communities, plants, and animals.

Based on the proximity of documented occurrences of special-status species from the Literature Review and Habitat Assessment, the following special-status species were identified as having the potential to occur in the vicinity of the Project area and were considered for further analysis:

Potentially Occurring Special-Status Wildlife Species

Species with Low Potential for Occurrence:

- | | |
|---------------------------------|---|
| 1) California gull | (<i>Larus californicus</i>) |
| 2) Crotch's bumblebee | (<i>Bombus crotchii</i>) |
| 3) Oak titmouse | (<i>Baeolophus inornatus</i>) |
| 4) San Joaquin kit fox | (<i>Vulpes macrotis mutica</i>) |
| 5) Swainson's hawk | (<i>Buteo swainsoni</i>) |
| 6) Western pond turtle | (<i>Emys marmorata</i>) |
| 7) Western yellow-billed cuckoo | (<i>Coccyzus americanus occidentalis</i>) |
| 8) Nuttall's woodpecker | (<i>Picoides nuttallii</i>) |

****Tables 3 & 4 provide a complete list of special status species considered in this report's analysis.***

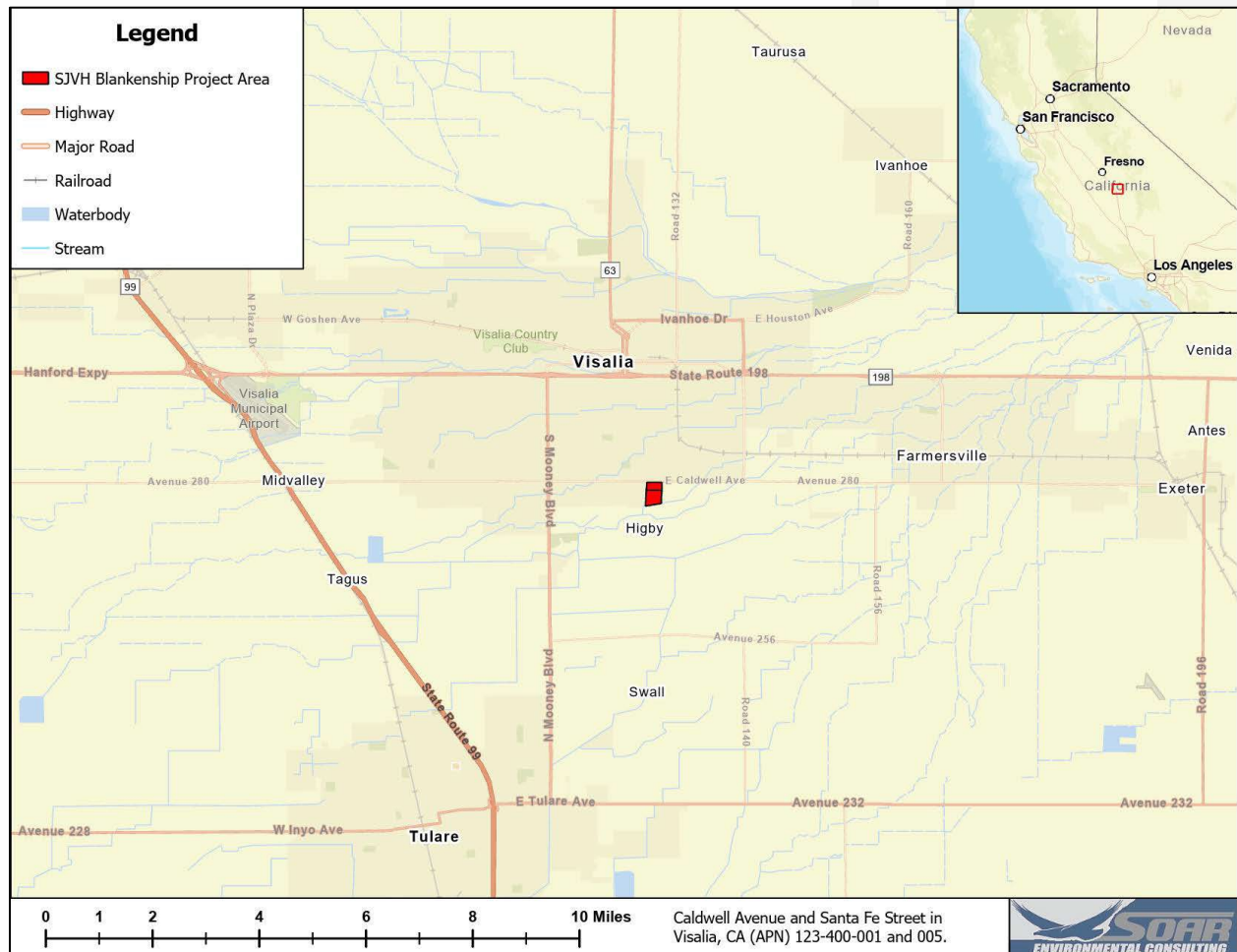
A qualified biologist from Soar Environmental conducted a habitat assessment on December 13, 2024. During the assessment, one special-status wildlife species, Nuttall's woodpecker (*Picoides nuttallii*), was observed near the property. No special-status plant species were observed in the Project area. Suitable habitat features on the project site included Valley Oak Woodland Habitat, largely composed from heritage-size valley oak trees. Other potential nesting bird habitats surrounding the site, including Walnut orchards, ornamental trees and shrubs, and utility poles.

Based on the findings of the Habitat Assessment, the proposed development of this Project is not likely to adversely affect any of the special-status species identified in the Literature Review section of this report through the use of appropriate Avoidance and Minimization Measures.

1.1 Project Location

The project is located on the southern edge of the City of Visalia, California, south of Caldwell Avenue between Santa Fe Street and Burke Street. It is comprised of Assessor Parcel Numbers (APN) 123-400-001 and 123-400-005, at an elevation of approximately 325 feet. The Project area is on the southeastern side of the city, approximately two miles south of California State Route (SR) 198. The Project area is in the U.S.G.S. 7.5 Minute Quad: *Visalia*, NW Corner Section 8, Township 19S, Range 25E.

Figure 1. Project Location

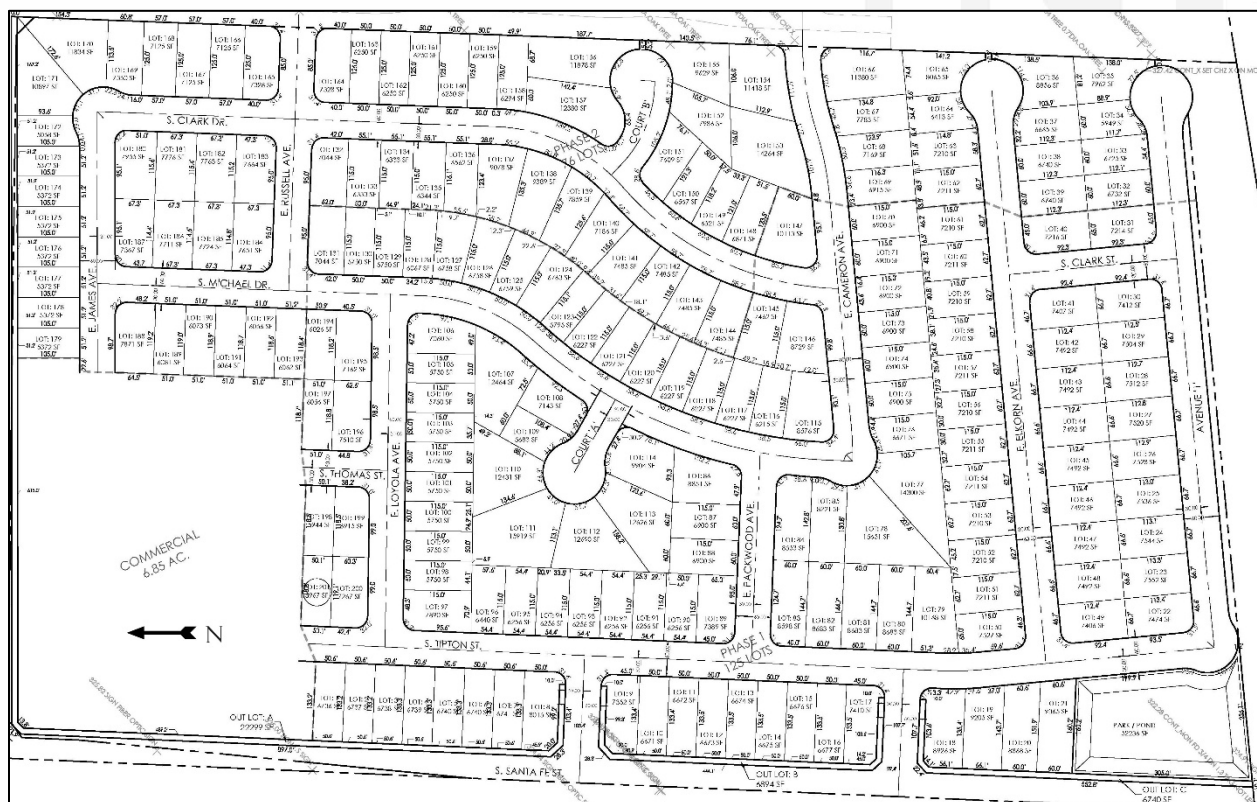


Caldwell Avenue and Santa Fe Street in Visalia, California Assessor Parcel Number (APN) 123-400-001 and 123-400-005.

1.2 Project Description

The proposed project is a housing development comprising 201 units, including a 6.85-acre lot zoned for commercial use. The Project site is a 62.54-acre agricultural orchard consisting of Assessor Parcel Numbers (APN) 123-400-001 and 123-400-005. Project activities will be limited to the property boundary. Upon completion, the development site will be bordered by decorative landscaping, including the existing Valley oak trees around the parcel boundary's perimeter. Ground-disturbing activities are expected to commence outside of the nesting bird breeding season (February 1 and September 15). Therefore, no impact on nesting bird species will result from project-related activities.

Figure 2. Site Plan



A detailed site plan is shown in Appendix F.

1.3 Regulatory Background

1.3.1 Federal Endangered Species Act

The Federal Endangered Species Act (ESA) prohibits the “take” of federally listed endangered or threatened wildlife species. “Take” is defined to include harassing, harming (including significantly modifying or degrading habitat), pursuing, hunting, shooting, wounding, killing, trapping, capturing, or

collecting wildlife species or any attempt to engage in such conduct (16 USC 1532, 50 CFR 17.3). Actions that result in take can result in civil or criminal penalties. The federal ESA and Section 404 guidelines prohibit the issuance of wetland permits for projects that would jeopardize the existence of threatened or endangered species. The US Army Corps of Engineers (ACOE or Corps) must consult with the U.S. Fish and Wildlife Service (USFWS) and possibly the National Marine Fisheries Service (NMFS) when threatened or endangered species may be affected by the proposed project to determine whether issuance of a Section 404 permit would jeopardize the continued existence species. In the context of the project site, the federal ESA would be triggered if development resulted in the take of a threatened or endangered species or if the issuance of a Section 404 permit or other federal agency action could adversely affect or jeopardize a threatened or endangered species.

1.3.2 California Endangered Species Act

The state ESA is similar to the federal ESA but pertains to state-listed endangered and threatened species. It required state agencies to consult with the California Department of Fish and Game when preparing California Environmental Quality Act (CEQA) documents to ensure that the state lead agency actions do not jeopardize the existence of listed species. It directs agencies to consult with DFG on projects or actions that could affect listed species, directs DFG to determine whether jeopardy would occur, and allows DFG to identify “reasonable and prudent alternatives” to the project consistent with conserving the species. Agencies can approve a project that affects a listed species if they determine that there are “overriding considerations”; however, the agencies are prohibited from approving projects that would result in the extinction of a listed species. The state ESA prohibits the taking of state-listed endangered or threatened plant and wildlife species. DFG exercises authority over mitigation projects involving state-listed species, including those resulting from CEQA mitigation requirements. DFG may authorize “take” if an approved habitat management plan or management agreement that avoids or compensates for possible jeopardy is implemented. DFG required preparation of mitigation plans in accordance with published guidelines.

1.3.3 California Environmental Quality Act (CEQA)

CEQA applies to public agencies in California with discretionary authority over project approvals and permits. CEQA requires that the impacts of proposed projects be assessed before the project is approved. Projects with significant environmental impacts can only be approved with adequate mitigation or compensation unless a finding of overriding consideration is made. Discretionary approval from public agencies may require avoidance measures or compensatory mitigation. CEQA also provides that less than significant impacts of an individual project can be treated as significant if they contribute to significant cumulative impacts on the environment.

1.3.4 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) was first enacted in 1918 and authorized the Secretary of the Interior to regulate the “taking” of migratory birds. Specifically, the MBTA states that it shall be unlawful, except as permitted by regulations, to “at any time, by any means, or in any manner, to pursue, take, kill, possess, sale, purchase, ship, transport, carry, or export, at any time, or in any manner, any migratory bird, or any part, nest, or egg of any such bird” (16 USC 703). The current list of species protected by the MBTA is located in Title 50, CFR Section 10.13.

1.3.5 City of Visalia Oak Tree Mitigation Policy

As described in the City of Visalia Valley Oak Tree Protection Ordinance; It is unlawful for any person to willfully remove, destroy, damage, mutilate, poison, or attempt to kill an oak tree in the city, except as may be allowed pursuant to a removal permit as provided for in Section 12.24.030, or as designated in a notice to prune an oak tree that satisfies of Article 3.

Any person desiring to destroy or remove an oak tree on private or public property must apply for and obtain a removal permit. Such application shall be in writing to the city clerk, who shall forward such application to the city manager of the city. The application shall contain the number, size, and location of the oak trees and a brief statement of the reason for the requested action. The city manager shall charge a fee for said permit, established by the city council's annual designation of city fees.

2. Existing Conditions

The Project area is a 62.54-acre rectangular-shaped inactive walnut orchard located on the city's southern edge at an elevation of approximately 325 feet above mean sea level (AMSL). Ground cover on the property is mostly bare ground, with ruderal weeds and grasses dominating the edges of the property. Paved roadways border the north and west sides of the Project site, with East Caldwell Avenue to the north and Santa Fe Street to the west. A city bike path and fence along the railroad and Santa Fe Street occurs on the western boundary of the project and contains several ornamentally planted trees, including western Sycamore (*Platanus racemosa*), western redbud (*Cercis occidentalis*), and olive (*Olea europaea*). Agricultural land dominates the landscape to the south, with an urban environment to the north. There is ongoing residential development to the north, east, and west.

The project site is bordered by several large-diameter valley oak (*Quercus lobata*) trees along its southern and eastern boundaries. A riverine feature known as the Tulare Irrigation Canal also borders the southern boundary of the project site, and there is a large grape vineyard south of the canal and project site. The Visalia U.S.G.S. quadrangle map shows that the Tulare Irrigation Canal connects to Packwood Creek and Cameron Creek as a riverine habitat. Cameron Creek is approximately 0.18 miles south of the Project site.

Valley Oak Woodland

Valley Oak (*Quercus lobata*) Woodland habitat supports breeding, foraging, and shelter habitat for several wildlife species. Species observed in this habitat during the biological assessment include Nuttall's woodpecker (*Picoides nuttallii*). Evidence was observed of cache trees for the Acorn woodpecker (*Melanerpes formicivorus*), and there is potential for use by oak titmouse (*Baeolophus inornatus*) and other avian wildlife species.

As mentioned previously, the project site contains scattered large-diameter heritage sized valley oak trees bordering the southern border of the Project site along the Tulare Irrigation Canal and along the eastern boundary of the project. The City of Visalia Valley Oak Tree Protection Ordinance regulates oak tree removals or impacts. The Valley Oak Tree Protection Ordinance generally describes preservation criteria for oak trees within designated open space areas. Oak tree removal, revegetation, and mitigation will be in accordance with the Valley Oak Tree Protection Ordinance framework.

Wetland Habitats

According to the National Wetland Inventory, a riverine habitat, the Tulare Irrigation Canal runs adjacent to the property's southern boundary (**Appendix E**). This canal appears to be part of a matrix of the Kaweah Delta watershed and is connected to various tributaries within the watershed, including Cameron Creek and Packwood Creek, and is controlled and maintained by the Tulare County Irrigation District. During the Habitat Assessment field survey, this drainage was completely dry and sparsely covered with ruderal weeds. During the site visit, it was noted that the natural habitat around this canal was mostly disturbed, with dirt roads running along both sides of the canal. Several large-diameter valley oak trees bordered the canal along the Project Boundary (**Photos 1, 3, 4, 27, 28, 36, & 38**).

3. Methods

3.1 Literature Review

Before performing the Habitat Assessment, Soar Environmental searched for threatened or endangered species that could occur near the Project area. The records search included a review of the California Natural Diversity Database (CNDDDB), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and the California Native Plant Society (CNPS) Online Rare Plant Inventory. The area covered by the data records search included the USGS 7.5-minute quadrangles of *Visalia*, *Cairn's Corner*, *Exeter*, *Goshen*, *Ivanhoe*, *Monson*, *Paige*, *Traver*, and *Tulare*. These sources generated a list of special-status plant and animal species. Proximal locations of special-status plant and animal species located within 5 miles of the Project Site are shown in (**Figure 5**).

An analysis of special-status species from CNDDDB records identified eight State and/or federally listed wildlife species that historically occurred near the Project area. These eight wildlife species were considered for further analysis. The CNPS Online Rare Plant Inventory identified twenty-one regionally occurring special-status plant species historically occurring near the Project area. However, an analysis of habitat and existing conditions determined that all special-status plant species identified are absent from or unlikely to occur within the Project area due to long-term ongoing disturbance from active agriculture and/or the absence of suitable habitat within the Project area and were excluded from further analysis (**Section 5**).

3.2 Field Reconnaissance Methodology

The Habitat Assessment is a diurnal, non-protocol survey. The purpose of the Habitat Assessment Survey was to search for the presence or suitable habitat for special-status species that have historically been known to occur in the area. The Habitat Assessment site visit includes observing and noting the plant and wildlife species occurring on and around the Project site, habitat suitability for the species named in the Literature Review, present environmental conditions, and habitat, including microhabitat (only observable from the ground level).

The Habitat Assessment was conducted on December 13, 2024, by Soar Environmental biologist Lucas Knox in order to assess the habitat quality for species listed in **Section 5**. Survey efforts emphasized the search for suitable habitats or the presence of special-status species that had documented occurrences in

the data records search of the CNDDDB, IPaC, and CNPS databases. The site visit involves walking the property's perimeter and meandering transects throughout the Project area. During the site visit, the surveyor identified vegetation and searched for bird nests, possible small mammal dens, vernal pools, and other signs of wildlife occupancy or associated suitable habitat features. The biologist also surveyed the surrounding area by vehicle where accessible within 0.5 miles of the Project Site to look for biological resources and features that may be conducive to the suitable habitats for the identified special-status species. During the surveys, the biologist collected photos of the Project boundaries and other points of interest depicting the habitat and potential biological resources (**Appendix A**).

Figure 3. Project Site Map



4. Habitat Assessment Results

Paved roadways surround the project site with East Caldwell Avenue to the north, Santa Fe Street to the west, and Burke Street to the east. During the site visit, a sizeable vacant field with new herbaceous non-native ruderal plant growth was present north of the project site and Caldwell Avenue. The project site is bordered by several large-diameter valley oak (*Quercus lobata*) trees along the southern and

eastern boundaries of the project. The entire Project site consists of agricultural walnut orchards (*Juglans* species), which were actively being removed and placed in piles during the site visit. Groundcover along the boundaries of the Project site and portions of the walnut orchard are dominated by ruderal weeds and grasses, with large areas of bare ground. Commercial and residential properties with ornamental trees and shrubs are present north, east, and west of the Project site. A riverine feature known as the Tulare Irrigation Canal is adjacent to the southern boundary. During the site visit, the Tulare Irrigation Canal was dry and had sparse ruderal weeds growing in it.

The Project site is transected by two lateral farm roads between the walnut orchards from east to west, as well as an overhead utility line and irrigation systems to the property. During the site visit, twenty-two common bird species and thirty-three common plant species were observed within and adjacent to the Project site (**Tables 1 & 2**). Powerline poles and large trees in the vicinity were inspected for raptor nests and cavities. No large stick nests were observed. However, several cavities were present within the large valley oak trees along the southern and eastern edges of the project area.

Due to the predominantly agricultural ground cover, no small mammal burrows were present within the Project site; however, a few were present along the outskirts of the southern and eastern boundaries and the banks of the Tulare Irrigation Canal. Rodent control poison tube traps were observed along the irrigation canal and vineyard south of the Project, presumably targeting California ground squirrels (*Otospermophilus beecheyi*).

The survey was conducted by a qualified biologist outside of the blooming period for most of the sensitive plant species listed in **Table 4** and outside the normal nesting bird season. However, no special-status plant species were seen within or near the Project area, and conditions for these species do not appear conducive due to the loss of a native seed bank from implementation of long-term agricultural practices.

During the site visit, one special-status wildlife species, Nuttall's woodpecker (*Dryobates nuttallii*), was present during the survey, and no other special-status plants or wildlife species were observed. Wildlife and plant species observed on or near the property are listed below in **Tables 1 & 2**.

Table 1. Wildlife Species Observed in the Project Area

Common/ Scientific Name	Listing Status	Common/ Scientific Name	Listing Status
American Bushtit (<i>Psaltirparus minimus</i>)	MBTA	Lesser Goldfinch (<i>Spinus psaltria</i>)	MBTA
American Pipit (<i>Anthus rubescens</i>)	MBTA	Merlin (<i>Falco columbarius</i>)	MBTA
Anna's Hummingbird (<i>Calypste anna</i>)	MBTA	Mourning dove (<i>Zenaida macroura</i>)	MBTA
Black Phoebe (<i>Sayornis nigricans</i>)	MBTA	Nuttall's woodpecker (<i>Dryobates nuttallii</i>)	BCC, MBTA
California Scrub Jay (<i>Aphelocoma californica</i>)	MBTA	Red-tailed hawk (<i>Buteo jamaicensis</i>)	MBTA
Cedar Waxwing (<i>Bombycilla cedrorum</i>)	MBTA	Ruby-crowned kinglet (<i>Regulus calendula</i>)	MBTA

Common Raven (<i>Corvus corax</i>)	MBTA	Say's phoebe (<i>Sayornis saya</i>)	MBTA
Eurasian Collared Dove (<i>Streptopelia decaocto</i>)	MBTA	Turkey vulture (<i>Cathartes aura</i>)	MBTA
European Starling (<i>Sturnus vulgaris</i>)	None	White-crowned sparrow (<i>Zonotrichia leucophrys</i>)	MBTA
House Finch (<i>Haemorhous mexicanus</i>)	MBTA	Yellow-rumped warbler (<i>Setophaga coronata</i>)	MBTA
Killdeer (<i>Charadrius vociferus</i>)	MBTA	Lesser goldfinch (<i>Spinus psaltria</i>)	MBTA

Table 2. Plant Species Observed in the Project Area

Common / Scientific Name	Listing Status	Common/ Scientific Name	Listing Status
Annual Bluegrass (<i>Poa annua</i>)	None	Mexican sprangletop (<i>Leptochloa fusca ssp. uninervia</i>)	None
Canadian Horseweed (<i>Erigeron canadensis</i>)	None	European olive (<i>Olea europaea</i>)	None
Cheeseweed (<i>Malva parviflora</i>)	None	Pigweed (<i>Amaranthus sp.</i>)	None
Chickweed (<i>Stellaria media</i>)	None	Prickly lettuce (<i>Lactuca serriola</i>)	None
Chinese Elm (<i>Ulmus parvifolia</i>)	None	Redstem filaree (<i>Erodium cicutarium</i>)	None
Chinese Pistache (<i>Pistacia chinensis</i>)	None	Ripgut brome (<i>Bromus diandrus</i>)	None
Common Knotweed (<i>Polygonum arenastrum</i>)	None	Russian thistle (<i>Salsola tragus</i>)	None
Fan Palms (<i>Washingtonia</i>)	None	Saltgrass (<i>Distichlis spicata</i>)	None
Fern Grass (<i>Catapodium rigidum</i>)	None	Silverleaf nightshade (<i>Solanum elaeagnifolium</i>)	None
Foxtail grass (<i>Alopecurus</i>)	None	Slender Russian thistle (<i>Salsola collina</i>)	None
Goosefoot (<i>Chenopodium album</i>)	None	Common sowthistle (<i>Sonchus oleraceus</i>)	None
Grapes (<i>Vitis californica</i>)	None	Stinging nettle (<i>Urtica dioica</i>)	None
Iris (<i>Iris species</i>)	None	Western sycamore (<i>Platanus racemosa</i>)	None
Jerusalem thorn (<i>Parkinsonia aculeata</i>)	None	Valley Oak (<i>Quercus lobata</i>)	None

Jimsonweed (<i>Datura stramonium</i>)	None	Walnut (<i>Juglans sp.</i>)	None
Lesser swinecress (<i>Lepidium didymum</i>)	None	Western redbud (<i>Cercis occidentalis</i>)	None
Mexican feathergrass (<i>Nassella tenuissima</i>)	None		

5. Special-Status Species

Special-status plants and animals that have a reasonable possibility to occur in the Project area based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDDB, IPaC, and CNPS databases to the Project area are listed in **Tables 2 & 3**. The likelihood of the occurrence of special-status species was assessed using information from the various listed sources in **Section 3.1 Literature Review and Habitat Assessment**. Narratives are provided for species with land use planning and regulatory implications.

Results from the data records search identified 46 special-status species: 22 wildlife and 33 plant species. However, an analysis of recent occurrences, habitat suitability, and proximity within 5 miles of the Project site indicated 6 special-status species with low potential for occurrence and one special status wildlife species that was present during the site survey. Special-status species for which there are no regulatory implications (i.e., lack of suitable habitat or no record of historical occurrences within 5 miles) are excluded from further analysis.

Species with Low Potential for Occurrence:

- | | |
|---------------------------------|---|
| 1) California gull | (<i>Larus californicus</i>) |
| 2) Crotch's bumblebee | (<i>Bombus crotchii</i>) |
| 3) Oak titmouse | (<i>Baeolophus inornatus</i>) |
| 4) San Joaquin kit fox | (<i>Vulpes macrotis mutica</i>) |
| 5) Swainson's hawk | (<i>Buteo swainsoni</i>) |
| 6) Western pond turtle | (<i>Emys marmorata</i>) |
| 7) Western yellow-billed cuckoo | (<i>Coccyzus americanus occidentalis</i>) |

Species Present during the Site Survey:

- | | |
|-------------------------|-------------------------------|
| 1) Nuttall's woodpecker | (<i>Picoides nuttallii</i>) |
|-------------------------|-------------------------------|

Special-status species and sensitive habitats include plant and wildlife taxa, or other unique biological features afforded special protection by local land use policies and/or state and federal regulations. Special-status plant and wildlife species are those listed as rare, threatened, or endangered under the state or federal Endangered Species Acts. Vegetation communities may warrant special status if they are of limited distribution, have high wildlife value, or are particularly vulnerable to disturbance. Listed and special-status species are defined as:

- Listed or proposed for listing under the state or Federal Endangered Species acts.

- Protected under other regulations (e.g., Migratory Bird Treaty Act).
- California Department of Fish & Wildlife (CDFW) Species of Special Concern.
- Listed as species of concern by CNPS or USFWS; and
- Receive consideration during environmental review under CEQA.

Below are listed all species from the Section 3.1 search results, including common and non-listed species. The analysis and following determination are based on Habitat Assessment results and the most recent occurrence and proximity to the Project site (**Tables 1 & 2**).

- **Present:** Species known to occur on the site, based on CNDDDB records, and/or were observed on the site during the field survey.
- **High:** Species known to occur on or near the site (based on CNDDDB record within 5 miles), and/or there is suitable habitat on the site.
- **Low:** Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable habitat onsite. Or potential habitat occurs onsite, but the species is not known to occur within 5 miles.
- **None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site. OR—The Species was surveyed during the appropriate season with negative results.

Table 3. Potentially Occurring Listed Wildlife Species

Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
Birds			
Belding's savannah sparrow (<i>Passerculus sandwichensis beldingi</i>)	-/SE/BCC MBTA	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County. Nests in Salicornia on and about margins of tidal flats.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site
Bullock's oriole (<i>Icterus bullockii</i>)	-/-/BCC MBTA	Generally arid west, riparian or streamside, woodlands in cottonwood trees and other hardwoods where they forage in the outer branches.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site
Burrowing owl (<i>Athene cunicularia</i>)	- /CCE/SSC	Subterranean nesters depend upon burrowing mammals, most notably the California ground squirrel.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site

Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
California gull (<i>Larus californicus</i>)	BCC, MBTA	Breeds in colonies on islands and levees in lakes and rivers. Often found in pastures, scrublands, and garbage dumps. Will forage miles from the colony, eating everything they can find from mayflies to garbage.	Low: Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable habitat onsite. The species has the potential to occur as a transient forager.
Lawrence's goldfinch (<i>Carduelis lawrencei</i>)	BCC, MBTA	Oak-pine woods, chaparral. Breeds locally in a variety of habitats including streamside trees, oak woodland, open pine woods, pinyon-juniper woods, chaparral	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site
Marbled godwit (<i>Limosa fedoa</i>)	BCC, MBTA	Shortgrass prairies near wetlands.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site
Northern harrier (<i>Circus hudsonius</i>)	BCC, MBTA	Prefers open habitats with large tracts of contiguous grassland and wetlands for nesting and foraging.	None: Species is not known to occur within 5 miles of the site and there is no suitable habitat on the site.
Nuttall's woodpecker (<i>Dryobates nuttallii</i>)	MBTA	Wooded canyons and foothills, river woods. In much of range almost always around oaks, especially where oaks meet other trees along rivers, also in pine-oak woods in foothills.	Present: The species was present on the site during the field survey. Potential nest cavities exist within the oak trees surrounding the project site.
Oak titmouse (<i>Baeolophus inornatus</i>)	BCC, MBTA	Woodland dominated by oaks, riparian habitats and coast live oak trees within, nests in tree cavities	Low: Potential nest cavities exist within the valley oak trees surrounding the project site.
Santa Barbara Song sparrow (<i>Melospiza melodia graminea</i>)	BCC, MBTA	Prefers riparian, fresh or saline emergent wetland, and wet meadow habitats.	None: Species is not known to occur within 5 miles of the site and there is no suitable habitat on the site.

Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
Swainson's hawk (<i>Buteo swainsoni</i>)	-/CT/-	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc.).	Low: The species is not known to occur within 5 miles of the site, and there is limited potential nesting habitat onsite in the form of large valley oak trees.
Tricolored blackbird (<i>Agelaius tricolor</i>)	-/CT/SSC	Found in areas near water, such as marshes, grasslands, and wetlands. They require some sort of substrate nearby to build nests.	None: Species is not known to occur within 5 miles of the site and there is no suitable habitat on the site.
Western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	FT/CE/ MBTA	Woodlands near streams or lakes, abandoned farmland, old fruit orchards, successional shrubland, and dense thickets.	Low: Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is limited fragmented suitable woodland habitat onsite.
Amphibians			
California tiger salamander (<i>Ambystoma californiense</i>)	FT/ST/-	Grasslands, oak savannah riparian woodlands and lower elevations of coniferous forests, ditches, vernal pools, and wetlands.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDDB).
Western spadefoot (<i>Spea hammondi</i>)	FPT/-/SSC	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDDB).
Invertebrates			
Crotch's bumblebee (<i>Bombus crotchii</i>)	-/CCE/-	Interior dunes, grasslands, and shrublands, with food sources: milkweeds, dusty maidens, lupines, clovers, phacelias, sages, clarkias, poppies, and wild buckwheat.	Low: Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable nectar native wildflower field habitat onsite.
Monarch butterfly (<i>Danaus plexippus</i>)	FC/-/-	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine,	None: No roosting, foraging (nectar-flowers) or reproductive host plant habitat (Milkweed, <i>Asclepias</i>

Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
		cypress), with nectar and water sources nearby.	<i>sp.</i>) is present in the Project Area.
Valley elderberry longhorn beetle (<i>Desmocerus californicus dimorphus</i>)	-/FT/-	Occurs only in the Central Valley of California, in association with blue elderberry (<i>Sambucus mexicana</i>), in riparian scrub	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDB).
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	-/FT/-	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in valley foothills grasslands, vernal pools, and wetlands.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDB).
Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>)	-/FE/-	Vernal pools, (hardpan, duripan, or claypan), grassland. Pools commonly found in grass-bottomed or mud-bottomed swales.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDB).
Mammals			
Buena Vista Lake Ornate Shrew (<i>Sorex ornatus relictus</i>)	-/FE/-	Preferred habitat is riparian, but it can also be found in other areas, including wetlands, forests, scrublands, drier grassland and desert scrub.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDB).
San Joaquin kit fox (<i>Vulpes macrotis mutica</i>)	FE/SE/-	Arid flat grasslands, scrublands, and alkali meadows with short vegetation.	Low: Species known to occur on or near the site (based on CNDDB record within 5 miles), but there is no suitable habitat onsite.
Tipton kangaroo rat (<i>Dipodomys nitratoideus nitratoideus</i>)	FE/SE/-	Arid and alkaline plains under shrub and grass vegetation, coastal scrub, open stages of chaparral, and desert scrub habitats, and in conifer woodlands.	None: There is no suitable habitat for this species onsite. Possibly Extirpated (CNDDB).
Reptiles			
Blunt-nosed leopard lizard (<i>Gambelia sila</i>)	FE/SE	Semi-arid grasslands, alkali flats, and washes, utilize shrubs and small mammal burrows.	None: Species is not known to occur within 5 miles of the site and there is no suitable habitat on the site.

Common/ Scientific Name	Listing Status <i>Fed/State/ Other</i>	Habitat Requirements	Potential for Occurrence
Western pond turtle (<i>Actinemys marmorata</i>)	FPT/-/SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches, usually with aquatic vegetation. Found elevations below 6,000 feet. Needs basking sites and suitable upland habitat such as sandy banks or grassy open field within 0.5 kilometers from water for egg-laying.	Low: Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable pond habitat within the Project area.

*Listing Status Notes:

Federal:

FE Federally listed Endangered
FT Federally listed Threatened
FCE Federal Candidate Endangered species
FCT Federal Candidate Threatened species
FPT Federal Proposed Threatened
FWL USFWS Watch list
BCC USFWS Bird of Conservation Concern
BGEAC Bald and Golden Eagle Protection Act
MBTA Migratory Bird Treaty Act

State:

CE State-listed Endangered
CT State-listed Threatened
CCE State Candidate Endangered species
CCT State Candidate Threatened species
CR State Rare Species
CA State Special Animal
FP CDFW Fully Protected Species
SSC CDFW Species of Special Concern
CWL CDFW Watch List

Table 4. Regionally Occurring Special-Status Plant Species

Common/ Scientific Name	Listing Status <i>Fed/CA/CNPS/ Bloom Period</i>	Habitat Description	Habitat Present/ Absent	Rationale
Alkali-sink goldfields (<i>Lasthenia chrysantha</i>)	-/-/1B.1 Feb-May	Vernal pools, alkaline soils. Found at elevations between 0 - 655 feet.	Absent	There is no suitable habitat for this species on site.
Bitterscale (<i>Atriplex depressa</i>)	1B.2/ Apr-Oct	Chenopod scrub, alkaline soils/<1100 ft elevation	Absent	There is no suitable habitat for this species on site.
California alkali grass (<i>Puccinellia simplex</i>)	1B.2/ Mar-May	Chenopod scrub, meadows, alkaline flats/<2800 ft elevation	Absent	There is no suitable habitat for this species on site.
California jewelflower (<i>Caulanthus californicus</i>)	FE/CE/1B.1/ Feb-May	Chenopod scrub, pinyon-juniper woodland, valley and foothill grassland	Absent	There is no suitable habitat for this species on site.

Common/ Scientific Name	Listing Status <i>Fed/CA/CNPS/ Bloom Period</i>	Habitat Description	Habitat Present/ Absent	Rationale
California satintail (<i>Imperata brevifolia</i>)	2B.1/ Sep-May	Chaparral, Coastal scrub, Mojavean desert scrub, meadows and seeps (often alkali), riparian scrub	Absent	There is no suitable habitat for this species on site.
Earlimart orache (<i>Atriplex cordulata</i> var. <i>erecticaulis</i>)	-/-1B.2 Aug-Nov	Valley and foothill grassland. Found at elevations below 330 feet elevation	Absent	There is no suitable habitat for this species on site.
Ewan's larkspur (<i>Delphinium hansenii</i> ssp. <i>Ewanianum</i>)	-/-4.2 Mar-May	Cismontane woodland Valley and foothill grassland/195 - 1970 ft elevation	Absent	There is no suitable habitat for this species on site.
Heartscale (<i>Atriplex cordulata</i> var. <i>cordulata</i>)	1B.2/ Apr-Oct	Chenopod scrub, saline or alkaline soils/ <230 ft elevation	Absent	There is no suitable habitat for this species on site.
Hoover's spurge (<i>Euphorbia hooveri</i>)	1B.2/ June-Oct	Vernal pools/<800 ft elevation	Absent	There is no suitable habitat for this species on site.
Lesser saltscale (<i>Atriplex minuscula</i>)	1B.1/ May-Oct	Chenopod scrub, alkaline playa/<330 ft elevation	Absent	There is no suitable habitat for this species on site.
Recurved larkspur (<i>Delphinium recurvatum</i>)	1B.2/ Mar-June	Cismontane woodland, chenopod scrub, desert scrub, alkaline soils/100- 1,900 ft elevation	Absent	There is no suitable habitat for this species on site.
Sanford's arrowhead (<i>Sagittaria sanfordii</i>)	-/-1B.2 May-Nov	Marshes, ponds, ditches and swamps (freshwater) at elevations between 0 - 2135 feet	Absent	There is no suitable habitat for this species on site.
San Joaquin adobe sunburst (<i>Pseudobahia peirsonii</i>)	FT/CE/1B.1 Feb-Apr	An annual herb found in cismontane woodland, valley and foothill grassland. Adobe or clay microhabitat. Found at elevations between 295 and 2,625 feet.	Absent	There is no suitable habitat for this species on site.
San Joaquin Orcutt grass (<i>Orcuttia inaequalis</i>)	FT/CE/1B.1 Apr-Sep	Vernal pools	Absent	There is no suitable habitat for this species on site.

Common/ Scientific Name	Listing Status <i>Fed/CA/CNPS/ Bloom Period</i>	Habitat Description	Habitat Present/ Absent	Rationale
Spiny- sepaled button celery (<i>Eryngium spinosepalum</i>)	FT/1B.2/ Apr-June	Valley and foothill grassland, vernal pools/330-4,000 ft elevation	Absent	There is no suitable habitat for this species on site.
Subtle orache (<i>Atriplex subtilis</i>)	-/-/1B.2 May-Oct	Valley and foothill grassland, often on alkaline and clay/<220 ft elevation.	Absent	There is no suitable habitat for this species on site.
Vernal barley poaceae (<i>Hordium intercedens</i>)	-/-/3.2 May-Jun	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools/15-3,280 ft elevation.	Absent	There is no suitable habitat for this species on site.
Vernal pool smallscale (<i>Atriplex persistens</i>)	1B.2/ June-Oct	alkaline vernal pools/<380 ft elevation	Absent	There is no suitable habitat for this species on site.
Watson's amaranth (<i>Amaranthus watsonii</i>)	-/-/4.3/ Apr-Sept	Mojavean desert scrub Sonoran desert scrub/65 - 5580 ft elevation.	Absent	There is no suitable habitat for this species on site.
Winter's sunflower (<i>Helianthus winteri</i>)	1B.2/ Jan-Dec	Openings in cismontane woodland, valley and foothill grassland/360-7500 ft elevation	Absent	There is no suitable habitat for this species on site.

***Listing Status Notes:**

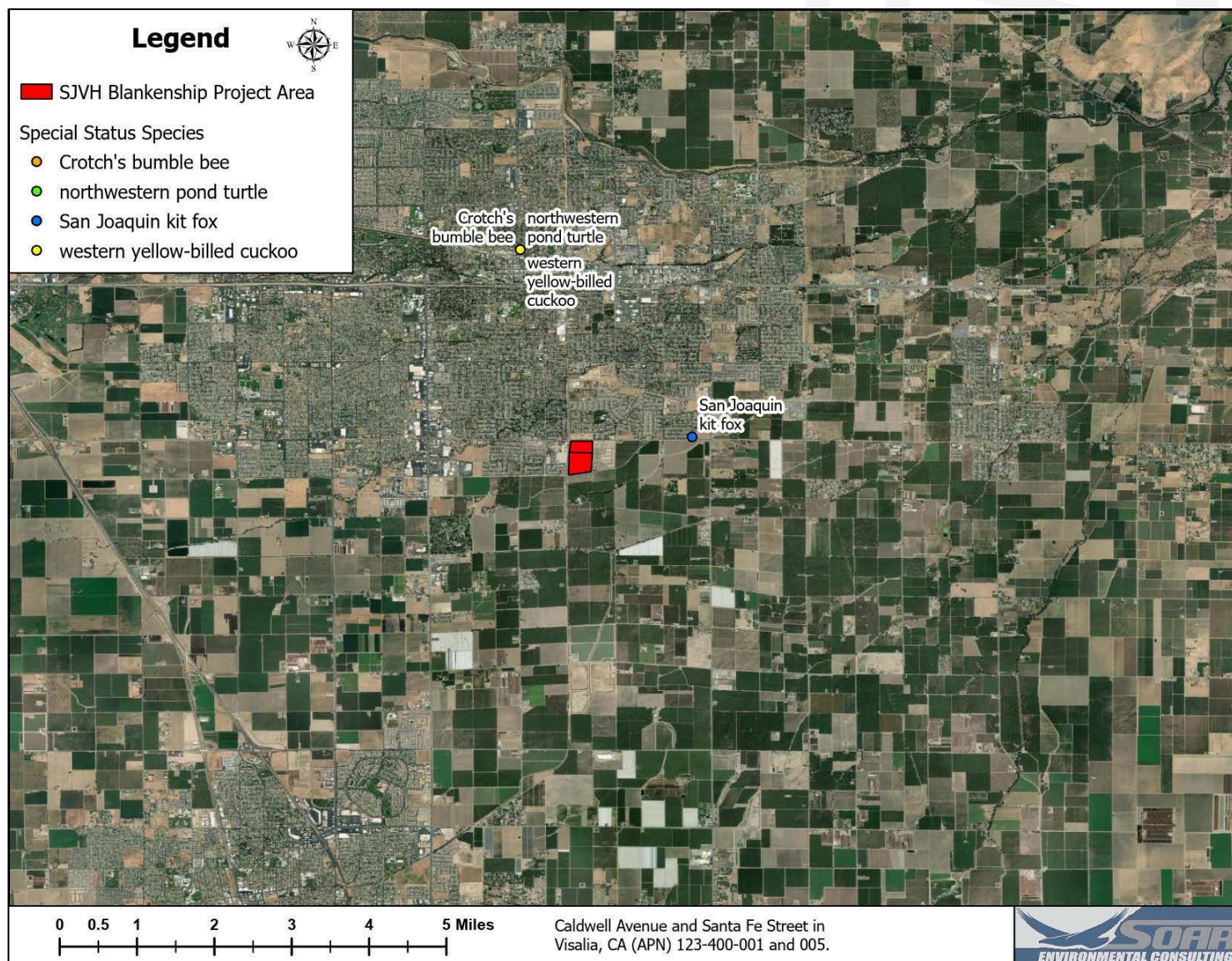
Federal: **FE** Federally listed Endangered
FT Federally listed Threatened
FC Federal Candidate Species

State: **CE** State Listed Endangered
CT State-listed Threatened
CC State Candidate Species
CR State Rare Species

CRPR: California Native Plant Society Rare Plant Rank
1A Considered extirpated in CA
1B Rare, threatened, or endangered in CA and elsewhere
2 Rare, threatened, or endangered in CA but common elsewhere
4 Limited distribution (Watch-list)

CRPR Extensions
0.1 Seriously endangered in California
0.2 Fairly endangered in California
0.3 Not very endangered in California

Figure 4. Map of CNDDDB Occurrences



This map shows the closest and most recent special-status species locations from the California Natural Diversity Database (CNDDDB).

5.1 Special-Status Wildlife Species Descriptions

This section describes identifiable physical characteristics and habitat requirements for special-status species identified in the Literature Review that may have potential to occur in the vicinity of the Project area. These species were considered for further analysis.

Bird Species

California gull (*Larus californicus*)

California gulls are listed as USFWS Birds of Conservation Concern. They breed in colonies on islands and levees in lakes and rivers. They are often found in pastures, scrublands, and garbage dumps while foraging miles from the colony, eating everything from mayflies to garbage. There is no suitable habitat for California gull in the vicinity of the project area.

Nuttall's Woodpecker (*Dryobates nuttallii*)

Nuttall's woodpecker is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions in the continental USA. They are a non-migratory species with a geographic range confined to northern California extending south towards the northwest region of Baja California, Mexico. Habitat includes wooded canyons, foothills, and river woods. There are almost always oaks in much of its range, especially where oaks meet other trees along rivers. This species nests in cavities of live or dead trees, usually cottonwood, willow, or sycamore, near oak woodlands. Sometimes nesting in utility poles or fence posts. Cavities are usually 3-35 feet above ground, sometimes up to 60 feet or higher. Males do most of the excavating, creating a new cavity every year.

Nuttall's woodpecker has black wings and tail feathers with white barring. On the ventral surface, the color is white, with black spots and bars. It has a black forehead with white streaks on the sides and an unbarred black region at the top of the back. Adult males have a distinguishable red crown which females do not. However, this physical feature is present in the juveniles of both sexes. They have zygodactyl feet and stiff tail feathers, which allow them to maintain a vertical position on trees, typical of woodpeckers.

This species was present during the site visit. Nesting habitat is present within the California life oak trees around the perimeter of the Project site and surrounding area. There was no CNDDB record found for this species.

Oak Titmouse (*Baeolophus inornatus*)

Oak titmouse is listed as a USFWS Bird of Conservation Concern and a species under the Migratory Bird Treaty Act. This relatively common species is year-round resident throughout much of California including most of the coastal slope, Central Valley and western Sierra Nevada foothills. Its primary habitat is woodland dominated by oaks. Local populations have adapted to woodlands of pines or junipers in some areas. The oak titmouse nests in tree cavities, usually natural cavities or those excavated by woodpeckers, though they may partially excavate their own. Seeds and arboreal invertebrates make up the birds' diet.

Oak titmouse was not observed during the Habitat Assessment. Suitable habitat was observed in the oak woodland around the Project site. However, no CNDDDB record was found within 5 miles of the Project site for this species.

Swainson's Hawk (*Buteo swainsoni*)

Swainson's hawk is listed as threatened at the state level and is a listed species under the Migratory Bird Treaty Act. However, due to its common distribution throughout the country, it is not listed at the Federal level. This species favors open habitats for foraging, such as agricultural fields, pastures, and row crops. They nest in scattered stands of eucalyptus, willow, oak, cottonwood, and conifers. Swainson's hawk will occasionally nest on a power pole or transmission tower. The location of Swainson's hawk nests is typically on the tallest point in or near an open field, giving this species a full view of its foraging area while nesting.

Due to their late return to California for the breeding season, Swainson's hawk often uses the same nests for several breeding seasons and even generations. If a nest is constructed, it is usually built with loose bundles of sticks and debris quickly stacked together. They are also territorial of their nests and will dive bomb any other species attempting to use their nest. Red-tailed hawks and great horned owls, which overlap in habitat, are species known to use Swainson's hawk nests. The incubation period for Swainson's hawk is approximately 35 days, and the nesting period is 17 to 22 days. The breeding season for this species begins in March and ends in September.

Swainson's hawk was not observed during the Habitat Assessment. Although there is suitable habitat for this species, no CNDDDB record of it was found within 5 miles of the project site.

Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)

Yellow-billed cuckoos have uniform grayish-brown plumage on their head and back, and dull white underparts. Their tails are long with two rows of four to six large white circles on the underside. The bill of yellow-billed cuckoos is short to medium in length and curved downward with a black upper mandible and a yellow or orange lower mandible. Yellow-billed cuckoos have zygodactylous feet, meaning that of the four toes, the middle two point forward and the outer two point backward.

Yellow-billed cuckoos prefer open woodlands with clearings and a dense shrub layer. They are often found in woodlands near streams, rivers or lakes. In North America, their preferred habitats include abandoned farmland, old fruit orchards, successional shrubland and dense thickets. In winter, yellow-billed cuckoos can be found in tropical habitats with similar structure, such as scrub forest and mangroves.

There were no signs of yellow-billed cuckoos at the time of the Habitat Assessment. There is no suitable habitat for this species within the vicinity of the Project Site. A search of CNDDDB records indicate the nearest and most recent occurrence of yellow-billed cuckoos was mapped generally within the City of Visalia. A nest with three eggs was photographed in this vicinity in July 1919. Exact collection location unknown. The occurrence was mapped generally to a given locality. This is a historical occurrence, agriculture and development have eliminated habitat in this area. Due to urbanization of the surrounding area, lack of suitable habitat, and distance of other known occurrences from the site, occurrence of yellow-billed cuckoos within the vicinity of the proposed Project is unlikely to adversely affect populations of this species.

Invertebrates Species

Crotch bumble bee (*Bombus crotchii*)

The Crotch bumblebee (CRBB) can be distinguished by its square-shaped face and rounded ankle on the midleg. Queens and workers (females) have a black head and face and display black color on their mid and bottom thorax and between their wing bases. The appearance of drones (males) varies slightly from queens and workers; drones display yellow hair on their faces, and a black stripe mid thorax. The front of the drone abdomen should have a yellow coloring, and the rest of their abdomen is expected to be predominantly black and red. Workers are active from April to August and queen bees are active for only two months from March until May.

Crotch's bumblebee inhabits grasslands and shrublands and requires a hotter and drier environment than other bumblebee species. It is characterized as a short-tongued species and therefore prefers certain plant species as a food source including milkweeds, dusty maidens, lupines, medics, phacelias, sages, clarkias, poppies, and wild buckwheat.

There were no signs of Crotchs' bumble bee during the Habitat Assessment. There is no suitable habitat for this species within the vicinity of the Project Site. A search of CNDDDB records indicate the nearest and most recent occurrence of Crotch's mapped within the City of Visalia. One female queen was collected on 1 May 1954, and collections were also made in this vicinity on 29 July 1961. Due to agriculture and urbanization of the surrounding area, lack of suitable habitat, and distance of other known occurrences from the site, occurrence of Crotchs' bumble bee within the vicinity of the project site, the proposed Project is unlikely to adversely affect populations of this species.

Mammal Species

San Joaquin Kit Fox (*Vulpes macrotis mutica*)

The San Joaquin kit fox is listed as Threatened at the Federal level and Endangered at the State level. They are petite, light-colored canids, approximately 50 centimeters (20 inches) in length, with bushy, black-tipped tails, large ears, and pointed snouts.

San Joaquin kit fox is a desert-adapted species which occurs mainly in arid, flat grasslands, scrublands, and alkali meadows where the vegetation structure is relatively short. This species uses dens year-round and needs loose-textured soils suitable for burrowing. They primarily prey on kangaroo rats and other small rodents, as well as large insects and occasionally rabbits. A typical kit fox den is anywhere from four to 10 inches (25 cm) in diameter, and is taller than it is wide, often with a keyhole shape. Dens usually have dirt berms and matted vegetation adjacent to the entrances, and tracks and prey remains will normally be detected nearby. They may also utilize man-made structures such as pipes and culverts as dens.

There were no signs of San Joaquin kit fox at the time of the Habitat Assessment survey. Suitable habitat for this species is poor within the vicinity of the Project Site. A search of CNDDDB records indicates the nearest and most recent occurrence of kit fox is approximately one mile away east from the Project site between 1972 and 1975. The occurrence was a roadkill about 3 miles southeast of Visalia, just west of the intersection of Oakdale (Caldwell) Ave and Cameron Creek. Due to agriculture and urbanization of the surrounding area, lack of suitable habitat, a lack of larger burrows that could represent denning

habitat observed onsite and the distance of other known occurrences from the site, the occurrence of San Joaquin kit fox within the vicinity of the proposed Project is unlikely. The proposed project is has a low potential to adversely impact populations of this species.

Reptile Species

Western Pond Turtle (*Actinemys marmorata*)

The western pond turtle is Proposed Threatened on the Federal level and is listed as a Species of Special Concern on the State level. It is found throughout California west of the Pacific Crest, and along the Mojave River watershed, ranging from sea level to 4,500 feet (1,372 meters). The western pond turtle's diet consists of both plant material and invertebrates, any life forms found near water sources. Mating typically occurs between April and May, but this species has been observed relocating to find new food sources or breeding locations between March and June. This species requires basking sites and suitable upland habitat for egg-laying.

The habitat on the Project site is not suitable for western pond turtles as there are no ponds, basins, canals, or ditches present on the Project footprint. The nearest potential habitat is the Tulare irrigation Canal that runs along the southern border of the project boundary and there are no suitable sites for basking and other components of the species habitat requirements. The canal was dry at the time of the site visit. There were no signs of western pond turtles during the Habitat Assessment. There is no suitable habitat for this species within the vicinity of the Project Site. A search of CNDDDB records indicate the nearest and most recent occurrence of western pond turtle was mapped generally within the city of Visalia. An observation was made in 1879. This is a historical occurrence, agriculture and development have eliminated habitat in this area. Due to agriculture and urbanization of the surrounding area, lack of suitable habitat, and distance of other known occurrences from the site, occurrence of western pond turtle within the vicinity of the project site, the proposed Project is unlikely to adversely affect populations of this species.

5.2 Special-Status Plant Species

All identified special-status plant species are unlikely to occur within the Project impact area because no natural vegetation communities are present, and the Project area lacks any native seed bank due to agriculture, urban development, and landscaping.

6. Findings

From the information gathered in the data records search and analysis of the habitat on site, the following eight special-status species were found to have low potential for occurrence within the vicinity of the Project impact area and were considered for further analysis. These special-status species include: 1 insect- Crotch's bumblebee; 1 mammal- San Joaquin kit fox; 1 reptile- western pond turtle; and 5 Bird species- California gull, oak titmouse, Nuttall's woodpecker, yellow-billed cuckoo, and Swainson's hawk. The Habitat Assessment determined there is no suitable habitat for Crotch's bumblebee and western pond turtle or any listed plant species identified in the Literature Review, largely due to urbanization, agricultural practices, and the loss of native seed banks.

One species was present during the survey, Nuttall's woodpecker (*Picoides nuttallii*), which is a USFWS Bird of Conservation Concern (BCC). There is no suitable nesting habitat within the project boundary, except for the valley oak trees around the perimeter, which are not required to be removed for the development of the Project. Several cavities were observed in the surrounding oak trees indicating Nuttall's woodpecker may nest in these trees during the nesting season (February 15 – September 15). This species constructs new cavities each year, so they are not likely to occupy these cavities outside the nesting season. No raptor nests were observed in the oak trees or on powerline poles. Although there are no CNDDDB records of Swainson's hawk within 5 miles of the Project site, there is low-quality nesting and foraging habitat for Swainson's hawk and other nesting bird species in the surrounding area. Habitat is marginal due to current development in the immediate vicinity of the proposed Project site.

Due to habitat quality and proximity of historical occurrences, the San Joaquin kit fox has potential to disperse through the area. Although the most recent record of this species is from 2003, numerous historical records from the 1970s report this species in the area. There were no signs of San Joaquin kit fox occupancy during the habitat assessment, indicating low potential for occurrence.

No small mammal burrows were observed within the proposed Project site; however, a few burrows were present within the banks of the Tulare Irrigation Canal along the southern boundary and ruderal areas on the eastern boundary of the property. This irrigation canal is identified as a riverine feature in the National Wetland Inventory (NWI). The irrigation canal has a bare-ground bottom substrate and would not provide suitable habitat for any of the special-status aquatic species identified in the Literature Review.

Project Impacts

The proposed Project will not likely adversely impact native plant or wildlife species. Project activities would not result in the loss of nesting bird habitat because there is no suitable nesting habitat within the Project site, except for the Valley oak trees around the perimeter, which are not required to be removed for the project's development.

Nuttall's woodpecker is a protected species listed under the USFWS BCC and MBTA, and present near the Project Site. This species, its nesting cavities, eggs, and young are protected under the MBTA. Active woodpecker nesting cavity should not be disturbed during project activities. Where feasible, avoidance and minimization measures should be employed. If minimization measures cannot be utilized, then avoidance measures should be implemented. If the take of a Nuttall's woodpecker, its nesting cavity, egg, or young cannot be avoided, then a consultation with USFWS, application for a permit from USFWS or both may be needed to continue with the proposed project.

7. Conclusion

Based on an analysis of current habitat conditions in and near the Project area, the proposed development of the property is not likely to have any permanent impacts on the special-status species or associated habitats identified in this report. Through the implementation of appropriate avoidance and minimization measures, the proposed Project will not impact the Valley Oak woodland habitat surrounding the property and the associated nesting birds and special-status species that may occur.

8. Recommendations

During the assessment, one special-status wildlife species, Nuttall's woodpecker (*Picoides nuttallii*), was observed in the Project area. The species is not threatened or endangered on the State or federal level but is listed as a USFWS Bird of Conservation Concern (BCC) because the population is declining. Suitable habitat features on the project site included Valley Oak Woodland Habitat and other potential nesting bird habitats surrounding the site, including ornamental trees and shrubs, and utility poles.

In order to avoid impacts to nesting migratory birds and raptors, construction will commence outside the nesting season, prior to February 15. Soar Environmental Consulting, Inc. recommends that if any special status species are observed during construction activities, work be stopped immediately, and CDFW is contacted.

Nesting Bird and Raptor Avoidance and Minimization Measures (AMM)

To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through September. If it is not possible to initiate construction between September and February, a pre-construction survey for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.

Avoidance and minimization measures for woodpecker damage:

- If it doesn't cause structural damage, remove or fill in ledges, cracks, and crevices near the site of the inactive woodpecker holes with non-toxic substances.
- Cover inactive woodpecker holes with shiny aluminum flashing. Do not cover an existing nest.
- Install statuette of their predators such as eagles or owls
- Trees with woodpecker damage will be observed for woodpecker activity before each tree is removed.

Avoidance measures for active woodpecker cavity:

- No project activities in or near active woodpecker cavities during nesting season from February 15 to September 15.
- Work in other areas with no wildlife issues during nesting season.
- Observe from a distance periodically to check woodpecker activity near the cavity.
- Treat every cavity as if it is an active nest. Only a qualified biologist should be making the determination whether the cavity is inactive and if the area used by the woodpecker, is a nest.

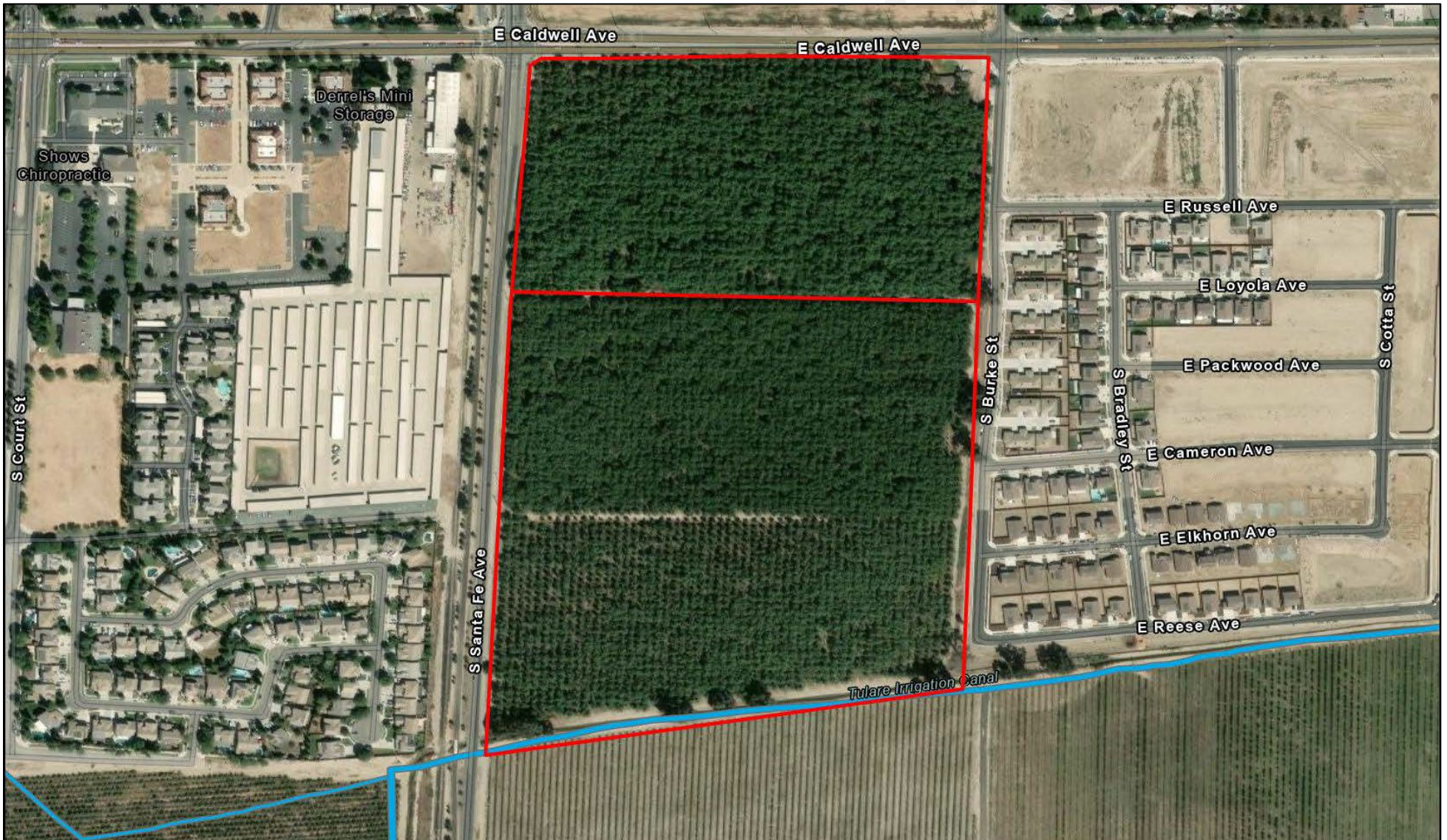
9. Study Limitations

This Report has been prepared in accordance with generally accepted environmental methodologies and contains all the limitations inherent in these methodologies. The Report documents site conditions observed during field reconnaissance and do not apply to future conditions. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this Report.

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APPENDIX A: Project Site Photographs



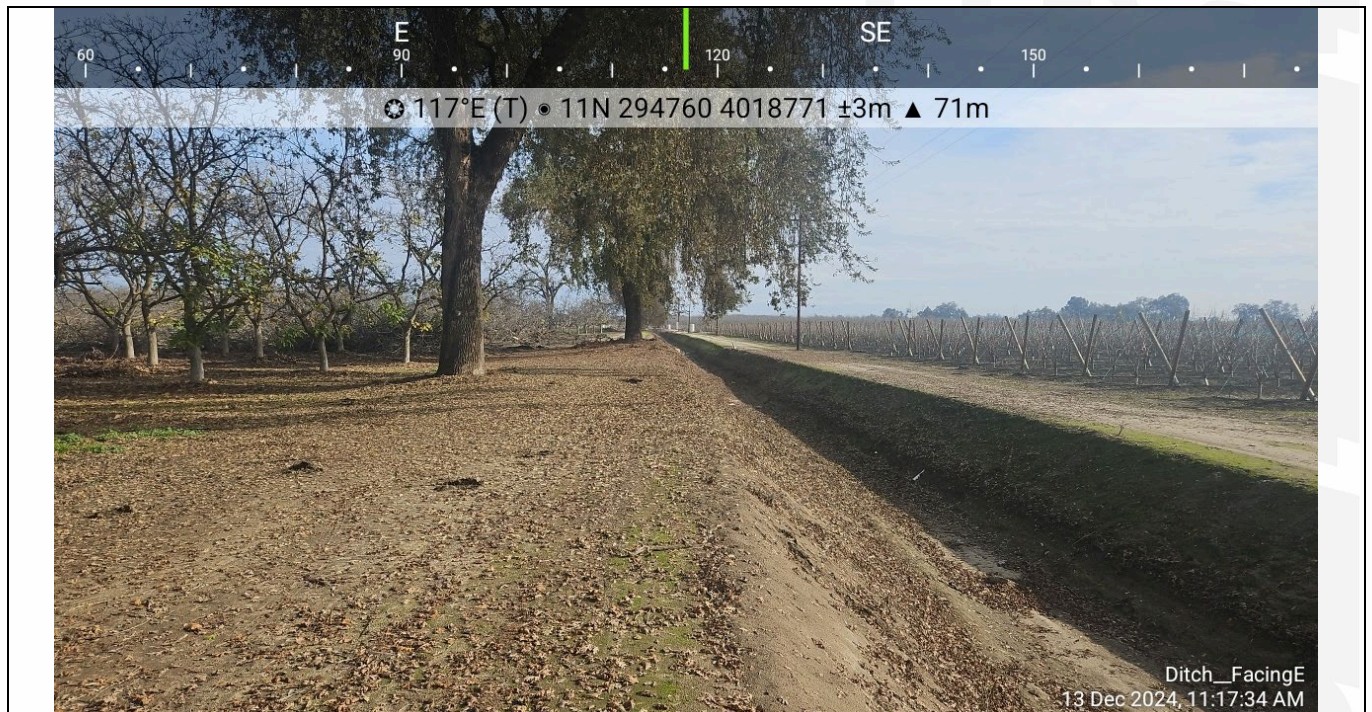


Photo 1. View of Tulare Irrigation Canal on the southern boundary of the project area facing east.
Photo taken by Lucas Knox on December 13, 2024.



Photo 2. View of small mammal burrow on the eastern boundary of the project area facing southwest.
Photo taken by Lucas Knox on December 13, 2024.



Photo 3. View of valley oak trees on the southern boundary of the project area facing southwest.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 4. View of valley oak trees on the southern boundary of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 5. View of vacant lot east of the northeast corner of the property on the eastern boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.

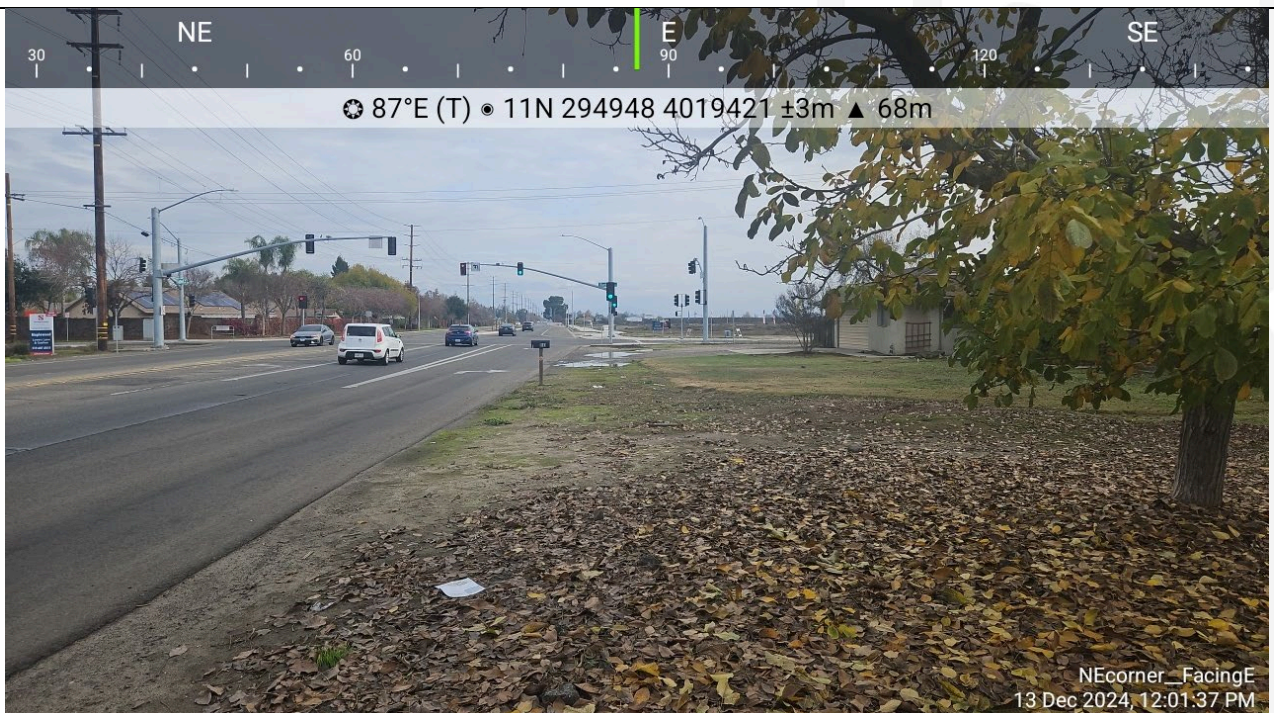


Photo 6. View of site conditions and residence on the northeast boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.



Photo 7. View of vacant field and Caldwell Avenue on the northern boundary of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 8. View of valley oak trees and site conditions on the eastern boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 9. View of walnut orchard and site conditions on the northern boundary of the project area facing south.

Photo taken by Lucas Knox on December 13, 2024.



Photo 10. View of walnut orchard and site conditions on the northern boundary of the project area facing northwest.

Photo taken by Lucas Knox on December 13, 2024.



Photo 11. View of residential properties on the eastern boundary of the project area facing east.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 12. View of walnut orchard and site conditions on the eastern boundary of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 13. View of oak trees and site conditions on the eastern boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 14. View of walnut orchard and site conditions on the eastern boundary of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 15. View of walnut orchard and Santa Fe Street and site conditions on the western boundary of the project area facing north.

Photo taken by Lucas Knox on December 13, 2024.

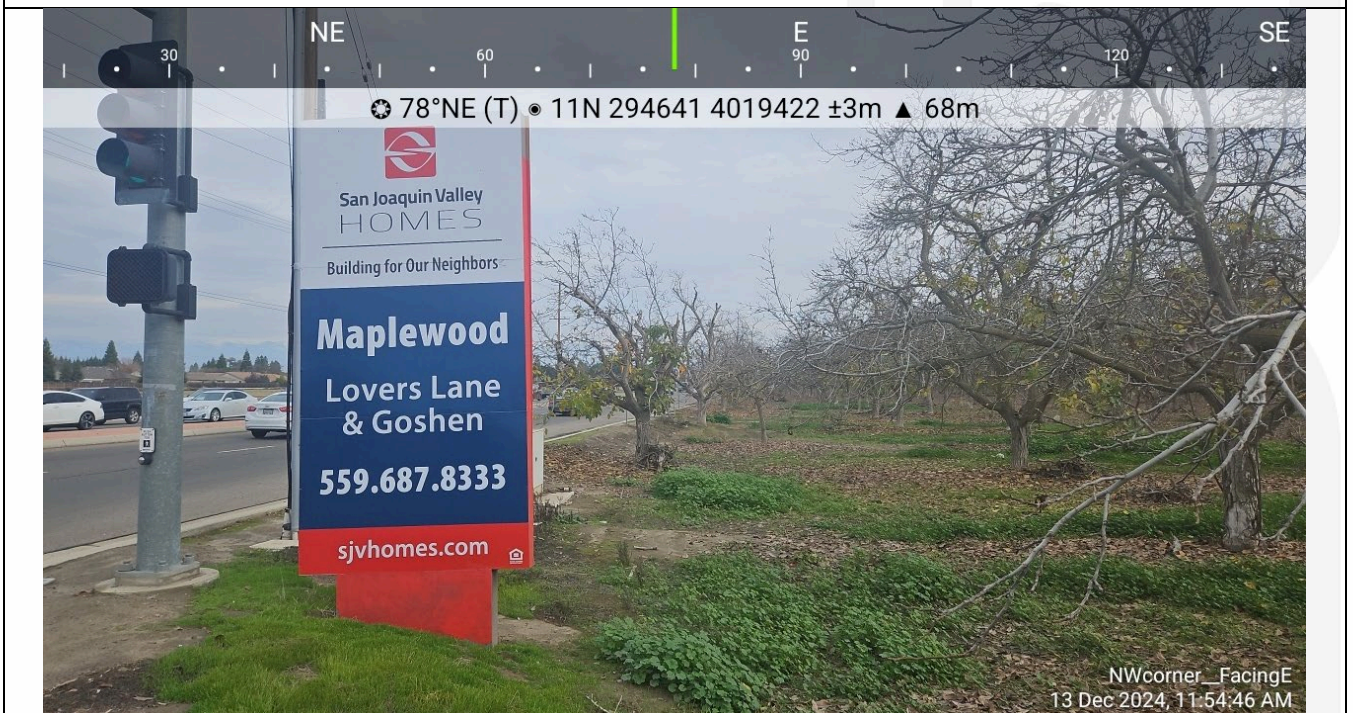


Photo 16. View of walnut orchard and site conditions on the northwestern boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.



Photo 17. View of site conditions on the northwest corner of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.

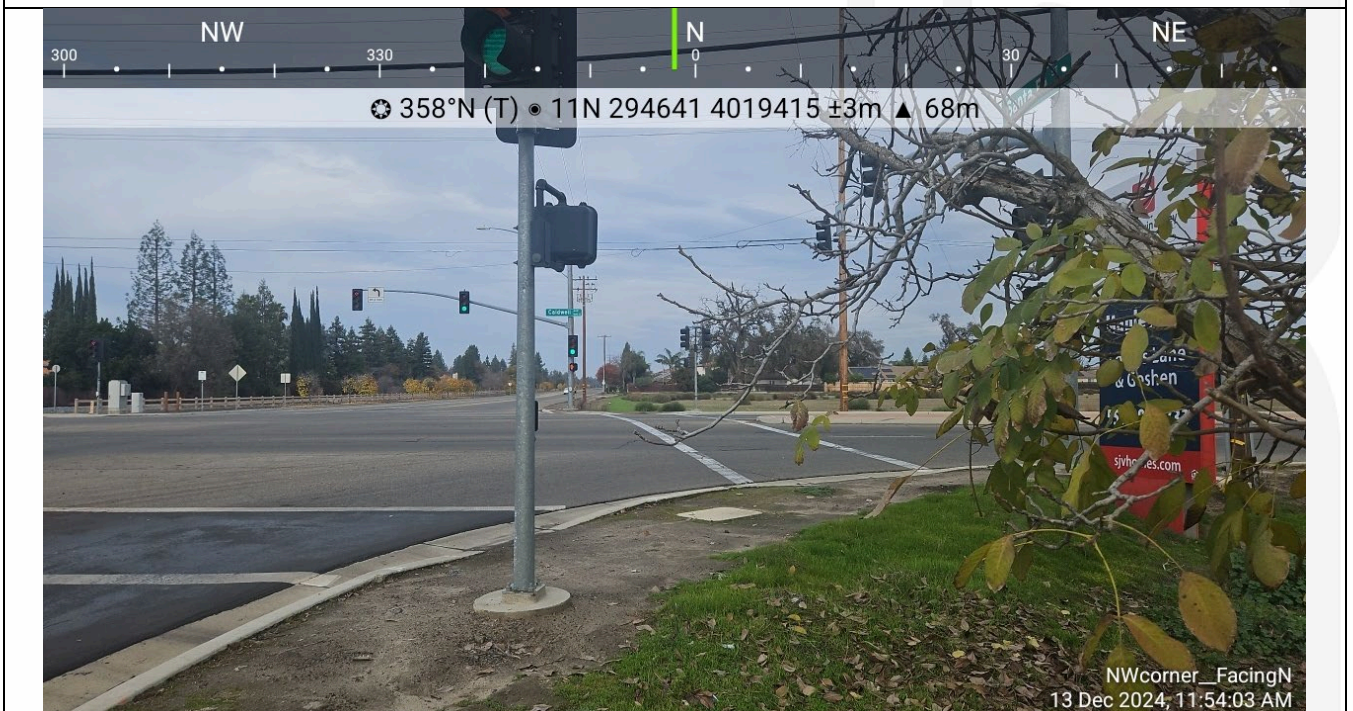


Photo 18. View of site conditions on the northwest corner of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.

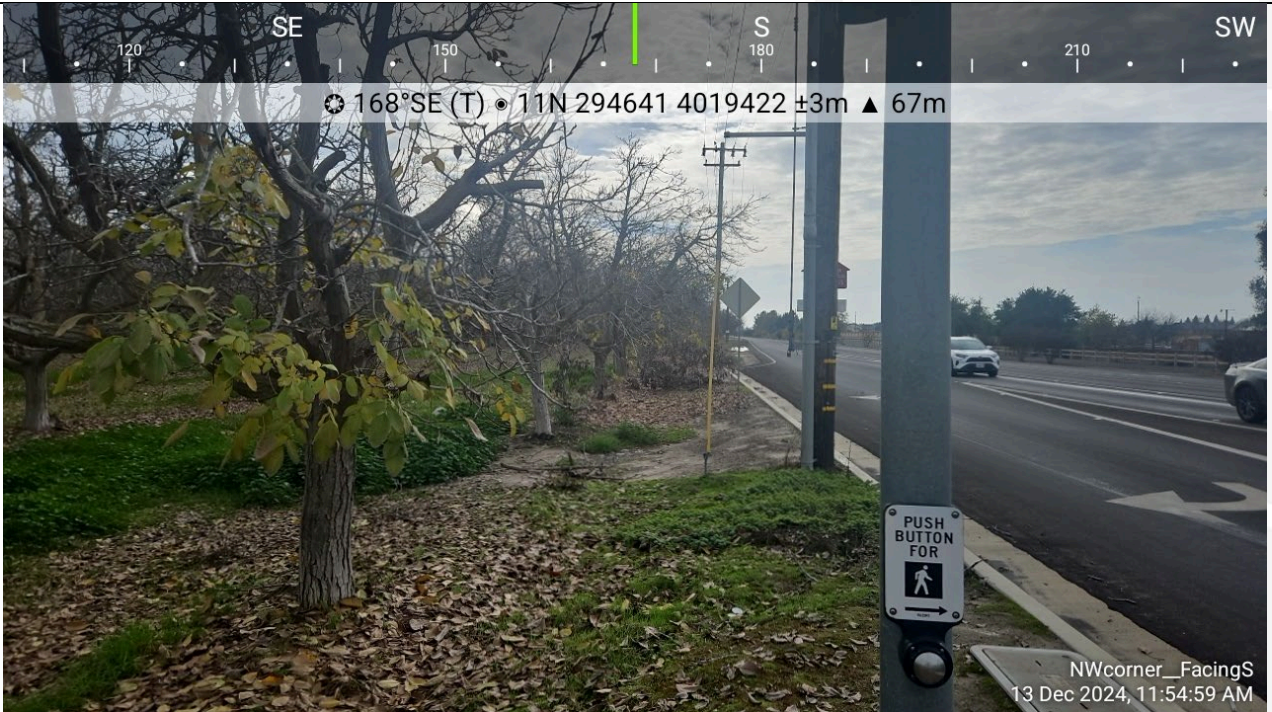


Photo 19. View of site conditions on the northwest corner of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 20. View of site conditions on the northwest corner of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 21. View of site conditions on the southern boundary of the project area facing north.
Photo taken by Lucas Knox on December 13, 2024.



Photo 22. View of site conditions and potential nesting trees on the eastern boundary of the project area facing south.
Photo taken by Lucas Knox on December 13, 2024.



Photo 23. View of site conditions and grape brambles on the eastern boundary of the project area facing east.
Photo taken by Lucas Knox on December 13, 2024.



Photo 24. View of site conditions and oak trees on the eastern boundary of the project area facing north.
Photo taken by Lucas Knox on December 13, 2024.



Photo 25. View of site conditions and grape brambles on the eastern boundary of the project area facing south.
Photo taken by Lucas Knox on December 13, 2024.



Photo 26. View of site conditions on the eastern boundary of the project area facing west.
Photo taken by Lucas Knox on December 13, 2024.



Photo 27. View of Tulare Irrigation Canal on the southern boundary of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 28. View of Tulare Irrigation Canal and oak trees on the southern boundary of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 29. View of site conditions on the southeast corner of the project area facing east.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 30. View of site conditions and ruderal weeds on the southeast corner of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 31. View of site conditions and adjacent vineyard on the southeast corner of the project area facing south.

Photo taken by Lucas Knox on December 13, 2024.



Photo 32. View of site conditions on the southeast corner of the project area facing west.

Photo taken by Lucas Knox on December 13, 2024.



Photo 33. View of site conditions on the southeast corner of the project area facing northwest.
Photo taken by Lucas Knox on December 13, 2024.

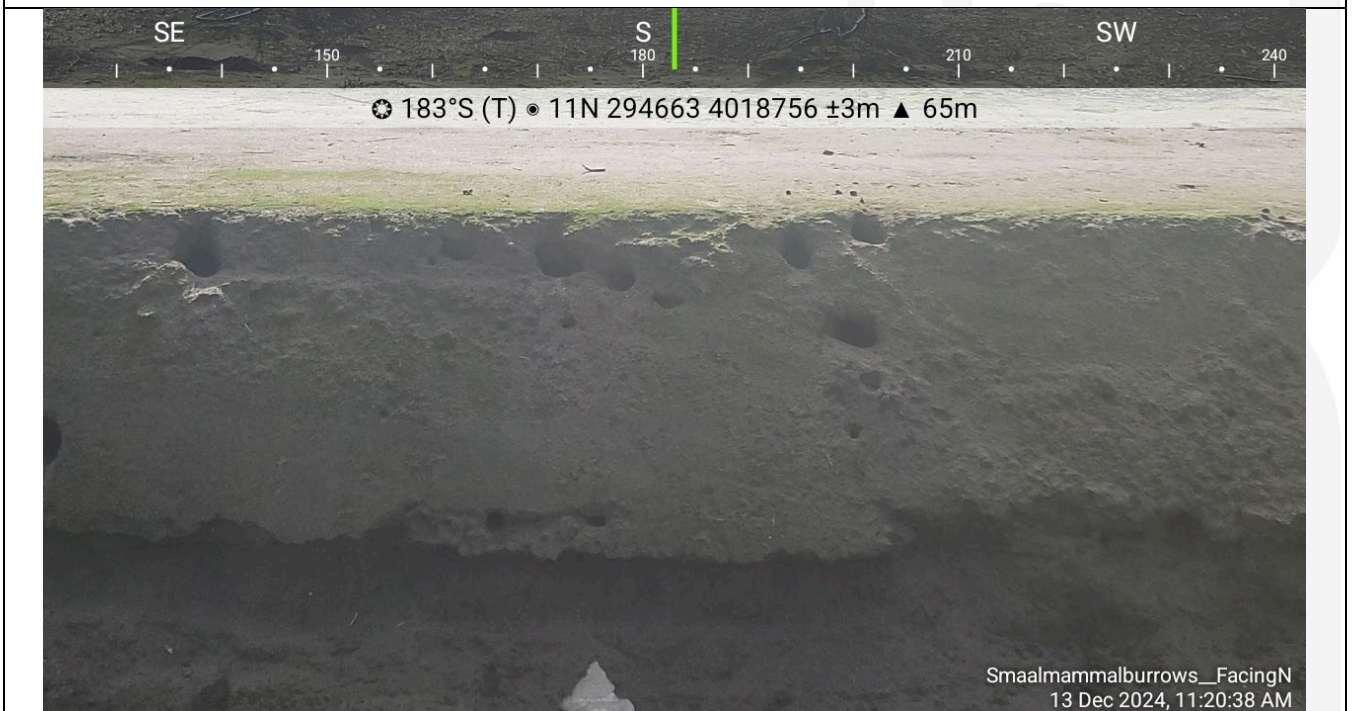


Photo 34. View of Tulare Irrigation Canal small mammal burrows on the southern boundary of the project area facing south.
Photo taken by Lucas Knox on December 13, 2024.



Photo 35. View of site conditions on the southwest corner of the project area facing north.
Photo taken by Lucas Knox on December 13, 2024.



Photo 36. View of Tulare Irrigation Canal and oak trees on the southern boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.



Photo 37. View of site conditions on the southwest corner of the project area facing north.
Photo taken by Lucas Knox on December 13, 2024.

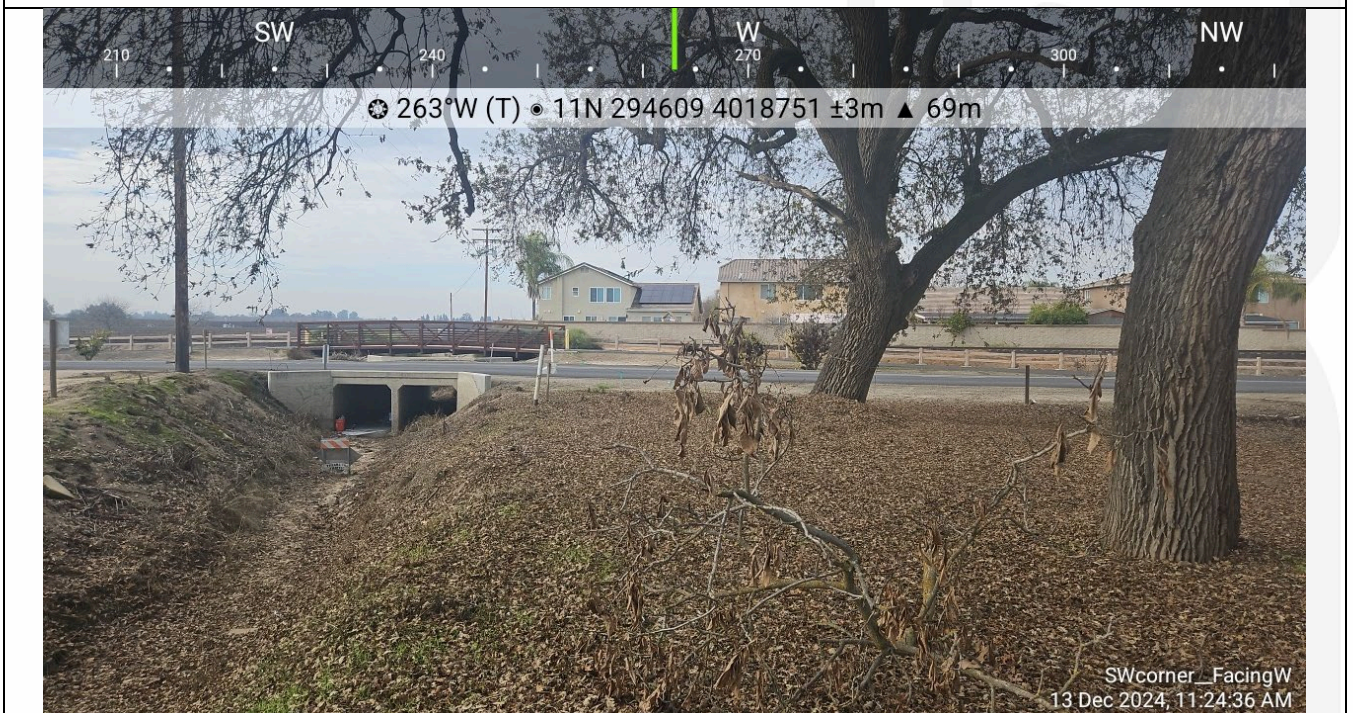


Photo 38. View of site conditions on the southwest corner of the project area facing west.
Photo taken by Lucas Knox on December 13, 2024.



Photo 39. View of site conditions and walnut orchard on the southern boundary of the project area facing north.

Photo taken by Lucas Knox on December 13, 2024.



Photo 40. View of site conditions on the western boundary of the project area facing east.

Photo taken by Lucas Knox on December 13, 2024.



Photo 41. View of site conditions on the western boundary of the project area facing north.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 42. View of site conditions on the western boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 43. View of site conditions on the western boundary of the project area facing west.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 44. View of site conditions on the western boundary of the project area facing south.
 Photo taken by Lucas Knox on December 13, 2024.



Photo 45. View of site conditions on the western boundary of the project area facing north.
Photo taken by Lucas Knox on December 13, 2024.



Photo 46. View of site conditions on the western boundary of the project area facing east.
Photo taken by Lucas Knox on December 13, 2024.

APPENDIX B:

United States Fish and Wildlife Service IPaC Resource List

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Location

Sacramento Fish And Wildlife Office

 (916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Buena Vista Lake Ornate Shrew <i>Sorex ornatus relictus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1610	Endangered
San Joaquin Kit Fox <i>Vulpes macrotis mutica</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2873	Endangered
Tipton Kangaroo Rat <i>Dipodomys nitratoide nitratoide</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7247	Endangered

Reptiles

NAME	STATUS
Blunt-nosed Leopard Lizard <i>Gambelia silus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/625	Endangered
Northwestern Pond Turtle <i>Actinemys marmorata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

Amphibians

NAME	STATUS
------	--------

Western Spadefoot *Spea hammondi*

Proposed Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/5425>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

Crustaceans

NAME

STATUS

Vernal Pool Fairy Shrimp *Branchinecta lynchi*

Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/498>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

<p>Belding's Savannah Sparrow <i>Passerculus sandwichensis beldingi</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8</p>	Breeds Apr 1 to Aug 15
<p>Bullock's Oriole <i>Icterus bullockii</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Mar 21 to Jul 25
<p>California Gull <i>Larus californicus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Mar 1 to Jul 31
<p>Lawrence's Goldfinch <i>Spinus lawrencei</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464</p>	Breeds Mar 20 to Sep 20
<p>Marbled Godwit <i>Limosa fedoa</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481</p>	Breeds elsewhere
<p>Northern Harrier <i>Circus hudsonius</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350</p>	Breeds Apr 1 to Sep 15
<p>Nuttall's Woodpecker <i>Dryobates nuttallii</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410</p>	Breeds Apr 1 to Jul 20
<p>Oak Titmouse <i>Baeolophus inornatus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9656</p>	Breeds Mar 15 to Jul 15

This is a Bird of Conservation Concern (BCC) only in particular
Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/5513>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (I)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

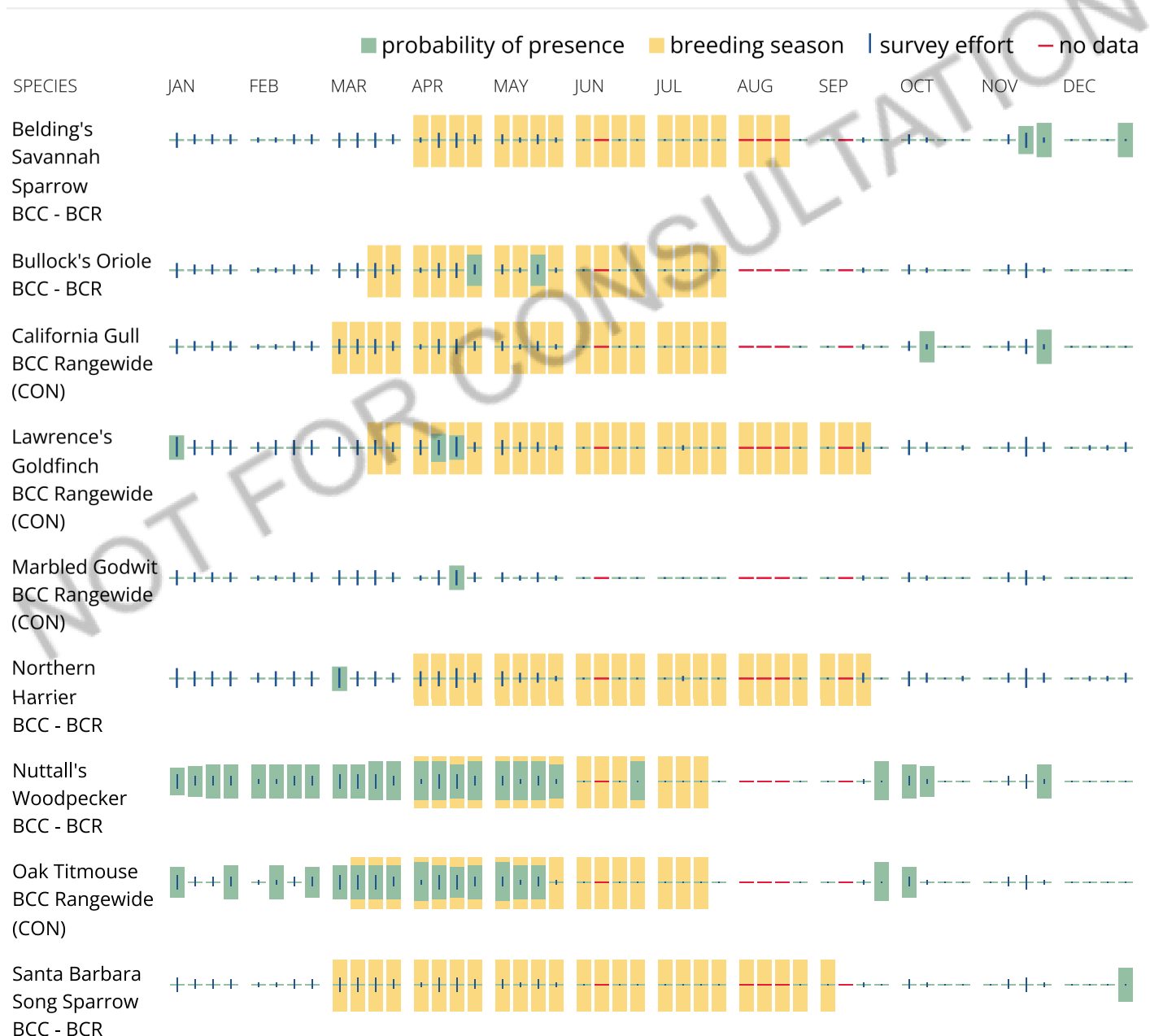
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or

minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

[R4SBCx](#)

[R5UBFx](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

APPENDIX C:
California Department of Fish and Wildlife RareFind



Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad IS (Cairns Corner (3611922) OR Visalia (3611933) OR Tulare (3611923) OR Exeter (3611932) OR Monson (3611943) OR Ivanhoe (3611942) OR Paige (3611924) OR Goshen (3611934) OR Traver (3611944))
 AND (Federal Listing Status IS (Endangered OR Threatened OR Candidate) OR State Listing Status IS (Endangered OR Threatened OR Rare OR Candidate Endangered OR Candidate Threatened))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
burrowing owl <i>Athene cunicularia</i>	ABNSB10010	None	Candidate Endangered	G4	S2	SSC
California jewelflower <i>Caulanthus californicus</i>	PDBRA31010	Endangered	Endangered	G1	S1	1B.1
California tiger salamander - central California DPS <i>Ambystoma californiense</i> pop. 1	AAAAA01181	Threatened	Threatened	G2G3T3	S3	WL
Crotch's bumble bee <i>Bombus crotchii</i>	IIHYM24480	None	Candidate Endangered	G2	S2	
Hoover's spurge <i>Euphorbia hooveri</i>	PDEUP0D150	Threatened	None	G1	S1	1B.2
northwestern pond turtle <i>Actinemys marmorata</i>	ARAAD02031	Proposed Threatened	None	G2	SNR	SSC
San Joaquin adobe sunburst <i>Pseudobahia peirsonii</i>	PDAST7P030	Threatened	Endangered	G1	S1	1B.1
San Joaquin kit fox <i>Vulpes macrotis mutica</i>	AMAJA03041	Endangered	Threatened	G4T2	S3	
San Joaquin Valley Orcutt grass <i>Orcuttia inaequalis</i>	PMPOA4G060	Threatened	Endangered	G1	S1	1B.1
Swainson's hawk <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S4	
Tipton kangaroo rat <i>Dipodomys nitratoide nitratoide</i>	AMAFD03152	Endangered	Endangered	G2T1T2	S2	
tricolored blackbird <i>Agelaius tricolor</i>	ABPBXB0020	None	Threatened	G1G2	S2	SSC
valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	IICOL48011	Threatened	None	G3T3	S3	
vernal pool fairy shrimp <i>Branchinecta lynchi</i>	ICBRA03030	Threatened	None	G3	S3	
vernal pool tadpole shrimp <i>Lepidurus packardii</i>	ICBRA10010	Endangered	None	G3	S3	
western spadefoot <i>Spea hammondi</i>	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	ABNRB02022	Threatened	Endangered	G5T2T3	S1	

Record Count: 17

APPENDIX D:
California Native Plant Society Rare Plant Inventory









CNPS Rare Plant Inventory.



Search Results

21 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1A:1B:2A:2B:3:4] , 9-Quad include [3611922:3611933:3611923:3611932:3611943:3611942:3611924:3611934:3611944]

CA RARE												
▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
<i>Amaranthus watsonii</i>	Watson's amaranth	Amaranthaceae	annual herb	Apr-Sep	None	None	G5?	S3	4.3		2001-01-01	 © 2003 Debra Valov
<i>Atriplex cordulata</i> var. <i>cordulata</i>	heartscale	Chenopodiaceae	annual herb	Apr-Oct	None	None	G3T2	S2	1B.2	Yes	1988-01-01	 © 1994 Robert E. Preston, Ph.D.
<i>Atriplex cordulata</i> var. <i>erecticaulis</i>	Earlimart orache	Chenopodiaceae	annual herb	Aug-Sep(Nov)	None	None	G3T1	S1	1B.2	Yes	2001-01-01	 © 2009 Robert E. Preston, Ph.D.
<i>Atriplex depressa</i>	brittlescale	Chenopodiaceae	annual herb	Apr-Oct	None	None	G2	S2	1B.2	Yes	1994-01-01	 © 2009 Zoya Akulova
<i>Atriplex minuscula</i>	lesser saltscale	Chenopodiaceae	annual herb	May-Oct	None	None	G2	S2	1B.1	Yes	1994-01-01	 © 2000 Robert E. Preston, Ph.D.
<i>Atriplex persistens</i>	vernal pool smallscale	Chenopodiaceae	annual herb	Jun-Oct	None	None	G2	S2	1B.2	Yes	2001-01-01	No Photo Available

<u>Atriplex subtilis</u>	subtle orache	Chenopodiaceae	annual herb	(Apr)Jun-Sep(Oct)	None	None	G1	S1	1B.2	Yes	1994-01-01	 © 2000 Robert E. Preston, Ph.D.
<u>Caulanthus californicus</u>	California jewelflower	Brassicaceae	annual herb	Feb-May	FE	CE	G1	S1	1B.1	Yes	1984-01-01	No Photo Available
<u>Delphinium hansenii</u> ssp. <u>ewanianum</u>	Ewan's larkspur	Ranunculaceae	perennial herb	Mar-May	None	None	G4T3	S3	4.2	Yes	1994-01-01	No Photo Available
<u>Delphinium recurvatum</u>	recurved larkspur	Ranunculaceae	perennial herb	Mar-Jun	None	None	G2?	S2	1B.2	Yes	1988-01-01	No Photo Available
<u>Eryngium spinosepalum</u>	spiny-sepaled button-celery	Apiaceae	annual/perennial herb	Apr-Jun	None	None	G2	S2	1B.2	Yes	1980-01-01	No Photo Available
<u>Euphorbia hooveri</u>	Hoover's spurge	Euphorbiaceae	annual herb	(May-Jun)Jul-Sep(Oct)	FT	None	G1	S1	1B.2	Yes	1974-01-01	 © 2020 Neal Kramer
<u>Helianthus winteri</u>	Winter's sunflower	Asteraceae	perennial shrub	Jan-Dec	None	None	G2?	S2?	1B.2	Yes	2014-10-15	 © 2014 Chris Winchell
<u>Hordeum intercedens</u>	vernal barley	Poaceae	annual herb	Mar-Jun	None	None	G3G4	S3S4	3.2		1994-01-01	No Photo Available
<u>Imperata brevifolia</u>	California satintail	Poaceae	perennial rhizomatous herb	Sep-May	None	None	G3	S3	2B.1		2006-12-26	 © 2020 Matt C. Berger
<u>Lasthenia chrysantha</u>	alkali-sink goldfields	Asteraceae	annual herb	Feb-Apr	None	None	G2	S2	1B.1	Yes	2019-09-30	 © 2009 California State University, Stanislaus
<u>Lasthenia glabrata</u> ssp. <u>coulteri</u>	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None	None	G4T2	S2	1B.1		1994-01-01	 © 2013 Keir Morse

<u>Orcuttia inaequalis</u>	San Joaquin Valley Orcutt grass	Poaceae	annual herb	Apr-Sep	FT	CE	G1	S1	1B.1	Yes	1974-01-01	No Photo Available
<u>Pseudobahia peirsonii</u>	San Joaquin adobe sunburst	Asteraceae	annual herb	Feb-Apr	FT	CE	G1	S1	1B.1	Yes	1974-01-01	No Photo Available
<u>Puccinellia simplex</u>	California alkali grass	Poaceae	annual herb	Mar-May	None	None	G2	S2	1B.2		2015-10-15	 © 2017 Chris Winchell
<u>Sagittaria sanfordii</u>	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	Yes	1984-01-01	 ©2013 Debra L. Cook

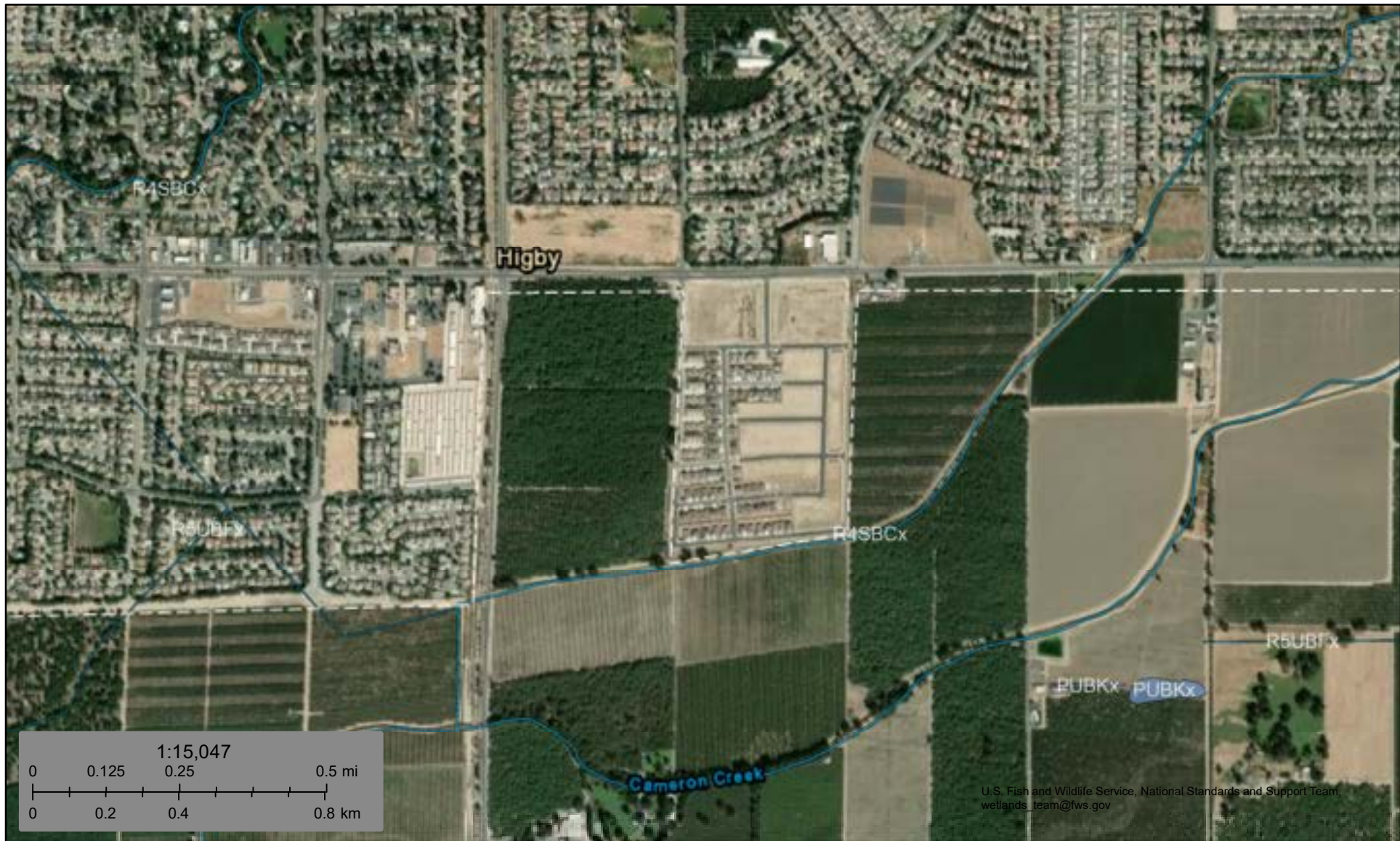
Showing 1 to 21 of 21 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> [accessed 11 December 2024].

APPENDIX E:

United States Fish and Wildlife Service: National Wetland Inventory Map



January 21, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX F:

Project Site Plan

TENTATIVE PARCEL MAP

BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 25 EAST, M.D.B.&M IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

OCTOBER, 2024

OWNERS:

GERALD BLANKENSHIP JR. & JEAN KRISTY BLANKENSHIP
TRUSTEES OF THE BLANKENSHIP FAMILY TRUST UNDER TRUST AGREEMENT DATE FEBRUARY 8, 1996
&

GERALD B. BLANKENSHIP JR.

APPLICANT:

SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
Visalia, California 93291

ENGINEER:

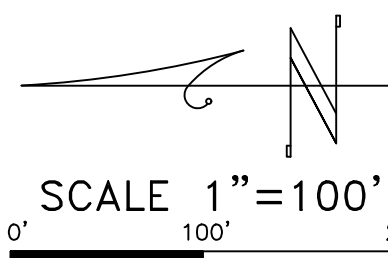
 **AWEngineering**
810 Acequia Ave.
Visalia, California 93291
(559) 713-6139
awilliams@awe-inc.com

NOTES:

EXISTING PROPERTY USE: AG/RES
PROPOSED PROPERTY USE: RES.
A.P.N.: 123-400-001 & 005
ZONING (E): AE-20
ZONING (N): R-1.5
WATER: CAL WATER
SEWAGE: CITY OF VISALIA
STORM DRAIN: CITY OF VISALIA
FLOOD ZONE: AE/X
AREA: 62.54 AC.

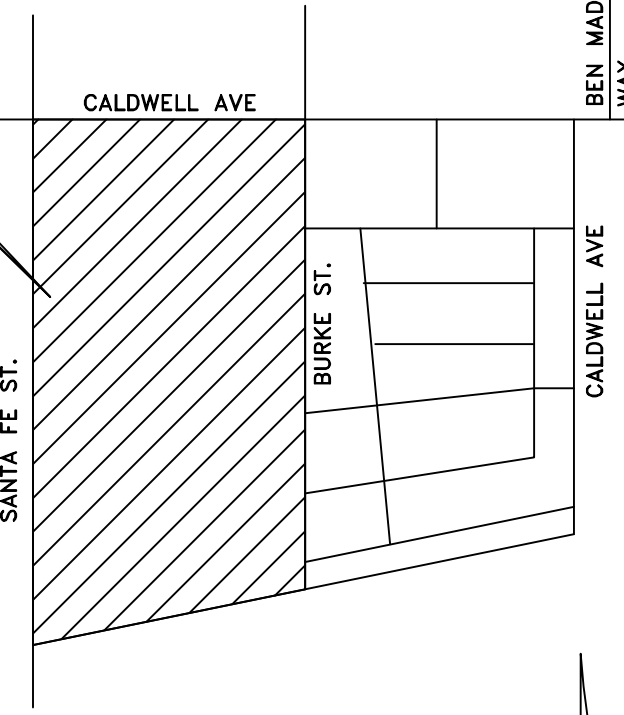
LOT COUNT

PHASE 1: 125
PHASE 2: 76
TOTAL LOT COUNT: 201



SCALE 1"=100'

SUBJECT PROPERTY

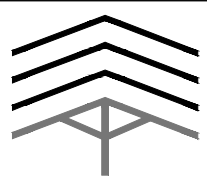


Vicinity Map

NO SCALE



SCALE: AS NOTED	NO. REVISION	INIT	DATE
DATE: 11/19/24			
DRAWN BY: ---			
CHECKED BY: ---			



AWEngineering

CIVIL ENGINEERS & LAND SURVEYORS
810 W ACEQUIA AVENUE, VISALIA CA 93291
559-713-6139

APPROVED BY:

JESSE ALLEN WILLIAMS R.C.E. 64742

APPROVED BY:

DATE



FOR:

SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

PROJECT:

BLANKENSHIP SUBDIVISION
CALDWELL AVE. AND SANTA FE ST.
VISALIA, CA 93245

SHEET TITLE:

TENTATIVE SUBDIVISION MAP

SHEET

1

FLOOD ZONE
"AE/X" "X"

JOB NUMBER
24075

**Blankenship Housing Subdivision Development,
Phase I Cultural Resources Assessment
Visalia, CA 93292
Assessor Parcel Numbers
123-400-001 & 006
Tulare County, California**



Prepared for
San Joaquin Valley Homes
5607 Avenida de los Robles
Visalia CA, 93291



Heather Froshour, M.A., R.P.A
Senior Archaeologist

January 17, 2025

EXECUTIVE SUMMARY

Soar Environmental Consulting, Inc. (Soar Environmental) has been retained by San Joaquin Valley Homes (SJVH) to prepare a Phase 1 Cultural Resources Assessment (Phase 1 CRA) for a Housing Subdivision Development Project (Project) in the city of Visalia (City), in accordance with the California Environmental Quality Act (CEQA) prior to implementation of the proposed Project. The proposed project is to construct 201 housing units and a 6.85-acre lot zoned for commercial use on 62.54 acres on Assessor Parcel Numbers (APNs) 123-400-001 and 006. The purpose of the CRA is to provide an inventory of the known and potentially significant cultural resources within the Project area through a California Historical Records Information search (CHRIS) using the Southern San Joaquin Valley Information Center (SSJVIC), as well as a Sacred Lands File & Native American Contacts List Request through the Native American Heritage Commission (NAHC).

The results of the records search indicate four (4) cultural resource(s) recorded within 0.50-mile of the Project area. The records searches indicate one (1) recorded resource within the Project area. The pedestrian survey identified no existing resources within the Project area. No site testing or mitigation measures are required, unless previously undiscovered cultural resources are detected during construction.

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1.0 Introduction

This report details the results of a Phase 1 Cultural Resources Assessment in support of the proposed housing subdivision development on 62.54 acres in Visalia, California, on Assessor Parcel Numbers (APNs) 123-400-001 and 006 (Figures 1-2). This Phase 1 report is prepared pursuant to the California Environmental Quality Act (CEQA), PRC Sections 21082, 21083.2, and 21084.1, and California Code of Regulations 15064.5.

Heather Froshour completed the archival review and field survey and prepared this Phase 1 report. Ms. Froshour is Soar Environmental's Senior Archaeologist who meets the professional standards of the U.S. Secretary of the Interior for Archaeology (36 CFR 61) and is certified by the Register of Professional Archaeologists.

Soar Environmental requested a records search from the Southern San Joaquin Valley Information Center (CHRIS) for the Project area and a 0.50-mile buffer. The archival research for this Phase 1 report was positive for archaeological sites or historical resources within the Project area. The archival record search reported four (4) recorded resources within a 0.5-mile radius of the Project area. The records revealed three (3) previous cultural resources surveys had been conducted in the Project area. A total of five (5) additional cultural resource survey reports have been completed within a 0.50-mile radius of the Project area.

As part of the background research, Soar Environmental also requested a search of the Sacred Lands File (SLF) from the Native American Heritage Commission (NAHC). The results of the records review and SLF search were negative. The NAHC suggested contacting seven (7) individuals representing five (5) Native American tribal groups to determine if they have additional information about the Project area. The Lead Agency, Tulare County, will send outreach letters to the recommended tribal individuals.

Soar Environmental conducted an intensive pedestrian survey of the project on January 6, 2025. This field survey was negative for surface archaeological resources within the Project area. As currently designed, the proposed project will not impact any known in situ archaeological sites or historical resources.

It is recommended, however, in the event that cultural resources are encountered during ground-disturbing activities associated with the Project, a qualified archaeologist shall be obtained to assess the significance of the find in accordance with the criteria outlined in CEQA Guidelines 15064.5(f). In addition, Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98 mandate the process to be followed in the unlikely event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

1.1 Project Description

The Project proposes to construct a 201-unit housing subdivision development bounded by East Caldwell Ave, South Santa Fe Street, and South Burke St in the city of Visalia (Figures 1-4). The

proposed construction lies within the 62.54-acre area on APNs 123-400-001 and 006, which are comprised of agricultural fields on the outskirts of the city.

The project will require the development of roads and sidewalks around and throughout the property. This proposed housing subdivision development project's tentative subdivision plan will be implemented in two phases. The first phase will be the construction of 125 single-family housing units in the upper north half of the Project area. Phase 2 of the tentative subdivision plan includes constructing an additional 76 single-family housing units on the lower south portion of the Project area. The subdivision plan also includes constructing a 6.85-acre commercial lot in the southwest corner and a 5.22-square-foot park and pond in the southeast corner of the Project area (Figure 4). Project activities will be limited to the property boundary. The development site will be bordered by decorative landscaping around the parcel boundary's perimeter upon completion. The orchard currently within the Project area would be removed, and the entire property will be graded for housing and commercial development during construction activities (Figures 5-18). Grading of the area will be accomplished using a backhoe and grader.

1.2 Existing Condition

The Project area is located in the San Joaquin Valley on 62.54 acres located on East Caldwell Ave/Ave 280 in the city of Visalia, California, at Assessor Parcel Numbers (APNs) 123-400-001 and 006 (Figure 1-4). The Project area is approximately 297 meters north of Cameron Creek and 3.9 miles south-southwest from St John's River. The Project area is in Tulare County within Section 8 Township 19 South Range 25 East, Mount Diablo Base Meridian, as shown on the Visalia, CA 7.5' U.S Geological Survey (USGS) topographical quadrangle (Figure 1-2). The elevation of the Project area is fairly level and ranges from 327-331 feet above mean sea level. The Project area contains walnut orchards and is permeated by non-native grasses. The Project is surrounded by paved roadways, East Caldwell Ave/Ave 280 to the north, South Burke St to the east, and South Santa Fe St/Rd 128 to the west. The south boundary is bordered by an irrigation canal and vineyards. Large, sparsely distributed valley oak trees line the project site on the south and eastern borders of the project. Surrounding vegetation includes both native and non-native ornamental trees and shrubs, as well as ruderal weeds associated with urbanized landscapes.

2.0 REGULATORY SETTING

Federal, State and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by actions that they undertake or regulate. The National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) are the basic federal and state laws governing preservation of historic and archaeological resources of national, regional, State and local significance.

2.1 Federal

Federal regulations for cultural resources are governed primarily by Section 106 of the National Historic Preservation Act (NHPA) of 1966. Section 106 of NHPA requires Federal agencies to

consider the effects of their undertakings on historic properties and affords the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. The Council's implementing regulations, "Protection of Historic Properties", are found in 36 Code of Federal Regulations (CFR) Part 800. The goal of the Section 106 review process is to offer a measure of protection to sites which are determined eligible for listing on the National Register of Historic Places. The criteria for determining National Register eligibility are found in 36 CFR Part 60. Amendments to the NHPA (1986 and 1992) and subsequent revisions to the implementing regulations have, among other things, strengthened the provisions for Native American consultation and participation in the Section 106 review process. While federal agencies must follow federal regulations, most projects by private developers and landowners do not require this level of compliance. Federal regulations only come into play in the private sector if a project requires a federal permit or if it uses federal money.

2.2 State

California Register of Historical Resources

In California, the term "historical resource" includes "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California PRC § 5020.1[j]) (State of California 2021). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California PRC § 5024.1(a)). The criteria for listing resources on the CRHR, enumerated in the following text, were developed to be in accordance with previously established criteria developed for listing in the NRHP. According to California PRC § 5024.1(c) (1– 4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2) It is associated with the lives of people important in our past.
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- 4) Has yielded, or may be likely to yield, information important in prehistory or history

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the National Register of Historic Places (NRHP), and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Health and Safety Code, §7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code, §7050.5, requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains can occur until the County Coroner has examined the remains (California Health and Safety Code, §7050.5b). California PRC §5097.98, also outlines the process to be followed in the event that remains are discovered. If the County Coroner determines or has reason to believe the remains are those of a Native American, the County Coroner must contact the California NAHC within 24 hours (California Health and Safety Code, §7050.5c)(State of California 2021). The NAHC will notify the most likely descendant. With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by the NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains, and items associated with Native Americans.

California State Assembly Bill 52

Assembly Bill (AB) 52 of 2014 amended California PRC § 5097.94, and added California PRC §21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that tribal cultural resources must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. California PRC §21074, defines tribal cultural resources as follows:

(a) Section 21074 of the Public Resources Code states that “tribal cultural resources” are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of §5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of §5024.1. In applying the criteria set forth in subdivision (c) of §5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe. A cultural landscape that meets the criteria of subdivision:

(a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

(b) A historical resource described in §21084.1, a unique archaeological resource as defined in subdivision (g) of §21083.2, or a “nonunique archaeological resource” as defined in subdivision (h) of §21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American tribes located on the contact list maintained by the Native American Heritage Commission (NAHC). This includes California Native American groups that are traditionally and culturally affiliated with the project, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (EIR).

Section 9 of AB 52 establishes that “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” Section 6 of AB 52 added §21080.3.2 to the California PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource.” Further, if a California Native American tribe requests consultation regarding Project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (California PRC §21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (California PRC §21082.3[a]).

Native American Human Remains

State law (California PRC §5097 et seq.) addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and established the NAHC.

In the event that Native American human remains, or related cultural material are encountered, §15064.5(e) of the CEQA Guidelines (as incorporated from PRC §5097.98) and California

Health and Safety Code, §7050.5, defines the subsequent protocol. In the event of the accidental discovery or recognition of any human remains, excavation or other disturbances shall be suspended on the site, or any nearby area reasonably suspected to overlie adjacent human remains or related material. Protocol requires that the County Coroner or County-approved Coroner represented be contacted in order to determine if the remains are of Native American origin. Should the coroner determine the remains to be Native American, the coroner must contact the NAHC within 24 hours. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work for means of treating, with appropriate dignity, the human remains, and any associated grave goods as provided in California PRC §5097.98 (14 CCR 15064.5(e)) (State of California 2021).

2.3 Local

Tulare County

Chapter 8.6 of the Tulare County General Plan of 2012 promotes the preservation of cultural and historic resources through managing and protecting sites of cultural and archeological importance for the benefit of present and future generations (County of Tulare 2012). Some of the measures implemented by the County are:

ERM-6.1 Evaluation of Cultural and Archaeological Resources

The County shall participate in and support efforts to identify its significant cultural and archaeological resources using appropriate State and Federal standards.

ERM-6.2 Protection of Resources with Potential State or Federal Designations

The County shall protect cultural and archaeological sites with demonstrated potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Inventory of Historic Resources. Such sites may be of Statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values as determined by a qualified archaeological professional.

ERM-6.3 Alteration of Sites with Identified Cultural Resources

When planning any development or alteration of a site with identified cultural or archaeological resources, consideration should be given to ways of protecting the resources. Development can be permitted in these areas only after a site specific investigation has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.

ERM-6.4 Mitigation

If preservation of cultural resources is not feasible, every effort shall be made to mitigate impacts, including relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records.

ERM-6.5 Cultural Resources Education Programs

The County should support local, State, and national education programs on cultural and archaeological resources.

ERM-6.6 Historic Structures and Sites

The County shall support public and private efforts to preserve, rehabilitate, and continue the use of historic structures, sites, and parks. Where applicable, preservation efforts shall conform to the current Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

ERM-6.7 Cooperation of Property Owners

The County should encourage the cooperation of property owners to treat cultural resources as assets rather than liabilities, and encourage public support for the preservation of these resources.

ERM-6.8 Solicit Input from Local Native Americans

The County shall continue to solicit input from the local Native American communities in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.

ERM-6.9 Confidentiality of Archaeological Sites

The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

ERM-6.10 Grading Cultural Resources Sites

The County shall ensure all grading activities conform to the County's Grading Ordinance and California Code of Regulations, Title 20, § 2501 et. seq..

City of Visalia

Under Chapter 3, the City's Role and Tools for Preservation, in the General Plan of the City of Visalia defines a "cultural resources" as:

Chapter 3.3: Sites, structures, or any other physical evidence associated with human activity considered important to be culturally important. This includes archaeological resources and contemporary Native American resources in addition to the historic resources that are the subject of this chapter. Impacts of development on cultural resources of all kinds must be avoided to the greatest extent possible, as described by policies in Chapter 6: Open Space and Conservation.

Under Chapter 6, Open Space and Conservation, within the General Plan of the City of Visalia the following policies are outlined for the preservation of cultural resources:

Chapter 6.5: OSC-P-39 Establish requirements to avoid potential impacts to sites suspected of

being archeologically, paleontologically, or historically significant or of concern, by:

- Requiring a records review for development proposed in areas that are considered archaeologically or paleontologically sensitive.
- Determining the potential effects of development and construction on archaeological or paleontological resources (as required by CEQA).
- Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity.
- Implementing appropriate measures to avoid the identified impacts, as conditions of project approval.

In the event that previously unidentified historical, archaeological, or paleontological resources are discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected. A qualified archaeologist or paleontologist must make an immediate evaluation and avoidance measures, or appropriate mitigation should be completed, according to CEQA Guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archaeological Resource Management Reports that will be used as guidelines. (City of Visalia 2014).

3.0 SETTING

This section of the report summarizes information regarding the physical and cultural setting of the Project area, including prehistoric, ethnographic, and historic contents of the general area. Several factors; including topography, biological resources, and available water sources; affect the nature and distribution of the cultural periods of activity of an area. This background provides a context for understanding the nature of the cultural resources identified within the project's region.

3.1 Environmental Setting

The Project area is located in west Tulare County, approximately 3.4 miles north-northeast of Tulare, California, within the San Joaquin Valley. The San Joaquin Valley is a long, narrow, northwest-trending, alluvial valley between the Sierra Nevada Range to the east and the Coast Ranges to the west (Wagner, 2002). The region was historically covered with native annual and perennial grasses including San Joaquin saltbush, valley oak savanna, riparian forest, and tule marsh (McNab and Avers, 1996; Munz and Keck, 1973). The climate consists of hot, dry summers with cool, moist winters that provide the best climate for neighboring pomegranate, citrus orchards, and vineyards.

Surface soils throughout the project area consist of the Nord soil series (Figure 3). The Nord soil series is typically very deep, well-drained, and formed in mixed alluvium, predominantly from granite and sedimentary rocks. This soil consists of grayish-brown fine sandy loam at the surface

and brown fine sandy loam below (United States Department of Agriculture, 2024).

The Project area is best historically characterized as a rural ranching and agricultural region with large populations of large and small mammals. Prehistorically, the larger mammals inhabiting the Project area would have included mule deer (*Odocoileus hemionus californicus*), black-tailed deer (*O. hemionus columbianus*), tule elk (*Cervus elaphus nannoides*), pronghorn antelope (*Antilocarpa Americana*), mountain lion (*Felis concolor*), and black bear (*Ursus americanus*) (Jameson and Peeters 1988). The small mammals that historically inhabited the Project area included rabbit (*Sylvilagus sp.*), black-tailed jackrabbit (*Lepus californicus*), western gray squirrel (*Sciurus griseus*), coyote (*Canis latrans*), and gray fox (*Urocyon cinereoargenteus*).

3.2 Cultural Setting

Cultural resources include prehistoric-era archaeological sites, historic-era archaeological sites, Native American traditional cultural properties, sites of religious and cultural significance, and historical buildings, structures, objects, and sites. The importance of any single cultural resource is defined by the context in which it was first created, current public opinion and modern yet evolving analysis. From the analytical perspective, temporal and geographic considerations help to define the historical context of the Project area. The importance or significance of a cultural resource is in part described by the context in which it originated or developed. National Park Service Bulletin 16a (1997) describes a historic context as “information about historic trends and properties grouped by an important theme in prehistory or history of a community, state, or the nation during a particular period of time.” A context links an existing property to important historic trends, and this allows a framework for determining the significance of a property. Given this, a major goal of the historian is to determine accurate themes of analysis, a task that can only be undertaken by a thorough review of previous researchers’ thoughts and ideas, as well as reviewing the literature of the resources.

In California, historians have divided the past into broad categories based on climate models, archaeological dating and written histories. Paleontologists divide time into much larger segments, with defined and named periods of time shortening in timespan as the modern era is reached. For the purposes of this analysis, these periods in history have been summarized below.

3.2.1 Prehistoric Setting

During the Early Holocene epoch (9700 to 4000 B.C.), large game hunting societies populated the area. Culturally significant surface finds in the Tulare Basin have yielded some projectile points similar to particular Paleoindian varieties (i.e., Western Clovis), suggesting an initial occupation pre-dating approximately 11,300 years before present (B.P.). The Middle Holocene epoch (4000 to 1000 B.C.) is characterized by Pinto-like points and groundstone tools, although the association between the epoch and specific societies is not certain.

Olsen and Payen (1968) developed a chronology of four temporally distinct complexes for sites found within the southern San Joaquin Valley. The first complex, the Positas Complex, ranges from 3300 to 2600 B.C. and is characterized by small, shaped mortars, short cylindrical pestles,

milling stones, perforated flat cobbles, and sea snail shell beads.

The second complex is the Pacheco Complex which ranges from approximately 2600 B.C. to 300 A.D. This complex is divided into Phase B and Phase A. Phase B ranges from 2600 B.C. to 1600 B.C. and is characterized by biface arrow points, abalone shell ornaments, and sea snail shell beads. Phase A ranges from 1600 B.C. to 300 A.D. and is represented by more variation in shell bead types, perforated canine teeth, bone awl, whistles, grass saws, large stemmed and side-notched points, and an abundance of milling stones, mortars, and pestles.

The third complex, the Gonzaga Complex, ranges from 300 to 1000 A.D. and is characterized by extended burials, bowl mortars, shaped pestles, squared and tapered stem projectile points, bone awls, grass saws, and a shell industry composed of distinctive shell ornaments and beads.

Lastly, the Panoche Complex ranges from 1500 A.D. to European contact (mid to late 1700 A.D.) and is characterized by the presence of fewer milling stones, varied mortars and pestles, small side-notched arrow points, clamshell disc beads, bone awls, whistles, saws, and tubes.

3.2.2 Ethnographic Setting

Penutian-speaking Yokuts tribal groups occupied the southern San Joaquin Valley region and much of the nearby Sierra Nevada. Ethnographic information about the Yokuts was collected primarily by Powers (1971, 1976 [originally 1877]), Kroeber (1925), Gayton (1930, 1948), Driver (1937), Latta (1977) and Harrington (n.d.). For a variety of historical reasons, existing research information emphasizes the central Yokuts tribes who occupied both the valley and particularly the foothills of the Sierra. The northernmost tribes of the Yokuts people experienced a decline in population due to the influx of Euro-Americans during the Gold Rush prior to the initiation of ethnographic studies in the early twentieth century. On the other hand, the southernmost tribes were relocated by the Spanish to missions and later integrated into multi-tribal communities on various reservations, such as the Sebastian Indian Reservation, Tule River Reservation, and Santa Rosa Rancheria. As a result, there is a notable lack of ethnographic information on the southern Valley tribes compared to the central foothills tribes, where Yokuts dialects are still spoken by native speakers. Regardless, the general details of indigenous lifeways were similar across the broad expanse of Yokuts territory, particularly in terms of environmentally influenced subsistence and adaptation and with regard to religion and belief, which were similar everywhere.

This scarcity of specific detail is particularly apparent in terms of southern valley tribal group distribution. The Project area is located within the San Joaquin Valley floor, which was occupied by these southern Valley Yokuts speakers, themselves divided into a series of autonomous "tribelets," the boundaries of which are not well defined. The Yauelmani Yokuts lived from the Kern River area to the southeast corner of the valley, thus likely including the Project area. The Hometwali were centered around Kern Lake, while the Tulamni occupied the west side of Buena Vista Lake and the foothills of the Temblors, at least to McKittrick. The territory of the Tuhohi extended from the Kern River delta in the north to the Goose Lake area and from west to the sloughs near Buttonwillow. Yokuts villages were observed to reach up to the mouths of canyons

on the northern and western sides of the Tehachapi Mountains, as well as into the foothills and lower elevations of the Sierra Nevada range to the east, and up to the summit of the Temblor Range in the west.

The settlement pattern of the Yokuts was generally uniform across different tribes. During the winter, villages were commonly found alongside lakeshores and major streams that existed around the year AD 1800. Additionally, family camps during the dispersal phase were situated at higher elevations on the valley floor and in proximity to gathering areas in the foothills.

Yokuts groups, regardless of tribal affiliation, were typically recognized as organized and distinct tribelets. Tribelets were land-owning groups centered around a main village, connected by shared territory and lineage from a common ancestor. The population of most tribelets ranged from approximately 150 to 500 individuals (Kroeber 1925).

These individual tribelets were headed by a chief who was assisted by a variety of assistants. The winatum, a herald or messenger, was the most important assistant to the tribal chief. Additionally, a shaman held the role of religious officer within the tribelet. Despite lacking direct political power, as demonstrated by Gayton (1930), shamans held significant sway over their tribelet.

Shamanism, found among most Native American tribes, encompasses a religious system characterized by a direct and intimate connection between individuals and the supernatural realm. This connection is typically established through entering a trance or hallucinatory state, often induced by consuming psychotropic plants like jimsonweed or traditional tobacco. Shamans, possessing extraordinary supernatural abilities, fulfilled the roles of healers, diviners, and wielders of natural forces like rain and thunder. According to Whitley (1992, 2000), Shamans also produced the rock art of this region, depicting the visions they experienced in vision quests believed to represent their spirit helpers and events in the supernatural realm.

The significance of shamanism to the religious and spiritual life of the Yokuts was most evident through the pivotal role of shamans in the yearly ceremonial round. The ceremonial cycle, which repeated every year, commenced in spring with the jimsonweed ceremony, followed by the rattlesnake dance and, if applicable, the first salmon ceremony. Subsequent fall rituals, starting in late summer after the return from seed camps, included the mourning ceremony, followed by the first seed and acorn rites, and culminated with the bear dance (Gayton 1930:379). Throughout these ceremonies, shamans functioned as ceremonial authorities responsible for specific dances that showcased their extraordinary supernatural abilities (Kroeber 1925).

Subsistence practices varied among tribelets based on the environment of residence. Throughout Native California, and Yokuts territory in general, the acorn was a primary dietary component, along with a variety of gathered seeds. Valley tribes supplemented their diet with lacustrine and riverine foods, notably fish and wildfowl. Similar to other Native California tribes, communities would gather in large villages during the winter to consume stored resources such as acorns before dispersing into smaller camps where seasonally available resources were gathered and

consumed by extended families.

Although population estimates vary and population size was greatly affected by the introduction of Euro-American diseases and social disruption, the Yokuts were one of the largest, most successful groups in Native California. Cook (1978) estimates that the Yokuts region contained 27 percent of the Aboriginal population in the state at the time of contact; other estimates are even higher. Many Yokuts people continue to reside in the southern San Joaquin Valley today.

3.2.3 Historic Setting

In California, the historic era is divided into three general periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). The mission system, which ultimately established 21 missions between 1796 and 1822, consisted of missions, presidios, and pueblos, and was designed to convert the indigenous peoples of California to Christianity and assimilate them under Spanish rule (Gudde 1998).

The Spanish Period saw exploration and the establishment of the San Diego Presidio and missions at San Diego (1769) and San Luis Rey (1798), and Asistencia (chapels) to the San Diego Mission at Santa Ysabel (1818) and to the San Luis Rey Mission at Pala (1816). Horses, cattle, agricultural foods and weed seeds, and a new architectural style and method of building construction were also introduced. Spanish influence continued after 1821 when California became a part of Mexico, yet the missions continued to operate for a short time longer and laws governing the distribution of land were retained.

In 1821, Mexico won independence and control of the Spanish American colonies from Spain. Land was redistributed, and the native neophytes were freed from church jurisdiction due to the Secularization Act of 1833. During this secularization period, the Mexican authorities in Alta California made numerous large land grants on former mission properties in the area; many became private ranches, or ranchos; the vast majority were the result of land grants from the Mexican government (Robinson 1979). The Mexican Period ended in 1848 as a result of the Mexican American War.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the United States in 1848. As a result of the treaty, the former Mexican province of Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries which were surveyed by the U.S. Surveyor General's office.

When California became a state, the government divided California into counties. One of the largest of these was named Mariposa County and it covered the entirety of the middle of the state. In 1852, Mariposa County was divided, and the southern part was named Tulare County. Later, Tulare County was again divided, thereby creating Fresno, Kern, Kings, and Inyo counties.

Tulare County has an interesting history that dates to 1770. The first settlers to visit what is now

the San Joaquin Valley came after 1800. The first settlement in Tulare County was where the old Indian trail crossed the Kaweah River, about ten miles east of Visalia.

The county is named for Tulare Lake, once the largest freshwater lake west of the Great Lakes. Drained for agricultural development, the site is now in Kings County, which was created in 1893 from the western portion of the formerly larger Tulare County.

The name Tulare is derived from the giant sedge plant called tule (too-lee), *schoenoplectus acutus*, in the plant family Cyperaceae, native to freshwater marshes that once lined the shores of Tulare Lake. These native grasses are ecologically important as they help buffer against weather forces and help reduce erosion along with allowing for the propagation of other plant species.

There were many marsh areas in Tulare County before land speculators drained Tulare Lake in the 20th century and settlers began cultivating the land. What was formerly Tulare Lake is dry and the agriculturally rich soil is used for farming, the total gross production value of which in 2019 was \$7,505,352,100. (County of Tulare California 2024).

Visalia, then called Four Creeks, was settled in 1852. In this same year Tulare County was officially formed from parts of Mariposa County. Visalia was incorporated into John Butterfield's Overland Stage route from St. Louis to San Francisco by 1858. Initially serving as a supply center for the nearby gold mining operations along the Kern River, the town's agricultural economy revolved around livestock. The construction of train tracks by the Southern Pacific Railroad throughout the San Joaquin Valley in 1872 marked a significant shift towards field crops as the primary agricultural focus in Visalia. By 1874, Visalia was officially incorporated as a city in Tulare County. The introduction of irrigation water led to the transformation of large grain fields into small farms cultivating citrus, grapes, olives, and deciduous fruits, further diversifying the town's agricultural landscape. These crops are a mainstay of the region's economy today (City of Visalia 2023).

4.0 ARCHIVAL RECORDS SEARCH

The record search area included the Project area and a 0.5-mile radius surrounding the buffer. This study reviewed the following resources: the California Archaeological Inventory Records, the National Register of Historic Places, the California Historic Landmark Registry, California Points of Historical Interest, and the Inventory of Historic Structures. Additionally, all relevant historic maps, an in-house review of historic aerial photographs, previously recorded archaeological site records, and previously conducted surveys for past projects were reviewed.

4.1 Southern San Joaquin Valley Information Center

The Project area is within the USGS Visalia, CA 7.5' Series Quadrangle (USGS 2021). On December 11, 2024, Soar submitted a records search request to the Southern San Joaquin Valley Information Center (SSJVIC) at the California State University, Bakersfield, CA. The records search included a 0.5-mile buffer around the Project area. The results from the records search

received on January 13, 2025, indicate that three (3) cultural resource studies have been conducted within the Project area (Table 1). According to the information on file, one (1) resource is within the Project area (Table 2). This resource, however, was identified as not eligible for the National Register of Historic Places (NRHP). These resources will not affect the proposed project subdivision construction and staging activities.

Table 1. Survey Reports within the Project area

Report No.	Year	Author(s)/ Affiliation	Title
TU-00041	1995	Self, William; William Self Associates	Class I Overview, Santa Fe Pacific Pipeline Partners, L.P., Proposed Concord to Colton Pipeline Project
TU-01190	1957	Mitchell, Annie R.; Westernlore Press	Jim Savage and the Tulareño Indians
TU-01659	2009	Haley, Kathryn and O'Brien, Traci; ICF Jones & Stokes (for Cal Trans)	Historic Property Survey Report for Avenue 280 Road Widening Project, Tulare County, California; Avenue 280 Road Widening Project Archaeological Survey Report

Table 2. Resources within the Project area

Primary #	Type	Description
P-54-005061	Building	841 E. Caldwell Avenue

There are four (4) recorded resources within the 0.5-mile record search radius (Table 3). Five (5) reports were identified within a 0.5-mile radius of the Project area (Table 4).

Table 3. Survey Reports within 0.5 Miles of the Project area

Report No.	Year	Author(s)/ Affiliation	Title
TU-00103	1997	Wickstrom, Brian and Anderson, Emily; KEA Environmental, Inc.	Cultural Resource Survey for the Selma to Bakersfield Fiberoptic Line, Southern San Joaquin Valley, California
TU-01079	2001	Busby, Colin I.; Basin Research Associates	Supplement to Archaeological Evaluation Report - South Packwood Creek Specific Plan and Phase I Regional Retail Development, City of Visalia and Vicinity, Tulare County
TU-01200	2004	Losee, Carolyn; Archaeological Resources Technology	Cultural Resources Analysis for Cingular Wireless Site CC-565-03 Caldwell/West

TU-01215	2004	Billat, Lorna; EarthTouch, Inc.	Request for SHPO Review of FCC Undertaking: Burke Road/CA-1369A
TU-01235	2005	Billat, Scott; EarthTouch, Inc.	Request for SHPO Review of FCC Undertaking: Burke Road/CA-1369B

Table 4. Resources within 0.5 Mile of the Project area

Primary #	Type	Description
P-54-004632	Structure - Object	Atchison, Topeka, Santa Fe Railroad Branch Line Segment
P-54-005062	Building	1309 E. Caldwell Avenue
P-54-005063	Building	1345 E. Caldwell Avenue
P-54-005296	Building	Tulare Irrigation District Canal; CWA20-221-1; SB-97-H1; SB-97-H2; SB-97-H3; Old 99 Ditch of the Tulare Irrigation District; North Branch of the Kaweah Canal; Main Canal, Section 29

There are no recorded cultural resources within the Project area or radius listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, the California Inventory of Historic Resources, or the California State Historic Landmarks.

4.2 Sacred Lands File & Native American Contacts List Request

The California Native American Heritage Commission (NAHC) was contacted on December 11, 2024, to conduct a Sacred Lands File (SLF) search and to obtain a list of tribes culturally and geographically affiliated with the Project area (Appendix B). On December 18, 2025, the NAHC indicated no Native American traditional cultural places or sacred sites within or near the Project area. The NAHC provided a list of seven (7) Tulare County Native American groups and individuals affiliated with the local tribes. Tulare County will be coordinated with further outreach required for the Project.

When this report was completed, Tulare County had not received comments from the Tulare County Native American groups or affiliated individuals regarding the proposed development at the project location.

4.3 National Register of Historic Places (NRHP) Eligibility Evaluation

Properties Identified

One (1) property in the Project area was formally identified in this study and was evaluated in accordance with State CEQA Guidelines Section 15064.5(a)(2- 3), using criteria outlined in California Public Resources Code Section 5024.1. For eligibility evaluations for the evaluated property, refer to the Department of Parks and Recreation 523 Forms (DPR) in Appendix C.

The single building evaluated within the Project area, 841 East Caldwell Avenue (APN 123-400-006, Primary # P-54-005061), a 1957 residential house, does not appear to meet the criteria for listing in the NRHP, either individually or as a district. Similarly, none of these properties are historical resources for CEQA purposes.

Development and Regional Architecture in the San Joaquin Valley

The architectural development in the San Joaquin Valley was largely influenced by costs, function, and the region's mild climate. Early 20th-century residences in the Central Valley were typically simple wood-frame buildings with modest facades, often showcasing variations of the National Folk style or elements of the Craftsman style. With the introduction of quick railroad shipping, homes that were once built using local materials could now be constructed from kits made from distant locations, featuring light balloon framing and wood sheathing.

During the post-World War II years, advancements in building materials and fireproofing techniques led to the increased adoption of stucco, concrete blocks, and prefabricated structural components in house construction. The predominant house design of this era prioritized comfort, simplicity, and affordability. Houses often incorporated inexpensive factory-made plywood or prefabricated wood siding and stucco to reduce costs. Single-story homes with varied designs, such as Ranch and Minimal Traditional styles, became prevalent in urban areas, particularly in post-war subdivisions near California cities like Tulare and Visalia.

The agricultural development in the proposed Project area aligned closely with trends seen statewide. Farmers in the early stages of development followed government guidelines outlined in agricultural assistance publications or borrowed designs from neighboring farms. Economic, sociological, and technological changes served as the driving force behind the evolution of farm-building designs. The emergence of specialized markets, advancements in communication, electrification, motorized equipment, and improved construction techniques all shaped national and local farm design changes (Teter and Giese 1960:218).

The southeast area of Visalia is still comprised mostly of agricultural, residential, and some commercial buildings and structures. Overall, the single-family residences within this area of Visalia are modest examples of nationally popular architectural styles dating from the period between 1900 and the mid-1960s, including National Folk, Craftsman, Minimal Traditional, and Ranch houses surrounded by larger plots of land featuring agricultural enterprises.

The single-family residence within the Project area, 841 East Caldwell Avenue, is at the northeast section of APN 123-400-006, a large parcel containing an orchard. The house was constructed in 1957 by an unknown architect and is topped with a gable on the hip roof with composition shingles. The main entry, a single four-panel wood and bottle glass door, is centrally located on the sprawling ranch-style building. A covered walkway leads to a detached single-car garage at the east end of the building. The house is sheathed in a combination of board and batten wood siding and stucco. Fenestration consists of wood-framed windows accented by wood shutters. The detached garage is clad in stucco and has a modern metal roll-up garage door on the south elevation. The landscaping surrounding the residence consists of grass and various shrubs and trees. No additions or relocations are documented for the building. As a Ranch-style single-family home, the building fits the post-World War II era patterns in not only Visalia but also Tulare County and throughout California as a whole.

Period of Significance

841 East Caldwell Avenue is significant since 1957. The year is based on the latest possible date of construction, as identified in the existing Department of Parks and Recreation documentation.

Significance

841 East Caldwell Avenue is not significant under **Criterion A**. The building is a residential home associated with the Blankenship family, who owned the property from about the mid-1880s through the present day. This house was constructed in 1957, most likely by the Blankenship family, its current owners. The property does not appear to be associated with important historical events in the area, as the subject building is representative of continued post-war residential and agricultural development that occurred locally and nationwide during the 1950s and 1960s. The residence does not represent a unique association with rural residences in Tulare County at the local, state, or national levels for the period of significance. The residence is not associated with events that have significantly contributed to the broad patterns of our history. 841 East Caldwell Avenue is not significant under **Criterion B** because the residence is not associated with the lives of significant persons in our past. Any individual or individuals did not do the design, construction, and modifications with particular significance at the local, State, or national levels. 841 East Caldwell Avenue is not significant under **Criterion C** because ranch-style houses have been common throughout the agricultural region of Visalia and California since the style gained popularity in the mid-to-late 20th Century. The residence does not embody the distinctive characteristics of a type, period, or construction method, nor does it represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The residence is constructed of common materials and has been repaired and modified using typical methods and technology. 841 East Caldwell Avenue is not significant under **Criterion D** because the residence is not a significant or likely source of important information about the construction of ranch-style houses or the materials or technologies employed in their construction and operation.

Integrity

Overall, 841 East Caldwell Avenue likely appears much as it did when it was originally constructed, and thus, it appears to retain historic integrity. However, lacking historical and architectural significance, the property does not appear to meet the NRHP criteria on a national or local level and, therefore, does not appear eligible for the NRHP.

Determination of Eligibility

Given this analysis, and in accordance with Section 15064.5 (a)(2)-(3) of CEQA Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code, SOAR finds 841 East Caldwell Avenue lacks significance and is not eligible for the NRHP.

Finding of Effect

The proposed Project is a 201-unit housing development, and a 6.85-acre lot zoned for commercial use on 62.54 acres in Visalia, California, on Assessor Parcel Numbers (APNs) 123-400-001 and 006. 841 East Caldwell Avenue is not NRHP eligible. The Project area is not located within any known historic districts or landscapes. The proposed housing development would be the proposed footprint. As a result, SOAR finds *No Historic Properties Affected* (800.4[d][1]) for this undertaking.

5.0 PREVIOUS DISTURBANCES IN THE PROJECT AREA

The Project area is located within an area that has undergone anthropogenic modifications, primarily from activities related to residential development and agricultural activities. Likewise, the surface of the Project area has undergone surface grading and intense subsurface disturbance from previous residential construction and agricultural plowing. In certain cases, the graded surface could exceed 24 inches (60 centimeters). This disturbance could exceed 5 feet (1.524 meters) in some areas.

In summary, the following previous disturbances have occurred within or immediately adjacent to the Project area:

- Surface grading and subsurface disturbance for construction of residential buildings (1) and one paved road (East Caldwell Ave/Ave 280).
- Surface grading and maintenance of current dirt roads.
- Agriculture (Walnut Orchard).
- Direct feed irrigation.

6.0 FIELD SURVEY METHODS AND RESULTS

The basic criteria for determining the presence of prehistoric and historic cultural resources in local urban and rural settings generally include:

- Presence of flaking debris derived from stone tool manufacturing
- Presence of marine shell and/or other faunal remains
- Occurrence of material culture artifacts
- Surface expressions of cultural features
- Bedrock mortars and related milling features/components
- Soil discolorations or atypical soil manifestations
- Stone/adobe features associated with structural remains
- Diagnostic ceramics derived from Spanish, Mexican, or later periods
- Historic iron and glassware, cans, privy pits, domestic occupational debris

This investigation included the following tasks:

- Review of regional history and previous cultural resource sites and studies within the Project area and the vicinity.
- Examination of archival topographic maps and aerial photographs for the Project area and the general vicinity.
- Request for a California Historical Resources Information System data request of the Project area and 0.50-mile radius through the Southern San Joaquin Valley Information Center
- Request an NAHC Sacred Lands File Search for the Project area and 0.50-mile radius.
- Evaluate the potential for the proposed Project to result in significant impacts to cultural resources, including the potential to impact buried cultural resources with no surface expression.
- Intensive Phase 1 pedestrian survey with transect intervals of 49-98 feet (15-30 meters) of the Project area.

- Develop recommendations associated with impacts on cultural resources following the guidelines as outlined in the Regulatory Setting.

Ms. Froshour conducted the field survey of the Project area on January 6, 2025. The subject area was examined by systematic pedestrian inspection of the ground surface. Transect intervals varied from 49 to 98 feet (15 to 30 meters). This variance was due to the heavy ground disturbance caused by the felling of the existing walnut orchard, which did not allow for 49-foot (15-meter) intervals throughout the Project area.

The approximately 62.54-acre Project area is located on APNs 123-400-001 and 006, with agricultural industry as its primary use (Figures 1-3). The surface visibility of the Project area, defined as the approximate percentage of native soils visible during the field survey of a given project component, was estimated at 30-40% within APN 123-400-006 both in the north section and the northern portion of APN 123-400-001 in the south section of the Project area. The ground surface consisted of felled walnut trees within APN 123-400-006, with the landowner actively removing felled trees, grinding the remaining tree stumps, and leveling the ground in the south portion of APN 123-400-001. Due to this activity, a survey in the lowest 15% of the south section of the Project area was impossible.

In summary, no *in situ* cultural resources or isolated materials potentially derived from primary or secondary archaeological contexts were observed on the surface of the Project area.

7.0 RECOMMENDED ACTIONS AND MITIGATION MEASURES

There is a low possibility for subsurface cultural resources in the Project area, based on the results of the archival research and the fact that only one (1) known resource has been detected during previous disturbances within the construction footprint of the Project area. No recorded cultural resources within the 0.5-mile buffer radius are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, the California Inventory of Historic Resources, or the California State Historic Landmarks. No site testing or mitigation measures are recommended or required unless previously undiscovered cultural resources are detected during construction.

The potential exists to encounter previously undetected cultural resources. If cultural materials (prehistoric and/or historic artifacts) are detected during the course of ground disturbances associated with this project, all work in the immediate area of the find shall be halted until a qualified archaeologist can inventory and assess the significance of the find(s). At that point, the resources shall be evaluated in accordance with the procedures set forth in the California Environmental Quality Act (CEQA) 21083.2, sections 15064.5 and 15126.4, and the criteria regarding resource eligibility to the California Register of Historic Resources (CRHR).

If a resource cannot be avoided, then the resource must be examined vis-à-vis the provisions in the County Guidelines, and CEQA Sections 15064.5 and 15126.4 and the eligibility criteria as an “important” or “unique archaeological resource,” as appropriate. In many cases, the

determination of a resource's eligibility can only be made through extensive research and archaeological testing.

Human remains are addressed by the State of California Health and Safety Code Section 7050.5. This code section states that no further disturbance shall occur until the County Coroner has determined the origin and disposition of the remains, pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the finding immediately. If the human remains are determined to be prehistoric/ethnohistoric Native American remains, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may potentially recommend scientific removal, reburial, nondestructive analysis of human remains, and/or specific treatment of associated burial goods.

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FIGURES

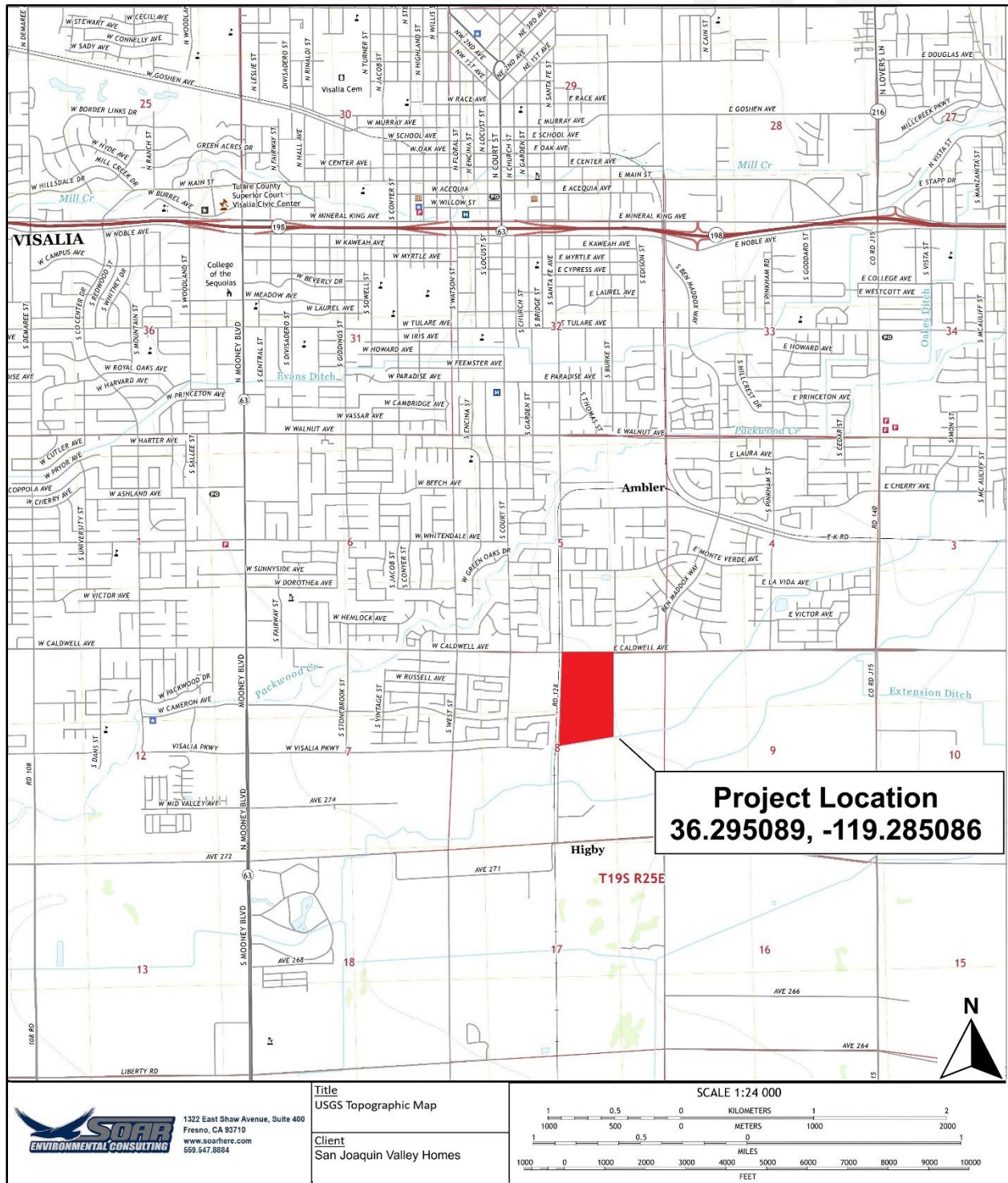


Figure 1— Project Location, adapted from USGS 7.5' series Visalia, California, 2021

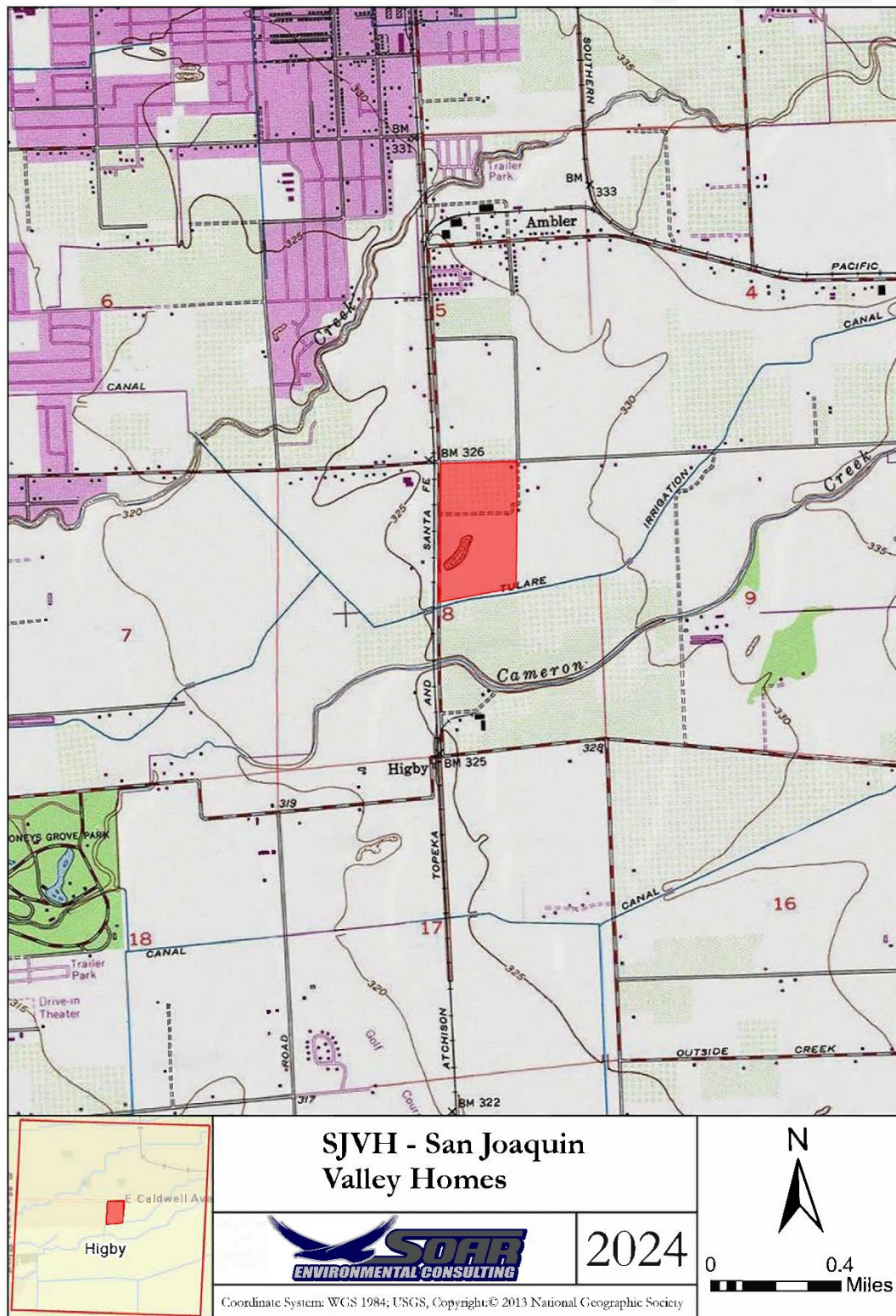
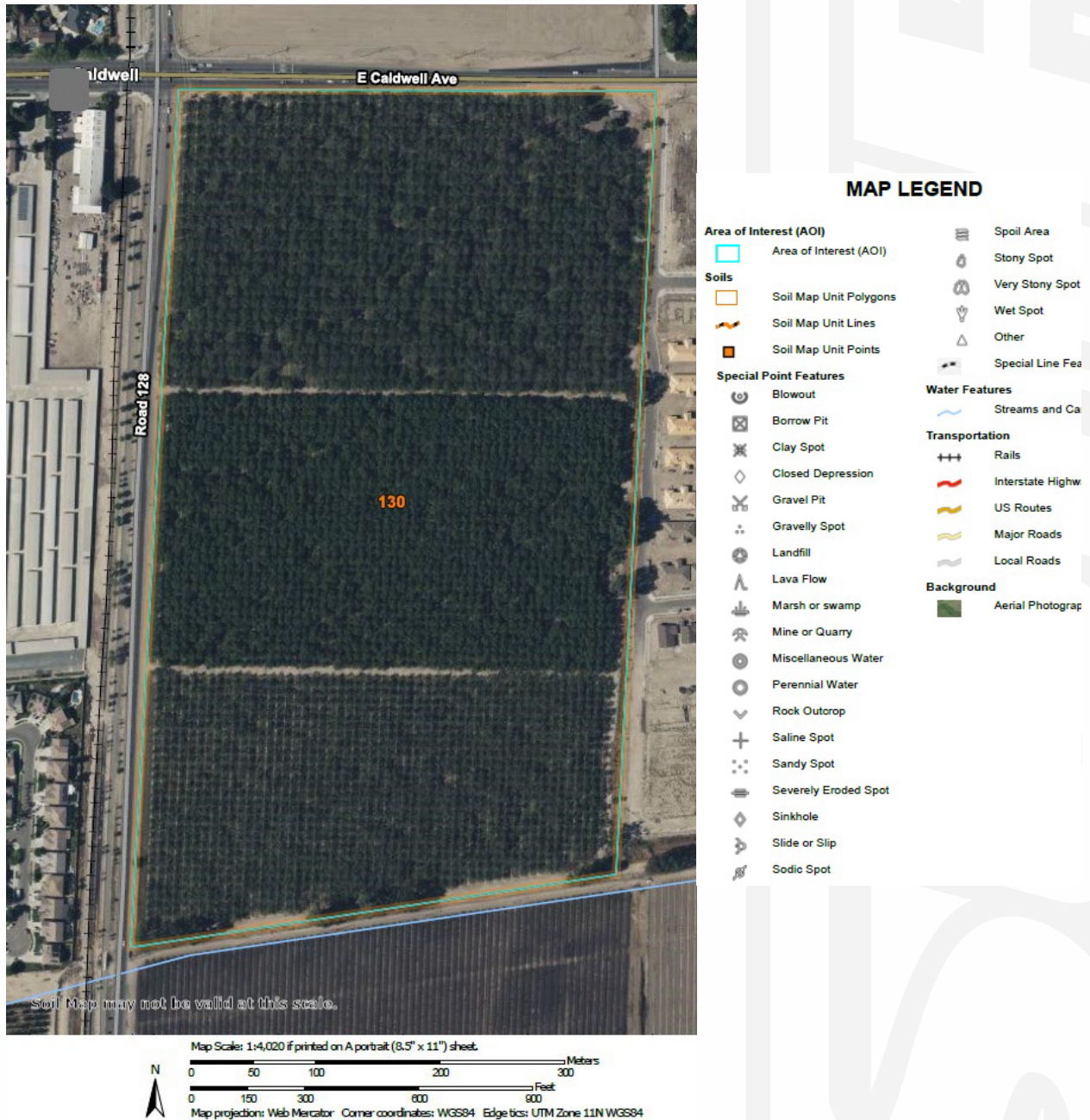


Figure 2— Project Boundary Map adapted from USGS 7.5' series Visalia, California, 2003



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	62.5	100.0%
Totals for Area of Interest		62.5	100.0%

Figure 3— Soil Types Occurring in the Project area





Figure 5— Overview of project area from north edge, facing south



Figure 6— Overview of project area from northeast corner, east of 841 Caldwell Ave, facing southwest



Figure 7— Overview of project area from northeast corner, west of 841 Caldwell Ave, facing south



Figure 8— Overview of project area from east edge, facing west



Figure 9— Overview of project area from southeast corner, facing northwest



Figure 10— Overview of project area from southwest corner, facing northeast



Figure 11— Overview of project area from west edge, facing east



Figure 12— Overview of project area from northwest corner, facing southeast



Figure 13— Overview of project area from center, facing north



Figure 14— Overview of project area from center, facing east



Figure 15— Overview of project area from center, facing south



Figure 16— Overview of project area from center, facing west



Figure 17— Overview of irrigation ditch east end, facing southwest



Figure 18— Overview of irrigation ditch west end, facing northeast



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

APPENDIX A

Southern San Joaquin Valley Information Center Records Search



Cultural Resources Records Search Request

Wednesday, December 11, 2024

Southern San Joaquin Valley Information Center
California State University Bakersfield
Mail Stop: 72DOB
9001 Stockdale Highway
Bakersfield, CA 93311-1022
Tel: 661.654.2289
ssjvic@csub.edu

RE: San Joaquin Valley Homes Blankenship CEQA Cultural Resource Assessment for a proposed housing development bounded by E. Caldwell Ave. and Santa Fe St. in Tulare County, Visalia, CA 93292. APNs 123-400-001 & 005.

Dear Celeste,

Please find attached one project location map, shapefiles, and the SSJVIC/CHRIS Data Request Form for the proposed housing development project in Visalia, California. The proposed project is situated on the Visalia, California (2021), USGS 7.5' Series Quadrangle, T 19S, R 25E, S 8. The 62.54-acre project area is located on APNs 123-400-001 & 005 and is bounded by E. Caldwell Ave and Santa Fe St., Visalia, California. The project is for a proposed housing development with a center at approximately 36.295089, -119.285086.

Please conduct a normal rate records search, including no more than a 0.50-mile radius buffer, of the project location illustrated on the attached map. Please provide the following information:

- PDF of all site records and associated survey reports (Note: PDF/photocopy only those site reports that appear to be pertinent to the immediate project location and search area; surveys and other site/resources can be listed, with full reports requested later if necessary).
- A list of all previous sites and surveys within the search area.
- A confirmation of any sites, structures, or linear features on local, state, and/or federal registers/lists in the project location or the 0.50-mile search area that are not yet mapped on the GIS.

If the normal records search costs will exceed \$500.00, or if you have any questions or comments, please e-mail me at hfroshour@soarhere.com. Please contact me as soon as possible if there will be any delays with the records search, as the client may request an expedited search. Please email the encrypted search results in PDF format to: hfroshour@soarhere.com.

Many thanks in advance for your assistance with this project.

Most Sincerely,

Heather Froshour, M.A., R.P.A.
Sr. Archaeologist
Soar Environmental Consulting, Inc.
207.232.8912

CHRIS Data Request Form

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

To: _____ Information Center

Print Name: _____ Date: _____

Affiliation: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Billing Address (if different than above): _____

Billing Email: _____ Billing Phone: _____

Project Name / Reference: _____

Project Street Address: _____

County or Counties: _____

Township/Range/UTMs: _____

USGS 7.5' Quad(s): _____

PRIORITY RESPONSE (Additional Fee): yes / no

TOTAL FEE NOT TO EXCEED: \$ _____

(If blank, the Information Center will contact you if the fee is expected to exceed \$1,000.00)

Special Instructions:

Information Center Use Only

Date of CHRIS Data Provided for this Request: _____

Confidential Data Included in Response: yes / no

Notes: _____

CHRIS Data Request Form

Mark the request form as needed. Attach a PDF of your project area (with the radius if applicable) mapped on a 7.5' USGS topographic quadrangle to scale 1:24000 ratio 1:1 neither enlarged nor reduced and include a shapefile of your project area, if available. Shapefiles are the current CHRIS standard for submitting digital spatial data for your project area or radius. **Check with the appropriate IC for current availability of digital data products.**

- Documents will be provided in PDF format. Paper copies will only be provided if PDFs are not available at the time of the request or under specially arranged circumstances.
- Location information will be provided as a digital map product (Custom Maps or GIS data) unless the area has not yet been digitized. In such circumstances, the IC may provide hand drawn maps.
- In addition to the \$150/hr. staff time fee, client will be charged the Custom Map fee when GIS is required to complete the request [e.g., a map printout or map image/PDF is requested and no GIS Data is requested, or an electronic product is requested (derived from GIS data) but no mapping is requested].

For product fees, see the CHRIS IC Fee Structure on the [OHP website](#).

1. Map Format Choice:

Select One: Custom GIS Maps ☐ GIS Data ☐ Custom GIS Maps and GIS Data ☐ No Maps ☐

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

Location Information:

	Within project area	Within _____	radius
ARCHAEOLOGICAL Resource Locations¹	yes / no	yes / no	
NON-ARCHAEOLOGICAL Resource Locations	yes / no	yes / no	
Report Locations¹	yes / no	yes / no	
"Other" Report Locations²	yes / no	yes / no	

3. Database Information:

(contact the IC for product examples, or visit the [SSJVIC website](#) for examples)

	Within project area	Within _____	radius
ARCHAEOLOGICAL Resource Database¹			
List (PDF format)	yes / no	yes / no	
Detail (PDF format)	yes / no	yes / no	
Excel Spreadsheet	yes / no	yes / no	
NON-ARCHAEOLOGICAL Resource Database			
List (PDF format)	yes / no	yes / no	
Detail (PDF format)	yes / no	yes / no	
Excel Spreadsheet	yes / no	yes / no	
Report Database¹			
List (PDF format)	yes / no	yes / no	
Detail (PDF format)	yes / no	yes / no	
Excel Spreadsheet	yes / no	yes / no	
Include "Other" Reports ²	yes / no	yes / no	

4. Document PDFs (paper copy only upon request):

	Within project area	Within _____	radius
ARCHAEOLOGICAL Resource Records ¹	yes / no	yes / no	
NON-ARCHAEOLOGICAL Resource Records	yes / no	yes / no	
Reports ¹	yes / no	yes / no	
"Other" Reports ²	yes / no	yes / no	

CHRIS Data Request Form

5. Eligibility Listings and Documentation:

	Within project area	Within _____	radius
OHP Built Environment Resources Directory³:			
Directory listing only (Excel format)	yes / no	yes / no	
Associated documentation ⁴	yes / no	yes / no	
OHP Archaeological Resources Directory^{1,5}:			
Directory listing only (Excel format)	yes / no	yes / no	
Associated documentation ⁴	yes / no	yes / no	
California Inventory of Historic Resources (1976):			
Directory listing only (PDF format)	yes / no	yes / no	
Associated documentation ⁴	yes / no	yes / no	

6. Additional Information:

The following sources of information may be available through the Information Center. However, several of these sources are now available on the [OHP website](#) and can be accessed directly. The Office of Historic Preservation makes no guarantees about the availability, completeness, or accuracy of the information provided through these sources. Indicate below if the Information Center should review and provide documentation (if available) of any of the following sources as part of this request.

Caltrans Bridge Survey	yes / no
Ethnographic Information	yes / no
Historical Literature	yes / no
Historical Maps	yes / no
Local Inventories	yes / no
GLO and/or Rancho Plat Maps	yes / no
Shipwreck Inventory	yes / no
Soil Survey Maps	yes / no

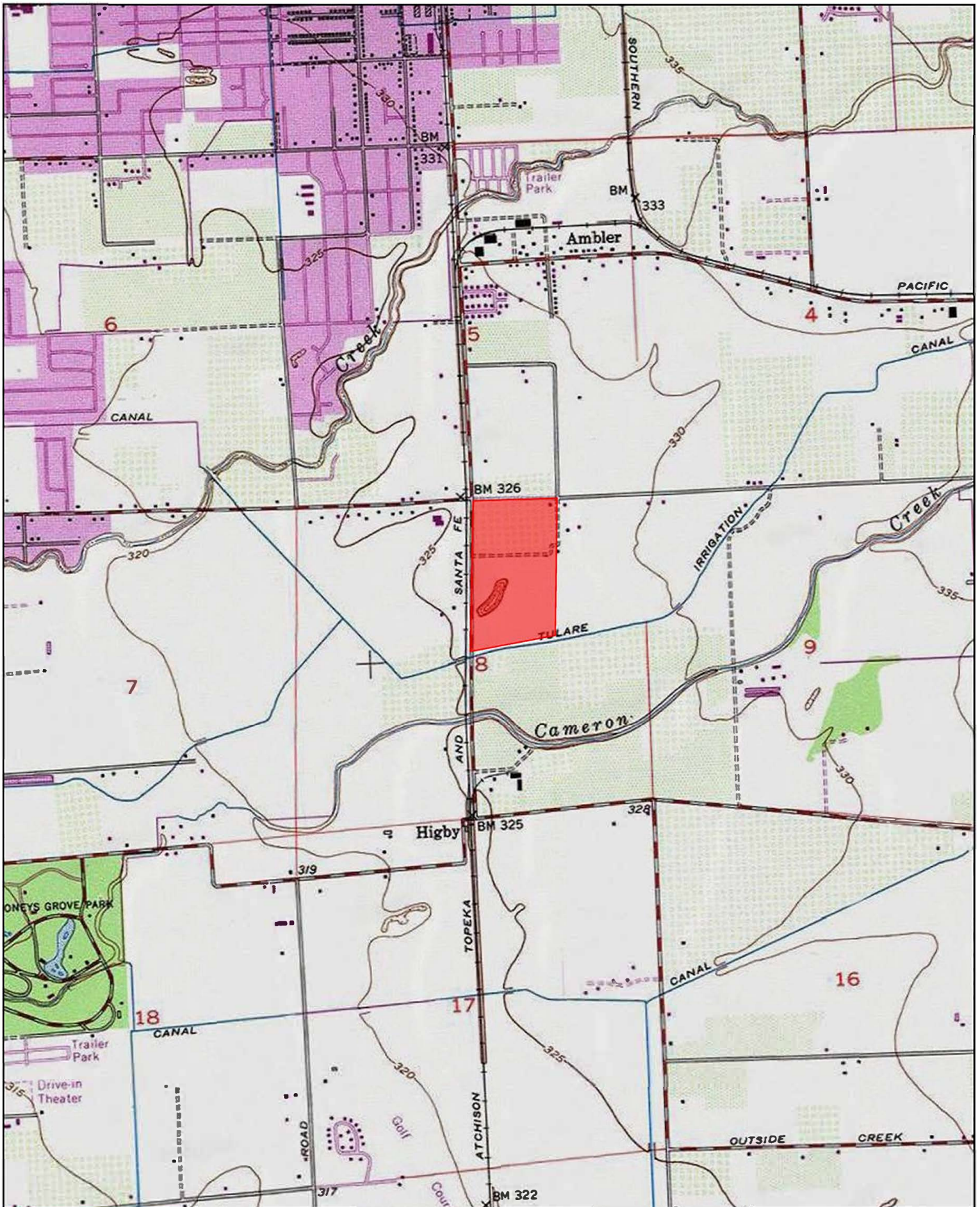
¹ In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User or Conditional User under an active CHRIS Access and Use Agreement.

² "Other" Reports GIS layer consists of report study areas for which the report content is almost entirely non-fieldwork related (e.g., local/regional history, or overview) and/or for which the presentation of the study area boundary may or may not add value to a record search.

³ Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Includes, but not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys. Previously known as the HRI and then as the HPD, it is now known as the Built Environment Resources Directory (BERD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.

⁴ Associated documentation will vary by resource. Contact the IC for further details.

⁵ Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Previously known as the Archaeological Determinations of Eligibility, now it is known as the Archaeological Resources Directory (ARD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.



SJVH - San Joaquin Valley Homes



2024

Coordinate System: WGS 1984; USGS, Copyright:© 2013 National Geographic Society



0 0.4
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1/13/2025

Heather Froshour
Soar Environmental Consulting, Inc.
1322 East Shaw Ave., Suite 400
Fresno, CA 93710

Re: San Joaquin Valley Homes Blankenship CEQA CRA
Records Search File No.: 24-559

The Southern San Joaquin Valley Information Center received your record search request for the project area referenced above, located on Visalia USGS 7.5' quad. The following reflects the results of the records search for the project area and the 0.5 mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ Custom GIS Maps ☐ GIS Data ☐ Hand Drawn Maps (Inyo County Only)

Resources within project area:	P-54-005061
Resources within 0.5 mile radius:	P-54-004632, 005062, 005063, 005296
Reports within project area:	TU-00041, 01190, 01659
Reports within 0.5 mile radius:	TU-00103, 01079, 01200, 01215, 01235

Resource Database Printout (list): ☒ enclosed ☐ not requested ☐ nothing listed

Resource Database Printout (details): ☐ enclosed ☒ not requested ☐ nothing listed

Resource Digital Database Records: ☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list): ☒ enclosed ☐ not requested ☐ nothing listed

Report Database Printout (details): ☐ enclosed ☒ not requested ☐ nothing listed

Report Digital Database Records: ☐ enclosed ☒ not requested ☐ nothing listed

Resource Record Copies: ☒ enclosed ☐ not requested ☐ nothing listed

Report Copies: ☒ enclosed ☐ not requested ☐ nothing listed

OHP Built Environment Resources Directory: ☐ enclosed ☐ not requested ☒ nothing listed

Archaeological Determinations of Eligibility: ☐ enclosed ☐ not requested ☒ nothing listed

CA Inventory of Historic Resources (1976): ☐ enclosed ☐ not requested ☒ nothing listed

Caltrans Bridge Survey: Not available at SSJVIC; please see
<https://dot.ca.gov/programs/environmental-analysis/cultural-studies/california-historical-bridges-tunnels>

Ethnographic Information: Not available at SSJVIC

Historical Literature: Not available at SSJVIC

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

Local Inventories: Not available at SSJVIC

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

Shipwreck Inventory: Not available at SSJVIC; please see
<https://www.slc.ca.gov/shipwrecks/>

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

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

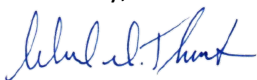
The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained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

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

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

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

Sincerely,



Celeste M. Thomson
Coordinator

Resource List

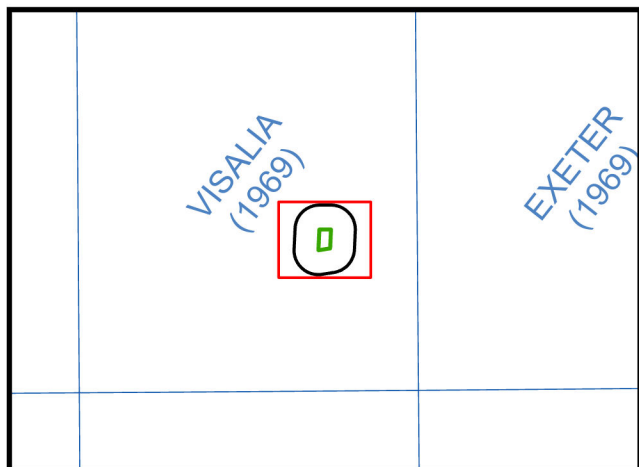
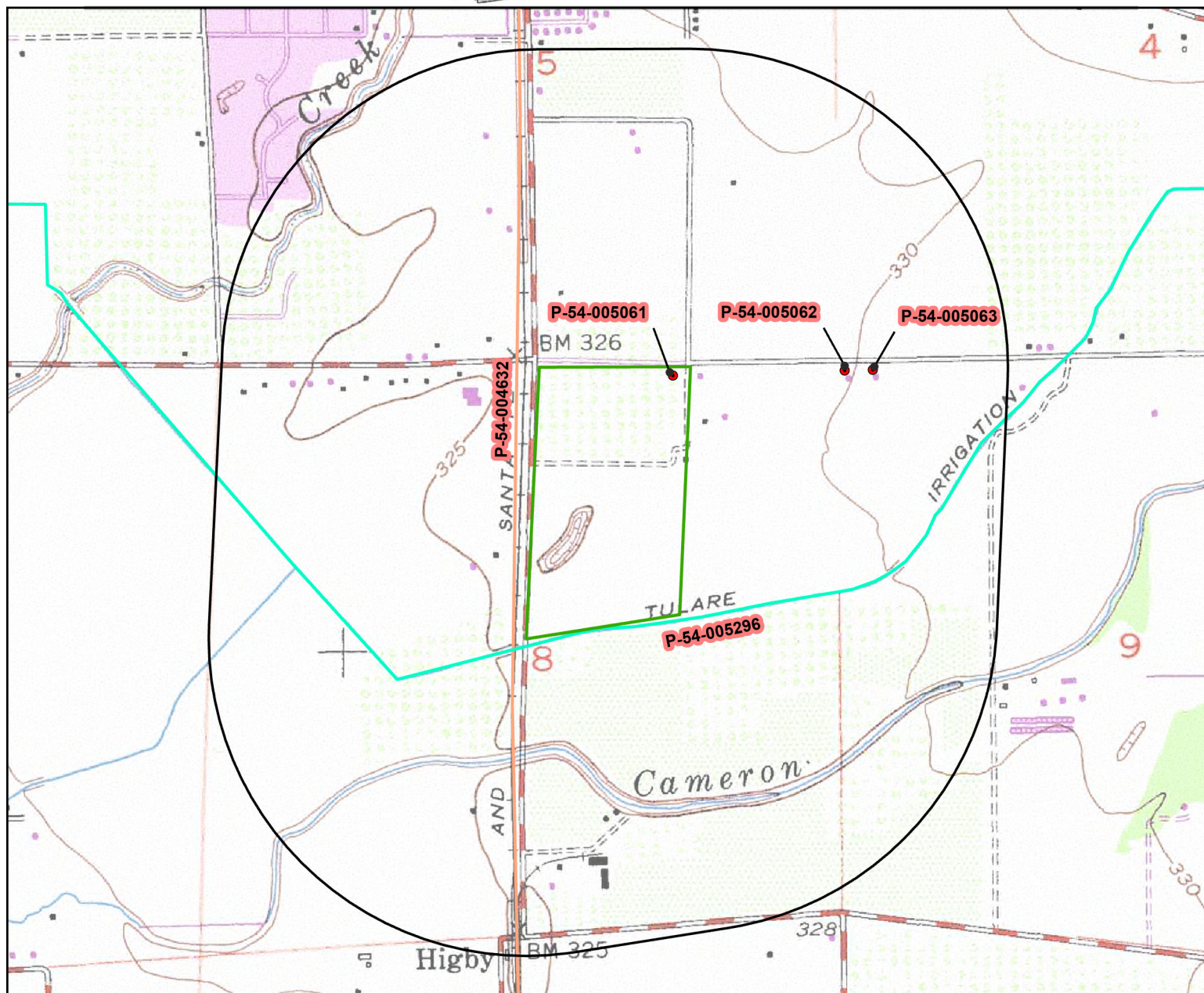
SSJVIC Record Search 24-559

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-54-004632	CA-TUL-002885H	Other - JTU-204; Resource Name - Atchison, Topeka, Santa Fe Railroad Branch Line; Other - Historic Railroad Segment; Resource Name - Santa Fe Railroad Grade	Structure, Object, Site	Historic	AH04; AH07; HP19; HP37	1995 (Carrie D. Wills, Allen Estes, William Self Associates); 2001 (S. Ashkar, C. Fish, Jones & Stokes); 2007 (M. Armstrong, R. Ottenhoff, P. Paramoure, L. MacDonald, Pacific Legacy, Inc.); 2009 (Steven J. Melvin, Rebecca Flores, JRP Historical Consulting, LLC.); 2012 (M. O'Neill, M. Walton, Pacific Legacy, Inc.); 2019 (Denise Ruzicka, CAL FIRE); 2019 (Robert Azpitarte, ASM Affiliates, Inc.); 2020 (R. Azpitarte, ASM Affiliates, Inc.)	TU-01889, TU- 01929, TU-01991
P-54-005061		Resource Name - 841 E. Caldwell Avenue	Building	Historic	HP02	2008 (Kathryn Haley, ICF Jones & Stokes)	TU-01659
P-54-005062		Resource Name - 1309 E. Caldwell Ave	Building	Historic	HP02	2008 (Kathryn Haley, ICF Jones & Stokes)	TU-01659
P-54-005063		Resource Name - 1345 Caldwell Avenue	Building	Historic	HP02; HP04	2008 (Kathryn Haley, ICF Jones & Stokes)	TU-01659
P-54-005296	CA-TUL-003103H	Resource Name - Tulare Irrigation District Canal; Resource Name - CWA20-221-1; SB-97-H1; SB-97-H2; SB-97-H3; Resource Name - Old 99 Ditch of the Tulare Irrigation District; Resource Name - North Branch of the Kaweah Canal; Resource Name - Main Canal, Section 29	Structure	Historic	AH06; HP20	1997 (Emily Anderson, David Livingstone, KEA Environment); 1997 (Emily Adnerson, David Livingstone, KEA Environment); 1997 (Emily Anderson, David Livingstone, KEA Environment); 2007 (Matthew Armstrong, Randy Ottenhoff, Pacific Legacy, Inc.); 2009 (Rebecca S. Orfila, RSO Consulting); 2016 (Alberto Foglia and Annemarie Cox, PanGIS, Inc.); 2017 (Randy Baloian, Applied EarthWorks, Inc); 2022 (Karana Hattersley-Drayton, Taylored Archaeology)	TU-01837, TU-01936

Report List

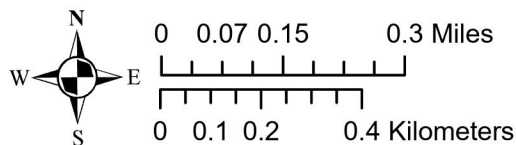
SSJVIC Record Search 24-559

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
TU-00041	BLM - Permit No. CA-95-01-0004; NADB-R - 1141258	1995	Self, William	Class I Overview, Santa Fe Pacific Pipeline Partners, L.P., Proposed Concord to Colton Pipeline Project	William Self Associates	
TU-00103		1997	Wickstrom, Brian and Anderson, Emily	Cultural Resource Survey for the Selma to Bakersfield Fiberoptic Line, Southern San Joaquin Valley, California	KEA Environmental, Inc.	54-003608, 54-003914, 54-003915, 54-003916, 54-003917
TU-01079		2001	Busby, Colin I.	Supplement to Archaeological Evaluation Report - South Packwood Creek Specific Plan and Phase I Regional Retail Development, City of Visalia and Vicinity, Tulare County	Basin Research Associates	
TU-01190		1957	Mitchell, Annie R.	Jim Savage and the Tulareño Indians	Westernlore Press	
TU-01200		2004	Losee, Carolyn	Cultural Resources Analysis for Cingular Wireless Site CC-565-03 Caldwell/West	Archaeological Resources Technology	
TU-01215		2004	Billat, Lorna	Request for SHPO Review of FCC Undertaking: Burke Road/CA-1369A	EarthTouch, Inc.	
TU-01235		2005	Billat, Scott	Request for SHPO Review of FCC Undertaking: Burke Road/CA-1369B	EarthTouch, Inc.	
TU-01659	Agency Nbr - EA 4C1214/4C1564	2009	Haley, Kathryn	Historic Property Survey Report for Avenue 280 Road Widening Project, Tulare County, California	ICF Jones & Stokes	54-002179, 54-004887, 54-005056, 54-005057, 54-005058, 54-005059, 54-005060, 54-005061, 54-005062, 54-005063, 54-005064, 54-005065, 54-005066, 54-005067, 54-005068, 54-005069, 54-005070, 54-005071, 54-005072, 54-005073, 54-005074, 54-005075, 54-005076, 54-005077, 54-005078, 54-005079, 54-005080, 54-005081, 54-005082, 54-005083, 54-005084, 54-005085, 54-005086, 54-005087
TU-01659A		2009	Haley, Kathryn	Avenue 280 Road Widening Project Historic Resources Evaluation Report	ICF Jones & Stokes (for Cal Trans)	
TU-01659B		2009	O'Brien, Traci	Avenue 280 Road Widening Project Archaeological Survey Report	ICF Jones & Stokes (for Cal Trans)	



May depict confidential cultural resource locations. Do not distribute.
Map pages depicting no data have been excluded.

- Project Area
- Record Search radius



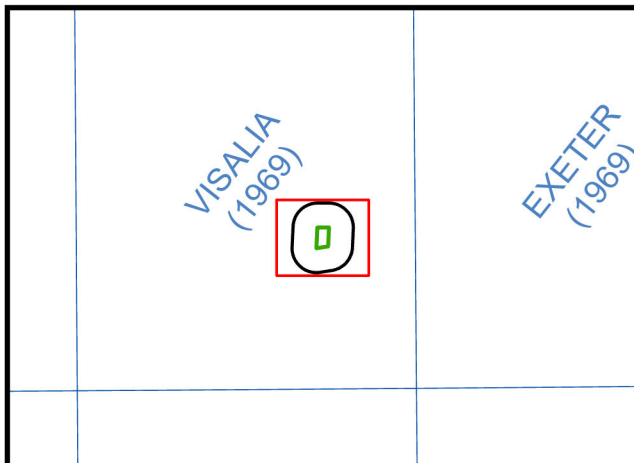
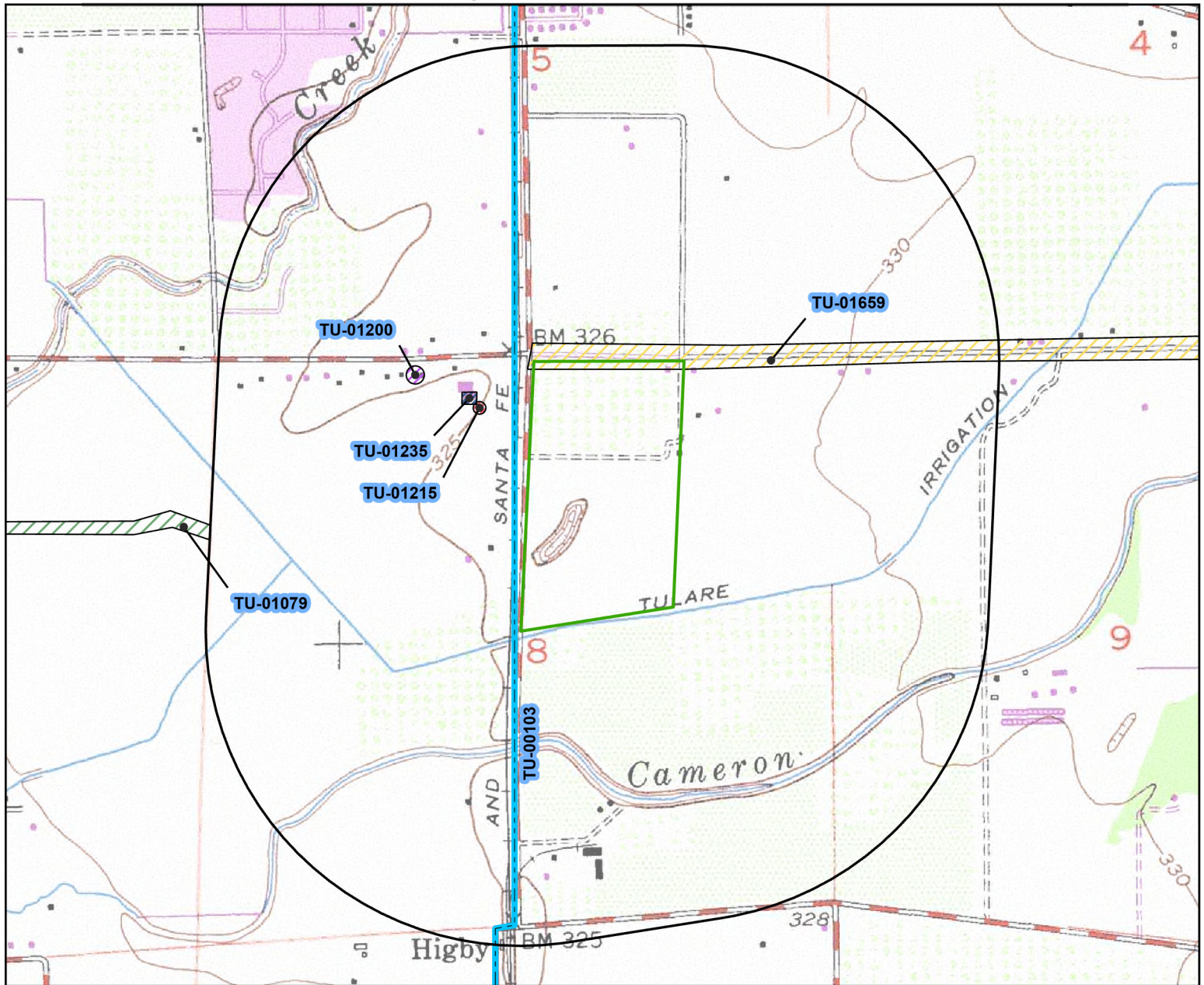
Resources Only
SSJV Information Center Record Search 24-559
Requester: Heather Froshour, Soar Environmental Consulting, Inc.
Project Name: San Joaquin Valley Homes Blankenship CEQA CRA
USGS 7.5' Quad(s): Visalia
County: Tulare

California
Historical
Resources
Information
System



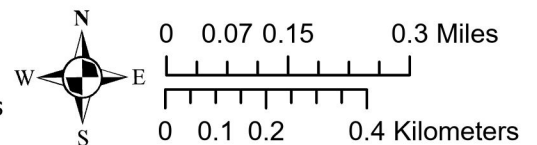
Fresno
Inyo
Kern
Kings
Madera
Tulare

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

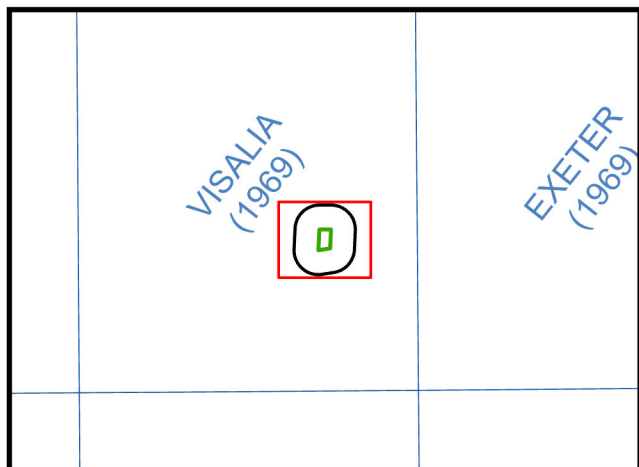
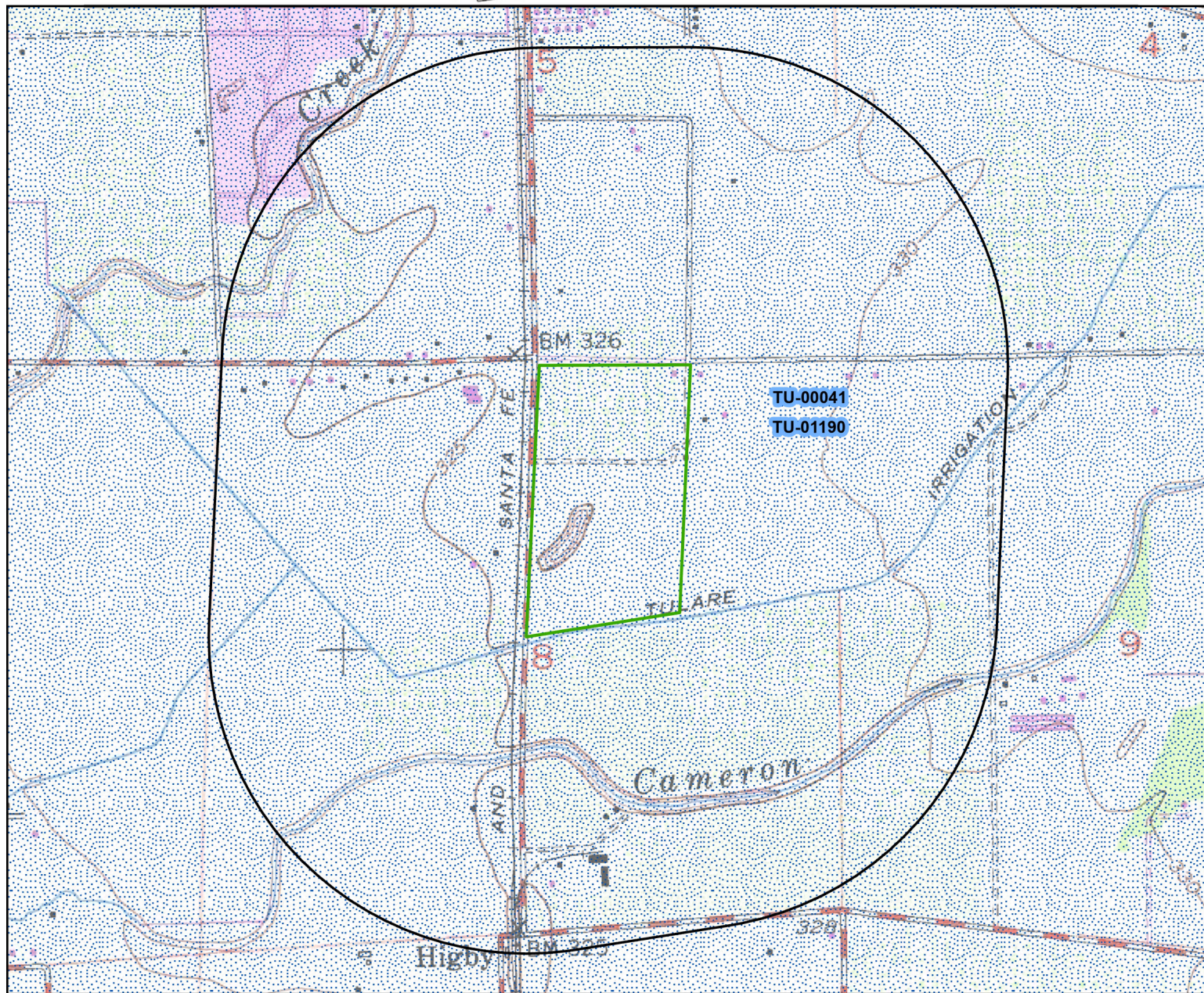


May depict confidential cultural resource locations. Do not distribute.
Map pages depicting no data have been excluded.

- Project Area
- Record Search radius



Reports Only
SSJV Information Center Record Search 24-559
Requester: Heather Froshour, Soar Environmental Consulting, Inc.
Project Name: San Joaquin Valley Homes Blankenship CEQA CRA
USGS 7.5' Quad(s): Visalia
County: Tulare



May depict confidential cultural resource locations. Do not distribute.
Map pages depicting no data have been excluded.

- Project Area
- Record Search radius



0 0.07 0.15 0.3 Miles
0 0.1 0.2 0.4 Kilometers

"Other" Reports Only
SSJV Information Center Record Search 24-559
Requester: Heather Froshour, Soar Environmental Consulting, Inc.
Project Name: San Joaquin Valley Homes Blankenship CEQA CRA
USGS 7.5' Quad(s): Visalia
County: Tulare



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

APPENDIX B

Sacred Lands File & Native American Contacts List Request



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

Sacred Lands File & Native American Contacts List Request

Wednesday, November 11, 2024

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Tel: 916.373.3710
Fax: 916.373.5471
nahc@nahc.ca.gov

RE: San Joaquin Valley Homes Blankenship CEQA Cultural Resource Assessment for a proposed housing development bounded by E. Caldwell Ave. and Santa Fe St. in Tulare County, Visalia, CA 93292. APNs 123-400-001 & 005.

Dear Sir/Madam,

Please find attached one project location map, Sacred Lands File NA Contact Form, and Local Government Tribal Consultation List Request for the proposed housing development project in Visalia, California. The proposed project is situated on the Visalia, California (2021), USGS 7.5' Series Quadrangle, T 19S, R 25E, S 8. The 62.54-acre project area is located on APNs 123-400-001 & 005 and is bounded by E. Caldwell Ave and Santa Fe St., Visalia, California. The project is for a proposed housing development with a center at approximately 36.295089, -119.285086.

This letter is intended to inform you of the project and to help ensure compliance with the California Environmental Quality Act (CEQA). As part of the Cultural Resources Study for the project, we are requesting your insights on potential Native American cultural properties and resources in and/or near the project.

Please respond at your earliest convenience if you have any information to consider for this study.

Also, we would greatly appreciate if you could review the attached map and indicate to us if there are any concerns you might have or input regarding potentially sensitive cultural heritage values in the project area and vicinity.

Feel free to contact me by email at hfroshour@soarhere.com or phone at 207.232.8912.

Most Sincerely,

Heather Froshour, M.A., R.P.A.
Sr. Archaeologist
Soar Environmental Consulting, Inc.
207.232.8912

Local Government Tribal Consultation List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

- ☐ CEQA Tribal Consultation List (AB 52) – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*
- ☐ General Plan (SB 18) - *Per Government Code § 65352.3.*

Local Action Type:

___ General Plan ___ General Plan Element ___ General Plan Amendment
___ Specific Plan ___ Specific Plan Amendment ___ Pre-planning Outreach Activity

Required Information

Project Title: _____

Local Government/Lead Agency: _____

Contact Person: _____

Street Address: _____

City: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____

Specific Area Subject to Proposed Action

County: _____ City/Community: _____

Project Description:

Additional Request

- ☐ Sacred Lands File Search - *Required Information:*

USGS Quadrangle Name(s): _____

Township: _____ Range: _____ Section(s): _____

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: _____

County: _____

USGS Quadrangle Name: _____

Township: _____ **Range:** _____ **Section(s):** _____

Company/Firm/Agency: _____

Street Address: _____

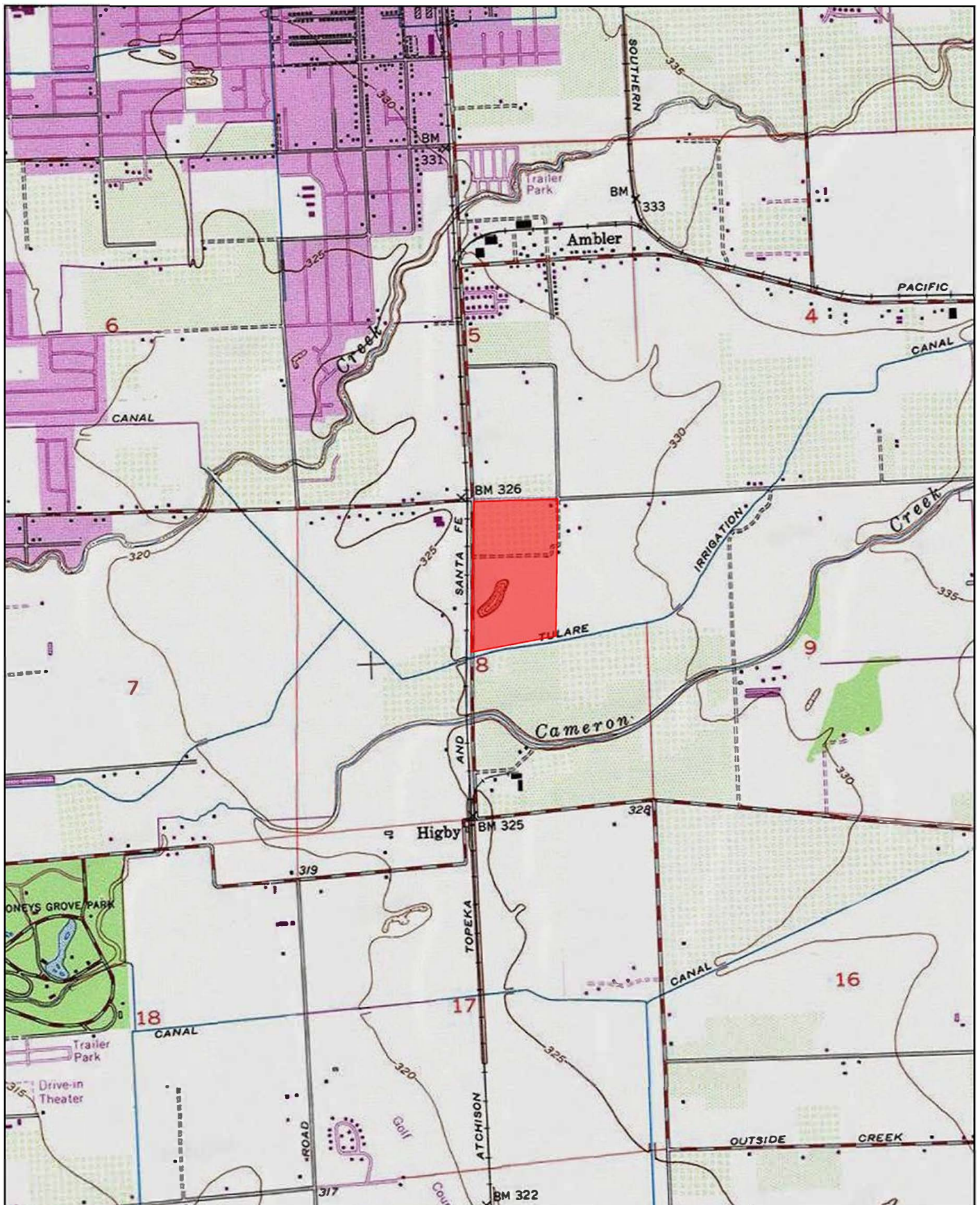
City: _____ **Zip:** _____

Phone: _____

Fax: _____

Email: _____

Project Description:



SJVH - San Joaquin Valley Homes



2024

Coordinate System: WGS 1984; USGS, Copyright:© 2013 National Geographic Society



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**NATIVE AMERICAN HERITAGE COMMISSION**

December 18, 2024

Heather Froshour
Soar Environmental Consulting Inc.Via Email to: hfroshour@soarhere.comCHAIRPERSON
Reginald Pagaling
ChumashVICE CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
NomlakiSECRETARY
Sara Dutschke
MiwokPARLIAMENTARIAN
Wayne Nelson
LuiseñoCOMMISSIONER
Isaac Bojorquez
Ohlone-CostanoanCOMMISSIONER
Stanley Rodriguez
KumeyaayCOMMISSIONER
Laurena Bolden
SerranoCOMMISSIONER
Reid Milanovich
CahuillaCOMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño IndiansEXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok/Nisenan**NAHC HEADQUARTERS**
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-2710**Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, San Joaquin Valley Homes Blankenship CEQA CRA Project, Tulare County**

Dear Ms. Froshour:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Tulare County
12/18/2024

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Tulare	Kitanemuk & Yowlumne Tejon Indians	N	Delia Dominguez, Chairperson	115 Radio Street Bakersfield, CA, 93305	(626) 339-6785		2deedominguez@gmail.com	Kitanemuk Southern Valley Yokut	Fresno,Kern,Kings,Los Angeles,Madera,Monterey,San Benito,San Luis Obispo,Tulare	
	Santa Rosa Rancheria Tachi Yokut Tribe	F	Samantha McCarty, Cultural Specialist II	P.O. Box 8 Lemoore, CA, 93245	(559) 633-3440		smccarty@tachi-yokut-nsn.gov	Southern Valley Yokut	Fresno,Kern,Kings,Merced,Monterey,San Benito,San Luis Obispo,Tulare	10/3/2023
	Santa Rosa Rancheria Tachi Yokut Tribe	F	Nichole Escalon, Cultural Specialist I	P.O. Box 8 Lemoore, CA, 93245	(559) 924-1278			Southern Valley Yokut	Fresno,Kern,Kings,Merced,Monterey,San Benito,San Luis Obispo,Tulare	10/3/2023
	Santa Rosa Rancheria Tachi Yokut Tribe	F	Shana Powers, THPO	P.O. Box 8 Lemoore, CA, 93245	(559) 423-3900			Southern Valley Yokut	Fresno,Kern,Kings,Merced,Monterey,San Benito,San Luis Obispo,Tulare	10/3/2023
	Table Mountain Rancheria	F	Michelle Heredia-Cordova, Chairperson	P.O. Box 410 Friant, CA, 93626	(559) 822-2587	(559) 822-2693	mhcordova@tmr.org	Yokut	Fresno,Kern,Kings,Madera,Monterey,San Benito,San Luis Obispo,Tulare	12/21/2023
	Tule River Indian Tribe	F	Neil Peyron, Chairperson	P.O. Box 589 Porterville, CA, 93258	(559) 781-4271	(559) 781-4610	neil.peyron@tulerivertribe-nsn.gov	Yokut	Alameda,Amador,Calaveras,Contra Costa,Fresno,Inyo,Kern,Kings,Madera,Mariposa,Merced,Monterey,Sacramento,San	
	Wuksachi Indian Tribe/Eshom Valley Band	N	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702		kwood8934@aol.com	Foothill Yokut Mono	Alameda,Calaveras,Contra Costa,Fresno,Inyo,Kings,Madera,Marin,Mariposa,Merced,Mono,Monterey,San Benito,San	6/19/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed San Joaquin Valley Homes Blankenship CEQA CRA Project, Tulare County.

Record: PROJ-2024-006502
Report Type: AB52 GIS
Counties: Tulare
NAHC Group: All



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

APPENDIX C

Department of Parks and Recreation 523 Form

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-54-005061

HRI #

Trinomial

NRHP Status Code 6Z

Other
Review Code

Reviewer

Date

Listings

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 841 East Caldwell Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Tulare

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Visalia Date 1949/69 T 19S; R 25E; NW ¼ of NE ¼ of Sec 8; M.D.B.M.

c. Address 841 East Caldwell Avenue City Visalia Zip 93292

d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 294975 mE/ 4019398 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN-123-400-006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
2008: The single-family residence located on this parcel carries the address of 841 E. Caldwell Ave. and is sited at the northeast corner of a large parcel containing an orchard. The house is topped with a gable on hip roof with composition shingles. The main entry which features a single four-panel wood and bottle glass door is centrally located on the sprawling Ranch style building. A covered walkway leads to a detached single car garage at the east end of the building. The house is sheathed in a combination of board and batten wood siding and stucco. Fenestration consists of wood framed windows that are accented by wood shutters. The detached garage is clad in stucco and has a modern metal roll-up garage door on the south elevation. Landscaping surrounding the residence consists of grass, along with a variety of shrubs and trees.

2025 Update: The residence has maintained integrity from the 2008 DPR form, Currently all windows and doors have been mothballed. The surrounding walnut orchard has been felled, and the trees are in the process of being removed, the stumps ground, and the land leveled.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes)_

HP2 – Single Family Property

*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐

District ☐ Element of District ☐

Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Bearing: 217° SW

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric ☐

Both 1957 - Tulare County

Assessor's Office

*P7. Owner and Address:

Gerald Blankenship Jr.

*P8. Recorded by: (Name, affiliation, and address)

Heather Froshour, Sr. Archaeologist

Soar Environmental

1322 E. Shaw Ave.

Fresno, CA 93710

*P9. Date Recorded:

January 6, 2025

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

2025 Blankenship Housing Subdivision Development, Phase I Cultural Resources Assessment, Visalia, CA 93292, Assessor Parcel Numbers 123-400-001 & 006, Tulare County, California.

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-54-005061

HRI #

Trinomial

NRHP Status Code 6Z

Other
Review Code

Reviewer

Date

Listings

Page 2 of 4 *Resource Name or #: (Assigned by recorder) 841 East Caldwell Avenue

***P11. Report Citation (cont):**

2008 280 Widening Project. District 6 Tulare County. Prepared for the Tulare County Resource Management Agency, Visalia, CA; Ornni-Means Roseville, CA, and the California Department of Transportation, District 6, Fresno, CA.

***Attachments:** ☐ NONE ☐ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4 *Resource Name or # (Assigned by recorder) 841 East Caldwell Ave *NRHP Status Code 6Z

B1. Historic Name: Unknown
 B2. Common Name: Unknown
 B3. Original Use: Single Family Residence B4. Present Use: Uninhabited (mothballed)
 *B5. Architectural Style: Ranch
 *B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1957
 *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____ *B8. Related Features: None
 B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme Community Development, Agriculture, Architecture Area Visalia, Tulare County
 Period of Significance 1957 Property Type Single Family Residence Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence located at 841 E. Caldwell Avenue sits on land historically associated with the Blankenship family who owned the property from about the mid-1880s through the present day. This house was constructed in 1957 most likely by the Blankenship family, its current owners.

The property does not appear to be associated with important historical events in the area as the subject building is representative of continued post-war residential and agricultural development that occurred locally and nationwide during the 1950s and 1960s. Therefore, the property does not appear eligible under **NRHP Criterion A**. Research revealed little about the Blankenship family who the property has been associated with throughout its history. Consequently, the property is also not known to be associated with significant persons in the local area, California, or the Nation and therefore does not appear to qualify under **NRHP Criterion B**. Ranch style houses are commonly found throughout the agriculture region of Visalia and California as the architectural style gained popularity throughout the mid-to-late 20th Century. Architecturally this property does not appear to embody the distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master architect or possess high artistic value. Therefore, the property does not appear to meet **NRHP Criterion C**. Furthermore, the property does not appear to have the potential to yield information important to history and does not appear to qualify under **NRHP Criterion D**.

Integrity

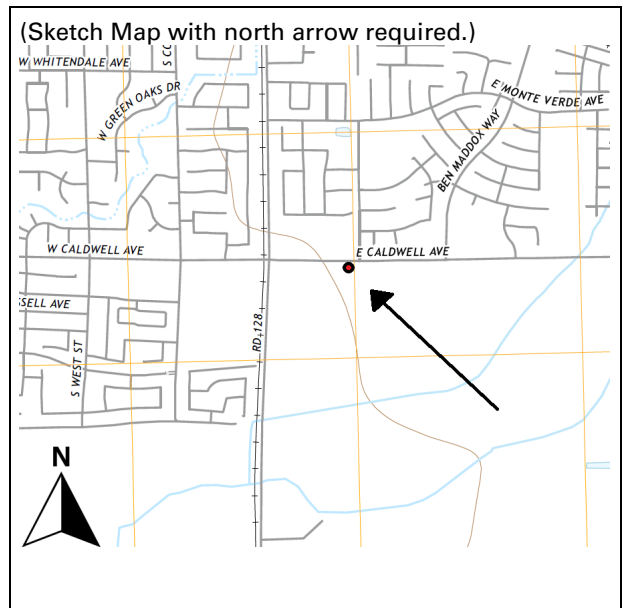
Overall, the residence likely appears much as it did when it was originally constructed and thus it appears to retain historic integrity. However, lacking historical and architectural significance the property does not appear to meet the NRHP criteria on a nation or local level and therefore does not appear eligible for the NRHP. In accordance with Section 15064.5 (a)(2)-(3) of CEQA Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code, the building does not appear to be a historical resource for the purposes of CEQA.

Determination of Eligibility

Given this analysis, and in accordance with Section 15064.5 (a)(2)-(3) of CEQA Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code, 841 East Caldwell Avenue lacks significance and is **not eligible** for the NRHP.

B11. Additional Resource Attributes: (List attributes and codes) _____
 *B12. References:
 2025 Blankenship Housing Subdivision Development, Phase I
 Cultural Resources Assessment, Visalia, CA 93292, Assessor
 Parcel Numbers 123-400-001 & 006, Tulare County, California.

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 4 *Resource Name or # (Assigned by recorder) 841 East Caldwell Ave *NRHP Status Code 6Z

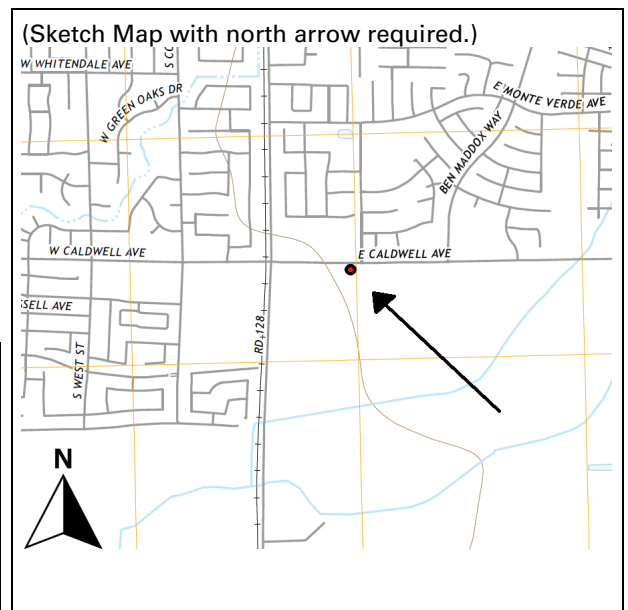
***B12. References (cont):**

2008 280 Widening Project. District 6 Tulare County. Prepared for the Tulare County Resource Management Agency, Visalia, CA; Ornni-Means Roseville, CA, and the California Department of Transportation, District 6, Fresno, CA.

B13. Remarks:

*B14. Evaluator: Heather D. Froshour *Date of Evaluation: January 6, 2025

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-54-005061

HRI # _____

Trinomial _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 841 E. Caldwell Avenue

P1. Other Identifier: Map Reference No. 07

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Tulare

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Visalia Date 1949/69 T 19S; R 25E; 1/4 of Sec 8; _____ B.M.

c. Address 841 E. Caldwell Avenue City Visalia Zip 93292

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 126-100-011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The single-family residence located on this parcel carries the address of 841 E. Caldwell Ave. and is sited at the northeast corner of a large parcel containing an orchard. The house is topped with a gable on hip roof with composition shingles. The main entry which features a single four-panel wood and bottle glass door is centrally located on the sprawling Ranch style building. A covered walkway leads to a detached single car garage at the east end of the building. The house is sheathed in a combination of board and batten wood siding and stucco. Fenestration consists of wood framed windows that are accented by wood shutters. The detached garage is clad in stucco and has a modern metal roll-up garage door on the south elevation. Landscaping surrounding the residence consists of grass, along with a variety of shrubs and trees.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Camera facing south – October 28, 2008

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1957 – Tulare County Assessor's Office

*P7. Owner and Address:

Gerald Blankenship, Jr.

*P8. Recorded by: (Name, affiliation, address)

Kathryn Haley, Architectural Historian

ICF Jones & Stokes

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: November 25, 2008

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF Jones & Stokes. 2009. Historical Resources Evaluation Report Avenue 280 Widening Project, District 6 Tulare County. Prepared for the Tulare County Resource Management Agency, Visalia, CA; Omni-Means Roseville, CA, and the California Department of Transportation, District 6, Fresno, CA. TU-01659

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) _____

DPR 523A (1/95)

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 841 E. Caldwell Avenue

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alteration, and date of alterations) constructed - 1957

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Community Development, Agriculture, Architecture Area Visalia, Tulare County

Period of Significance 1957 Property Type Single Family Residence Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence located at 841 E. Caldwell Avenue sits on land historically associated with the Blankenship family who owned the property from about the mid-1880s through the present day. This house was constructed in 1957 most likely by the Blankenship family, its current owners. The property does not appear to be associated with important historical events in the area as the subject building is representative of continued post-war residential and agricultural development that occurred locally and nationwide during the 1950s and 1960s. Therefore the property does not appear eligible under NRHP Criterion A. Research revealed little about the Blankenship family who the property has been associated with throughout its history. Consequently, the property is also not known to be associated with significant persons in the local area, California, or the Nation and therefore does not appear to qualify under NRHP Criterion B. Ranch style houses are commonly found throughout the agriculture region of Visalia and California as the architectural style gained popularity throughout the mid-to-late 20th Century. Architecturally this property does not appear to embody the distinctive characteristics of a type, period, or method of construction, nor does it appear to be the work of a master architect or possess high artistic value. Therefore, the property does not appear to meet NRHP Criterion C. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

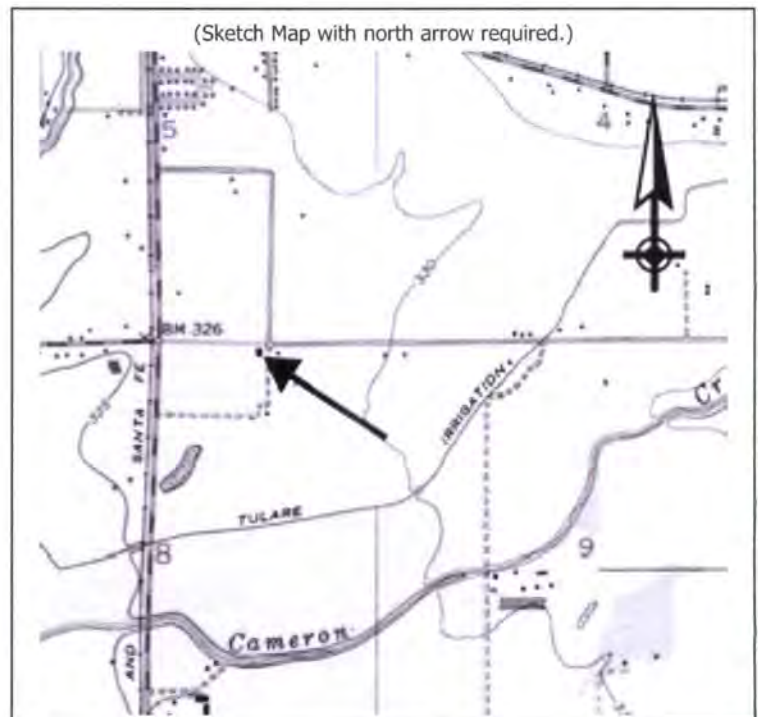
*B12. References: For a complete list of references see ICF Jones & Stokes. 2009. Historical Resources Evaluation Report Avenue 280 Widening Project, District 6 Tulare County

B13. Remarks:

*B14. Evaluator: Patricia E. Ambacher

*Date of Evaluation: November 25, 2008

(This space reserved for official comments.)



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

P-54-005061

HRI #

Trinomial

Page 3 of 3

*Resource Name or # (Assigned by recorder) 841 E. Caldwell Avenue

*Recorded by Kathryn Haley

*Date November 25, 2008 ☒ Continuation ☐ Update

B10. Significance (cont.)

Furthermore the property does not appear to have the potential to yield information important to history and does not appear to qualify under NRHP Criterion D. Overall, the residence likely appears much as it did when it was originally constructed and thus it appears to retain historic integrity. However, lacking historical and architectural significance the property does not appear to meet the NRHP criteria on a nation or local level and therefore does not appear eligible for the NRHP. In accordance with Section 15064.5 (a)(2)-(3) of CEQA Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code, the building does not appear to be a historical resource for the purposes of CEQA.



Statewide in Sacramento, Pasadena, Bakersfield,
and Corporate Headquarters: 1322 E. Shaw Avenue #400,
Fresno, California 93710

APPENDIX D

Staff Resume



Heather Froshour

Senior Archaeologist

12 Years of Relevant Experience

Biography

Ms. Froshour's background emphasises archaeology, anthropology, and cultural resources monitoring.

Education

- M.A. in Historical Archaeology, November 2014. University of Leicester, Leicester, UK.
- B.A. in Anthropology/Geography, June 2010. University of Southern Maine, Gorham/Portland, ME.

Professional Development

- 8 hr training in Wilderness First Aid (Sierra Rescue International)
- Adult, Child, Infant CPR & First Aid Training
- Driver/Operator

Professional Affiliations

- Register of Professional Archaeologists
- CHRIS Qualified Archaeologist
- Society of American Archaeology – SAA
- Society of Historical Archaeology – SHA
- Society of California Archaeology – SCA

Technical Expertise

- Lithic Analysis
- Technical Report Writing
- Lab analysis
- Cultural Monitoring
- Site Surveying – Phases 1-3
- Excavation
- Metal Detection
- Auguring
- Research
- MS Office and Excel
- Collector and Survey 123 for ArchGIS

Practical Experience

Ms. Froshour is a registered professional archaeologist and cultural resources specialist with extensive experience in field and technical work. This experience including cultural resources monitoring, site survey, phase 1-3 excavations, and anthropology on various projects throughout the United States. She has a combined 8 years of experience in academic, consulting, museum, and public archaeology, and has worked in CRM since 2013 throughout various regions of the United States. Primary states of focus have included Maine, Massachusetts, Louisiana, Georgia, Virginia, Arizona, and California. She routinely assesses cultural resources for project related effects and their significance, provides cultural resource mitigation services, directs archaeological surveys of both excavation and pedestrian methods, and prepares documents for Section 106 of the NHPA, CEQA, and NRHP. Ms. Froshour also has experience working alongside trial monitors through survey within the Colorado River and Mendocino National Forest regions. She has worked alongside the USDA Forest Service to provide post-fire monitoring and mitigation recommendations.

Ms. Froshour is certified by the Register for Professional Archeologists (Registrant ID: 5457).

Highlighted Projects

California High-Speed Rail Authority Construction Package 1, Fresno and Madera Counties, Cultural Resources Support, March 2023-Present

Heather is the Cultural Resources Support for this construction package. As such, she oversees staff archaeologist cultural reporting, monitoring, and artifact processing on the 33-mile right of way between Madera and Fresno.

SOAR Environmental Consulting, Senior Archaeologist, January 2023-Present Senior Archaeologist, Phase I Cultural Resources Assessments, CDFW, Various California Locations in Butte, Lassen, Orange, Plumas, Sacramento, San Diego, and Sierra Counties, California

Provided desktop research, supervised site pedestrian surveys, co-wrote full Phase 1 reports, and tribal consultation for 8 separate mitigation management projects throughout California.

Senior Archaeologist, Phase I Cultural Resources Assessment, Ivanhoe, Tulare County, California

Provided desktop research, supervised site pedestrian survey, full Phase 1 report, and tribal consultation for well replacement project.

Senior Archaeologist, Phase I Cultural Resources Assessment, Terra Bella, Tulare County, California

Provided desktop research, supervised site pedestrian survey, full Phase 1 report, and tribal consultation for aggregate quarry construction project.

Senior Archaeologist, Phase I Cultural Resources Assessment, Dixon, Solano County, California

Provided desktop research, site pedestrian survey, cultural resources portion of full Environmental Assessment, and tribal consultation for ranch subdivision.



Senior Archaeologist, Phase I Cultural Resources Assessment, Lone Pine, Inyo and Mono Counties, California

Provided desktop research, site pedestrian survey, full Phase 1 report/ cultural resources section of full Initial Study report, and tribal consultation for broadband fiber optic project.

Senior Archaeologist, Phase I Cultural Resources Assessment, Lindsay, Tulare County, California

Provided desktop research, supervised the 2-person crew site pedestrian survey, full Phase 1 report, and tribal consultation for highline pipeline replacement project.

Senior Archaeologist, Phase I Cultural Resources Assessment/Evaluation, Farmersville, Tulare County, California

Provided desktop research, supervised the 2-person crew site pedestrian survey, full Phase 1 report, and tribal consultation, Cultural Resources Initial Study/Environmental Assessment for roundabout and road extension construction project.

Senior Archaeologist, Phase I Cultural Resources Assessment, Wildomar, Riverside County, California

Provided desktop research, site pedestrian survey, full Phase 1 report, and tribal consultation for two small retail construction projects.

Senior Archaeologist, Phase I Cultural Resources Assessment, Visalia, Tulare County, California

Provided desktop research, supervised the 2-person crew site pedestrian survey, full Phase 1 report, and tribal consultation, Cultural Resources Initial Study for two rezoning and housing subdivision construction projects.

Senior Archaeologist, Phase I Cultural Resources Evaluation, Yokuts Valley, Fresno County, California

Provided desktop research, tribal consultation, and full Phase 1 report for the construction a new saber transmission tower to accompany existing USACE and CAL FIRE structures on a 100 square feet area on top of Bear Mountain.

Senior Archaeologist, Phase I Cultural Resources Evaluation, Shirley Meadows, Kern County, California

Provided desktop research, tribal consultation, and full Phase 1 report with DPR forms for the construction a new saber transmission tower, and concrete masonry shelter enclosed in an 8 foot tall wire fence on a 100 square feet area on top of Shirley Peak.

Senior Archaeologist, Phase I Cultural Resources Evaluation, Mountain Ranch, Calaveras County, California

Provided desktop research, tribal consultation, and full Phase 1 report with DPR forms for the construction a new saber transmission tower, and propane tank enclosed in an 8 foot tall wire fence on a 100 square feet area on top of Quiggs Mountain.

Senior Archaeologist, Phase I Cultural Resources Assessment, Glennville, Kern County, California

Provided desktop research, site pedestrian survey, tribal consultation, and full Phase 1 report for the construction a new saber transmission tower, CMU block shelter, and parking lot enclosed in a wire fence on a 100 square feet area on top of Mount Pheasant.



Senior Archaeologist, Phase I Cultural Resources Assessment, Bakersfield, Kern County, California

Provided desktop research, site pedestrian survey, and full Phase 1 report for rezoning project and multiple family residence construction project located in downtown Bakersfield.

Senior Archaeologist, Phase I Cultural Resources Assessment, Fresno, Fresno County, California

Provided desktop research, site pedestrian survey, and full Phase 1 Historic Resources Identification Report for mobile home park wastewater collection and disposal project located in downtown Fresno.

Senior Archaeologist, Phase I Cultural Resources Assessment, Joshua Tree, California

Provided desktop research, site pedestrian survey, and full Phase 1 report for upscale yurt campground construction project located in San Bernadino County.

Post Fire Fuels and Priority Heritage Asset Assessment Surveys, Grindstone Region, Tehama & Glenn Counties, CA (June 2022-December 2022). The Great Basin Institute, Archaeological Crew Lead.

Phase I pedestrian surveys and site recording on post-wildfire burned landscapes within the Mendocino National Forest. Overseeing a small crew in the field survey, site recording, and completion of extensive USDA Forest Service site reports and mapping of cultural resources in the area. Ensured that all pertinent data is documented and reported to Forest Services standards with specific attention to current field conditions, disturbances, vegetation, terrain, and geospatial data of cultural resources. Provided day to day support of the crew and worked as a liaison between the Great Basin Institute and Mendocino National Forest personnel. Conducted Section 106 and Section 110 Priority Heritage Asset assessments of archaeological resources throughout the eastern region of the Mendocino. Assisted in final Phase 1 survey report writing.

2021-2022

Various Cultural Resource Management Survey Projects, GA & NC (June 2021- April 2022). TerraXplorations, Inc., Archaeology Field Director.

Phase I shovel testing in various locations throughout Georgia, in addition to a single project just outside of Raleigh, NC. These projects include road, bridge, and culvert improvement surveys as well as solar tract, farm, and generator surveys. All projects were conducted in 30m intervals along transect within the ESB of the survey area. All positive shovel tests were then delineated in 15m interval cruciform to determine site boundaries. Several projects required the use of metal detection grids in order to thoroughly survey areas of known Civil War activity. A number of projects for the Georgia Department of Transportation also required the probing of areas within the project ESB that were located within 1km from a known cemetery, with potential anomalies delineated and all results fully recorded. Duties include overseeing and directing field crews in locating, collecting, recording, and interpreting data from the survey. The supervision of personnel, including aiding in hiring and firing, performance reviews, training, work allocation, and problem resolution. Ensuring safe work practices and directing morning safety meetings to address potential hazards and safety concerns in the areas scheduled for fieldwork that day. Participation in field and office meetings with PIs and company owners to address scheduling and management procedures based on client needs as well as those of state and federal regulations and requirements.



Cultural Resource Management Survey Project, VAM-1 and Glasgow Pipeline Replacement, VA (May 2021-June 2021). TerraXplorations, Inc., Archaeology Crew Chief.

Phase I shovel test excavations from the replacement of the VAM-1 and Glasgow natural gas pipelines in the Blue Ridge Mountains, near the Appalachian Trail. Evaluated and conducted field work in various conditions in primarily mountainous terrain. Under direct supervision helped to manage and organize field crew in order to complete the project in a timely and efficient manner. Maintained field equipment and assisted in the writing and compilation of all field paperwork. Personally in charge of the majority of all mappings of and oversight of field crew for sites throughout the project area.

Various Cultural Resource Management Survey Projects, LA & MS (August 2020-May 2021). TerraXplorations, Inc., Archaeology Field Technician.

Phase I shovel test excavations for bank mitigation in Northeastern Mississippi along the Buttahatchee River. Phase III survey of two projects; the historic St. Amelia Plantation in Welcome, Louisiana and an unnamed prehistoric village in Plaquemine, Louisiana. The phase III projects both required excavating the foundations of various structures, and in the case of the prehistoric site excavating and mapping postholes within pits. The projects also required drawing plan views, and stratigraphic profiles, as well as feature and level write-ups. Unit excavations included 1mx1m to 3mx3m units, with a few requiring the extension of existing units to chase out observed features and artifact clusters.

Various Cultural Resource Management Survey Projects, ID & WI (June 2020 -July 2020). Tetra Tech, Inc., Archaeology Field Technician.

Phase I pedestrian surveying of various wind and solar farm projects throughout corn and soybean fields.

Cultural Resource Management Survey, Acadiana to Gillis, LA (January 2020-March 2020). BGE, Inc., Archaeology Field Technician.

Phase I shovel test excavations of proposed natural gas pipeline between Acadian and Gillis, Louisiana. This project entailed the excavation of 30mx30m units with distance varying based on HPA and LPA guidelines (a spacing of 30m to 50m respectively). A requirement of the survey was to maintain daily investigation point forms for individual shovel test units. In addition to this, it was required to aid in recording artifacts and photos of sites found throughout the project.

Various Cultural Resource Management Survey Projects, MN & IA (November 2019-December 2019). In Situ Archeological Consulting LLC, Archaeology Field Technician.

Phase I pedestrian surveying of various natural gas and cellular tower projects, as well as Phase II field work entailing the excavation of 45cmX45cm test units and GPS data collection. The projects also occasionally required the writing of site forms, and research for future projects at the Minnesota SHPO collections.

Cultural Resource Management Survey, Ten West Link Project, CA & AZ (August 2019-October 2019). POWER Engineers Inc., Archaeology Field Technician.

Phase I pedestrian survey of the proposed 500 kV transmission line connecting electrical substations in Tonopah, Arizona and Blythe, California. This project entailed working in one of five teams, and often included 1-2 tribal monitors from the Colorado River Indian Tribes. The right of way crews used a 400ft buffer for the corridor, with each team using a 15m spread to survey the proposed transmission line. This survey required the use of a Trimble GPS system to navigate the corridor and plot both isolate and site locations for GIS and recording crew use. As part of the recording crew later in the survey, it was also required to conduct thorough site



analysis and recordation via site forms and Trimble points of each observed artifact and feature, both historic and prehistoric.

Authored Publications

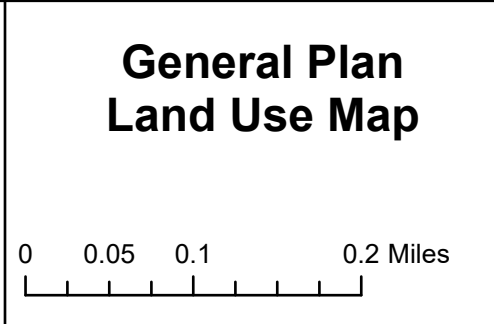
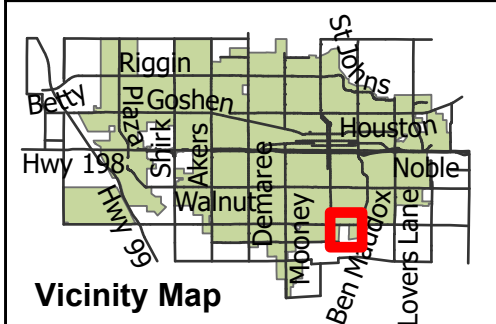
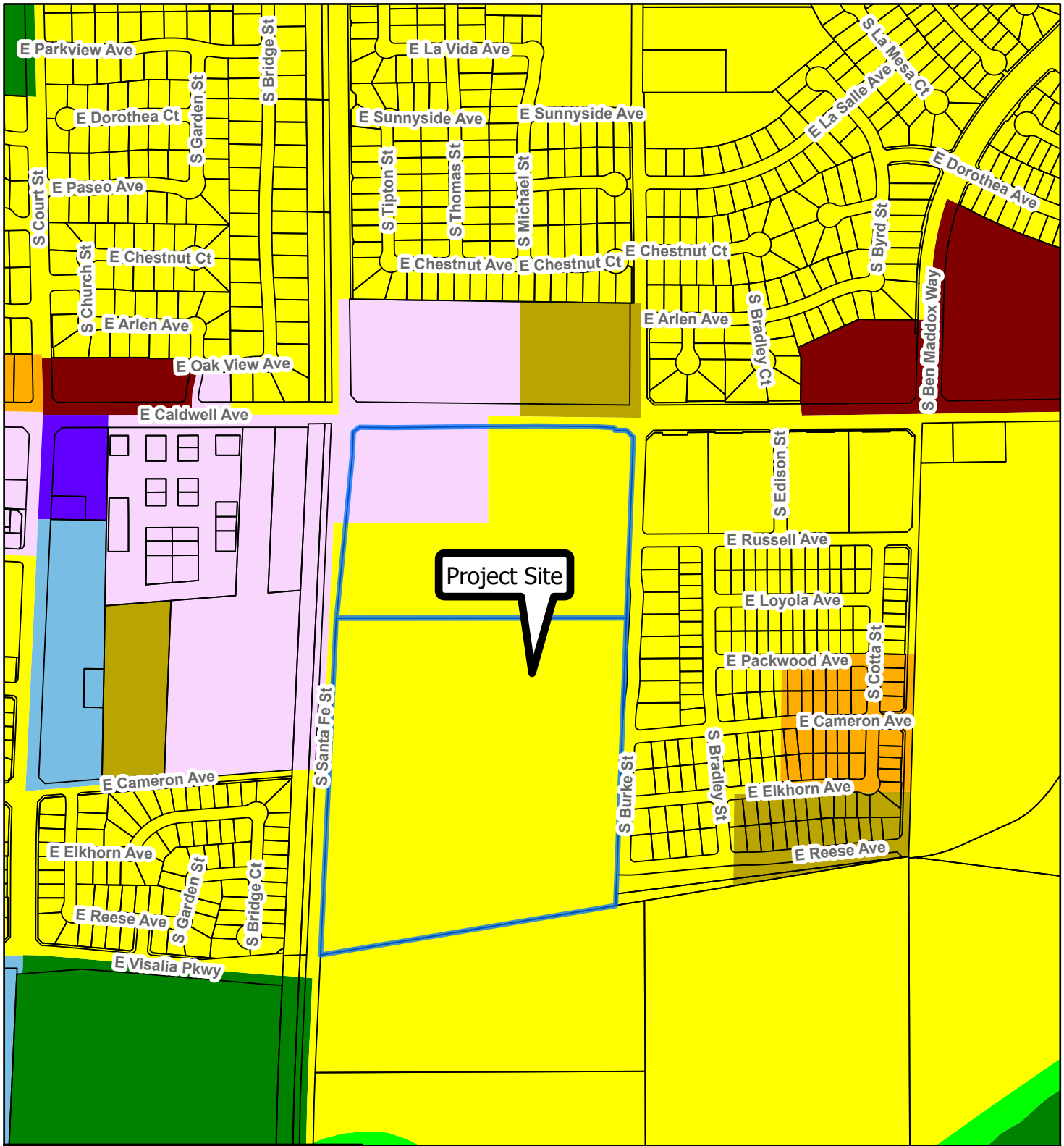
- 2024 Froshour, Heather. "Phase I Cultural Resources Assessment: Well No. 6 Replacement Project, Ivanhoe, California."
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- 2024 Froshour, Heather. "Phase I Cultural Resources Assessment: Realized Dreams Ranch Subdivision Project, Dixon, California."
- 2024 Froshour, Heather, and Rowland, Kevin. "Phase I Cultural Resources Assessment: Lindsay-Strathmore Irrigation District Highline Pipeline Replacement Project, Lindsay, California."
- 2024 Froshour, Heather, and Rowland, Kevin. "Phase I Cultural Resources Assessment/Evaluation: Rd 168 & E Walnut Ave Roundabout Project, Farmersville, California."
- 2024 Froshour, Heather, and Rowland, Kevin. "Phase I Cultural Resources Assessment: Cameron Ranch Housing Subdivision Project, Visalia, California."
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- 2024 Froshour, Heather. "Phase I Cultural Resources Assessment: Lagomarsinio Housing Subdivision Project, Tulare, California."
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- 2023 Froshour, Heather. "Phase I Cultural Resources Evaluation: 30811 Bear Mountain Rd., Yokuts Valley, California."
- 2023 Froshour, Heather. "Phase I Cultural Resources Evaluation: Shirley Peak, Rd. 622, Kern County, California."
- 2023 Froshour, Heather. "Phase I Cultural Resources Evaluation: Sierra Vista Lookout., Quiggs Mountain, Mountain Ranch, California."
- 2023 Froshour, Heather. "Phase I Cultural Resources Evaluation: Granite Rd., Mount Pheasant, Glennville, California."
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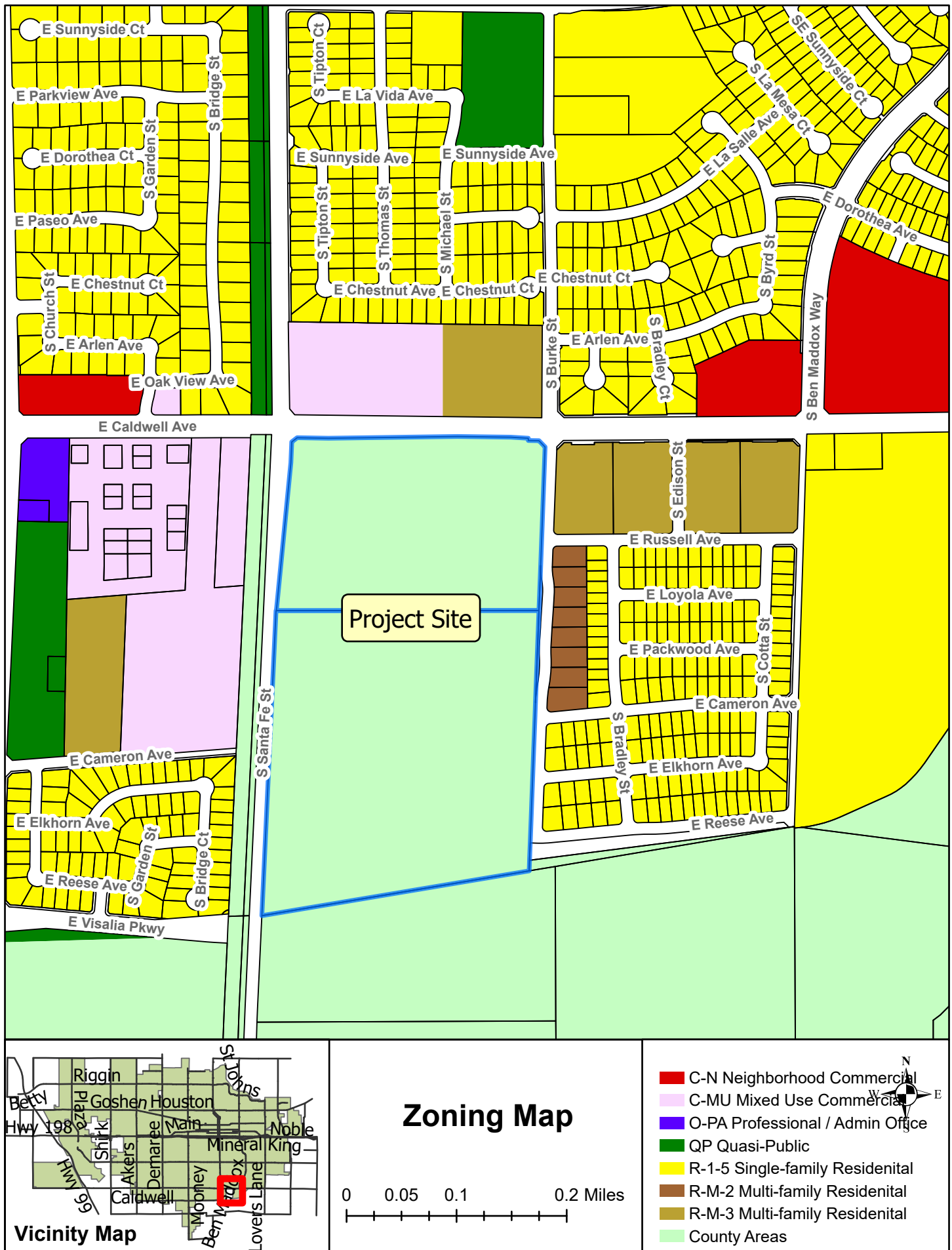
Academic Publications

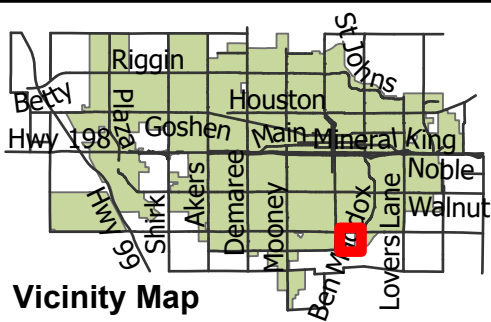
- 2024 Harvey, Amanda R., Atherton, Heather, MacKinnon, Amy, Rushing, Brett, Zimmer, Paul, Froshour, Heather D., & Kubal, Kathleen. "Over a Decade of Design-Build Archaeology on the California High-Speed Rail, Construction Package 1 from Madera to Fresno, California."



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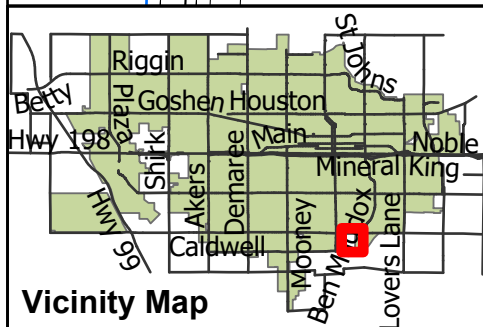
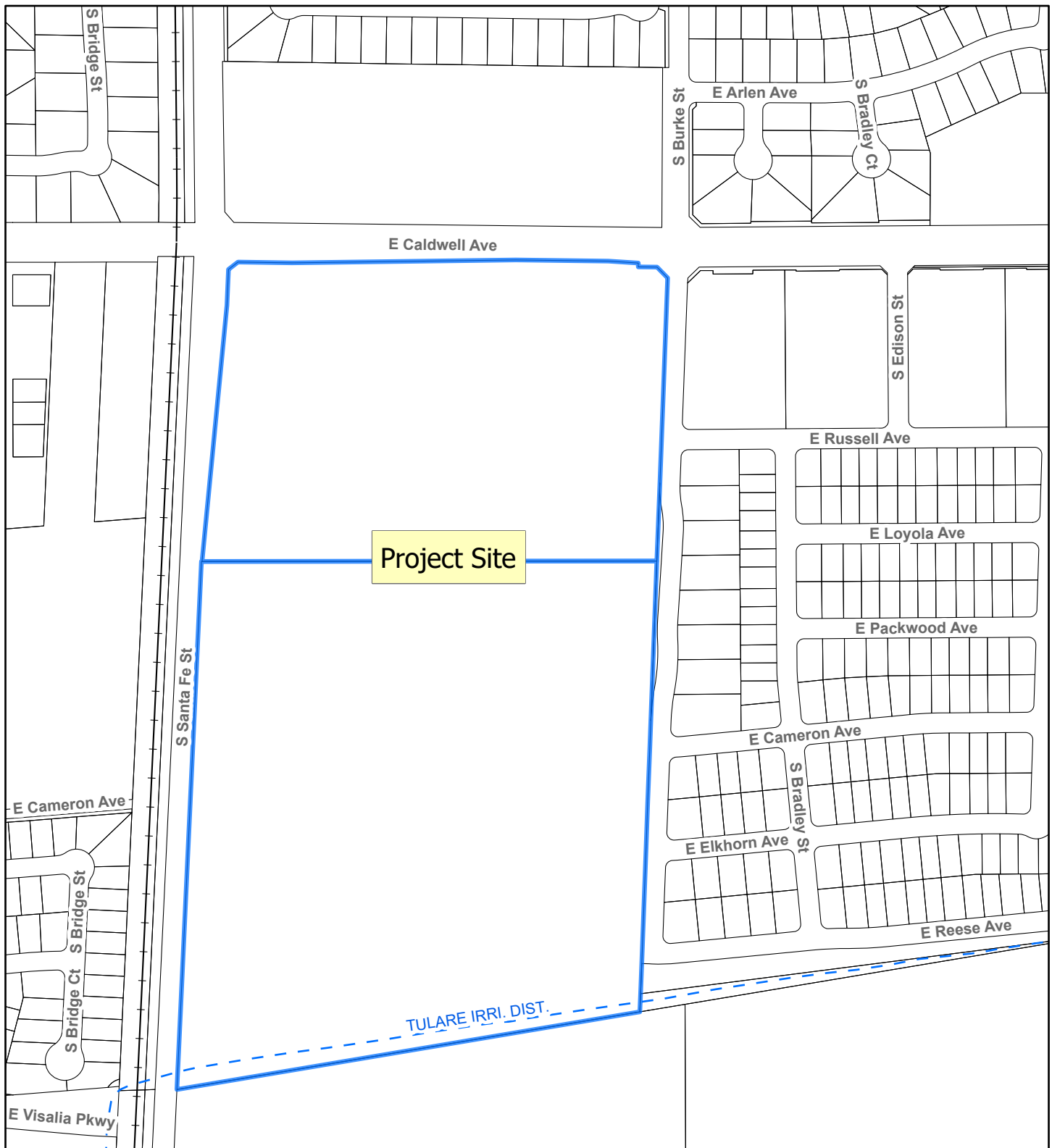




Aerial Map

0 0.04 0.09 0.17 Miles





Location Map



0 100 200 400 Feet

