PLANNING COMMISSION AGENDA

CHAIRPERSON:
Mary Beatie

VICE CHAIRPERSON:
Bill Davis

COMMISSIONERS: Kris Bruce, Pura Cordero, Charlie Norman, Bill Davis, Mary Beatie

MONDAY, OCTOBER 27, 2025
VISALIA COUNCIL CHAMBERS
LOCATED AT 707 WEST 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. **Time Extension for Conditional Use Permit No. 2022-23:** A request by Maracor Development to establish a 292-unit multi-family residential development on 10.8 acres in the R-M-2 (Multi-Family Residential, 3,000 square feet minimum site area) zone. The project site is located on the southwest corner of East K Avenue and South Ben Maddox Way (APNs: 126-750-050 & 126-750-051).

b. **Time Extension for Conditional Use Permit No. 2022-25:** A request by Maracor Development to establish a 342-unit deed restricted affordable multi-family residential development on property totaling 11.41 acres in the Commercial Mixed Use (C-MU) zone. The project site is located on the northwest corner of South Lovers Lane and East Caldwell Avenue (APN 126-850-029).

7. PUBLIC HEARING – (continued from September 22, 2025) Colleen Moreno, Assistant Planner

   a. **Conditional Use Permit No. 2025-21:** A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower within the C-MU (Mixed Use Commercial) zone.

   b. **Variance No. 2025-04:** A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower not meeting the fall zone setback of Section 17.32.163(D)(1)&(2).

   Environmental Assessment Status: N/A.

   Project Location: The project site is located at 3533 West Noble Avenue, within the Visalia Marketplace shopping center southeast corner of West Noble Avenue and South Demaree Street (APN: 095-010-068).

8. PUBLIC HEARING – Colleen Moreno, Assistant Planner

   a. **Conditional Use Permit No. 2025-10:** A request to develop a 47,103 square foot pickleball facility which includes the reconstruction of an existing building and the construction of a new parking lot. The site is zoned C-S (Service Commercial) and C-N (Neighborhood Commercial).

   b. **Variance No. 2025-06:** A request to allow a variance to fence height standards for the placement of a six-foot tall fence in the front yard setback of the project site. The site is zoned C-S (Service Commercial) and C-N (Neighborhood Commercial).

   Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2025-17.

   Project Location: The project site is located at 702 South Bridge Street and will be developed across three existing parcels (APNs: 097-074-003, 097-084-023, 097-084-024).

9. PUBLIC HEARING – Josh Dan, Senior Planner

   Tentative Parcel Map No. 2025-11: A request by Self-Help Enterprises to subdivide one 6.36-acre parcel of R-M-2 (Multi-Family Residential 3,000 square feet per unit) zoned property into two parcels for financing purposes.

   Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-42.

   Project Location: The project site is located at the terminus of the 2400 block of North Highland Street (Approximately 660-ft West of North Dinuba Blvd.). (APN: 090-060-063).

10. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

    a. **Conditional Use Permit No. 2020-07:** A request by Chy Chau to develop a commercial shopping center consisting of a 4,500 square foot convenience store with a service station containing 6 fueling stations (12 vehicle fueling pumps), a 6,000 square foot gas station canopy, a 1,250 square foot quick service restaurant, a 3,000 square foot fast-food restaurant with a 14 vehicle drive-thru lane, a 1,120 square foot coffee-shop with a 10 vehicle drive-thru lane, and 21,000 square feet of retail space, to include a grocery store, on parcels with less than the minimum 5 acre lot size requirement, located on a 5 acre parcel within the C-N (Neighborhood Commercial) Zone.

    b. **Tentative Parcel Map No. 2020-02:** A request by Chy Chau to subdivide a five acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone.

    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 the project will have less than significant impact upon the environment. Mitigation Negative Declaration No. 2020-12 has been prepared for adoption with this project (State Clearinghouse No. 2025091352).

    Project Location: The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 126-970-085).

11. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

    Conditional Use Permit No. 2025-25: A request by Neil Miller to amend Conditional Use Permit to develop a 15,039 square foot multi-purpose building and parking field in association with a church campus, on two parcels totaling 4.70 acres, within the QP (Quasi-Public) Zone.

    Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2025-35.

    Project Location: The project site is located at 1030 South Linwood Street, at the northeast corner of South Linwood Street and West Tulare Avenue (APN: 087-050-018, 020).

12. PUBLIC HEARING – Brandon Smith, Principal Planner

    a. **Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605:** A request by D.R. Horton to subdivide 46.13 acres into a 293-lot single-family residential subdivision, including a portion containing private streets and gated access, and including additional lots for private parks and landscape / lighting district lots, to be located in the R-1-5 and R-M-2 zone districts.

    b. **Tentative Parcel Map No. 2025-12:** A request by D.R. Horton to subdivide 46.13 acres into four parcels to coincide with the phasing of the tentative subdivision map associated with the site, located in the R-1-5 and R-M-2 zone districts.

    Environmental Assessment Status: The project is part of the development of a specific plan area for which environmental impacts were evaluated in the Initial Study / Mitigated Negative Declaration prepared for the Pratt Family Ranch Specific Plan, certified by the Visalia City Council on September 6, 2023, by Resolution No. 2023-40. This IS/MND is being used as the environmental document for this Tentative Subdivision Map and Tentative Parcel Map.

Project Location: The project is located north of the approved Pratt Family Ranch tentative subdivision map located at the northwest corner of Mooney Boulevard and Pratt Avenue. (APN: 078-010-033 & 078-110-024)

13. CITY PLANNER UPDATE –

14. 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, NOVEMBER 6, 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 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.gov or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, NOVEMBER 10, 2025

City of Visalia

Memo

To: Planning Commission

From: Paul Bernal, City Planner / Director
Planning and Community Preservation Dept. / Planning Division

Date: October 27, 2025

Re: Time Extension for Conditional Use Permit No. 2022-23

RECOMMENDATION:

Staff recommends that the Planning Commission approve a one-year time extension for Conditional Use Permit No. 2022-23 which is set to expire on January 9, 2026, pursuant to Zoning Ordinance Section 17.38.030. The project is consistent and in conformance with the City's General Plan, Housing Element, Zoning Ordinance, and in conformance with the State Housing Accountability Act (Government Code section 66589.5).

BACKGROUND:

Conditional Use Permit (CUP) No. 2022-23 was a request by Maracor Development to develop a deed restricted affordable 292-unit multi-family residential development on 10.8 acres in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) zone. The project site is located on the southwest corner of East K Avenue and South Ben Maddox Way (APNs: 126-750-050 & 126-750-051).

The multi-family development will be developed at a density of 27.04 units per acre. The density proposed for this development is allowed with a Density Bonus according to state law. The multi-family development consists of two- and three-story buildings containing seven building types with one, two, and three-bedroom units surrounded by on-site landscaping. The development will include a total of 578 parking stalls broken down into 292 covered parking stalls and 286 open parking stalls, 12 of which are accessible. In addition, the multi-family development proposes a six-foot high wood fence along the west project boundary adjacent to an existing single-family development. An existing seven-foot high block wall will remain along the southern project boundary adjacent to existing single-family homes. The project also includes the construction of sidewalks along East K Avenue and Ben Maddox Way and landscaping frontage improvements.

On January 9, 2023, the Visalia Planning Commission conducted a public hearing and approved CUP No. 2022-23 by a 5-0 vote per Resolution No. 2022-51. The Planning Commission's approval was appealed and on February 21, 2023, the City Council upheld the Planning Commission's approval and denied the appeal per Resolution No. 2023-02. Copies of both resolutions are attached to this time extension request memorandum and links to review both the Planning Commission and City Council staff reports are provided below:

Planning Commission:
https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=52746

City Council:
https://visalia.legistar.com/LegislationDetail.aspx?ID=6557045&GUID=64DDB7EA-331C-4E18-B27E-42C48C3C0DA5

REQUEST

The applicant has requested a one-year time extension as described in the attached correspondence received in a timely manner. The expiration date for CUP No. 2022-23 was January 9, 2025, which is two years from the date of the Planning Commission's approval. However, per Assembly Bill (AB) 2729 which was enacted on January 1, 2025, this automatic State time extension extended all housing entitlements which were issued prior to and was in effect on January 1, 2024, and set to expire prior to December 31, 2025, for an additional 18 months. The approval of AB 2729 automatically extended the expiration date for CUP No. 2022-23 to July 9, 2026.

The applicant has submitted this time extension request pursuant to Zoning Ordinance Section 17.38.030, which allows for up to a one-year time extension. This would be the first applicant-requested time extension for this CUP and the only time extension eligible for the CUP under Zoning Ordinance Section 17.38.030. If granted by the Planning Commission, the extension allows a total of three years for the applicant to act upon the CUP pursuant to Visalia's local ordinance without taking into account any automatic State time extensions that otherwise could extend the expiration date of a housing entitlement. At this time, staff is not aware of any other automatic State time extensions that could be applied to this project.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date of July 9, 2027, to be issued a building permit from the City and commence and diligently pursue construction toward completion on the site. If the request is denied, the applicant will have to re-file a new CUP application.

ATTACHMENTS:

1. Letter of request for the Time Extension
2. Resolution No. 2022-51 and 2023-02 for Conditional Use Permit No. 2022-23
3. Site Plan Exhibit for Conditional Use Permit No. 2022-23
4. Location Map

MARACOR

December 13, 2024

Paul Bernal, Director
Planning and Community Preservation Department
City of Visalia

Sent Via Email: paul.bernal@visalia.city

Re: Request of One Year Extension of CUP No. 2022-23
(Ben Maddox and K Ave.)

Dear Paul,

Our project CUP No. 2022-23 is set to expire February 21, 2025. This letter sets forth our request for a one-year extension of the referenced conditional use permit. The payment of the $277.00 filing fee is being handled separately by our partner, The Pacific Companies. Please have our request scheduled for January 13, 2025, Planning Commission meeting.

Sincerely,

Maracor Development, Inc.
a California Corporation

By: _____
Christopher Hawke

CC: Don Slattery (via email: dons@tpchousing.com)
Brandon Smith (via email: brandon.smith@visalia.city)

RESOLUTION NO. 2022-51

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-23, A REQUEST BY MARACOR DEVELOPMENT TO DEVELOP A 292-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 10.8 ACRES IN THE R-M-2 (MULTI-FAMILY RESIDENTIAL, 3,000 SQ. FT. MINIMUM SITE AREA) ZONE. THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF K AVENUE AND BEN MADDOX WAY (APNS: 126-750-050 & 126-750-051).

WHEREAS, Conditional Use Permit No. 2022-23 is a request by Maracor Development to develop a 292-unit multi-family residential development on 10.8 acres in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) zone. The project site is located on the southwest corner of K Avenue and Ben Maddox Way (APNs: 126-750-050 & 126-750-051); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 9, 2023; 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, a Notice of Exemption was prepared for the conditional use permit. Notice of Exemption No. 2022-51 disclosed that no additional environmental review is required, and that the Environmental Impact Report prepared for the City of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, was used for the adoption of the General Plan Land Use Designation of the subject site; and

NOW, THEREFORE, BE IT RESOLVED that Notice of Exemption No. 2022-51 was prepared 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 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
    a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed 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. Multiple General Plan policies (LU-P-52 and LU-P-56) identify the implementation of development standards to ensure that new multi-family residential development will contribute to positive land use compatibility. The size

of the property combined with the allotted number of units requires a conditional use permit for development of the site, wherein the proposed development can be reviewed for consistency and compatibility with adjacent properties.

The proposed project will result in the creation of a new multi-family residential development consisting of 3 two-story buildings and 7 three-story buildings totaling 292 units. The three-story buildings are planned along the street frontages and interior of the project while the two-story buildings will be place along the back of the development closer to the neighboring single-family development to the south. The areas south, east, and west of the subject site are comprised of single-family residential development. There is also single-family homes along with vacant property planned and zoned for multi-family to the north across East K Avenue.

The site plan (see Exhibit A) depicts that the row of multi-family buildings along the south side of the development, adjacent to single-family residential, will be two-story and a minimum of 68 feet from the east property line providing at least 85 feet between the multi-family buildings and the nearest single-family residential homes to the south. The single-family home to the west of the site will also be a minimum of 85 feet away from the nearest multi-family building.

b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the proposed housing development conforms with the provisions of state density bonus law and with Article 2 of Chapter 17.32 of the City of Visalia Ordinance Code (Density Bonuses, Concessions and Other Incentives for Lower and Very Low-Income Households and for Senior Housing). Specifically, the project is consistent with the following requirements of state law:
   a. The housing development provides the affordable units required by state density bonus law to be eligible for the density bonus and any incentives, parking reduction, or waivers requested.
   b. The requested incentives will result in identifiable and actual cost reductions to provide for affordable housing costs or rents.

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 project be developed consistent with the comments and conditions of the Site Plan Review 2022-065.
2. That the development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", "C", "D", "E", "F", "G", "H", and corresponding floor plans shown in Exhibit "I".
3. That a six-foot high wood fence shall be installed along the west property line where existing fencing or block wall is not in place as depicted in Exhibit "K". If the developer elects to install fencing along the Ben Maddox and K Avenue street frontages, then the developer shall install wrought iron fencing in compliance with Section 17.36.040.B of the Zoning Ordinance.

4. That the setbacks illustrated in Exhibit "A" shall be maintained.
5. That the community building be developed as depicted in Exhibit "J".
6. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
7. That the community building, pool, tot lot, and open space shall be installed as a part of the development and maintained in good working/accessible order.
8. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
9. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
10. Provide street trees per the City's Street Tree Ordinance.
11. That the developer/owner shall enter into an affordable housing agreement with the city, in a form approved by the city attorney, to be executed by the city manager, to ensure that the requirements of Chapter 17.32 Article 2 Density Bonuses, Concessions and Other Incentives for Lower and Very Low-Income Households and for Senior Housing are satisfied. The affordable housing agreement shall guarantee the affordability of the affordable units for a minimum of fifty-five (55) years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
12. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.

b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.

c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.

d. Maintain all electrical, plumbing, heating, and other facilities in good working order.

e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.

f. Remove graffiti within 24 hours of it having been observed.

g. Recreation facilities shall be for tenant use only.

h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.

i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.

j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

a. Automatic irrigation systems shall be maintained.

b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.

c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.

d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

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

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

a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).

b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.

c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.

d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.

e. Standards of behavior for tenants that could lead to eviction.

f. All tenants shall read and receive a copy of the Tenant Agreement.

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

Commissioner Tavarez offered the motion to this resolution. Commissioner Gomez seconded the motion and it carried by the following vote:

AYES: Commissioners Tavarez, Gomez, Beatie, Peck, Hansen
NOES:
ABSTAINED:
ABSENT:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Paul Bernal, Community Development Director

I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2022-51, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on January 9, 2023.

Paul Bernal, Community Development Director

Marvin Hansen, Chairperson

RESOLUTION NO. 2023-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA DENYING THE APPEAL AND APPROVING THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 2022-23, A REQUEST BY MARACOR DEVELOPMENT TO ESTABLISH A 292-UNIT DEED RESTRICTED AFFORDABLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 10.8 ACRES IN THE R-M-2 (MULTI-FAMILY RESIDENTIAL, 3,000 SQ. FT. MINIMUM SITE AREA) ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHWEST CORNER OF EAST K AVENUE AND SOUTH BEN MADDOX WAY (APNS: 126-750-050 & 126-750-051)

WHEREAS, Conditional Use Permit No. 2022-23 is a request by Maracor Development to establish a 292-unit deed restricted affordable multi-family residential development on 10.8 acres in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) zone. The project site is located on the southwest corner of East K Avenue and South Ben Maddox Way (APNs: 126-750-050 & 126-750-051); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 9, 2023, and concluded said hearing on that date; and

WHEREAS, the Planning Commission of the City of Visalia found Conditional Use Permit No. 2022-23 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 approved Conditional Use Permit No. 2022-23 based on the findings contained in Resolution No. 2022-51, consistent with Visalia Municipal Code Section 17.38.110, and with the provisions of the State Density Bonus Law and with Article 2 of Chapter 17.32 of the City of Visalia Ordinance Code (Density Bonuses, Concessions and Other Incentives for Lower and Very Low-Income Households and for Senior Housing); and

WHEREAS, an appeal of the Planning Commission's approval of Conditional Use Permit No. 2022-23, was received on January 19, 2023; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days of a published public hearing notice held a public hearing before said Council on February 21, 2023; and

WHEREAS, a Notice of Exemption was prepared for the conditional use permit. Notice of Exemption No. 2022-51 disclosed that no additional environmental review is required, and that the Environmental Impact Report prepared for the City of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, was used for the adoption of the General Plan Land Use Designation of the subject site; and

NOW, THEREFORE, BE IT RESOLVED that Notice of Exemption No. 2022-51 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:

    a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed 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. Multiple General Plan policies (LU-P-52 and LU-P-56) identify the implementation of development standards to ensure that new multi-family residential development will contribute to positive land use compatibility. The size of the property combined with the allotted number of units requires a conditional use permit for development of the site, wherein the proposed development can be reviewed for consistency and compatibility with adjacent properties.

    Based on the site's Medium Density Residential land use designation, which permits residential density between 10 to 15 units per acre, and the R-M-2 zoning designation for the site, the site could accommodate a base density of 162 residential units, which equates to 15 units per acre. However, based on the project providing 100% affordable housing units the State Density Bonus Law allows for an additional 80% increase in density in exchange for providing 100% of the units as affordable to lower income residents. The 80% increase brings the overall project density to 292 units which equates to 27.04 units per acre.

    The proposed project will result in the creation of a new multi-family residential development which is consistent with General Plan land use designation of Medium Density Residential and the R-M-2 zoning designation for the site. The project consists of 3 two-story buildings and 7 three-story buildings totaling 292 units. The three-story buildings are planned along the street frontages and interior of the project while the two-story buildings will be place along the back of the development closer to the neighboring single-family development to the south. The areas south, east, and west of the subject site are comprised of single-family residential development. There are also single-family homes along with vacant property planned and zoned for multi-family to the north across East K Avenue.

    The site plan depicts that the row of multi-family buildings along the south side of the development, adjacent to single-family residential, will be two-story and a minimum of 68 feet from the south property line providing at least 85 feet between the multi-family buildings and the nearest single-family residential homes to the south. The single-family home to the west of the site will also be a minimum of 85 feet away from the nearest multi-family building. The project layout is consistent and in conformity with the objective standards of applicable City land use plans, policies, and ordinances.

Furthermore, the Housing Accountability Act (HAA) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be 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 there is no feasible way to mitigate or avoid the impact. There is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards.

b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed 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. Multiple General Plan policies (LU-P-52 and LU-P-56) identify the implementation of development standards to ensure that new multi-family residential development will contribute to positive land use compatibility. The size of the property combined with the allotted number of units requires a conditional use permit for development of the site, wherein the proposed development can be reviewed for consistency and compatibility with adjacent properties.

The proposed project will result in the creation of a new multi-family residential development which is consistent with General Plan land use designation of Medium Density Residential and the R-M-2 zoning designation for the site. The project consists of 3 two-story buildings and 7 three-story buildings totaling 292 units. The three-story buildings are planned along the street frontages and interior of the project while the two-story buildings will be place along the back of the development closer to the neighboring single-family development to the south.

The project is required to construct a 10-foot sidewalk along East K Avenue, which is designed to accommodate both bicycles and pedestrians and is required to build an 8-foot sidewalk along Ben Maddox Way. In addition to the sidewalks, curb, gutter, and streetlights will be installed along both Ben Maddox Way and K Avenue as required per the City's Engineering Development standards. The project will also require additional widening of K Avenue at the Ben Maddox Way intersection. This additional widening is required to accommodate three lanes approaching the intersection along K Avenue to facilitate turning movements in each direction through this intersection. These improvements along with several other offsite improvements are conditions of project approval, which are included in the attached City Council resolution.

Furthermore, development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address the increase in

traffic. The Ben Maddox Way and K Avenue intersection is monitored by the City to determine when future signalization will occur at this intersection. The development of the site will result in the developer paying into the City's Transportation Impact Fee program which is used to pay for roadway improvements throughout the entire community.

3. That the proposed housing development conforms with the provisions of state density bonus law and with Article 2 of Chapter 17.32 of the City of Visalia Ordinance Code (Density Bonuses, Concessions and Other Incentives for Lower and Very Low-Income Households and for Senior Housing). Specifically, the project is consistent with the following requirements of state law:

   a. The housing development provides the affordable units required by state density bonus law to be eligible for the density bonus and any incentives, parking reduction, or waivers requested.

      The State Density Bonus Law (California Government Code Section 65915 to 65918) creates incentives for developers that provide affordable housing within their projects by granting increased density which than allows a developer to seek other regulatory incentives known as "concessions and incentives" from development standards. Under Government Code Section 65915(f)(3)(D)(i), projects that provide 100% of the units as affordable for lower income residents are eligible for 80% additional density over the base density allowed under the Project site's zoning. Additionally, under Government Code Section 65915(d)(2)(D) projects that provide 100% of the units as affordable for lower income residents are eligible for up to four (4) concessions and incentives. Under the State Density Bonus Law, a concession and incentive is defined as a reduction in a development standard (zoning or design requirements) that will result in an identifiable and actual cost reduction for affordable housing (Government Code Section 65915(k)(1). The developer of this project is not seeking any concessions or incentives afforded to them under the State Density Bonus Law and has opted to comply with the development standards as required in the Zoning Ordinance. The developer is only seeking a density bonus as prescribed by state law.

      Based on the site's Medium Density Residential land use designation, which permits residential density between 10 to 15 units per acre, and the R-M-2 zoning designation for the site, the site could accommodate a base density of 162 residential units, which equates to 15 units per acre. However, based on the project providing 100% affordable housing units the State Density Bonus Law allows for an additional 80% increase in density in exchange for providing 100% of the units as affordable to lower income residents. The 80% increase brings the overall project density to 292 units which equates to 27.04 units per acre.

   b. The requested incentives will result in identifiable and actual cost reductions to provide for affordable housing costs or rents.

      The developer of this project is not seeking any concessions or incentives afforded to them under the State Density Bonus Law and has opted to comply with the development standards as required in the Zoning Ordinance. The developer is only seeking a density bonus as prescribed by state law.

Based on the site's Medium Density Residential land use designation, which permits residential density between 10 to 15 units per acre, and the R-M-2 zoning designation for the site, the site could accommodate a base density of 162 residential units, which equates to 15 units per acre. However, based on the project providing 100% affordable housing units the State Density Bonus Law allows for an additional 80% increase in density in exchange for providing 100% of the units as affordable to lower income residents. The 80% increase brings the overall project density to 292 units which equates to 27.04 units per acre.

BE IT FURTHER RESOLVED that the City Council denies the appeal, upholds the Planning Commission's approval, and approves the Conditional Use Permit on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 17.38 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 2022-065.
2. That the development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", "C", "D", "E", "F", "G", "H", and corresponding floor plans shown in Exhibit "I".
3. That a six-foot high wood fence shall be installed along the west property line where existing fencing or block wall is not in place as depicted in Exhibit "K". If the developer elects to install fencing along the Ben Maddox and K Avenue street frontages, then the developer shall install wrought iron fencing in compliance with Section 17.36.040.B of the Zoning Ordinance.
4. That the setbacks illustrated in Exhibit "A" shall be maintained.
5. That the community building be developed as depicted in Exhibit "J".
6. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
7. That the community building, pool, tot lot, and open space shall be installed as a part of the development and maintained in good working/accessible order.
8. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
9. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
10. Provide street trees per the City's Street Tree Ordinance.

11. That the developer/owner shall enter into an affordable housing agreement with the city, in a form approved by the city attorney, to be executed by the city manager, to ensure that the requirements of Chapter 17.32 Article 2 Density Bonuses, Concessions and Other Incentives for Lower and Very Low-Income Households and for Senior Housing are satisfied. The affordable housing agreement shall guarantee the affordability of the affordable units for a minimum of fifty-five (55) years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

12. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions**:**

A. Maintenance and Operations

a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.

b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.

c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.

d. Maintain all electrical, plumbing, heating, and other facilities in good working order.

e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.

f. Remove graffiti within 24 hours of it having been observed.

g. Recreation facilities shall be for tenant use only.

h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.

i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.

j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

a. Automatic irrigation systems shall be maintained.

b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.

c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.

d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

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

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

a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).

b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.

c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.

d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.

e. Standards of behavior for tenants that could lead to eviction.

f. All tenants shall read and receive a copy of the Tenant Agreement.

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

LEGAL DESCRIPTION:

APN: 126–750–050

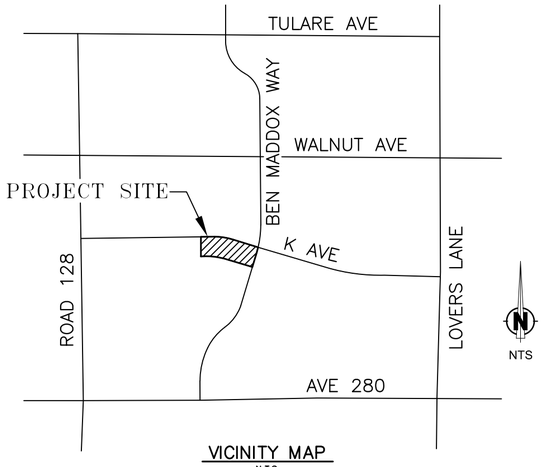
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 1°02'03" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 897.80 FEET TO A POINT IN THE SOUTH RIGHT–OF–WAY LINE OF "K" ROAD; THENCE NORTH 89°32'48" EAST, ALONG SAID RIGHT–OF–WAY LINE, 426.68 FEET TO AN ANGLE POINT IN SAID SOUTH RIGHT–OF–WAY LINE; THENCE CONTINUING ALONG SAID SOUTH RIGHT–OF–WAY LINE, SOUTH 73°29'58" EAST, 90.96 FEET; THENCE SOUTH 1°02'03" EAST, PARALLEL WITH SAID WEST LINE, 1,077.32 FEET; THENCE SOUTH 89°33'20" WEST, 520.79 FEET TO A POINT IN THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 1°01'00" EAST, ALONG LAST SAID WEST LINE, 206.02 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ANY PORTION THERE OF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACTS:
MADDOX @ CALDWELL, UNIT 3B, AS PER MAP RECORDED IN BOOK 38, PAGE 35 OF MAPS, TULARE COUNTY RECORDS.
MADDOX @ CALDWELL 5, PHASE 1, AS PER MAP RECORDED IN BOOK 40, PAGE 13 OF MAPS, TULARE COUNTY RECORDS.
MADDOX @ CALDWELL 5, PHASE 2, AS PER MAP RECORDED IN BOOK 40, PAGE 18 OF MAPS, TULARE COUNTY RECORDS.
MADDOX @ CALDWELL 5, PHASE 3, AS PER MAP RECORDED IN BOOK 40, PAGE 19 OF MAPS, TULARE COUNTY RECORDS.
MADDOX @ CALDWELL 5, PHASE 4, AS PER MAP RECORDED IN BOOK 41, PAGE 63 OF MAPS, TULARE COUNTY RECORDS.

APN: 126–750–051

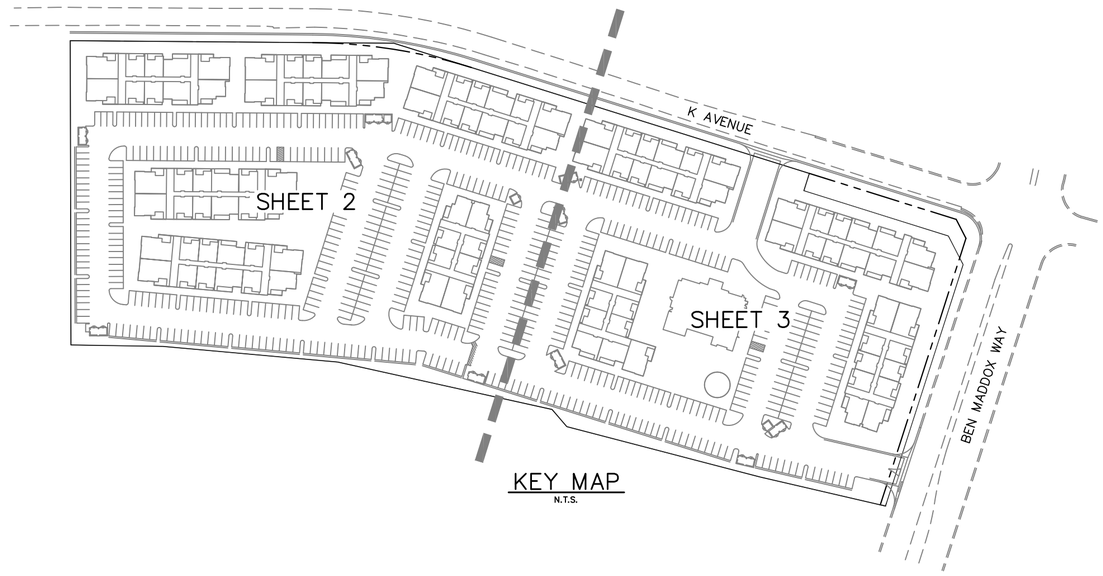
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH 1°02'03" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 897.80 FEET TO A POINT IN THE SOUTH RIGHT–OF–WAY LINE OF "K" ROAD;
THENCE NORTH 89°32'48" EAST, ALONG SAID SOUTH RIGHT–OF–WAY LINE, 426.68 FEET TO AN ANGLE POINT IN SAID SOUTH RIGHT–OF–WAY LINE;
THENCE, CONTINUING ALONG SAID SOUTH RIGHT–OF–WAY LINE, SOUTH 73°29'58" EAST, 906.48 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 1°19'04" EAST ALONG SAID EAST LINE 633.60 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0°43'40" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 206.02 FEET;
THENCE SOUTH 89°33'20" WEST, 1284.20 FEET TO A POINT IN THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 1°01'00" EAST, ALONG SAID WEST LINE, 206.02 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION4, TOWNSHIP 10 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 1°02'03" WEST ALONG THE WETS LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 897.80 FEET TO A POINT IN THE SOUTH RIGHT–OF–WAY LINE OF "K" ROAD;
THENCE NORTH 89°32'48" EAST, ALONG SAID SOUTH RIGHT–OF–WAY LINE, 426.68 FEET TO AN ANGLE POINT IN SAID SOUTH RIGHT–OF–WAY LINE;
THENCE, CONTINUING ALONG SAID SOUTH RIGHT–OF–WAY LINE, SOUTH 73°29'58" EAST, 90.96 FEET; THENCE SOUTH 1°02'03" EAST, PARALLEL WITH SAID WETS LINE, 1077.32 FEET; THENCE SOUTH 89°33'20" WEST, 520.79 FEET TO A POINT IN THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 1°01'00" EAST, ALONG SAID WEST LINE, 206.02 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACTS:
MADDOX @ CALDWELL, UNIT 3B, AS PER MAP RECORDED IN BOOK 38, PAGE 35 OF MAPS, TULARE COUNTY RECORDS.
MADDOX @ CALDWELL 5, PHASE 1, AS PER MAP RECORDED IN BOOK 40, PAGE 13 OF MAPS, TULARE COUNTY RECORDS.
MADDOX @ CALDWELL 5, PHASE 2, AS PER MAP RECORDED IN BOOK 40, PAGE 18 OF MAPS, TULARE COUNTY RECORDS.
MADDOX @ CALDWELL 5, PHASE 3, AS PER MAP RECORDED IN BOOK 40, PAGE 19 OF MAPS, TULARE COUNTY RECORDS.
MADDOX @ CALDWELL 5, PHASE 4, AS PER MAP RECORDED IN BOOK 41, PAGE 63 OF MAPS, TULARE COUNTY RECORDS.
ALSO EXCEPTING THEREFROM, ALL THAT PORTION LYING WITHIN K ROAD AND BEN MADDOX WAY.
ALSO EXCEPTING THEREFROM, ALL THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF BEN MADDOX WAY.

NOTES:

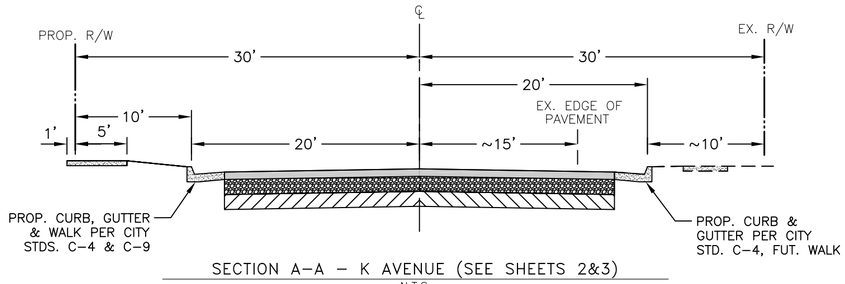
1. REPAIR ALL DAMAGED AND/OR OFF–GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEERING PRIOR TO OCCUPANCY.
2. ANY SURVEY MONUMENT WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OF LICENSED SURVEYOR.
3. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT–OF WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1–800–642–2444.
4. TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
5. THIS AREA IS WITHIN FLOODZONE X
6. PROJECT TO EXTEND SEWER AND STORM MAINS AS REQUIRED BY CITY ENGINEER AND PER CITY MASTER PLANS.
7. PUBLIC STREET IMPROVEMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, SIDEWALKS, PARKWAY LANDSCAPING, CURB AND GUTTER, STREET LIGHTING, UTILITY RELOCATIONS, DRIVE APPROACHES, PAVEMENT, AND SIGNAGE AND STRIPING.
8. ADDITIONAL RIGHT–OF–WAY AND/OR EASEMENTS DEDICATION FOR BEN MADDOX WAY AND K AVENUE AS REQUIRED BY THE CITY ENGINEER.
9. EXISTING SEWER MAIN ON BEN MADDOX WAY AND K AVENUE IS AVAILABLE TO SERVE NEW DEVELOPMENT AS REQUIRED BY THE CITY ENGINEER.
10. LANDSCAPING OR OTHER IMPROVEMENTS WILL NOT IMPEDE PROPER SIGHT DISTANCE PER CITY SIGHT DISTANCE STANDARDS.
11. PROVIDE 10% FUTURE E.V. CHARGING PARKING SPACES.



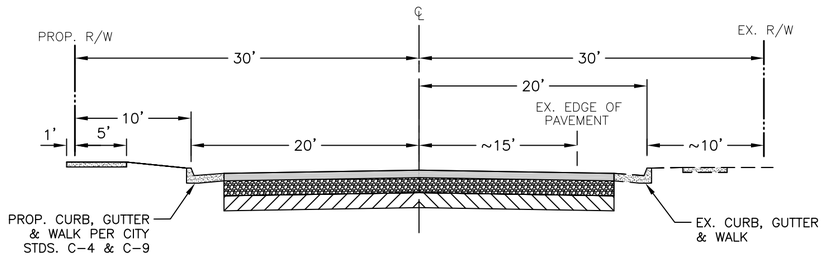
VICINITY MAP
N.T.S.



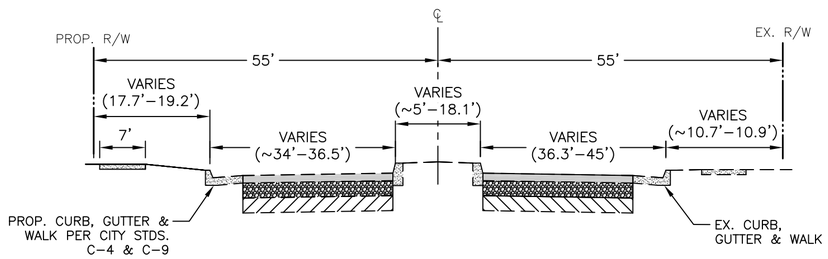
KEY MAP
N.T.S.



SECTION A–A – K AVENUE (SEE SHEETS 2&3)
N.T.S.



SECTION B–B – K AVENUE (SEE SHEET 3)
N.T.S.



SECTION C–C – BEN MADDOX WAY (SEE SHEET 3)
N.T.S.

SITE NOTES:

EXISTING BUILDINGS
NONE

EXISTING TREES
EXISTING TREES TO BE REMOVED

EXISTING GENERAL PLAN LAND USE
MEDIUM DENSITY RESIDENTIAL

PLANNED GENERAL PLAN LAND USE
HIGH DENSITY RESIDENTIAL

EXISTING ZONING
R–M–2

PROPOSED ZONING
R–M–2

SOURCE OF WATER
CALIFORNIA WATER

SOURCE OF SEWAGE DISPOSAL
CITY OF VISALIA

SOURCE OF WASTE DISPOSAL
CITY OF VISALIA

SOURCE OF ELECTRICITY
SOUTHERN CALIFORNIA EDISON

SOURCE OF DATA
RECORD INFORMATION

SOURCE OF GAS
SOUTHERN CALIFORNIA EDISON

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
126–750–050; 126–750–051

SITE AREA
10.8 AC. (GROSS & NET)

DENSITY
292 UNITS
27.04 UNITS PER ACRE

OPEN SPACE
23,522 SF REQUIRED (5% OF SITE AREA)
83,968 SF PROPOSED
39,744 SF PORCHES & DECKS
123,712 SF TOTAL PROVIDED (26% OF SITE AREA)

PARKING
REQUIRED:
438 RESIDENT PARKING
73 GUEST PARKING
511 REQUIRED PARKING (1.75 SP/DU)

PROPOSED:
450 STANDARD STALLS (224 COVERED)
116 COMPACT STALLS (64 COVERED)
12 ACCESSIBLE STALLS (4 COVERED)
578 PROPOSED PARKING (292 COVERED)

PERCENTAGE OF PARKING AREA ONLY DEVOTED TO LANDSCAPING: 13%

APPLICANT
MARACOR DEVELOPMENT, INC.
61 MORAGA WAY, SUITE 4
ORINDA, CA 94563
925–389–6836

COVER SHEET

CONDITIONAL USE PERMIT PLAN

OWNER
Trd 3-Brackenwood LLC
1969 HILLMAN ST.
TULARE, CA 93274

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail lorrens@harbour-engineering.com

REVISIONS

SHEET NO. 1 OF 4

DATE: 11–14–22

DRAWN BY: SDH

EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 1966 IN INSTRUMENT NO. 7624 IN BOOK 2640, PAGE 430, O.R.T.C.

PROP. CURB, GUTTER & WALK

EAST K AVENUE

EX. R/W

PROP. R/W

EX. C/L

PROP. C/L

EX. EDGE OF PAVEMENT

PROP. CURB, GUTTER & WALK

PROP. CURB & GUTTER

EX. R/W

5' (WIDTH VARIES)

13.3' (WIDTH VARIES)

R=750'

UNKNOWN UTILITY STUB

PROPOSED 6' WOOD FENCE

EX. 1.5' RETAINING WALL WITH 6' WOOD FENCE TO REMAIN

EX. 1.5' RETAINING WALL WITH 6' WOOD FENCE TO REMAIN

PROPOSED BUILDING 3S-30B

PROPOSED BUILDING 3S-30B

PROPOSED BUILDING 3S-36A

PROPOSED BUILDING 3S-36A

PROPOSED BUILDING 2S-24A

PROPOSED BUILDING 2S-16A

EXISTING BUILDING

LAUNDRY

OH

TE

6' BLOCK WALL

6' BLOCK WALL

LOT LINE TO BE ADJUSTED/MERGED

EX. MINI-STORAGE BLOCK WALL TO REMAIN

SEE SHEET 3

SCALE: 1" = 40'

LEGEND:

PE	PROPOSED PEDESTRIAN EASEMENT NOW DEDICATED FOR PUBLIC USE
OH	2' PARKING OVERHANG SETBACK
TE	PROPOSED TRASH ENCLOSURE PER CITY STDS. R-1, 4, 6 & 7
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	PROPOSED OPEN SPACE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED CARPORT
W	EX. WATER VALVE
SS	EX. SANITARY SEWER MANHOLE
JP	EX. JOINT POLE
X X	EX. FENCE AS NOTED
	EX. SIGN
C	COMPACT PARKING STALLS (8' WIDE)
PP	EX. POWER POLE TO EITHER BE UNDERGROUNDED, IF APPLICABLE, OR RELOCATED BASED ON FINAL DESIGN.
	HANDICAP STALL
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT

CONDITIONAL USE PERMIT PLAN

OWNER

Trd 3-Brackenwood LLC

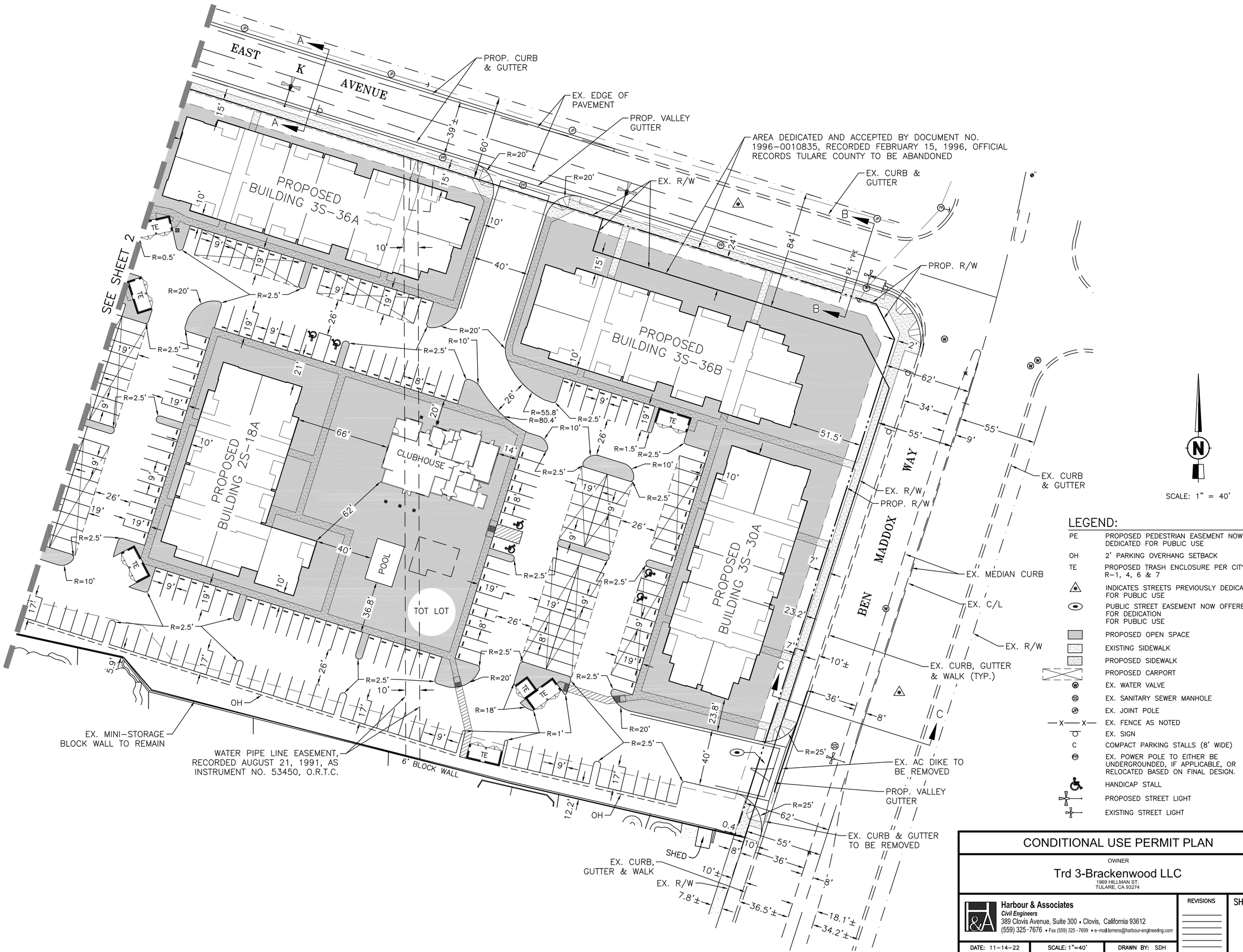
1969 HILLMAN ST.
TULARE, CA 93274

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail torrens@harbour-engineering.com

REVISIONS

SHEET NO. 2 OF 4

DATE: 11-14-22 | SCALE: 1"=40' | DRAWN BY: SDH



LEGEND:

PE	PROPOSED PEDESTRIAN EASEMENT NOW DEDICATED FOR PUBLIC USE
OH	2' PARKING OVERHANG SETBACK
TE	PROPOSED TRASH ENCLOSURE PER CITY STDS. R-1, 4, 6 & 7
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	PROPOSED OPEN SPACE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED CARPORT
W	EX. WATER VALVE
SS	EX. SANITARY SEWER MANHOLE
JP	EX. JOINT POLE
X X	EX. FENCE AS NOTED
	EX. SIGN
C	COMPACT PARKING STALLS (8' WIDE)
PP	EX. POWER POLE TO EITHER BE UNDERGROUNDED, IF APPLICABLE, OR RELOCATED BASED ON FINAL DESIGN.
	HANDICAP STALL
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT

CONDITIONAL USE PERMIT PLAN

OWNER

Trd 3-Brackenwood LLC
1969 HILLMAN ST.
TULARE, CA 93274

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail torrens@harbour-engineering.com

REVISIONS

SHEET NO. 3 OF 4

DATE: 11-14-22 | SCALE: 1"=40' | DRAWN BY: SDH



EXISTING CONTOUR ELEVATION MAP

CONDITIONAL USE PERMIT PLAN

OWNER

Trd 3-Brackenwood LLC

1969 HILLMAN ST.
TULARE, CA 93274

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail torrens@harbour-engineering.com

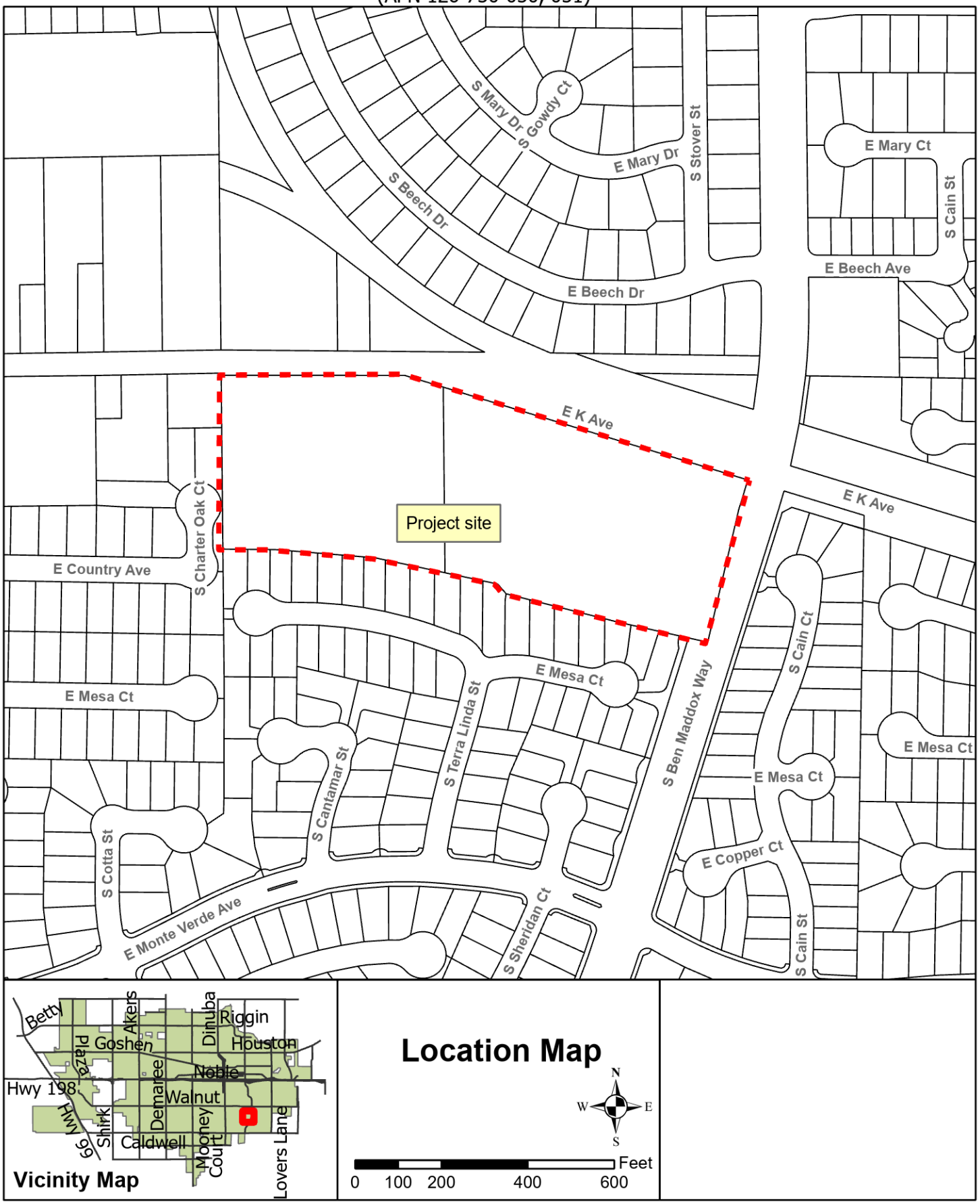
REVISIONS

SHEET NO.
4
OF
4

DATE: 11-14-22 | SCALE: 1"=60' | DRAWN BY: SDH

Conditional Use Permit No. 2022-23

Location: The property is located on the southwest corner of Ben Maddox Way and K Avenue.
(APN 126-750-050, 051)



City of Visalia

Memo

To: Planning Commission

From: Paul Bernal, City Planner / Director
Planning and Community Preservation Dept. / Planning Division

Date: October 27, 2025

Re: Time Extension for Conditional Use Permit No. 2022-25

RECOMMENDATION:

Staff recommends that the Planning Commission approve a one-year time extension for Conditional Use Permit No. 2022-25 which is set to expire on January 23, 2026, pursuant to Zoning Ordinance Section 17.38.030. The project is consistent and in conformance with the City's General Plan, Housing Element, Zoning Ordinance, and in conformance with the State Housing Accountability Act (Government Code section 66589.5).

BACKGROUND:

Conditional Use Permit (CUP) No. 2022-25 was a request by Maracor Development to develop a 342-unit deed restricted affordable multi-family development on 11.41 acres in the Commercial Mixed Use (C-MU) zone. The project site is located on the northwest corner of East Caldwell Avenue and South Lovers Lane (APN 126-850-029).

The multi-family development will be developed at a density of 29.98 units per acre. The density proposed for this development is consistent with the development standards for the C-MU zone, which supports residential densities at up to 35 housing units per acre. The multi-family development consists of three-story buildings containing three building types with one, two, and three-bedroom units surrounded by on-site landscaping. The development will include a combination of carports and open parking stalls with 342 covered parking stalls, 189 open parking stalls, and 11 accessible parking stalls provided. The project will include a community center, tot lot, and swimming pool. In addition, the project includes the construction of sidewalks, new curbing, and landscaping frontage improvements along the street frontages of East Caldwell Avenue and South Lovers Lane. A new bus turn-out will be installed on East Caldwell Avenue.

On January 23, 2023, the Visalia Planning Commission conducted a public hearing and approved CUP No. 2022-25 by a 5-0 vote per Resolution No. 2022-54. A copy of this resolution is attached to this time extension request memorandum and a link to review the Planning Commission staff report is provided below:

Planning Commission:
https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=52824

REQUEST

The applicant has requested a one-year time extension as described in the attached correspondence received in a timely manner. The expiration date for CUP No. 2022-25 was January 23, 2025, which is two years from the date of the Planning Commission's approval. However, per Assembly Bill (AB) 2729 which was enacted on January 1, 2025, this automatic State time extension extended all housing entitlements which were issued prior to and was in effect on January 1, 2024, and set to expire prior to December 31, 2025, for an additional 18 months. The approval of AB 2729 automatically extended the expiration date for CUP No. 2022-25 to July 23, 2026.

The applicant has submitted this time extension request pursuant to Zoning Ordinance Section 17.38.030, which allows for up to a one-year time extension. This would be the first applicant-requested time extension for this CUP and the only time extension eligible for the CUP under Zoning Ordinance Section 17.38.030. If granted by the Planning Commission, the extension allows a total of three years for the applicant to act upon the CUP pursuant to Visalia's local ordinance without taking into account any automatic State time extensions that otherwise could extend the expiration date of a housing entitlement. At this time, staff is not aware of any other automatic State time extensions that could be applied to this project.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date of July 23, 2027, to be issued a building permit from the City and commence and diligently pursue construction toward completion on the site. If the request is denied, the applicant will have to re-file a new CUP application.

ATTACHMENTS:

1. Letter of request for the Time Extension
2. Resolution No. 2022-54 for Conditional Use Permit No. 2022-25
3. Site Plan Exhibit for Conditional Use Permit No. 2022-25
4. Location Map

MARACOR

December 13, 2024

Paul Bernal, Director
Planning and Community Preservation Department
City of Visalia

Sent Via Email: paul.bernal@visalia.city

Re: Request of One Year Extension of CUP No. 2022-25
(Caldwell Ave. & Lovers Ln.)

Dear Paul,

Our project CUP No. 2022-25 is set to expire January 23, 2025. This letter sets forth our request for a one-year extension of the referenced conditional use permit. The payment of the $277.00 filing fee is being handled separately by our partner, The Pacific Companies. Please have our request scheduled for January 13, 2025, Planning Commission meeting.

Sincerely,

Maracor Development, Inc.
a California Corporation

By: _____
Christopher Hawke

CC: Don Slattery (via email: dons@tpchousing.com)
Brandon Smith (via email: brandon.smith@visalia.city)

RESOLUTION NO. 2022-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-25, A REQUEST BY MARACOR DEVELOPMENT TO DEVELOP A 342-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 11.41 ACRES IN THE C-MU (COMMERICIAL MIXED USE) ZONE. THE SITE IS LOCATED AT THE NOTHWEST CORNER OF EAST CALDWELL AVENUE AND SOUTH LOVERS LANE (APN: 126-850-029)

WHEREAS, Conditional Use Permit No. 2022-25, is a request by Maracor Development for the development of a 342-unit deed restricted affordability apartment complex on property totaling 11.41 acres and containing a zoning designation of Commercial Mixed Use (C-MU). The project site is located on the northwest corner of South Lovers Lane and East Caldwell Avenue (APN 126-850-029); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on January 23, 2023; 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, a Notice of Exemption was prepared for the conditional use permit. Notice of Exemption No. 2022-55 disclosed that no additional environmental review is required, and that the Environmental Impact Report prepared for the City of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, was used for the adoption of the General Plan Land Use Designation of the subject site; and

NOW, THEREFORE, BE IT RESOLVED that Notice of Exemption No. 2022-55 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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 CUP 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. General Plan policyLU-P-52 identifies the implementation of development standards to ensure that new multi-family residential development will contribute to positive land use compatibility. The zoning of the property

requires a conditional use permit for development of new residential uses on the commercial-zoned site.

The proposed development is adjacent to existing multi-family development separated by an existing six-foot high wood fence along the west and northwest property boundary and an existing six-foot high block wall along the north project boundary.

b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the proposed housing development conforms with the provisions of state density bonus law and with Article 2 of Chapter 17.32 of the City of Visalia Ordinance Code (Density Bonuses, Concessions and Other Incentives for Lower and Very Low-Income Households and for Senior Housing). Specifically, the project is consistent with the following requirements of state law:

   a. The housing development provides the affordable units required by state density bonus law to be eligible for the density bonus and any incentives, parking reduction, or waivers requested.

   b. The requested incentives will result in identifiable and actual cost reductions to provide for affordable housing costs or rents.

   c. The development standards for which a waiver is requested would have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by California Government Code Section 65915.

   d. The housing development is eligible for any requested parking reductions under California Government Code Section 65915, subdivision (p).

4. A Notice of Exemption was prepared for the conditional use permit. Notice of Exemption No. 2022-55 disclosed that no additional environmental review is required. Staff therefore recommends that Notice of Exemption No. 2022-55 be adopted for this project.

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 project be developed consistent with the comments and conditions of the Site Plan Review No. 2022-111.
2. That the development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", "C", "D", and "E", and corresponding floor plans shown in Exhibit "F".
3. That the setbacks illustrated in Exhibit "A" shall be maintained.
4. That the community building be developed as depicted in Exhibit "E".

5. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site. If the developer elects to install fencing along the Caldwell Avenue and Lovers Lane street frontages, then the developer shall install wrought iron fencing in compliance with Section 17.36.040.B of the Zoning Ordinance.
6. That the community building, pool, tot lot, and open space shall be installed as a part of the development and maintained in good working/accessible order.
7. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
8. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
9. Provide street trees per the City's Street Tree Ordinance.
10. That the developer/owner shall enter into an affordable housing agreement with the city, in a form approved by the city attorney, to be executed by the city manager, to ensure that the requirements of Chapter 17.32 Article 2 Density Bonuses, Concessions and Other Incentives for Lower and Very Low-Income Households and for Senior Housing are satisfied. The affordable housing agreement shall guarantee the affordability of the affordable units for a minimum of fifty-five (55) years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
11. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.

b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.

c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.

d. Maintain all electrical, plumbing, heating, and other facilities in good working order.

e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.

f. Remove graffiti within 24 hours of it having been observed.

g. Recreation facilities shall be for tenant use only.

h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.

i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.

j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

a. Automatic irrigation systems shall be maintained.

b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.

c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.

d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

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

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

a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).

b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.

c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.

d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.

e. Standards of behavior for tenants that could lead to eviction.

f. All tenants shall read and receive a copy of the Tenant Agreement.

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

Commissioner Peck offered the motion to this resolution. Commissioner Gomez seconded the motion and it carried by the following vote:

AYES: Commissioners Peck, Gomez, Beatie, Tavarez, Hansen
NOES:
ABSTAINED:
ABSENT:

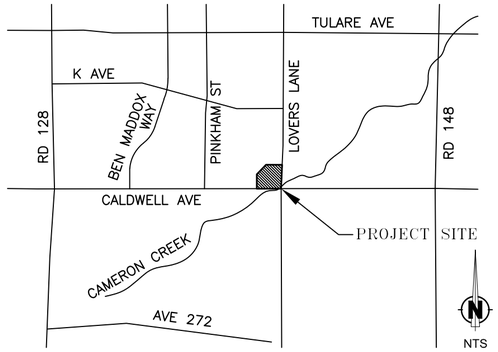
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Paul Bernal, Community Development Director

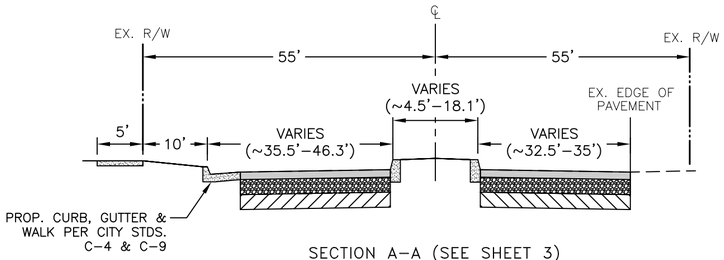
I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2022-54, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on January 23, 2023.

Paul Bernal, Community Development Director

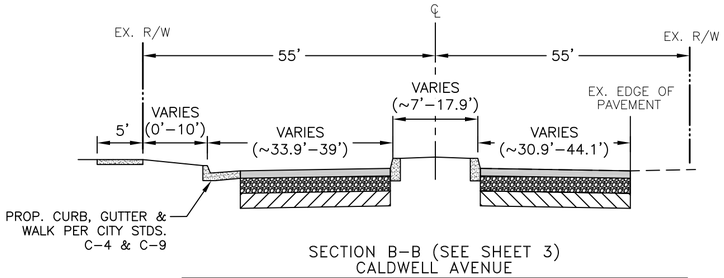
Marvin Hansen, Chairperson



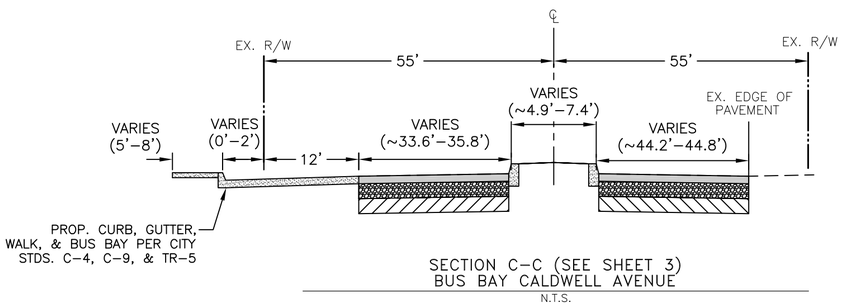
VICINITY MAP
N.T.S.



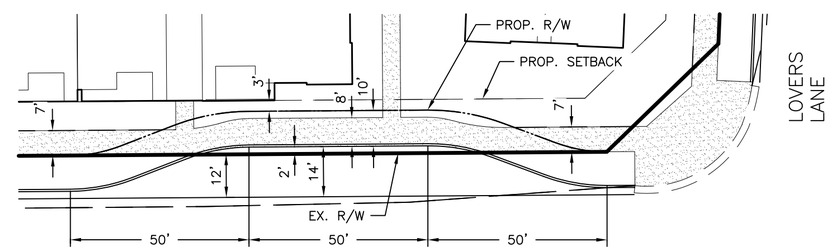
SECTION A–A (SEE SHEET 3)
LOVERS LANE
N.T.S.



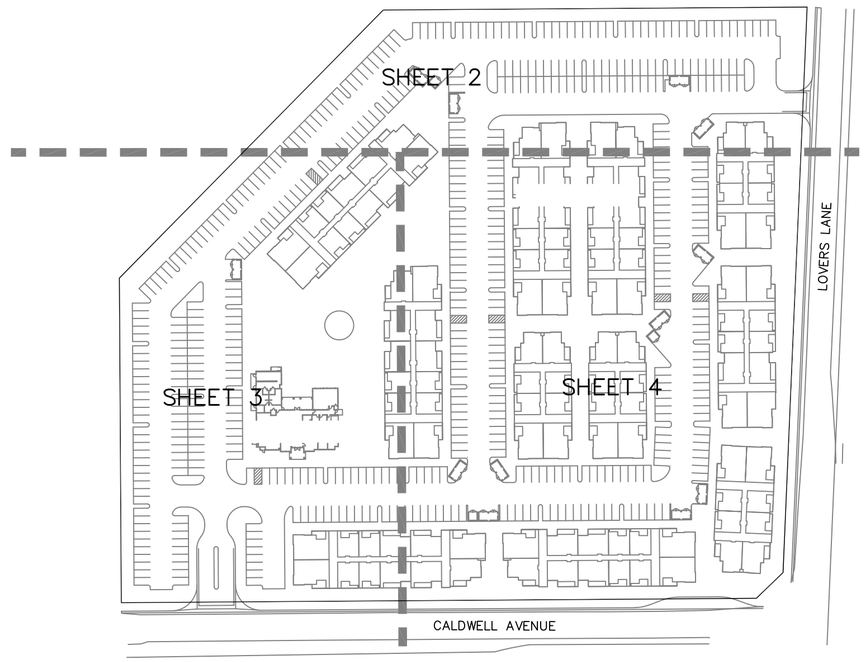
SECTION B–B (SEE SHEET 3)
CALDWELL AVENUE
N.T.S.



SECTION C–C (SEE SHEET 3)
BUS BAY CALDWELL AVENUE
N.T.S.



BUS BAY DETAIL
SCALE: 1" = 30'



KEY MAP
N.T.S.

SITE NOTES:

EXISTING BUILDINGS
NONE

EXISTING TREES
EXISTING TREES TO BE REMOVED AS NECESSARY

EXISTING GENERAL PLAN LAND USE
AGRICULTURE

PLANNED GENERAL PLAN LAND USE
MULTI–FAMILY RESIDENTIAL

EXISTING ZONING
C–MU

PROPOSED ZONING
C–MU

SOURCE OF WATER
CITY OF VISALIA

SOURCE OF SEWAGE DISPOSAL
CITY OF VISALIA

SOURCE OF WASTE DISPOSAL
CITY OF VISALIA

SOURCE OF ELECTRICITY
SOUTHERN CALIFORNIA EDISON

SOURCE OF DATA
RECORD INFORMATION

SOURCE OF GAS
SOUTHERN CALIFORNIA EDISON

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
126–850–029

SITE AREA
11.41 AC. (GROSS & NET)

DENSITY
342 UNITS
29.98 UNITS PER ACRE

OPEN SPACE
24,857 SF REQUIRED (5% OF SITE AREA)
103,194 SF PROPOSED
45,512 SF PORCHES & DECKS
148,706 SF TOTAL PROVIDED (30% OF SITE AREA)

PARKING
REQUIRED:
513 RESIDENT PARKING
86 GUEST PARKING
599 REQUIRED PARKING (1.75 SP/DU)

PROPOSED:
519 STANDARD STALLS (334 COVERED)
12 ACCESSIBLE STALLS (8 COVERED)
531 PROPOSED PARKING (342 COVERED)

PERCENTAGE OF PARKING AREA ONLY DEVOTED TO LANDSCAPING: 20%

LEGAL DESCRIPTION:

PARCEL 2 OF PARCEL MAP NO. 4734, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING T OTHE MAP THEREOF RECORDED DECEMBER 30, 2005 IN BOOK 48 PAGE 39 OF PARCEL MAPS, TULARE COUNTY RECORDS.

NOTES:

1. REPAIR ALL DAMAGED AND/OR OFF–GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEERING PRIOR TO OCCUPANCY.
2. ANY SURVEY MONUMENT WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OF LICENSED SURVEYOR.
3. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT–OF WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1–800–642–2444.
4. TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
5. THIS AREA IS WITHIN FLOODZONE 'AE' & FLOODZONE 'X'
6. PUBLIC STREET IMPROVEMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, SIDEWALKS, PARKWAY LANDSCAPING, CURB AND GUTTER, STREET LIGHTING, UTILITY RELOCATIONS, DRIVE APPROACHES, PAVEMENT, AND SIGNAGE AND STRIPING.
7. LANDSCAPING OR OTHER IMPROVEMENTS WILL NOT IMPEDE PROPER SIGHT DISTANCE PER CITY SIGHT DISTANCE STANDARDS.
8. PROVIDE 10% FUTURE E.V. CHARGING PARKING SPACES.
9. PROJECT SHALL CONNECT TO CITY SEWER INFRASTRUCTURE ON CALDWELL AVENUE AND TO EXTEND 15" SEWER TO THE EASTERLY PROPERTY LIMIT IN COORDINATION WITH THE CITY ENGINEER.
10. PROJECT SHALL EXTEND AN 18" SD LINE ACROSS THE PROPERTY FRONTAGE IN COORDINATION WITH THE CITY ENGINEER.
11. MINIMUM FINISH FLOOR ELEVATIONS WITHIN FLOOD ZONE SHALL BE 336.02.

APPLICANT
MARACOR DEVELOPMENT, INC.
61 MORAGA WAY, SUITE 4
ORINDA, CA 94563
925–389–6836

COVER SHEET

CONDITIONAL USE PERMIT PLAN

OWNER
The Virginia A. Hopper Living Trust & James E. Parks Survivor Trust
8200 HIGHWAY 43
HANFORD, CA 93230
(559)-584-8216

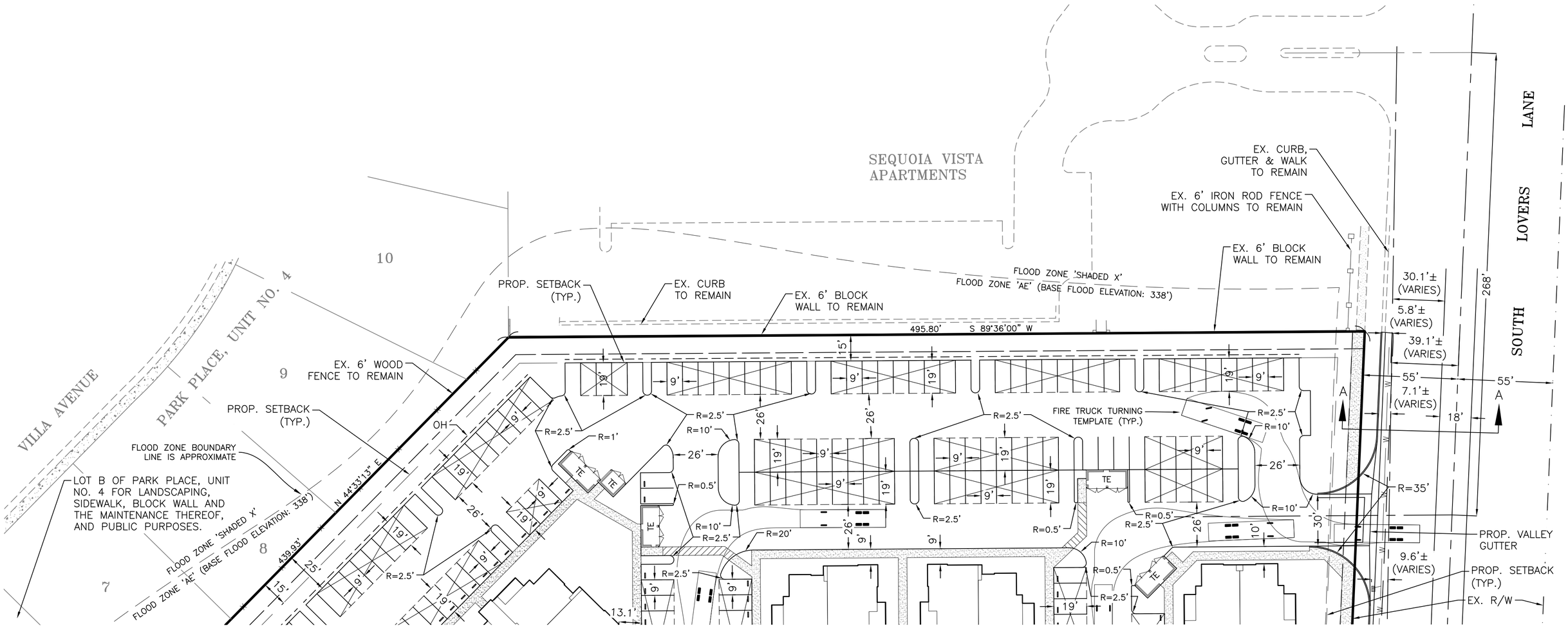
Harbour & Associates
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(559) 325-7676 • Fax (559) 325-7699 • e-mail torrens@harbour-engineering.com

REVISIONS

SHEET NO. 1 OF 5

DATE: 11–17–22

DRAWN BY: SDH



SEE SHEETS 3 & 4

LEGEND:

OH	2' PARKING OVERHANG SETBACK		EX. BACK FLOW PREVENTER
TE	PROPOSED TRASH ENCLOSURE PER CITY STDS. R-1, R-4, R-6 & R-7	E	EX. ELECTRIC BOX
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE		EX. GUY WIRE
	EXISTING SIDEWALK		EX. TRAFFIC LIGHT POLE
	PROPOSED SIDEWALK		EX. TRAFFIC LIGHT CANTILEVER
	PROPOSED CARPORT	EV	EX. ELECTRIC VAULT
	PROPOSED OPEN SPACE	W	EX. WATER VALVE
	HANDICAP STALL		EX. OVERHEAD POWER LINE
	INDICATES FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER, DESCRIBED AS NOTED.		EX. FENCE LINE
		W	EX. UNDERGROUND WATER LINE
	INDICATES FOUND AND ACCEPTED MONUMENT, AS DESCRIBED HEREON, UNLESS OTHERWISE NOTED.	E	EX. UNDERGROUND ELECTRIC LINE
PP	EX. POWER POLE		EX. WALL LINE
SS	EX. SANITARY SEWER MANHOLE		EX. CONCRETE
	EX. SIGN		
W	EX. WATER METER		

CONDITIONAL USE PERMIT PLAN

OWNER

The Virginia A. Hopper Living Trust & James E. Parks Survivor Trust

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HANFORD, CA 93230
(559)-584-8216

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REVISIONS

SHEET NO. 2 OF 5

DATE: 11-17-22 | SCALE: 1"=40' | DRAWN BY: SDH

SEE SHEET 2

LOT B OF PARK PLACE, UNIT NO. 4 FOR LANDSCAPING, SIDEWALK, BLOCK WALL AND THE MAINTENANCE THEREOF, AND PUBLIC PURPOSES.

EX. 6' WOOD FENCE TO REMAIN

PROP. SETBACK (TYP.)

SOLID WASTE TRUCK TURNING TEMPLATE

FOUND 3/4" IRON PIPE, TAG ILLEGIBLE, DOWN 1"

EX. 6' WOOD FENCE TO REMAIN

PROP. SETBACK (TYP.)

EX. 6' WOOD FENCE TO REMAIN

PROP. SETBACK (TYP.)

EX. 6' WOOD FENCE TO REMAIN

EX. 36" STANDPIPE TO BE RELOCATED

PARK PLACE, UNIT NO. 4

N 0°20'13" W 379.79'

PROPOSED BUILDING 3S-36B

TOT LOT

POOL

CLUBHOUSE

PROPOSED BUILDING 3S-36B

PROP. 7' PED. EASE.

SEE SHEET 4

EX. CURB, GUTTER & WALK TO REMAIN

EX. 36" STANDPIPE TO BE RELOCATED

EX. STANDPIPE VENT TO BE RELOCATED

FOUND 3/4" IRON PIPE, UNDER MOW STRIP, TAG UNREADABLE

PROP. VALLEY GUTTER

EX. C/L & SECTION LINE

PROP. MEDIAN CURB

EX. MEDIAN CURB TO REMAIN

EX. EDGE OF PAVEMENT

EAST CALDWELL AVENUE

268'

55'

9.4'± (VARIES)

35.6'

LEGEND:

OH	2' PARKING OVERHANG SETBACK
TE	PROPOSED TRASH ENCLOSURE PER CITY STDS. R-1, R-4, R-6 & R-7
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED CARPORT
	PROPOSED OPEN SPACE
	HANDICAP STALL
	INDICATES FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER, DESCRIBED AS NOTED.
	INDICATES FOUND AND ACCEPTED MONUMENT, AS DESCRIBED HEREON, UNLESS OTHERWISE NOTED.
	EX. POWER POLE
	EX. SANITARY SEWER MANHOLE
	EX. SIGN
	EX. WATER METER
	EX. BACK FLOW PREVENTER
	EX. ELECTRIC BOX
	EX. GUY WIRE
	EX. TRAFFIC LIGHT POLE
	EX. TRAFFIC LIGHT CANTILEVER
	EX. ELECTRIC VAULT
	EX. WATER VALVE
	EX. OVERHEAD POWER LINE
	EX. FENCE LINE
	EX. UNDERGROUND WATER LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. WALL LINE
	EX. CONCRETE

CONDITIONAL USE PERMIT PLAN

OWNER

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REVISIONS

SHEET NO. 3 OF 5

DATE: 11-17-22 | SCALE: 1"=40' | DRAWN BY: SDH

SEE SHEET 2

SEE SHEET 3

PROPOSED BUILDING 3S-36B

PROPOSED BUILDING 3S-24A

PROPOSED BUILDING 3S-30C

PROP. 7' PED. EASE.

PROP. R/W

SOUTH LOVERS LANE

EAST CALDWELL AVENUE

PROP. CURB, GUTTER & WALK

PROP. MEDIAN CURB

EX. R/W

EX. C/L

PROP. SETBACK (TYP.)

EX. EDGE OF PAVEMENT

EX. SECTION LINE

EX. MEDIAN CURB TO REMAIN

EX. CURB & GUTTER TO REMAIN

FOUND 3/4" IRON PIPE, TAGGED "LS 5676", DOWN 2"

FOUND 3" BRASS TULARE COUNTY SURVEY MONUMENT, FLUSH IN CONCRETE

PROP. BUS BAY

FLOOD ZONE 'AE' (BASE FLOOD ELEVATION: 338')

FLOOD ZONE SHADED 'X'

S 2°26'03" W 661.97'

S 89°36'00" W 742.91'

N 45°56'59" E 43.40'

LEGEND:

OH	2' PARKING OVERHANG SETBACK
TE	PROPOSED TRASH ENCLOSURE PER CITY STDS. R-1, R-4, R-6 & R-7
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED CARPORT
	PROPOSED OPEN SPACE
	HANDICAP STALL
	INDICATES FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER, DESCRIBED AS NOTED.
	INDICATES FOUND AND ACCEPTED MONUMENT, AS DESCRIBED HEREON, UNLESS OTHERWISE NOTED.
	EX. POWER POLE
	EX. SANITARY SEWER MANHOLE
	EX. SIGN
	EX. WATER METER
	EX. BACK FLOW PREVENTER
	EX. ELECTRIC BOX
	EX. GUY WIRE
	EX. TRAFFIC LIGHT POLE
	EX. TRAFFIC LIGHT CANTILEVER
	EX. ELECTRIC VAULT
	EX. WATER VALVE
	EX. OVERHEAD POWER LINE
x	EX. FENCE LINE
w	EX. UNDERGROUND WATER LINE
e	EX. UNDERGROUND ELECTRIC LINE
	EX. WALL LINE
	EX. CONCRETE

CONDITIONAL USE PERMIT PLAN

OWNER

The Virginia A. Hopper Living Trust & James E. Parks Survivor Trust

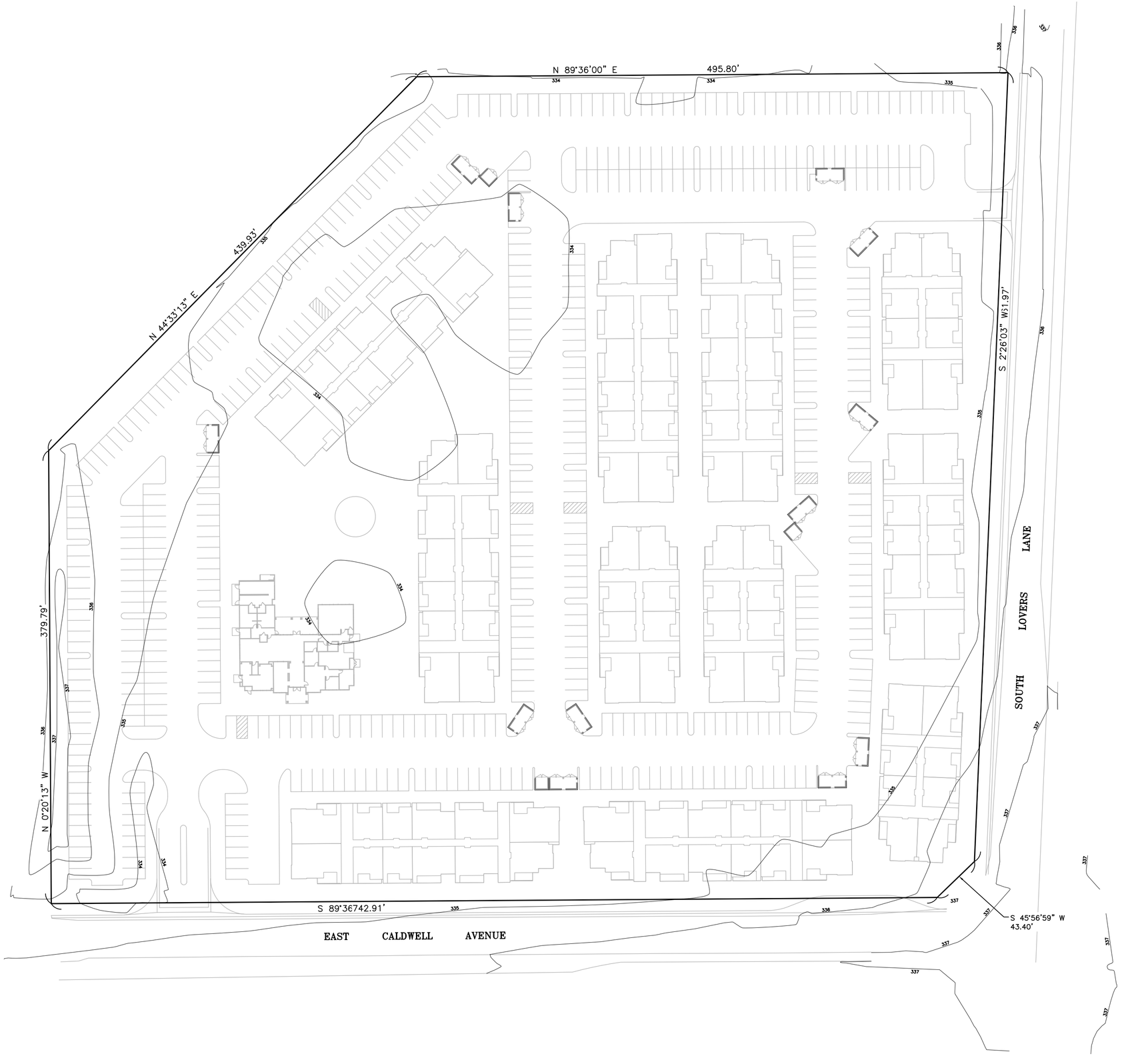
8200 HIGHWAY 43
HANFORD, CA 93230
(559)-584-8216

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail lorrens@harbour-engineering.com

REVISIONS

SHEET NO. 4 OF 5

DATE: 11-17-22 | SCALE: 1"=40' | DRAWN BY: SDH



EXISTING CONTOUR ELEVATION MAP

CONDITIONAL USE PERMIT PLAN

OWNER

The Virginia A. Hopper Living Trust & James E. Parks Survivor Trust

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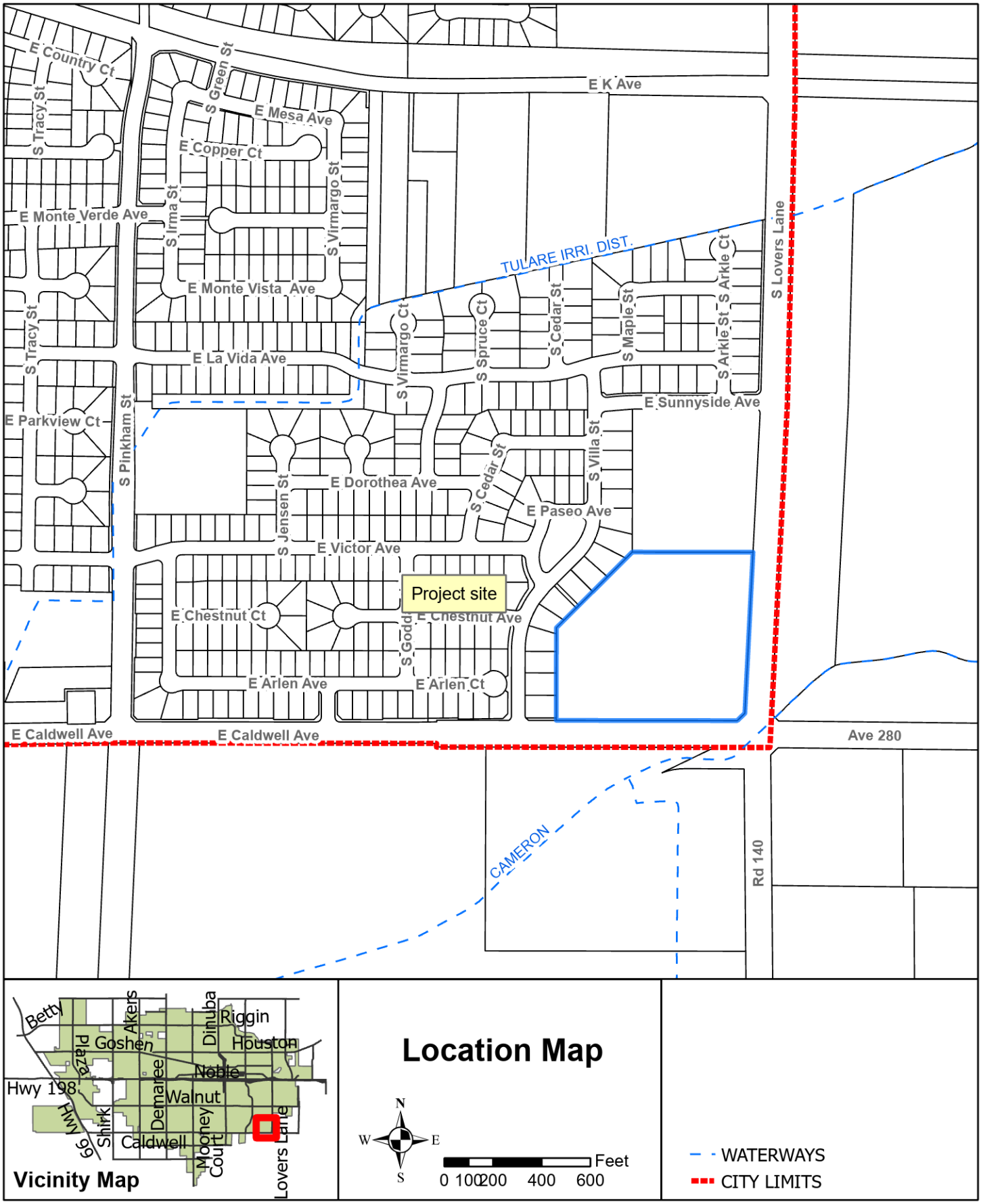
REVISIONS

SHEET NO. 5 OF 5

DATE: 11-17-22 | SCALE: 1"=60' | DRAWN BY: SDH

Conditional Use Permit No. 2022-25

Location: The project site is located on the northwest corner of South Lovers Lane and East Caldwell Avenue (APN 126-850-029)



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 27, 2025 (Continued from September 22, 2025)

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

SUBJECT: **Continued Public Hearing for Conditional Use Permit No. 2025-21:** A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower within the C-MU (Mixed Use Commercial) zone.

Continued Public Hearing for Variance No. 2025-04: A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower not meeting the fall zone setback of Section 17.32.163(D)(1)&(2).

Location: The project site is located at 3533 West Noble Avenue, within the Visalia Marketplace shopping center southeast corner of West Noble Avenue and South Demaree Street (APN: 095-010-068).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission deny Conditional Use Permit No. 2025-21, based upon the findings and conditions in Resolution No. 2025-37. Staff's recommendation is based on the conclusion that the request is inconsistent with Zoning Ordinance Section 17.32.163.C of the Visalia Municipal Code.

Staff recommends that the Planning Commission deny Variance No. 2025-04, based on the findings in Resolution No. 2025-38. Staff's recommendation is based on the conclusion that the request is inconsistent with Zoning Ordinance Section 17.32.163.C of the Visalia Municipal Code.

RECOMMENDED MOTION

I move to deny Conditional Use Permit No. 2025-21 based on the findings in Resolution No. 2025-37.

I move to deny Variance No. 2025-04, based on the findings in Resolution No. 2025-38.

ALTERNATIVES

The Planning Commission may, in lieu of the recommended motion specified above, consider the following alternative motion:

1. Continue the Conditional Use Permit No. 2025-21 and Variance No. 2025-04 to a future Planning Commission hearing for additional information from the applicant; or
2. Approve Conditional Use Permit No. 2025-21, with additional conditions or modifications as specified by the Planning Commission; and,
3. Approve Variance No. 2025-04, with additional conditions or modifications as specified by the Planning Commission.

If the Planning Commission were to approve both the Conditional Use Permit and Variance, staff will need to prepare revised resolutions that reflect the Planning Commission's approval. Staff will bring revised resolutions back to the Planning Commission for their adoption at the next available Planning Commission meeting.

CONTINUED FROM PUBLIC HEARING FROM SEPTEMBER 22, 2025

The Planning Commission conducted a public hearing on September 22, 2025, for the Verizon Wireless monopine Conditional Use Permit No. 2025-21 and Variance No. 2025-04, and continued the item to the October 27, 2025, meeting as a request by the applicant, the memorandum regarding this request is included in the staff report as Exhibit "K."

PROJECT DESCRIPTION

Conditional Use Permit No. 2025-21 and Variance No. 2025-04 are requests by Verizon Wireless to construct a new 75-foot tall telecommunication tower at the Visalia Marketplace shopping center at 3533 West Noble Avenue within the C-MU (Mixed Use Commercial) zone. The tower will be located behind the Dollar Tree commercial business with the primary frontage being along West Campus Avenue.

Per the applicant, the objective of this telecommunication tower is *"to provide enhanced coverage and capacity to the area of Visalia, especially the traffic that passes by on highway 198, it will also help service the adjacent commercial and residential neighborhoods"* (Exhibit "A"). The applicant is proposing a 75-foot monopine design for the telecommunication tower and ground level mounted equipment cabinets, all located within a 924 square foot lease area. (Exhibit "A"). Pole mounted equipment includes six (6) 6-foot panel antennas and three (3) 3-foot panel antennas, six (6) remote radio units and one (1) surge suppressor. All equipment for the antennas would be located at the base of the structure behind a proposed 8-foot equipment enclosure, to match the adjacent trash enclosure, with new concrete pads to mount equipment on (Exhibit "B").

The conditional use permit is required based on the zoning of the site. Per the Visalia Municipal Code (VMC) Table 17.25.030, wireless telecommunication facilities within the C-MU (Mixed Use Commercial) zone and more than 100-feet away from property planned/zoned residential are conditionally allowed. The proposed site is located approximately 133-feet (Exhibit "G") from the Buena Fortuna Village Apartments, zoned R-M-3 (Multi-family Residential, 1,200 square foot minimum sire area) located south of the proposed tower.

The variance is required for this project as the proposed tower does not meet the fall zone setback requirement from property line as specified in Section 17.32.163.D.1 of the Zoning Ordinance.

BACKGROUND INFORMATION

General Plan Land Use Designation:	C-MU (Mixed Use Commercial)	
Zoning:	C-MU (Mixed Use Commercial)	
Surrounding Zoning and Land Use:	North:	C-MU / Starbucks and Highway 198
	South:	C-MU / Vacant parcel
	East:	C-MU / Tulare County Probation
	West:	C-MU / Various Commercial Businesses
Environmental Review:	N/A	
Special Districts:	None	
Site Plan Review:	SPR No. 2025-119	

RELATED PROJECTS

Telecommunication towers denied by the Planning Commission under the Wireless Telecommunication Facility Ordinance:

- Conditional Use Permit No. 2024-11 and Variance No. 2024-01 was a request by AT&T Wireless to construct a new 95-foot-high mono-pine tower located less than 100-feet from property zoned residential and not meeting the fall zone setback and height requirements of the zone. The requested site was 3705 W. Connelly Avenue, on the Derrell's Mini Storage site. The telecommunication tower was denied by the Planning Commission on June 23, 2025.

Telecommunication towers wherein action has not been taken:

- Conditional Use Permit No. 2022-07 & Variance No. 2022-02 was a request by J5 Infrastructure Partners to bring a nonconforming wireless telecommunication facility on a parcel measuring less than five acres and not meeting the fall zone setback requirement. The site is located at 214 South Giddings Avenue. The telecommunications tower was continued to a date uncertain by Planning Commission on September 12, 2022.

Telecommunication towers that have previously been approved by the Planning Commission under the Wireless Telecommunication Facility Ordinance (since 2015):

- Conditional Use Permit No. 2018-05 and Variance No. 2018-04 was a request by River Management Group to install a new 105-foot-high mono-pine with a 100-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is located at 537 E. Houston Avenue. The telecommunication tower was approved by the Planning Commission on May 29, 2018.
- Conditional Use Permit No. 2017-07 and Variance No. 2017-05 was a request by Verizon Wireless to install a new 80-foot high mono-pine with a 75-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is located at 2639 East Noble Avenue. The telecommunication tower was approved by the Planning Commission on March 27, 2017.
- Conditional Use Permit No. 2017-05 and Variance No. 2017-03 a request by Verizon Wireless to install a new 70-foot high mono-pine with a 65-foot high telecommunications tower which is less than the required 1 to 5 vertical height to horizontal separation from a property line. The cell tower is located in the Colonial Shopping Center next to the Planet Fitness building. The telecommunication tower was approved by the Planning Commission on March 13, 2017.

PROJECT EVALUATION

As proposed, staff does not support the project request to establish a new wireless telecommunications facility on the site. The Planning Commission has previously denied a telecommunication tower due to the applicant not providing adequate information on why more desirable sites are not available and proximity of the tower to residential uses.

The applicant has stated that the target area for the monopine is south of the 198 highway and Mooney Boulevard, ideally in the College of Sequoias (COS) area. The applicant has stated that collocation is not feasible as there are no other towers within this area. The applicant is requesting a new monopine within the Visalia Marketplace shopping center, behind the Dollar Tree with primary frontage along West Campus Avenue. The applicant selected this site as no other site within the desired area (i.e. COS and/or Mooney) are available or meet the fall zone setback requirement. The applicant provided information on other sites that were reviewed and or requested but denied by the property owner, therefore making the requested site the most

ideal location. However, upon review by staff of those supporting documents submitted by the applicant, were dated from 2023, two years prior to filing the entitlement application for the site. Staff also identified a more appropriate site; the Tulare County Civic Center located at 221 South Mooney Boulevard.

Wireless Telecommunication Ordinance (Section 17.32.163)

The purpose and intent of the wireless telecommunication ordinance is to *"provide clarity and consistency in applying the requirements and guidelines for the acceptance, processing and approval of new wireless telecommunication facilities and modifications to existing wireless telecommunication facilities*" (VMC 17.32.163).

Zoning Ordinance Section 17.32.163.C (listed below) lists a range of six locations / scenarios where telecommunication facility locations range from the most appropriate to the least appropriate. The most preferred locations would be collocation on existing facilities and structures as stated below:

C. Preferred Zones and Locations. When doing so would not conflict with the standards set forth in this Section or with federal law, wireless telecommunication facilities shall be located in the most appropriate location as described in this subsection (C), which range from the most appropriate to the least appropriate.

1. *Collocation on existing facilities and structures located on city owned property;*
2. *Collocation on existing structures and facilities in the public or quasi-public zone;*
3. *Collocation on existing facilities and structures or attached wireless telecommunication facilities in the allowed Commercial, Office or Industrial Zones;*
4. *Location of new wireless telecommunication facilities on city owned property;*
5. *Location of new wireless telecommunication facilities in the Public or Quasi-Public Zone;*
6. *Location of new wireless telecommunication facilities in the allowed Commercial, Office and Industrial Zones.*

The proposed location of this new telecommunication tower will fall into the last location, therefore deeming it least appropriate.

Alternative Site Analysis

This proposed site is located further from other towers, therefore collocation was not an option as it would not provide the coverage that Verizon is seeking. The applicant has provided an analysis (Exhibit "A") of alternative sites:

College of Sequoias Baseball Stadium – 915 S. Mooney Blvd.

Per the applicant, contact was made with COS in 2023, however the terms requested by COS were not "realistic" and an agreement could not be made. Please note that the applicant has not reached out to COS since 2023, two years prior to filing an entitlement application.

Cal Water Tower located at Redwood High School – 1001 W Main Street

Per the applicant, a Letter of Interest was delivered via FedEx in 2023, this site would have been a collocation with the existing water tower on the high school campus. No response from Cal Water was received and the site was no longer pursued as a candidate because of lack of interest.

Marie Callendar's Restaurant – 350 S. Mooney Blvd

Per the applicant, a Letter of Interest was delivered via FedEx in 2025, with no response from the property owner. This site was no longer pursued due to lack of interest from the property owner.

Grace Lutheran Church – 1111 S. Conyer St

Per the applicant, contact was made in 2024 with the site showing initial interest, however, the church determined that it would not want to pursue due to the current needs of the ministry. This site was then determined to not be a viable option.

The City of Visalia has a consistent record of approving telecommunication towers that comply with the Wireless Telecommunication ordinance, wherein its purpose and intent is to *"protect the benefits derived by the city, its residents, and the general public from access to personal wireless telecommunication services while minimizing, to the greatest extent feasible, the redundancy of wireless telecommunication facilities"* (VMC 17.32.163.A).

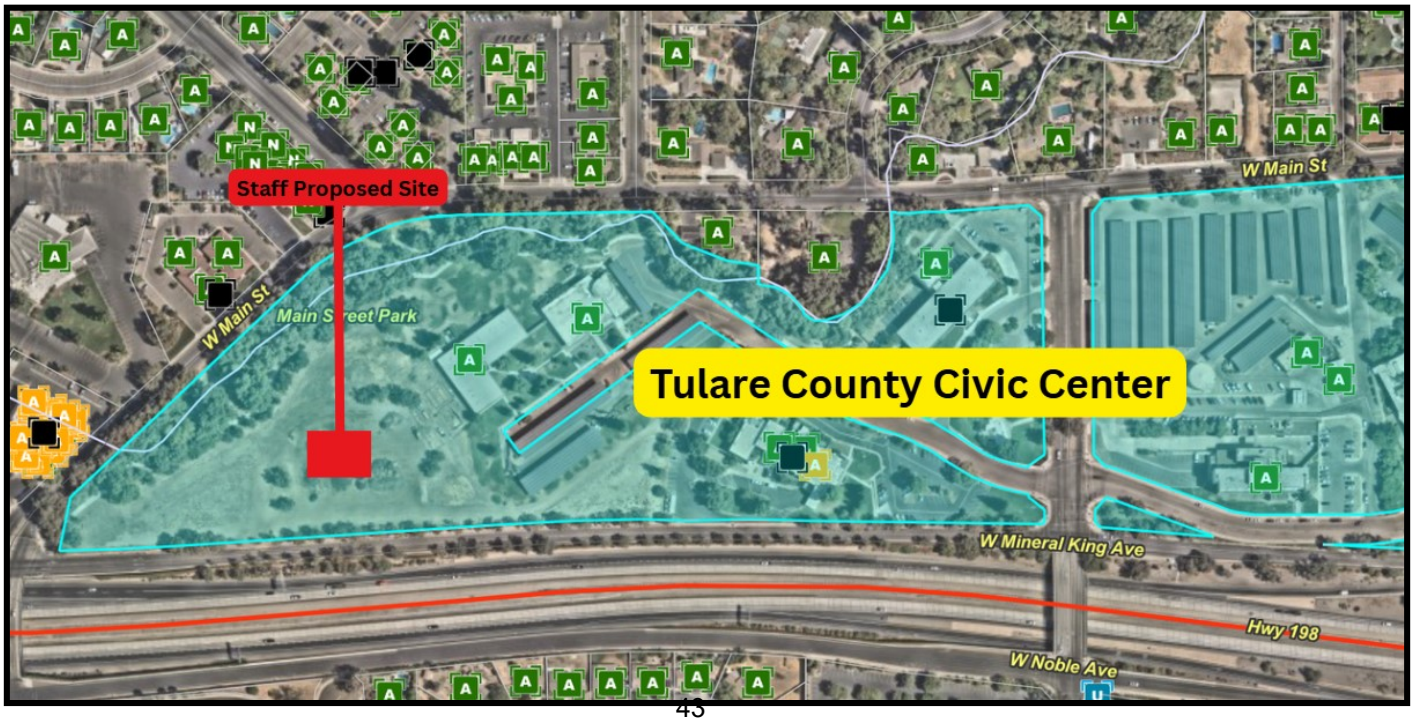
Alternative Site identified by Staff

Tulare County Civic Center – 221 S. Mooney Blvd

Although there are no other cell towers located within the desired area of the applicant, sufficient information has not been submitted to successfully determine that the proposed location is the only option. As mentioned previously, staff also identified a more appropriate location at the Tulare County Civic Center which was shared with the applicant.

Staff determined this site as a more desirable location as it is zoned QP (Quasi-Public), is county owned, and is approximately 39.23 acres. This site meets the purpose and intent of the ordinance and allows the city to balance the goals of the ordinance, "*by permitting the installation and operation of wireless telecommunication facilities where they are needed, while reducing, to the greatest extent feasible, adverse economic, safety and/or aesthetic impacts on nearby properties and the community as a whole"* (VMC 17.32.163.A).

The applicant stated that this location was not ideal as the site does not meet the fall zone setback requirement and that this site is too close to an existing facility at the golf course and that it would be redundant in coverage as portions of the city are already covered by the tower at the golf course and therefore would be an unideal use of resources.



Based on the area that the tower is located on the County property, the tower could potentially have a greater setback than the proposed location. An ideal area for the tower would be located to the west of the property near Main Street Park to better blend in with the surrounding area (Exhibit "J"). This area would provide the following setbacks:

- 173-ft setback from the south property line
- 336-ft setback from the east property line
- 391-ft from the farthest north property line
- 415-ft setback from the west property line

The fall zone setback for the 75-ft tower should be 375-ft from all property lines.

Additionally, the applicant stated that a tower in this location would be redundant with the existing tower located at the Visalia Country Club telecommunication tower (3413 W. Goshen Ave), however upon staff analysis, the proposed location at the Visalia Marketplace is approximately 0.87 miles from the tower at the Visalia Country Club (Exhibit "H") and the alternative ideal location as identified by staff at the County Civic Center is approximately 0.71 miles from the tower at the Visalia Country Club (Exhibit "I"), with an approximate 0.16 difference between the County property location.

Height, Fall Zone Setback and Design

The new telecommunication tower that is proposed by Verizon will be located behind the Dollar Tree with primary frontage being along West Campus Drive within the Visalia Marketplace shopping center (Exhibit "B").

Height

Per VMC Table 17.32.163(E)(A) the maximum height of a freestanding tower shall not exceed the height of the zone district in which the wireless telecommunication facility is located by more than twenty-five (25) feet. The project site is located within the C-MU (Mixed Use Commercial) zone and the maximum building height for all structures shall not exceed fifty (50) feet, but when combined with the additional 25-foot height allowance for telecommunication towers, the maximum total height permitted is 75-feet. The proposed height of the new tower will be 75-feet which meets the maximum allowable height as permitted per the Wireless Telecommunication Ordinance.

Fall Zone Setback

In order to ensure public safety, all new wireless telecommunication facilities shall adhere to the Fall Zone Setback (VMC 17.32.163.D.1). This setback shall be maintained at a 1:5 ratio, measured from property lines, based on the height of the cell tower, including any antenna or antenna array attached thereto. The total height of the tower is 75-feet, and based on this height, a fall zone setback of 375-feet from all property lines is required. The proposed location of the telecommunications tower will have the following setbacks:

- 83-ft setback from the south property line
- 49-ft setback from the east property line
- 385-ft from the farthest north property line
- 109-ft setback from the west property line

The proposed tower does not meet the required fall zone setback required based on the height of the tower, thereby requiring the need to file a variance.

Design

The applicant is proposing a monopine style telecommunications tower and has provided simulated photos of how the tower will appear at the proposed site (Exhibit "D"). This style of tower is built to resemble a pine tree with "branches" covering almost the entire length of the tree. This style was selected by the applicant due to the surrounding area having similar trees, that are spaced out within the parking lot. Trees are also located to the south of the project site along West Campus Avenue at the Buena Fortuna Village apartments. Per VMC 17.32163.G.1, "*the use of these monopines is to conceal the telecommunication facilities"* and *"the type of concealment should blend in with the surrounding neighborhood in order to be considered."*

The proposed project does not meet the City's standards in regards to the fall zone setback, nor did the applicant provide thorough or recent information on alternative site analyses. Therefore, staff recommends that the request for a new telecommunication tower be denied.

Surrounding Land Use – Buena Fortuna Village Apartments

The proposed project site for the telecommunication tower is located north of the Buena Fortuna Village Apartments. The proposed tower will be approximately 191-feet from the multi-family apartments (Exhibit "G") and therefore the proposed tower is not meeting the fall zone setback of 375-feet (1:5 ratio based on height). Considering that the multi-family residential would be directly impacted, staff recommends denial for the proposed tower. The City desires to reduce*, "to the greatest extent feasible, adverse economic, safety and/or aesthetic impacts on nearby properties and the community as a whole*" (VMC 17.32.163.A).

Required Variance Findings

The Planning Commission is required to make five findings before a variance can be granted. The applicant has provided responses to the variance findings (Exhibit "C"), and staff has included the analysis for each finding below.

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

   Applicant Finding: The fall zone setback for a wireless telecommunications facility makes finding a suitable location very difficult due to the extraordinary amount of space needed to comply. For instance, our proposed 75' tower, which would be permissible in this zone, would need 375' from each property line. Our property, and most properties in this area of Visalia, cannot provide the amount of setback that is being required. The zoning code reads that it wants to "protect the benefits of personal access to wireless telecommunications services", but this regulation is making access less accessible. In order to comply with the Fall Zone setback, a tower could only be 16'-0", which is a not viable design for the coverage objective.

   Staff Finding: The proposed tower will not meet the fall zone setback requirement however, the alternative location as identified by staff at the Tulare County Civic Center provides a more desirable setback for the tower. The applicant did not provide sufficient information on why this location is not feasible or if this location was denied by Tulare County as a site.

   The request to erect a new telecommunication tower at a site that does not meet the fall zone setback and is near residential without requiring the applicant to exhaust alternative more desirable sites would not be in the best interest of the City. The City has a consistent record of approving telecommunication towers that are consistent with the Wireless Telecommunication ordinance and that the strict and literal interpretation and enforcement of

the ordinance does not pose an unnecessary hardship on the applicant. Furthermore, this proposed location is in direct conflict with the purpose and intent of the ordinance.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

   Applicant Finding: The existing dimensions of the property along with the fall zone setback, make placing a viable tower impossible. The width of the property is only 159', so keeping a 1:5 setback from both property lines would mean we could only build a 16'-0" tower at most. Other properties. zoned C-MU, do not experience these extreme physical difficulties.

   Staff Finding: Staff concludes that the site's limitation related to the existing and fully developed site area (Visalia Marketplace shopping center) does provide limitations, however the site's developed status has no bearing on the site complying with the 1 to 5 vertical height to horizontal separation from a property line as required by the Zoning Ordinance. Existing development on a parcel is not an exceptional or extraordinary circumstance.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

   Applicant Finding: Properties zoned C-MU, have existing telecommunications facilities, however do not oblige by the jurisdictions' fall zone regulation. We have located an 85' monopole at 2024 Ashland Ave, which has setbacks from 130' to 50' from property lines. We also found a 110' monopole at Ferguson and Route 63 that has a setback as little as 15' from the west side. Please see attached project description for further details about these two examples.

   Staff Finding: VMC 17.32.163.C states the preferred zones and locations for telecommunication facilities. The site selected for the telecommunications tower is proposed in an area that is least appropriate for the use. This ordinance applies to all sites located within the C-MU zone. Moreover, the Zoning Ordinance permits properties in the C-MU zone to construct a wireless telecommunications facility subject to setback and height limits. Compliance with those measures would still permit the site to construct a facility. Therefore, staff finds that the code does not deprive the applicant of privileges enjoyed by other owners of properties classified in the same zone. Additionally, the proposed telecommunication tower does not blend in with the surrounding neighborhood and negatively impacts safety of the area.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

   Applicant Finding: The granting of this variance will allow us to enjoy the same benefits of the previously mentioned properties that already house telecommunications facilities, the precedence already exists.

   Staff Finding: Staff does not concur with the applicant's assessment and would reiterate the response provided for Finding No. 3. Furthermore, the adoption of the telecommunication ordinance in 2015 was done in response to an increase in telecommunication tower request with no provisions on citing preferred locations and concealment to reduce the aesthetic and visual impacts to the entire community, and to foster the placement of these structures in

areas that provided opportunities to blend into the natural urban environment through use of concealment. This request has not demonstrated the ability to comply with the adopted telecommunication ordinance as adopted by the City Council.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

   Applicant Finding: Verizon understands the importance of safety that the city is stressing with the fall zone regulation, and has designed this facility to not only provide needed coverage, but to also not impede or be detrimental to the surrounding community. The tower will be located at behind a commercial building, in a underutilized portion of the parking lot. In the rare event that the tower would tip over, there are no buildings on the adjacent property lines or accessible right of ways within 75' of the target location. The tower will also be designed as faux tree to ease visibility and will comply with all FCC guidelines.

   Staff Finding: Staff does not concur with the applicant's assessment. The location of the tower exceeds the fall zone setback. The fall zone setback is required to ensure public safety, and the telecommunication tower's proximity to residential is detrimental to the tenants of that multi-family development in regards to safety and welfare. The tower has the potential to be materially injurious to properties or improvements in the vicinity.

Environmental Review

If the project is denied, no action is required on an environmental document. Alternately, if the Planning Commission determines, based on the evidence in the record, that Conditional Use Permit No. 2025-21 and Variance No. 2025-04 can be approved, a Categorical Exemption would be prepared in this circumstance.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2025-21

1. That the proposed project will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is not consistent with the policies and intent of the General Plan and Zoning Ordinance as conditioned by staff.
   a. The proposed location of the conditional use permit is not in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. As proposed, the project request to establish a new wireless telecommunications facility on the site, the applicant has not demonstrated that other more appropriate sites are feasible. The zoning of the proposed site is considered the least appropriate, per 17.32.163.C "Preferred Zones and Locations" of the Zoning Ordinance. Zoning Ordinance Section 17.32.163.C.
3. No environmental finding is required if the project is denied. However, if the project were to be approved by the Planning Commission, staff will bring back an environmental finding for the Planning Commission's consideration.

Variance No. 2025-04

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

   The proposed tower will not meet the fall zone setback requirement however, the alternative location as identified by staff at the Tulare County Civic Center provides a more desirable setback for the tower. The applicant did not provide sufficient information on why this location is not feasible or if this location was denied by Tulare County as a site.

   The request to erect a new telecommunication tower at a site that does not meet the fall zone setback and is near residential without requiring the applicant to exhaust alternative more desirable sites would not be in the best interest of the City. The City has a consistent record of approving telecommunication towers that are consistent with the Wireless Telecommunication ordinance and that the strict and literal interpretation and enforcement of the ordinance does not pose an unnecessary hardship on the applicant. Furthermore, this proposed location is in direct conflict with the purpose and intent of the ordinance.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

   Staff concludes that the site's limitation related to the existing and fully developed site area (Visalia Marketplace shopping center) does provide limitations, however the site's developed status has no bearing on the site complying with the 1 to 5 vertical height to horizontal separation from a property line as required by the Zoning Ordinance. Existing development on a parcel is not an exceptional or extraordinary circumstance.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

   VMC 17.32.163.C states the preferred zones and locations for telecommunication facilities. The site selected for the telecommunications tower is proposed in an area that is least appropriate for the use. This ordinance applies to all sites located within the C-MU zone. Moreover, the Zoning Ordinance permits properties in the C-MU zone to construct a wireless telecommunications facility subject to setback and height limits. Compliance with those measures would still permit the site to construct a facility. Therefore, staff finds that the code does not deprive the applicant of privileges enjoyed by other owners of properties classified in the same zone. Additionally, the proposed telecommunication tower does not blend in with the surrounding neighborhood and negatively impacts safety of the area.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

   Staff does not concur with the applicant's assessment and would reiterate the response provided for Finding No. 3. Furthermore, the adoption of the telecommunication ordinance in 2015 was done in response to an increase in telecommunication tower request with no provisions on citing preferred locations and concealment to reduce the aesthetic and visual impacts to the entire community, and to foster the placement of these structures in areas that provided opportunities to blend into the natural urban environment through use of concealment. This request has not demonstrated the ability to comply with the adopted telecommunication ordinance as adopted by the City Council.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

   Staff does not concur with the applicant's assessment. The location of the tower exceeds the fall zone setback. The fall zone setback is required to ensure public safety, and the telecommunication tower's proximity to residential is detrimental to the tenants of that multi-family development in regards to safety and welfare. The tower has the potential to be materially injurious to properties or improvements in the vicinity.

RECOMMENDED CONDITIONS OF APPROVAL

No recommended conditions of approval are established as staff is recommending the Planning Commission deny the conditional use permit and variance entitlements. However, should the Planning Commission approve these entitlements, staff would request the Planning Commission identify any specified conditions or modifications to be included in project conditions. Staff will prepare revised conditions of project approval and revised resolutions that reflect the Planning Commission's approval. Staff will bring revised resolutions along with project conditions back to the Planning Commission for their adoption at the next available Planning Commission meeting.

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
- Public Comment
- Resolution No. 2025-37 – Conditional Use Permit No. 2025-21
- Resolution No. 2025-38 – Variance No. 2025-05
- Exhibit "A" – Operational Statement
- Exhibit "B" – Site Plans
- Exhibit “C” – Variance Findings
- Exhibit “D” – Telecommunications Tower Simulation Photos
- Exhibit “E” – Coverage Map
- Exhibit “F” – Alternative Site correspondence provided by the Applicant
- Exhibit “G” – Map of proposed tower and Buena Fortuna Village Apartments
- Exhibit “H” – Map of proposed tower location to existing tower at Country Club
- Exhibit “I” – Map of Tulare County Civic Center to existing tower at Country Club
- Exhibit “J” – Tulare County Civic Center Aerial Map
- Exhibit “K” – Continued memo from September 22, 2025 Planning Commission hearing
- Site Plan Review Comments No. 2025-119
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

Conditional Use Permits (Chapter 17.38 of Visalia Municipal Code)

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

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)

Zoning Ordinance Chapter 17.42

VARIANCES AND EXCEPTIONS

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title. (Prior code § 7555)

17.42.020 Exception purposes.

A. The planning commission may grant exceptions to ordinance requirements where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title.

B. The planning commission may grant exceptions or modifications to site development standards and zoning in accordance with the provisions of Chapter 17.32, Article 2, density bonuses and other incentives for lower and very low income households and housing for senior citizens. (Prior code § 7556)

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities, in accordance with the procedures prescribed in this chapter. (Prior code § 7557)

17.42.040 Exception powers of city planning commission.

The city planning commission may grant exceptions to the regulations prescribed in this title, with respect to the following, consistent with the provisions and intentions of this title:

A. Second dwelling units, pursuant to Sections 17.12.140 through 17.12.200;

B. Downtown building design criteria, pursuant to Section 17.58.090;

C. Fences, walls and hedges; and

D. Upon the recommendation of the historic preservation advisory board and/or the downtown design review board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities;

E. In accordance with Chapter 17.32, Article 2, density bonuses, may grant exceptions or modifications to site development standards and/or zoning codes. (Prior code § 7558)

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;

2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;

3. Address and legal description of the property;

4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this title;

5. The application shall be accompanied by such sketches or drawings which may be necessary to clearly show applicant's proposal;

6. Additional information as required by the historic preservation advisory board;

7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

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 § 7559)

17.42.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a variance.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing. (Prior code § 7560)

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the city planning commission. (Prior code § 7561)

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090. (Prior code § 7562)

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application. (Prior code § 7563)

17.42.100 Exception action of the city planning commission.

A. The city planning commission may grant an exception to a regulation prescribed by this title with respect to fences and walls, and, upon recommendation of the historic preservation advisory board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas, provided that all of the following criteria is applicable:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties;

3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

B. The city planning commission may grant exceptions or modifications to zoning code requirements in accordance with the provisions of Chapter 17.32, Article 2, density bonuses. The granting of the exception shall become effective upon

the granting of the density bonus by the city council. (Prior code § 7564)

17.42.110 Appeal to city council.

A. Within five (5) working days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Ord. 2001-13 § 4 (part), 2001: prior code § 7565)

17.42.120 Action of city council.

A. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is reversed or a decision granting a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.42.090(A) or (B), or 17.42.100(A), whichever is applicable.

B. A variance which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council. (Ord. 9605 § 30 (part), 1996: prior code § 7566)

17.42.130 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, 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 on the site which was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance. (Prior code § 7567)

17.42.140 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with. (Prior code § 7568)

17.42.150 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance. (Prior code § 7569)

17.32.163 Regulation of wireless telecommunication facilities.

A. Purpose and Intent.

The purpose and intent of this section is to promote quality, clarity and consistency in applying the requirements and guidelines for the acceptance, processing and approval of new wireless telecommunication facilities and modifications to existing wireless telecommunication facilities. The purpose and intent of this section is also protect the benefits derived by the city, its residents, and the general public from access to personal wireless telecommunication services while minimizing, to the greatest extent feasible, the redundancy of wireless telecommunication facilities. The city desires to balance these goals, by permitting the installation and operation of wireless telecommunication facilities where they are needed, while reducing, to the greatest extent feasible, adverse economic, safety and/or aesthetic impacts on nearby properties and the community as a whole.

B. Definitions. The definitions set for in this section shall apply to this title.

"Ancillary structure" means any development associated with a wireless telecommunications facility, including but not limited to foundations, concrete slabs on grade, guy wire anchors, generators and transmission cable supports. This definition does not include equipment cabinet.

"Antenna" means any apparatus designed for transmitting and/or receiving electromagnetic waves that includes but is not limited to, telephonic, radio or television communications. Types of antenna include, but are not limited to, omnidirectional (whip) antennas, sectorized (panel) antennas, or parabolic (dish) antennas.

"Antenna array" means a single set or group of antennas and their associated mounting hardware, transmission lines or other appurtenances which share a common attachment device such as a mounting frame or mounting support.

"Attached wireless telecommunications facility" means a wireless telecommunication facility and ancillary structures that are secured to an existing structure, as defined in Section 17.04.030, with any accompanying equipment cabinet, which may be located either on the roof or inside/outside of the building or structure. An attached wireless telecommunications facility is considered to be an accessory use to the existing principal use on a site.

"Collocate or Collocation" means location or placement of wireless telecommunications facilities by two (2) or more wireless personal service providers on an antenna or antennas and feed lines on a common antenna support structure or other structure on which there is an existing antenna array. The term "Collocation" shall not be applied to a situation where two (2) or more wireless personal service providers independently place attached wireless telecommunication facilities on an existing building or structure.

"Combined antenna" means an antenna or antenna array designed and utilized to provide services for more than one (1) wireless provider for the same or similar type of services.

"Conceal or Concealed" means a wireless telecommunication facility in which the antenna, monopole, and/or tower, and sometimes the support equipment, are hidden from view, or effectively disguised as may reasonably be determined by the city planner or planning commission as applicable, such as in a false tree, monument, cupola, or other concealing structure which either mimics, or which also serves as, a natural or architectural feature in a compatible environment concealed wireless telecommunication facilities that do not mimic or appear as a natural or architectural feature to the average observer are not within the meaning of this definition.

"Coverage" means the geographic area served by an individual wireless telecommunications facility installation.

"Digital Antenna System (DAS)" means a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure.

"Eligible facilities request" means a request that involves collocation, removal, or replacement of wireless telecommunication facilities.

"Equipment cabinet" means a structure located at a base station that is above the base flood elevation and designed exclusively to contain radio or other equipment necessary for the transmission or reception of wireless telecommunication signals. An equipment cabinet cannot be used for storage and/or habitable space.

"Existing structures and facilities" means any wireless telecommunications facility for which a permit has been properly issued pursuant to this Section or prior to its adoption.

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account environmental, physical, legal, cost and technological factors.

"Lattice structure" means a tapered style of antenna support structure that typically consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.

"Location" means the area where a wireless telecommunications facility is located or proposed to be located. Reference to location shall be exact longitude and latitude, to the nearest tenth of a second, with bearing or orientation referenced to true north.

"Modification" means the change, or proposed change, of any portion of a wireless telecommunication facility from its description in a previously approved wireless telecommunication facility permit. Modification includes structural reinforcement, change in antenna type, and changes that alter the appearance, size or height of a wireless telecommunication facility.

"Monopole" means a style of freestanding antenna support structure that consists of a single shaft usually composed of two (2) or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These components are mounted to a foundation that rests on or in the ground or on the roof of a building.

"Mount" means the surface upon which antennas arts mounted. Mounts include, but are not limited to roof-mounts (mounted on the roof of a building) and side-mounts (mounted on the side of a building).

"Non-residential use" means uses such as churches, schools, and residential care facilities that are not a residential use but may be allowed in a residential zone typically with a conditional use permit.

"Personal wireless telecommunications services" means commercial mobile radio services, unlicensed wireless services and common carrier wireless exchange access service as identified in the Telecommunications Act of 1996.

"Siting" means the method and form of placement of a wireless telecommunications facility on a specific area of a property,

"Support equipment" means the physical, electrical and/or electronic equipment included within a wireless telecommunication facility used to house, power, and/or process signals from or to the facility's antenna or antennas.

"Utility tower" means an open framework structure or steel pole used to support electric transmission facilities.

"Wireless telecommunications facility" means a staffed or unstaffed commercial facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of any combination of the following for that purpose: a mount, an antenna support structure, a monopole, a lattice structure, an ancillary structure, an antenna or antenna array or combined antenna, transmission cables, support equipment, and/or equipment cabinet.

C. Preferred Zones and Locations.

When doing so would not conflict with the standards set forth in this Section or with federal law, wireless telecommunication facilities shall be located in the most appropriate location as described in this subsection (C), which range from the most appropriate to the least appropriate.

1. Collocation on existing facilities and structures located on city owned property;

2. Collocation on existing structures and facilities in the public or quasi-public zone;

3. Collocation on existing facilities and structures or attached wireless telecommunication facilities in the allowed Commercial, Office or Industrial Zones;

4. Location of new wireless telecommunication facilities on city owned property;

5. Location of new wireless telecommunication facilities in the Public or Quasi-Public Zone;

6. Location of new wireless telecommunication facilities in the allowed Commercial, Office and Industrial Zones.

D. Setbacks.

1. Fall Zone Setback. In order to ensure public safety, all new wireless telecommunication facilities shall maintain a setback at a 1:5 ratio, measured from property lines, based on the height of the cell tower, including any antenna or antenna array attached thereto. All new wireless telecommunication facilities shall also meet the minimum setback requirements of the underlying design district.

2. Variance. Setbacks for wireless telecommunication facilities may be modified if the requirements of Chapter 17.42 can be satisfied and the applicant can demonstrate that the siting for the proposed wireless telecommunication facility will be the least visually obtrusive profile, will not detract from the beauty and/or character of the area in which it is proposed to be located, and will not cause a public safety issue.

E. Height limits for new wireless telecommunication facilities.

Maximum Height

Type of Facility Maximum Height

Concealed and attached to building Shall not exceed the height of the structure on which the attached wireless telecommunication facility is attached by more than twenty-five (25) feet.

Non-concealed attached to building Shall not exceed the height of the structure on which the attached wireless telecommunication facility is attached by more than twenty-five (25) feet.

Freestanding tower Shall not exceed the height of the design district in which the wireless telecommunication facility is located by more than twenty-five (25) feet.

Collocation on existing buildings and structures (legal nonconforming) An attached wireless telecommunication facility may locate on a building or structure that is legally non-conforming with respect to height, provided that the facility does not project above the existing height by more than twenty-five (25) feet.

Height Limit Exception. The planning commission may approve additional height beyond the maximum allowed subject to the provisions Chapter 17.42 (Variance and Exceptions) of the Visalia Zoning Ordinance.

F. Concealed Wireless Telecommunications Facilities Required.

All new wireless telecommunication facilities are required to be concealed. A wireless telecommunication facility that is not concealed may be permitted so long as the following findings can be met:

1. The siting of the proposed wireless telecommunication facility will not adversely impact the use of the property, other buildings and structures on the property, or the surrounding area or neighborhood.

2. The siting of the proposed wireless telecommunication facility will result in the least intrusive visual impact to the area.

3. To the maximum extent reasonably feasible, the proposed wireless telecommunications facility has been designed to blend with the surrounding area and is appropriately designed for the specific site.

G. Concealed Wireless Telecommunication Facility Options.

1. The use of so-called "monopines, monopalms and other mono-trees" to conceal wireless telecommunication facilities shall be evaluated during the planned development permit process. The applicant shall demonstrate that these structures will blend in with the surrounding neighborhood in order to be considered. Photo simulations are required for a proposed mono-tree. The city planner may condition additional architectural features (monopine, monopalm, horizontal installation, application of color) to a wireless telecommunication facility to ensure compatibility with the surrounding physical environment. Due to environmental factors such as wind, rain and sun, the owner/applicant shall conduct an annual inspection on all mono-trees to ensure that the faux foliage continues to resemble a tree, and fully screens all antennas, antenna arrays, mounts, ancillary structures and/or support equipment. All mono-tree designs shall incorporate appropriate three-dimensional bark cladding, and shall provide for screening foliage to extend beyond all antennas by no less than twenty-four (24) inches. The design, number and placement of any branch-like structures affixed to the tower shall insure adequate camouflaging of the antennas, antenna arrays, mounts, ancillary structures and/or support equipment.

2. The use of alternative structures, including but not limited to such structures as a church cross, statue, light pole, flagpole, architectural feature such as a clock tower, shall be subject to the planned development permit process as described in subsection (1) above. Consideration as to when a wireless telecommunication facility may be concealed using an "alternative structure" will be based upon the extent to which it is designed to internally house antennas, antenna arrays, mounts, ancillary structures, and/or support equipment.

H. Collocation Required.

1. To limit the adverse visual effects of a proliferation of wireless telecommunication facilities in the city, the proposed construction of new wireless telecommunication facilities shall be designed to accommodate collocation of two (2) or more service providers. Any new wireless telecommunication facility may be required to collocate with another existing or new facility, unless it can be demonstrated to be technically or economically infeasible.

2. Collocation on existing large towers. Collocation of the wireless telecommunication facilities of more than three (3) telecom providers on existing towers greater than seventy (70) feet in height is permitted pursuant to the planned development permit review process.

I. Substantial Change to the Physical Dimensions of Existing Structure or Facility.

1. Modifications to an existing structure or facility are permitted and do not require discretionary review where such modifications will not result in a "substantial change," as set forth in subsection (I)(2) below. Modifications resulting in a "substantial change" to an existing structure or facility shall be submitted for review under the planned development permit process as described in this section.

2. A "substantial change" to an existing structure or facility shall constitute the following:

a. The modification increases the height of the existing structure or facility by more than ten (10) percent, or the height of one (1) additional antenna array with separation from the nearest existing antenna or antenna array not to exceed twenty (20) feet, whichever is greater.

b. The modification would add an antenna, antenna array, mount, ancillary structure or support equipment that would protrude from the edge of the existing structure or facility more than twenty (20) feet or more than the width of the tower structure at the level of the antenna, antenna array, mount, ancillary structure or support equipment, whichever is greater.

c. The modification involves installing more than the standard number of equipment cabinets for the technology involved, and would add greater than four (4) equipment cabinets.

d. The modification would defeat the existing concealment elements.

e. The modification would result in the excavation or deployment outside the current boundaries of the leased or owned property and into any access, utility easements or required setbacks.

f. The modification would not comply with other conditions imposed upon the existing structure or facility unless non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation or deployment that does not exceed the substantial change thresholds of this subsection.

3. All modifications remain subject to building codes and other non-discretionary structural and safety codes.

J. Other Requirements for all Wireless Telecommunication Facilities.

1. Any attached wireless telecommunication facility or wireless telecommunication facility on or adjacent to a historic building or site shall be designed to ensure consistency with the National Historic Preservation Act or 1966, and shall be referred to the city's historic preservation advisory committee for review and approval pursuant to Chapter 17.56.

2. There shall be a seven (7) foot high screen fence or solid wall or approved architecturally-designed solid fence installed surrounding the equipment cabinet. Slatted chain-link fencing will only be considered when the equipment cabinet is substantially masked from public view or the wireless telecommunication facility Is located in an industrial zone or public park.

3. New wireless telecommunication facilities shall not be permitted within one hundred (100) yards of an existing structures and facilities unless the applicant can demonstrate with substantial evidence that there are no other location alternatives to providing service to the area.

4. Wireless telecommunication facilities shall not be permitted in locations where they will interfere with the operation of the Visalia Municipal Airport. Wireless telecommunication facilities proposed for location within the airport planning area shall be referred to the airport manager or the airport land use commission for a determination of consistency with airport area standards.

5. All wireless telecommunication facilities must meet or exceed current standards and regulations of the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), and any other agency of the state or federal government with the authority to regulate wireless telecommunication facilities. If such standards and regulations are changed, the owners of the wireless telecommunication facilities governed by this section shall bring such wireless telecommunication facilities into

compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency.

6. All appropriate building permits are required. Compliance with applicable federal, state, and local laws, codes, and regulations are required, and are continuing obligations on applicants and permit holders hereunder.

7. A wireless telecommunication facility shall be maintained in good condition. Maintenance shall include, but not be limited to maintaining the structural and aesthetic integrity of the wireless telecommunication facility, including painting and upkeep of structures used to conceal wireless telecommunication facilities, and irrigation and upkeep of buffer areas and landscaping. If maintenance of will result in a substantial change as described in Section 17.32.163.H, the requirements shall apply.

8. Drawings and Photos Required. A plan or drawing depicting the size and configuration of the property where the wireless facility is proposed, and the size and location of existing improvements or features (buildings, driveways, sidewalks) depicting what currently exists and what physical changes are proposed. Elevation drawings shall depict all mast dimensions, placement and design features, and provide dimension to the apex of the pole from the finish grade. Accurate and reliable photos of the project site prior to the project installation or modification, and accurate and reliable photo simulations of all elements of proposed wireless telecommunication facility installation shall be provided.

K. Abandonment or Discontinuation of Use.

1. At such time that a wireless telecommunication facility owner or wireless provider plans to abandon or discontinue operation of that facility, said owner shall notify the community development department director by certified U.S. Mail of the proposed date of abandonment or discontinuation of operations.

2. In the event all legally approved use of any wireless telecommunication facility has been discontinued for a period of six (6) months (one hundred eighty (180) days) and the owner or wireless provider has not notified the community development department director, the facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the community development department director who shall have the right to request documentation and/or affidavits from the facility owner regarding the issue of usage, including evidence that use of the wireless telecommunication facility is imminent.

3. At such time as the community development department director determines that a wireless telecommunication facility is abandoned, the community development department director shall provide written notice of an abandonment determination by certified mail addressed to all applicants at the addresses on file with the city and to the owner of the property at the address on file with the city, the property address, if applicable, and at the address to which tax notices are sent. Failure or refusal by the facility owner or any other co-applicant to respond to such notice within sixty (60) days of the receipt of the certified letter, shall constitute prima facie evidence that the wireless telecommunication facility has been abandoned.

4. If the owner of a wireless telecommunication facility fails to respond or fails to demonstrate that the facility is not abandoned, the wireless telecommunication facility shall be considered abandoned and the owner of the facility shall apply for a new permits consistent with the requirements of this section or dismantle and physically remove the entire wireless telecommunication facility. "Physically remove" shall include restoration of the location of the wireless telecommunication facility to its natural condition, where applicable, except that any landscaping and grading shall remain in post-development condition.

5. Upon a determination of abandonment by the community development department director pursuant to this section, and the failure of the wireless telecommunication facility owner or other co-applicant to remove the facility in accordance with this section, the wireless telecommunication facility shall be deemed unfit for use and in violation of the permit requirements so as to be deemed a danger to public health and a public and private nuisance. Failure of the wireless telecommunication facility owner or other co-applicant to dismantle and physically remove the facility and related structures in accordance with the terms of this section shall result in the city taking all actions consistent with Chapter 8.40 and Chapter 1.13. (Ord. 2015-01 § 5, 2015)

Public Comment

Colleen Moreno

From: ginny.ruiz1@comcast.net
Sent: Wednesday, October 1, 2025 1:31 PM
To: Planning
Cc: jesse.ruiz1@comcast.net
Subject: attention Colleen Moreno or whoever takes comments re: public hearing coming up soon
Attachments: Celltowerinvisaliareject.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from ginny.ruiz1@comcast.net. Learn why this is important

Wednesday, September 24, 2025

Visalia City Planning Commission

315 East Acequia Ave.

Visalia, CA 93277

RE:

-Conditional Use Permit No. 2025-21: A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower within the C-MU (Mixed Use Commercial) zone.

-Variance No. 2025-04: A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower not meeting the fall zone setback of Section 17.32.163 (D0(1)&(2).

Location: The project site is located at 3533 West Noble Avenue, within the Visalia Marketplace shopping center

Dear Colleen Moreno,

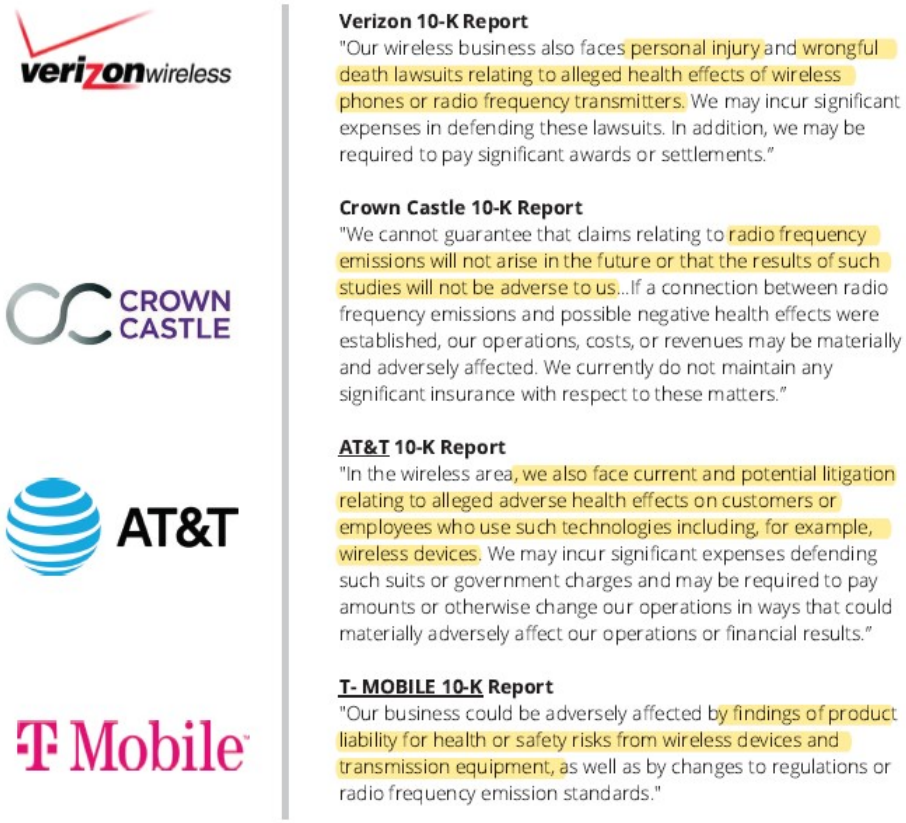
As a concerned long-term resident in the above mentioned area regarding Verizon's Cell Tower being considered by the Visalia Planning Commission, I must raise my voice in strong opposition to this request by Verizon and consider it a direct assault on the public safety of Visalia.

There are many lawsuits currently underway in our state of California against wireless companies and those companies are well aware of the dangers posed to the communities they build their towers in and yet they continue to try and build amongst populated areas.

There is an abundance of evidence that cell towers should **NEVER** be closer than 1,640 feet to where people live, work, attend school, college, or church, go shopping or dancing, watch a movie, or relax and play. **NEVER!**

Here are few examples of the numerous reasons I am opposed to any wireless tower inside of my immediate area where I have called home for the past twenty years.

Right up front: Are wireless companies aware of the harm their technology causes? **YOU BET THEY ARE!** Please see below the image of what companies state on their annual financial reports to shareholders (10-k reports):



Why do wireless companies need cell towers and "small cells" everywhere? It's simple. They want the consumers to abandon their in-home wired connections and cancel services from providers like **Spectrum** or **COX Cable** with their fiber optics cable technology. Then consumers switch to companies like Verizon and connect no longer via safe wired connections but instead get their internet

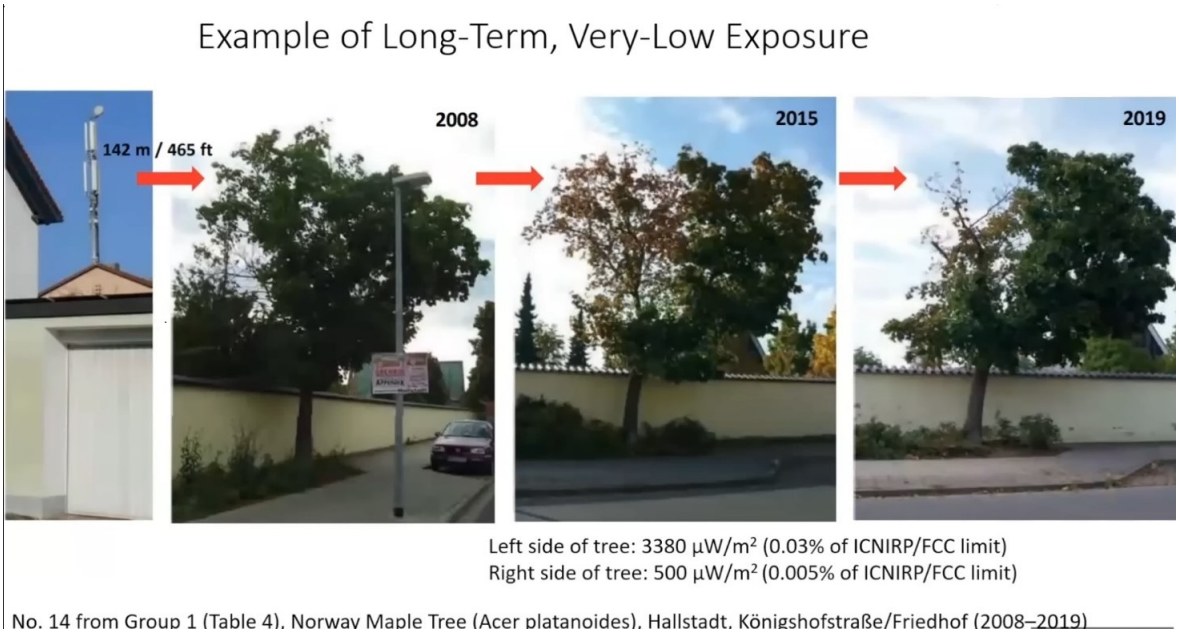
connectivity via wireless frequencies running freely through the air into their (and through their neighbors') homes.

Why don't wireless companies employ other known technologies that are available and considered safe?

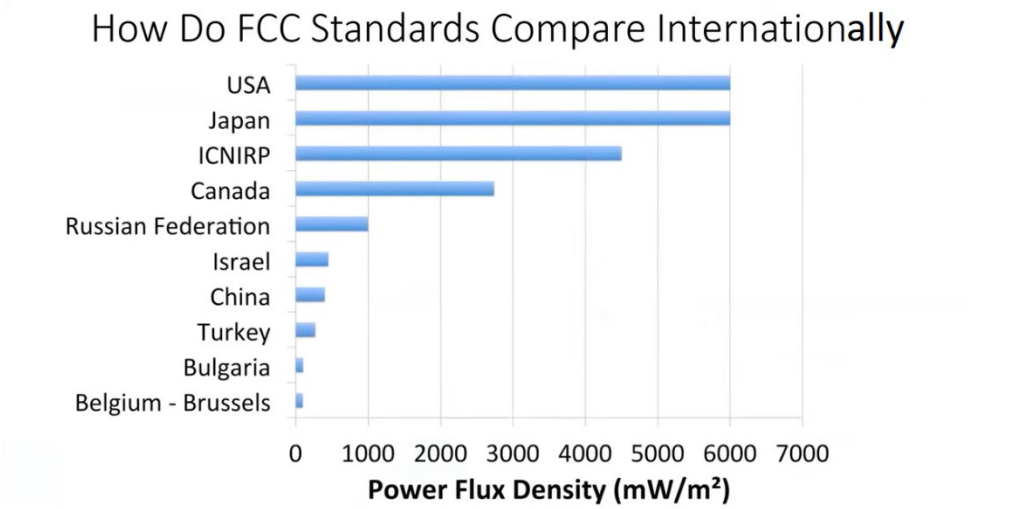
The answer is easy: They do cost more to install. Corporate greed is at its best!

Cell towers are never appropriate for residential areas. These areas are not zoned for them due to their significant impacts on property values, technology concerns regarding the hackability and jammability of wireless security systems, aesthetics, and the established concerns regarding health and environmental safety. **Even minimal exposure to a cell tower can lead to long-term adverse effects.**

Please see below images of a tree deteriorating over time while being exposed to a cell tower positioned **465 feet away at only 0.03% of the FCC "legal" radiation limits**. Let that sink in - this is long-term exposure at **0.03% of the current limits legal in the U.S.** according to the FCC regulations.



The graph below shows how the U.S. FCC radiation limits compare to other countries:



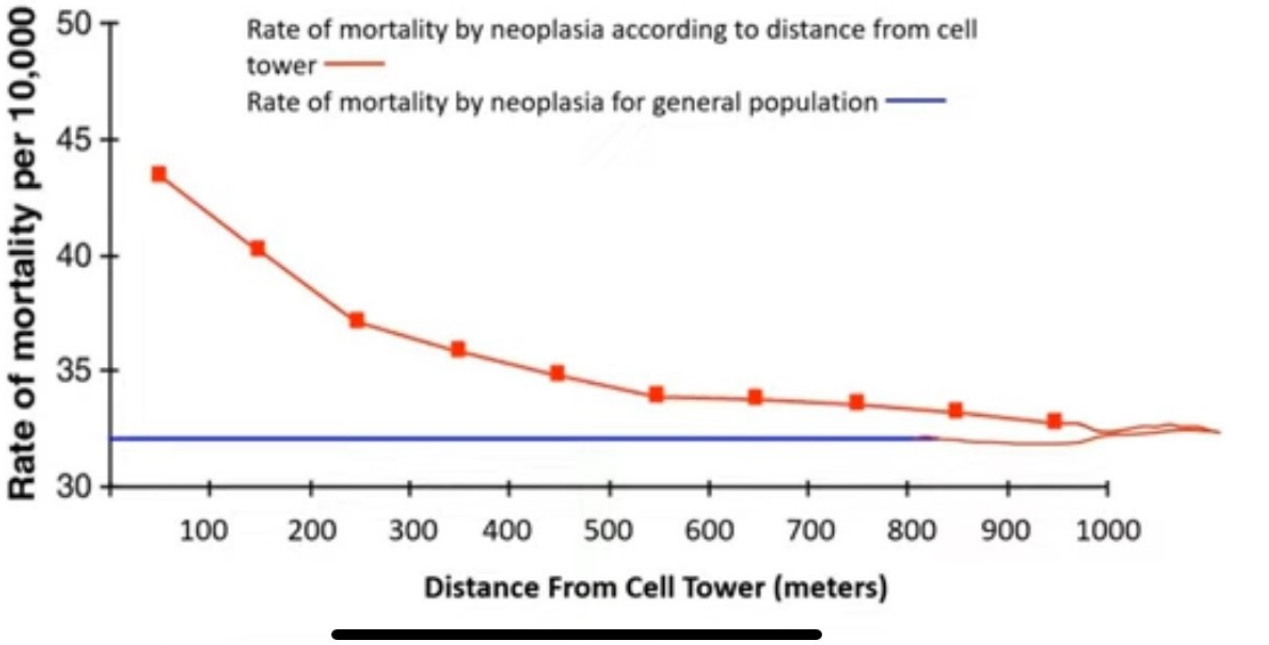
Frank M. Clegg, Margaret Sears, Margaret Friesen, Theodora Scarato, Rob Metzinger, Cindy Russell, Alex Stadtner, Anthony B. Miller, Building science and radiofrequency radiation: What makes smart and healthy buildings, Building and Environment, Volume 176, 2020, 106324, ISSN 0360-1323, https://doi.org/10.1016/j.buildenv.2019.106324.

The FCC is a captured agency. Several lawsuits against the FCC have been filed since 2021 when the FCC was ordered (**ORDERED!**) to provide scientific proof of the safety of their outdated guidelines from 1995, or to revise them. **Until this day, the FCC has not complied with that court order.**

To quote **Dr. Beatrice Golomb** of the Golomb Research Group at the University of California, San Diego: "***Absence of evidence is NOT evidence of absence***". And we **DO** have evidence and data. Lots of it. Please visit the website below for a deep dive into scientific data and the regulations in Europe. There is a reason why they have much lower limits than we here in the U.S. do.

https://createhealthyhomes.com/education/

The science is clear. **More than 11,000 pages** of data were submitted to the FCC; pages with data showing that the current radiation levels in the U.S. are causing harm to the environment, people, pets, and wildlife. Below is a graph that shows ***cancer cases in relation to cell tower proximity***.



At the **bare minimum**, people should live, work, go to school, worship, shop, and play at least **1,640 feet** (500 meters!) away from a cell tower.

What happens when towers are placed on buildings. In the example below, cell towers were placed on fire stations in California.

Within a week of installation in one station, most of the firefighters developed unusual symptoms of **headaches, fatigue, insomnia, memory loss, confusion, nausea, and weakness**. After a time, these firefighters in stations with adjacent cell towers were found to have **forgotten CPR** or **became lost** responding to a fire in a city they grew up in.

Being "in compliance" with current (outdated) regulations does not mean the regulations are safe.

Think about the **tobacco industry and its propaganda,** and for how long people were led to believe that smoking came with a health benefit. Do you remember the movie "**Thank You for Smoking**"? But people had a choice to either believe the lies or not!

I urge you to vote against this harm a wireless tower would do to our beautiful city of Visalia, to keep our city a safe and healthy place to live and raise a family.

Sincerely,

Jesse and Virginia Ruiz

3521 West Campus Ave.

Visalia, CA 93277

(559) 679-9213

*https://www.704nomore.org/Source for much more information on this subject can be found at https://www.704nomore.org/ to make an informed decision on this critical decision for our city.

RESOLUTION NO. 2025-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA DENYING CONDITIONAL USE PERMIT NO. 2025-21, A REQUEST BY VERIZON WIRELESS TO CONSTRUCT A NEW 75-FOOT TALL WIRELESS MONOPINE TELECOMMUNICATION TOWER LOCATED MORE THAN 100-FEET FROM PROPERTY ZONED RESIDENTIAL AND WITHIN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 3533 WEST NOBLE AVENUE (APN: 095-010-068).

WHEREAS, Conditional Use Permit No. 2025-21, is a request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower located more than 100-feet from property zoned residential and within the C-MU (Mixed Use Commercial) zone. The project site is located at 3533 West Noble Avenue (APN: 095-010-068); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 22, 2025; and

WHEREAS, at the September 22, 2025, Planning Commission meeting the Planning Commission granted a request to continue Conditional Use Permit No. 2025-21 to the October 27, 2025, meeting at the request of the applicant; and

WHEREAS, the Planning Commission of the City of Visalia, did hold a public hearing before said Commission on October 27, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2025-21 is not in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the 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.

WHEREAS, if Conditional Use Permit No. 2025-21 is denied, no action needs to be taken on an environmental document subject to Section 15270 of the California Environmental Quality Act.

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

1. That the proposed project will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is not consistent with the policies and intent of the General Plan and Zoning Ordinance as conditioned by staff.
    a. The proposed location of the conditional use permit is not in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. As proposed, the project request to establish a new wireless

telecommunications facility on the site, the applicant has not demonstrated that other more appropriate sites are feasible. The zoning of the proposed site is considered the least appropriate, per 17.32.163.C “Preferred Zones and Locations” of the Zoning Ordinance. Zoning Ordinance Section 17.32.163.C.

3. No environmental finding is required if the project is denied. However, if the project were to be approved by the Planning Commission, staff will bring back an environmental finding for the Planning Commission’s consideration.

RESOLUTION NO. 2025-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA DENYING VARIANCE NO. 2025-04: A REQUEST BY VERIZON WIRELESS TO CONSTRUCT A NEW 75-FOOT TALL WIRELESS MONOPINE TELECOMMUNICATION TOWER NOT MEETING THE FALL ZONE SETBACK REQUIREMENTS OF SECTION 17.32.163(D)(1)&(2). THE PROJECT SITE IS LOCATED AT 3533 WEST NOBLE AVENUE WITHIN THE VISALIA MARKETPLACE SHOPPING CENTER IN THE C-MU (MIXED USE COMMERCIAL) ZONE (APN: 095-010-068).

WHEREAS, Variance No. 2025-04, is a request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower not meeting the fall zone setback requirements of Section 17.32.163(D)(1)&(2). The project site is located at 3533 West Noble Avenue within the Visalia Marketplace Shopping Center in the C-MU (Mixed Use Commercial) zone (APN: 095-010-068); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 22, 2025; and

WHEREAS, at the September 22, 2025, Planning Commission meeting the Planning Commission granted a request to continue Variance No. 2025-04 to the October 27, 2025, meeting at the request of the applicant; and

WHEREAS, the Planning Commission of the City of Visalia, did hold a public hearing before said Commission on October 27, 2025; and

WHEREAS, the Planning Commission of the City of Visalia does not find Variance No. 2025-04 to be in accordance with Chapter 17.42 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 of the City of Visalia finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

WHEREAS, if Variance No. 2025-04 is denied, no action needs to be taken on an environmental document subject to Section 15270 of the California Environmental Quality Act.

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 strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

   The proposed tower will not meet the fall zone setback requirement however, the alternative location as identified by staff at the Tulare County Civic Center provides a more desirable setback for the tower. The applicant did not provide sufficient

information on why this location is not feasible or if this location was denied by Tulare County as a site.

The request to erect a new telecommunication tower at a site that does not meet the fall zone setback and is near residential without requiring the applicant to exhaust alternative more desirable sites would not be in the best interest of the City. The City has a consistent record of approving telecommunication towers that are consistent with the Wireless Telecommunication ordinance and that the strict and literal interpretation and enforcement of the ordinance does not pose an unnecessary hardship on the applicant. Furthermore, this proposed location is in direct conflict with the purpose and intent of the ordinance.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

   Staff concludes that the site's limitation related to the existing and fully developed site area (Visalia Marketplace shopping center) does provide limitations, however the site's developed status has no bearing on the site complying with the 1 to 5 vertical height to horizontal separation from a property line as required by the Zoning Ordinance. Existing development on a parcel is not an exceptional or extraordinary circumstance.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

   VMC 17.32.163.C states the preferred zones and locations for telecommunication facilities. The site selected for the telecommunications tower is proposed in an area that is least appropriate for the use. This ordinance applies to all sites located within the C-MU zone. Moreover, the Zoning Ordinance permits properties in the C-MU zone to construct a wireless telecommunications facility subject to setback and height limits. Compliance with those measures would still permit the site to construct a facility. Therefore, staff finds that the code does not deprive the applicant of privileges enjoyed by other owners of properties classified in the same zone. Additionally, the proposed telecommunication tower does not blend in with the surrounding neighborhood and negatively impacts safety of the area.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

   Staff does not concur with the applicant's assessment and would reiterate the response provided for Finding No. 3. Furthermore, the adoption of the telecommunication ordinance in 2015 was done in response to an increase in telecommunication tower request with no provisions on citing preferred locations and concealment to reduce the aesthetic and visual impacts to the entire community, and to foster the placement of these structures in areas that provided opportunities to blend into the natural urban environment through use of concealment. This request has not demonstrated the ability to comply with the adopted telecommunication ordinance as adopted by the City Council.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Staff does not concur with the applicant's assessment. The location of the tower exceeds the fall zone setback. The fall zone setback is required to ensure public safety, and the telecommunication tower's proximity to residential is detrimental to the tenants of that multi-family development in regards to safety and welfare. The tower has the potential to be materially injurious to properties or improvements in the vicinity.

Exhibit "A"

SEQUOIA
DEPLOYMENT SERVICES, INC.

Wireless Telecommunication Facility

Project Narrative & Analysis

Applicant: Verizon Wireless
2770 Shadelands Dr, Building 11
Walnut Creek, CA 94598

Owner: Kim Jay Kyong
7108 N Fresno St, Suite 370
Fresno, CA 93720

Rep.: Sequoia Deployment Services, Inc.
1 Spectrum Pointe Dr., Suite 130
Lake Forest, CA 92630

Armando Montes
armando.montes@sequoia-ds.com

Site No.: College of Sequoias- Visalia Market Place

Location: 3533 W. Noble Ave
Visalia, CA 93277
APN: 097-010-068-000

Project Description

Verizon Wireless is proposing to construct an unmanned wireless facility that would consist of a 75' monopine and ground level mounted equipment cabinets all located within a 924 square foot lease area. Pole mounted equipment includes six (6) 6-foot panel antennas and three (3) 3-foot panel antennas, (6) remote radio units and (1) surge suppressor. All cabling will be routed internally in the monopine.

All equipment for the antennas would be located at the base of the structure behind a proposed 8'-0" CMU equipment enclosure, to match adjacent trash enclosure, with new concrete pads to mount equipment on. Equipment includes (3) cabinets, (1) GPS antenna, (5) service lights, a fiber teleco box, and (1) surge suppressor. The equipment would be serviced by SCE and fiber will come from approximately 575" through underground trenching. The proposed facility would not require grading other than this trenching. Access to the facility would be from a 12'0" wide paved road from S. Demaree St.

Verizon is also proposing an on-site 30KW generator with a 200-gallon sub-base fuel tank, located behind the CMU wall enclosure, in the event of a commercial power failure.

Objective

The objective of this facility is to provide enhanced coverage and capacity to the area of Visalia, especially the traffic that passes by on CA-198. It will also help service the adjacent commercial and residential neighborhoods.

Maintenance and Monitoring Program

Verizon Wireless uses a combination of remote monitoring and on-site activity to maintain their wireless facilities. The remote monitoring is operational twenty-four hours a day, seven days a week, three hundred sixty-five days a year, continuously and monitors for the proper function of the facility as well as various silent alarms. In addition to the off-site monitoring a technician visits the site approximately once per month for maintenance. When a problem is found, or maintenance is required, the technician schedules the work appropriately in compliance with the conditions of approval and lease agreements regarding maintenance timing and scope.

Radio Emissions

The facility will be compliant with all Federal Communications Commission ("FCC") regulations. Please refer to the Radio Emission Report included in the zoning package for full information regarding radio frequencies and maximum power output. The facility will display appropriate FCC compliance signage; no further signage or lighting is proposed or required.

Alternative Site Analysis

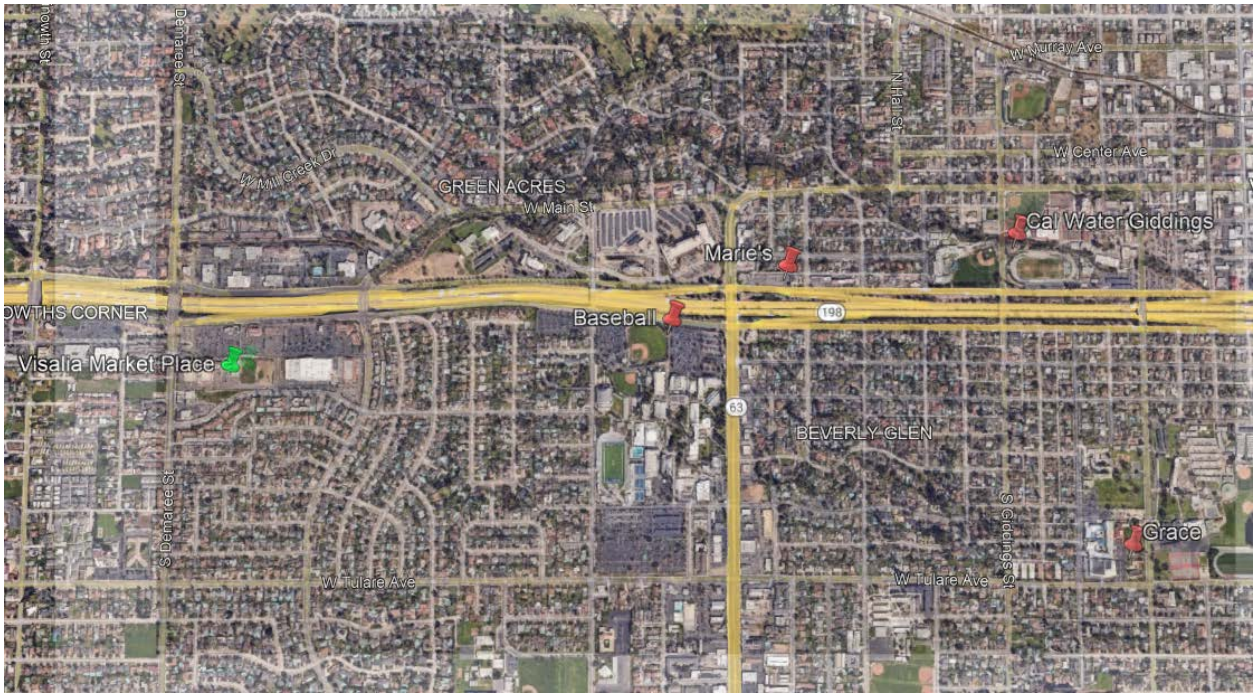
Verizon Wireless determines the need for a new wireless telecommunications facility through the collection of network test data, customer comments, projected growth in customer network usage, and the effects of the deployment of new technologies that both improve service and capability of the network.

Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the "least intrusive means" based upon Verizon Wireless's experience with designing similar facilities and working within local regulations. In addition to seeking the "least intrusive" alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts.

With that said, there were no viable candidates available within the search area already existing or feasible for collocation. Below is a list of properties considered for a new wireless facility,

Site Name / Property Owner	Property Address / Assessor's Parcel No.	Additional Notes
Visalia Market Place	3533 W. Noble Ave	Current candidate.
Baseball	36.326350, -119.316092	Reached out to landlord to discuss project, however on 5/22/23, via email, he informed us he was no longer interested. Location deemed not a viable candidate. Please attached email for confirmation.
Cal Water Giddings	36.328549, -119.305143	Sent property owner a Letter of Interest on 6/19/23 via Fedex, but never received any response. No longer pursued candidate because of lack of interest, no longer viable. Please see attached LOI and FedEx label for confirmation.
Marie's	36.327728, -119.312414	Sent property owner a Letter of Interest on 3/6/25 via Fedex, but never received any response. No longer pursued candidate because of lack of interest, no longer viable. Please see attached LOI and FedEx label for confirmation.
Grace	36.320710, -119.301641	Landlord initially showed interest, however could not agree to a consensus location, not a viable candidate. Please see attached email for confirmation.

The following images indicate the locations of possible candidates within the search ring.


W Murray Ave
N Hall St
W Center Ave
Mill Creek Dr
GREEN ACRES
W Main St
Cal Water Giddings
Marie's
Baseball
198
OWTHS CORNER
Visalia Market Place
63
BEVERLY GLEN
S Demaree St
S Giddings St
Grace
W Tulare Ave
W Tulare Ave

Variance Request

Verizon is requesting a variance from the 1:5 fall zone setback standard. The required five-foot setback for every one foot in height would mean that our 75' tower would need to have 375' of separation from each property line in order for it to be in compliance. The layout would render this placement impossible since the width of this property is only 159'-9", meaning there is no viable placement, at the current height, by definition of the standard. In order for this tower to compliant, a maximum height of 16'-0" would only be permissible, which would not be a viable design.

Other adjacent properties zoned C-MU, would also face similar challenges. In theory the property at 3247 W Nobel Ave has the needed layout, but there is a large retail store in the center of it, which would be the only viable location for the tower.

We could next look at significantly shortening the tower, but as we previously mentioned, would result in an unrealistic short tower. It would also be contradicting some of the main goals and standards set forth in the code. In Section 17.32.163, it states that the purpose of the code is to "protect the benefits of personal access to wireless telecommunications service", but this fall zone standard makes placing a new tower in an area of need very difficult. The code later explains the acceptable limitations of tower heights, but these would essentially be an unrealistic heights to achieve given the layout of properties and the needed setbacks. The code is contradicting itself in what it is saying is permissible and what is realistic.

After speaking with Associate Planner, Cristobal Carrillo, we evaluated the viability of his suggestion of placing the tower across the highway at one of the Quasi-Public, city owned properties, however this would pose issues as well. The layout of the property would not allow for a 75' tower, and we would need to significantly shorten the height to below the permissible threshold explained in the code to make this feasible. Once again, the code says it allows up to 25' over the zone height limit, but achieving these heights are severely difficult, especially in this section of the city.

We did, however, identify multiple existing telecommunications facilities in areas that are zoned C-MU that clearly do not meet this 1:5 fall zone standard. The first facility we observed was a monopole at 2024 Ashland Ave. The 85' tower appears to only have 40' of separation from the residentially zoned property on the east and equally similar distances to all other property lines.





Secondly, we identified another facility, at the corner of Ferguson and Route 63, which was clearly not adhering to the 1:5 fall zone standard either. The tower appeared to be 105' tall, but only had roughly 15' of separation to the property line to the west.





Both of these facilities are examples of other similarly zoned properties, experiencing the benefits of a telecommunications facility without adhering to the zoning code.

Lastly, while we can understand the safety aspect of the fall zone setback, asking for five times the distance of separation in the very rare instance that this tower would actually fall we feel is a bit excessive. The location of our tower is in a remote portion of the property, not as frequently accessed by the public. If, in the rare case the tower did fall, it would be clear, for the most part, from any structures or streets, with the closet building being the next property over at roughly 50'. We have designed this tower and chosen its location to best serve the community, but also to be the most inconspicuous and safe. We are asking for the planning department to grant us this variance from the fall zone setback standard so that we may provide much needed service to this area.

Exhibit "B"

verizon

PROJECT ID: COLLEGE OF SEQUOIAS

SITE ADDRESS:	3533 W. NOBLE AVE., VISALIA, CA 93277
COUNTY:	TULARE
APN:	095-010-068-000
JURISDICTION	CITY OF VISALIA
ZONING:	C-MU
PROJECT:	INITIAL BUILD
MDG LOCATION ID:	5000918197
FUZE ID:	17389093

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY ON PROPOSED MONOPINE. TO CONSIST OF THE FOLLOWING:

SCOPE OF WORK

- NEW 25'-8"X36'-0" (924 SQ. FT.) EQUIPMENT LEASE AREA W/ 8'H CMU WALL ENCLOSURE TO MATCH (E) TRASH ENCLOSURE
- NEW 75' MONOPINE
- NEW 400A METER BANK W/ 200A METER FOR VZW
- INSTALL (3) NEW EQUIPMENT CABINETS
- INSTALL (1) TELCO CABINET
- INSTALL (1) ILC PANEL
- INSTALL (1) GPS ANTENNA
- INSTALL (5) NEW SERVICE LIGHTS
- INSTALL (1) NEW 30KW DIESEL GENERATOR W/ 147 GALLON SUB-BASE FUEL TANK FOR EMERGENCY USE.
- INSTALL (3) C-BAND PANEL ANTENNAS
- INSTALL (9) LTE PANEL ANTENNAS
- INSTALL (3) LTE RRUS
- INSTALL (2) SURGE SUPPRESSORS (1 @ EQUIPMENT LOCATION & 1 @ ANTENNA LOCATION)

SITE INFORMATION

LATITUDE (NAD83):	36° 19' 30.70" N (36.325194)
LONGITUDE (NAD83):	119° 19' 48.07" W (-119.330019)
ZONING:	C-MU
JURISDICTION:	CITY OF VISALIA
PARCEL NUMBER:	095-010-068-000
COUNTY:	TULARE
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U
POWER:	SCE

SYMBOLS/ABBREVIATIONS LEGEND

ADD'L	ADDITIONAL	L.	LONG(ITUDINAL)
A.F.G.	ABOVE FINISHED GRADE	MAX.	MAXIMUM
ANT.	ANTENNA	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASS'Y	ASSEMBLY	(N)	NEW
AWG.	AMERICAN WIRE GAUGE	NTS	NOT TO SCALE
BLDG.	BUILDING	O.C.	ON CENTER
BTCW.	BARE TINNED COPPER WIRE	P.T.	PRESSURE TREATED
CLR.	CLEAR	RAD.(R)	RADIUS
CONC.	CONCRETE	REQ'D	REQUIRED
CONN.	CONNECTION(OR)	RGS.	RIGID GALVANIZED STEEL
CONST.	CONSTRUCTION	SCH.	SCHEDULE
CONT.	CONTINUOUS	SIM.	SIMILAR
DBL.	DOUBLE	SQ.	SQUARE
D.F.	DOUGLAS FIR	S.S.	STAINLESS STEEL
DIA.	DIAMETER	STD.	STANDARD
DIM.	DIMENSION	TEMP.	TEMPORARY
EA.	EACH	THK.	THICK(NESS)
ELEV	ELEVATION	TYP.	TYPICAL
EMT.	ELECTRICAL METALLIC TUBING	U.G.	UNDER GROUND
(E)	EXISTING	U.L.	UNDERWRITERS LABORATORY
F.G.	FINISH GRADE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT (FEET)	V.I.F.	VERIFY IN FIELD
GA.	GAUGE	W	WIDE (WIDTH)
HT.	HEIGHT	w/	WITH
IN.(")	INCH(ES)	WD.	WOOD
LB.(#)	POUND(S)	W.P.	WEATHERPROOF
L.F.	LINEAR FEET (FOOT)		

SECTION

ELEVATION

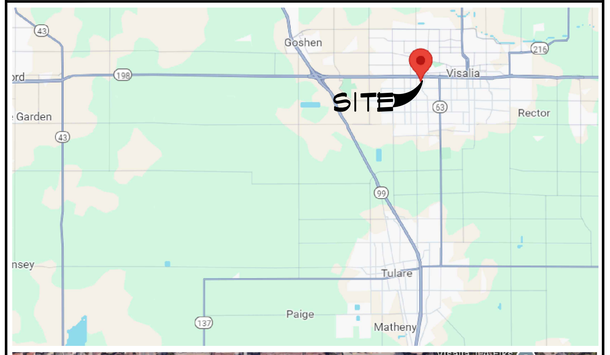
DETAIL

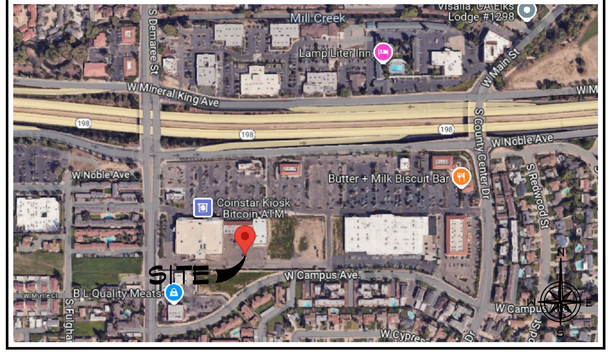
CONCRETE (SURFACE)		X	CHAIN LINK FENCE
CONCRETE (CUT)			WOOD FENCE
EARTH			WROUGHT IRON FENCE
GRAVEL		OH	OVERHEAD WIRES
PLYWOOD		E	POWER CONDUIT
STEEL			GROUND CONDUCTOR
EXISTING GRASS			PROPERTY LINE
ELEVATION DATUM			CENTERLINE

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	TITLE & EXCEPTIONS INFORMATION
A-1	OVERALL SITE PLAN
A-1.1	EXISTING/PROPOSED UNDERGROUND UTILITIES PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT LAYOUT PLAN
A-4	ANTENNA LAYOUT PLAN
A-5	ELEVATIONS

VICINITY MAP & SITE IMAGE





PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
2770 SHADELANDS DRIVE,
BUILDING 11
WALNUT CREEK, CA 94598

LEASING MANAGER:
SEQUOIA DEPLOYMENT SERVICES, INC
1 SPECTRUM POINTE DRIVE, STE 130
LAKE FOREST, CA 92630
CONTACT: CHELSEA MANUTO
PHONE: (760) 445-1985
EMAIL: chelsea.manuto@sequoia-ds.com

ZONING MANAGER:
SEQUOIA DEPLOYMENT SERVICES, INC
1 SPECTRUM POINTE DRIVE, STE 130
LAKE FOREST, CA 92630
CONTACT: ARMANDO MONTES
PHONE: (562) 309-5577
EMAIL: armando.montes@sequoia-ds.com

A&E PROJECT MANAGER:
ALL STATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630
CONTACT: SILVIA SANDOVAL
PHONE: (949) 273-0996 X107
EMAIL: silvia@zalzali.com

PROPERTY OWNER:
KIM JAY KYONG
7108 N. FRESNO ST.
SUITE 370
FRESNO, CA 93720
OWNER REP.: BOB MOTT
NORTHSTAR MANAGEMENT
PHONE: (559) 446-0182
EMAIL: bob@northstarmanagement.net

CODE COMPLIANCE

CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:

- CALIFORNIA CODE OF REGULATIONS
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA FIRE CODE
- CALIFORNIA EXISTING BUILDING CODE,
- CALIFORNIA HISTORICAL BUILDING CODE,
- CALIFORNIA RESIDENTIAL CODE
- CALIFORNIA GREEN BUILDING CODE
- 2022 EDITION OF TITLE 24 ENERGY STANDARDS
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY / COUNTY ORDINANCES

ADMINISTRATIVE REQUIREMENTS

CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE.

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

811 USA North
Know what's below. Call before you dig.
California and Nevada
Call Two Working Days Before You Dig!
811 / 800-227-2600

verizon
2770 SHADELANDS DR.
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	COLLEGE OF SEQUOIAS
DRAWN BY:	LS
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
2	04/23/2025	PER NEW RFDS	SS
1	12/06/2024	ADDED UGL	SS
0	11/25/2024	100% ZD's FOR SUBMITTAL	RN
B	10/23/2024	95% ZD's FOR APPROVAL	RN
A	10/09/2024	90% ZD's FOR REVIEW	SS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

COLLEGE OF SEQUOIAS
MONOPINE:
3533 W. NOBLE AVE.
VISALIA, CA 93277

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

LEGEND

— x —	CHAIN LINK FENCE		U.G. UTILITY VAULT	VLT	U.G. UTILITY VAULT	UP	UTILITY POLE
——	WOOD FENCE	MH	MANHOLE	AC	ASPHALTIC CONCRETE	LP	LIGHT POLE
— o/h —	OVERHEAD LINE		UTILITY POLE	AP	ASPHALT PAVING	WLP	WOOD LIGHT POLE
——o——	METAL FENCE	315.79 BC	SPOT ELEVATION	R.O.W.	RIGHT OF WAY	LUM	LUMINAIRE
— · · —	GRADE BREAK	W	WATER VALVE	R/W	RIGHT OF WAY	OH	OVERHEAD
— — —	RIGHT OF WAY LINE		FOUND MONUMENT	PUE	PUBLIC UTILITY EASEMENT	CONC	CONCRETE
— — —	CENTER LINE		GEODETIC MARKER	BCM	BRASS CAP MONUMENT	PED	PEDESTAL
- - - -	EASEMENT LINE		ROAD SIGN	NG	NATURAL GRADE	MON	MONUMENT
———	BOUNDARY LINE					VZW	VERIZON WIRELESS

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.

2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. RELIEVES ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. OF ANY AND ALL LIABILITY.

3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.

4. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.

5. THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

6. TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: TBD; ORDER NO.: TBD; CUSTOMER REFERENCE NUMBER: COLLEGE OF SEQUOIAS; AND DATED: TBD.

7. THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

TITLE INFORMATION

TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY:
TBD; ORDER NO.: TBD; CUSTOMER REFERENCE NUMBER: COLLEGE OF SEQUOIAS. AND DATED: TBD.

LEGAL DESCRIPTION:

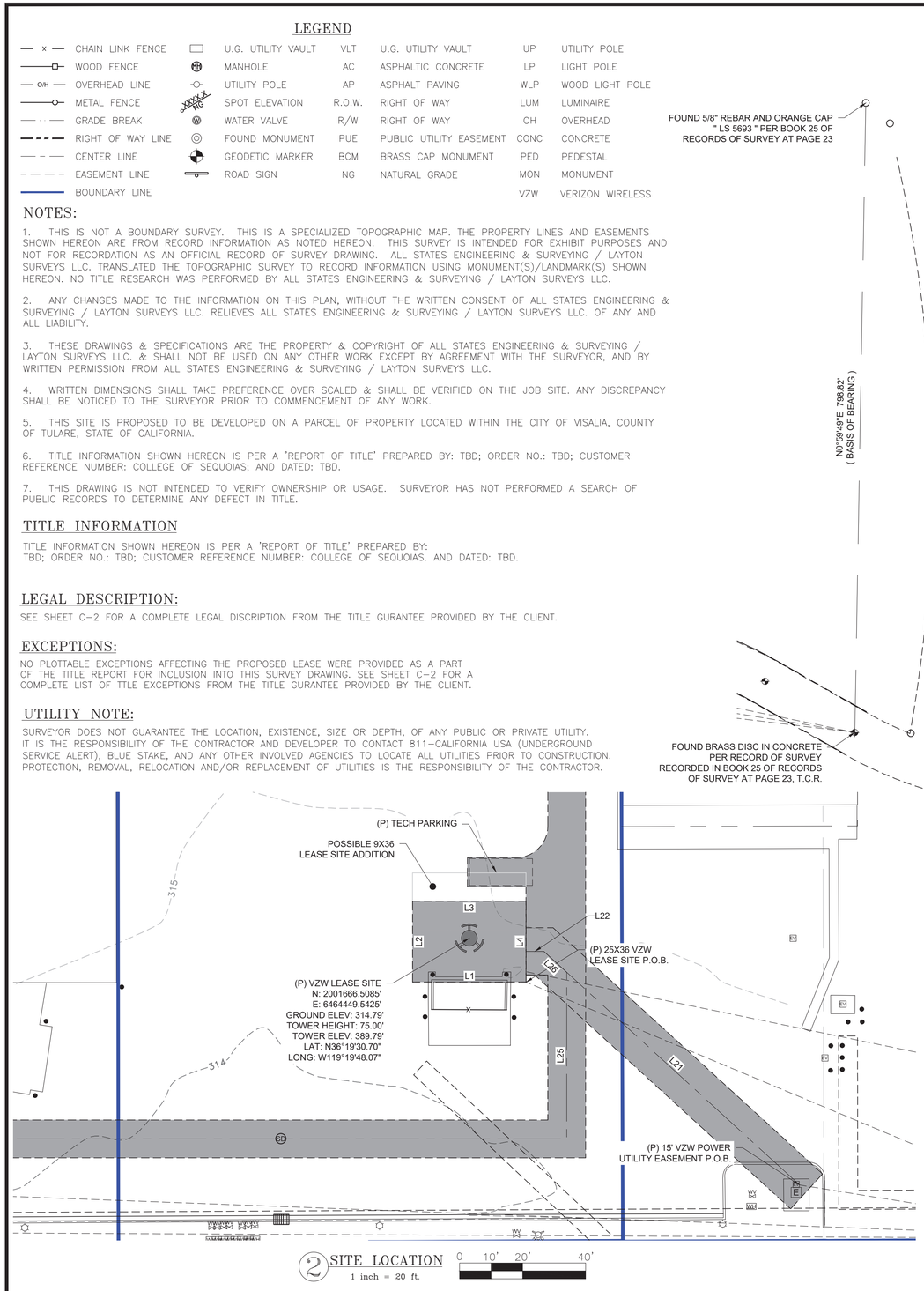
SEE SHEET C-2 FOR A COMPLETE LEGAL DISCRIPTION FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

EXCEPTIONS:

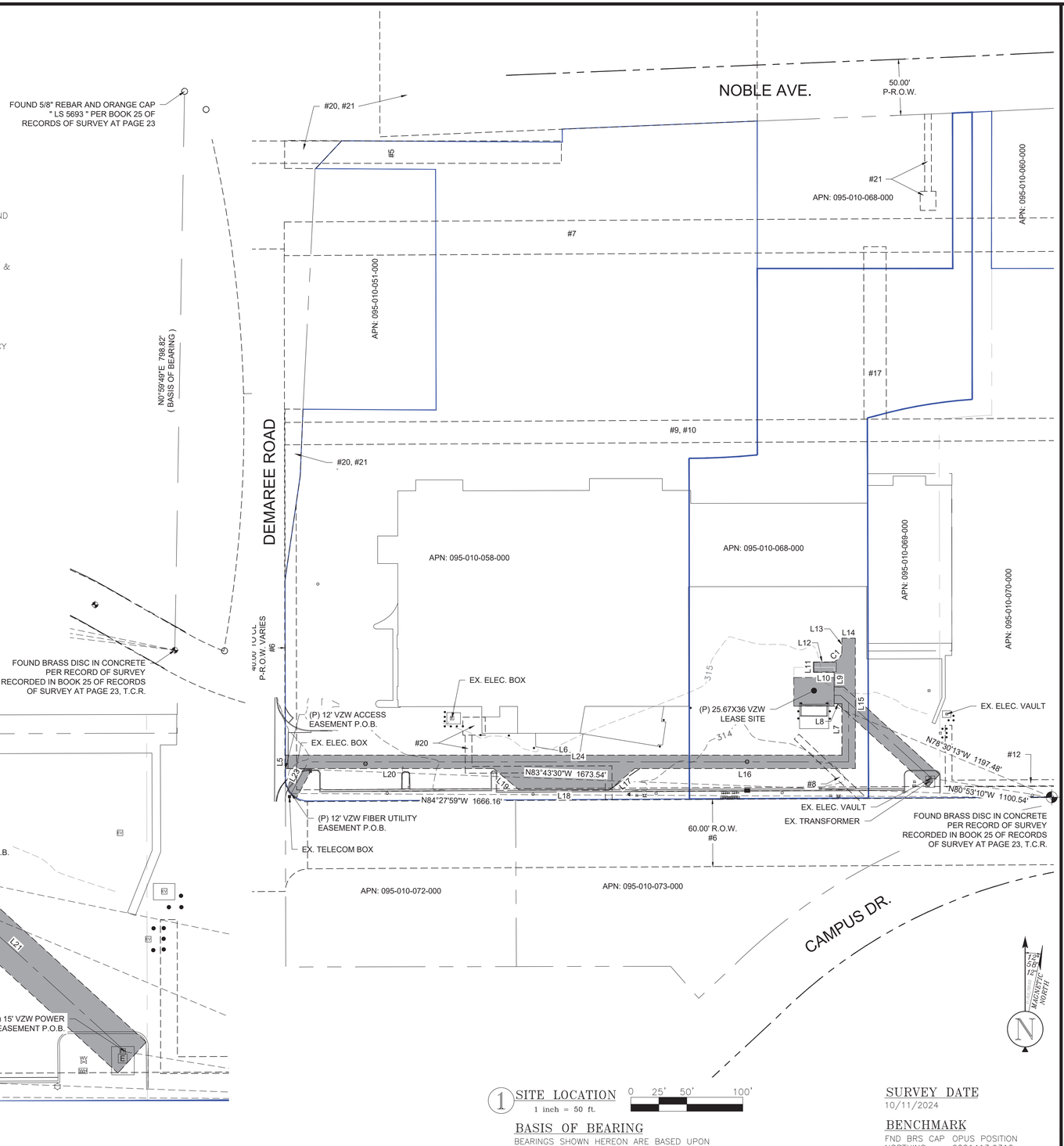
NO PLOTTABLE EXCEPTIONS AFFECTING THE PROPOSED LEASE WERE PROVIDED AS A PART OF THE TITLE REPORT FOR INCLUSION INTO THIS SURVEY DRAWING. SEE SHEET C-2 FOR A COMPLETE LIST OF TTLE EXCEPTIONS FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

UTILITY NOTE:

SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH, OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811-CALIFORNIA USA (UNDERGROUND SERVICE ALERT), BLUE STAKE, AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. PROTECTION, REMOVAL, RELOCATION AND/OR REPLACEMENT OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.



2 SITE LOCATION
1 inch = 20 ft.
0 10' 20' 40'



1 SITE LOCATION
1 inch = 50 ft.
0 25' 50' 100'

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FOUR, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

10/11/2024

BENCHMARK

FND BRS CAP OPUS POSITION
NORTHING: 2001413.9310
EASTING: 6465641.0000
+314.12' (A.M.S.L.)

verizon
2770 SHADELANDS DR
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT NO:	COLLEGE OF SEQUOIAS
DRAWN BY:	KT
CHECKED BY:	ZQ/BC/DW/WDL

REV	DATE	DESCRIPTION	
0	12/02/2024	FINAL SURVEY (PTR)	KT
C	11/26/2024	DRAFT FINAL (TWR)	KT
B	11/07/2024	DRAFT FINAL SURVEY	KT
A	10/17/2024	SURVEY FIRST DRAFT	KT

PROFESSIONAL LAND SURVEYOR
JAYME R. TARBERT
No. 7129
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

COLLEGE OF SEQUOIAS
A.P.N. 095-010-068
3533 W NOBLE AVE,
VISALIA, CA 93277
SITE EXHIBIT

SHEET TITLE
SITE SURVEY

SHEET NUMBER
C-1

LEGAL DESCRIPTION:

The Land referred to in this Guarantee is described as follows:

Real property in the City of Visalia, County of Tulare, State of California, described as follows:

Parcel I: (APN: 095-010-058-000 [Parcel 1] and 095-010-068-000 [Parcel 11]) Parcels 1 and 11 of Parcel Map No. 4955, in the City of Visalia, County of Tulare, State of California, as per map recorded in Book 50, Page 60 of Parcel Maps, Tulare County Records.

Parcel II: (APN: 095-010-070-000) A single parcel of land comprised of Parcel 9 and Parcel 10 of Parcel Map No. 4955, in the City of Visalia, County of Tulare, State of California, as per map recorded May 12, 2009 in Book 50, Page 60 of Parcel Maps, Tulare County Records.

Excepting therefrom that portion thereof described as follows:

Beginning at a point on the West line of said Parcel 10, being 131.39 feet North of the Southwest corner thereof; Thence North along said West line, a distance of 158.33 feet; Thence at a right angle to the aforementioned line, East, a distance of 75.33 feet; Thence South parallel to said West line, a distance of 158.33 feet; Thence at a right angle to the aforementioned line, West, a distance of 75.33 feet to the Point of Beginning.

This legal description is made pursuant to that certain certificate approving a Lot Line Adjustment, No. 2015-12, recorded December 02, 2015, as Instrument No. 2015-0071074 of Official Records.

Parcel III: A non-exclusive easement as set out in the Special Limited Declaration of Restrictions and Easements recorded March 03, 2003 as Instrument No. 2003-0017965 and the First Amendment to Special Limited Declaration of Restrictions and Easements recorded May 12, 2006 as Instrument No. 2006-0049773 both of Official Records of the County of Tulare, State of California.

Parcel IV: A non-exclusive easement as set out in the Deed of Declaration recorded September 13, 1966 in Book 2674 Page 256; May 06, 1969 in Book 2841, Page 277; May 07, 1971 in Book 2964, Page 900; May 07, 1971 in Book 2964, Page 891 and December 05, 1984 in Book 4254, Page 775 all of Official Records of the County of Tulare, State of California.

POWER EASEMENT DESCRIPTION:

AN EASEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT N.80°53'13"W., A DISTANCE OF 1101.64 FEET, FROM THE FOUND BRASS DISC IN CONCRETE, PER BOOK 25 OF RECORDS OF SURVEY AT PAGE 23, T.C.R., SAID POINT ALSO HAVING A BEARING AND DISTANCE S.00°59'49"E., 798.82 FEET, BETWEEN THE FOUND BRASS DISC IN CONCRETE AND THE FOUND REBAR AND CAP STAMPED " LS 5693 " PER BOOK 25 OF RECORDS OF SURVEY AT PAGE 23, T.C.R.,; RUNNING THENCE NORTH 47°35'52" WEST, A DISTANCE OF 109.88 FEET; THENCE WEST, A DISTANCE OF 5.67 FEET TO THE POINT OF TERMINUS.

FIBER EASEMENT DESCRIPTION:

AN EASEMENT, 12.00 FEET IN WIDTH, BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT N.84°27'59"W., A DISTANCE OF 1666.16 FEET, FROM THE FOUND BRASS DISC IN CONCRETE, PER BOOK 25 OF RECORDS OF SURVEY AT PAGE 23, T.C.R., SAID POINT ALSO HAVING A BEARING AND DISTANCE S.00°59'49"E., 798.82 FEET, BETWEEN THE FOUND BRASS DISC IN CONCRETE AND THE FOUND REBAR AND CAP STAMPED " LS 5693 " PER BOOK 25 OF RECORDS OF SURVEY AT PAGE 23, T.C.R.,; RUNNING THENCE NORTH 28°20'24" EAST, A DISTANCE OF 32.10 FEET; THENCE EAST, A DISTANCE OF 482.63 FEET; THENCE NORTH, A DISTANCE OF 52.87 FEET; THENCE NORTH 47°35'52" WEST, A DISTANCE OF 9.84 FEET; THENCE WEST, A DISTANCE OF 5.67 FEET TO THE POINT OF TERMINUS.



VICINITY MAP

LEASE SITE DESCRIPTION:

BEGINNING AT A POINT N.78°22'10"W., A DISTANCE OF 1198.15 FEET, FROM THE FOUND BRASS DISC IN CONCRETE, PER BOOK 25 OF RECORDS OF SURVEY AT PAGE 23, T.C.R., SAID POINT ALSO HAVING A BEARING AND DISTANCE S.00°59'49"E., 798.82 FEET, BETWEEN THE FOUND BRASS DISC IN CONCRETE AND THE FOUND REBAR AND CAP STAMPED " LS 5693 " PER BOOK 25 OF RECORDS OF SURVEY AT PAGE 23, T.C.R.,; RUNNING THENCE WEST, A DISTANCE OF 36.00 FEET; THENCE NORTH, A DISTANCE OF 25.67 FEET; THENCE EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH, A DISTANCE OF 25.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 924.00 SQUARE FEET

ACCESS & UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, 12.00 FEET IN WIDTH, BEING BETTER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N.83°31'15"W., A DISTANCE OF 1674.23 FEET, FROM THE FOUND BRASS DISC IN CONCRETE, PER BOOK 25 OF RECORDS OF SURVEY AT PAGE 23, T.C.R., SAID POINT ALSO HAVING A BEARING AND DISTANCE S.00°59'49"E., 798.82 FEET, BETWEEN THE FOUND BRASS DISC IN CONCRETE AND THE FOUND REBAR AND CAP STAMPED " LS 5693 " PER BOOK 25 OF RECORDS OF SURVEY AT PAGE 23, T.C.R.,; RUNNING THENCE NORTH, A DISTANCE OF 12.00 FEET; THENCE EAST, A DISTANCE OF 496.99 FEET; THENCE NORTH, A DISTANCE OF 46.00 FEET; THENCE WEST, A DISTANCE OF 6.93 FEET; THENCE NORTH, A DISTANCE OF 28.00 FEET; THENCE WEST, A DISTANCE OF 18.57 FEET; THENCE NORTH, A DISTANCE OF 9.25 FEET; THENCE EAST, A DISTANCE OF 15.50 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 15.71 FEET; THENCE NORTH, A DISTANCE OF 11.25 FEET; THENCE EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH, A DISTANCE OF 116.50 FEET; THENCE WEST, A DISTANCE OF 197.00 FEET; THENCE SOUTH 50°00'00" WEST, A DISTANCE OF 30.00 FEET; THENCE WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 50°00'00" WEST, A DISTANCE OF 30.00 FEET; THENCE WEST, A DISTANCE OF 186.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,799.10 SQUARE FEET

EXCEPTIONS:

1. General and special taxes and assessments for the fiscal year 2024–2025.
   First Installment: $26,369.21, OPEN
   Penalty: $0.00
   Second Installment: $26,369.21, OPEN
   Penalty: $0.00
   Tax Rate Area: 006-000
   A. P. No.: 095-010-058-000 (NOT A SURVEY MATTER)
2. General and special taxes and assessments for the fiscal year 2024–2025.
   First Installment: $8,522.36, OPEN
   Penalty: $0.00
   Second Installment: $8,522.36, OPEN
   Penalty: $0.00
   Tax Rate Area: 006-000
   A. P. No.: 095-010-068-000 (NOT A SURVEY MATTER)
3. General and special taxes and assessments for the fiscal year 2024–2025.
   First Installment: $3,658.07, OPEN
   Penalty: $0.00
   Second Installment: $3,658.07, OPEN
   Penalty: $0.00
   Tax Rate Area: 006-000
   A. P. No.: 095-010-070-000 (NOT A SURVEY MATTER)
4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code. (NOT A SURVEY MATTER)
5. An easement for pole lines, conduits and incidental purposes in the document recorded October 22, 1946 as Book 1216, Page 90 of Official Records. (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
6. An easement for a sewer pipe line an a storm drain pipe line, together with the right to enter upon said land for the purpose of operating and maintaining said pipe lines and incidental purposes in the document recorded March 24, 1965 as Book 2576, Page 441 of Official Records. (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	36.00	N90° 00' 00"W
L2	25.67	N0° 00' 00"E
L3	36.00	N90° 00' 00"E
L4	25.67	S0° 00' 00"E
L5	12.00	N0° 00' 00"E
L6	496.99	N90° 00' 00"E
L7	46.00	N0° 00' 00"E
L8	6.93	N90° 00' 00"W
L9	28.00	N0° 00' 00"E
L10	18.57	N90° 00' 00"W
L11	9.25	N0° 00' 00"E
L12	15.50	N90° 00' 00"E
L13	11.25	N0° 00' 00"E

LINE TABLE		
LINE #	LENGTH	BEARING
L14	12.00	N90° 00' 00"E
L15	116.50	S0° 00' 00"E
L16	197.00	N90° 00' 00"W
L17	30.00	S50° 00' 00"W
L18	80.00	N90° 00' 00"W
L19	30.00	N50° 00' 00"W
L20	186.03	N90° 00' 00"W
L21	109.88	N47° 35' 52"W
L22	5.67	N90° 00' 00"W
L23	32.10	N28° 20' 24"E
L24	482.63	N90° 00' 00"E
L25	52.87	N0° 00' 00"E
L26	9.84	N47° 35' 52"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.71	10.00	90.00	N45° 00' 00"E	14.14

EXCEPTIONS CONTINUED:

7. Covenants, conditions, restrictions and easements in the document recorded September 13, 1966 as Book 2674, Page 256 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
   Document(s) declaring modifications thereof recorded May 6, 1969 as as Instrument No. 15162 in Book 2841, Page 277 of Official Records.
   Document(s) declaring modifications thereof recorded May 7, 1971 as Instrument No. 19255 in Book 2964, Page 900 of Official Records.
   The effect of an assignment recorded May 7, 1971 in Book 2964, Page 891 of Official Records, Instrument No. 19251.

   A consent to additional improvements recorded December 5, 1984 in Book 4254, Page 775 Instrument No. 60986 of Official Records. (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
8. An easement for underground electrical supply systems and communication systems and incidental purposes, recorded August 11, 1971 as Book 2980, Page 759 of Official Records.
   In Favor of: Southern California Edison Company, a California corporation
   (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
9. An easement for water pipe lines and incidental purposes, recorded August 16, 1971 as Book 2981, Page 546 of Official Records.
   In Favor of: California Water Service Company (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
10. An easement for pipelines and incidental purposes, recorded August 30, 1971 as Book 2984, Page 357 of Official Records.
    In Favor of: California Water Service Company (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
11. An easement for underground electrical supply systems and communication systems and incidental purposes, recorded November 9, 1973 as Book 3140, Page 328 of Official Records.
    In Favor of: Southern California Edison Company, a corporation (NOT LEGIBLE)
12. An easement for underground electrical supply systems and communication systems and incidental purposes, recorded June 7, 1984 as Book 4197, Page 971 of Official Records.
    In Favor of: Southern California Edison Company, a California corporation
13. An easement for underground communication facilities and incidental purposes in the document recorded September 30, 1985 as Book 4346, Page 870 of Official Records.
    (OUTSIDE SUBJECT PARCEL)
14. An unrecorded lease dated April 1, 1998, executed by The Uhlmann-Visalia Partnership as lessor and Kmart Corporation as lessee, as disclosed by a Memorandum of Lease recorded June 25, 1998 as Instrument No. 98-44993 of Official Records.
    Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. (BLANKET)
15. Abutter's rights of ingress and egress to or from freeway have been relinquished in the document recorded August 4, 1998 as Instrument No. 1998-0054879 of Official Records. (NOT PLOTTABLE)
16. Abutter's rights of ingress and egress to or from Freeway have been relinquished in the document recorded May 19, 1999 as Instrument No. 99-39026 of Official Records. (BLANKET)
17. An easement for ingress to and egress and incidental purposes, recorded February 21, 2003 as Instrument No. 200315408 of Official Records.
    In Favor of: California Water Service Company, a California
    public utility water corporation (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
18. Terms and provisions of an unrecorded lease dated October 01, 2002, by and between Uhlmann Offices, Inc., a California corporation as lessor and Albertson's, Inc., a Delaware corporation as lessee, as disclosed by a Memorandum of Shopping Center Lease recorded March 03, 2003 as Instrument No. 2003-0017964 of Official Records.
    Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records. (BLANKET)
19. The terms, provisions and easement(s) contained in the document entitled "Special Limited Declaration of Restrictions and Easements" recorded March 3, 2003 as Instrument No. 200317965 of Official Records.
    Document(s) declaring modifications thereof recorded May 12, 2006 as Instrument No. 2006-0049773 of Official Records. (BLANKET)
20. An easement for underground electrical supply systems and communication systems and incidental purposes, recorded October 14, 2003 as Instrument No. 2003100990 of Official Records.
    In Favor of: Southern California Edison Company, a corporation, its successors and assigns
    (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
21. An easement for underground electrical supply systems and communication systems and incidental purposes, recorded October 14, 2003 as Instrument No. 2003100995 of Official Records.
    In Favor of: Southern California Edison Company, a corporation, its successors and assigns
    (PLOTTABLE, OUTSIDE SUBJECT PARCEL)
22. The effect of a deed executed by RREF II-WPG Visalia, LLC, a Delaware limited liability company to RREF II-WPG Visalia Financed Parcels, LLC, a Delaware limited liability company, recorded March 07, 2014 as Instrument No. 2014-0011590 of Official Records.
    The Company will require satisfactory evidence that the deed was an absolute conveyance for value and that there are no other agreements, oral or written, regarding the ownership or occupancy of the land described in the deed. (BLANKET)
23. The terms, provisions and easement(s) contained in the document entitled "Declaration of Operation, Easements and Maintenance Agreement" recorded March 14, 2014 as Instrument No. 2014-0012933 of Official Records. (BLANKET)
24. The terms and provisions contained in the document entitled "Agreement" recorded March 14, 2014 as Instrument No. 2014-0012936 of Official Records. (BLANKET)
25. A deed of trust to secure an original indebtedness of $7,119,090.77 recorded January 11, 2021 as Instrument No. 21-2090 of Official Records.
    Dated: December 31, 2020
    Trustor: Jay Kyong Kim, a single man
    Trustee: Chicago Title Company
    Beneficiary: Shinhan Bank America

    Affects: The land and other property.
    A document entitled "Assignment of Rents" recorded January 11, 2021 as Instrument No. 21-2091 of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust recorded January 11, 2021 as Instrument No. 21-2090 of Official Records. (BLANKET)
26. Lien for unpaid fees and costs in favor of City of Visalia Fire Department
    Against: Kim Jay Kyong
    Amount: $100.00
    Recorded: February 15, 2023 as Instrument No. 23-7221 of Official Records.
    (NOT A SURVEY MATTER)
27. Any easements and/or servitudes affecting easement parcel(s) III and IV herein described.
    (NOT A SURVEY MATTER)
28. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.
    (NOT A SURVEY MATTER)
29. Water rights, claims or title to water, whether or not shown by the Public Records.
    (NOT A SURVEY MATTER)

verizon
2770 SHADELANDS DR
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT NO: COLLEGE OF SEQUOIAS
DRAWN BY: KT
CHECKED BY: ZQ/BC/DW/WDL

REV	DATE	DESCRIPTION	
0	12/02/2024	FINAL SURVEY (PTR)	KT
C	11/26/2024	DRAFT FINAL (TWR)	KT
B	11/07/2024	DRAFT FINAL SURVEY	KT
A	10/17/2024	SURVEY FIRST DRAFT	KT

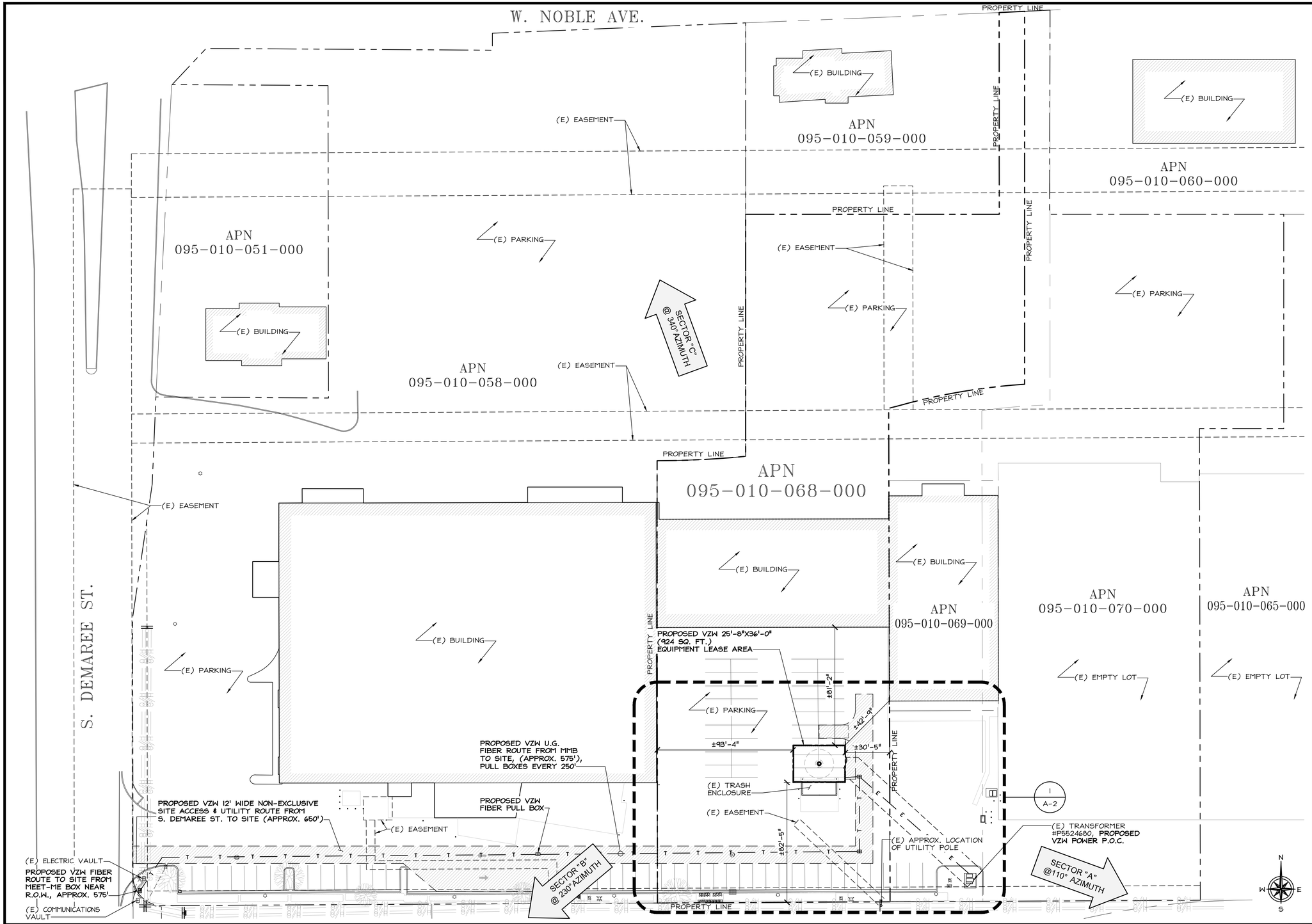
PROFESSIONAL LAND SURVEYOR
JAYME R. TARBERT
No. 7129
STATE OF CALIFORNIA

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COLLEGE OF SEQUOIAS
A.P.N. 095-010-068
3533 W NOBLE AVE,
VISALIA, CA 93277
SITE EXHIBIT

SHEET TITLE
TITLE & EXCEPTIONS INFORMATION

SHEET NUMBER
C-2



OVERALL SITE PLAN

24"x36" SCALE: NTS
11"x17" SCALE: NTS

1

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BUILDING 11
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SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	COLLEGE OF SEQUOIAS
DRAWN BY:	LS
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
2	04/23/2025	PER NEW RFDS	SS
1	12/06/2024	ADDED UGL	SS
0	11/25/2024	100% ZD's FOR SUBMITTAL	RN
B	10/23/2024	95% ZD's FOR APPROVAL	RN
A	10/09/2024	90% ZD's FOR REVIEW	SS

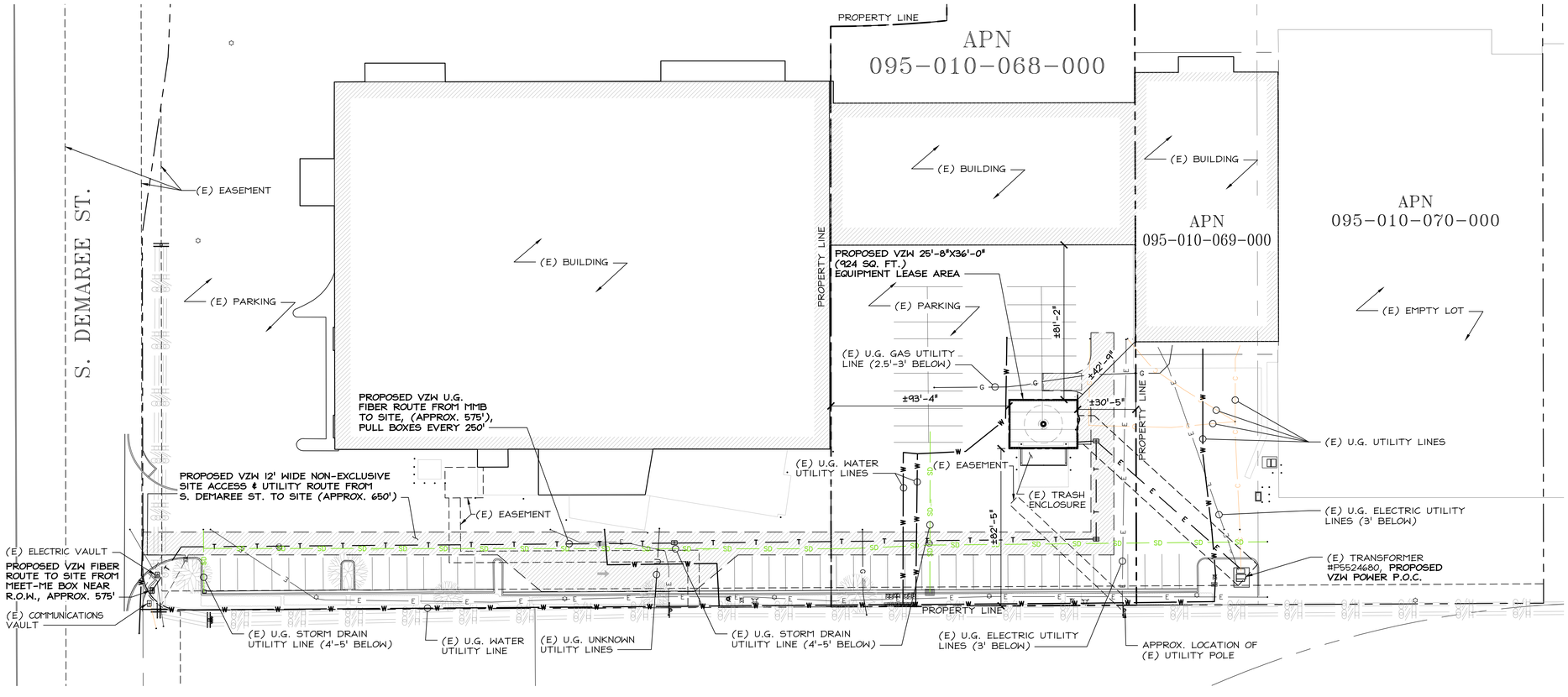
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COLLEGE OF SEQUOIAS
MONOPINE:
3533 W. NOBLE AVE.
VISALIA, CA 93277

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1



N
W E
S

EXISTING/PROPOSED UNDERGROUND UTILITIES PLAN

24"x36" SCALE: NTS
11"x17" SCALE: NTS

1

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SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	COLLEGE OF SEQUOIAS
DRAWN BY:	LS
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
2	04/23/2025	PER NEW RFDS	SS
1	12/06/2024	ADDED UGL	SS
0	11/25/2024	100% ZD's FOR SUBMITTAL	RN
B	10/23/2024	95% ZD's FOR APPROVAL	RN
A	10/09/2024	90% ZD's FOR REVIEW	SS

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COLLEGE OF SEQUOIAS
MONOPINE:
3533 W. NOBLE AVE.
VISALIA, CA 93277

SHEET TITLE
EXISTING/PROPOSED UNDER GROUND UTILITIES PLAN

SHEET NUMBER
A-1.1

(E) PARKING

(E) U.G. COMMUNICATION UTILITY LINE (4' BELOW)

PROPOSED VZW NON-EXCLUSIVE TECH. PARKING

PROPOSED VZW 25'-8"X36'-0" (924 SQ. FT.) EQUIPMENT LEASE AREA

(E) U.G. GAS UTILITY LINE (2.5'-3' BELOW)

1 / A-3

36'-0"

PROPOSED VZW EQUIPMENT LEASE AREA

25'-8" (P) VZW EQUIPMENT LEASE AREA

PROPOSED VZW 75'H. MONOPINE IN CENTER OF EQUIPMENT LEASE AREA

30'-0"

PROPOSED VZW 6'-11" NON-EXCLUSIVE FOOT ACCESS

6'-11"

PROPOSED VZW FIBER/POWER PULL BOX

T&E

±9'-7"

(E) TRASH ENCLOSURE

±24'-0"

(E) TRASH ENCLOSURE

(E) BOLLARDS, TYP.

12'-0" ACCESS & UTIL. EASEMENT

PROPERTY LINE

APN 095-010-068-000

APN 095-010-069-000

PROPERTY LINE

(E) BUILDING

1 / A-5

(E) EMPTY LOT

(E) APPROX. LOCATION OF (E) U.G. UTILITY LINES

APN 095-010-070-000

(E) U.G. ELECTRIC UTILITY LINES (3' BELOW)

15'-0" UTILITY EASEMENT

(E) VAULTS

(E) TRANSFORMER

PROPOSED VZW POWER ROUTE TO SITE FROM (E) SCE TRANSFORMER, APPROX. 150'

(E) TRANSFORMER #P5524680, PROPOSED VZW POWER P.O.C.

APPROX. LOCATION OF (E) U.G. WATER UTILITY LINES

(E) EASEMENT

2 / A-5

PROPOSED VZW 12' WIDE NON-EXCLUSIVE SITE ACCESS & UTILITY ROUTE FROM S. DEMAREE ST. TO SITE (APPROX. 800')

(E) U.G. STORM DRAIN UTILITY LINE (4'-5' BELOW)

PROPOSED VZW FIBER PULL BOX

12'-0" ACCESS & UTIL. EASEMENT

PROPOSED VZW U.G. FIBER ROUTE FROM MMB TO SITE, (APPROX. 575'), PULL BOXES EVERY 250'

(E) PARKING

(E) BUSH, TYP.

(E) LIGHT FIXTURE, TYP.

APPROX. LOCATION OF (E) UTILITY POLE

(E) OVERHEAD LINES, TYP.

PROPERTY LINE

PROPERTY LINE

N / W / E / S

ENLARGED SITE PLAN

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

8' 6' 4' 2' 0" 8'

1

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2770 SHADELANDS DR.
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	COLLEGE OF SEQUOIAS
DRAWN BY:	LS
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
2	04/23/2025	PER NEW RFDS	SS
1	12/06/2024	ADDED UGL	SS
0	11/25/2024	100% ZD's FOR SUBMITTAL	RN
B	10/23/2024	95% ZD's FOR APPROVAL	RN
A	10/09/2024	90% ZD's FOR REVIEW	SS

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COLLEGE OF SEQUOIAS
MONOPINE:
3533 W. NOBLE AVE.
VISALIA, CA 93277

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-2

(E) U.G. WATER UTILITY LINES

(E) U.G. GAS UTILITY LINE (2.5'-3' BELOW)

(E) PARKING

2.5-3.0FT

PROPOSED VZW NON-EXCLUSIVE TECH. PARKING

NOTE:
LIGHTING USE FOR AUTHORIZED PERSONNEL ONLY FOR MAINTENANCE DURING NIGHT OR HOURS OF LIMITED NATURAL LIGHT.

(E) U.G. COMMUNICATION UTILITY LINE (4' BELOW)

36'-0"
PROPOSED VZW LEASE AREA

25'-8"
PROPOSED VZW LEASE AREA

(E) PARKING STRIPING
(4 STALLS, USED)

PROPOSED VZW H-FRAME:
- (1) 6627 SURGE SUPPRESSOR
- (1) 16"X16" DC SURGE TRANSITION CAN
- (1) SERVICE LIGHT

PROPOSED VZW 75'H. MONOPINE IN CENTER OF EQUIPMENT LEASE AREA

1
A-4

PROPOSED VZW 30KW DIESEL GENERATOR W/ 147 GAL. SUB-BASE FUEL TANK

3'-0" CLR.

3'-0" CLR.

3'-0" CLR.

9'-4"

8'-0" DOUBLE ACCESS GATES

PROPOSED ACCESS GATES PAINTED BLACK TO MATCH EXISTING

PROPOSED VZW MANUAL TIMED LIGHT SWITCH

PROPOSED VZW SERVICE LIGHTS (5 TOTAL)

PROPOSED VZW GENERATOR EMERGENCY SHUT-OFF SWITCH & SIGN

PROPOSED FIRE EXTINGUISHER

PROPOSED VZW KNOX BOX

PROPOSED MISC. CABINET

PROPOSED MISC. CABINET

PROPOSED POWER/MISC. CABINET

7'-0"

3'-0"

1'-0"

3'-0"

1'-0"

3'-0"

4'-6"

PROPOSED VZW GPS ANTENNA

PROPOSED VZW HYBRID CABLES TO ANTENNAS (APPROX. 85')

PROPOSED VZW H-FRAME:
- FIBER TELCO BOX
- ILC PANEL
- 400A METER BANK
- 200A METER FOR VZW
- (1) SERVICE LIGHT

PROPOSED CONCRETE SLAB

LOCATION OF NEW BATTERIES, 12 TOTAL

3'-0" CLR.

2'-6"

(E) BOLLARDS, TO REMAIN
(2) INSIDE LEASE AREA

3'-0" CLR.

3'-0" CLR.

EQ.

EQ.

EQ.

9'-6"

±2'-1"

±11"

6'-11"
FOOT ACCESS EASEMENT

PROPOSED VZW POWER ROUTE TO SITE FROM (E) SCE TRANSFORMER, APPROX. 150'

PROPOSED VZW FIBER/POWER PULL BOX

T&E T&E T&E T&E T&E

PROPOSED VZW U.G. FIBER ROUTE FROM MMB TO SITE, (APPROX. 575'), PULL BOXES EVERY 250'

4.0FT

PROPOSED VZW CMU WALL, TO BE TAN SPLIT FACED BLOCK TO MATCH (E) TRASH ENCLOSURE

(E) TRASH ENCLOSURE

PROPOSED VZW WOOD FENCE TO CLOSE OFF FROM (E) TRASH ENCLOSURE CMU WALL

N S E W

EQUIPMENT LAYOUT PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

2' 1' 0" 2'

1

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2770 SHADELANDS DR.
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	COLLEGE OF SEQUOIAS
DRAWN BY:	LS
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
2	04/23/2025	PER NEW RFDS	SS
1	12/06/2024	ADDED UGL	SS
0	11/25/2024	100% ZD's FOR SUBMITTAL	RN
B	10/23/2024	95% ZD's FOR APPROVAL	RN
A	10/09/2024	90% ZD's FOR REVIEW	SS

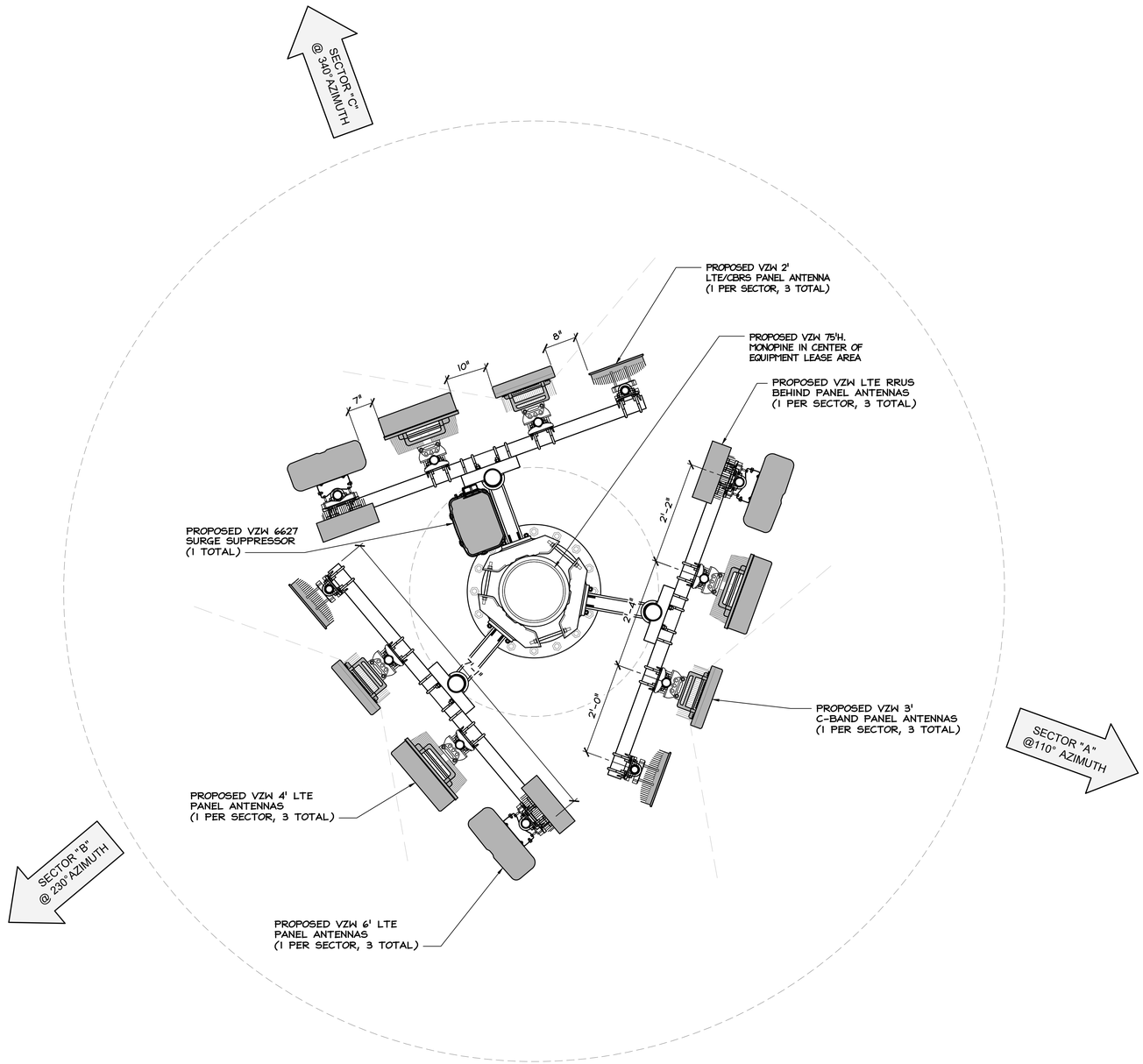
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COLLEGE OF SEQUOIAS
MONOPINE:
3533 W. NOBLE AVE.
VISALIA, CA 93277

SHEET TITLE
EQUIPMENT LAYOUT PLAN

SHEET NUMBER
A-3



PANEL ANTENNAS RAD CENTERS: 67'-0", 68'-0, 68'-8" & 69'-1"

N
W
E
S

ANTENNA LAYOUT PLAN

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

1' 6" 0" 1'

1

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2770 SHADELANDS DR.
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	COLLEGE OF SEQUOIAS
DRAWN BY:	LS
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
2	04/23/2025	PER NEW RFDS	SS
1	12/06/2024	ADDED UGL	SS
0	11/25/2024	100% ZD's FOR SUBMITTAL	RN
B	10/23/2024	95% ZD's FOR APPROVAL	RN
A	10/09/2024	90% ZD's FOR REVIEW	SS

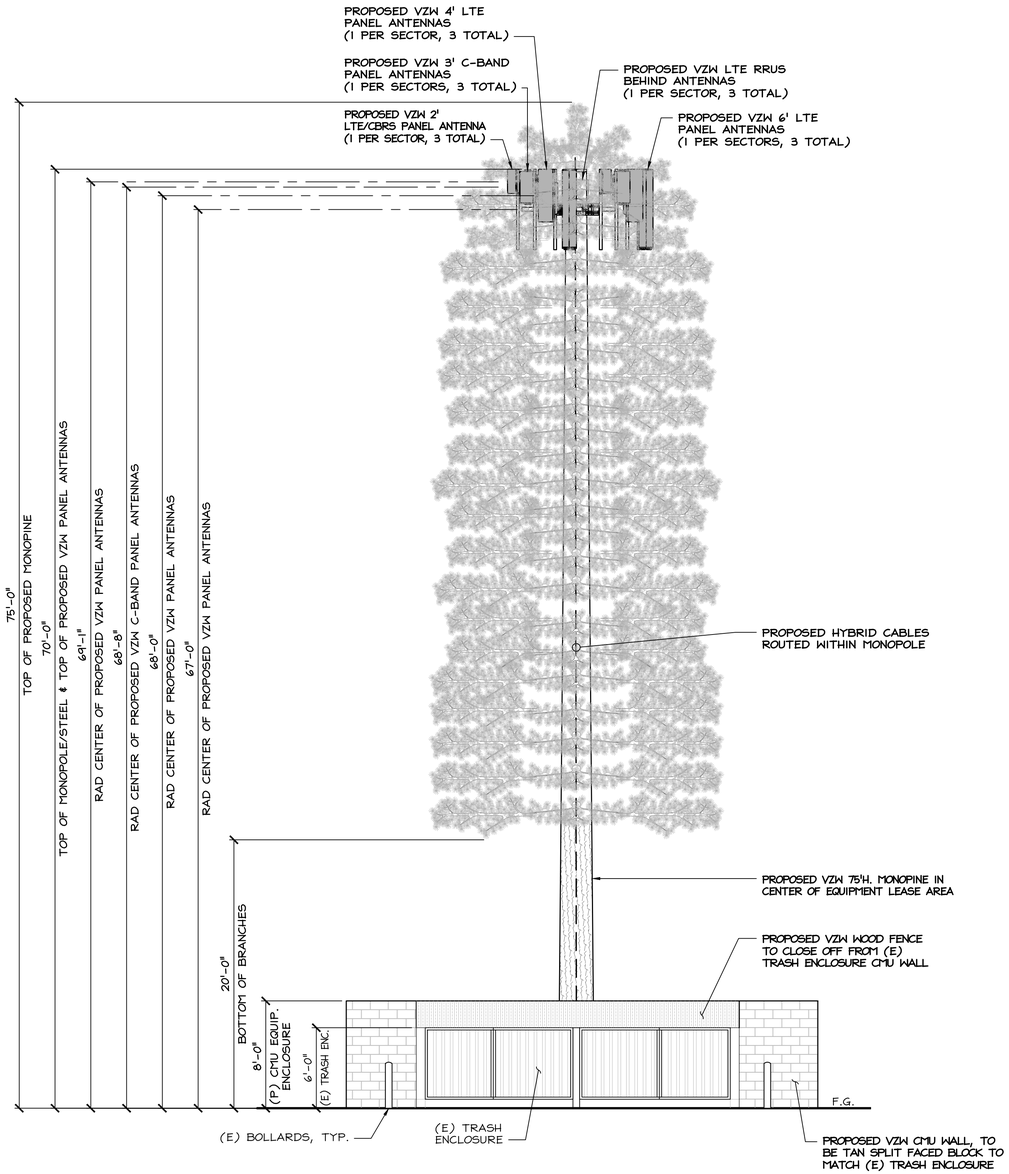
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COLLEGE OF SEQUOIAS
MONOPINE:
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VISALIA, CA 93277

SHEET TITLE
ANTENNA LAYOUT PLAN

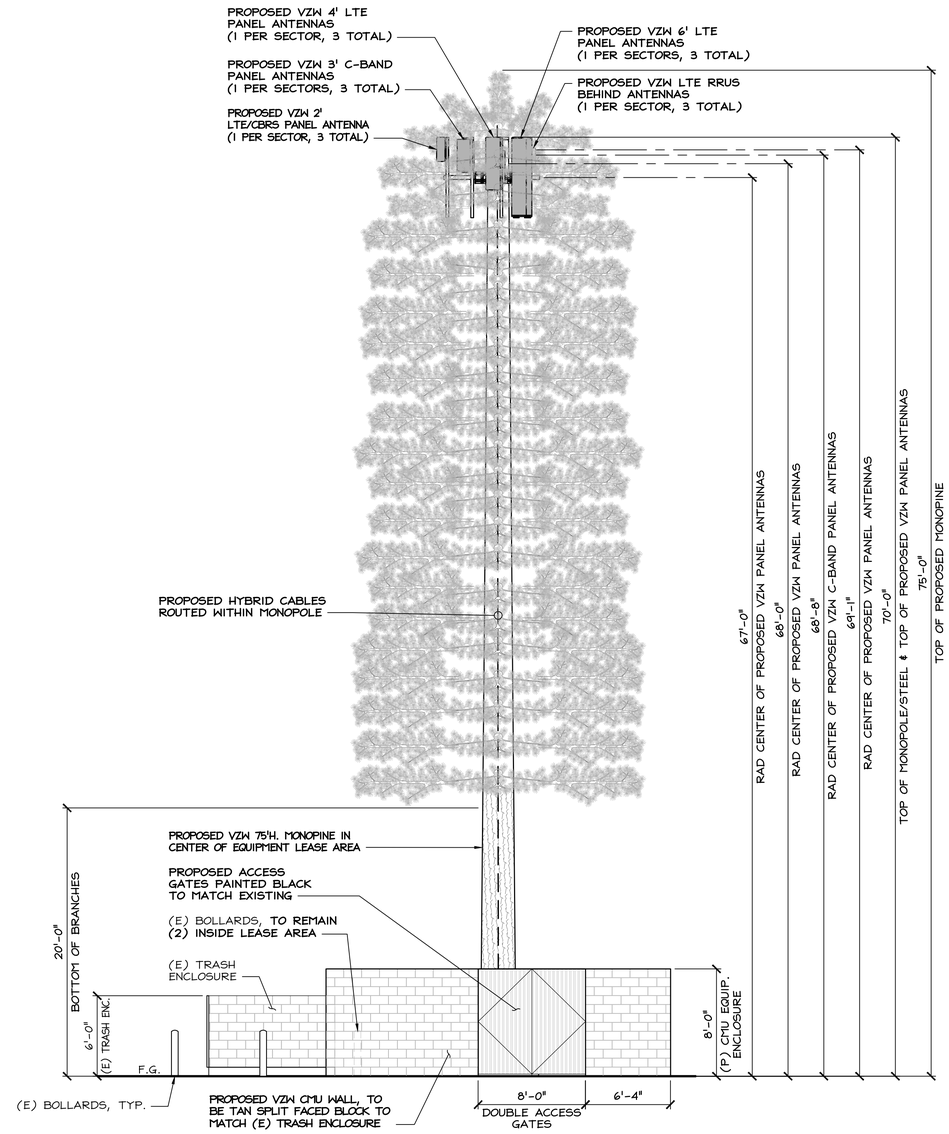
SHEET NUMBER
A-4



PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2



PROPOSED EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

1

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BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
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LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
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PROJECT ID:	COLLEGE OF SEQUOIAS
DRAWN BY:	LS
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
2	04/23/2025	PER NEW RFDS	SS
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COLLEGE OF SEQUOIAS
MONOPINE:
3533 W. NOBLE AVE.
VISALIA, CA 93277

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5

Exhibit "C"

VARIANCE SUPPLEMENTAL Form V-1

VARIANCE BEING REQUESTED: To Allow a Wireless Telecommunications Facility within the 1:5 Fall Zone Setback

EXISTING CODE STANDARD: 17.32.163.D.1 Fall Zone Setback

Details of Variance/Exception Requested: Please provide the applicant's reasoning and analysis pertaining to each of the five required findings that justify the Variance request. Staff's analysis and recommendations on the Variance request will be based in large part on the applicant's analysis for each of the following required findings.

EACH FINDING MUST HAVE A SEPARATE JUSTIFICATION. DO NOT COMBINE ALL FIVE FINDINGS INTO ONE NARRATIVE. DESCRIBE EACH OF THE FIVE FINDINGS SEPARATELY.

THE PLANNING COMMISSION MUST MAKE THESE FINDINGS FOR A VARIANCE TO BE APPROVED:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

The fall zone setback for a wireless telecommunications facility makes finding a suitable location very difficult due to the extraordinary amount of space needed to comply. For instance, our proposed 75' tower, which would be permissible in this zone, would need 375' from each property line. Our property, and most properties in this area of Visalia, cannot provide the amount of setback that is being required. The zoning code reads that it wants to "protect the benefits of personal access to wireless telecommunications services", but this regulation is making access less accessible. In order to comply with the Fall Zone setback, a tower could only be 16'-0", which is a not viable design for the coverage objective.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone;

The existing dimensions of the property along with the fall zone setback, make placing a viable tower impossible. The width of the property is only 159', so keeping a 1:5 setback from both property lines would mean we could only build a 16'-0" tower at most. Other properties. zoned C-MU, do not experience these extreme physical difficulties.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Properties zoned C-MU, have existing telecommunications facilities, however do not oblige by the jurisdictions' fall zone regulation. We have located an 85' monopole at 2024 Ashland Ave, which has setbacks from 130' to 50' from property lines. We also found a 110' monopole at Ferguson and Route 63 that has a setback as little as 15' from the west side. Please see attached project description for further details about these two examples.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

The granting of this variance will allow us to enjoy the same benefits of the previously mentioned properties that already house telecommunications facilities, the precedence already exists.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Verizon understands the importance of safety that the city is stressing with the fall zone regulation, and has designed this facility to not only provide needed coverage, but to also not impede or be detrimental to the surrounding community. The tower will be located at behind a commercial building, in a underutilized portion of the parking lot. In the rare event that the tower would tip over, there are no buildings on the adjacent property lines or accessible right of ways within 75' of the target location. The tower will also be designed as faux tree to ease visibility and will comply with all FCC guidelines.

Exhibit "D"

verizon

College of Sequoias

1111 S Conyer Street Visalia CA 93277

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1



Existing



Proposed — Looking southwest from parking lot

Accuracy of photo simulation based upon information provided by project applicant.

verizon

College of Sequoias

1111 S Conyer Street Visalia CA 93277

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 2



Existing



Proposed — Looking east from Demaree Street

Accuracy of photo simulation based upon information provided by project applicant.

verizon

College of Sequoias

1111 S Conyer Street Visalia CA 93277

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 3



Existing



Proposed — Looking northeast from Campus Avenue

Accuracy of photo simulation based upon information provided by project applicant.

Exhibit "E"

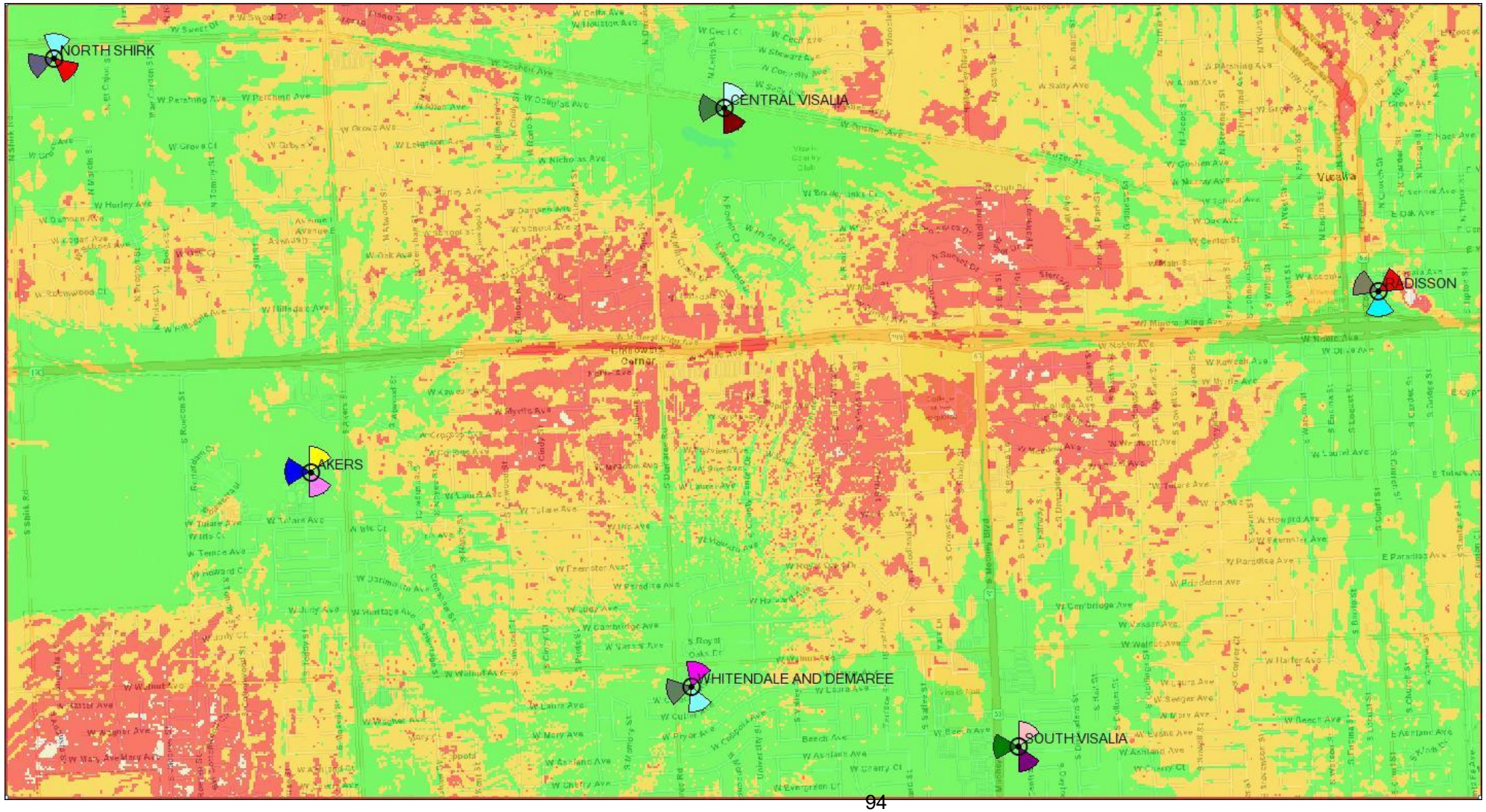
College of Seqouias

Propagation Maps

Prepared by Verizon Wireless RF Engineering

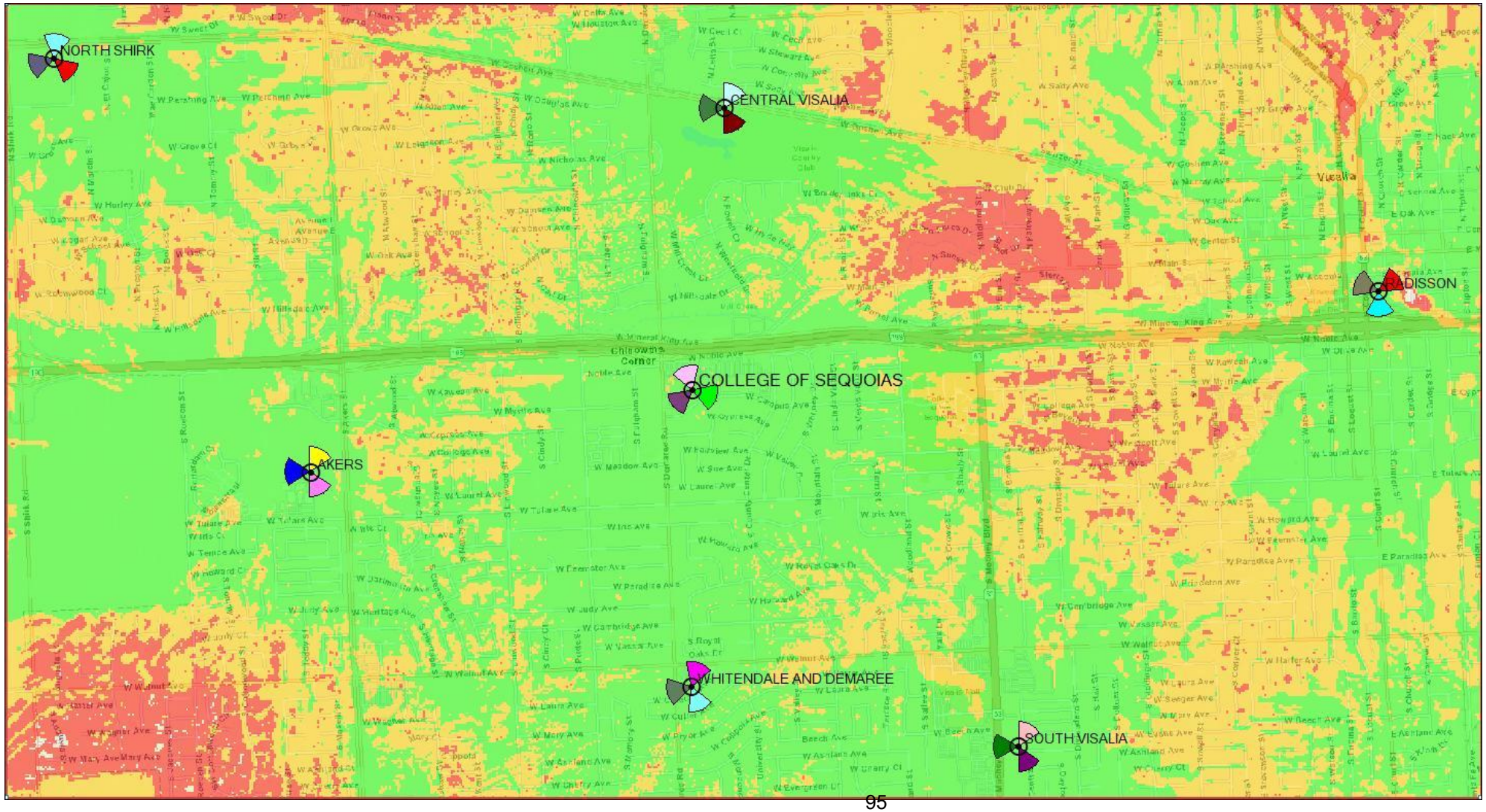
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Current Coverage without College of Seqouias site



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Proposed Coverage with College of Seqouias site



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Exhibit "F"

Chelsea Manuto

From: Glen Profeta <[redacted]> on behalf of Glen Profeta
Sent: Monday, May 22, 2023 1:31 PM
To: Chelsea Manuto
Cc: Pete Shubin; Ron Ballesteros-Perez
Subject: RE: Verizon Wireless - College of Sequoias / NSB / 781364 // Cell Tower

"BASEBALL"

Hi Chelsea,

Thank you, but we are not interested.

Glen Profeta

From: Chelsea Manuto <[redacted]>
Sent: Tuesday, May 9, 2023 1:55 PM
To: Glen Profeta <[redacted]>
Cc: Pete Shubin <[redacted]>; Ron Ballesteros-Perez <[redacted]>
Subject: RE: Verizon Wireless - College of Sequoias / NSB / 781364 // Cell Tower

Hi Glen,

Thank you for your patience while we did a little research on rent ranges. We understand the initial offer seems low, and you are looking for something more comparable to other districts. After doing the research, we just can't offer a monthly rent range from $4500 to $12,000. For this location we can bump up the offer to $[redacted]. Please let me know your thoughts.

Thank you,

Chelsea Manuto
Sequoia Deployment Services, Inc.
1 Spectrum Pointe Drive, Suite 130
Lake Forest, CA 92630-2283

Mobile: (760) 445-1985
Office: (949) 753-7200
Fax: (949) 753-7203
chelsea.manuto@sequoia-ds.com

From: Chelsea Manuto <[redacted]>
Sent: Tuesday, March 21, 2023 11:36 AM
To: Glen Profeta <[redacted]>
Cc: Pete Shubin <[redacted]>; Ron Ballesteros-Perez <[redacted]>
Subject: RE: Verizon Wireless - College of Sequoias / NSB / 781364 // Cell Tower

Hi Glen,

Thank you for your email. We are currently looking into the comparable rent ranges based on your statement below. As for your other questions, all costs associated with the permitting and installation will be covered by Verizon Wireless. If the school were to agree to a new Monopine at one of the locations proposed, then that would allow for a potential collocation in the future. However, we can draw up the Lease to state that any future carrier would have to go to the school for future rents. Please let me know if you have any further questions. I will reach back out when we have some more info to provide on the rent rates.

Thank you,

"GRACE CHURCH"

Chelsea Manuto

From: Pastor David Jung <[redacted]> on behalf of Pastor David Jung
Sent: Sunday, August 4, 2024 7:05 AM
To: Chelsea Manuto
Cc: Pete Shubin; Melody Swarthout; Kim Finerty; Jenny Reyes; Brooke Bailey; David Shoenhair; Eric Cheung
Subject: Re: Verizon Wireless - College of Sequoias / Grace / 781364 / MDG 5000918197 // Design

Hi Chelsea,

After considering the locations that were suggested and the current needs of our ministry, the church believes it is best not to pursue the cell tower opportunity at this time.

My apologies for any changes and unintended disappointment this news may bring to your team.

Ministry needs and seasons change. Perhaps there might be another season when we can work together in the future.

Till then, God bless your work and your family.

Blessings,

On Fri, Aug 2, 2024, 3:15 PM Chelsea Manuto <[redacted]> wrote:

> Hi Pastor David,
>
> We would like to schedule the site visit next Wednesday, August 7th, between 2pm-3pm. Will that work for you?
>
> Thank you,
>
> *Chelsea Manuto*
>
> **Sequoia Deployment Services, Inc.**
>
> 1 Spectrum Pointe Drive, Suite 130
>
> Lake Forest, CA 92630-2283
>
> Mobile: (760) 445-1985
> Office: (949) 753-7200

"CAL WATER GIDDINGS"

SEQUOIA
DEPLOYMENT SERVICES, INC.

June 19, 2023

California Water Service Co
1720 N 1st Street
San Jose, CA 95112-4508

Re: Letter of Interest – Proposal to Lease Space to Verizon Wireless for Installation of a Wireless Communications Facility

Verizon Wireless site: College of Sequoias (Cal Water Giddings) located at 201 S Giddings Street, Visalia, CA 93291

Dear Property Owner:

Sequoia Deployment Services, Inc. is an authorized representative for Verizon Wireless. Verizon Wireless is researching properties in the vicinity to locate a wireless communications facility (cell site) in order to improve the wireless cell phone coverage in the surrounding commercial and residential areas. This letter is to confirm the interest of Verizon Wireless to lease space on the property located at 201 S Giddings Street, Visalia, CA 93291, APN: 093-210-002-000, Coordinates: 36.328549, -119.305143 for the purpose of installing a wireless telecommunications facility (cell site).

Lease Premises:	Proposed lease area is approximately 30' x 30' (900 sq. ft) for attachment of antennas to the existing water tower, and will include space for equipment cabinets and emergency back-up generator on the ground underneath the tower. See attached site map for lease area location.
Use:	Construction, operation, and maintenance of a cell-site for the transmission and reception of radio communications signals.
Term:	[redacted]
Rent:	[redacted]
Commencement:	Start of Construction.
Testing:	Prior to lease commencement, Landowner shall provide access allowing Verizon Wireless to conduct any necessary inspections, surveys, and tests to determine the suitability of the property for Verizon Wireless.
Access:	24-hours-a-day, 7-days-a-week.

1 SPECTRUM POINTE DR, SUITE 130, LAKE FOREST, CA 92630
TELEPHONE: 562.686.3933 FACSIMILE: 949.753.7203

Utilities:	At Verizon Wireless's expense, power and telco will be brought to the leased premises.
Title:	A Memorandum of Lease will be recorded.
Insurance:	[redacted]
Contingency:	The lease is contingent upon the ability of Verizon Wireless to obtain permits and use the premises as a communications facility.
Confidentiality:	Landowner will keep the terms and conditions contained herein, and the details of ensuing negotiations confidential between the parties.

This letter is intended to be a nonbinding letter of interest entered into solely for the purpose of reflecting the interest of the parties in negotiating with one another and to summarize the basic business terms being proposed for the lease agreement. No portion of this letter is to be considered legally binding nor shall the provisions of this letter constitute any form of representation or warranty from one party to the other. The final lease agreement is subject to the review and approval of Verizon Wireless, and contingent upon Verizon Wireless's signature.

If the terms of this letter of interest are acceptable concerning the proposed lease, please sign below in the place provided to evidence your agreement and return a copy of this letter so that we can begin the process of preparing mutually acceptable legal documents for yours and Verizon Wireless's signature.

I look forward to your response regarding this proposal and would be happy to provide additional information. I can be reached at (760) 445-1985 or chelsea.manuto@sequoia-ds.com.

Sincerely,

Chelsea Manuto
Authorized Representative for Verizon Wireless

Acceptance:
The undersigned agrees that the terms of this letter of interest are acceptable concerning the proposed lease.

_____

Name: _____ Phone #: _____

Date: _____ Email: _____


Cal Water Giddings
Water Tank
Mineral King Bowl
63
Verizon to attach antennas to the existing water tower with space on the ground for equipment cabinets and emergency back-up generator. Coordinates: 36.328549, -119.305143

June 26, 2023

Dear Customer,

"CAL WATER GIDDINGS"

The following is the proof-of-delivery for tracking number: 772494419344

Delivery Information:

Status:	Delivered	**Delivered To:**	Shipping/Receiving
Signed for by:	T.TU	**Delivery Location:**	1720 N 1ST ST
Service type:	FedEx Standard Overnight		
Special Handling:	Deliver Weekday		SAN JOSE, CA, 95112
		Delivery date:	Jun 23, 2023 10:24

Shipping Information:

Tracking number:	772494419344	**Ship Date:**	Jun 22, 2023
		Weight:	0.5 LB/0.23 KG

Recipient:
Property Owner, California Water Service Co
1720 N 1ST ST
SAN JOSE, CA, US, 95112

Shipper:
Chelsea Manuto, Sequoia Deployment Services
1 SPECTRUM POINTE DR
STE 130
LAKE FOREST, CA, US, 92630

Reference College of Sequoias-Cal Water



Thank you for choosing FedEx

"MARIE'S"

June 19, 2023

Marie Callenders Pie Shops Inc (LSE)
1100 W Town and Country Road
Orange, CA 92868-4600

Re: Letter of Interest – Proposal to Lease Space to Verizon Wireless for Installation of a Wireless Communications Facility

Verizon Wireless site: College of Sequoias (Marie's) located at 1756 W Mineral King Ave., Visalia, CA 93291

Dear Property Owner:

Sequoia Deployment Services, Inc. is an authorized representative for Verizon Wireless. Verizon Wireless is researching properties in the vicinity to locate a wireless communications facility (cell site) in order to improve the wireless cell phone coverage in the surrounding commercial and residential areas. This letter is to confirm the interest of Verizon Wireless to lease space on the property located at 1756 W Mineral King Ave., Visalia, CA 93291, APN: 093-291-024-000, Coordinates: 36.327728, -119.312414 for the purpose of installing a wireless telecommunications facility (cell site).

Lease Premises:	Proposed lease area of approximately 30' x 30' (900 sq. ft) for new Monopine tower and will include space for equipment cabinets and emergency back-up generator. See attached site map for lease area location.
Use:	Construction, operation, and maintenance of a cell-site for the transmission and reception of radio communications signals.
Term:	[redacted]
Rent:	[redacted]
Commencement:	Start of Construction.
Testing:	Prior to lease commencement, Landowner shall provide access allowing Verizon Wireless to conduct any necessary inspections, surveys, and tests to determine the suitability of the property for Verizon Wireless.
Access:	24-hours-a-day, 7-days-a-week.

1 SPECTRUM POINTE DR, SUITE 130, LAKE FOREST, CA 92630
TELEPHONE: 562.686.3933 FACSIMILE: 949.753.7203

Utilities:	At Verizon Wireless's expense, power and telco will be brought to the leased premises.
Title:	A Memorandum of Lease will be recorded.
Insurance:	[redacted]
Contingency:	The lease is contingent upon the ability of Verizon Wireless to obtain permits and use the premises as a communications facility.
Confidentiality:	Landowner will keep the terms and conditions contained herein, and the details of ensuing negotiations confidential between the parties.

This letter is intended to be a nonbinding letter of interest entered into solely for the purpose of reflecting the interest of the parties in negotiating with one another and to summarize the basic business terms being proposed for the lease agreement. No portion of this letter is to be considered legally binding nor shall the provisions of this letter constitute any form of representation or warranty from one party to the other. The final lease agreement is subject to the review and approval of Verizon Wireless, and contingent upon Verizon Wireless's signature.

If the terms of this letter of interest are acceptable concerning the proposed lease, please sign below in the place provided to evidence your agreement and return a copy of this letter so that we can begin the process of preparing mutually acceptable legal documents for yours and Verizon Wireless's signature.

I look forward to your response regarding this proposal and would be happy to provide additional information. I can be reached at (760) 445-1985 or chelsea.manuto@sequoia-ds.com.

Sincerely,

Chelsea Manuto
Authorized Representative for Verizon Wireless

Acceptance:
The undersigned agrees that the terms of this letter of interest are acceptable concerning the proposed lease.

_____

Name: _____ Phone #: _____

Date: _____ Email: _____


Verizon to a stand new Monopine tower with space for equipment cabinets and emergency back-up generator. Coordinates: 36.327728, -119.312414
Law Offices of Daniel Prado
Key Staffing
W Burrel Ave
Andy Moreno Bail Bonds
Marie's
Marie Callender's Restaurant & Bakery
Angela Eller Photography
Creekside Realty Group
Urban Stylez Barbershop
S Central St
W Mineral King Ave
63
S Moore
Image: Landsat / Copernicus

August 04, 2025

Dear Customer,

"MARIE'S"

The following is the proof-of-delivery for tracking number: 772494926887

Delivery Information:

Status:	Delivered	**Delivered To:**	FedEx Location
Signed for by:	X.HENRY	**Delivery Location:**	
Service type:	FedEx Standard Overnight		
Special Handling:	Hold at Location		KANSAS CITY, MO,
		Delivery date:	Mar 7, 2025 08:39

Shipping Information:

Tracking number:	772494926887	**Ship Date:**	Mar 6, 2025
		Weight:	0.5 LB/0.23 KG

Recipient:	**Shipper:**
KANSAS CITY, MO, US,	TROY, NC, US,

Reference 054 First Bank Wealth

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

Thank you for choosing FedEx

Exhibit "G"

Distance from Proposed Monopine, approximately 191-feet from Buena Fortuna Village Apartments

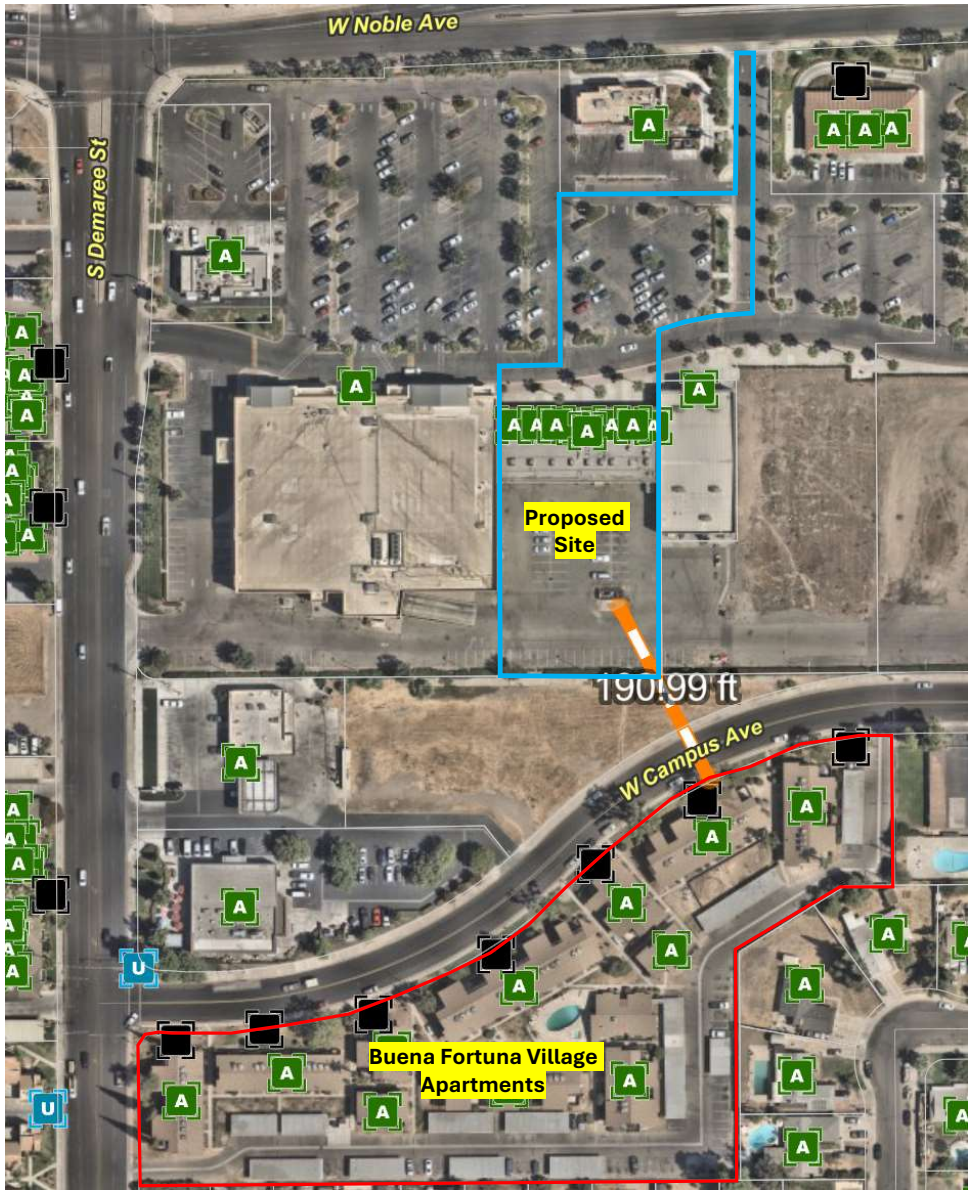


Exhibit "H"

Distance from Proposed Monopine
to
Monopine located at Visalia Country Club

0.87 miles

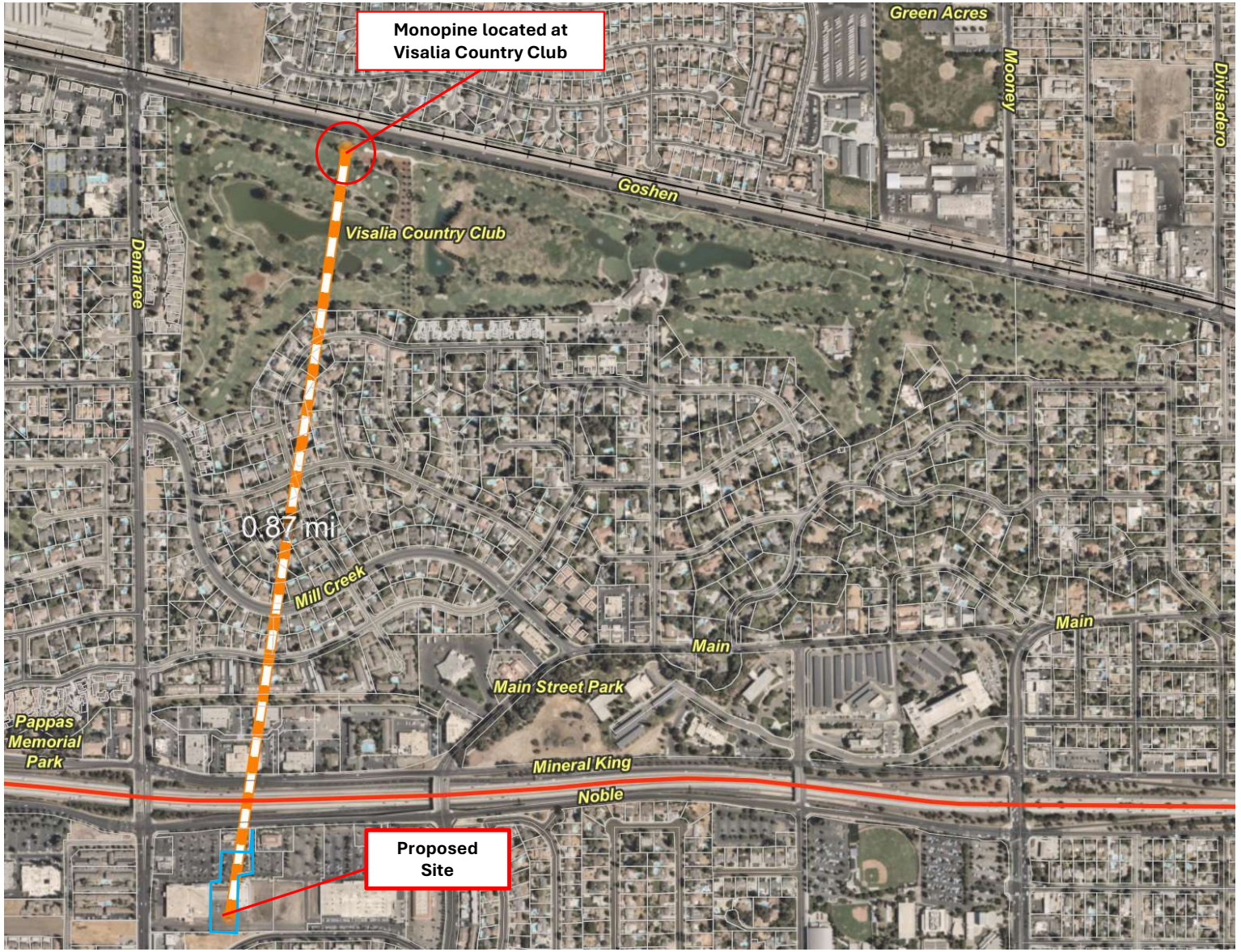


Exhibit "I"

Distance from
Tulare County Civic Center
to
Monopine located at
Visalia Country Club

0.71 miles

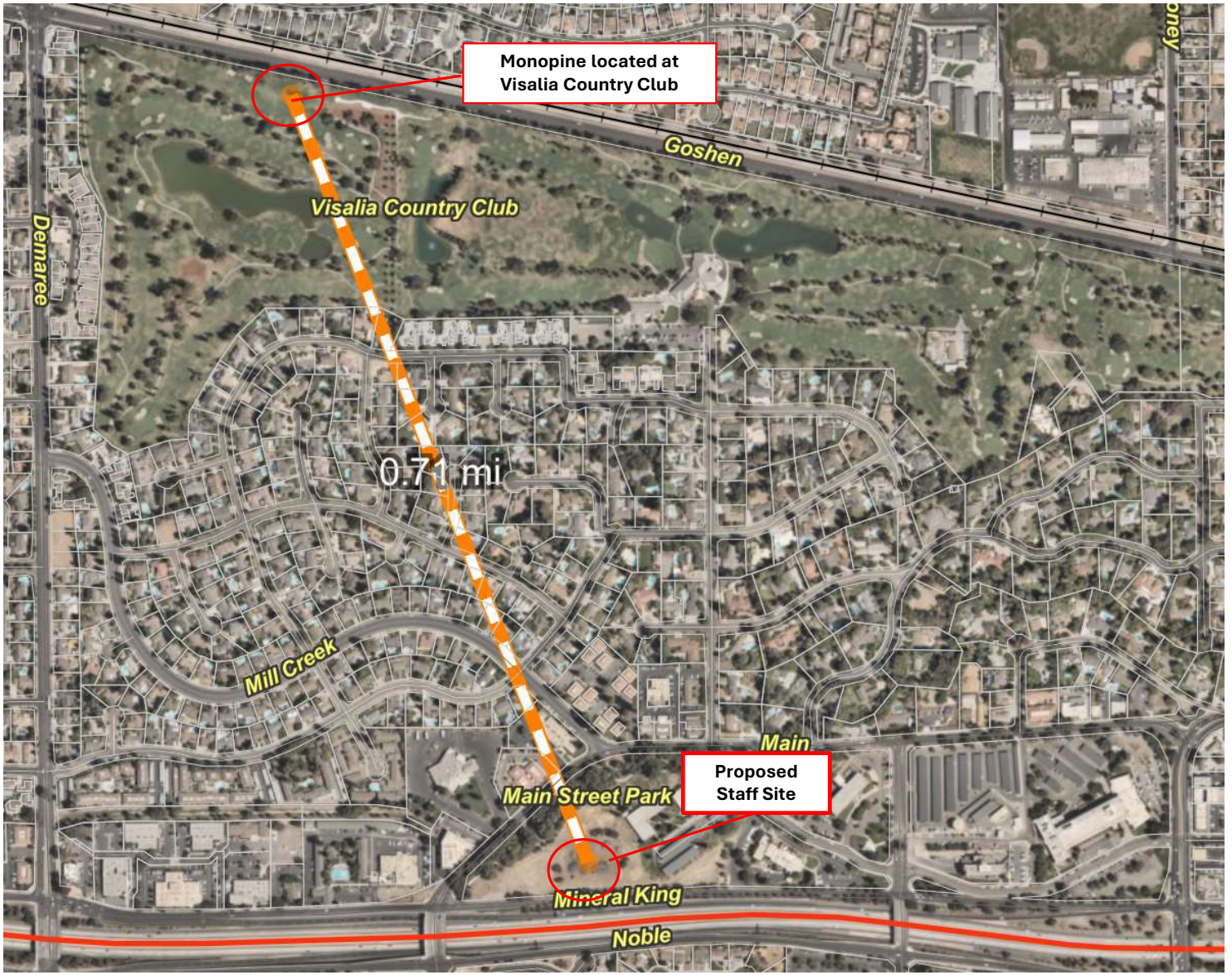


Exhibit "J"

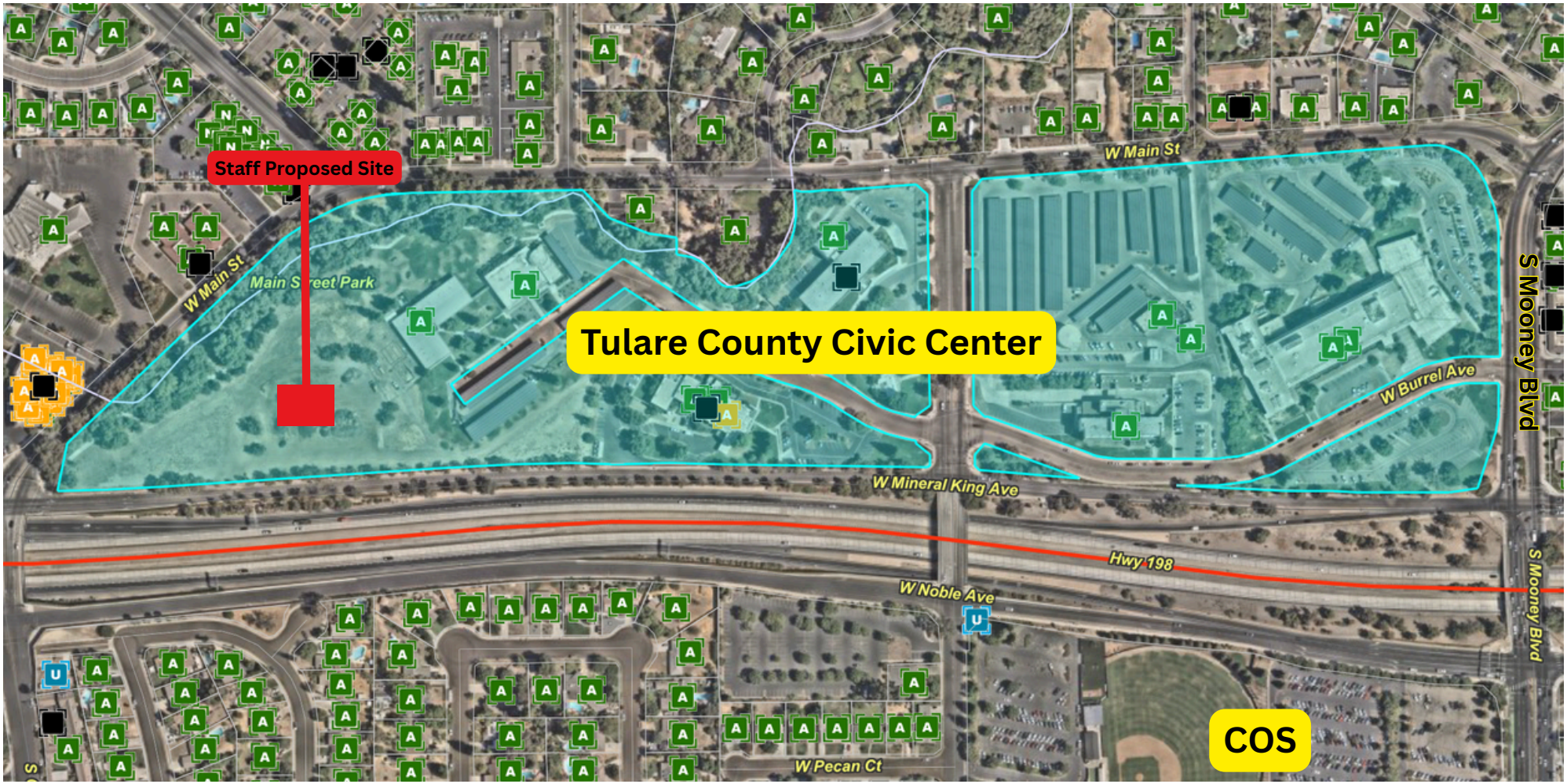

Staff Proposed Site
Tulare County Civic Center
COS
W Main St
W Main St
Main Street Park
W Burrel Ave
S Mooney Blvd
W Mineral King Ave
Hwy 198
W Noble Ave
W Pecan Ct
S Mooney Blvd

Exhibit "K"

VISALIA

MEMORANDUM

DATE: September 17, 2025

TO: Planning Commission

FROM: Colleen A. Moreno, Assistant Planner

SUBJECT: Item No. 8: Request for continuance from the September 22, 2025 Planning Commission Agenda

Conditional Use Permit No. 2025-21: A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower within the C-MU (Mixed Use Commercial) zone.

Variance No. 2025-04: A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower not meeting the fall zone setback of Section 17.32.163(D)(1)&(2).

Location: The project site is located at 3533 West Noble Avenue, within the Visalia Marketplace shopping center on the southeast corner of West Noble Avenue and South Demaree Street (APN: 095-010-068).

The Planning Division received an email correspondence on September 16, 2025, from the applicant requesting Planning Commission continue Item No. 8 (described above) to the October 27, 2025, Planning Commission meeting date.

The applicant is requesting the continuation to gather additional information and to further analyze the project to justify the requested location.

ATTACHMENTS

- Email from the Applicant, received September 16, 2025

Colleen Moreno

From: Armando Montes <armando.montes@sequoia-ds.com>
Sent: Tuesday, September 16, 2025 5:29 PM
To: Colleen Moreno
Subject: RE: Variance No. 2025-04 & Conditional Use Permit No. 2025-21 -- Verizon Monopine

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Colleen,

May we ask for a continuance to the October 27th hearing so that we may evaluate our options?

Armando Montes
Sequoia Deployment Services, Inc.
1 Spectrum Pointe Dr., Suite 130
Lake Forest, CA 92630
Mobile: (562) 309-5577

From: Colleen Moreno <Colleen.Moreno@visalia.city>
Sent: Monday, September 15, 2025 4:01 PM
To: Armando Montes <armando.montes@sequoia-ds.com>
Subject: RE: Variance No. 2025-04 & Conditional Use Permit No. 2025-21 -- Verizon Monopine

Hi Armando,

Again, staff is going to recommend denial of the project, or a continuance.

I understand that COS terms were “unrealistic” but that was two years ago prior to seeking an entitlement. Additionally, you mention that the County site would be redundant, however again, the coverage area you are seeking is south of highway 198 and S Mooney Blvd, specifically the COS area and the county site is located closer than the requested site to COS. Additionally, there is only a ~0.15 difference from the distance from the County site to the golf course compared to the site you are requesting and ideally, wouldn’t Verizon want to have slight/minor overlap, therefore not creating any type of gaps of coverage?

Per our Director, a continuance can be recommended to allow you time to reach back out to COS for a more recent response and to provide an analysis of why the County location would not work or correspondence from the County stating they are not interested. Whichever you can provide. This would demonstrate an exhaustion of alternative sites and explain why the selected was chosen.

Let me know, if you would like a continuance to a date certain (meaning a specific date), to give you ample time to reach out to those alternative sites. Or if you would like to move forward with staff’s recommendation to Planning Commission.

Thank you,

VISALIA

Planning & Community Preservation Department
Planning Division

June 6, 2025

Site Plan Review No. 2025-119:

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 a Conditional Use Permit and a Variance which is stated on the attached Site Plan Review comments. You may now proceed with filing your permit to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **May 21, 2025**. 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
Planning and Community Preservation Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291

Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE	May 21, 2025
SITE PLAN NO.	2025-119
PARCEL MAP NO.	
SUBDIVISION	
LOT LINE ADJUSTMENT NO.	

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

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

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

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

☐ Solid Waste ☐ Parks and Recreation ☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

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

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

☒ Your plans must be reviewed by:

☐ CITY COUNCIL ☐ REDEVELOPMENT

☒ PLANNING COMMISSION ☐ PARK/RECREATION

☒ Conditional Use Permit, Variance

☐ HISTORIC PRESERVATION ☐ OTHER – Lot Line Adjustment

☒ **ADDITIONAL COMMNTS:**

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: May 21, 2025

SITE PLAN NO:	2025-119
PROJECT TITLE:	Verizon Wireless Telecommunications Facility
DESCRIPTION:	Proposal for a new Verizon unmanned wireless telecommunications facility. New facility will be designed a 75' tall monopine within a 924 sq ft enclosure.
APPLICANT:	Verizon Wireless
PROP. OWNER:	Kim Jay Kyong
LOCATION TITLE:	3533 West Noble Avenue
APN TITLE:	095-010-068
GENERAL PLAN:	Commercial Mixed Use
ZONING:	C-MU (Mixed Use Commercial)

Planning Division Recommendation:

☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Conditional Use Permit
- Variance
- Noise Memo
- Building Permit

PROJECT SPECIFIC INFORMATION: May 21, 2025

1. The proposed new monopine requires a Conditional Use Permit based in the C-MU zone. The Conditional Use Permit shall require submittal of a site plan, elevations, and operational statement.
2. All new wireless telecommunication facilities shall maintain a setback at a 1:5 ratio, measured from property lines, based on the height of the cell tower, including any antenna or antenna array attached thereto (i.e. 375 feet). All new wireless telecommunication facilities shall also meet the minimum setback requirements of the underlying design district (75 feet).
3. The proposed new monopine requires a Variance based on noncompliance with the fall area setback.
4. Per VMC Section 17.32.163.C., wireless telecommunication facilities shall be located in the most appropriate location as described below, which range from the most appropriate to the least appropriate.

a. Collocation on existing facilities and structures located on city owned property;
b. Collocation on existing structures and facilities in the public or quasi-public zone;
c. Collocation on existing facilities and structures or attached wireless telecommunication facilities in the allowed Commercial, Office or Industrial Zones;
d. Location of new wireless telecommunication facilities on city owned property;
e. Location of new wireless telecommunication facilities in the Public or Quasi-Public Zone;
f. Location of new wireless telecommunication facilities in the allowed Commercial, Office and Industrial Zones.

5. The operational statement shall provide a more robust alternative sites analysis. This shall include additional information on whether existing cell tower facilities were considered for collocation, and why nearby public/quasi-public zoned sites, or sites where the fall zone setback could be met, were not considered. Staff may not support the Variance or proposed Conditional Use Permit request unless it can be demonstrated through evidence that there is

no ability for colocation with an existing tower or placement of a new pole in a more appropriate area.
6. Additional photo simulations shall be provided from West Noble Avenue.
7. A Noise Memo shall be submitted providing information on any noise to be produced by the proposed use, and noting how impacts to adjacent sensitive uses will be reduced.
8. A Building Permit will be required.
9. Meet all other codes and ordinances.

Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

- 17.32.163 Regulation of Wireless Telecommunication Facilities

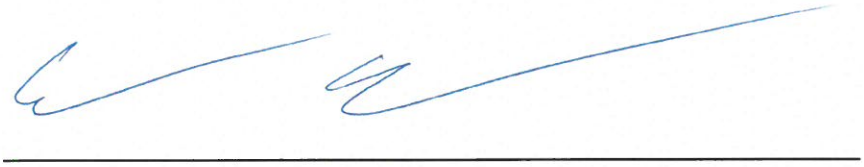
Accessible at https://codelibrary.amlegal.com/codes/visalia/latest/visalia_ca/0-0-0-33310

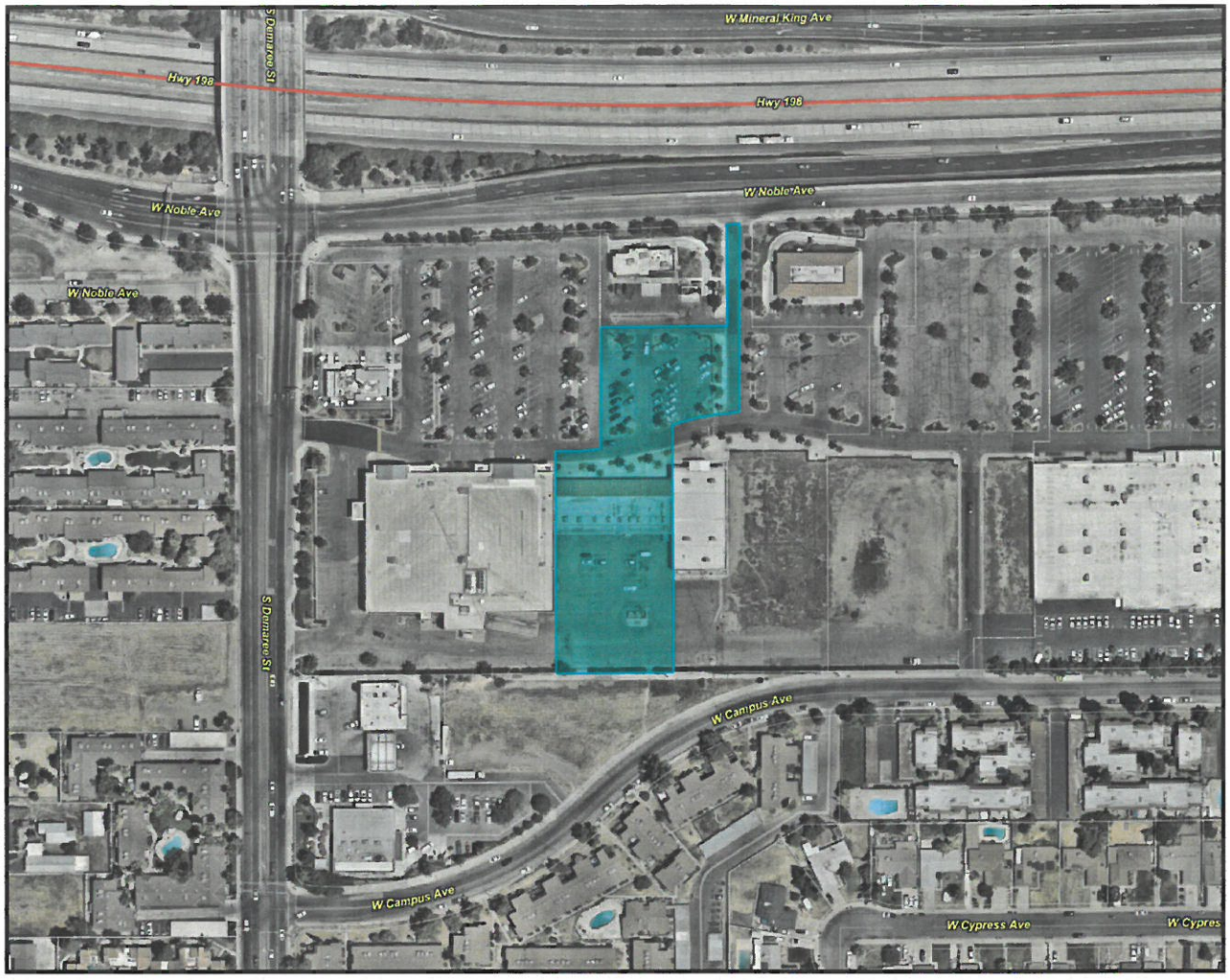
NOTES:

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

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:




W Mineral King Ave
Hwy 198
S Santa Fe St
Hwy 198
W Noble Ave
W Noble Ave
W Noble Ave
S Demaree St
W Campus Ave
W Campus Ave
W Cypress Ave
W Cypres

BUILDING/DEVELOPMENT PLAN REQUIREMENTS
ENGINEERING DIVISION

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

ITEM NO: 25-119 **DATE: May 21, 2025**

SITE PLAN NO.:	**25-119**
PROJECT TITLE:	**Verizon Wireless Telecommunications Facility**
DESCRIPTION:	**Proposal for a new Verizon unmanned wireless telecommunications facility. New facility will be designed a 75' tall monopine within a 924 sq ft enclosure**
APPLICANT:	**Verizone Wireless**
PROP OWNER:	**Kim Jay Kyong**
LOCATION:	**SE Corner of Demaree St. and Noble Ave.**
APN:	**095-010-068**

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 5.5 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. ***A building permit is required, standard plan check and inspection fees will apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-119**
Date: **May 21, 2025**

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.

FEE ITEM	FEE RATE
☐ Groundwater Overdraft Mitigation Fee	
☐ Transportation Impact Fee	
☐ Trunk Line Capacity Fee	
☐ Treatment Plant Fee	
☐ Sewer Front Foot Fee	
☐ Storm Drain Acq/Dev Fee	
☐ Park Acq/Dev Fee	
☐ Northeast Specific Plan Fees	
☐ Waterways Acquisition Fee	
☐ Public Safety Impact Fee: Police	
☐ Public Safety Impact Fee: Fire	
☐ Public Facility Impact Fee	
☐ 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 Rodriguez Carreno

Jesus Carreno

SHR 25119
VERIZON WIRELESS
3533W NOBLE

City of Visalia
Building: Site Plan Review Comments

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

- [x] 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: PROVIDE SOIL REPORT AND ENGINEER'S FOR MONOPINE AND FOUNDATION SYSTEM.

VAL GARCIA 5/21/25
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 Item # Site Plan # APN:	May 21, 2025 1 25119 095010068

- 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.

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2022 CFC 503.1.1)
    - 20 feet width, exclusive of shoulders (No Parking)
    - More than 26 feet width, exclusive of shoulders (No Parking one side)
    - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

Corbin Reed
Fire Marshal



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

Date: 05/21/25
Item: 1
Site Plan: SPR25119
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

May 21, 2025

ITEM NO: 1 **Added to Agenda** **MEETING TIME: 09:00**

SITE PLAN NO: SPR25119 ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city

PROJECT TITLE: Verizon Wireless Telecommunications Facility

DESCRIPTION: Proposal for a new Verizon unmanned wireless telecommunications facility. New facility will be designed 75' tall monopine within a 924 sq ft enclosure.

APPLICANT: Verizon Wireless - Applicant

OWNER: KIM JAY KYONG

APN: 095010068

ADDRESS: 3533 W NOBLE AVE

LOCATION: Southeast corner of S. Demaree Street and W. Noble Avenue.

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

☒ No Comments

☐ See Previous Site Plan Comments

☐ Install Street Light(s) per City Standards 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 a TIA may be required.

☐ Additional Traffic information required (non-discretionary).

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

Additional Comments:

Leslie Blair

Leslie Blair

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

25119

May 21, 2025

X	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.
X	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	Solid Waste has no comments regarding the proposed telecommunications facility.

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: Jennifer Flores
Sent: Monday, May 19, 2025 9:16 AM
To: Cristobal Carrillo
Cc: Susan Currier
Subject: Site Plan Review 5/21/2025

Hello,

I have no comments for any of the items this week.

- SPR25119- Verizon Wireless Communication tower- no comments
- SPR25120- 30K TANK INSTALL- no comments
- SPR25121 – THE CAVE- No Comments

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

Susan Currier

From: Yelton, Elizabeth@DOT <Elizabeth.Yelton@dot.ca.gov>
Sent: Thursday, May 22, 2025 9:27 AM
To: Josh Dan; Colleen Moreno; Susan Currier
Cc: Padilla, Dave@DOT
Subject: Caltrans Response to Site Plan Agenda 5-21-25
Attachments: SPR Agenda 5.21.25.pdf

Good morning,

Response from Caltrans Regarding Site Plan Agenda 5-21-25

SPR25119 Verizon Wireless Telecommunication Facility
No Comment

SPR25120 30K Tank Install
No Comment

SPR25121 The Cave
No Comment

If you have any questions or concerns, please contact me.

Cordially,

Elizabeth Yelton
Transportation Planner
California Department of Transportation
Office of Regional and Community Planning,
Local Development Review
Caltrans District 6
Phone: (559) 365-5140
1352 W. Olive Avenue
Fresno, CA 93778-2616

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: 05/21/2025 Item #: 1 Site Plan #: 25-119 Project: Verizon Wireless Description: Telecommunications Facility Applicant: Verizon Wireless APN: 095-010-068 Address: 3533 W Noble

The following comments are applicable when checked:

☐ No New Comments

☐ Pulled from agenda

☒ **Water Mains**

Comments:

☒ - Water main fronting your project; if the existing water main is not sufficient in size to meet your service demands, an upsize in water main will be required. This will be done at the developer's expense.

☐ - 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.
-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 a new service and the 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.

☒ **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 Allison Schackmann at *559-624-1621 or aschackmann@calwater.com* to receive your new business packet to start your project with Cal Water.

☐ A WSA may be required for your project. These requirements come from Senate Bill 610.

☐ 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.

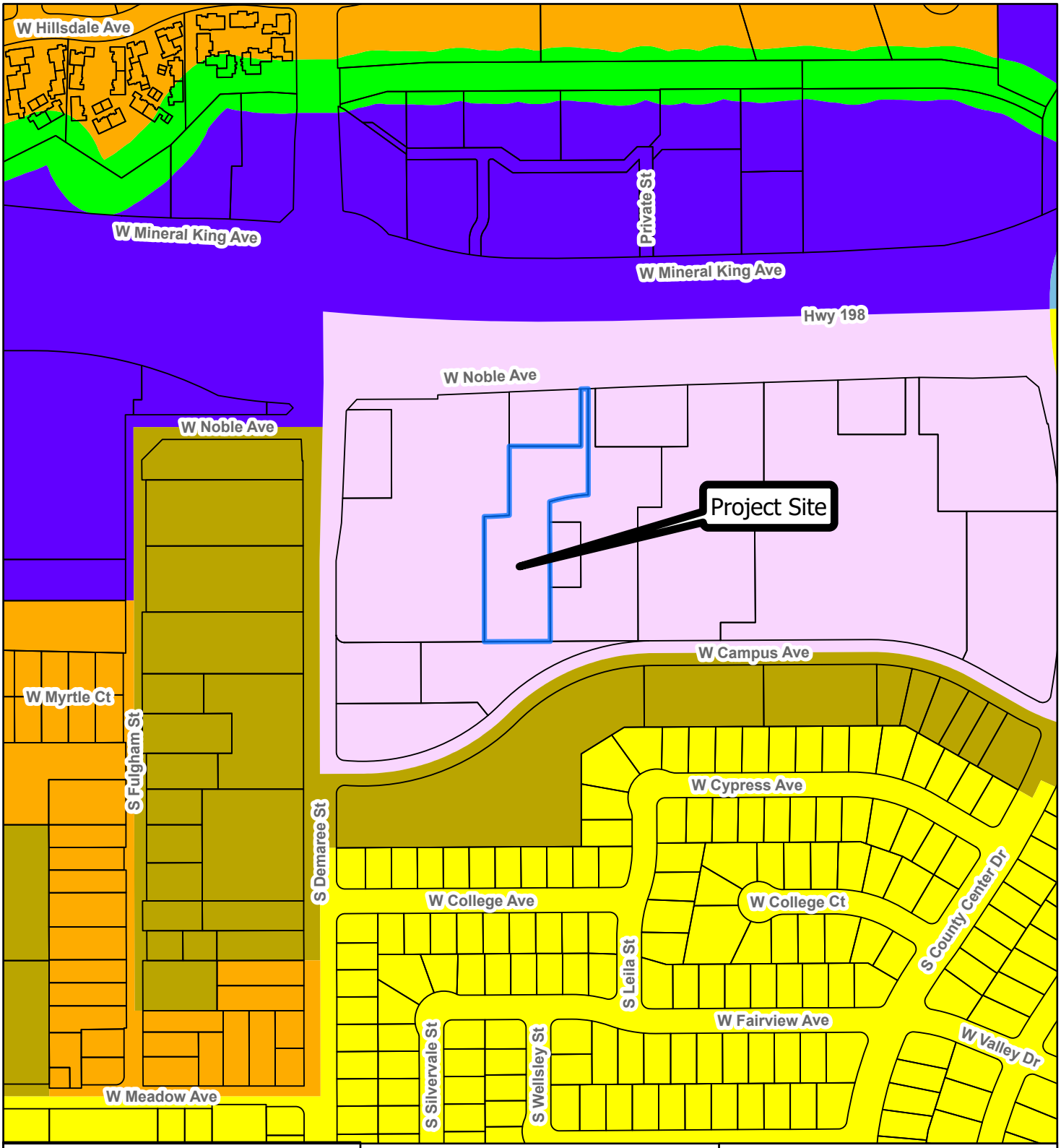
☐ If Cal Water infrastructure is to be installed on private property, a dedicated easement will be required for our infrastructure.

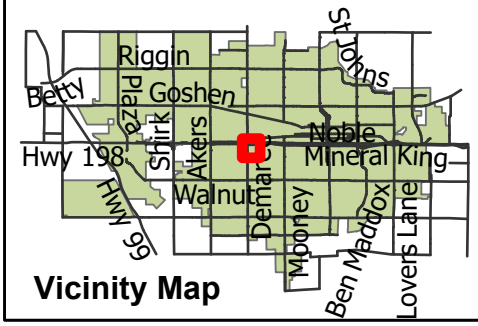
☒ If you need to request existing utility information, please contact Construction Superintendent Scott McNamara at smcnamara@calwater.com for the information and requirements needed to obtain this information.

☐ 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.





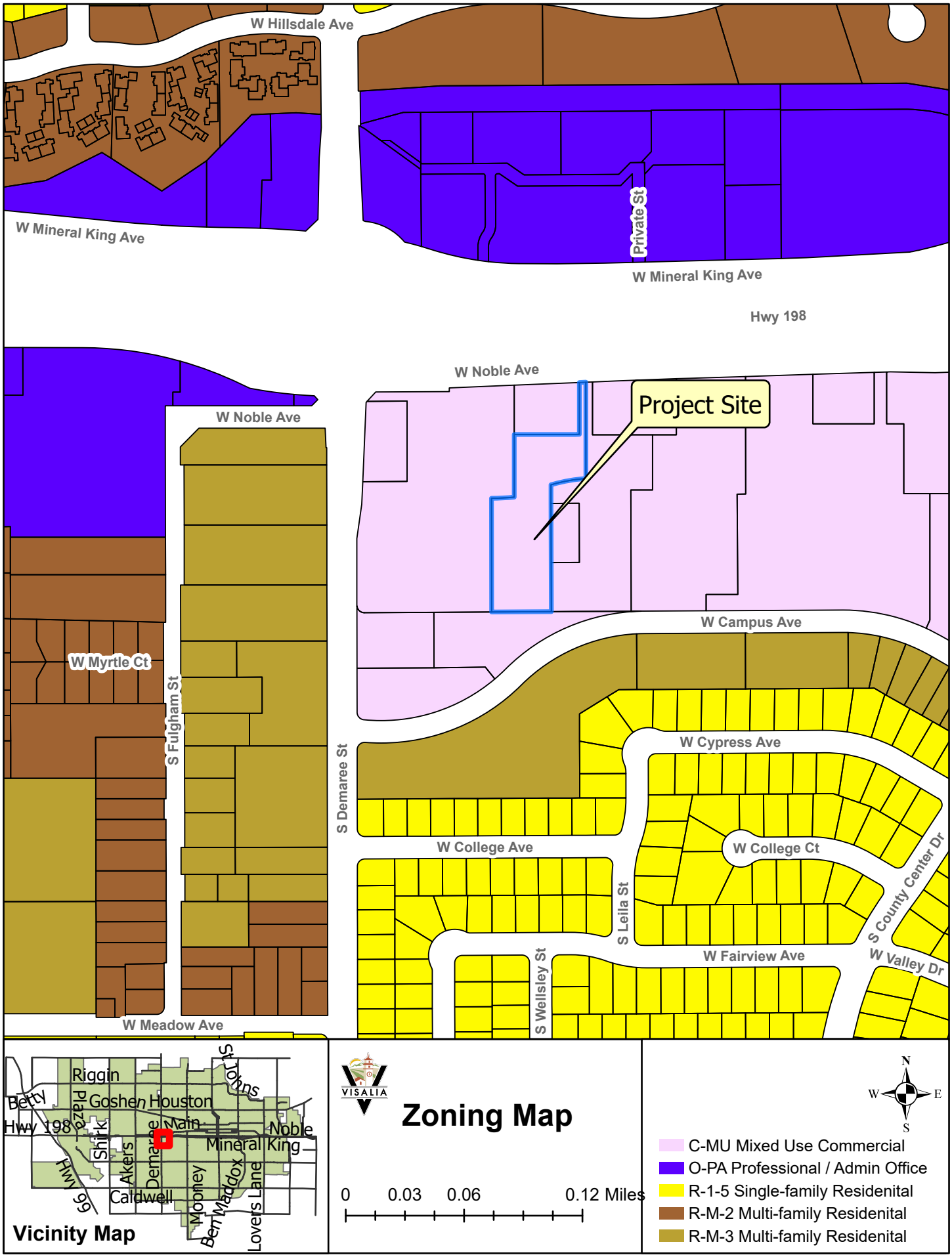
Vicinity Map

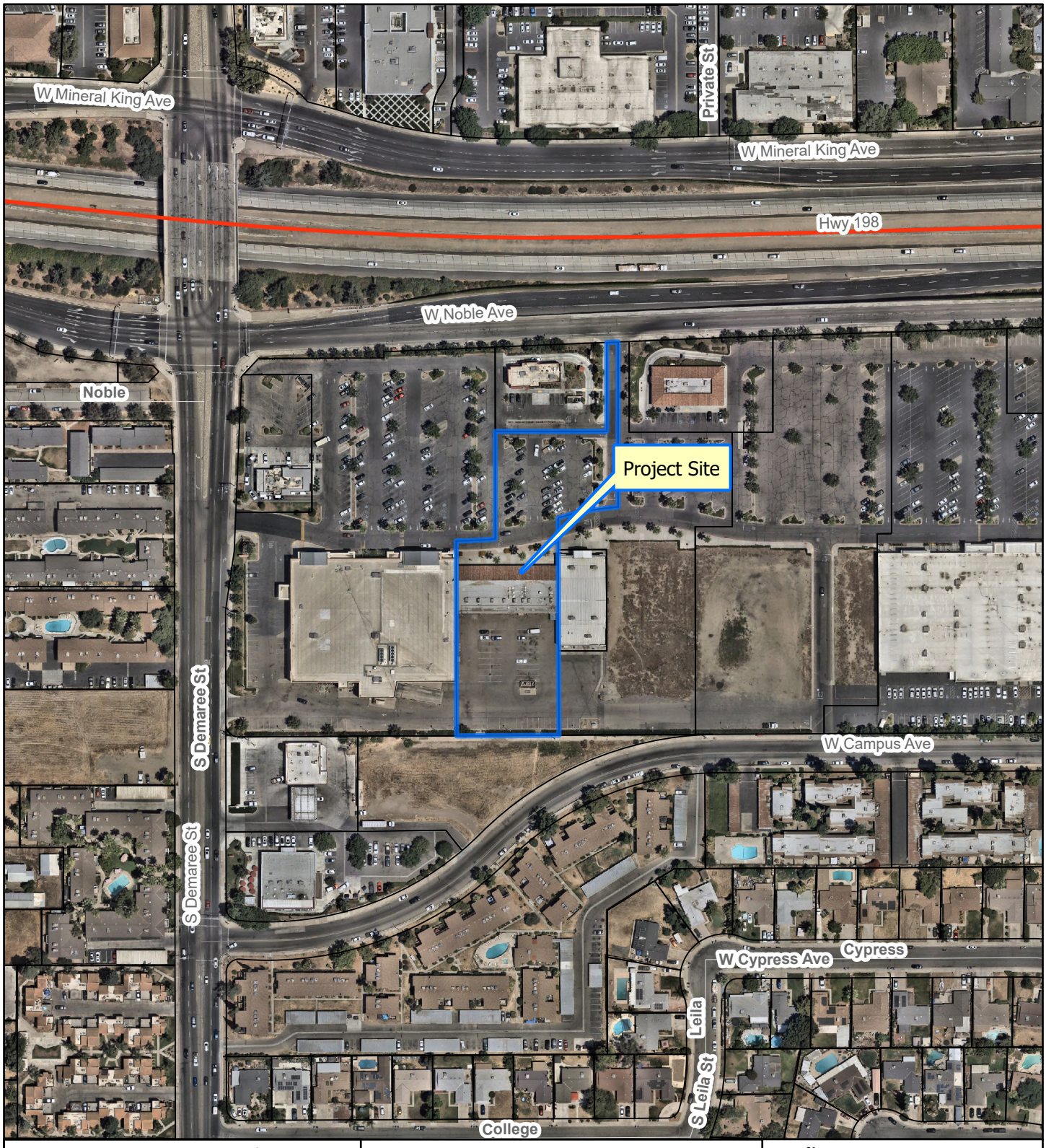
General Plan Land Use Map

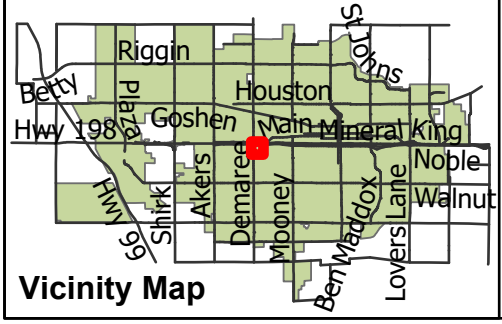
0 0.03 0.06 0.12 Miles

- Conservation
- Commercia Mixed Use
- Office
- Public Institutional
- Residential High Density
- Residential Low Density
- Residential Medium Density

N W E S


W Hillsdale Ave
W Mineral King Ave
Private St
W Mineral King Ave
Hwy 198
W Noble Ave
Project Site
W Noble Ave
W Myrtle Ct
S Fulgham St
W Campus Ave
S Demaree St
W Cypress Ave
W College Ave
W College Ct
S County Center Dr
S Leila St
W Fairview Ave
W Valley Dr
S Wellsley St
W Meadow Ave
Riggin
Betty
Plaza
Goshen
Houston
Hwy 198
Shirk
Akers
Demaree
Main
Noble
Mineral King
Caldwell
Mooney
Ben Maddox
Lovers Lane
St Johns
Vicinity Map
VISALIA
Zoning Map
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0.03
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E
S
C-MU Mixed Use Commercial
O-PA Professional / Admin Office
R-1-5 Single-family Residenital
R-M-2 Multi-family Residenital
R-M-3 Multi-family Residenital





Aerial Map

0 0.02 0.04 0.09 Miles

N W E S

VISALIA


Private St
W Mineral King Ave
Hwy 198
W Noble Ave
W Noble Ave
Project Site
W Campus Ave
S Demaree St
W Cypress Ave
S Leila St
W College Ave
W College Ct
Riggin
Betty
Plaza
Goshen
Houston
Hwy 198
Shirk
Akers
Demaree
Main
Noble
Mineral King
Hwy 99
Caldwell
Mooney
Ben Maddox
Lovers Lane
St Johns
Vicinity Map
Location Map
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REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 27, 2025

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

SUBJECT: **Conditional Use Permit No. 2025-10:** A request to develop a 47,103 square foot pickleball facility which includes the reconstruction of an existing building and the construction of a new parking lot. The site is zoned C-S (Service Commercial) and C-N (Neighborhood Commercial).

Variance No. 2025-06: A request to allow a variance to fence height standards for the placement of a six-foot tall fence in the front yard setback of the project site. The site is zoned (C-S) Service Commercial and C-N (Neighborhood Commercial).

Project Location: The project site is located at 702 South Bridge Street and will be developed across three existing parcels. (APNs: 097-074-003, 097-084-023, 097-084-024).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-10, as conditioned, based upon the findings and conditions in Resolution No. 2025-23. 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. 2025-10, based on the findings and conditions in Resolution No. 2025-23.

PROJECT DESCRIPTION

Conditional Use Permit No. 2025-10 is a request to convert an existing 47,103 square foot building into an indoor pickleball facility. The project site also has an existing 1,560 square foot building utilized for church services that is not a part of this project and will remain at the site (Exhibit "B"). The proposed indoor pickleball facility will have fifteen pickleball courts, lockers, a conference room, a small café and pro shop. There will be no increase of square footage of the existing building. The pickleball facility will be supported by the development of a parking lot located south of the existing building and will be developed with site improvements including fencing, landscaping and streetlights. Additionally, the applicant is requesting to replace the existing chain link fence with privacy slates and topped with barbed wire and install a new 6-foot wrought iron fence along in the same location of the existing chain link fence which is located along the property line of the project site. A Variance for the fence was noticed for the project; however, it was determined to not be required due to the placement of the wrought iron fence in the same location of the existing chain link fence which is discussed in greater detail in the Fence Allowance section below.

Per the floor plan (Exhibit "C") the indoor pickleball facility will have 15 courts. In addition, to the courts, the facility will also have self-service lockers located onsite, a small café and a Pro Shop. The café will be utilized for concessions, and the applicant does not plan on preparing food, the café will instead feature prepackaged cold cuts, chips, etc. that will be available for

purchase. The Pro Shop will sell pickleball equipment and attire available for purchase with the additional service of custom ordering available for customers. The facility will also have a conference room to be utilized as meeting space for both employees and members.

Per the Operational Statement (Exhibit "A"), the maximum number of players on a court will be four (4) with a maximum number of players within the facility at sixty (60) daily, with all courts full. The applicant is also seeking to host bi-annual tournaments with a maximum of 200 people (players and spectators combined). Currently, no leagues are proposed, however once the site is fully developed and established, leagues may potentially be added if there is a need or request. The day-to-day operations of the facility will operate on a first come first serve basis. The use of the facility for the public will be accessible through two options: a membership subscription or daily use rates.

The proposed hours of operation for the pickleball facility will be 5:00 a.m. to 10:00 p.m., seven days a week with expected peak hours being 6:00 p.m. to 10:00 p.m., Monday through Saturday.

BACKGROUND INFORMATION

General Plan Land Use Designation:	CS (Service Commercial) / CN (Neighborhood Commercial	
Zoning:	C-S (Service Commercial) / C-N (Neighborhood Commercial	
Surrounding Zoning and Land Use:	North:	C-S / Warehouse, multiple tenants uses
	South:	C-N / Shopping Plaza
	East:	R-1-5 (Single-Family Residential, 5,000 square foot minimum site area / Single-Family homes and C-N / Tulare County Health and Human Services Center
	West:	C-S / Single-Family homes, various businesses (barbershop, thrift store, glass store)
Environmental Review:	Categorical Exemption No. 2025-17	
Special Districts:	None	
Site Plan Review:	SPR No. 2024-199-1	

RELATED PROJECTS

Lot Line Adjustment No. 2025-04, a request by John F. George to merge three parcels into one to facilitate the development of an Indoor Pickleball facility and parking lot.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2025-10, as conditioned, based on the project's consistency with the General Plan Land Use and Zoning Ordinance, and operational statement, and the project's conditions of approval.

General Plan Consistency

The pickleball facility will be developed across two different zones, C-S (Service Commercial) and C-N (Neighborhood Commercial). The Visalia Zoning Matrix identifies "Other Recreational Facilities" as conditionally allowed within those two zones. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. *"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. The Planning Commission is empowered to grant or deny applications for conditional use permits"* (VMC 17.38.010).

The General Plan land use framework builds on Visalia's key community assets and provides direction for enhanced living environment within the city. Additionally, the plan focuses on strengthening existing neighborhoods and activity centers with infill and higher intensity development (General Plan, pg. 2-16). The proposed pickleball facility is an infill development located at a high intensity area that will provide an enhanced living amenity responding to current resident needs and has the potential to support the type of vibrant and active community identity that Visalia strives to maintain (General Plan, pg. 2-16).

Furthermore, the proposed use also meets the General Plan objective of, "*facilitate development of new, well-planned commercial areas to meet the needs of residents of Visalia and its market area*" (General Plan, LU-O-26). As mentioned previously, the proposed use will provide a recreational amenity that does not exist in the City as all existing pickleball courts are outdoors. Currently, the city has 11 pickleball courts located at two parks, eight at Plaza Park and three at Recreation Park. These courts are outdoors, free to use and operate 6:00 a.m. to 10:00 p.m. daily. Per the Recreation Division, the use of these courts remains high with a constant demand from pickleball athletes to build more courts and/or convert existing tennis courts into additional pickleball courts. The interest in pickleball has grown in the city that the Recreation division added Pickleball Programs[1] to their recreational offerings. Staff concludes that the proposed project, as condition, meets the intent of the General Plan.

Lot Line Adjustment (LLA)

The proposed pickleball facility will be developed across three parcels (Exhibit "E"), with Parcel 1 being the development of the pickleball facility within the existing building and Parcels 2 and 3 the location of the parking lot. The LLA is seeking to merge the three parcels into one to facilitate the development of the pickleball facility and parking. This LLA has been submitted to the City and the applicant would like to process the LLA after entitlement and prior to receiving a final on his building permit, this has been included as Condition of Approval No. 3.

Site Improvements

The existing building located on the project site is a multi-tenant building that will remain and be converted into the proposed pickleball facility. Per the applicant, there will be no expansion in square footage of the facility. The site of the proposed parking lot is currently vacant and undeveloped dirt parcels.

The applicant will be required to install remaining public improvements along Santa Fe Street. Improvements shall include, but may not be limited to pavement, sidewalks, parkway landscaping with street trees, street striping, drive approach and signage. Additionally, a streetlight will also be required along Bridge Street. The area for the parking lot will be required to comply with the parking requirements of Visalia Municipal Code Chapter 17.34 Off-Street Parking and Loading Facilities and Chapter 17.30.015 Development Standards. The site is also

[1] City of Visalia - Pickleball Programs

required to install a triple enclosure for Solid Waste services. The required improvements are called out within the Site Plan Review comments for this project, which are conditioned as part of the project via Condition of Approval No. 1.

Parking

The Zoning Ordinance does not have a parking requirement specific to the proposed use of pickleball facility/courts. However, during the Site Plan Review process, staff concluded that applying the bowling alley parking requirement was appropriate for the indoor pickleball facility use. The parking requirement applied is four parking spaces for each alley, and in this instance for each court. Using the bowling alleys parking requirement is supported under Section 17.34.020.G of the Zoning Ordinance which states, *"for a use not specified in this section, the same number of off-street parking spaces shall be provided as are required for the most similar specified use"*.

The operational statement (Exhibit "A") and floor plan (Exhibit "C") identify the number of courts onsite as fifteen therefore requiring sixty (60) parking spaces onsite. Per the site plan (Exhibit "B"), the new parking lot will provide 139 new parking spaces.

As mentioned previously, the project site has an existing 1,560 square foot building that currently operates as a church. This use is remaining and is not part of the proposed pickleball facility. Existing parking spaces are also available north of the proposed pickleball facility that will provide additional parking for the existing use of a church. Per the Zoning Ordinance, one space for every thirty (30) square feet of building area is required, therefore requiring 52 parking spaces.

For both the proposed pickleball facility and the existing church, a total of 112 parking spaces are required. The existing parking spaces and the new parking lot will provide a total of 187 parking spaces therefore exceeding the required amount.

Fence Allowance

Originally, a Variance was thought to be required with the applicants request to install a new six-foot-high wrought iron fence. However, after further reviewing the permit history for this site, staff determined that in 1993 a Site Plan Review was approved for the previous permitted use of a bus depot/storage yard at this site. During the 1993 review, that use was required to install a 6-foot fence on property line to screen the storage yard used by the bus depot business as a requirement of the Site Plan Review comments (Exhibit "F") from the Planning Division. At the time, the property owner complied with this requirement and installed a 6-foot chain link fence that has since remained. With this entitlement, the applicant is proposing to change the existing fence material from chain link with slates to obscure visibility into the site and barbed wire, to a wrought iron fence which matches the wrought iron fence north of the project site. The new wrought iron fence will be installed in the same location as the original chain link fence, which is along property line. Based on the change of fence material, staff determined that a Variance is not required due to the fact that the existing fence requirement was met and the only change is to the fence material. In addition, the wrought iron fence is an upgrade to the chain link fence as it will provide visibility into the parking lot area and is compatible with the existing wrought iron fences found across the street from the site (see Exhibit "G").

Traffic Memorandum

A traffic memorandum (Exhibit "H") was submitted by the applicant to the City of Visalia's Traffic Engineer to address traffic at the site with the proposed pickleball facility. To evaluate the project, the number of trips anticipated by the proposed pickleball facility was estimated using data provided in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th*

Edition. Per the memorandum, there is very little data available within the land use code for the pickleball facility; however, the closest available use that was utilized was racquet/tennis club (Land Use Code 491). Per Table 2 of the memorandum, the weekday PM peak hours will have a projected trip generation average rate of 3.82. Additionally, per the memorandum *"Directional distribution was not available for Weekday PM Peak Hours for land use code 491 (racquet/tennis club), but a 50/50 split between inbound and outbound can be assumed per engineering judgement. That would indicate a weekday PM peak hour generation of 29 inbound vehicles and 29 outbound vehicles."* The memorandum also includes an analysis for trip generation for warehouse use; however, this use is no longer part of the proposed use.

Furthermore, the site is located less than a mile (0.60 miles) from a major transit stop (City of Visalia Transit Center). Per the City of Visalia VMT (Vehicle Miles Traveled) Thresholds and Implementation Guidelines[2], *"Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact."* Through the City of Visalia VMT Screening Application[3] the site is considered a High Quality Transit Corridor. For the City of Visalia, *"project's consistent with the City's General Plan can be screened if the project would generate fewer than 1,000 average daily trips (ADT)*," the proposed project is consistent with the City's General Plan and per Table 2 of the memorandum the proposed ADT of the racquet/tennis club will be 416 (City of Visalia VMT Thresholds and Implementation Guidelines). The City's Traffic Engineer was in agreement with the traffic information provide in the traffic memorandum and no further analysis and/or information was required.

Environmental Review

The project is considered Categorically Exempt under section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) Categorical Exemption No. 2025-17.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible with the conditions of Project Approval of the conditional use permit.
4. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-17.

RECOMMENDED CONDITIONS

1. That the project be developed consistently with the comments and conditions of the Site Plan Review No. 2024-199-1.
2. That the project shall be developed and maintained in substantial compliance with Exhibits "A", "B", "C", "D", "E," "F," "G", and "H," unless otherwise specified in the conditions of

[2] City of Visalia VMT Thresholds and Implementation Guide
[3] City of Visalia - VMT Screening Application

approval. Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.

3. That the applicant shall file, obtain approval, and record a Lot Line Adjustment prior to the issuance of a building permit final.
4. A 6-ft wrought iron fence shall be installed at property line, except for all vehicular gates onsite which are required to be setback a minimum of 20 (twenty) feet from face of curb.
5. All new building signage shall require a separate building permit and shall be designated consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
6. 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. 2025-23
- Exhibit "A" – Operational Statement
- Exhibit "B" – Site Plan
- Exhibit "C" – Floor Plan
- Exhibit "D" – Elevations
- Exhibit "E" – Lot Line Adjustment Exhibit
- Exhibit "F" – Site Plan Review Comments from 1993 (SPR93030)
- Exhibit "G" – Wrought Iron Fence Exhibit
- Exhibit "H" – Traffic Memorandum
- Site Plan Review Comments No. 2024-199-1
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Environmental Document # 2025-17

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 No. 2025-10
PROJECT TITLE

The site is located at 702 S. Bridge Street (APN: 097-074-003, 097-084-023, 097-084-024)
PROJECT LOCATION

Visalia	Tulare
PROJECT LOCATION - CITY	**COUNTY**

A request to convert an existing 47,103 sq. ft. warehouse into the American Pickleball facility, that will provide indoor pickleball courts with supporting amenities.
DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia
NAME OF PUBLIC AGENCY APPROVING PROJECT

John F. George, American Pickleball, 315 E Tulare Ave, Visalia CA 93277
NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Krystal Sanchez, AW Engineering, 810 W Acequia Ave., 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 15332**
☐ Statutory Exemptions- State code number:

In-fill developments – site is no more than 5 acres, occurs within city limits
REASON FOR PROJECT EXEMPTION

Colleen A. Moreno, Assistant Planner	(559) 713-4031
CONTACT PERSON	**AREA CODE/PHONE**

September 25, 2025	
DATE	**Brandon Smith, AICP** **Environmental Coordinator**

Chapter 17.30
DEVELOPMENT STANDARDS

Sections:

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17.30.015 Development standards.

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17.30.060 Exemptions and credits/transfer.

Article 1. General Provisions

17.30.010 Purpose and applicability.

It is the purpose of this article to establish development standards and requirements that foster a workable relationship among land uses, enhance the aesthetics of the city, and promote the public health and safety. The standards in this article shall apply to all zone districts. (Ord. 2017-01 (part), 2017: prior code § 7435)

17.30.015 Development standards.

A. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this title, from securing site plan review permits and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review staff.

B. Setback. The minimum building setbacks in each zone district shall be conformed to the requirements set forth in that zone district. However, the site plan review staff may grant an exception to the required standards based on the uniqueness of the property or the specific design needs of the project. The average setback and landscaping under such exception shall be equal to the required standard.

C. Landscaping. The city will review and approve all landscaping for developments approved or reviewed through the site plan review permit process in order to maintain high quality developments in Visalia. If landscaping is required as a result of request for building permit, the landscape and irrigation plans shall be submitted as a part of the building plans. The minimum landscaping areas shall conform to the requirements set forth in applicable zone district development standards and also the following standards:

1. General.

a. All areas within a required setback to contain living ground covering or nonliving ground coverings. All plants within required setbacks to be of species suited to valley conditions, using Sunset Western Garden Book Zones 8 and 9 as a guide. The use of low water-using varieties, grouped by similar water usage is strongly recommended. All landscape areas shall meet the requirements of the State Model Water Efficient Landscape Ordinance, or if applicable, the Water Efficient Landscape Ordinance of the City of Visalia.

b. Islands of a minimum area of eighty square feet shall be established at a maximum separation of ten continuous parking stalls. The islands shall be landscaped with ground covers and with a minimum of one fifteen (15) gallon tree planted in each island. Actual numbers of trees will be based on size of project as determined by the planning division.

c. All landscaping as required within section shall be reviewed by the planning department as to the type, density of planting and size of plants intended for use. All landscaped areas shall be permanently maintained by the property owner.

d. All landscaped areas shall be surrounded with six-inch high concrete curbing, unless waived by the site plan review staff.

e. All landscaping on public property and parks shall conform to standards adopted by the park and recreation commission.

f. Exceptions to landscaping requirements may be granted by the historic preservation advisory board for sites located within an historic district or for sites listed on the local register.

2. Trees.

a. Spacing of trees to be variable depending on type and eventual size, but that there be a general minimum standard of one fifteen (15) gallon tree for each twenty feet of frontage of a required landscaped setback, exclusive of vehicular site lines.

b. Trees to be used in parking lots to be of a type that will form a full head on a single trunk, i.e., Chinese Elm, Chinese Pistache, Golden Rain, Valley Oak or other approved species.

3. Shrubs.

a. At least seventy-five (75) percent of shrubs planted to be of five-gallon minimum size. One-gallon plants may be used if planted with approved low water-using varieties.

b. Shrubs within a required setback to be spaced in such a way so that at maturity the plants will provide eighty (80) percent coverage. This is typically achieved by a plant spacing of five five-gallon plants per one hundred (100) square feet.

4. Ground Covers.

a. Definition. "Living ground cover" means low-growing plants or shrubs that after being planted will grow together to form a solid cover in one year or less, excluding turf. To achieve desired coverage, low growing, groundcover plants taken from flats shall be planted a maximum of twelve (12) inches on center. Low-growing, shrub type ground covers in one gallon cans shall be planted a maximum of two feet on center. Spacing may be increased to three feet on center for fast growing plants as approved by the planning division.

In areas susceptible to foot traffic, the use of nonliving ground cover or long-lived low-growing shrubs and groundcovers, such as Dwarf Coyote Bush, Lantana and Junipers are required. Other groundcovers that do not last as long, such as Baby Tears, Gazania, African Daisy, and annual or perennial flowers must be limited to fifteen (15) percent of the total living groundcover area.

b. Definition. "Nonliving ground cover" means artificial turf, forest humus or walk-on bark, rock, and other similar materials. Humus or bark shall be placed in planted areas at a minimum thickness of three (3) inches.

c. All soil surfaces are to be covered by plant materials or nonliving groundcovers as defined in subsection (C)(5)(b) of this section.

5. Parking Lots.

a. Planter required every other row to a width determined by the site plan review staff.

b. Such planters to contain approved trees on twenty (20) foot centers.

c. Shrubs and trees to be arranged in such a way as to avoid damage from the front of parked cars extending into the planter areas.

6. Turf.

a. Living or nonliving turf shall be limited to twenty-five (25) percent of the total landscape area, and the use of low water-using varieties. Public parks, golf courses, cemeteries, schools, properties within a historic district, and residential office conversions are to be reviewed for exemptions on a project by project basis.

b. No turf will be allowed:

I. In traffic medians;

ii. Storm drainage ponds with slopes in excess of 1:6;

iii. On mounds or slopes exceeding 1:10.

7. Irrigation Plans.

a. Irrigation plans are required to be submitted along with landscape plans. Irrigation plans must show an irrigation water use calculation per the Model Water Efficient Landscape Ordinance. If the landscape is required as the result of a request for building permit, the landscape and irrigation plans shall be submitted as a part of the building plans.

b. Water efficient systems (drip, minispray, bubbler type, etc.) shall be used whenever feasible.

c. All irrigation systems shall be equipped with an automatic controller capable of dual or multiple programming. Controllers must have multiple cycle capabilities and a flexible calendar program.

d. Separate valves shall be installed based on water use of planting and exposures on irrigation systems with seven or more valves. Turf areas should be on a separate valve from nonturf areas on all irrigation systems regardless of size.

e. Sprinkler heads must have matched precipitation rates within each control valve.

f. Sprinkler head spacing shall be designed for head-to-head coverage and placed at a maximum of fifty (50) percent of the diameter of throw.

g. Overhead sprays shall not throw water onto hardscaped or other non-planted, or bare ground areas, including sidewalks between landscaped areas.

h. A minimum of four-inch pop-up sprinklers are required in turf areas, and areas adjacent to walkways and curbs. All sprinklers must be designed and installed to clear all plant material at maturity and obstacles in its throw zone.

i. Serviceable check valves or separate valves according to water zones are required where elevation differential may cause low head drainage.

j. Drip or bubbler irrigation systems are required on all trees and shrubs regardless if planted alone, in groundcover or turf areas.

k. Irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize automatic rain shut-off devices.

l. All irrigation systems must meet the latest Model Water Efficient Landscape Ordinance requirements.

D. Loading. All loading facilities required as part of a proposed use shall be screened from view from both the parking areas and the public right-of-way.

E. Screening and Storage.

1. Where practical, all roof mounted air conditioners, roof vents, etc. should be screened from view from ground level. Such screening must be of a style and material such that it is an integral part of the building architecture. This would not apply to multiple family development.

2. Where commercial, office, or industrial site adjoins an R-1 or R-M district, a concrete block or masonry wall to a height recommended by the site plan review staff shall be located on the property line except in a required front yard, or the street side of a corner lot and suitably maintained. This requirement may be waived if an alternative landscaped buffer is provided as approved by the planning commission as an exception.

3. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-1, or R-M district shall be screened by a concrete block or masonry wall to a height to be determined by the site plan review staff, if the site plan review staff finds said use to be unsightly.

4. Open storage of materials and equipment, except commercial vehicles and used car sales lots, shall be permitted only within an area surrounded and screened by a concrete block or masonry wall to a height to be determined by the site plan review staff; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.

5. In all commercial, office, mixed use, and business research park zone districts 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, bus depots and transit stations and electric distribution substations.

6. Where commercial or office uses abut property zoned R-1, the upper stories of the structure to be occupied with commercial or office uses shall be so designed, or windows screened, to limit visibility onto the R-1 zoned property.

F. Curb Cuts. Curb cuts for proposed developments shall be limited to the extent that access is provided to the site with a minimum of ingress and egress points so as to protect the safe traffic flow of Visalia's major arterial streets.

G. Lighting. No on-site lighting shall directly or indirectly illuminate adjacent properties or the public street that provides access. The lights and standard to be used shall be approved by the site plan review staff.

H. Auto Traffic Easements. When deemed necessary for the traffic safety of the community, the site plan review staff shall have the right to require as a condition of granting a planned development site plan review permit, that a parcel provide an easement for purposes of vehicular traffic.

(Ord. 2024-07 § 3 (part), 2024: Ord. 2017-01 (part), 2017: Ord. 2014-07 § 3 (part), 2014: prior code § 7463)

17.30.017 Development in conformance with officially adopted master plans and specific plans.

Where the city council has adopted an official master plan, as specified by general plan policies, or adopts a specific plan pursuant to Sections 12.04.010 et. seq. of the Visalia Municipal Code, the specific development requirements of the master plan or specific plan shall be applied as a condition to the granting of a site plan review permit for subdivision approval for a project or a project area that is encumbered by the master plan or a specific plan.

(Ord. 2017-01 (part), 2017: prior code § 7464)

Article 2. Central Business District Parking Zone

17.30.020 Purpose and intent.

To ensure that uses established within the central business district parking zones meet minimum off-street parking standards outlined under Chapter 17.34 of the Visalia Municipal Code or, that such uses pay an in-lieu fee for future downtown parking facilities. (Ord. 2017-01 (part), 2017: Ord. 2001-03 § 5 (part), 2001: prior code § 7437)

17.30.025 Location.

This article shall apply to the central business district parking zone A and central business district parking zone B as indicated by the central business district parking zone map on file with the city clerk. (Ord. 2017-01 (part), 2017: Ord. 2001-03 § 5 (part), 2001: Ord. 97-20 §§ 1, 2, 1997: prior code § 7438)

17.30.030 Required parking/imposition of in-lieu fee.

A. Any person who, after the effective date of this article, seeks to construct any new building or structure or make alterations and/or enlargements of existing uses shall provide off-street parking in proportion to the need created by the land use requirements outlined in Visalia Municipal Code Section 17.34.020.

In the case of alterations and/or enlargements of existing uses, or a change of uses within an existing structure, Section 17.34.020 parking space requirements shall apply only to the additional use as specified in Section 17.34.090, based on the last previous use of the property or structure.

If off-street parking spaces are not provided in accord with Section 17.34.020, a parking in-lieu fee shall be assessed by city in the manner and amount as set forth in this article.

B. Parking in-lieu fees may be used in-lieu of providing the required parking spaces under Section 17.34.020 for real properties within central business district parking zones. Parking in-lieu fees may replace up to one hundred (100) percent of the required on-site parking spaces for real properties within the central business district parking zone A. Parking in-lieu fees may be used to replace up to fifty (50) percent of the required on-site parking spaces for real properties within the central business district parking zone B. A minimum of fifty (50) percent of the on-site parking required, under Section 17.34.020, shall be provided in the central business district parking zone B.

C. No permit for any activity requiring provision of off-street parking or payment of in-lieu fees shall be issued unless and until the off-street parking is included in the proposed plans and specifications or the in-lieu fee required has been paid or provided for payment as set forth in this article. (Ord. 2017-01 (part), 2017: Ord. 2001-03 § 5 (part), 2001: prior code § 7439)

17.30.035 Fee.

A. The city council shall establish by resolution, a parking in-lieu fee calculated to provide the sum of money necessary to provide future public parking facilities that will benefit the proposed use. Such fee shall be conditional and based on the following findings by the city council:

1. That the parking in-lieu fee is proportionate to the cost of acquiring land and constructing off-site parking; and

2. That the parking in-lieu fee is fairly apportioned on the basis of benefits conferred on the property developed or to be developed or on the need for off-street parking created by proposed or existing development of property.

B. The parking in-lieu fee shall be that amount as established by resolution of the city council. Effective July 1, 2002 and each July first thereafter, the in-lieu fee shall be adjusted in accordance with the following criteria:

1. On April 1st of each year the city engineer shall review the current Engineering News Record Construction Cost Index (ENRCCI) for the cities of Los Angeles and San Francisco, California. When the average of such indices differs from the average of the indices for the preceding April 1st, the factor of increase or decrease shall be applied to the in-lieu fee. Such factor shall be computed by dividing the average ENRCCI for the current April 1st by that pertaining to the previous April 1st. The parking in-lieu fee rate may be multiplied by the factor to determine the adjusted parking in-lieu fee rate. The city engineer shall present the new fee rate for adoption by resolution of council after at least one public hearing.

2. If in the determination of the city engineer the adjustment of the in-lieu fee produced by the procedure in subsection (B)(1) of this section is not representative of the actual changes in costs of parking facilities, the city engineer may, in lieu of the procedure set forth in said paragraph, compute a new parking in-lieu fee rate for adoption by resolution of the city council. The city council may adopt the new fee rate upon a majority vote after at least one public hearing.

3. In the event of the adoption of a new schedule of fees by resolution of the city council, such new schedule shall become effective sixty (60) days after the adoption thereof by the city council. The

adjustment of such schedule provided in subsection (B)(1) of this section shall begin the April 1st next occurring after adoption of the schedule. (Ord. 2017-01 (part), 2017: Ord. 2001-03 § 5 (part), 2001)

17.30.040 Payment of parking in-lieu fee.

A. The fee payer shall pay the in-lieu fee required by this article to the city prior to the issuance of a building permit or certificate of occupancy. In the case where such fees are due by virtue of a change or expansion of use that does not require a certificate of occupancy, payment shall be due before such change or expansion takes place.

17.30.040

B. All funds collected shall be properly identified and promptly transferred for deposit in a parking in-lieu fee fund and used solely for the creation of additional parking within the central business district parking zones as set forth in this article. (Ord. 2017-01 (part), 2017: Ord. 2001-03 § 5 (part), 2001)

17.30.045 Timing of fee payment/security.

A. Notwithstanding the requirements of Section 17.30.040, the payment of the required parking in-lieu fees may be made in ten (10) equal installments as follows:

1. The first ten (10) percent installment shall be due at the time a building permit or certificate of occupancy is issued and/or intensification or initiation of use that causes the fee to be assessed.

2. The remaining ninety (90) percent shall be paid in twenty (20) percent installments annually on the anniversary of the first installment. The interest rate shall be a fixed rate computed initially on the basis of an interest rate equal to the most recently calculated average annual interest received on all of the city's investment funds plus two (2) percent.

B. Any portion of the in-lieu fee that is not paid prior to the issuance of a building permit, certificate of occupancy and/or intensification or initiation of use that causes the fee to be assessed, and alternatively employs the payment method outlined in subsection A of this section, shall be adequately secured. Such security shall be subject to approval by the city manager or his/her designee and shall be one of the following types:

1. A bond or bonds by one or more duly authorized corporate sureties; or

2. A deposit, either with the city or a responsible escrow agent or trust company, at the option of the city, or money or negotiable bonds of the kind approved for securing deposits of public moneys; or

3. An instrument of credit from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, or a letter of credit by such a financial institution; or

4. A note secured by a deed of trust in real property. If the deed of trust is subordinate to other deeds of trust against the property, the total encumbrances against the property, including the proposed subordinate deed of trust, shall not exceed eighty-five (85) percent of the appraised value of the

property. The applicant requesting such type of security shall obtain, at its expense, an appraisal of the property by a certified real estate appraiser.

5. Rolling the balance due, including interest, to the property tax roll. This method is only available to the owner of the property, or in the case of a leasehold or rental interest, with the property owner's consent. Owner shall work with the Finance Department of the city and execute the documents necessary to implement this alternative. The placement on the property tax roll may cause the second installment payment to occur earlier or later than one year after the initial payment depending on the timing of the placement on the property tax roll. The collection on the property tax roll shall not preclude the earlier payment of the balance due.

6. Notwithstanding the requirement for security as prescribed in this subsection, the city manager or his/her designee may allow the owner-applicant to make the installment payments on the anniversary of the first installment without the requirement of security described herein subject to a signed agreement that provides that should any installment payment become thirty (30) or more days delinquent, that installment and accrued interest shall be placed on the property tax roll. Any remaining installments due and owing

shall continue to become due on the anniversary of the initial installment and are subject to being rolled to the tax role if not paid within thirty (30) days of when due. The collection on the property tax roll shall not preclude the earlier payment of the balance due.

C. The ten (10) equal installment plan shall be contingent upon proper security and subject to the execution of a covenant accepting the terms of the approval, in a form approved by the city attorney, which covenant shall run with the land and be recorded with the county recorder by the city clerk. (Ord. 2017-01 (part), 2017: Ord. 2008-06 § 1, 2008: Ord. 2002-01 § 2, 2001)

17.30.050 Parking in-lieu fee trust fund.

A. Fees collected pursuant to this article shall be deposited by the city in a special fund entitled "central business district parking zones parking in-lieu fund," which is established.

B. The central business district parking zones parking in-lieu fund shall be used exclusively for the purpose of acquiring and developing off-street parking facilities to serve the central business district parking zones. (Ord. 2017-01 (part), 2017: Ord. 2001-03 § 5 (part), 2001)

17.30.055 Refund of fees paid.

A. In-lieu fees collected under this article shall be deposited into the central business district parking zones parking in-lieu fund and committed, either by the formation of an improvements district or by allocation to a project.

B. For the fifth fiscal year following the first deposit into the fund, and every five years thereafter, the city shall make all of the following findings with respect to the portion of the fund remaining unexpended, whether committed or uncommitted:

1. Identify the purpose to which the fee is to be put;

2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;

3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements;

4. Designate the approximate date on which the funding anticipated to complete financing of incomplete improvements is expected to be deposited into the appropriate account or fund.

C. The findings in Subsection B need only be made for moneys in possession of the city, and need not be made with respect to letters of credit, bonds, or other instruments taken to secure payment of the fee at a future date.

D. When sufficient funds have been collected to complete financing on incomplete public improvements for which the fund was established, and the improvements remain incomplete, the city shall identify, within one hundred eighty (180) days of the determination that sufficient funds have been collected, an approximate date by which the construction of the public improvement will be commenced. If this determination is not made in the time and manner outlined herein, the unexpended portion of the fees collected shall be refunded to the then current record owner or owners of the lots or units, as identified on the last equalized assessment roll, of the development project or projects on a prorated basis, and any interest accrued thereon, less a five percent administrative fee as compensation for collection of the fee and administration of this article.

E. The refund of unexpended revenues may be by direct payment, by temporary suspension of fees, or by any other reasonable means adopted by resolution of the city council.

F. If the administrative cost of refunding unexpended revenues exceeds the amount to be refunded, the city council, after a public hearing, notice

of which has been published pursuant to Government Code Section 6061, and posted in three prominent places within the central business district parking zones, may determine that the revenues shall be allocated for some other purpose for which fees are collected subject to this chapter and that serves the project on which the fee was originally imposed. (Ord. 2017-01 (part), 2017: Ord. 2001-03 § 5 (part), 2001: prior code § 7439.1)

17.30.060 Exemptions and credits/transfer.

A. Exemptions. The following shall be exempted from payment of the parking in-lieu fee:

The first one thousand five hundred (1,500) square feet of gross building area of existing buildings where occupancy is changing to a more intensive use. This exemption shall not apply to residential uses converting to office or commercial uses.

B. Credits/Transfer. The following credits shall be made against required parking in-lieu fees and subject to the following transfer restrictions:

1. Credit for prior parking in-lieu fee installments for a new use or expansion thereof if installments are current.

2. In the event that a lessee making payments pursuant to this section ceases to occupy the leased premises prior to making the full parking in-lieu fee payments, no parking in-lieu fee credit may be transferred unless the owner or new tenant assumes the obligation to pay the remaining installments.

3. No refund of such payments shall be made when there is a change to a use requiring less parking.

4. Parking in-lieu fees paid for pursuant to the provisions of this article shall be assigned only to the property for which the building permit or certificate of occupancy was issued and shall not be assigned or transferred for use on any other property. (Ord. 2017-01 (part), 2017: Ord. 2001-03 § 5 (part), 2001: prior code § 7440)

Chapter 17.34
OFF-STREET PARKING AND LOADING FACILITIES

Sections:

17.34.010 Purpose.

17.34.020 Schedule of off-street parking space requirements.

17.34.030 Standards for off-street parking facilities.

17.34.040 Landscape requirement.

17.34.050 Shared parking.

17.34.060 Location of off-street parking facilities.

17.34.070 Off-street loading facilities required.

17.34.080 Standards for off-street loading facilities.

17.34.090 Existing uses.

17.34.100 Reduction of off-street parking and loading facilities.

17.34.110 Off-street parking and loading facilities to serve one use.

17.34.010 Purpose.

A. In order to prevent traffic congestion and shortage of curb spaces, off-street parking facilities shall be provided incidental to any new building or structure and major alterations and enlargements of existing uses. Off-street parking spaces or areas required by this chapter shall be in proportion to the need for such facilities created by the particular type of land use. Off-street parking facilities shall also be laid out in such a manner that the facilities will protect the public safety and insulate surrounding land uses from their impact.

B. For the purposes of tabulating the number of off-street parking spaces, the term "floor area" means the gross floor area of a building and its accessory buildings on the same site measured from the outside wall. All applications shall be accompanied by a detailed tabulation of the gross floor area as herein defined and a calculation of the required number of off-street spaces as specified in Section 17.34.020. (Ord. 2017-01 (part), 2017: prior code § 7495)

17.34.020 Schedule of off-street parking space requirements.

A. Residential.

1. Single-family dwelling: two parking spaces (one covered) per unit;

2. Multi-family dwelling: 1.5 parking spaces per dwelling unit for all multi-family developments with the following exceptions:

a. One parking space per dwelling unit for senior citizen housing developments. Senior citizen means a person of fifty-five (55) years of age or older. Senior citizen housing development shall be defined as a multi-family project wherein the units are made available solely to senior citizens,

b. Planning Commission shall have the authority to require an additional .25 parking spaces per dwelling unit for guest parking spaces under the following circumstances:

i. Should on-street parking not be available to provide a minimum of .25 spaces per unit;

ii. Within developments that include more than fifty (50) percent of the units as three or four bedroom units.

c. In cases where multi-family developments do not require planning commission review, the site plan review staff shall have similar authority as described above.

3. Boarding houses, private clubs providing sleeping accommodations: one covered parking space for each bedroom or one parking space for each one hundred fifty (150) square feet of sleeping area, whichever is greater.

4. Motels, hotels. One parking space for each guest room.

5. Single-room occupancy (SRO) housing: One space for each employee onsite on the highest shift.

Further, there shall be one parking space for each two employees per shift regularly employed by the motel, or any independent business located within the motel structure. If the motel provides an area for the consumption of food or beverages or provides meeting or assembly halls the following requirements must be met.

Number of Motel Rooms	***Parking Requirements***
3-10	One parking space for each 100 square feet of area used for the consumption of food or
11-40	One parking space for every 200 square feet of area used for the consumption of food or
41-75	One parking space for each 300 square feet of area designated for the consumption of fo
76 or more	One parking space for each 400 square feet of area set aside for the consumption of foo

6. Planned unit developments, condominiums: one covered parking space plus one uncovered guest parking space for each dwelling unit.

B. Medical Offices, Clinics, Hospitals and Other Facilities.

1. Dental and medical clinics and offices: one parking space for each two hundred (200) square feet of building area, or four parking spaces for each doctor, whichever is greater.

2. Major medical facilities, hospitals: one parking space for each two hundred fifty (250) square feet of building area.

3. Sanitariums and charitable and religious institutions providing sleeping accommodations: one parking space for each three beds.

4. Group care facilities: one parking space for each three beds.

C. Educational Facilities.

1. Kindergarten and nursery schools: one parking space for each employee plus one parking space for each ten children.

2. Elementary and junior high schools: two parking spaces for each classroom.

3. High schools: one parking space for each employee plus seven parking spaces for each classroom.

4. Colleges; business and professional schools and colleges; trade schools: one parking space for each employee plus ten parking spaces for each classroom.

D. Places of Public Assembly.

1. For auditoriums, community centers, theaters, churches, libraries, museums, stadiums, clubs and funeral chapels: one parking space for every four permanent seats in the principal assembly area or room, or one parking space for every thirty (30) square feet of building area, whichever is greater.

E. Recreational Facilities.

1. Bowling alleys: four parking spaces for each alley.

2. Billiard and/or pool parlors: two parking spaces for each table.

3. Skating rinks: one parking space for each employee, plus one parking space for each one hundred (100) square feet of building area.

4. Dance halls: one parking space for each thirty-five (35) square feet of dance floor area, plus one parking space for each five fixed seats or for each thirty-five (35) square feet of seating area where there are no fixed seats.

5. Gymnasiums: one parking space for each five hundred (500) square feet of building area.

F. Commercial Facilities.

1. Banks: one parking space for each two hundred fifty (250) square feet of building area plus five tandem lane spaces for each outdoor teller or teller station.

2. Savings and loan and other financial institutions: One parking space for each two hundred fifty (250) square feet of building area.

3. General retail stores, except as otherwise specified: one parking space for each three hundred (300) square feet of building area.

4. Offices, including all public and professional offices, except as otherwise specified: one parking space for each two hundred fifty (250) square feet of building area, with a minimum of four parking spaces.

5. Commercial service establishments, repair shops, wholesale establishments and retail stores that handle only bulky merchandise such as furniture, household appliances, motor vehicles, farm implements and machinery: one parking space for each five hundred (500) square feet of building area.

6. Automobile dealerships: one parking space for each two employees during the time of maximum employment, plus one parking space for each two thousand (2,000) square feet of lot and building area used for the display or storage of automobiles.

7. Self-service laundries and dry cleaners: one parking space for each three washing machines.

8. Automobile repair shops: one parking space for four hundred (400) square feet of building area.

9. Barber shops, beauty salons: two parking spaces for each barber or beautician, with a minimum of four spaces.

10. Restaurants, cafes, soda fountains and similar establishments: one parking space for each one hundred fifty (150) square feet of building area.

11. Manufacturing plants and other industrial uses: one parking space for each employee during the shift of maximum employment, plus one parking space for each vehicle used in conjunction with the use.

12. Retail food market: one parking space for each five hundred (500) square feet of building area.

13. Nurseries, retail: one parking space for each one thousand five hundred (1,500) square feet of site area, plus one loading space for each acre of site area.

14. Shopping centers (major): one parking space for each two hundred twenty-five (225) square feet of building area.

15. Open uses, commercial and industrial uses conducted primarily outside of buildings: one parking space for each employee on the maximum shift plus additional parking spaces prescribed by the planning department.

16. Transportation terminal facilities: one parking space for each two employees plus additional parking spaces prescribed by the city planner.

17. Storage and warehouses: one parking space for each one thousand (1,000) square feet of building area.

G. For a use not specified in this section, the same number of off-street parking spaces shall be provided as are required for the most similar specified use.

(Ord. 2024-07 §§ 3 (part), 12, 2024: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 2001-13 § 4 (part), 2001: Ord. 9605 § 30 (part), 1996: prior code § 7496)

17.34.030 Standards for off-street parking facilities.

All off-street parking facilities shall conform with the following standards:

A. All parking areas shall have adequate ingress and egress to a street or alley.

B. Entrances and exits to parking lots and other parking facilities shall be provided at locations approved by the site plan review staff.

C. The parking area, aisles and access drives shall be surfaced with an asphalt concrete surfacing of two-inch minimum thickness on a four-inch untreated rock base. The subgrade shall be compacted to a minimum relative compaction of ninety (90) percent. The minimum slope of asphalt paved surface in the direction of drainage shall be twelve (12) inches per one hundred (100) feet and the minimum slope of concrete gutters shall be three inches per one hundred (100) feet.

D. The four-inch untreated rock base may be modified on basis of an "R" value test of the existing soil. The test to be made with a traffic index of 5.0.

E. On major developments service roads shall be designed to carry the traffic loads anticipated.

F. No parking areas shall be located within a required front setback or within a street side setback of a corner lot.

G. Each parking space shall conform to standards as specified by the city traffic engineer. Open spaces shall be plainly marked by striping.

H. Parking spaces for the physically handicapped person shall be provided per the latest adopted version of the California Building Code.

I. Parking spaces for "compact automobile" will be permitted providing that each parking space is not less than fifteen (15) feet in length and seven and one-half feet in width, exclusive of aisles and access drives. Number of compact parking spaces shall not exceed thirty (30) percent of the total required parking spaces of an establishment. There shall be no more than four contiguous compact stalls within a parking lot. Any compact parking shall be approved by the site plan review staff.

J. If the parking area is illuminated, lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.

K. In all C-N, C-R, C-S, C-MU, D-MU, O-PA, O-C, and BRP zone districts where a site adjoins or is directly across the street from an R-1 or R-M zone, a concrete block or masonry wall not less than six feet in height shall be located on the property line except in a required front yard, in which case the wall shall be three feet, and suitably maintained.

L. No repair work or servicing of vehicles shall be conducted on a parking area.

M. New parking facilities shall promote the use of time and/or motion sensitive parking lot and security lights, where feasible, as determined by the Site Plan Review Staff.

N. New parking facilities shall promote and be evaluated as part of an overall program to implement low impact development features on-site that reduce impermeable surfaces and increase infiltration. The implementation and design of low impact development features for the site will be determined by the Site Plan Review Staff.

O. Vacant or unimproved lots shall not be used as vehicle parking facilities and/or outdoor storage of commercial equipment, construction equipment, and similar uses unless screened appropriately, as determined by Site Plan Review Staff.

P. For Residential zones, all parking shall be permitted on impervious surfaces such as pavement or concrete when in the front yard setback area.

Q. For Residential zones, all driveways shall be paved.

(Ord. 2024-07 § 3 (part), 2024: Ord. 2017-01 (part), 2017: prior code § 7497)

17.34.040 Landscape requirement.

The submission of any plan for off-street parking facilities shall be accompanied by a detailed landscape plan for approval by the site plan review staff. All off-street parking facilities shall conform with the following standards, but not limited to:

A. A plot plan indicating the location of all landscaping shall be submitted for approval;

B. Not less than six percent of a parking lot comprising up to twenty (20) parking spaces shall be landscaped and continuously maintained;

C. Not less than ten percent of a parking lot comprising more than twenty (20) parking spaces shall be landscaped and continuously maintained;

D. Not more than ten consecutive parking stalls shall be allowed without an approved landscaped tree well of eighty (80) square feet or more;

E. A minimum five-foot landscape strip shall be provided outside the public right-of-way along the street frontage perimeter of all proposed parking facilities.

F. A planting list shall be shown on the required plot plan to obtain a grading permit, or building permit, for the buildings for which the parking lot is provided, which planting list shall give the botanical and common names of the plants to be used, the sizes to be planted, the quantity of each, and the spacing to insure balance and design. The plants shall be listed alphabetically and assigned key numbers to be used in locating the plants on the plan;

G. The site plan review staff shall approve all landscaping plans within a parking area and shall have the right to require additional landscaping if the staff deems it necessary to improve the aesthetic character of the project.

(Ord. 2024-07 § 3 (part), 2024: Ord. 2017-01 (part), 2017: prior code § 7498)

17.34.050 Shared parking.

The site plan review staff may grant an exception to the total number of spaces required when the joint users of a parking facility have divergent needs with respect to daytime versus nighttime use, or weekdays versus Saturdays or Sundays. Conditions for allowing shared parking are:

A. The buildings and uses shall be within three hundred (300) feet of the nearest point by walking distance within a parking facility to said building or use;

B. The applicant shall show there is no conflict in the principal operating hours of the buildings or uses;

C. A shared parking agreement between the principal parties and the city shall be entered into that restrict the shared parking area to a parking use only.

(Ord. 2024-07 § 3 (part), 2024: Ord. 2017-01 (part), 2017: prior code § 7499)

17.34.060 Location of off-street parking facilities.

A. In all zones districts except the D-MU zone, off-street parking facilities prescribed in Section 17.34.020 shall be located on the same site as the use for which the spaces are required or on an adjoining site (if an exception is approved) or a site separated only by an alley from the use for which the spaces are required.

B. In the D-MU zone district, off-street parking facilities prescribed in Section 17.34.020 shall be located within three hundred feet of the use for which the spaces are required, measured by the shortest route of pedestrian access. Such spaces shall be deemed to provide parking for one use only unless approved subject to Section 17.34.050. (Ord. 2017-01 (part), 2017: prior code § 7500)

17.34.070 Off-street loading facilities required.

A. In all commercial and industrial zones and in the O-PA, O-C, and BRP zones, if required by the commission, there shall be located on the site of each building or structure, off-street loading facilities for vehicles. Where, in the opinion of the site plan review staff, a practical difficulty is involved relating to site size, existing development or access, the planning commission may grant an exception to any portion of the requirements necessary to achieve the intent of this section. For all commercial and industrial buildings, one off-street loading berth shall be provided if the gross floor area exceeds five thousand (5,000) square feet, and one additional berth shall be provided for each additional ten thousand (10,000) square feet.

No off-street loading berths shall be required for buildings of less than five thousand (5,000) square feet of gross floor area.

B. The location of off-street loading facilities shall be approved by the site plan review staff.

(Ord. 2024-07 § 3 (part), 2024: Ord. 2017-01 (part), 2017: prior code § 7501)

17.34.080 Standards for off-street loading facilities.

Off-street loading facilities provided in compliance with Section 17.34.070 shall conform to the following standards:

A. The loading area, aisles and access drives shall be fully hard surfaced with asphaltic concrete of minimum thickness of two inches, over four inches of untreated rock base;

B. If the loading area is illuminated, lighting shall be deflected away from abutting residential sites to prevent annoying glare;

C. No repair work or servicing of vehicles shall be conducted in a loading area. (Ord. 2017-01 (part), 2017: prior code § 7502)

17.34.090 Existing uses.

No existing use of land or structure shall be deemed to be a non-conforming use solely because of the lack of off-street parking facilities or used for off-street parking and off-street loading at the time of the adoption of this chapter shall not be reduced in a capacity to less than the number of spaces or berths prescribed in this chapter or reduced in area to less than the minimum standards prescribed in this chapter. Where an existing use is expanded, the parking requirements of this chapter shall apply only to the addition. (Ord. 2017-01 (part), 2017: prior code § 7503)

17.34.100 Reduction of off-street parking and loading facilities.

No off-street parking facility or off-street loading facility providing for a use of land or structure in compliance with Section 17.34.020 or 17.34.070 shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the regulations of this chapter. (Ord. 2017-01 (part), 2017: prior code § 7504)

17.34.110 Off-street parking and loading facilities to serve one use.

No off-street parking space or off-street loading berth provided for a use of land or structure in compliance with the requirements of this chapter shall be deemed to provide an off-street parking space or an off-street loading berth for a use or a structure on another site, except as otherwise provided in Sections 17.34.020 and 17.34.070. (Ord. 2017-01 (part), 2017: prior code § 7505)

RESOLUTION NO. 2025-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-10, A REQUEST TO DEVELOP A 47,103 SQUARE FOOT PICKLEBALL FACILITY WHICH INCLUDES THE RECONSTRUCTION OF AN EXISTING BUILDING AND THE CONSTRUCTION OF A NEW PARKING LOT. THE PROJECT SITE IS LOCATED AT 702 SOUTH BRIDGE STREET AND WILL BE DEVELOPED ACROSS THREE PARCELS. THE SITE IS ZONED C-S (SERVICE COMMERCIAL) AND C-N (NEIGHBORHOOD COMMERCIAL) (APN: 097-074-003, 097-084-023, 097-084-024).

WHEREAS, Conditional Use Permit No. 2025-10 is a request to develop a 47,103 square foot pickleball facility which includes the reconstruction of an existing building and the construction of a new parking lot. The project site is located at 702 South Bridge Street and will be developed across three parcels. The site is zoned C-S (Service Commercial) and C-N (Neighborhood Commercial) (APN: 097-074-003, 097-084-023, 097-084-024); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on October 27, 2025; and

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

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible with the conditions of Project Approval of the conditional use permit.
4. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-17.

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 project be developed consistently with the comments and conditions of the Site Plan Review No. 2024-199-1.
2. That the project shall be developed and maintained in substantial compliance with Exhibits “A”, “B”, “C”, “D”, “E,” “F,” “G”, and “H,” unless otherwise specified in the conditions of approval. Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
3. That the applicant shall file, obtain approval, and record a Lot Line Adjustment prior to the issuance of a building permit final.
4. A 6-ft wrought iron fence shall be installed at property line, except for all vehicular gates onsite which are required to be setback a minimum of 20 (twenty) feet from face of curb.
5. All new building signage shall require a separate building permit and shall be designated consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

Exhibit "A"

Pickleball Development Operational Statement

*Proposed Indoor Pickleball Facility with 15 indoor courts. The maximum number of players on a court at a time would be 4. This would make the maximum number of players 60 players, if all courts were full. Tournaments would be held bi-annually, with the maximum occupancy of 200 people (Players & Spectators combined) at any given time.

*For typical day-to-day operations, courts will be available on a first come first serve basis.

*Lockers will be located near the entrance along the walls. Lockers will be self-service.

*To use the facility there will be 2 options to choose from, membership subscription or daily use rates.

*There will be a conference room, this room will be used to hold meetings.

*Currently, no leagues are proposed. Once fully developed and operational, leagues can be added if there is a need/request for it.

*There will be a small café inside the building for concessions. They do not plan to prepare food on site, instead they plan to order prepackaged cold cuts, chips, etc. from Sysco. Sysco is the only delivery truck expected, other than small deliveries from FedEx, UPS, Amazon, etc.

*The Pro Shop will contain Pickleball Equipment, shirts, hats, etc. to purchase. They will also offer custom ordering through the Pro Shop. So, people can go in an order custom equipment and have it shipped to them directly.

*Expected hours of operations are 5:00 am - 10:00 pm, seven days a week. With the expected peak hours being 6:00 pm - 10:00 pm, Monday through Saturday.

*This development will be fenced with a 6-foot wrought iron fence. Driveways will have automatic rolling gates, which will be set back 20ft from the curb. Gates will open automatically at 5:00 am and close automatically at 8:00pm. Gates will open automatically to let any remaining players out when they pull into the exit “eye”. There will be 2 hand gates for pedestrian access, 1 on Bridge and 1 on Santa Fe.

*Fencing is proposed on the property line with landscaping to be placed inside the fencing to avoid loitering & destruction from the homeless. New wrought iron fence will match up to existing wrought iron fence to the north.

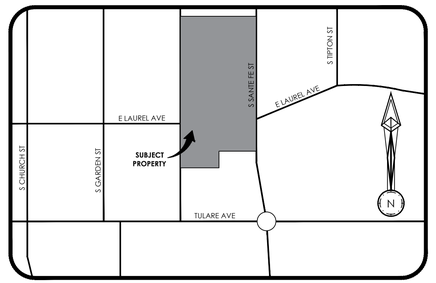
*Knox box to be provided for fire access, site will be open for trash services.

*Current employee count: 0, Tentative Amount 8-10

Exhibit "B"



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VICINITY MAP NTS
CITY OF VISALIA COUNTY OF TULARE

OWNER
J.F. GEORGE ENTERPRISES, INC
GEORGE FAMILY PROPERTY MANAGEMENT, LLC
315 E TULARE AVE
VISALIA CA 93277

ADDRESS
702/703 S BRIDGE ST VISALIA CA 93277

APN (ZONING)
[1] 097-074-003 (C-S ZONING)
[2] 097-084-023 (C-N ZONING)
[3] 097-084-024 (C-N ZONING)
CONSTRUCTION TYPE- II-A
NUMBER OF STORIES -1

LOT AREA
[1] 1.81 ACRES (78844 SF)
[2] 0.89 ACRES (38944 SF)
[3] 0.78 ACRES (34090 SF
TOTAL - 3.48 ACES (151878 SF)

LEGEND
- PROPERTY LINE
- PEDESTRIAN PATH OF TRAVEL
- ASPHALT
- CONCRETE
- LANDSCAPE
- FIRE HYDRANT
- STREET LIGHT PROPOSED

AGENCIES AND UTILITIES
CITY OF VISALIA - COMMUNITY DEVELOPMENT
559-713-4444
315 E ACEQUIA AVE
VISALIA CA 93291

CITY OF VISALIA - BUILDING SAFETY DIVISION
599-713-4444
315 E ACEQUIA AVE
VISALIA AVE 93291

CITY OF VISALIA - PLANNING DIVISION
559-713-4359
315 E ACEQUIA AVE
VISALIA CA 93291

CITY OF VISALIA - PUBLIC WORKS DEPARTMENT
559-713-4428
VISALIA CA 93291

CITY OF VISALIA - FIRE DEPARTMENT
559-713-4266
420 E BURKE ST
VISALIA CA 93292

SOUTHERN CALIFORNIA EDISON
559-685-3240
2425 S BLACKSTONE ST
TULARE CA 93274

PARKING REQUIREMENTS
(N) PICKLEBALL COURTS - 4/COURT = 60
(E) CHURCH - 1/30 SF = 52
(E) STORAGE - 1/1000 SF = 2
(N) WAREHOUSE STORAGE - 1/1000 SF = 18
TOTAL REQUIRED = 132

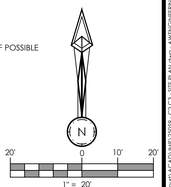
PARKING PROVIDED
EXISTING PARKING - 48 (46 STD, 2 ADA)
STANDARD - 131
ADA - 4
EV CAPABLE - 4
TOTAL PROVIDED = 187

LANDSCAPING
REQUIRED = 5% OF TOTAL AREA

TOTAL AREA = 73445 FT²
5% OF TOTAL AREA = 3672 FT²
PROVIDED LANDSCAPE AREA = 11960 FT² (16%)

FEMA FLOOD NOTE
FLOOD ZONE "AE" PER FEMA FLOOD MAP 06107C0933E EFFECTIVE 6-16-2009

KEYNOTES
1. INSTALL BARRIER TYPE CURB PER CITY STANDARD DETAIL C-8
2. INSTALL TRASH ENCLOSURE PER MODIFIED CITY STANDARD DETAIL R-3 FOR 3 BIN ENCLOSURE
3. INSTALL DRIVE APPROACH PER CITY STANDARD DETAIL C-32
4. INSTALL SIDEWALK PER MODIFIED CITY STANDARD DETAIL C-11 (7' MIN)
5. INSTALL ADA RAMP PER CALTRANS DETAIL A88A, CASE F
6. INSTALL TRUNCATED DOMES
7. INSTALL CURB AND GUTTER PER CITY STANDARD DETAIL C-5
8. INSTALL ADA PARKING PER CALTRANS STD A90A
9. INSTALL NEW CITY STANDARD STREET LIGHT
10. INSTALL NEW CITY STANDARD STREET LIGHT ON (E) POWER POLE IF POSSIBLE
11. ROLLING GATE BY OTHERS
12. (E) POWER POLE TO BE RELOCATED
13. NEW LOCATION FOR RELOCATED POWER POLE
14. (E) 6' CHAINLINK FENCE WITH SLATS
15. (E) 6' WROUGHT IRON FENCE



SCALE	AS NOTED		
DATE	8-8-2025		
DRAWN BY	RJY		
CHECKED BY	---		

NO.	REVISION	INIT	DATE
1	REVISIONS PER CITY COMMENTS	RJY	8-8-2025

AWEngineering
CIVIL ENGINEERS & LAND SURVEYORS
810 W ACEQUIA AVENUE, VISALIA CA 93291
559-713-6139

APPROVED BY
JESSE ALLEN WILLIAMS R.C.E. 64742 DATE

APPROVED BY
DATE

NOT FOR CONSTRUCTION

FOR GEORGE FAMILY TRUST

PROJECT PICKLEBALL FACILITY
VISALIA, CA

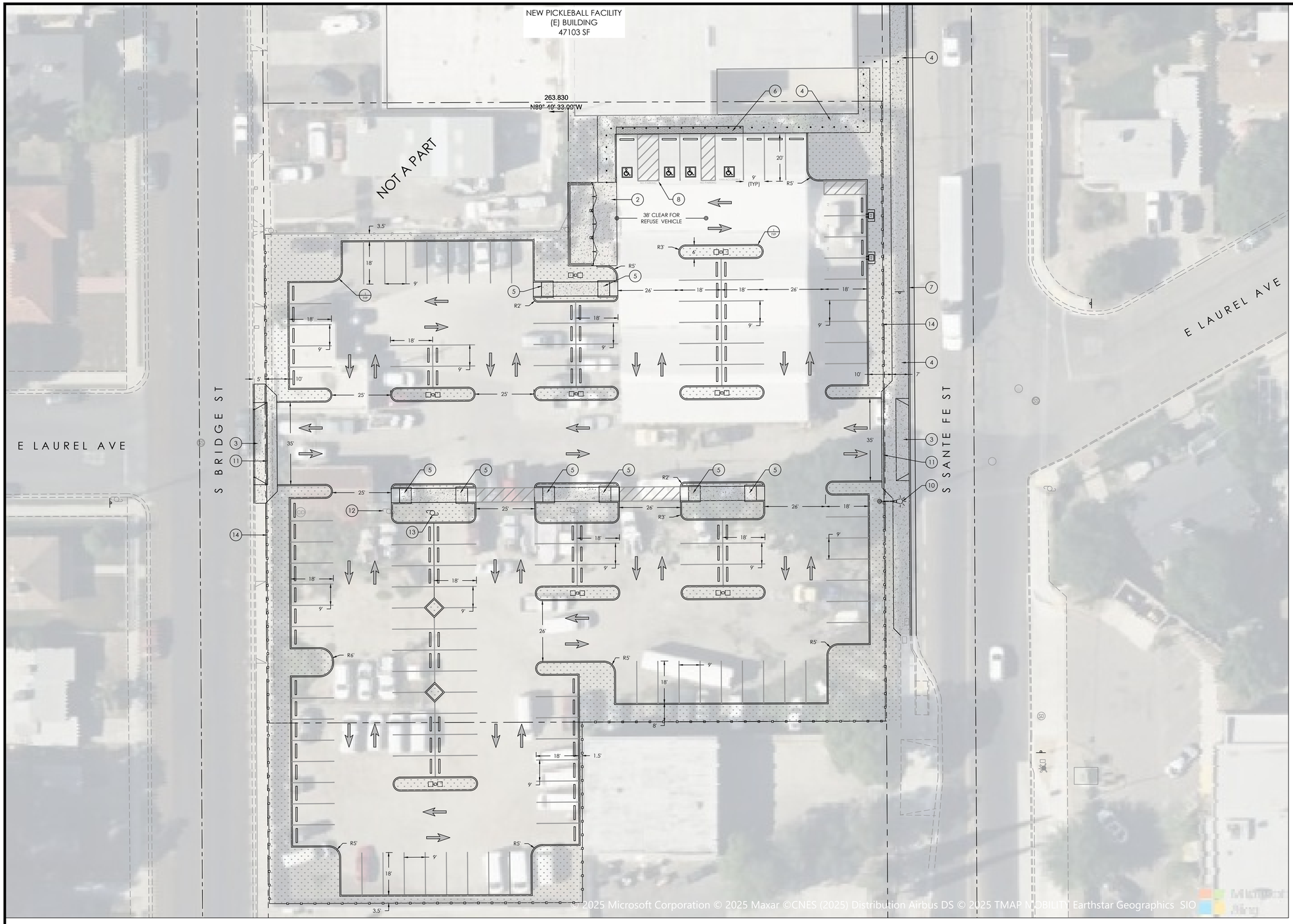
SHEET TITLE
CONCEPTUAL SITE PLAN

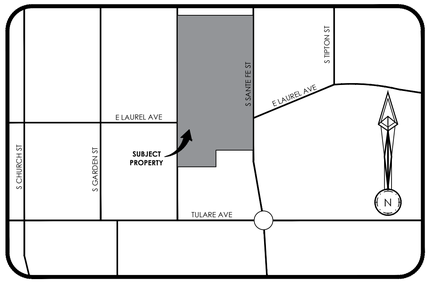
SHEET C2

FLOOD ZONE " AE "

JOB NUMBER 25059

V:\Masters\Jobs\2025\25059 - Pickleball Court\ACAD\Split\25059 - C2 C3 - SITE PLAN.dwg - AWENGINEERING





VICINITY MAP NTS
CITY OF VISALIA COUNTY OF TULARE

OWNER
J.F. GEORGE ENTERPRISES, INC
GEORGE FAMILY PROPERTY MANAGEMENT, LLC
315 E TULARE AVE
VISALIA CA 93277

ADDRESS
702/703 S BRIDGE ST VISALIA CA 93277

APN (ZONING)
[1] 097-074-003 (C-S ZONING)
[2] 097-084-023 (C-N ZONING)
[3] 097-084-024 (C-N ZONING)
CONSTRUCTION TYPE- II-A
NUMBER OF STORIES -1

LOT AREA
[1] 1.81 ACRES (78844 SF)
[2] 0.89 ACRES (38944 SF)
[3] 0.78 ACRES (34090 SF
TOTAL - 3.48 ACES (151878 SF)

LEGEND
- PROPERTY LINE
- PEDESTRIAN PATH OF TRAVEL
- ASPHALT
- CONCRETE
- LANDSCAPE
- FIRE HYDRANT
- STREET LIGHT PROPOSED

AGENCIES AND UTILITIES
CITY OF VISALIA - COMMUNITY DEVELOPMENT
559-713-4444
315 E ACEQUIA AVE
VISALIA CA 93291

CITY OF VISALIA - BUILDING SAFETY DIVISION
599-713-4444
315 E ACEQUIA AVE
VISALIA AVE 93291

CITY OF VISALIA - PLANNING DIVISION
559-713-4359
315 E ACEQUIA AVE
VISALIA CA 93291

CITY OF VISALIA - PUBLIC WORKS DEPARTMENT
559-713-4428
VISALIA CA 93291

CITY OF VISALIA - FIRE DEPARTMENT
559-713-4266
420 E BURKE ST
VISALIA CA 93292

SOUTHERN CALIFORNIA EDISON
559-685-3240
2425 S BLACKSTONE ST
TULARE CA 93274

PARKING REQUIREMENTS
(N) PICKLEBALL COURTS - 4/COURT = 60
(E) CHURCH - 1/30 SF = 52
(E) STORAGE - 1/1000 SF = 2
(N) WAREHOUSE STORAGE - 1/1000 SF = 18
TOTAL REQUIRED = 132

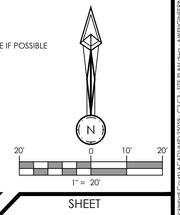
PARKING PROVIDED
EXISTING PARKING - 48 (46 STD, 2 ADA)
STANDARD - 131
ADA - 4
EV CAPABLE - 4
TOTAL PROVIDED = 187

LANDSCAPING
REQUIRED = 5% OF TOTAL AREA

TOTAL AREA = 73445 FT²
5% OF TOTAL AREA = 3672 FT²
PROVIDED LANDSCAPE AREA = 11960 FT² (16%)

FEMA FLOOD NOTE
FLOOD ZONE "AE" PER FEMA FLOOD MAP 06107C0933E EFFECTIVE 6-16-2009

KEYNOTES
1. INSTALL BARRIER TYPE CURB PER CITY STANDARD DETAIL C-8
2. INSTALL TRASH ENCLOSURE PER MODIFIED CITY STANDARD DETAIL R-3 FOR 3 BIN ENCLOSURE
3. INSTALL DRIVE APPROACH PER CITY STANDARD DETAIL C-32
4. INSTALL SIDEWALK PER MODIFIED CITY STANDARD DETAIL C-11 (7' MIN)
5. INSTALL ADA RAMP PER CALTRANS DETAIL A88A, CASE F
6. INSTALL TRUNCATED DOMES
7. INSTALL CURB AND GUTTER PER CITY STANDARD DETAIL C-5
8. INSTALL ADA PARKING PER CALTRANS STD A90A
9. INSTALL NEW CITY STANDARD STREET LIGHT
10. INSTALL NEW CITY STANDARD STREET LIGHT ON (E) POWER POLE IF POSSIBLE
11. ROLLING GATE BY OTHERS
12. (E) POWER POLE TO BE RELOCATED
13. NEW LOCATION FOR RELOCATED POWER POLE
14. (E) 6' CHAINLINK FENCE WITH SLATS



SCALE	AS NOTED
DATE	8-8-2025
DRAWN BY	RJY
CHECKED BY	---

NO.	REVISION	INIT	DATE
1	REVISIONS PER CITY COMMENTS	RJY	8-8-2025

AWEngineering
CIVIL ENGINEERS & LAND SURVEYORS
810 W ACEQUIA AVENUE, VISALIA CA 93291
559-713-6139

APPROVED BY
JESSE ALLEN WILLIAMS R.C.E. 64742 DATE

APPROVED BY
DATE

NOT FOR CONSTRUCTION

FOR
GEORGE FAMILY TRUST

PROJECT
PICKLEBALL FACILITY
VISALIA, CA

SHEET TITLE
CONCEPTUAL
SITE PLAN

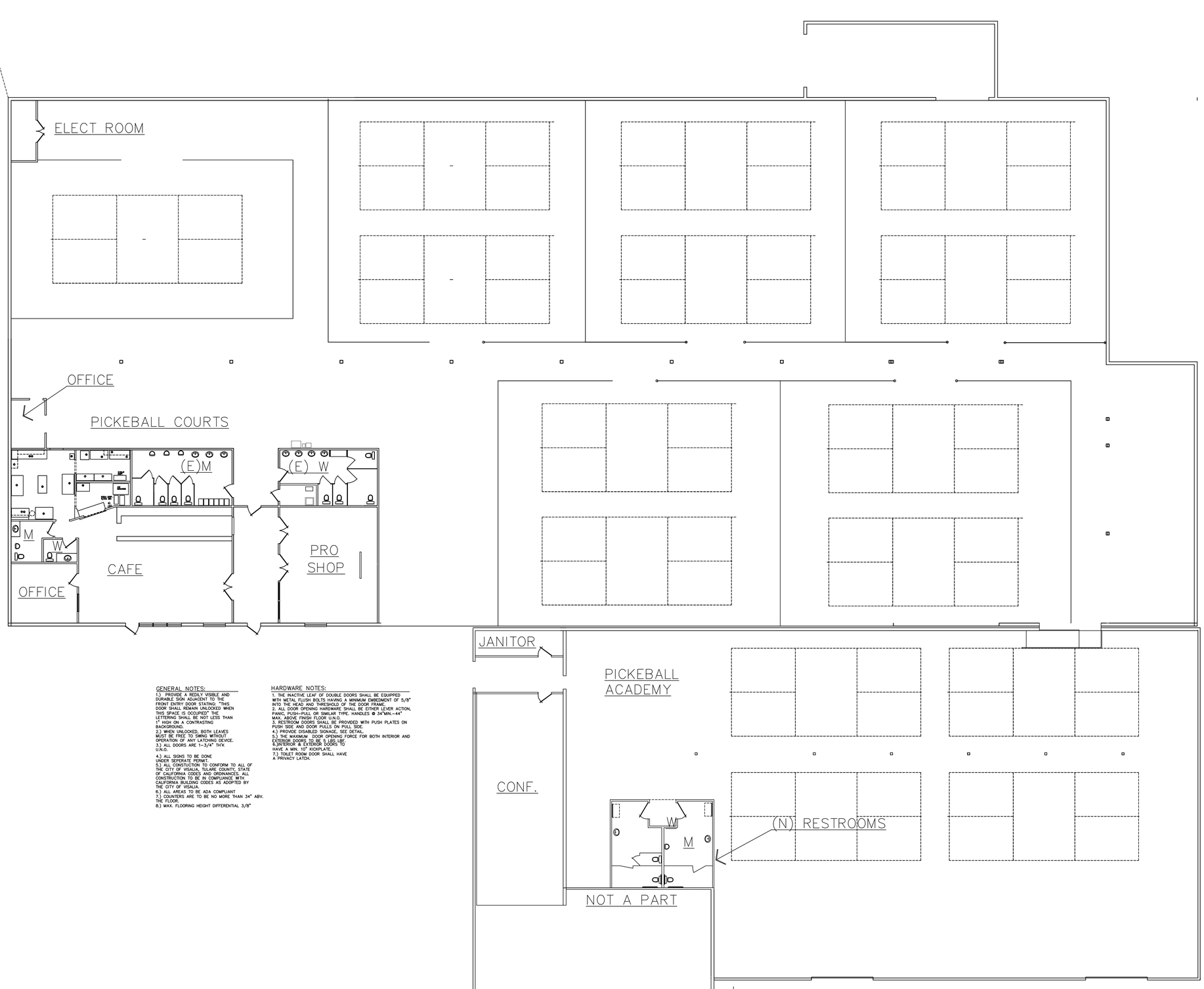
SHEET
C3

FLOOD ZONE
" AE "

JOB NUMBER
25059

\\Awserver\dg\AWS-2025\25059 - Pickleball Court\ACAD\dwg\25059 - C2 C3 - SITE PLAN.dwg - AWENGINEERING

Exhibit "C"



GENERAL NOTES:

1.) PROVIDE A REDILY VISIBLE AND DURABLE SIGN ADJACENT TO THE FRONT ENTRY DOOR STATING: "THIS DOOR SHALL REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" THE LETTERING SHALL BE NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.
2.) WHEN UNLOCKED, BOTH LEAVES MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE.
3.) ALL DOORS ARE 1-3/4" THK U.N.O.
4.) ALL SIGNS TO BE DONE UNDER SEPERATE PERMIT.
5.) ALL CONSTUCTION TO CONFORM TO ALL OF THE CITY OF VISALIA, TULARE COUNTY, STATE OF CALIFORNIA CODES AND ORDINANCES. ALL CONSTRUCTION TO BE IN COMPLIANCE WITH CALIFORNIA BUILDING CODES AS ADOPTED BY THE CITY OF VISALIA.
6.) ALL AREAS TO BE ADA COMPLIANT
7.) COUNTERS ARE TO BE NO MORE THAN 34" ABV. THE FLOOR.
8.) MAX. FLOORING HEIGHT DIFFERENTIAL 3/8"

HARDWARE NOTES:

1. THE INACTIVE LEAF OF DOUBLE DOORS SHALL BE EQUIPPED WITH METAL FLUSH BOLTS HAVING A MINIMUM EMBEDMENT OF 5/8" INTO THE HEAD AND THRESHOLD OF THE DOOR FRAME.
2. ALL DOOR OPENING HARDWARE SHALL BE EITHER LEVER ACTION, PANIC, PUSH-PULL OR SIMILAR TYPE. HANDLES @ 24"MIN.-44" MAX. ABOVE FINISH FLOOR U.N.O.
3. RESTROOM DOORS SHALL BE PROVIDED WITH PUSH PLATES ON PUSH SIDE AND DOOR PULLS ON PULL SIDE.
4.) PROVIDE DISABLED SIGNAGE. SEE DETAIL.
5.) THE MAXIMUM DOOR OPENING FORCE FOR BOTH INTERIOR AND EXTERIOR DOORS TO BE 5 LBS LBF.
6.)INTERIOR & EXTERIOR DOORS TO HAVE A MIN. 10" KICKPLATE.
7.) TOILET ROOM DOOR SHALL HAVE A PRIVACY LATCH.

FLOOR PLAN

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

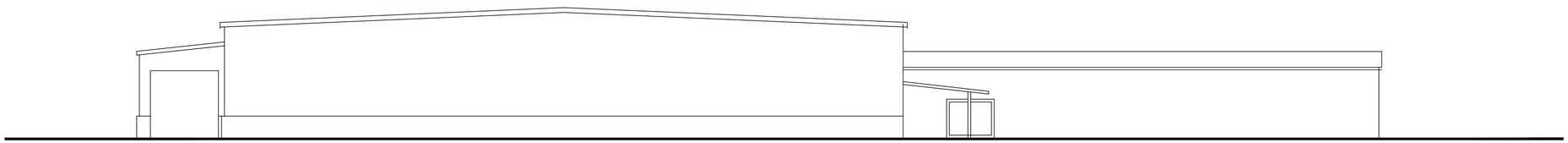
NEW PICKLEBALL FACILITY FOR:
JOHN F. & DONNA J. GEORGE FAMILY TRUST
S BRIDGE VISALIA, CA.

SHEET

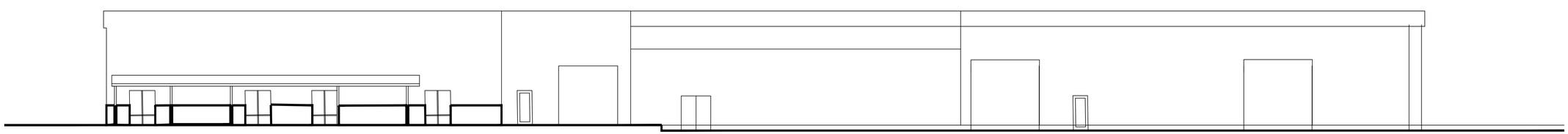
OF

PICKLEBALL COURTS PROGRESS 8-26-25

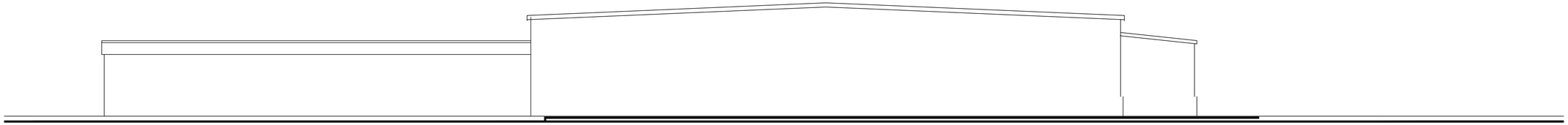
Exhibit "D"



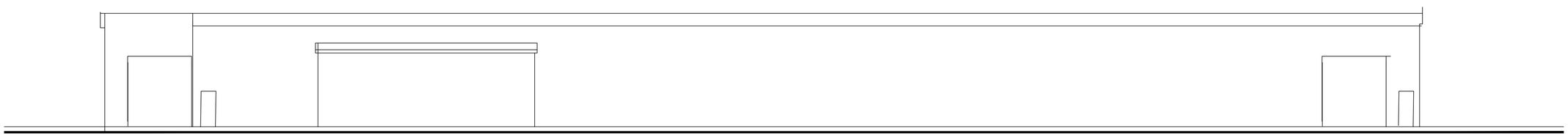
NORTH



WEST



SOUTH



EAST

EXTERIOR ELEVATIONS

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

A NEW PICKLEBALL FACILITY FOR:
JOHN F. & DONNA J. GEORGE FAMILY TRUST
700-702 S BRIDGE VISALIA, CA.

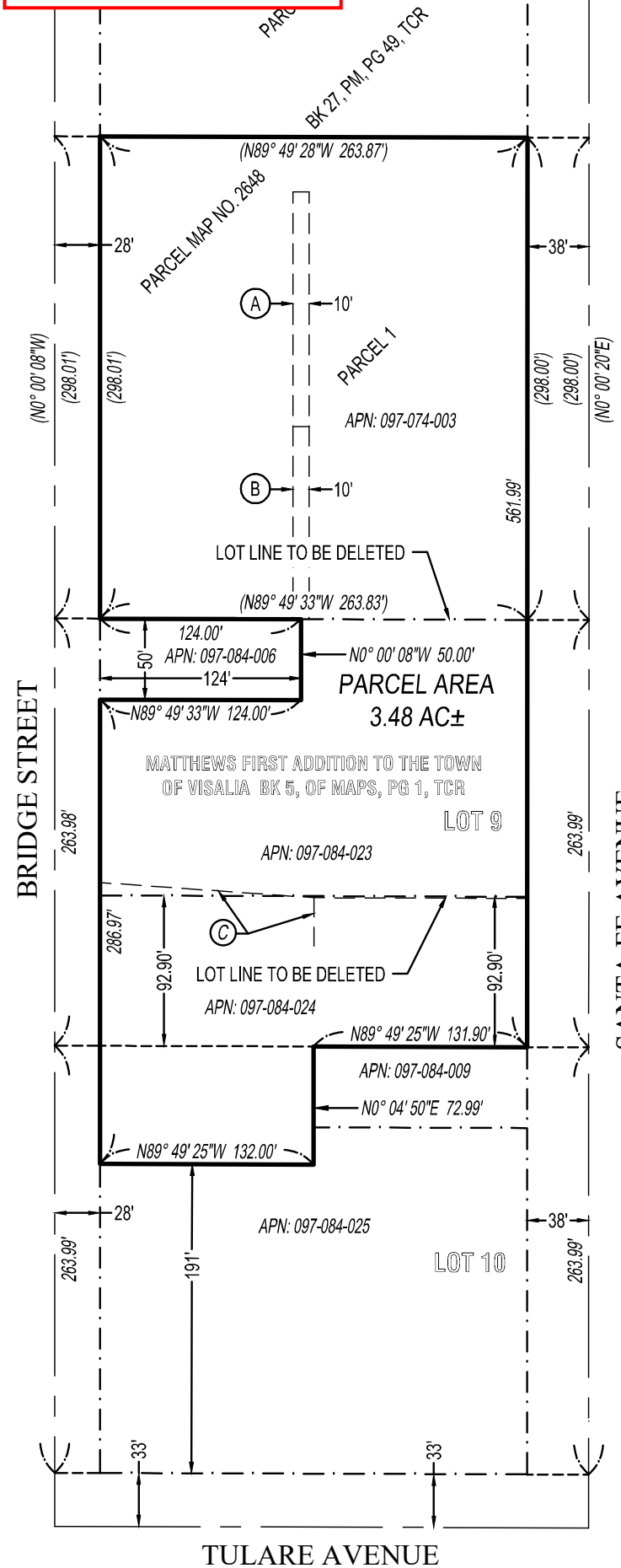
SHEET

OF

CUP ELEVATIONS

Exhibit "E"

EXHIBIT B



LEGEND

TCR	TULARE COUNTY RECORDS
OR	OFFICIAL RECORDS
(A)	SOUTHERN CALIFORNIA EDISON UTILITY EASEMENT RECORDED IN BOOK 1241, PAGE 385, OR
(B)	SOUTHERN CALIFORNIA EDISON UTILITY EASEMENT RECORDED IN BOOK 1244, PAGE 199, OR
(C)	SOUTHERN CALIFORNIA EDISON UTILITY EASEMENT RECORDED IN BOOK 1623, PG 310, OR
	SOUTHERN CALIFORNIA EDISON UTILITY EASEMENT RECORDED IN BOOK 4237, PG 282, OR (DOES NOT AFFECT SITE)
	SOUTHERN CALIFORNIA EDISON UTILITY EASEMENT RECORDED IN BOOK 3870, PG 701, OR (DOES NOT AFFECT SITE)
	PACIFIC TELEPHONE AND TELEGRAPH COMPANY UTILITY EASEMENT RECORDED IN BOOK 1645, PG 567, OR (NOT PLOTABLE)
( )	RECORD DATA PER PARCEL MAP NO. 2648 RECORDED IN BOOK 27, OF PARCEL MAPS, PAGE 49, TCR
— · — · —	EXISTING PARCEL LINE
———	BOUNDARY OF PARCELS BEING ADJUSTED
- - - - - - -	DIMENSION LINE
—— – ——	CENTERLINE





100' 0' 100'

SCALE: 1"=100'

PREPARED BY:

4CREEKS

324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

Exhibit "F"

COMMUNITY DEVELOPMENT DEPARTMENT
707 W. Acequia Avenue
Visalia, California 93291

DATE: MARCH 31, 1993

SITE PLAN # 93-30

PARCEL MAP # _____

SUBDIVISION _____

LOT LINE ADJUSTMENT # _____

Enclosed for your review are the comments and decision made by the Site Plan Review Committee. Please review all comments since they have tremendous influence on your project.

APPROVED Plan is acceptable with conditions that are addressed in comments.

APPROVED Plan requires additional approval of City Council and/or Planning Commission (see Planning Division comments).

X **REVISE** **Make all changes on plans as per comments and proceed.**

RESUBMIT Major changes required. Must come back to committee for final changes.

CONTINUED TO:

If you have any comments or questions, please contact me at (209) 738-3495.

Note: The following departments will need to review and approve all construction drawings prior to issuance of building permits.

DEPT.	YES	NO	DEPT.	YES	NO
FIRE	X		BUILDING	X	
PLANNING	X		HEALTH DEPT.		X
ENGINEERING	X		REDEVELOPMENT		X

BEN S. OWENS
CHIEF BUILDING OFFICIAL

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

SITE PLAN REVIEW COMMENTS

TRAFFIC SAFETY

ITEM NO. 3 DATE MARCH 31, 1993

SITE PLAN NO.: 93-30
PROJECT: Service Commercial Buildings
APPLICANT: Connie Acurso, E. Ray Schlick
LOCATION: 730 S. Bridge, 801 S. Santa Fe
APN: 097-084-13 & 097-084-18

ALL DRIVEWAYS MUST BE 26' WIDE @ GUTTER X 32' @ PROP. LINE TO ADEQUATELY SUPPORT TWO WAY FLOW.

H/C STALLS MUST BE PROPERLY PAINTED, STENCILED & SIGNED.

Signature

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA
PUBLIC SERVICES DEPARTMENT
336 N. BEN MADDOX WAY

ITEM NO. 3 DATE MARCH 31, 1993

SITE PLAN NO.:	93-30
PROJECT:	Service Commercial Buildings
APPLICANT:	Connie Acurso, E. Ray Schlick
LOCATION:	730 S. Bridge, 801 S. Santa Fe
APN:	097-084-13 & 097-084-18

COMMENTS: See below ✓ None —

— Please plot and protect all Valley Oak trees.

— Landscape along parkway to be planted by developer and maintained by homeowners district.

— All drainage from curb and gutter along streets to be connected to storm drain system.

— All trees planted in street right-of-way to be approved by the Parks Superintendent.

✓ Tie-ins to existing infrastructure may require a bore. Check with Public Service Department prior to any street cut.

Other Comments:

R. J. Wilson
PUBLIC SERVICES DEPARTMENT REP.

#3

OPEN SPACE & RECREATION FACILITIES
SITE PLAN REVIEW COMMENTS

SITE PLAN No: 93-30 S. Bridge Service Commercial Buildings DATE: 3-31-93

Contact: Stan Tidman 209/738-3259 **General Services (Resource Management)**

X No Comment

SITEPLN\SP93\30

QUALITY ASSURANCE DIVISION

SITE PLAN REVIEW COMMENTS

ITEM NO. 3 DATE MARCH 31, 1993

SITE PLAN NO.:	93-30
PROJECT:	Service Commercial Buildings
APPLICANT:	Connie Acurso, E. Ray Schlick
LOCATION:	730 S. Bridge, 801 S. Santa Fe
APN:	097-084-13 & 097-084-18

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 8731 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS

[ ] PRETREATMENT PROGRAM _____

[ ] RESOURCE CONSERVATION AND RECOVERY ACT (RCRA)_____

[ ] SAND AND GREASE TRAP - 3 COMPARTMENT_____

[ ] GREASE TRAP_____LB. CAPACITY_____

[ ] GARBAGE GRINDER - 3/4 HP. MAXIMUM_____

[X] SUBMISSION OF A DRY PROCESS DECLARATION FOR EACH COMMERCIAL BUILDING

[X] NO SINGLE PASS COOLING WATER IS PERMITTED_____

[X] OTHER THE QUALITY ASSURANCE DIVISION NEEDS TO KNOW THE TYPE OF SERVICE ACTIVITY THAT WILL BE TAKING PLACE TO DETERMINE IF PRETREATMENT REQUIREMENTS ARE NECESSARY

CALL THE QUALITY ASSURANCE DIVISION AT (209) 738-3529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
GENERAL SERVICES DEPARTMENT
QUALITY ASSURANCE DIVISION
801 WEST CENTER
VISALIA, CA 93291

Scott R. Knight
AUTHORIZED SIGNATURE

3-26-93
DATE

INDUSTRIAL WATER SITE PLAN COMMENTS

ITEM NO. 3 **DATE** MARCH 31, 1993

SITE PLAN NO.: 93-30
PROJECT: Service Commercial Buildings
APPLICANT: Connie Acurso, E. Ray Schlick
LOCATION: 730 S. Bridge, 801 S. Santa Fe
APN: 097-084-13 & 097-084-18

No Comments

Lewis R. Nelson

Lewis R. Nelson
Industrial Water Manager

SITE PLAN REVIEW COMMENTS

ITEM NO. 3 DATE MARCH 31, 1993

SITE PLAN NO.: 93-30
PROJECT: Service Commercial Buildings
APPLICANT: Connie Acurso, E. Ray Schlick
LOCATION: 730 S. Bridge, 801 S. Santa Fe
APN: 097-084-13 & 097-084-18

- [x] Indicate abandoned wells, septic systems and excavations on construction plans (improvement map).
- [x] Submit 3 sets of engineered plans and 3 sets of calculations.
- [x] Meet city and state requirement for the physically handicapped.
- [ ] Submit sets of plans signed by architect or engineer. Must comply with Section 2518, U.B.C., 1832 ed., for conventional framing or submit 1 set of calculations.
- [ ] Maintain sound transmission control between units.
- [x] Maintain fire-resistive requirements at property lines.
- [ ] Obtain required permits from Air Pollution Board, Tulare County.
- [ ] Location of cashier must provide clear view of gas pump island.
- [ ] Calculations for free-standing carport.
- [x] Treatment connection charge to be assessed based on ~~future units~~. use credit for existing bldg
- [ ] Must comply with state energy requirements.
- [ ] Plans must be approved by the Tulare County Health Department.
- [ ] Common areas must comply with requirements for access by the handicapped.
- [ ] Project is located in Flood Zone _____. Minimum finished floor elevations required _____.
- [ ] All accessible units required to be adaptable for the physically handicapped.
- [ ] Acceptable as submitted.
- [x] Hazardous materials report.
- [ ] Park Development Fees $ _____
- [ ] Arrange for an on-site inspection.

obtain Demolition permit for removal of existing building

Ben Owens
Signature

ITEM NO. ~ DATE MARCH 31, 1993

SITE PLAN REVIEW COMMENTS

VISALIA FIRE DEPARTMENT
REQUIREMENTS:

SITE PLAN NO.: 93-30
PROJECT: Service Commercial Buildings
APPLICANT: Connie Acurso, E. Ray Schlick
LOCATION: 730 S. Bridge, 801 S. Santa Fe
APN: 097-084-13 & 097-084-18

The following comments are applicable when checked:

[X] No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.

[X] 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 should be at least six inches (6") high and shall be of a color to contrast with their background.

[ ] The turning radius at the end of the (access drive) (cul-de-sac) (dead-end) _____ street/drive/court is inadequate for emergency fire apparatus. It shall be increased to 20 feet inside diameter radius and 35 feet outside diameter radius or provide a hammer-head constructed to City standards.

[ ] An access road _____ is required and shall be a minimum of twenty feet (20') wide. Said road shall be serviceable prior to and during construction.

[ ] The access road shall be designated as a fire lane _____ _____. The designation shall be indicated by a sign posted immediately adjacent to, and visible from the designated place clearly stating in letters not less than one inch high that the place is a fire lane by marking the place with the words, "NO PARKING FIRE LANE" which are clearly visible from a vehicle, or by a red curb painted on the edge of the roadway which is clearly marked with the words "NO PARKING FIRE LANE." Sec. 22500.1 C.V.C.

[X] A Knox Box key lock system is (required) (recommended) for the building. An application is attached. Please return the completed application with the building plans when you submit for a permit.

[ ] The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter such as the type carried by fire department apparatus, or the developer may opt to provide a Knox Box key lock system. (Applications available at Visalia Fire Dept. office, 309 S. Johnson.)

[X] That portion of the building(s) that is build upon the property line shall be constructed so as to comply with Table No. 5-A, UFC/UBC.

[X] Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5' of combustible walls, openings, or combustible roof eave line except when protected by a sprinkler system. Sec. 11.203 UFC.

[X] If you handle hazardous material, you are required to submit an emergency response plan to Tulare county Air Pollution Control and we will want a copy of the approved plan prior to issuance of a Building Permit.

[X] Indicate the use of the building when you submit for a Building Permit. SERVICE COMMERCIAL

[ ] An automatic fire sprinkler system is required.

[ ] Smoke and heat vents may be required and smoke detection equipment and pre-connected 1-1/2" fire hose "valves."

[X] Complete the hazardous material declaration before plan check stage (part of the Building Permit).

[X] Provide copies of the Material Safety Data Sheets, if applicable, prior to plan check stage.

Signature

JO/Forms:0019 (12/92)

1082

93-30

SITE PLAN REVIEW COMMENTS

VISALIA FIRE DEPARTMENT

[X] A sprinkler system is required for this building. AS NOTED, NOTE 13 ON SHT SPR-1

[X] The Fire Department connection to the sprinkler system shall be located within 50 feet of the fire hydrant. ON BRIDGE STREET, BEHIND THE CURB. (NOT ON THE BUILDING)

[ ] This building is equipped with an automatic fire extinguishing sprinkler system.

[ ] Construction of new walls, partitions, flush-mounted ceiling fixtures, or track lighting shall not interfere with the minimum acceptable sprinkler head spacing.

[X] ~~If any work on the automatic sprinkler system is required~~, the work on all interior fire protection systems shall only be done by a licensed contractor with a C-16 license. Work on the underground water supply line between the system shut-off valve or the fire department connection and the first joint or mechanical connection above grade at/in the building to service the fire protection system may be installed by a contractor with an "A", C-16, C-36 or C-34 license.

[X] A set of plans showing the work to be done shall be forwarded to the Fire Department for review.

[X] All work shall comply with N.F.P.A. standards/U.B.C. 38-1.

[ ] If the entire sprinkler system has to be shut down, a Fire Watch shall be kept on site until the system is returned to service.

[ ] The system shall not be shut down without notifying the other tenants/manager and the Fire Department.

[ ] We do not have any records that indicate the sprinkler system has been tested within the last five years. Therefore, the system shall be tested by a person qualified and licensed to perform the full testing procedures required in App 111-C, Uniform Fire Code.

[X] Provide this information to the sub-contractors who will be bidding the underground and the overhead system for the project. (Sprinkler contractor may not necessarily be the same party doing the underground.)

[X] Automatic sprinkler systems shall be supervised by an approved central, proprietary or remote station service or a local alarm which will give an audible signal at a constantly attended location when the number of sprinklers is:

1. 20 or more in Group I Division 1 occupancies;

2. 100 or more in other occupancies.

[ ] _____

_____

_____

_____

Signature

2082

CITY OF VISALIA
SOLID WASTE DIVISION
336 N BEN MADDOX WY
VISALIA CA 93291-6631
209-738-3564

ITEM NO. 3 DATE MARCH 31, 1993

SITE PLAN NO.: 93-30
PROJECT: Service Commercial Building
APPLICANT: Connie Acurso, E. Ray Schlick
LOCATION: 730 S. Bridge, 801 S. Santa Fe
APN: 097-084-13 & 097-084-18

CHECK MARK INDICATES APPLICABILITY

[ ] No comment.
[ ] Same comment as _____.
[ ] Revisions required prior to submitting final plans. See comments below.
[ ] Resubmittal required. See comments below.
[ ] Individual can refuse service will be provided curbside.
[ ] Backyard fence gates must be a minimum of 32 inches in width for back yard automation container storage.
[X] Commercial bin refuse service will be provided at bin enclosure built according to City standard. [ ] T-1 or T-2, [ ] T-3 or T-4
[ ] Type of refuse service not indicated.
[ ] Location of bin enclosure not acceptable. See comments below.
[ ] Bin enclosure not built to City standard. [ ] T-1 or T-2, [ ] T-3 or T-4.
[ ] Inadequate number of bins to provide sufficient service. See comments below.
[ ] Drive approach too narrow for refuse truck access. See comments below.
[ ] Area not adequate for allowing refuse truck turning radius of: [ ] 50 ft. outside, 36 ft. inside; [ ] 35 ft. outside, 20 ft. inside.
[ ] Paved areas should be engineered to withstand a 54,000 lb. refuse truck.
[ ] Hammerhead turnaround must be built per City Standard.
[ ] Cul-de-sac must be built per City standard.
[ ] COMMENTS:

_____
Signature

SITE PLAN REVIEW COMMENTS

COMMUNITY DEVELOPMENT DEPARTMENT **RANDY BLOOM 209-738-3369**
SITE PLAN NO. 93-30
DATE: MARCH 31, 1993

PROJECT: SERVICE COMMERCIAL BUILDING
LOCATION: 730 S. BRIDGE / 801 S. SANTA FE
APPLICANT: CONNIE ACURSO
APN:097-084-13 AND 097-084-18

GENERAL PLAN DESIGNATION: SERVICE COMMERCIAL

EXISTING ZONING: C-4 / M-1

THE PROPOSED PROJECT WILL REQUIRE THE FOLLOWING:

__**__ LOT LINE ADJUSTMENT
__**__ BUILDING PERMIT

THE FOLLOWING WILL BE REQUIRED AS PART OF THE ABOVE APPLICATION:

** APPROVED SITE PLAN
** PROPOSED FLOOR PLANS
** PROPOSED ELEVATIONS
** LANDSCAPE PLAN
** SIGNAGE PROGRAM

THE PROPOSED PROJECT LIES WITHIN THE FOLLOWING REDEVELOPMENT DISTRICT. ALL PROJECTS WILL REQUIRE THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS ON THE SUBJECT PROJECT.

__**__ CENTRAL REDEVELOPMENT DISTRICT

DEVELOPMENT STANDARDS

THE PROPOSED PROJECT LIES WITHIN THE FOLLOWING DESIGN OR RESIDENTIAL DISTRICT AND IS SUBJECT TO THE FOLLOWING SETBACKS:

DESIGN DISTRICT: "C"

BUILDING HEIGHT: 50 FEET MAXIMUM

REQUIRED YARDS:

A. FRONT 15 FT. MINIMUM
B. SIDE 0 FT.
C. STREET SIDE ON CORNER LOT 15 FEET MIN.
D. SIDE YARDS ABUTTING AN R-A, R-1, OR R-M DISTRICT 15 FT. MIN.

E. REAR 0 FT.
F. REAR YARDS ABUTTING AN R-A, R-2, OR R-M DISTRICT 10 FT. MIN.

SITE AREA: 6,000 SQ.FT. MINIMUM

LANDSCAPING:

A. FRONT 15 FT. MINIMUM
B. SIDE 5 FT. MIN.(EXCEPT WHERE A BUILDING IS ON PROPERTY LINE)
C. STREET SIDE ON CORNER LOT 10 FT.
D. REAR 5 FT. MINIMUM

PROPOSAL ___ DOES COMPLY WITH DISTRICT ZONE SETBACKS AND LANDSCAPING.**

YOU MAY WANT TO RELOCATE THE TWO REFUSE ENCLOSURES TO THE SIDE PROPERTY LINES BEHIND SETBACK LINE. IF THIS WERE DONE THEN REFUSE DIVISION WOULD ROLL OUT THE BINS AND WOULD NOT EVEN COME ON SITE. THIS WOULD ALSO GIVE YOU SOME EXTRA PARKING SPACES.

PARKING:

PROVIDE 59 SPACES BASED ON ONE SPACE PER _500_ SQ.FT. OF BUILDING AREA. 29,200 SQ.FT. EQUALS 59 STALLS.

ONE THING WILL NEEDED TO BE NOTED IS THAT THIS PARKING REQUIREMENT IS FOR SERVICE COMMERCIAL USERS AND DOES NOT PROVIDE FOR REGULAR RETAIL OCCUPANCIES OR GENERAL OFFICE SPACE.

30 % OF THE PARKING STALLS MAY BE COMPACT AND SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE LOT.

** PROVIDE 2 HANDICAPPED SPACE(S) BASED ON 1 SPACE PER 50 STALLS.
** NO PARKING SHALL BE PERMITTED IN A REQUIRED FRONT/REAR/SIDE YARD.
** NO REPAIR WORK OR VEHICLE SERVICING IN PARKING AREA
** PROVIDE OFF-STREET LOADING FACILITY

FENCING AND SCREENING

** PROVIDE SCREENING FOR ROOF MOUNTED EQUIPMENT.
** PROVIDE SCREENED TRASH ENCLOSURE WITH SOLID SCREENING GATES
THE PROPOSED SITE DESIGN DOES NOT PROVIDE FOR OUTSIDE STORAGE AND RETAIL SALES.

LANDSCAPING

** LOCATE ANY EXISTING OAK TREES OF LARGE HERITAGE TREES ON SITE
** PROVIDE PROTECTION FOR ALL OAK TREES GREATER THAN 4" DIAMETER
**** PROVIDE A DETAILED LANDSCAPE AND IRRIGATION PLAN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.**
** APPROVED STREET TREES AT 20 FEET ON CENTER IN FRONT OF THE PROJECT

AREA. ALL TREES TO BE 15 GAL MINIMUM.
****ALL LANDSCAPE AREAS TO BE PROTECTED WITH 6 INCH CONCRETE CURBS.
****ALL PARKING LOTS TO BE DESIGNED IN SUCH A WAY AS TO PROVIDE A TREE CANOPY TO PROVIDE SHADE IN THE HOT SEASONS AND SUNLIGHT IN THE WINTER MONTHS.

SIGNAGE

** OBTAIN A SIGN PERMIT THROUGH THE PLANNING AND BUILDING SAFETY DIVISION.

COMMENTS:

SIGNATURE: _____

ITEM NO. 3 **DATE** MARCH 31, 1993

SITE PLAN NO.:	93-30
PROJECT:	Service Commercial Buildings
APPLICANT:	Connie Acurso, E. Ray Schlick
LOCATION:	730 S. Bridge, 801 S. Santa Fe
APN:	097-084-13 & 097-084-18

Geo-base System -- Discretionary Actions File Maintenance INQ

Parcel number 9708413
Action number

	Action	Issued	Expires	Remarks
01)	SP	10-28-87	10-28-88	87-174 COMMERL./INDUST. BUILD.
02)	SP	07-18-90	07-18-91	990-134 COMMERCIAL COMPLEX

S = Stop; C = choose one; RETURN key = continue

In Tray Out Tray Pending Work 23 1 More Filing Suspend Signoff

Geo-base System -- Discretionary Actions File Maintenance INQ

Parcel number 9708418
Action number

	Action	Issued	Expires	Remarks
01)	SP	10-28-87	10-28-88	87-174 COMMER./INDUST. BUILD.
02)	SP	07-18-90	07-18-91	90-134 COMMERCIAL COMPLEX

S = Stop; C = choose one; RETURN key = continue

In Tray Out Tray Pending Work 23 1 More Filing Suspend Signoff

Engineering Division
SITE PLAN REVIEW COMMENTS

ITEM NO. 3 DATE MARCH 31, 1993

SITE PLAN NO.: 93-30
PROJECT: Service Commercial Buildings
APPLICANT: Connie Acurso, E. Ray Schlick
LOCATION: 730 S. Bridge, 801 S. Santa Fe
APN: 097-084-13 & 097-084-18

- [X] Dave Tillery..... 738-3323
- [ ] George Weddle.. 738-3350
- [ ] Jeff Cowart..... 738-3492
- [ ] John Templeton. 738-3268

BUILDING PLAN REQUIREMENTS

[X] **REQUIREMENTS** (indicated by checked boxes)

- [ ] Install curb return with handicap ramp, with ____' radius.
- [X] Install curb.____ [X] gutter. ALONG SANTA FE & REPAIR ANY DAMAGED C/G
- [X] Install landscape curbing (typical at parking lot planters). ON BRIDGE ST.
- [X] Drive approach size:____ [ ] Use radius return
- [X] Sidewalk: 6' width, [ ] ____ feet parkway at ON SANTA FE & REPAIR ~~&~~ EXIST'G ~~INSTALL~~ & INSTALL
- [X] Inspection fees at 3% of estimated construction costs ADDITIONAL AS REQ'D ON BRIDGE
- [ ] Dedicate right-of-way.
- [ ] Deed required before building permit will be issued
- [ ] **Caltrans Encroachment Permit Required.**
  Caltran Contacts: Hal Avakian (permits) 445-6578, Moses Stites (planning) 445-6666.
- [X] **City Encroachment Permit Required:**
  Copies of general and auto liability (1 million) and worker's compensation ($500,000), valid city business license and C8 or C32 contractor's license must be on file prior to permit issuance. Questions (209) 738-3346.
- [X] Grading and drainage plan. [X] Prepared by registered civil engineer.
- [X] **Show finish elevations:** [X] Minimum A.C. slope - 1% [X] Minimum concrete V-gutter slope - .25% [X] Minimum concrete parking lot slope - .25%
- [X] Paving inspection fee: $32.49 minimum
- [X] Minimum paving section for parking: 2" asphalt concrete and 4" Class II A.B., or 4" concrete and 2" sand.
- [X] Design paving section to T.I. of 5.0 minimum for solid waste trucks.
- [X] Provide "R" Value tests required, [/] minimum at
- [ ] Show existing oak trees and protect through design and construction
- [ ] Ponding basin required (2 to 1 maximum slope), [ ] fence, [ ] provide acess to bottom for maintenance.
- [X] **Storm Drain Fee (per acre):** [ ] $4,113.82/R-1-6, [ ] $5,484.36/R-M, [X] $10,969.83/Indus., Comm., or PA W/ CREDIT FOR ANY EXIST.
- [X] **Sanitary Sewer Trunk Line Capacity Fee(per unit):** [ ] $366/R-1-6 [ ] $207/R-M [ ] $229/Mobile Home Park [X] PER USE W/ CREDIT FOR EXIST. CONNECTIONS
- [ ] **Sanitary sewer main facilities fee:** [ ] $10/foot x ____ l.f.
- [ ] Comply with prior comments, [ ] resubmit, [ ] redesign,
- [X] Transportation Impact Fees required. GENERAL LIGHT INDUSTRY @ $597.69/1000 ft
- [X] **Additional Notes:** SHOW EXISTING PROPERTY LINES; LABEL EXIST'G & PROPOSED STREET IMPROVEMENTS; PROVIDE X-HATCH STRIPING @ LOADING AREAS;

CONCRETE WALK ADJACENT TO BLDG. CAN BE WIDENED TO 7' & PARKING STALL SHORTEN TO 17' & USE SIDEWALK AS WHEELSTOP

Comments by: _____
Signature

Engineering Division
SITE PLAN REVIEW COMMENTS

- ☐ Dave Tillery..... 738-3323
- ☐ George Weddle.. 738-3350
- ☐ Jeff Cowart..... 738-3492
- ☐ John Templeton. 738-3268

SUBDIVISION AND PARCEL MAP REQUIREMENTS

REQUIREMENTS (indicated by checked boxes)

- ☐ Submit improvement plans detailing all proposed work
- ☐ Right-of-way dedication required. ☐ By map. ☐ By deed
- ☐ City encroachment permit is required.
- ☐ Liability insurance, workers compensation, city business license required.
- ☐ Caltrans Encroachment Permit Required: Comments must be received prior to tentative map approval.
  Caltran Contacts: Hal Avakian (permits) 445-6578, Moses Stites (planning) 445-6666.
- ☐ Include landscape and irrigation plans with improvement plans.
- ☐ A Landscape Maintenance District is required, dedicate areas.
- ☐ Written comments required from ditch company.
- ☐ Access required on ditch bank, 12' minimum. ☐
- ☐ Park acquisition fee (per unit): ☐ $228/R-1-6 ☐ $177/R-M ☐ N.E. Fees/Unit: $961
- ☐ Storm Drain Master Plan required ☐ Sanitary sewer master plan required
- ☐ Sanitary Sewer Trunk Line Capacity Fee(per unit): ☐ $366/R-1-6 ☐ $207/R-M ☐ $229/Mobile Home Park
- ☐ Storm drain fees per acre: ☐ $4,113.82/R-1-6, ☐ $5484.36/R-M, ☐ $10,969.83/Indus., Comm., or PA
- ☐ Sanitary sewer main facilities fee: ☐ $10/foot x ____ l.f.
- ☐ A pre-construction conference is required
- ☐ Protect oak trees on site. ☐ Show oak trees.
- ☐ Subdivider to relocate existing utility poles.
- ☐ Comply with prior comments. ☐ Show adjacent lot elevations
- ☐ Resubmit with additional information. ☐ Redesign required.
- ☐ Provide "R" Value tests: ____ each at
- ☐ Cluster mailbox supports, 1 per two lots or use postal facilities, Bill Todd 732-8073.
- ☐ A Subdivision Agreement will detail fees and bonding requirements.
- ☐ Traffic indexes - per city standards.
- ☐ Reimbursement Agreement to reimburse prior subdivider:
- ☐ Install sidewalk: _____ ft. wide, _____ parkway at
- ☐ Abandon existing well per Tulare County code; inspection required by City of Visalia Building Safety Division.
- ☐ Abandon existing irrigation lines. ☐ Remove leaching field. ☐ Traffic Impact Fees required.
- ☐ Traffic impact fees will be colelcted as condition of building permit.
- ☐ **Additional notes:**

Comments by:

3

CITY OF VISALIA
SITE-PLAN REVIEW APPLICATION

The following information must be clearly indicated on the site plan(s) submitted for review. **PLANS WHICH DO NOT HAVE THE REQUIRED INFORMATION WILL NOT BE ACCEPTED FOR SITE-PLAN REVIEW PROCESSING.**

PROJECT: Acurso Service Commercial Building

NAME OF APPLICANT(S): E. Ray Schlick, Architect

PROJECT ADDRESS: 730 S Bridge & 801 S Santa Fe

ASSESSOR'S PARCEL NUMBER: 097-084-13 & 097-084-18

RESUBMITTAL: YES _____ NO X

(IF RESUBMITTAL, ORIGINAL SITE-PLAN NO.): _____

DATE OF SUBMITTAL: March 25, 1993

NOTE: A minimum of 12 copies of the plan(s) must be submitted on a minimum of a 18" x 24" sheet. We ask that the plans be folded to a legal size 9" x 12".

SP93-30

1. Address, Lot No. and legal description.
2. Vicinity map on cover sheet.
3. Scale and north arrow.
4. Dimensions of property.
5. Location of existing and proposed building and/or structures showing dimensions from property lines.
6. Location, height and material of existing and/or proposed fences and walls.
7. Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows and parking dimensions.
8. Location and width of drive approaches and indicate method of on-site drainage.
9. Location of existing and/or proposed public improvements (such as curbs, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.).
10. Method of sanitary disposal.
11. Location of trash refuse area.
12. Location of existing trees. Oak trees must have approximate diameter noted.
13. A preliminary or conceptual landscaping plan.
14. Indicate use of commercial buildings.
15. Loading and storage areas indicating any fences and walls to be used as screening.

Site-Plan Review Committee meetings will be held each Wednesday at 9:00 a.m. in the Conference Room at City Hall. All plans to be considered at these meetings must be submitted by 5:00 p.m., Thursday, prior to this meeting.

Mailing Address & Phone No.

E. Ray Schlick, Architect
33300 Road 162
Ivanhoe CA 93235

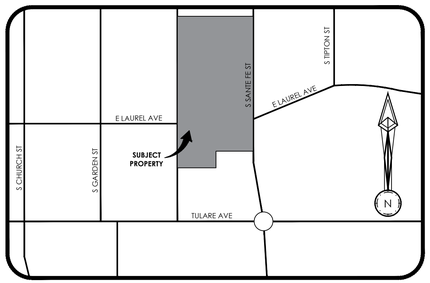
798-1976

E Ray Schlick
Signature (Contractor, Owner or Authorized Agent)

APPLICANT MUST BE REPRESENTED AT THE WEDNESDAY MEETING OR THE ITEM WILL BE CONTINUED TO THE NEXT SCHEDULED COMMITTEE MEETING. THE ITEM WILL BE CONTINUED ONE (1) WEEK ONLY, THEN RESUBMITTAL IS REQUIRED.

Exhibit "G"





VICINITY MAP NTS
CITY OF VISALIA COUNTY OF TULARE

OWNER
J.F. GEORGE ENTERPRISES, INC
GEORGE FAMILY PROPERTY MANAGEMENT, LLC
315 E TULARE AVE
VISALIA CA 93277

ADDRESS
702/703 S BRIDGE ST VISALIA CA 93277

APN (ZONING)
[1] 097-074-003 (C-S ZONING)
[2] 097-084-023 (C-N ZONING)
[3] 097-084-024 (C-N ZONING)
CONSTRUCTION TYPE- II-A
NUMBER OF STORIES -1

LOT AREA
[1] 1.81 ACRES (78844 SF)
[2] 0.89 ACRES (38944 SF)
[3] 0.78 ACRES (34090 SF
TOTAL - 3.48 ACES (151878 SF)

LEGEND
- PROPERTY LINE
- PEDESTRIAN PATH OF TRAVEL
- ASPHALT
- CONCRETE
- LANDSCAPE
- FIRE HYDRANT
- STREET LIGHT PROPOSED

AGENCIES AND UTILITIES
CITY OF VISALIA - COMMUNITY DEVELOPMENT
559-713-4444
315 E ACEQUIA AVE
VISALIA CA 93291

CITY OF VISALIA - BUILDING SAFETY DIVISION
599-713-4444
315 E ACEQUIA AVE
VISALIA AVE 93291

CITY OF VISALIA - PLANNING DIVISION
559-713-4359
315 E ACEQUIA AVE
VISALIA CA 93291

CITY OF VISALIA - PUBLIC WORKS DEPARTMENT
559-713-4428
VISALIA CA 93291

CITY OF VISALIA - FIRE DEPARTMENT
559-713-4266
420 E BURKE ST
VISALIA CA 93292

SOUTHERN CALIFORNIA EDISON
559-685-3240
2425 S BLACKSTONE ST
TULARE CA 93274

PARKING REQUIREMENTS

(N) PICKLEBALL COURTS - 4/COURT = 60

(E) CHURCH - 1/30 SF = 52

(E) STORAGE - 1/1000 SF = 2

(N) WAREHOUSE STORAGE - 1/1000 SF = 18

TOTAL REQUIRED = 132

PARKING PROVIDED

EXISTING PARKING - 48 (46 STD, 2 ADA)

STANDARD - 131

ADA - 4

EV CAPABLE - 4

TOTAL PROVIDED = 187

LANDSCAPING
REQUIRED = 5% OF TOTAL AREA

TOTAL AREA = 73445 FT²
5% OF TOTAL AREA = 3672 FT²
PROVIDED LANDSCAPE AREA = 11960 FT² (16%)

FEMA FLOOD NOTE
FLOOD ZONE "AE" PER FEMA FLOOD MAP 06107C0933E EFFECTIVE 6-16-2009

KEYNOTES

1. INSTALL BARRIER TYPE CURB PER CITY STANDARD DETAIL C-8
2. INSTALL TRASH ENCLOSURE PER MODIFIED CITY STANDARD DETAIL R-3 FOR 3 BIN ENCLOSURE
3. INSTALL DRIVE APPROACH PER CITY STANDARD DETAIL C-32
4. INSTALL SIDEWALK PER MODIFIED CITY STANDARD DETAIL C-11 (7' MIN)
5. INSTALL ADA RAMP PER CALTRANS DETAIL A88A, CASE F
6. INSTALL TRUNCATED DOMES
7. INSTALL CURB AND GUTTER PER CITY STANDARD DETAIL C-5
8. INSTALL ADA PARKING PER CALTRANS STD A90A
9. INSTALL NEW CITY STANDARD STREET LIGHT
10. INSTALL NEW CITY STANDARD STREET LIGHT ON (E) POWER POLE IF POSSIBLE
11. ROLLING GATE BY OTHERS
12. (E) POWER POLE TO BE RELOCATED
13. NEW LOCATION FOR RELOCATED POWER POLE
14. (E) 6' CHAINLINK FENCE WITH SLATS
15. (E) 6' WROUGHT IRON FENCE

N
20' 0 10' 20'
1" = 20'

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SCALE	AS NOTED
DATE	8-8-2025
DRAWN BY	RJY
CHECKED BY	---

NO.	REVISION	INIT	DATE
1	REVISIONS PER CITY COMMENTS	RJY	8-8-2025

AWEngineering
CIVIL ENGINEERS & LAND SURVEYORS
810 W ACEQUIA AVENUE, VISALIA CA 93291
559-713-6139

APPROVED BY
JESSE ALLEN WILLIAMS R.C.E. 64742 DATE

APPROVED BY
DATE

NOT FOR CONSTRUCTION

FOR GEORGE FAMILY TRUST

PROJECT PICKLEBALL FACILITY
VISALIA, CA

SHEET TITLE
CONCEPTUAL SITE PLAN

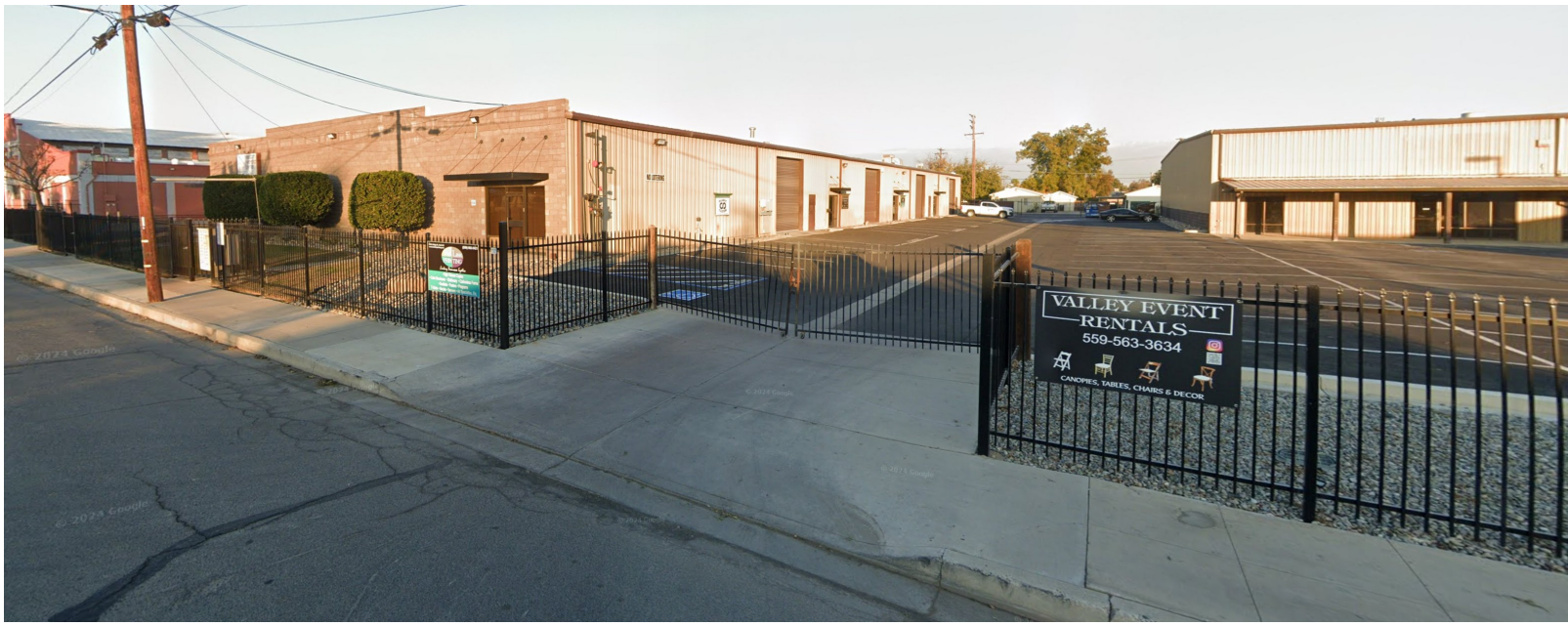
SHEET C2

FLOOD ZONE	JOB NUMBER
" AE "	25059

V:\Awengr\Jobs\2025\25059 Pickleball Court\ACAD\Split\25059 C2 C3 SITE PLAN.dwg AWENGINEERING

Exhibit "G"


SCHOOL
SPEED LIMIT
25


VALLEY EVENT
RENTALS
559-563-3634
CANOPIES, TABLES, CHAIRS & DECOR

NEW PICKLEBALL FACILITY
(E) BUILDING
47103 SF

263.830
N89° 49' 33.00"W

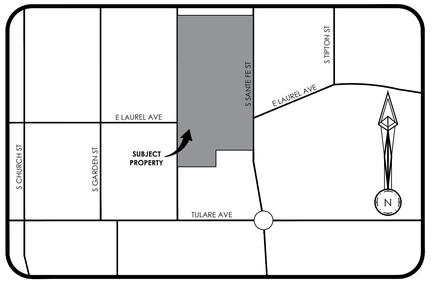
NOT A PART

E LAUREL AVE

S BRIDGE ST

S SANTE FE ST

38' CLEAR FOR REFUSE VEHICLE



VICINITY MAP NTS
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- PEDESTRIAN PATH OF TRAVEL
- ASPHALT
- CONCRETE
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- STREET LIGHT PROPOSED

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559-685-3240
2425 S BLACKSTONE ST
TULARE CA 93274

PARKING REQUIREMENTS
(N) PICKLEBALL COURTS - 4/COURT = 60
(E) CHURCH - 1/30 SF = 52
(E) STORAGE - 1/1000 SF = 2
(N) WAREHOUSE STORAGE - 1/1000 SF = 18
TOTAL REQUIRED = 132

PARKING PROVIDED
EXISTING PARKING - 48 (46 STD, 2 ADA)
STANDARD - 131
ADA - 4
EV CAPABLE - 4
TOTAL PROVIDED = 187

LANDSCAPING
REQUIRED = 5% OF TOTAL AREA

TOTAL AREA = 73445 FT²
5% OF TOTAL AREA = 3672 FT²
PROVIDED LANDSCAPE AREA = 11960 FT² (16%)

FEMA FLOOD NOTE
FLOOD ZONE "AE" PER FEMA FLOOD MAP 06107C0933E EFFECTIVE 6-16-2009

KEYNOTES
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2. INSTALL TRASH ENCLOSURE PER MODIFIED CITY STANDARD DETAIL R-3 FOR 3 BIN ENCLOSURE
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4. INSTALL SIDEWALK PER MODIFIED CITY STANDARD DETAIL C-11 (7' MIN)
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6. INSTALL TRUNCATED DOMES
7. INSTALL CURB AND GUTTER PER CITY STANDARD DETAIL C-5
8. INSTALL ADA PARKING PER CALTRANS STD A90A
9. INSTALL NEW CITY STANDARD STREET LIGHT
10. INSTALL NEW CITY STANDARD STREET LIGHT ON (E) POWER POLE IF POSSIBLE
11. ROLLING GATE BY OTHERS
12. (E) POWER POLE TO BE RELOCATED
13. NEW LOCATION FOR RELOCATED POWER POLE
14. (E) 6' CHAINLINK FENCE WITH SLATS

N
20' 0 10' 20'
1" = 20'

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SCALE	AS NOTED
DATE	8-8-2025
DRAWN BY	RJY
CHECKED BY	---

NO.	REVISION	INIT	DATE
1	REVISIONS PER CITY COMMENTS	RJY	8-8-2025

AWEngineering
CIVIL ENGINEERS & LAND SURVEYORS
810 W ACEQUIA AVENUE, VISALIA CA 93291
559-713-6139

APPROVED BY
JESSE ALLEN WILLIAMS R.C.E. 64742 DATE

APPROVED BY
DATE

NOT FOR CONSTRUCTION

FOR GEORGE FAMILY TRUST

PROJECT PICKLEBALL FACILITY
VISALIA, CA

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET C3

FLOOD ZONE " AE "

JOB NUMBER 25059

\\Reserved\gis\AWE\2025\25059 - Pickleball Court\ACAD\MAP\25059 - C2 C3 - SITE PLAN.dwg - AWEnGINEERING

Exhibit "H"

4CREEKS | Design

PARKING AND TRIP GENERATION MEMORANDUM

DATE: March 5, 2025

TO: Leslie Blair, Senior Civil Engineer
City of Visalia

FROM: Lisa Wallis-Dutra, PE, TE, PTOE, RSP$_I$
4Creeks, Inc.

PROJECT: Pickleball Facility at 700 S. Bridge Street, Visalia, CA

SUBJECT: Parking and Trip Generation for Pickleball Project at 700 S. Bridge Street

This memorandum documents the parking analysis conducted for American Pickleball, a new pickleball facility located at 700 S. Bridge Street in Visalia, California. The facility expects to employ six employees, and the projected hours of operation are 5 a.m. – 10 p.m., seven days a week. Peak hours are expected between 6 p.m. and 10 p.m., Monday through Saturday. Bi-annual tournaments are expected. Pickleball courts, lockers, restrooms, spectator viewing, snack bar, pro shop, clubhouse, office space, and storage space are proposed. This facility will be membership-based, though non-members will also be able to use the site for a daily fee.

INTRODUCTION

The pickleball facility (henceforth referred to as the "Project") at 700 S. Bridge Street involves the development of a new pickleball facility located in an existing building. A site plan is provided in Figure 1. The development includes a remodel of two existing buildings to include 15 pickleball courts. Spectator bleacher seating for 120 people is proposed. The west side of the existing building contains two suites with entrances that face S. Bridge Street: Visalia City Church (1,560 SF) and an adjacent storage facility (2,100 SF).

The applicant also proposes to build a new warehouse/storage facility to the south of the pickleball facility (18,240 SF) – see Figure 1. The warehouse is also considered part of the Project.

CLOVIS
180 W. Bullard Ave. Suite 101
Clovis, CA 93612
559-802-3052
info@4-creeks.com

DENVER
9540 Maroon Circle, Suite 110
Englewood, CO 80112
720-210-9488
info@4-creeks.com

HANFORD
308 N. Irwin St.
Hanford, CA 93230
559-802-3052
info@4-creeks.com

SAN LUIS OBISPO
605 Santa Rosa St. Suite A
San Luis Obispo, CA 93401
805-904-4394
info@4-creeks.com

TULARE
132 S. N St.
Tulare, CA 93274
559-802-3052
info@4-creeks.com

VISALIA - HQ
324 S. Santa Fe St.
Visalia, CA 93292
559-802-3052
info@4-creeks.com

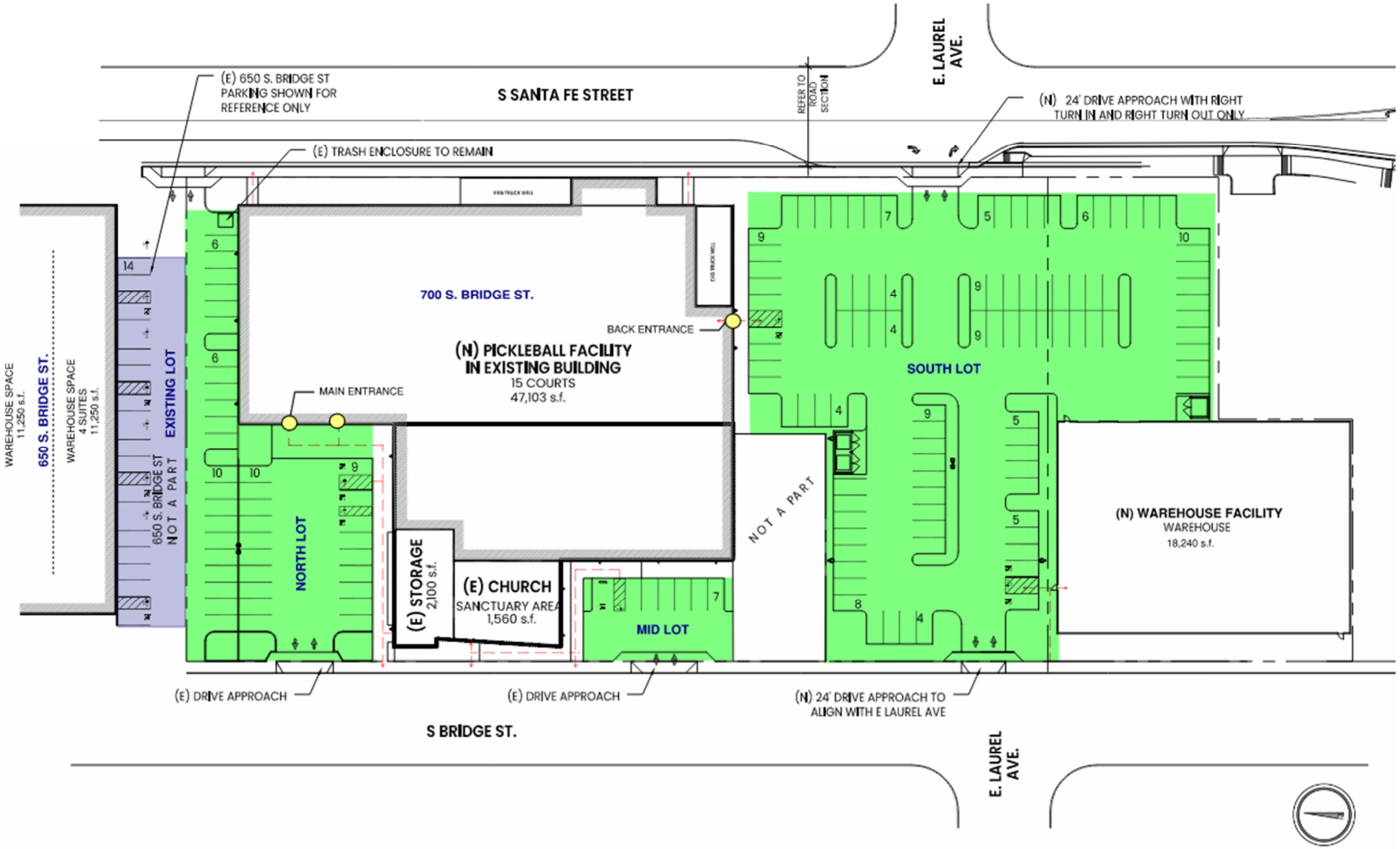


FIGURE 1: PROPOSED SITE PLAN

The primary parking lot for the pickleball facility and new warehouse is the parking lot south of the facility, with entrances off S. Bridge Street and S. Santa Fe Street. This parking lot will be referred to as the "South Lot". The drive approach from S. Santa Fe Street will be a right-turn-only southbound ingress and right-turn-only southbound egress. The South Lot is comprised of 98 parking spaces.

There is a second lot to the north of the Project, which is shared with the occupants of the light-industrial-classified building located at 650 S. Bridge Street This lot will be referred to as the "North Lot". Drive approaches are located on both S. Bridge Street and S. Santa Fe Street. The North Lot is comprised of 41 parking spaces, not including the 14 parking spaces for the light-industrial-classified building.

There is an additional, small parking lot near the southwest corner of the building with its own drive approach off S. Bridge Street, noted on Figure 1 as the "Mid Lot". The Mid Lot is comprised of 7 parking spaces.

Total available parking spaces = 98+41+7 = 146 spaces.

1.0 PARKING ANALYSIS

A parking analysis was conducted to determine if adequate on-site parking is provided between the North, South, and Mid Lots to meet the parking demand generated by the Project. The parking demand under existing plus Project conditions was then compared to the available parking per the Site Plan (Figure 1) to determine whether sufficient parking is provided.

1.1 EXISTING PARKING DEMAND - 650 S. Bridge Street

The existing parking lot to the north of the North Lot currently contains 14 available parking spaces (10 standard and 4 ADA accessible spaces) for the occupants of 650 S. Bridge Street. This lot is noted as "Existing Lot" on Figure 1. This existing building is approximately 22,500 square feet and is classified as Light Industrial based on the City of Visalia's General Plan zoning document. For this study, only the south half of the building (11,250 SF) will be considered for the existing parking occupancy because the north row of suites at 650 S. Bridge Street has a separate parking lot to the north of the building. Assuming this building can be categorized as a "storage or warehouse", the parking ratio of one space per 1,000 SF of building area was assumed per the City of Visalia's Municipal Code Section 17.34.020F.17.

650 S. Bridge Street (south suites) = 11,250 SF/1,000 = 11.25 = 11 parking spaces.

There are 14 available parking spaces in the Existing Lot at 650 S. Bridge Street and the parking demand is 11 spaces. There is sufficient parking for the Existing Lot. The Project does not intend on utilizing Existing Lot parking spaces in their overall available parking space count.

1.2 PROPOSED PARKING DEMAND

Pickleball, nor any other type of racquet club is mentioned in the parking requirements section of the City Municipal Code. Prior direction given from the City of Visalia on the Site Plan Review Comments directed the applicant to use the bowling alley ratio for parking, which is four parking spaces for each lane (Municipal Code Section 17.34.020E.1). Bowling alleys do not require additional parking spaces for the commercial uses within (i.e. pro shops or snack bars), because the assumption is that those facilities are being patronized solely by the people who are already there for main establishment purpose. The same principle regarding the parking ratio and exclusion of ancillary services was applied for this Project: four parking spaces for each pickleball court. For this reason, the new commercial space inside the Project (including the café, club room, and pro shop) is not considered additional to the overall parking requirements. The total number of proposed pickleball courts on the Project is 15.

The new warehouse building (18,240 SF) requires a parking ratio of one space per 1,000 SF of building area per the City of Visalia's Municipal Code.

Pickleball facility parking = 15*4 = 60 parking spaces.
Warehouse parking = 18,240/1,000 = 18.24 = 18 spaces.
Total required parking for the Project = 60 + 18 = 78 spaces.

Data provided in the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition*, was also used to estimate the peak parking demand for the proposed project for comparison purposes. ITE land use code 491 Racquet/Tennis Club is defined as a privately-owned facility that primarily caters to racquet sports (i.e. tennis, racquetball, pickleball, handball, squash), both indoor and outdoor[2]. This land use may also include ancillary facilities such as a whirlpool, sauna, spa, weight room, snack bar, or retail store and these facilities are membership clubs that allow access to the public for a fee[2]. Table 1 summarizes the Project's parking generation

data. It should be noted that minimal data is available under land use code 491; only two studies were included for the period Weekday (Monday-Friday) and one study was included for Saturday.

TABLE 1 - SUMMARY OF PROJECT PARKING GENERATION

Land Use Code	ITE Code	Unit	No.	Parking Generation Rates[1]			
				Weekday (Monday – Friday)		Saturday	
				Average Rate	Weighted Average	Average Rate	Weighted Average
Racquet/ Tennis Club	491	Courts	15	3.93	59	2.0	30

[1] Source: *Parking Generation Manual, 6th Edition*, Institute of Transportation Engineers.
[2] Source: *Trip Generation Handbook, 3rd Edition*, Institute of Transportation Engineers.

The pickleball facility, with 15 pickleball courts, requires 60 parking spaces per the City Municipal Code bowling alley ratio, or 59 spaces per the *ITE Parking Generation Manual.* The larger of the two parking requirements is used.

1.3 EXISTING PARKING DEMAND - 700 S. Bridge St

The Project building shares space with an existing storage facility (2,100 SF) and an existing church (1,560 SF), both of which would likely use either the North Lot or Mid Lot. The storage facility requires a parking ratio of 1:1,000 for storage and warehouses per the Municipal Code.

For the church at 700 S. Bridge Street, the parking requirement is one parking space per 30 SF of building area per Municipal Code Section 17.34.020D.1. The sanctuary space does not have permanent seats; therefore, the ratio of one parking space for every four permanent seats mentioned in the Municipal Code does not apply.

700 S. Bridge Street (existing storage) = 2,100/1000= 2.1 = 2 parking spaces.
700 S. Bridge Street (existing church) = 1,560/30 = 52.0 = 52 parking spaces.

Total required parking spaces for existing tenants at 700 S. Bridge Street = 2+52 = 54 parking spaces.

The required number of parking spaces for the storage facility and church at 700 S. Bridge Street per the City's Municipal Code is 54. This number will be added to the parking demand generated by the Project to determine if sufficient parking is provided by the Project.

Existing plus Project parking for 700 S. Bridge Street = 54+78 = 132 spaces

The total available parking spaces between the Project's three proposed lots (North, Mid, and South Lots) is 146 spaces. Existing plus Project parking is confirmed to be sufficient.

It should be noted that the operational statement for the facility expects that visitor peak hours are expected between 6 p.m. and 10 p.m., Monday through Saturday. The church, located at 700 S. Bridge Street, holds services twice a week: Saturday at 9 a.m. and Sunday at 10 a.m. These services are during off-peak times for the Project, so the actual parking demand for 700 S. Bridge Street is likely lower during the expected peak operational hours for the pickleball facility.

1.4 TOURNAMENT PARKING

The operational statement for the Project states that the facility expects to host biannual pickleball tournaments. The applicant intends to install stadium seating for 120 spectators in the northeast corner of the building adjacent to the tournament pickleball courts. Per Section 17.34.020.D.1 of the Municipal Code, places of public assembly (including community centers and stadiums) require one parking space for every four permanent seats.

Tournament spectator parking = 120 seats/4 = 30 parking spaces.

Overflow parking during tournament times will need to make use of legal on-street parking in the neighborhood. There is on-street parking allowed on both sides of the street on S. Bridge Street, which is the most probable area for overflow parking because it is near the main entrance (see Figure 1). On-street parking on the east side of S. Santa Fe Street is also allowed. Other potential on-street parking options include but are not limited to: E. Sequoia Avenue, E. Laurel Avenue, and S. Garden Street.

The assumption is that pickleball tournaments occur primarily on Saturday and Sunday, with most games played on Saturdays and the remaining final round games played on Sunday. The church holds services on Saturdays and Sundays, and it is assumed that the largest congregation occurs on Sunday mornings.

2.0 PROJECT TRIP GENERATION

To further evaluate the Project, the number of trips anticipated by the proposed pickleball facility was estimated using data provided in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. Trip generation estimate for the Project are shown in Table 2. It should be noted that there is very little data available within land use code 491; two studies exist for the Weekday period and two studies for Weekday PM Peak Hours. The Project is estimated to generate 483 new daily weekday trips with a 50/50 split between inbound and outbound vehicles for the pickleball facility and 51/49 split between inbound and outbound vehicles for the warehouse.

TABLE 2 - SUMMARY OF PROJECT TRIP GENERATION

Land Use Code	ITE Code	Unit	No.	Trip Generation Rates[1]				
				Weekday (Monday – Friday)			Weekday PM Peak Hours	
				IN	OUT	Total	Average Rate	Total
Racquet/ Tennis Club	491	Courts	15	208 (50%)	208 (50%)	416	3.82	58
Warehousing (General Urban/ Suburban)	150	Per 1,000 SF Gross Floor Area	18.24	34 (51%)	33 (49%)	67	0.18	29

[1]Source: *Trip Generation Manual, 11th Edition*, Institute of Transportation Engineers.
[2] Source: *Trip Generation Handbook, 3rd Edition*, Institute of Transportation Engineers.

Directional distribution was not available for Weekday PM Peak Hours for land use code 491 (racquet/tennis club), but a 50/50 split between inbound and outbound can be assumed per engineering judgement. That would indicate a weekday PM peak hour generation of 29 inbound vehicles and 29 outbound vehicles. The directional distribution for Weekday PM

Peak Hours for land use code 150 (warehousing) is 28% entering and 72% exiting. That corresponds to 29 peak hour trips (8 entry and 21 exit).

CONCLUSION

The proposed 15-court pickleball facility and warehouse facility will require 78 parking spaces per the City Municipal Code bowling alley ratio and warehouse ratio. This number was corroborated by comparison to *ITE Parking Generation, 6th Edition* for land use code 491 racquet/tennis club, which estimated 59 parking spaces needed on weekdays. The Project proposes to provide 146 parking spaces, which was determined to sufficiently park the Project plus existing storage facility and church at 700 S. Bridge Street. The existing row of 14 parking spaces adjacent to 650 S. Bridge Street was shown to be sufficient to adequately park the existing light-industrial-classified row of suites. The Project does not intend on making use of that portion of the existing parking lot. The pickleball facility plans to host biannual tournaments, which are expected to take place primarily on Saturday with some games occurring on Sunday.

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291

Site Plan Review

October 16, 2024

Site Plan Review No. 2024-199-1:

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 25, 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

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291

Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE September 25, 2024

SITE PLAN NO. 2024-199 – 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 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, Variance

☐ HISTORIC PRESERVATION ☒ OTHER – Lot Line Adjustment

☒ **ADDITIONAL COMMNTS:**

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

Colleen Moreno, Planning Division, 559-713-4031
Date: September 25, 2024

SITE PLAN NO:	2024-199 – 1
PROJECT:	Pickleball Complex George Family Trust
DESCRIPTION:	Phase One
APPLICANT:	STEPHEN O SPARSHOTT
LOCATION:	702 S BRIDGE ST
APN:	097-074-003
ZONING:	CS (SERVICE COMMERCIAL)
GENERAL PLAN:	C-S (SERVICE COMMERCIAL)

Planning Division Recommendation:

☒ Revise and Proceed
☐ Resubmit

See SPR No. 2024-38-1, 2024-124 for related comments.

Project Requirements

- Conditional Use Permit
- Variance
- Lot Line Adjustment
- Parking Study
- Photometric Plan
- Building Permit

PROJECT SPECIFIC INFORMATION: September 25, 2024

1. Per VMC 17.25.030, Line R18 Other Recreational Facilities are conditionally permitted in the C-S zone. A Conditional Use Permit shall be required.
2. A Variance shall be required if fencing taller than 3 to 4 feet (depending on the material) is proposed within the 10 ft. front yard setback along South Bridge Street and
3. A Lot Line Adjustment shall be required. A lot exhibit shall be provided with the CUP/Variance request.
4. A Phasing Plan shall be provided as a separate exhibit from the development plan.
5. A Landscape Plan shall be provided. Landscape plans shall verify that a minimum 10% of the new parking lot is landscaped. Plans shall also provide a 10 ft. landscape strip along the portions of the new parking lot that abut street frontages. Lastly the plan shall depict minimum three foot screening hedges to screen parking areas from view of the right of way.
6. Building Elevations shall be provided.
7. Floor Plans shall be provided.
8. A detailed Site Plan with dimensions, setbacks, and the location/height/material of existing and proposed fencing shall be provided.
9. A detailed Operational Statement shall be provided. The detailed Operational Statement shall provide additional information indicating the number of expected athletes, spectators, additional uses to be located onsite, such as childcare, snack shop, alcohol sales, etc.
10. A Parking Study shall be provided with the Conditional Use Permit submittal, providing parking figures, and identifying whether there is sufficient parking to accommodate the proposed uses, existing uses within the project site (i.e. church), and adjacent uses to the north which share the proposed parking field (sites at 650 South Bridge Street). Parking figures shall also be provided verifying that sufficient parking is provided during each Phase of development.
11. The applicant shall utilize the bowling alley parking ratio 4:1 (four parking stalls for every court) parking provided on site is not sufficient for Phase 1 development, with 13 courts, 52 parking stalls are required.
12. Parking shall follow the following guidelines:

a. Not more than ten consecutive parking stalls shall be allowed without an approved landscaped tree well of eighty (80) square feet or more (i.e. parking lot on north side of building).

13. A Photometric Plan shall be provided verifying that no more than 0.5 foot candles are at property boundaries.
14. Identifying surrounding uses on the parcel that are labeled as "not a part".
15. All signage shall be through a separate Building Permit submittal.
16. Comply with the requirements of the Engineering and Traffic Engineering Division for the location of drive approaches, depiction of right of way improvements, and implementation of traffic calming measures. Locations of drive approaches shall be approved as an "Off-Agenda" Site Plan Review item prior to the scheduling of a public hearing for the Conditional Use Permit/Variance request.
17. Trip generation information shall be provided with the Conditional Use Permit/Variance request. It is recommended that it be provided during the "Off-Agenda" review .
18. Comply with the requirements of the Solid Waste Division for the location and design of trash enclosures.
19. A Shared Parking/Access Agreement shall be required for shared use of the parking field, drive aisle, and drive approach between the project site and 650 South Bridge Street to the north.
20. Meet all other codes and ordinances.

Notes:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.
2. Prior to completion of a final building inspection for a project, a signed MWELO Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELO standards.

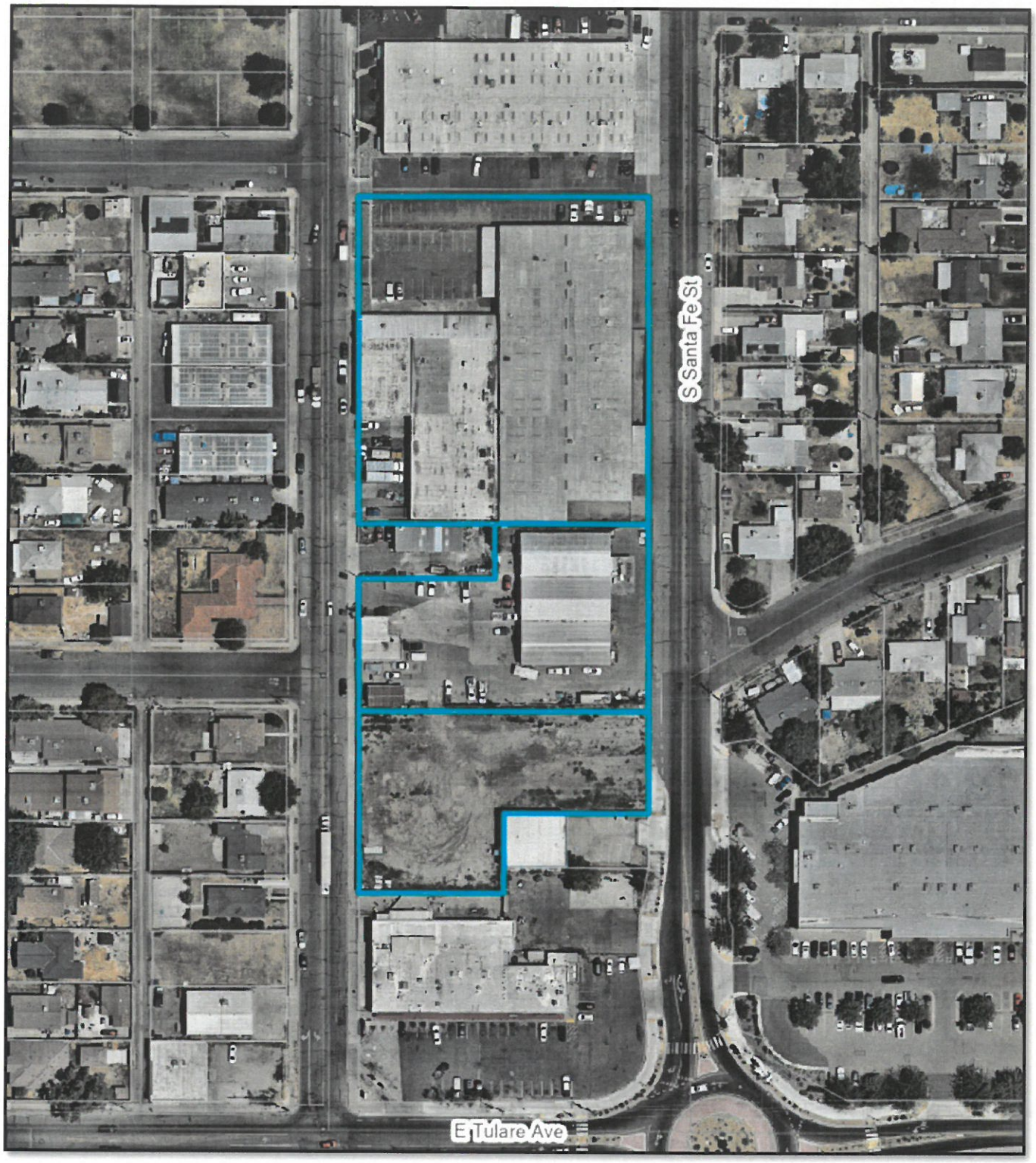
Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

- **17.19 Mixed Use Zones**
- **17.18.080 Development Standards in the C-S zone**
- **17.34 Off-street parking and loading facilities**
- **17.25 (Zone Use Matrix)**

Accessible at https://codelibrary.amlegal.com/codes/visalia/latest/overview

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:_____


S Santa Fe St
E Tulare Ave

BUILDING/DEVELOPMENT PLAN REQUIREMENTS
ENGINEERING DIVISION

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

ITEM NO: 1 DATE: SEPTEMBER 25, 2024

SITE PLAN NO.:	**24-199-1**
PROJECT TITLE:	**PICKLEBALL COURT DEVELOPMENT**
DESCRIPTION:	**PHASE 1-CONVERTING EXISTING WAREHOUSE INTO PICKLEBALL COURTS, PHASE 2-NEW PREFAB BUILDING FOR ADDITIONAL PICKLEBALL COURTS**
APPLICANT:	**WILL RUOFF**
PROP OWNER:	**GEORGE JOHN F & DONNA J (TRS)(FAM REV TR)**
LOCATION:	**702 S BRIDGE ST**
APN:	**097-074-003**

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 ***COORDINATE WITH CIP DIVISION FOR SANTA FE IMPROVEMENTS.***

☒ 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.

Comments (SPR 24-124):

1. ***Project is located in AE flood zone, comply with FEMA and local floodplain requirements. Susbtantial improvements will be assessed at the time of permit review.***

2. ***A building permit is required, standard plan check and inspection fees will apply.***

3. ***Proposed project will incur development Impact fees. refer to page 4 for details.***

4. ***Proposed project will be required to install remaining public improvements along Sante Fe Street. Improvements shall include, but may not be limited to, pavement, sidewalks, parkway landscaping with street trees, drive approach, street striping, and signage. Coordinate with CIP division for all propsoed improvemnets along Santa Fe.***

5. ***Comply with City Parking Lot Standards PK-1 through PK-5.***

6. ***20% of improvements cost required to go towards "Path of Travel" upgrades.***

7. ***Proposed project must provide Circulation Path from facility to public right of way.***

Additional Comments (09/04/24 & 09/25/2024):

8. ***Applicant to provide LLA to create one (1) parcel for project site.***

9. ***Provide streetlight on Santa Fe Street per City Standards.***

10. ***Provide cross section for Santa Fe Street.***

11. ***Pedestrian Access Easement required for any sidewalk outside of right of way, including sidewalk behind drive approach.***

12. ***See Solid Waste comments for trash enclosure requirements.***

13. ***Development will be considered Substantial Improvement and must comply with Substantial Improvement requirements.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-199**
Date: **09/04/2024**

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:**RECREATION/RESTAURANT**)

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

FEE ITEM	FEE RATE
☐ Groundwater Overdraft Mitigation Fee	
☒ Transportation Impact Fee	**TBD**
☒ Trunk Line Capacity Fee	**TBD**
☒ Treatment Plant Fee	**TBD**
☐ Sewer Front Foot Fee	
☐ Storm Drain Acq/Dev Fee	
☐ Park Acq/Dev Fee	
☐ Northeast Specific Plan Fees	
☐ Waterways Acquisition Fee	
☐ Public Safety Impact Fee: Police	
☐ Public Safety Impact Fee: Fire	
☒ Public Facility Impact Fee	**TBD**
☐ 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.

Sarah MacLennan

SPR24199-1
INDOOR PICKLEBALL COURTS
700 S BRIDGE ST.

City of Visalia
Building: Site Plan Review Comments

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

- [x] A building permit will be required. — *For information call (559) 713-4444*
- [x] 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:

- [x] Meet State and Federal requirements for accessibility for persons with disabilities.
- [x] 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.
- [x] A demolition permit & deposit is required. — *For information call (559) 713-4444*
- [x] Obtain required permits from San Joaquin Valley Air Pollution Board. — *For information call (661) 392-5500*
- [x] Plans must be approved by the Tulare County Health Department. — *For information call (559) 624-8011*
- [ ] Project is located in flood zone AE * [ ] Hazardous materials report. MEET FEMA FLOOD REQUIREMENTS
- [ ] Arrange for an on-site inspection. (Fee for inspection $157.00) — *For information call (559) 713-4444*
- [ ] School Development fees. COMMERCIAL: $0.78 PER S.F.
- [ ] 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: PROVIDE TYPE I HOOD AND INGROUND GREASE INTERCEPTOR FOR ON-SITE COOKING. ALL BUILDINGS SHALL BE EQUIPPED WITH FIRE SPRINKLERS, ALARMS, RESTROOMS, EXITS, FIRE WALLS AND STRUCTURALLY DESIGNED AS A RISK CATEGORY III BUILD'G. PROVIDE ACCESSIBLE ROUTES TO THE PUBLIC WAY FOR EACH BUILDING. PROVIDE BIKE RACKS AT EACH BUILDING. INDICATE IF GRANDSTAND SEAT WILL BE PROVIDED AND CALCULATE OCCUPANT LOAD.

VAL GARCIA 9/25/24

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 Item # Site Plan # APN:	September 24, 2024 1 24199-1 097074003, 097084023, 097084024

- 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.

- Construction and demolition sites prior to and during construction shall comply with the following:
  - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2022 CFC §3312
  - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2022 CFC §3310

- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses 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

- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2022 CFC 507.5.1, App B and C

- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2022 CFC §507, App B and C.

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

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2022 CFC 503.1.1)
    - 20 feet width, exclusive of shoulders (No Parking)
    - More than 26 feet width, exclusive of shoulders (No Parking one side)
    - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- Buildings or portions of buildings with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved **fire apparatus access road** capable of accommodating fire department aerial apparatus.
    - Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
    - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
    - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

- **Gates on access roads** shall be a minimum width of 20 feet and shall comply with the following (2022 CFC D103.5):
    - Gates shall be of the swinging or sliding type.
    - Gates shall allow manual operation by one person (power outages).
    - Gates shall be maintained in an operative condition at all times.
    - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Go to knoxbox.com to order and please allow adequate time for shipping and installation.

- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2022 CFC §912 and VMC 8.20.010 subsection C103.4

- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 912.4.1

- 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

- All exterior risers, drain/test valves and backflow devices shall be protected from unauthorized tampering by approved means. Protection method shall be indicated on building plans. 2022 CFC 903.3.8.4.1

Corbin Reed
Fire Marshal



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

Date: 09/25/24
Item: 1
Site Plan: SPR24199-1
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 25, 2024

ITEM NO: 1 **Added to Agenda** **MEETING TIME: 09:00**
SITE PLAN NO: SPR24199-1 ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Indoor Pickleball Courts
DESCRIPTION: Conversion of an existing warehouse space into an indoor pickleball facility.
APPLICANT: Will Ruoff - Applicant
Will Ruoff - Applicant
OWNER: GEORGE JOHN F & DONNA J (TR)
GEORGE JOHN F & DONNA J (TR)
GEORGE JOHN F & DONNA J (TRS)(FAM REV TR)
APN: 097074003
097084023
097084024
ADDRESS: 700 S BRIDGE ST
LOCATION: 700 S. Bridge Street

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 projected trip generation. 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 improvments needed in concurrence with TIF.

Additional Comments:

- Refer to COV C-32 Drive Approach Locations
- Bridge St - Show on plan cross streets on Bridge such as Sequoia and Laurel.
- Santa Fe St – Show on plan cross streets on Santa Fe St such as Laurel and Sequoia. Santa Fe St is a collector status roadway.

- Provide onsite traffic circulation plan.
- Parking Lot Driveways
    - Southerly parking Lot driveways:
        - Southerly parking lot. (1) driveway access onto Santa Fe that aligns with Luarel Ave. or be 200-ft away from intersection and (1) driveway to Bridge St. aligned with Laurel Ave. **OR** (0) no driveway to Santa Fe St. with (2) driveways to Bridge Street with the northerly driveway aligned with Laurel Ave to the west.
    - Northern Driveways:
        - Driveway to Bridge Street to be aligned with Sequoia Ave or consolidate as many driveways as possible.

Leslie Blair

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

24199-1

September 25, 2024

	No comments.
XX	See comments below
XX	Revisions required prior to submitting final plans. See comments below.
	Resubmittal required. See comments below.
XX	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
XX	ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
XX	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.
XX	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.
XX	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
XX	Bin enclosure gates are required
	Hammerhead turnaround must be built per city standards.
	Cul - de - sac must be built per city standards.
XX	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
XX	Area in front of refuse enclosure must be marked off indicating no parking
XX	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.
XX	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.
XX	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

Solid waste services to include trash, recycle, and organics recycling per the State of California's mandatory recycling laws (AB-341 & AB-1826). Customer stated that a lot line adjustment will be completed to reduce the number of parcels onsite to one. The proposed triple enclosure looks good for STAB load collections. Customer to call out the 38' of clear space in front. Enclosure gates are required and must swing 180 degrees, clearing all curbing. Cane bolts must be included to secure enclosure gates when opened. Property owner to complete and submit 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: Jennifer Flores
Sent: Tuesday, September 24, 2024 7:15 AM
To: Susan Currier
Cc: Cristobal Carrillo
Subject: Site Plan review Comments 9/25/24

Hello,

Here are the comments I have:

SPR24199 -1 – No New Comments
SPR24212 – No New Comments
SPR24213- No comments
SPR24214- No comments
SPR24215 – No Comments
SPR24216- No comments
SPR24218- No comments
SPR2419- No comments

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: 09/25/2024 Item #: 1 Site Plan #: 24-199-1 Project: Pickleball Court Development Description: Applicant: Will Ruoff APN: 097-074-003 Address: 700 S Bridge

The following comments are applicable when checked:

☒ No New Comments

☐ Pulled from agenda

☒ **Water Mains**

Comments:

☒ - Water main fronting your project on South Bridge

☐ - No existing water main fronting this project

☒ **Water Services**

Comments: Each parcel will need its own service.

☒ - 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.

☒ **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.

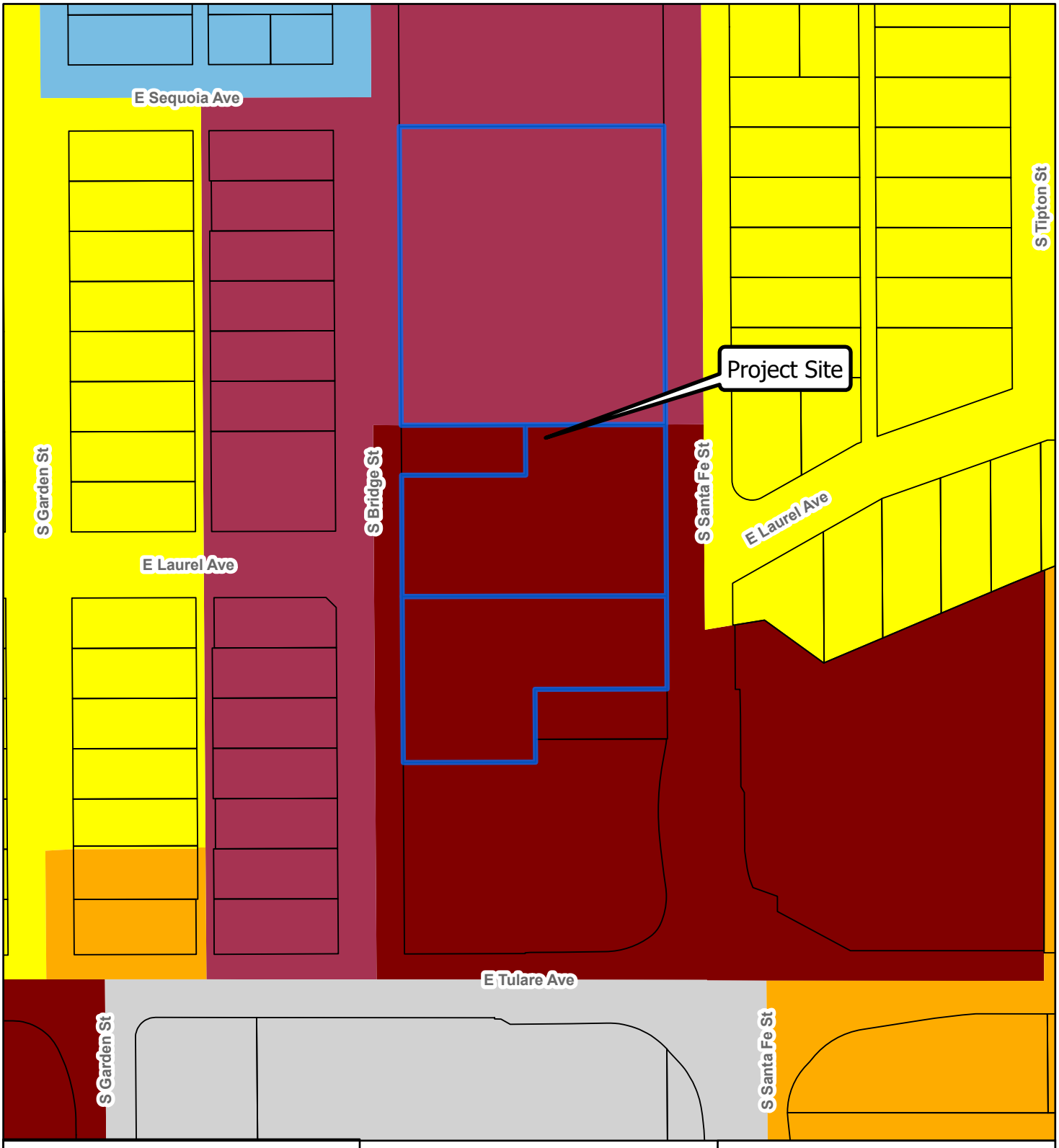
☒ If Cal Water infrastructure is to be installed on private property, a dedicated easement will be required for our infrastructure.

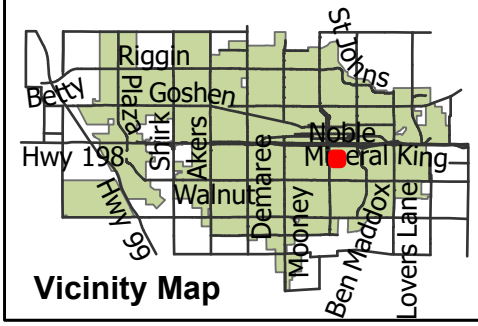
☒ If you need to request existing utility information, please contact Construction Superintendent Scott McNamara at smcnamara@calwater.com for the information and requirements needed to obtain this information.

☒ 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.





Vicinity Map

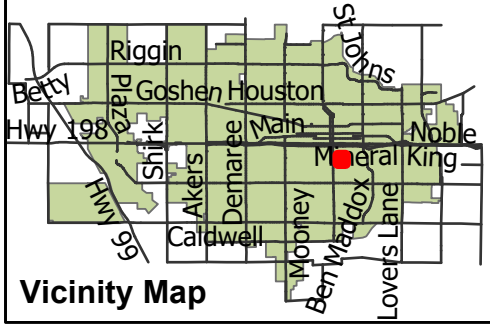
General Plan Land Use Map

N
W E
S

- Commercial Neighborhood
- Commercial Service
- Light Industrial
- Public Institutional
- Residential Low Density
- Residential Medium Density

0 0.05 0.1





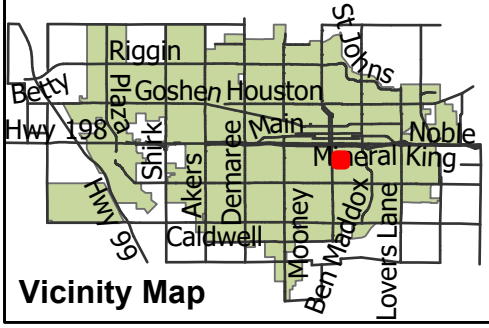
Zoning Map

0 0.01 0.03 0.05 Miles

- C-N Neighborhood Commercial
- C-S Service Commercial
- I-L Light Industrial
- QP Quasi-Public
- R-1-5 Single-family Residenital
- R-M-2 Multi-family Residenital
- R-M-3 Multi-family Residenital


Garden
Bridge
E Sequoia Ave
Sequoia
Project Site
S Garden St
S Bridge St
S Santa Fe St
E Laurel Ave
Laurel
E Tulare Ave
Garden
S Santa Fe St
Riggin
Betty
Houston
Hwy 198
Goshen
Main
Mineral King
Noble
Walnut
Akers
Demaree
Mooney
Lovers Lane
Ben Maddox
Shirk
99
Vicinity Map
Aerial Map
0
0.01
0.03
0.06 Miles
N
W
E
S
VISALIA





Location Map

0 0.01 0.03 0.05 Miles

VISALIA

N W E S

REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 27, 2025

PROJECT PLANNER: Josh Dan, Senior Planner
Phone: (559) 713-4003
Email: josh.dan@visalia.city

SUBJECT: **Tentative Parcel Map No. 2025-11:** A request by Self-Help Enterprises to subdivide one 6.36-acre parcel of R-M-2 (Multi-Family Residential 3,000 square feet per unit) zoned property into two parcels for financing purposes. The project site is located at the terminus of the 2400 block of North Highland Street (Approximately 660-ft West of North Dinuba Blvd.). (APN: 090-060-063).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2025-11, as conditioned, based on the findings and conditions in Resolution No. 2025-54. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Subdivision and Zoning Ordinances.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2025-11, based on the findings and conditions in Resolution No. 2025-54.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2025-11 is a request to subdivide one parcel measuring 6.36 acres into two parcels as shown in Exhibit "A". The proposed parcel sizes are as follows: 3.83 acres for Parcel No. 1; 2.27 acres for Parcel No. 2. The request to subdivide this site is for finance purposes for the applicant to facilitate the completion and construction of an 80-unit development which is a "permitted use" under the R-M-2 zoning designation for this site. However, no plans for development have been submitted to Site Plan Review or the Planning and Community Preservation Department for review on the remaining vacant 2.27 acre parcel.

Parcel No.1 has already been reviewed by City staff through the Site Plan Review process on April 30, 2025, and detailed an 80-unit senior housing development. In accordance with Visalia Municipal Code Section 17.16.020, the proposed development is considered a "by-right" use. This project involves the construction of an 80-unit affordable rental community designed to serve seniors. The site will include a community center that is approximately 4,500 square feet providing office space for a full-time on-site manager. Other planned on-site improvements include parking, waste services, landscaping, concrete walkways and underground utilities.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Conservation, Residential Medium Density
Zoning:	R-M-2 (Multi-Family Residential 3,000 square feet per dwelling unit)

Surrounding Land Use and Zoning:	North:	R-M-2 / Highland Gardens Residential Community
	South:	R-M-2 / Modoc Ditch, West Ferguson Avenue, Catalina “5-Pack” Subdivision
	East:	C-MU / Vacant
	West:	R-1-5 / Modoc Ditch, Giddings Heights Subdivision
Environmental Review:	Categorical Exemption No. 2025-42	
Special Districts:	N/A	
Site Plan Review No:	2025-195	

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

On February 14, 2022, the Planning Commission approved Tentative Parcel Map No. 2021-08, which was a request to subdivide one parcel measuring 11.4-acres, located at the northwest corner of North Dinuba Boulevard and West Ferguson Avenue, into two parcels and dedicating right-of-way for future Highland Street.

PROJECT EVALUATION

Staff recommends approval of the tentative parcel map, as conditioned, based on the project’s consistency with the Land Use Element Policies of the General Plan, the Subdivision and Zoning Ordinances for the tentative parcel map.

Site Area / Access / Circulation & Utilities

The tentative parcel map shown in Exhibit “A” depicts the ability for the two Multi-family zoned parcels to develop and meet development standards while exceeding the minimum two-acre size for multi-family parcels. The proposed parcels will have their own access points to future Highland Street extension. Staff is recommending Condition No. 3 be adopted for the Tentative Parcel Map No. 2025-11 requiring the recordation of an agreement that addresses property owners’ maintenance and responsibility for repair of easements and maintenance of shared public or private utilities, and that the easement area shall be kept free and clear of any structures.

Highland Street Completion

Through the initial Site Plan Review process on April 30, 2025, the Engineering Division required the construction of Highland Street across both the project frontage and Modoc ditch southward, connecting to West Ferguson Avenue with the initial 80-unit development upon Proposed Parcel No. 1 to. This will require the developer to install pavement to a minimum 32-feet width, install curb and gutter on both sides of Highland Street, and work with the ditch company to coordinate culvert crossing and utility connection to infrastructure in West Ferguson Avenue.

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven “negative” findings have come to light through a recent California Court of Appeal

decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

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

GC Section 66474 Finding	Analysis
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Office 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 Office land use designation and O-PA zone, which does not specify densities of development. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 8 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 tentative map is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2025-42), which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

RECOMMENDED FINDINGS

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying multi-family land use designation and zone, which does not specify densities of development.
4. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
5. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Multi-family zone standards.
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. 2025-42). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2025-195, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
4. 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 North 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 & Policies
- Resolution No. 2025-54
- Exhibit "A" – Tentative Parcel Map No. 2025-11
- Site Plan Review Comment Item No. 2025-195
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

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

Chapter 16.28: PARCEL MAPS

16.28.020 Advisory agency.

The Planning Commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps.

16.28.060 Hearing and notice.

A. The city Planning Commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.
B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision.

16.28.070 Consideration of tentative parcel maps.

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

16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the Planning Commission, he may, within ten days after the decision of the Planning Commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued.

16.28.110 Right-of-way dedications.

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the Planning Commission.
B. The Planning Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act.

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

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.

17.26.040 Development standards.

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

A. Site Area.

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

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

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

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

D. Site Design Criteria.

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

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

F. Circulation.

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

G. Parking.

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

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.
2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates.

Chapter 17.30: DEVELOPMENT STANDARDS

17.30.015 Development standards.

A. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this title, from securing site plan review permits and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review committee.

RESOLUTION NO. 2025-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2025-11: A REQUEST BY SELF-HELP ENTERPRISES TO SUBDIVIDE ONE 6.36-ACRE PARCEL OF R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SQUARE FEET PER UNIT) ZONED PROPERTY INTO TWO PARCELS FOR FINANCING PURPOSES. THE PROJECT SITE IS LOCATED AT THE TERMINUS OF THE 2400 BLOCK OF NORTH HIGHLAND STREET (APPROXIMATELY 660-FT WEST OF NORTH DINUBA BLVD.) (APN: 090-060-063).

WHEREAS, Tentative Parcel Map No. 2025-11 is a request by Self-Help Enterprises to subdivide one 6.36-acre parcel of R-M-2 (Multi-Family Residential 3,000 square feet per unit) zoned property into two parcels for financing purposes. The project site is located at the terminus of the 2400 block of North Highland Street (Approximately 660-ft West of North Dinuba Blvd.). (APN: 090-060-063); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on October 27, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2025-11, 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. 2025-42).

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2025-42 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.

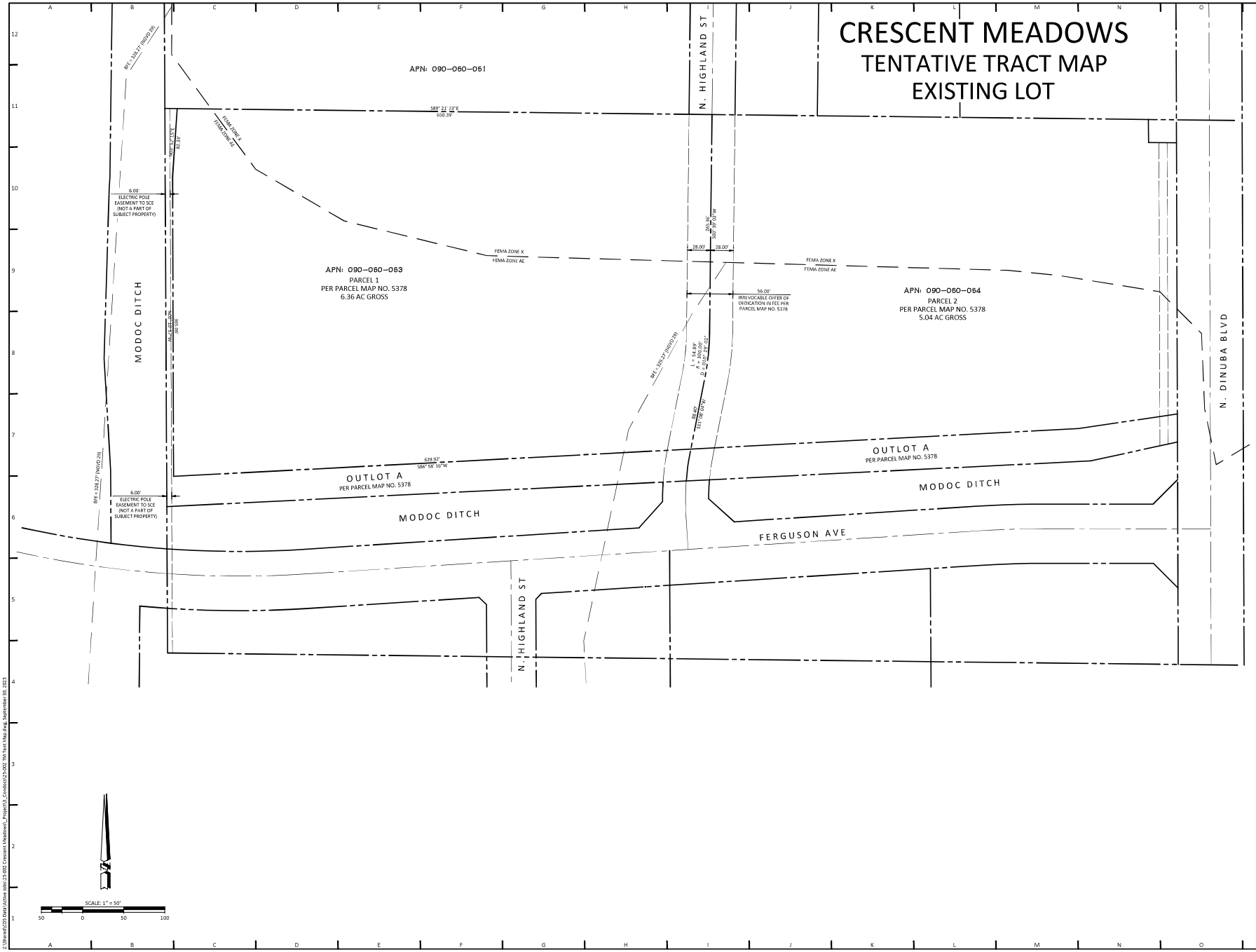
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific finding based on the evidence presented:

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 is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.

3. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying multi-family land use designation and zone, which does not specify densities of development.
4. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
5. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Multi-family zone standards.
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. 2025-42). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

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 17.12.010 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2025-195, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
4. That all applicable federal, state, regional, and city policies and ordinances be met.



CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 499 | Cutler, CA 93615 | Ca. 93468
805.600.0401 | www.civildesignstudio.com

PLAN PREPARED BY:

ENGINEER OF RECORD:

PLANS APPROVED FOR REVIEW SET NOT FOR CONSTRUCTION

PROJECT NAME:
CRESCENT MEADOWS
TENTATIVE MAP - PARCEL SPLIT

PROJECT LOCATION:
N HIGHLAND ST AT FERGUSON AVE
VISALIA, CA

PLANS PREPARED FOR:
SELF-HELP ENTERPRISES
8445 WEST ELOWIN COURT
P.O. BOX 6520
VISALIA, CA 93290
559 651.1000

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	MRS
DATE:	September 30, 2025
SCALE:	1" = 20'
CDS JOB #:	25-002

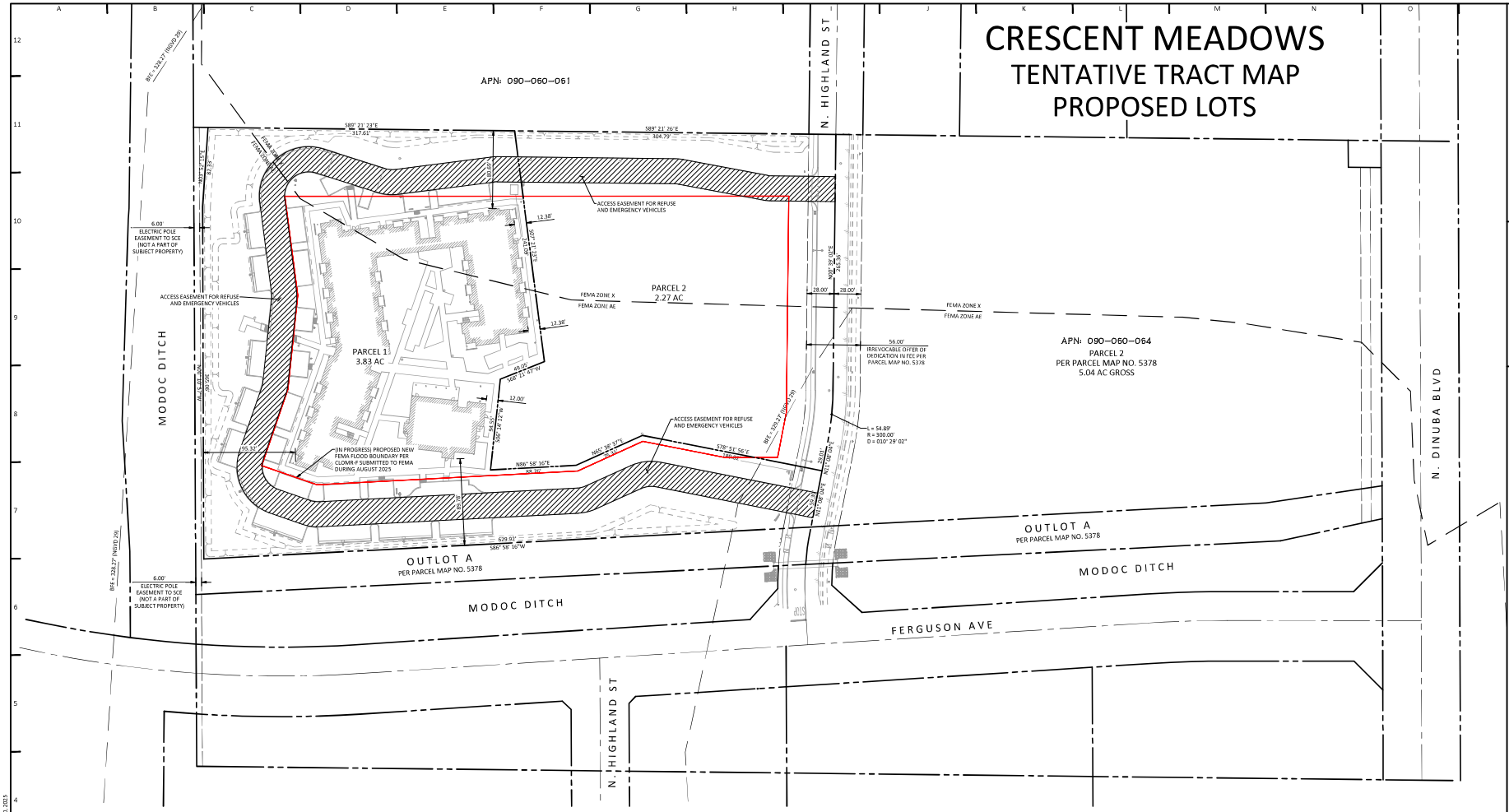
EXISTING LOT

TTM1

SHEET 1 OF 3 SHEETS

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CRESCENT MEADOWS
TENTATIVE TRACT MAP
PROPOSED LOTS



LEGEND

- PROPERTY LINE
- CENTER LINE
- FEMA BASE FLOOD ELEVATION
- PROPOSED IMPROVEMENTS
- AREA TO BE REMOVED FROM FEMA ZONE AE
- ACCESS EASEMENT FOR REFUSE AND EMERGENCY VEHICLES

DEVELOPMENT PLAN

EXISTING LOT: PARCEL 1 OF PARCEL MAP NO. 5378, RECORDED AS DOCUMENT NO. 2022-0077810 IN BOOK 54 OF PARCEL MAPS AT PAGE 95, TULARE COUNTY RECORDS

PROPOSED CONFIGURATION: SPLIT PARCEL 1 INTO TWO SEPARATE LEGAL PARCELS

ASSESSORS PARCEL NUMBER: 090-060-063

THE PROJECT OWNER INTENDS TO DEVELOP THE PROPERTY IN TWO PHASES:

- PHASE 1: CONSTRUCT AN 80 UNIT MULTI-FAMILY BUILDING WITH COMMUNITY BUILDING ON PARCEL 1. CONSTRUCTION PLANS SUBMITTED SUMMER OF 2025. CONSTRUCTION OF FRONTAGE IMPROVEMENTS AND UTILITY INFRASTRUCTURE FOR N. HIGHLAND ST. CONSTRUCTION OF SHARED ACCESS AISLE FOR EMERGENCY AND REFUSE ACCESS BETWEEN PARCEL 1 AND 2.
- PHASE 2: FUTURE MULTI-FAMILY BUILDING TO BE CONSTRUCTED ON PARCEL 2

EXISTING LEGAL DESCRIPTION

PARCEL 1 AS SHOWN ON THE PARCEL MAP NO. 5378, FILED IN DECEMBER 2022 IN BOOK 54 OF PARCEL MAPS, PAGE 86, TULARE COUNTY OF RECORDS.

CRESCENT MEADOWS TENTATIVE TRACT MAP:

IN THE CITY OF VISALIA, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

PARCEL 1, AS SHOWN ON THE PARCEL MAP NO. 5378, FILED IN DECEMBER 2022 IN BOOK 54 OF PARCEL MAPS, PAGE 86, TULARE COUNTY RECORDS.

PREPARED SEPTEMBER 30, 2025

FLOOD ZONE DATUM CONVERSION

BASE FLOOD ELEVATIONS PROVIDED BY FEMA (NAVD88) HAVE BEEN CONVERTED TO THE CITY OF VISALIA BENCHMARK DATUM (NGVD29) USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEMA'S F.I.S. DATED JUNE 16, 2009.

LANDSCAPE AND LIGHTING DISTRICT / HOA

A LANDSCAPE AND LIGHTING DISTRICT AND HOME OWNER'S ASSOCIATION WILL BE CREATED TO MAINTAIN COMMON AREA LANDSCAPING, STREET TREES, STREET LIGHTS, AND LOCAL STREETS AS APPLICABLE FOR BOTH FUTURE LOTS. A COMPLETED LANDSCAPE AND LIGHTING DISTRICT APPLICATION WITH FILING FEE WILL BE SUBMITTED TO THE CITY A MINIMUM OF 75 DAYS PRIOR TO APPROVAL OF FINAL MAP. THE LANDSCAPE AND LIGHTING DISTRICT WILL BE PROVIDED FOR PUBLIC IMPROVEMENTS AT THE PROJECT FRONTAGE. A HOA WITH APPLICABLE CC&R'S WILL BE PROVIDED FOR ONSITE COMMON AREAS.

MODOC DITCH COMPANY

MODOC DITCH COMPANY HAS REVIEWED AND APPROVED PLANS FOR THE PROPOSED ROAD CROSSING OVER N HIGHLAND ST. THESE PLANS ARE ALSO APPROVED BY THE CITY OF VISALIA, TO BE ISSUED FOR CONSTRUCTION.

THIS PROPOSED LOT SPLIT DOES NOT IMPACT THE EXISTING 25' WIDE EASEMENT FOR DITCH ACCESS PER RECORDED PARCEL MAP NO. 5378. NO IMPROVEMENTS ARE PROPOSED WITHIN THIS 25' WIDE ACCESS EASEMENT ALONG THE MODOC DITCH.

SHARED ACCESS AGREEMENT

ACCESS FOR RESIDENTS BETWEEN PARCEL 1 AND 2 AS SHOWN ON THIS TENTATIVE PARCEL MAP SHALL BE PERMITTED FOR ALL COMMON AREAS ON PARCELS 1 AND 2 INCLUDING BUT NOT LIMITED TO THE SHARED DRIVE LANE, PARKING, AMENITIES, AND THE COMMUNITY BUILDING.

SHARED PARKING AGREEMENT

RESIDENTS OF PARCEL 1 AND 2 MAY PARK IN ANY PARKING SPOT CONSTRUCTED ON EITHER PROPERTY WITH THE EXCEPTION OF DEDICATED OR RESTRICTED SPACES, IN WHICH CASE, THE DEDICATION OR PARKING RESTRICTION WOULD APPLY.

HOME OWNER ASSOCIATION

A HOME OWNER'S ASSOCIATION WILL BE FORMED WITH CC&R'S FOR THE MAINTENANCE OF INTERNAL DRIVE AISLES, UTILITIES, COMMON AMENITIES SERVING BOTH PARCELS.

DRIVE LANE ACCESS EASEMENT

AN ACCESS EASEMENT FOR REFUSE VEHICLES AND EMERGENCY VEHICLES WILL BE CREATED TO ALLOW ACCESS ON THE COMMON DRIVE AISLE WHICH CROSSES BOTH PROPOSED LOTS. THIS AREA IS APPROXIMATELY SHOWN WITH DIAGIONAL HATCHING ON THIS PLAN.

PROJECT PARTICIPANTS

PROPERTY OWNER:	SELF-HELP ENTERPRISES
BUSINESS ADDRESS:	8445 W. ELOWIN COURT VISALIA, CA 93291
MAILING ADDRESS:	P.O. BOX 6520 VISALIA, CA 93290 559.802.1645
AGENCY:	CITY OF VISALIA 315 E. ACEQUIA AVENUE VISALIA, CA 93291 559.713.4444
CIVIL ENGINEER:	CIVIL DESIGN STUDIO, INC. MONTE SOTO, P.E., QSD P.O. BOX 199 CAMBRIA, CA 93428 805.706.0401
LAND SURVEYOR	DIXON AND ASSOCIATES, INC. AARON SPRAY, PLS 620 DEWITT - SUITE 101 CLOVIS, CA 93612 559-297-4200 x 1

PROJECT DETAILS

PROJECT GRADING PLAN:	A GRADING PLAN HAS BEEN PREPARED FOR THE EXISTING PARCEL TO ELEVATE PORTIONS OF THE SITE INTENDED FOR BUILDING CONSTRUCTION OUT OF THE FEMA FLOOD ZONE. THIS GRADING PLAN HAS BEEN SUBMITTED TO THE CITY FOR CONSTRUCTION WITH PHASE 1 OF THE PROJECT.
EXISTING PROPERTY USE:	THE EXISTING USE OF THIS PROPERTY IS VACANT LAND.
EXISTING ZONING:	R-M-2 (NO PROPOSED CHANGE)
PROPOSED PROPERTY USE:	MULTIFAMILY RESIDENTIAL
WATER SOURCE:	PUBLIC WATER SYSTEM: CAL WATER
SEWAGE DISPOSAL:	PUBLIC SEWER SYSTEM: CITY OF VISALIA SEWER
STORM DRAINAGE:	ALL EXCESS STORM DRAINAGE WILL FLOW TO N. HIGHLAND AVE. HOWEVER, STORM DRAINAGE BASINS CONSTRUCTED WITH THE PROJECT WILL RESULT IN RETAINING UP TO THE 25 YEAR STORM, THEREFORE, MINIMAL STORM DRAINAGE FLOW IS EXPECTED ONTO THE CITY STREET.
FLOOD ZONE:	THE PROPERTY IS LOCATED IN FLOOD ZONE AE AND X PER FIRM PANEL 065066 (EFFECTIVE DATE 06/16/2009). THE PROPERTY OWNER PROPOSES TO ELEVATE SITE SOILS ABOVE THE BASE FLOOD ELEVATION AND PREPARE A LOMR-F TO REMOVE THE BUILDING AREA OUT OF ZONE AE.
BENCH MARK:	CITY BENCH MARK NUMBER 162 IS A CHISELED BOX IN THE CENTER OF THE HEADWALL OVER MODOC DITCH ON THE WEST SIDE OF DINUBA BLVD, JUST NORTH OF FERGUSON STREET. ELEVATION = 329.346' (NGVD29)

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | Ca 93428
805.706.0401 | www.civildesignstudio.com

ENGINEER OF RECORD:

PLAN REVIEW SET NOT FOR CONSTRUCTION

PROJECT NAME:
CRESCENT MEADOWS
TENTATIVE MAP - PARCEL SPLIT

PROJECT LOCATION:
N HIGHLAND ST AT FERGUSON AVE
VISALIA, CA

PLANS PREPARED FOR:
SELF-HELP ENTERPRISES
8445 WEST ELOWIN COURT
P.O. BOX 6520
VISALIA, CA 93290
559 651.1000

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	MRS
DATE:	September 30, 2025
SCALE:	1" = 20'
CDS JOB #:	25-002

PROPOSED LOTS

TTM2

SHEET 2 OF 3 SHEETS

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MEETING DATE 09/24/2025
SITE PLAN NO. 2025-195-1

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 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

☐ 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 COMMENTS

Cristobal Carrillo, Planning Division, 559-713-4443, cristobal.carrillo@visalia.city
Date: September 24, 2025

SITE PLAN NO:	2025-195 – 1
PROJECT TITLE:	Crescent Meadows Lot Split
DESCRIPTION:	Proposed tentative parcel map to split the 6 acre parcel into two properties.
APPLICANT:	Monte R. Soto
PROP. OWNER:	Visalia Senior Housing
ADDRESS:	2233 North Highland Street
LOCATION TITLE:	Northwest corner of North Dinuba Boulevard and West Ferguson Avenue
APN TITLE:	090-060-063
GENERAL PLAN:	Residential Medium Density
ZONING:	R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area)

Planning Division Recommendation:

☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Tentative Parcel Map
- Compliance with Tentative Parcel Map No. 2021-08

PROJECT SPECIFIC INFORMATION: September 24, 2025

1. The proposal shall comply with all requirements of Tentative Parcel Map No. 2021-08.
2. A Tentative Parcel Map (TPM) shall be required.
3. A development plan shall be provided.
4. Building setbacks shall be provided on the site plan.
5. Provide an operational statement for the project, outlining the request, proposed uses/development, proposed density of each new parcel, open space area provided (5% minimum per parcel), parking provided (1.75 stalls per unit), and density bonuses/concessions requested, if any. The specific section of density bonus law that permits the number of units proposed shall be identified in the operational statement.
6. Comply with the requirements of the Engineering and Traffic Engineering Divisions.
7. A shard use/access/parking agreement shall be required.
8. Comply all requirements of the Engineering and Traffic Engineering Divisions.

PROJECT SPECIFIC INFORMATION: September 17, 2025

1. The proposal shall comply with all requirements of Tentative Parcel Map No. 2021-08.
2. A Tentative Parcel Map (TPM) shall be required.
3. A development plan shall be provided.
4. Provide an operational statement for the project, outlining the request, proposed uses/development, proposed density of each new parcel, and density bonuses requested, if any.
5. Comply with the requirements of the Engineering and Traffic Engineering Divisions.
6. A shard use/access/parking agreement shall be required.

Notes:

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

2. **Prior to completion of a final building inspection for a project, a signed MWELO Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELO standards.**

Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

17.16 Multi-Family Residential Zones
17.30 Development Standards
17.32.080 Maintenance of landscaped areas
17.34 Off-street parking and loading facilities
17.36 Fences Walls and Hedges

Table 2-3: Density and Intensity Standards by Land Use Classification

		Intensity	
Land Use Classification	*Density (DU / gross acre)*	*Minimum FAR*	*Maximum FAR[2]*
Residential			
Very Low Density Residential	0.1 to 2	–	–
Low Density Residential	2 to 10	–	–
Medium Density Residential	10 to 15	–	–
High Density Residential	15 to 35	–	–
Mixed Use[1]			
Commercial Mixed Use	Up to 35	0.25	2.0
Downtown Mixed Use	Minimum 20	1.0, including 0.25 Retail	5.0
Commercial and Office			
General/Service Commercial	–	–	0.6
Regional Commercial	–	–	0.6
Neighborhood Commercial	10 to 15	NA[3]	NA[3]
Office	–	–	1.0
Industrial			
Light Industrial	–	–	0.5
Business Research Park	–	–	0.5
Industrial	–	–	0.6

(1) Mixed Use designations do not require residential use, but when residential uses are provided, minimum densities apply. Minimum ground floor retail FAR of 0.25 is required for sites designated Downtown Mixed Use.

(2) Maximum FAR refers to non-residential and residential floor area combined.

(3) Intensity limits to be set by two story height limits and coverage standards in the zoning ordinance.

Source: Dyett & Bhatia, 2011

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: _____


N Highland St
N Jacob Ct
N Jacob Ct
Modoc Ditch
Modoc Ditch
W Ferguson A
N Turner St
N Jacob St
N Highland St
Modoc Ditch

SUBDIVISION & PARCEL MAP REQUIREMENTS
ENGINEERING DIVISION

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

ITEM NO: 1 DATE: SEPTEMBER 24TH , 2025

SITE PLAN NO.:	**25-195-1**
PROJECT TITLE:	**CRECENT MEADOW LOT SPLIT**
DESCRIPTION:	**PROPOSED TPM TO SPLIT THE 6 ACRE PARCEL INTO TWO PROPERTIES**
APPLICANT:	**MONTE R. SOTO**
PROP. OWNER:	**VISALIA SENIOR HOUSING**
LOCATION:	**2233 N. HIGHLAND ST**
APN:	**090-060-061**

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. ***LLD FORMATION FOR PUBLIC IMPROVEMENTS. HOA/CC&R FOR ONSITE COMMON AREAS.***

☐ 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. ***MODOC DITCH*** 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, 15' minimum. ☐ Provide ***25'*** wide riparian dedication from top of bank. ***MAINTAIN EXISTING 25' EASEMENTS PER RECORDED PARCEL MAP NO. 5378.***

☐ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.

☐ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☐ Prepared by registered civil engineer or project architect. ☐ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☐ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin:

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

☐Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements. ☐A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☐ A pre-construction conference is required.

☐Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

☐Relocate existing utility poles and/or facilities.

☐Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.

☐Provide "R" value tests: each at

☐Traffic indexes per city standards:

☐All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

☐All lots shall have separate drive approaches constructed to City Standards.

☐Install street striping as required by the City Engineer.

☐Install sidewalk: ft. wide, with ft. wide parkway on

☐Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).

☐Subject to existing Reimbursement Agreement to reimburse prior developer:

☐Abandon existing wells per City of Visalia Code. A building permit is required.

☐Remove existing irrigation lines & dispose off-site. ☐Remove existing leach fields and septic tanks.

☐ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.

☐ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.

☐If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

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

Additional Comments:

1. ***Proposed Tentative Parcel Map (TPM) is subject to the underlying conditions of the previously proposed senior housing development, refer to SPR No. 25-111.***

2. ***Coordinate with city staff for City parcel map requirements and processing fees.***

3. ***TPM to show blue border correctly. Easterly parcel line is located along future center line (CL) of Highland St.***

4. ***Provide a shared access agreement and shared parking agreement between parcels. It is recommended that these be noted directly on the map.***

5. ***Landscape and Lighting District (LLD) formation for the maintenance public improvements, pavement and streetlighting, along N. Highland St will be required to be further coordinated with City Engineer.***

6. ***Create a Home Owner Association (HOA) or CC&R formation for the maintenance of internal drive aisle, utilities, and common amenities servicing both parcels.***

7. ***Development of impact fees can be deferred until time of development of either parcels.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-201**
Date: **09/24/2025**

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:**08/16/2025**)
(Project type for fee rates:**(TENTATIVE PARCEL MAP**)

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

FEE ITEM	FEE RATE
☐ Trunk Line Capacity Fee	
☐ Sewer Front Foot Fee	
☐ Storm Drainage Acquisition Fee	
☐ Park Acquisition Fee	
☐ Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
☐ 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.

Edelma Gonzalez

Edelma Gonzalez

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 Item # Site Plan # APN:	September 24, 2025 1 25195-1 090060063

- 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.

Corbin Reed
Fire Marshal



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

Date: 09/23/25
Item: 1
Site Plan: SPR25195-1
Name: Jeff Dowling

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:

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

25195-1

September 24, 2025

- [X] 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.
- [X] 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: Solid Waste has no comments regarding the proposed parcel split at 2233 N Highland St.

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

Nathan Garza, Solid Waste, 559-713-4532

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 17, 2025

ITEM NO: 5 **Added to Agenda** **MEETING TIME: 10:00**

SITE PLAN NO: SPR25195 ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Monte Soto, Civil Design Studio
DESCRIPTION: Proposed tentative parcel map.
APPLICANT: Monte R Soto - Applicant
OWNER: VISALIA SENIOR HOUSING
APN: 090060063
ADDRESS: 2233 N HIGHLAND ST
LOCATION: Northwest corner of N. Dinuba Blvd. and W. Ferguson Ave.

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 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.

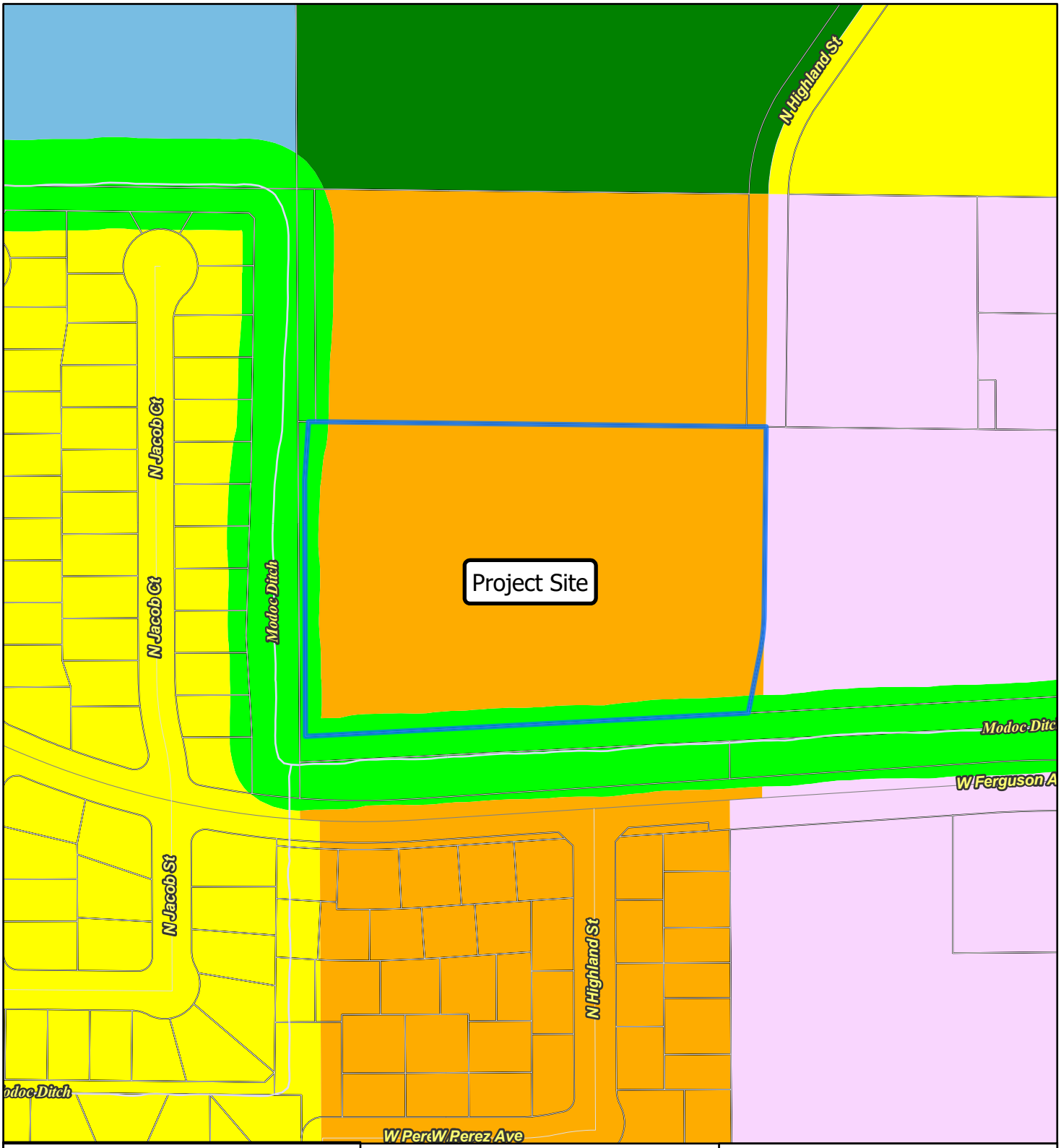
☐ Traffic Impact Fee (TIF) Program – Identify Improvements needed in concurrence with TIF.

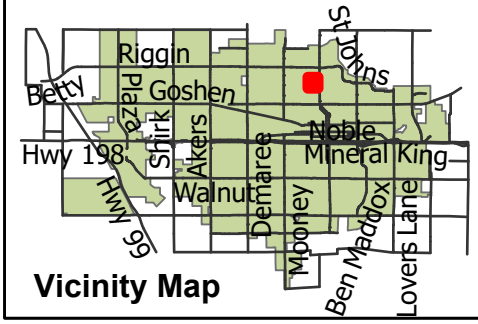
Additional Comments:

- Comments checked above are for at time of development

Leslie Blair

Leslie Blair





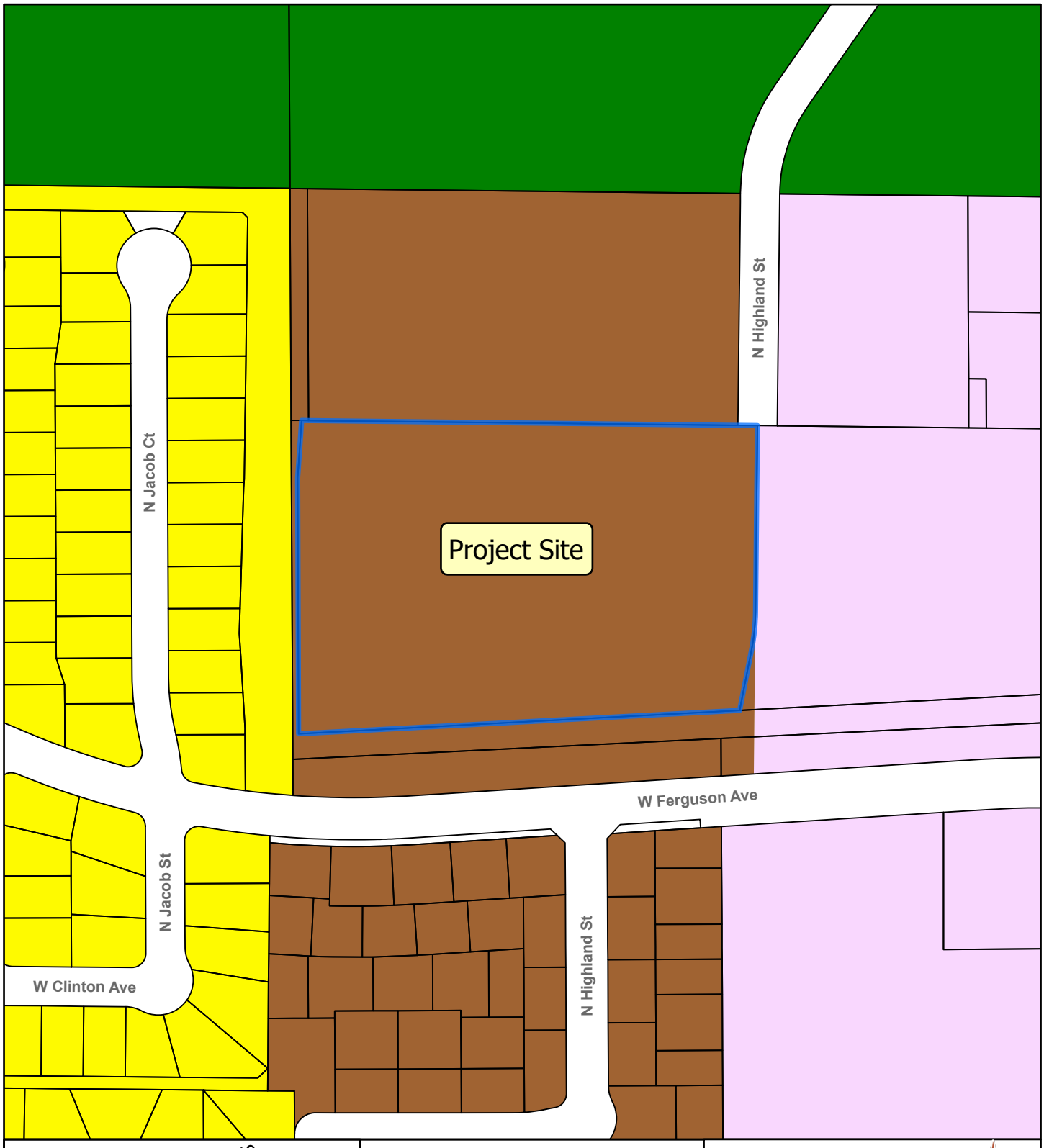
Vicinity Map

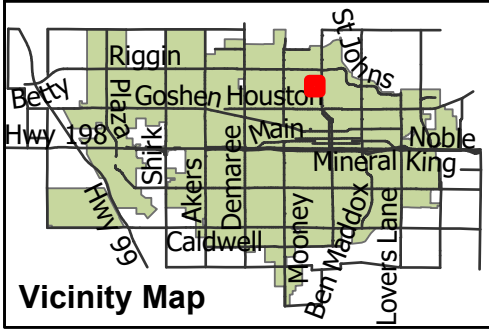
General Plan Land Use Map

- Conservation
- Commercia Mixed Use
- Public Institutional
- Parks/Recreation
- Residential Low Density
- Residential Medium Density

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Zoning Map

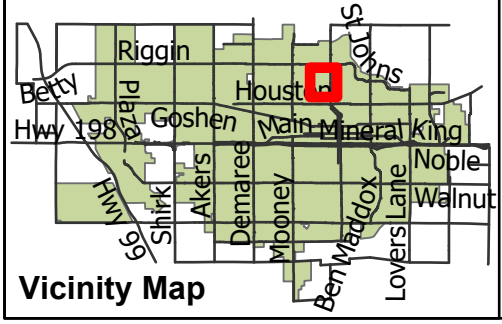
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- C-MU Mixed Use Commercial
- QP Quasi-Public
- R-1-5 Single-family Residenital
- R-M-2 Multi-family Residenital



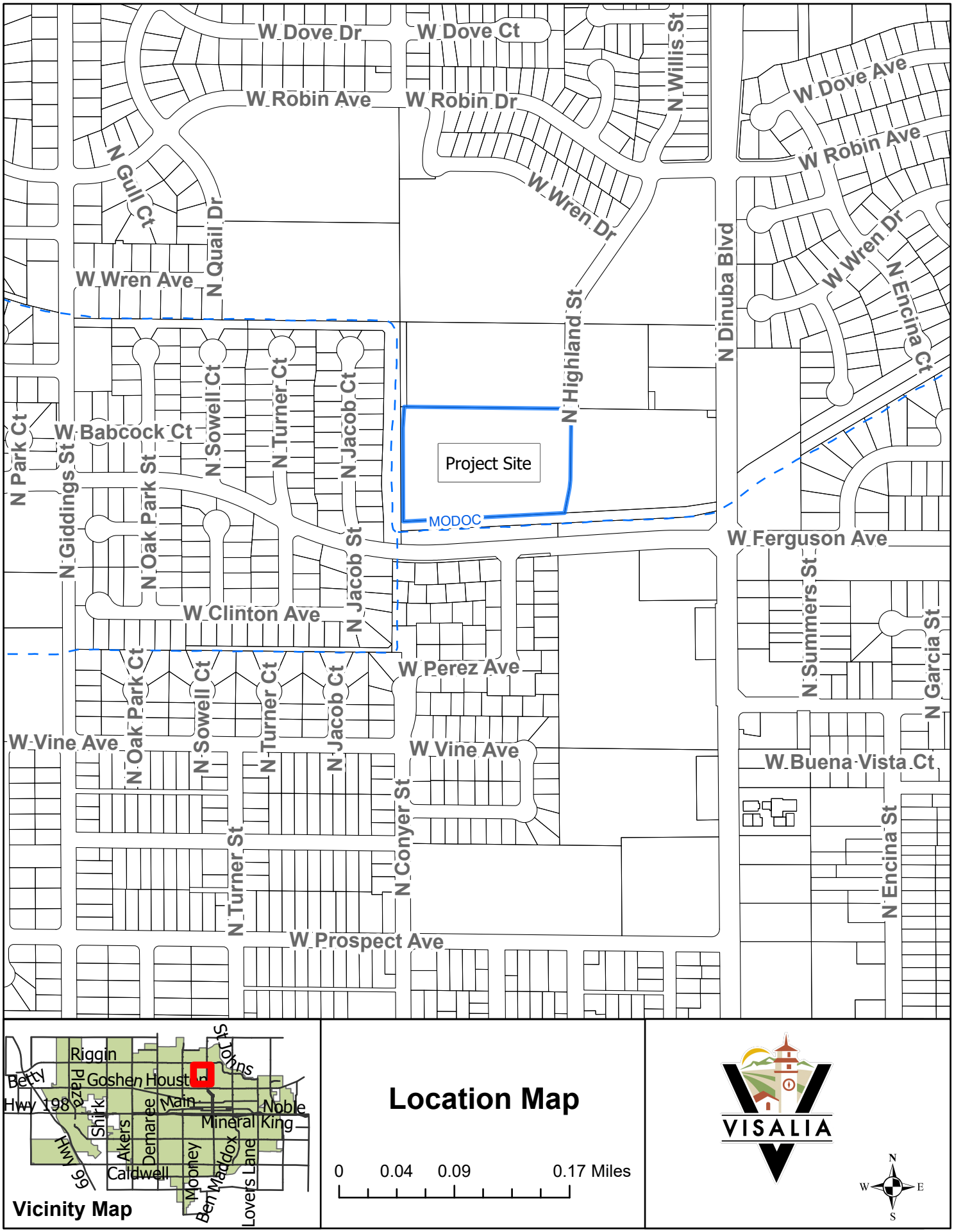


Aerial Map

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W Wren Ave
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N Dinuba Blvd
N Park Ct
W Babcock Ct
N Sowell Ct
N Turner Ct
N Jacob Ct
Project Site
N Giddings St
N Oak Park St
MODOC
W Ferguson Ave
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MEMORANDUM

DATE: October 27, 2025

TO: Planning Commission

FROM: Cristobal Carrillo, Associate Planner
Planning Division

SUBJECT: **Item No. 10: Request for continuance from the October 27, 2025, Planning Commission Agenda**

Conditional Use Permit No. 2020-07: A request by Chy Chau to develop a commercial shopping center consisting of a 4,500 square foot convenience store with a service station containing 6 fueling stations (12 vehicle fueling pumps), a 6,000 square foot gas station canopy, a 1,250 square foot quick service restaurant, a 3,000 square foot fast-food restaurant with a 14 vehicle drive-thru lane, a 1,120 square foot coffee-shop with a 10 vehicle drive-thru lane, and 21,000 square feet of retail space, to include a grocery store, on parcels with less than the minimum 5 acre lot size requirement, located on a 5 acre parcel within the C-N (Neighborhood Commercial) Zone.

Tentative Parcel Map No. 2020-02: A request by Chy Chau to subdivide a five acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone.

Location: The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 126-970-085).

The Planning Division received correspondence on October 22, 2025, from the San Joaquin Valley Air Pollution Control District (SJVAPCD), providing comment in response to the CEQA Initial Study / Mitigated Negative Declaration No. 2020-12 prepared for Conditional Use Permit No. 2020-07 and Tentative Parcel Map No. 2020-02. The SJVAPCD comment letter, attached to this memorandum, requests additional analysis be provided concerning potential air emissions from the project.

Staff is requesting the Planning Commission grant a continuance of Item No. 10 to the November 10, 2025 meeting which will afford the project applicant and their air quality consultant with additional time to review and respond to SJVAPCD's comments, and staff with additional time to review the responses provided.

RECOMMENDATION:

Staff recommends the Planning Commission continue Item No. 10, to the November 10, 2025 meeting.

ATTACHMENTS

- Letter from the San Joaquin Valley Air Pollution Control District, received October 27, 2025

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

October 22, 2025

Cristobal Carrillo
City of Visalia
Planning and Community Preservation
315 East Acequia Avenue
Visalia, CA 93291

Project: Mitigated Negative Declaration for Conditional Use Permit No. 2020-07 and Tentative Parcel Map No. 2020-02

District CEQA Reference No: 20251157

Dear Mr. Carrillo:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Mitigated Negative Declaration (MND) from the City of Visalia (City). Per the MND, the project consists of subdividing the 5-acre parcel into 2 parcels and developing a commercial shopping center consisting of a 4,500 square foot convenience store with a service station containing six (6) fueling stations (12 pumps), a 6,000 square foot gas station canopy, a 1,250 square foot quick service restaurant, a 3,000 square foot fast food restaurant with drive thru, a 1,120 square foot coffee shop with drive thru, and a 21,000 square foot retail space (Project). The Project is located at the southeast corner of S. Demaree Street and W. Visalia Parkway, in Visalia, CA.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

The MND states that "*Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.*" The District would like to clarify that complying with District's rules and regulations may not necessarily reduce a project's related emissions to below the thresholds of significance. As such, the District recommends the Project's construction and operational related emissions be assessed to ensure the most accurate assessment of air quality impacts.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

www.valleyair.org www.healthyairliving.com

Printed on recycled paper.

For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf.

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

2) Health Risk Screening/Assessment

The MND states "*Specifically, the HRA analyzed potential impacts produced by the proposed gasoline service station on nearby sensitive receptors."* The District acknowledges that a Health Risk Assessment (HRA) was performed for the gasoline service station. However, the Project also includes retail development in addition to the gasoline service station. As such, the HRA should include all potential air emissions from the entire Project. Therefore, the District recommends the HRA be revised to ensure the analysis is representative and adequately reflects the Project's potential air quality impacts.

3) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambien Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: https://ww2.valleyair.org/permitting/ceqa/.

4) Voluntary Emission Reduction Agreement

Criteria pollutant emissions may result in emissions exceeding the District's significance thresholds, potentially resulting in a significant impact on air quality.

When a project is expected to have a significant impact, the District recommends the City also include a discussion on the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) for this Project.

A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs. The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of agricultural equipment with the latest generation technologies.

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.

5) Under-fired Charbroilers

The Project may have restaurants with under-fired charbroilers. Such charbroilers may pose the potential for immediate health risk, particularly when located in densely populated areas or near sensitive receptors.

Since the cooking of meat can release carcinogenic PM2.5 species, such as polycyclic aromatic hydrocarbons, controlling emissions from new under-fired charbroilers will have a substantial positive impact on public health. The air quality impacts on neighborhoods near restaurants with under-fired charbroilers can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises air quality concerns.

Furthermore, reducing commercial charbroiling emissions is essential to achieving attainment of multiple federal PM2.5 standards. Therefore, the District recommends that the MND include a measure requiring the assessment and potential installation, as technologically feasible, of particulate matter emission control systems for new large restaurants operating under-fired charbroilers.

The District is available to assist the City and project proponents with this assessment. Additionally, the District is currently offering substantial incentive funding that covers the full cost of purchasing, installing, and maintaining the system during a demonstration period covering two years of operation. Please contact the District at (559) 230-5800 or technology@valleyair.org for more information, or visit: https://ww2.valleyair.org/grants/restaurant-charbroiler-technology-partnership/

6) Vegetative Barriers and Urban Greening

There are residential units located near the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the update of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

7) Clean Lawn and Garden Equipment in the Community

Since the Project consists of commercial development, gas-powered commercial lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas-powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/.

8) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

9) Electric Infrastructure

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit https://ww2.valleyair.org/grants/charge-up for more information.

10) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (661) 392-5665.

10a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (661) 392-5665.

10b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial space.

The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design.

Information about how to comply with District Rule 9510 can be found online at: https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview

The AIA application form can be found online at: https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

10c) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf

10d) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities.*

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx

Information about District Regulation VIII can be found online at: https://ww2.valleyair.org/dustcontrol

10e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

11) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Ryan Grossman by e-mail at ryan.grossman@valleyair.org or by phone at (559) 230-6569.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager

REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 27, 2025

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

SUBJECT: **Conditional Use Permit No. 2025-25:** A request by Neil Miller to amend Conditional Use Permit to develop a 15,039 square foot multi-purpose building and parking field in association with a church campus, on two parcels totaling 4.70 acres, within the QP (Quasi-Public) Zone. The project site is located at 1030 South Linwood Street, at the northeast corner of South Linwood Street and West Tulare Avenue (APN: 087-050-018, 020).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-25, as conditioned, based upon the findings and conditions in Resolution No. 2025-48. 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. 2025-25 based on the findings and conditions in Resolution No. 2025-48.

PROJECT DESCRIPTION

The applicant is requesting approval to amend Conditional Use Permit No. 1996-05 to permit the development of a 15,039 square foot multi-purpose hall and expansion of an existing parking lot to approximately 189 stalls, on the campus of the Visalia Christian Reformed Church (VCRC) (see Exhibit "A"). The project will be developed over two parcels totaling 4.7 acres, consisting of the existing VCRC site and a separate parcel to the south which previously contained a chapel that has since been demolished. The parcel line between the two sites is proposed for relocation to the south via a Lot Line Adjustment to accommodate placement of the multi-purpose hall (see Related Projects section below).

Per the floor plans in Exhibit "B", the multi-purpose hall will contain a large event space with an attached kitchen, a youth lounge, seven classrooms, storage space, and restrooms. Per the Operational Statement in Exhibit "D", the multi-purpose hall will be employed for a variety of church related activities previously conducted in the now demolished chapel, in conjunction with the existing sanctuary and administration buildings located onsite. Proposed uses for the multi-purpose hall are as follows:

- Primary Uses
  - Church Meetings: Congregational meetings.
  - Special Events: Church-sponsored programs such as concerts, seasonal festivals, outreach events, and guest speakers.
  - Kitchen / Fellowship Hall: Light food preparation and service for receptions, luncheons, and church-sponsored events.

    - Youth Groups / Bible Studies: Held in evenings during the week, generally Wednesday between 5p.m. and 8 p.m.

- Future Potential Uses
    - Expanded Worship Services: Additional Sunday or weekday services as the congregation grows.
    - Community Outreach: Hosting non-profit meetings or community support groups consistent with the church's mission.
    - Educational Programs: Vacation Bible School, after-school programs, or parenting/financial workshops.
    - Emergency Response: The congregation may allow the space to act as a temporary gathering point during natural disasters or community emergencies, in coordination with the City. Note: the church does not anticipate using the new multi-purpose hall as a shelter for the unhoused during cold winter months.

Per the operational statement overview, *"The intent of this project is not to hold worship services in the Sanctuary concurrent with full occupancy of the new Multi-Purpose Building or Administrative building. In some cases, the existing Sanctuary building, existing Administrative building, and new Multi-Purpose Hall, will be occupied concurrently. However, the occupants within each building are only a fraction of the occupant load from the Sanctuary. The occupant load on site shall not exceed the maximum allowable occupants in the Sanctuary."*

Elevations provided in Exhibit "C" indicate that the hall will retain a similar appearance to the existing church, using stone/brick veneer, stucco, and metal roofing to ornament the structure. Landscaping depicted in Exhibit "E" shows that additional trees and shrubs will be planted as part of the proposal in the expanded parking lot, with additional plantings along the western and southern exteriors of the existing church building.

As part of the proposal, the applicant will conduct frontage street improvements along both South Linwood Street and West Tulare Avenue (both designated Collector streets). These improvements include repairs to curb, gutter, and sidewalk, alterations to six access driveways (three of which will be removed), and installation of utilities and street lighting.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Public/Institutional
Zoning:	QP (Quasi-Public)
Surrounding Zoning and Land Use	North: QP / Linwood Gardens convalescent center South: R-1-5 (Single Family Residential, 5,000 square foot minimum site area) / Single family residences East: QP / Veva Blunt Elementary School. West: R-1-5 / Nordic West subdivision.
Environmental Review:	Categorical Exemption No. 2025-35
Special Districts:	Not applicable
Site Plan:	2024-063

RELATED PROJECTS

Conditional Use Permit No. 45 was a request by Christian Reformed Church to allow a church facility at the northeast corner of West Tulare Street and South Linwood Street. The project was approved by the Visalia Planning Commission on August 9, 1965.

Conditional Use Permit No. 67 was a request by Christian Reformed Church to allow a church facility at the southeast corner of West Meadow Lane and South Linwood Street. This proposal revised the design of the church initially proposed with Conditional Use Permit No. 45 into its current configuration. The project was approved by the Visalia Planning Commission on December 27, 1966.

Conditional Use Permit No. 269 was a request by First Christian Reformed Church to expand the existing church facilities at 1030 South Linwood Street, adding a larger sanctuary. The project was approved by the Visalia Planning Commission on April 8, 1974.

Conditional Use Permit No. 1996-05 was a request by First Christian Reformed Church to amend Conditional Use Permit No. 67, to permit additional Sunday school classrooms and a future daycare facility, to be located at 1030 South Linwood Street. The project was approved by the Visalia Planning Commission on April 22, 1996.

Lot Line Adjustment Nos. 2025-08: A request by Kyle Glen to adjust two parcels, located within the QP (Quasi-Public) Zone. The parcels are located at the northeast corner of South Linwood Street and West Tulare Avenue (APN: 087-050-018, 020). This project is currently under review by the Planning Division .

PROJECT EVALUATION

Land Use Compatibility

Churches and related facilities are identified as a conditionally permitted use in several of Visalia's zoning classifications, including the QP zone. Through the conditional use permit process, any potential land use conflicts can be addressed through project conditions to ensure compatibility with the surrounding area. Land uses within the vicinity of the proposed multi-purpose hall are primarily residential, with an elementary school and convalescent homes also located nearby. Activities proposed within the new multi-purpose hall appear to be ongoing within the existing church facility, with no reported incidents per Code Enforcement records. Relocation of the activities to the multi-purpose hall, with the same hours of operation, are not expected to conflict with the existing surrounding uses. Lastly, Condition No. 4 is recommended, requiring that the multi-purpose hall shall not be used for worship services simultaneously with the Visalia Christian Reformed Church sanctuary and/or the existing fellowship hall, to prevent impacts to available parking onsite.

Right of Way Improvements

The City of Visalia Traffic Engineering and Development Engineering Divisions have identified right-of-way improvements to be conducted with development of the multi-purpose hall. Improvements are described below:

- South Linwood Street – An 84 foot wide Collector street. Required improvements include right-of-way dedications for the installation of City standard curb returns, removal of two driveways, and installation of curb, gutter, sidewalk, landscaping, and streetlights.
- West Tulare Avenue – An 84 foot wide Collector street. Required improvements included right-of-way dedications for the installation of City standard curb returns, removal of one drive approach, redesign of the remaining three drive approaches, including adding a

"pork chop" median to the south westernmost driveway to direct traffic westward, and installation of curb, gutter, sidewalks, landscaping, and streetlights.

Proposed designs reflected in Exhibit "F" to address the required improvements to the drive approaches along West Tulare Avenue, as described in Site Plan Review comments, have not been fully vetted or approved by Traffic Engineering and Engineering Division staff. To address this, Condition Nos. 2 and 9 are included, requiring compliance with Site Plan Review comments and drive approach design standards prior to Building Permit issuance.

Parking

In calculating parking requirements for church facilities, staff has traditionally calculated the parking requirement based on sanctuary seating given that this is typically the highest parking generator and provides a more accurate parking assessment for the church use and all related functions. Per Exhibit "B", the sanctuary provides 524 fixed seats, which would require 131 parking spaces. Per Exhibit "A", approximately 189 parking stalls will be provided upon completion of the proposal, satisfying VMC requirements. To ensure conformance with parking requirements, staff recommends inclusion of Condition No. 4, requiring that the multi-purpose hall shall not be used for worship services simultaneously with the Visalia Christian Reformed Church sanctuary and/or the existing fellowship hall. This would ensure that parking demand does not exceed availability, limiting impacts on the surrounding streets.

Solid Waste

During the Site Plan Review process, concerns were identified by the Solid Waste Division regarding the number of solid waste trash enclosures within the development. Specifically, if the two parcels are to be maintained, separate trash enclosure facilities are required on each parcel. The applicant only provides one trash enclosure, on the southernmost parcel (see Exhibit "A"). To address the discrepancy, Condition No. 2 is included, requiring compliance with Solid Waste Division comments provided through the Site Plan Review process, and Condition No. 8, requiring compliance with Solid Waste design and installation standards prior to Building Permit issuance.

Environmental Review

This project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for new infill projects (Categorical Exemption No. 2025-35).

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. The Visalia Zoning Matrix identifies churches and related facilities as a conditional use in the QP zone and requires the submittal and approval of a Conditional Use Permit application. Through the Conditional Use Permit process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. The proposed multi-purpose hall will not have a negative impact on surrounding uses given

the inclusion of recommended conditions for the regulation of use in conjunction with the sanctuary, occupancy limits, parking, and noise.

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. The Visalia Zoning Matrix identifies churches and related facilities as a conditional use in the QP zone and requires the submittal and approval of a Conditional Use Permit application. Through the Conditional Use Permit process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. The proposed multi-purpose hall will not have a negative impact on surrounding uses given the inclusion of recommended conditions for the regulation of use in conjunction with the sanctuary, occupancy limits, parking, and noise.

3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-35).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project shall comply with all conditions of approval and requirements of Conditional Use Permit Nos. 45, 67, 269, and 1996-05, except as modified or superseded by conditions of approval and/or mitigation measures listed below.
2. 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. 2024-063.
3. That the site shall be developed in substantial compliance with the Site Plan in Exhibit “A”, Floor Plans in Exhibit “B”, Building Elevations in Exhibit “C”, Operational Statement in Exhibit “D”, and Landscaping Plan in Exhibit “E”.
4. That the multi-purpose hall shall not be used for worship services simultaneously with the Visalia Christian Reformed Church sanctuary and/or the existing fellowship hall depicted in Exhibit “B”, which would result in exceeding their parking demand established for the sanctuary.
5. That any noise produced by the facility does not exceed exterior noise standards listed within Chapter 8.36 (Noise) of the Visalia Municipal Code
6. That any project signage shall be obtained under a separate Building Permit and shall comply with all requirements of Visalia Municipal Code Section 17.48.120 (Downtown Retail Overlay District Sign Standards).
7. That a Shared Access and Parking Agreement be established for the project sites prior to the issuance of building permits.
8. That the applicant shall comply with all requirements of the Solid Waste Division for the design and location of onsite trash enclosures prior to Building Permit issuance.
9. That the applicant shall comply with all requirements of the Engineering and Traffic Engineering Divisions for the design and location of drive approaches prior to Building Permit issuance.
10. That additional Site Plan Review and/or a Conditional Use Permit amendment shall be required for any substantial changes or additions to the uses conducted onsite.
11. 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.gov or from the city clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2025-48
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plans
- Exhibit "C" – Building Elevations
- Exhibit "D" – Operational Statement
- Exhibit "E" – Landscaping Plan
- Exhibit "F" – Street Repairs Exhibit
- Categorical Exemption No. 2025-35
- Site Plan Review No. 2024-063 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

TITLE 17 – ZONING

Chapter 17.34
Off-Street Parking and Loading Facilities (excerpt)

17.34.040 Landscape requirement.

The submission of any plan for off-street parking facilities shall be accompanied by a detailed landscape plan for approval by the site plan review staff. All off-street parking facilities shall conform with the following standards, but not limited to:

A. A plot plan indicating the location of all landscaping shall be submitted for approval;

B. Not less than six percent of a parking lot comprising up to twenty (20) parking spaces shall be landscaped and continuously maintained;

C. Not less than ten percent of a parking lot comprising more than twenty (20) parking spaces shall be landscaped and continuously maintained;

D. Not more than ten consecutive parking stalls shall be allowed without an approved landscaped tree well of eighty (80) square feet or more;

E. A minimum five-foot landscape strip shall be provided outside the public right-of-way along the street frontage perimeter of all proposed parking facilities.

F. A planting list shall be shown on the required plot plan to obtain a grading permit, or building permit, for the buildings for which the parking lot is provided, which planting list shall give the botanical and common names of the plants to be used, the sizes to be planted, the quantity of each, and the spacing to insure balance and design. The plants shall be listed alphabetically and assigned key numbers to be used in locating the plants on the plan;

G. The site plan review staff shall approve all landscaping plans within a parking area and shall have the right to require additional landscaping if the staff deems it necessary to improve the aesthetic character of the project.

Chapter 17.52
QUASI-PUBLIC ZONE

17.52.010 Purpose and intent.

The purpose and intent of the quasi-public zone is to provide a zone that is intended to allow for the location of institutional, academic, community service, governmental, and nonprofit uses. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7630)

17.52.015 Applicability.

The requirements in this chapter shall apply to all property within the QP zone district. (Ord. 2017-01 (part), 2017)

17.52.020 Permitted uses.

Permitted uses in the quasi-public zone include 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 and other public building, structures and facilities; public playgrounds, parks and community centers. Permitted uses also include wireless telecommunication facilities on parcels that are a minimum of five (5) acres, subject to the requirements of Section 17.32.163 (Regulation of Wireless Telecommunication Facilities) of the Visalia Zoning Ordinance. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030. Other uses similar in nature and intensity as determined by the city planner. (Ord. 2017-01 (part), 2017: Ord. 2015-01 § 3 (part), 2015: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7631)

17.52.030 Conditional uses.

Conditional uses in the quasi-public zone include:

A. Public and quasi-public uses of an education 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;

B. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes, senior care facilities, senior housing; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

C. Ambulance service;

D. Electric distribution substations;

E. Gas regulator stations;

F. Public service pumping stations;

G. Communications equipment buildings;
H. Wireless telecommunication facilities on parcels that are a less than five (5) acres subject to the Section 17.32.163 of the Visalia Zoning Ordinance;
I. Residential development specifically designed for senior housing;
J. Other uses similar in nature and intensity as determined by the city planner.
J. Emergency shelters, subject to Section 17.32.130;
K. Low barrier navigation centers, subject to Section 17.32.135;
L. Other uses similar in nature and intensity as determined by the city planner.
(Ord. 2022-06 (part), 2022: Ord. 2017-01 (part), 2017: Ord. 2015-01 § 3 (part), 2015: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7632)

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. 2025-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-25, A REQUEST BY NEIL MILLER TO AMEND CONDITIONAL USE PERMIT TO DEVELOP A 15,039 SQUARE FOOT MULTI-PURPOSE BUILDING AND PARKING FIELD IN ASSOCIATION WITH A CHURCH CAMPUS, ON TWO PARCELS TOTALING 4.70 ACRES, WITHIN THE QP (QUASI-PUBLIC) ZONE. THE PROJECT SITE IS LOCATED AT 1030 SOUTH LINWOOD STREET, AT THE NORTHEAST CORNER OF SOUTH LINWOOD STREET AND WEST TULARE AVENUE (APN: 087-050-018, 020)

WHEREAS, Conditional Use Permit No. 2025-25, is a request by Neil Miller to amend Conditional Use Permit to develop a 15,039 square foot multi-purpose building and parking field in association with a church campus, on two parcels totaling 4.70 acres, within the QP (Quasi-Public) Zone. The project site is located at 1030 South Linwood Street, at the northeast corner of South Linwood Street and West Tulare Avenue (APN: 087-050-018, 020); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on October 27, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2025-25, 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 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-35.

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2025-35 was prepared finding the project exempt under CEQA Section 15332 and 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, 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. The Visalia Zoning Matrix identifies churches and related facilities as a conditional use in the QP zone and requires the submittal and approval of a Conditional Use Permit application. Through the Conditional Use Permit process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. The proposed multi-purpose hall will not have a negative impact on surrounding uses given the inclusion of recommended conditions for the regulation of use in conjunction with the sanctuary, occupancy limits, parking, and noise.

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. The Visalia Zoning Matrix identifies churches and related facilities as a conditional use in the QP zone and requires the submittal and approval of a Conditional Use Permit application. Through the Conditional Use Permit process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. The proposed multi-purpose hall will not have a negative impact on surrounding uses given the inclusion of recommended conditions for the regulation of use in conjunction with the sanctuary, occupancy limits, parking, and noise.

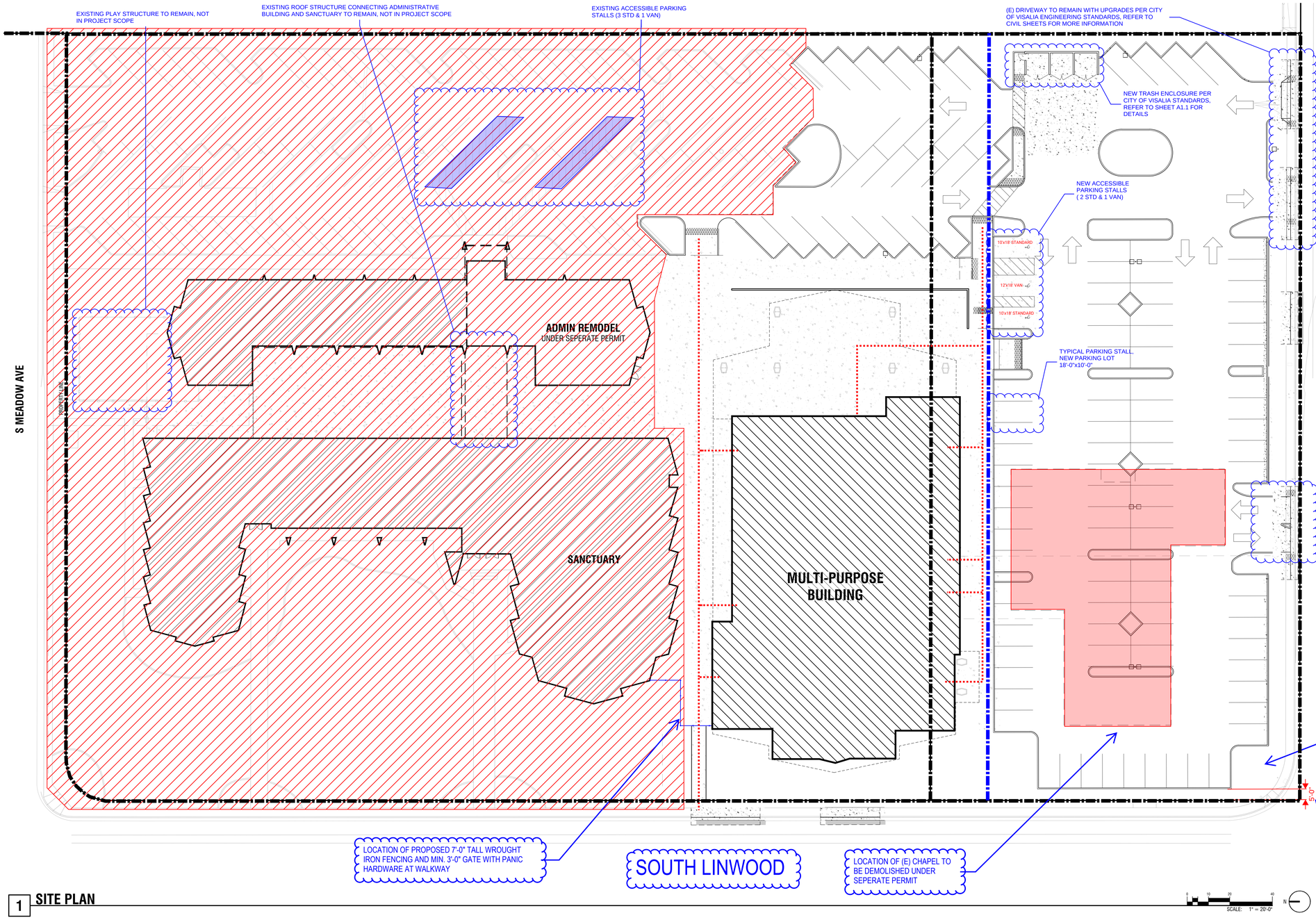
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-35).

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 shall comply with all conditions of approval and requirements of Conditional Use Permit Nos. 45, 67, 269, and 1996-05, except as modified or superseded by conditions of approval and/or mitigation measures listed below.
2. 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. 2024-063.
3. That the site shall be developed in substantial compliance with the Site Plan in Exhibit “A”, Floor Plans in Exhibit “B”, Building Elevations in Exhibit “C”, Operational Statement in Exhibit “D”, and Landscaping Plan in Exhibit “E”.
4. That the multi-purpose hall shall not be used for worship services simultaneously with the Visalia Christian Reformed Church sanctuary and/or the existing fellowship hall depicted in Exhibit “B”, which would result in exceeding their parking demand established for the sanctuary.
5. That any noise produced by the facility does not exceed exterior noise standards listed within Chapter 8.36 (Noise) of the Visalia Municipal Code
6. That any project signage shall be obtained under a separate Building Permit and shall comply with all requirements of Visalia Municipal Code Section 17.48.120 (Downtown Retail Overlay District Sign Standards).

7. That a Shared Access and Parking Agreement be established for the project sites prior to the issuance of building permits.
8. That the applicant shall comply with all requirements of the Solid Waste Division for the design and location of onsite trash enclosures prior to Building Permit issuance.
9. That the applicant shall comply with all requirements of the Engineering and Traffic Engineering Divisions for the design and location of drive approaches prior to Building Permit issuance.
10. That additional Site Plan Review and/or a Conditional Use Permit amendment shall be required for any substantial changes or additions to the uses conducted onsite.
11. That all other federal, state and city codes, ordinances and laws shall be met.

EXHIBIT A



1 **SITE PLAN**

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL PLANS FOR SITE UTILITIES AND GRADING.
2. REFER TO LANDSCAPE PLANS FOR ADDITIONAL SITE REQUIREMENTS.
3. REFER TO SHEET A1.1 FOR SITE ACCESSIBILITY DETAILS

ARCHITECTURAL SITE PLAN LEGEND

- PROPOSED BUILDING
- AREA NOT IN SCOPE
- CONCRETE PAVEMENT OVER CLASS II AGGREGATE BASE WITH MEDIUM BROOM FINISH; SEE CIVIL DRAWINGS.
- AC PAVING OVER CLASS II AGGREGATE BASE; SEE CIVIL DRAWINGS
- (E) PROPERTY LINE
- PROPOSED PROPERTY LINE, REFER TO LOT LINE ADJUSTMENT, REFER TO LLA25-008 FOR MAOR INFORMATION
- ACCESSIBLE PATH OF TRAVEL. 1/4" VERTICAL OFFSET MAX. 2% MAX SLOPE

TOTAL PARKING PROVIDED

ALL PARKING STALLS ARE STANDARD SIZE; NO COMPACT STALLS ARE PROPOSED
NEW PARKING STALLS = 116
NEW ACCESSIBLE PARKING STALLS = 3 (2 STD, 1 VAN)
EXISTING PARKING STALLS TO REMAIN = 89
EXISTING ACCESSIBLE STALLS TO REMAIN = 4 (3 STD, 1 VAN)
TOTAL REQUIRED PARKING = 190 (PER CITY OF VISALIA MUNICIPAL CODE TITLE 17)
TOTAL ON-SITE PARKING PROVIDED = 208
TOTAL ACCESSIBLE PARKING = 7 (5 STD, 2 VAN)

PER City of Visalia Municipal Code Title 17 - Zoning Ordinance
D. Places of Public Assembly.
1. For auditoriums, community centers, theaters, churches, libraries, museums, stadiums, clubs and funeral chapels: one parking space for every four permanent seats in the principal assembly area or room, or one parking space for every thirty (30) square feet of building area, whichever is greater.

(E) SANCTUARY **SQUARE FOOTAGE** = 5,698 SF
5,698 / 30 = 190 REQUIRED PARKING STALLS

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MULTI-PURPOSE HALL & SITE IMPROVEMENTS

1030 S. LINWOOD STREET, VISALIA, CA 93277

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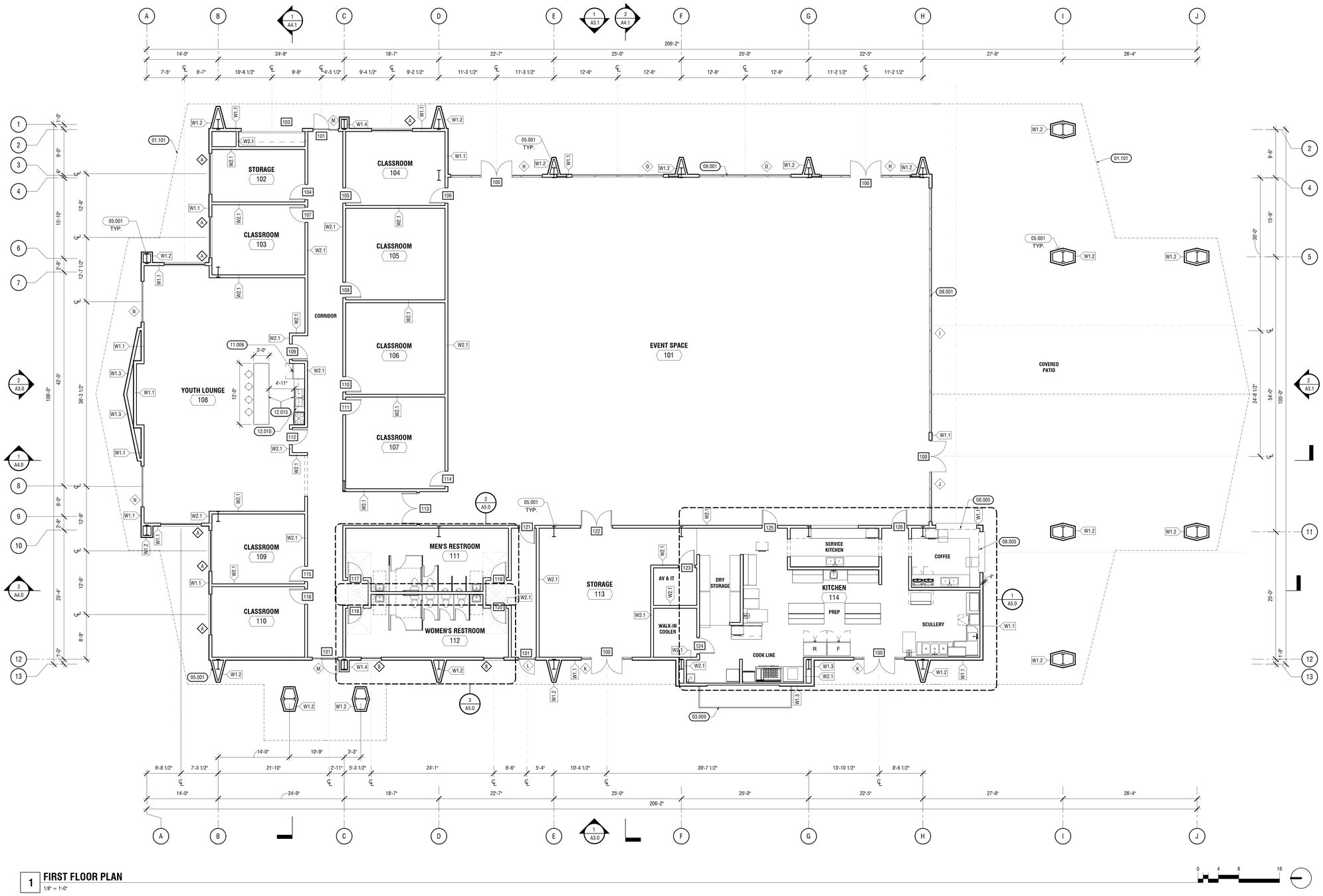
PROJ #: 2023-008
DRWN BY: NM
CHK'D BY: JD

NO.	DATE	SUBMITTAL
1	250402	BUILDING
2	250713	CUP
3	250929	CUP
4	251020	CUP

SITE PLAN

A1.0

EXHIBIT B - Proposed Multi-purpose Hall



1 FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. TOILET ROOMS SHALL HAVE EXHAUST RATE OF 50 CFM MINIMUM.
2. ELECTRICAL OUTLETS TO BE PLACED AT 18" TO CENTERLINE ABOVE FINISH FLOOR U.N.O.
3. ELECTRICAL SWITCHES TO BE PLACED AT 48" TO CENTERLINE FROM FINISH FLOOR U.N.O.
4. DOORS HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM 34" AND A MAXIMUM 48" A.F.F.
5. ALL EXTERIOR WALL SHALL BE 2X FRAMING WITH R-13 MINIMUM INSULATION OR PER TITLE 24, U.N.O. REFER TO WALL LEGEND.
6. ALL INTERIOR WALLS SHALL BE 2X4 FRAMING, TYPICAL U.N.O. REFER TO WALL LEGEND.
7. ALL PLUMBING WALLS SHALL BE 2X6 MINIMUM FRAMING. REFER TO WALL LEGEND.
8. PROVIDE R-13 MINIMUM INSULATION AT PLUMBING WALLS AND WALLS OF LAUNDRY ROOM.
9. PROVIDE 1" MINIMUM AIR SPACE BETWEEN WOOD STRUCTURES AND RETAINING WALLS.
10. PROVIDE 1 MIRROR, 1 TOILET PAPER HOLDER, 1 HAND TOWEL BAR, AND 2 BATH TOWEL BARS PER BATHROOM.
11. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH AND TO FACE OF STUD (F.O.S.).
12. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT / DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ARCHITECT / DESIGNER PRIOR TO PROCEEDING WITH ANY WORK.
13. SEE SHEET A7.1 FINISH SCHEDULE FOR ALL FINISHES AND SPECIFICATIONS.
14. ALL PLUMBING FIXTURES REFER TO PLUMBING DRAWINGS.
15. ALL KITCHEN EQUIPMENT REFER TO EQUIPMENT SCHEDULE, SHEET A5.1.
16. REFER TO INTERIOR DESIGN DRAWINGS FOR CASEWORK DIMENSIONS.

FLOOR PLAN LEGEND

- XXX — DOOR TAG - SEE SHEET A7.1
- X — WINDOW TAG - SEE SHEET A7.1
- WX.X — WALL ASSEMBLY TAG - SEE SHEET A7.0
- XXX — STOREFRONT TAG - SEE SHEET A7.1
- XX.XXX — KEYNOTE TAG; SEE KEYNOTES LIST ON THIS SHEET

KEYNOTES

01.101	DASHED LINE INDICATES EXTENT OF ROOF ABOVE
03.009	LOW HEIGHT CONCRETE WALL PER LANDSCAPE. FINISH TO BE BOARD-FORM CONCRETE. SEE LANDSCAPE SHEETS FOR MORE INFORMATION
05.001	COLUMNS PER PRE-ENGINEERED METAL BUILDING STRUCTURE, TYP. COLUMNS TO BE EXPOSED AND PAINTED. WHERE EXTERIOR, PAINT TO BE EXTERIOR-GRADE
08.001	OVERHEAD SECTIONAL GLASS DOOR WITHIN STOREFRONT ASSEMBLY, SEE STOREFRONT SCHEDULE FOR MORE INFORMATION
08.005	EXTERIOR ROLL-UP DOOR, SEE DOOR SCHEDULE FOR MORE INFORMATION
11.006	REFRIGERATOR OWNER SELECTED, CONTRACTOR INSTALLED
12.010	ADA-HEIGHT COUNTER, OPEN SPACE UNDERNEATH TO COMPLY WITH KNEE AND TOE CLEARANCES PER 5/A8.0
12.015	CABINETS, OWNER SELECTED AND CONTRACTOR INSTALLED

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VISALIA CHRISTIAN REFORMED CHURCH

MULTI-PURPOSE HALL & SITE IMPROVEMENTS

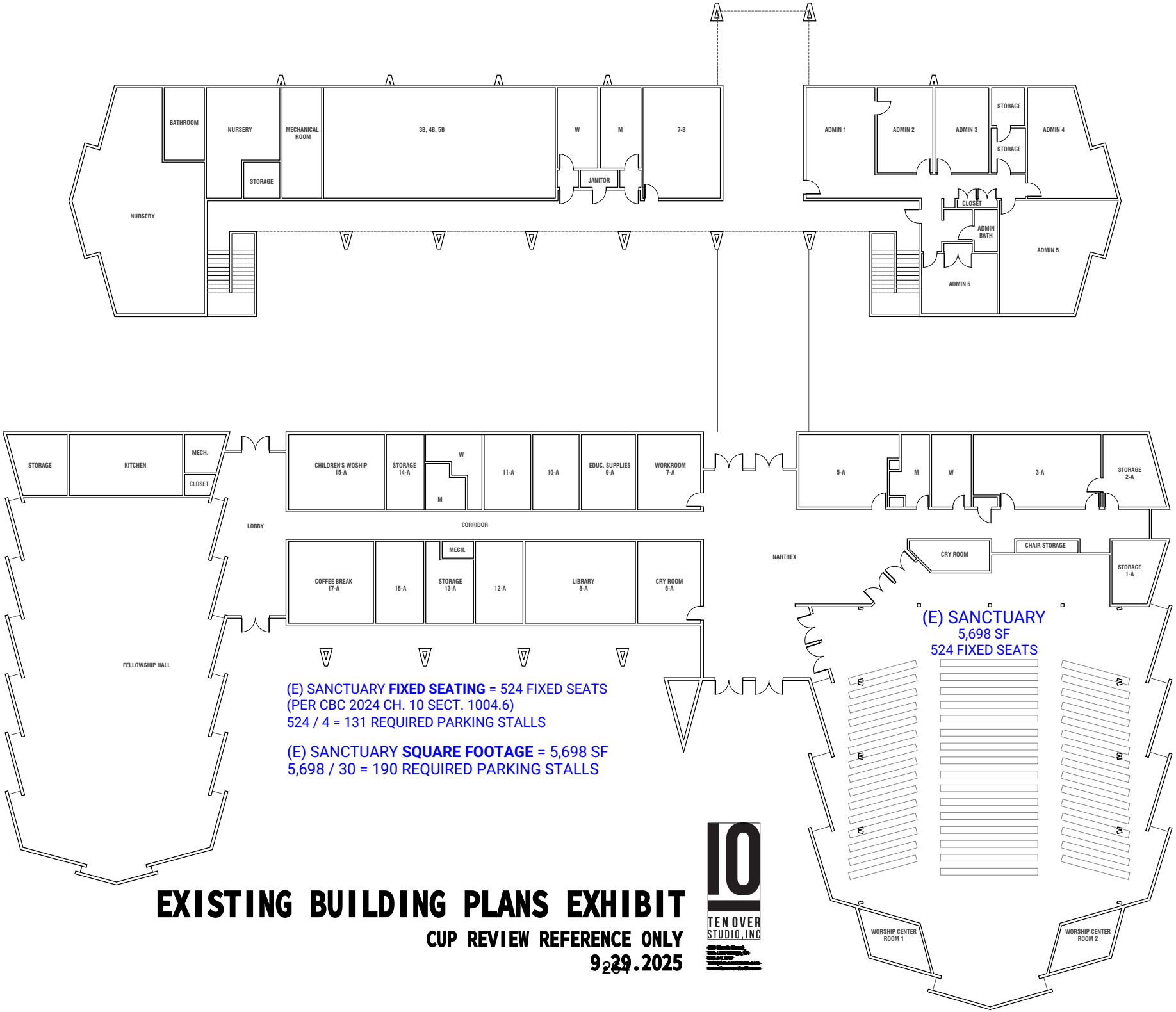
1030 S. LINWOOD STREET, VISALIA, CA 93277

PROJ #: 2023-008
DRWN BY: NM
CHKD BY: JD

NO.	DATE	SUBMITTAL
1	250402	BUILDING
2	250713	CUP
3	250929	CUP

FLOOR PLAN

A2.0



(E) SANCTUARY **FIXED SEATING** = 524 FIXED SEATS
(PER CBC 2024 CH. 10 SECT. 1004.6)
524 / 4 = 131 REQUIRED PARKING STALLS

(E) SANCTUARY **SQUARE FOOTAGE** = 5,698 SF
5,698 / 30 = 190 REQUIRED PARKING STALLS

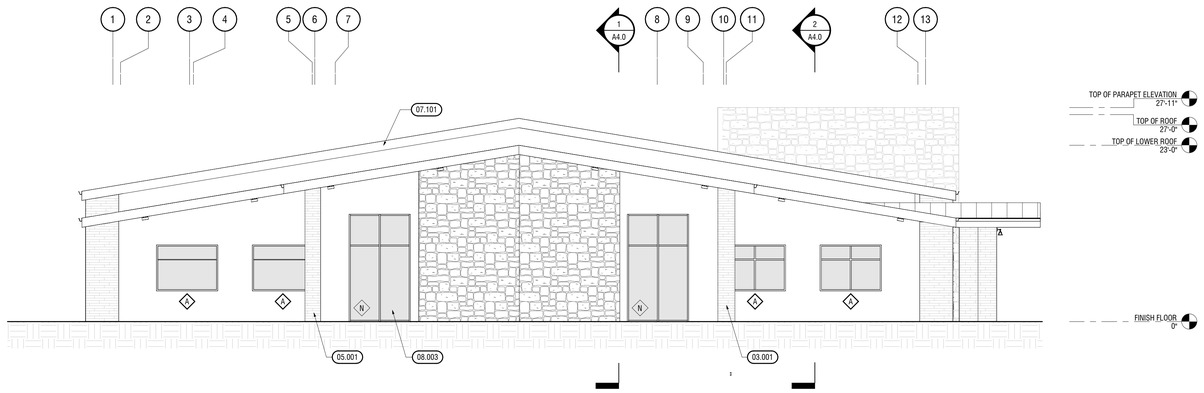
EXISTING BUILDING PLANS EXHIBIT

CUP REVIEW REFERENCE ONLY

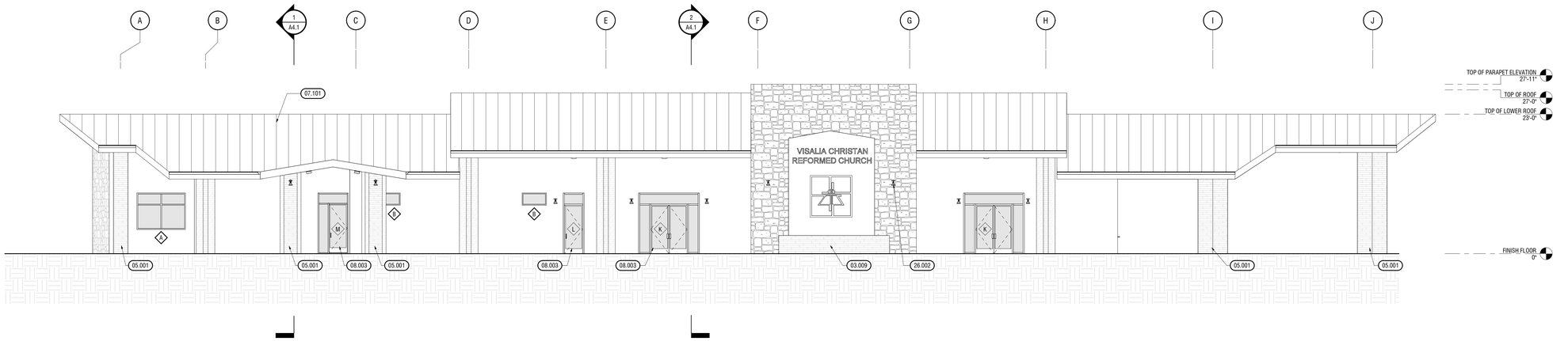
9.29.2025

TEN OVER STUDIO, INC

EXHIBIT C



2 **WEST ELEVATION**
1/8" = 1'-0"



1 **SOUTH ELEVATION**
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. EXTERIOR FINISHES AND COLORS SHALL BE VERIFIED WITH THE OWNER PRIOR TO APPLICATION, WHETHER SPECIFIED ON THE PLANS OR NOT.
2. PROVIDE FLASHING AND COUNTERFLASHING PER CBC 1707 AT CHIMNEYS, PARAPETS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, ROOF TO WALL INTERSECTIONS, AND ANY OTHER VERTICAL TO HORIZONTAL INTERSECTIONS TO MAINTAIN A WEATHER AND WATER TIGHT ENVELOPE. FLASHING AND COUNTERFLASHING SHALL BE MIN. 26 GA. GALV. METAL. PAINT ALL GALV. METAL MATERIAL TO MATCH ADJACENT MATERIAL
3. GUTTER AND DOWNSPOUTS SHALL BE INSTALLED ON ALL ROOF AREAS UNO. ALL GUTTERS SHALL BE GALVANIZED METAL OR ALUMINUM, PAINTED TO MATCH FASCIA. DOWNSPOUTS SHALL BE PAINTED TO MATCH ADJACENT WALL FINISH UNO AND TIED INTO UNDERGROUND DRAINAGE. REFER TO GRADING/DRAINAGE PLAN (IF PROVIDED) FOR ADDITIONAL INFORMATION
4. GUTTERS SHALL INCLUDE AN INTEGRAL MEANS OF PREVENTING ACCUMULATION OF LEAVES AND DEBRIS.

EXTERIOR ELEVATION LEGEND

STONE VENEER, OWNER SELECTED

BRICK VENEER, OWNER SELECTED

STUCCO, OWNER SELECTED

STANDING SEAM METAL ROOF,
OWNER SELECTED

KEYNOTES

03.001	CONCRETE BASE FOR PRE-ENGINEERED METAL BUILDING STRUCTURE, TYPICAL. SEE PEMB DRAWINGS.
03.009	LOW HEIGHT CONCRETE WALL PER LANDSCAPE. FINISH TO BE BOARD-FORM CONCRETE. SEE LANDSCAPE SHEETS FOR MORE INFORMATION
05.001	COLUMNS PER PRE-ENGINEERED METAL BUILDING STRUCTURE, TYP. COLUMNS TO BE EXPOSED AND PAINTED. WHERE EXTERIOR, PAINT TO BE EXTERIOR-GRADE
07.101	STANDING SEAM METAL ROOF OVER FULL COVERAGE HIGH-TEMP ICE AND WATER SHIELD UNDERLAYMENT, SEAMS AT 24" O.C., 24 GAUGE. COLOR TO BE DARK GRAY SELECTED BY ARCHITECT
08.003	EXTERIOR FOLDING GLASS PARTITION WITHIN STOREFRONT/CURTAINWALL ASSEMBLY, SEE STOREFRONT/CURTAINWALL SCHEDULE FOR MORE INFORMATION
26.002	EXTERIOR WALL SCONCE, DARK SKY COMPLIANT & DOWN FACING. SEE ELECTRICAL PLANS FOR MORE INFORMATION

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7.31.2025
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VISALIA CHRISTIAN REFORMED CHURCH

MULTI-PURPOSE HALL & SITE IMPROVEMENTS

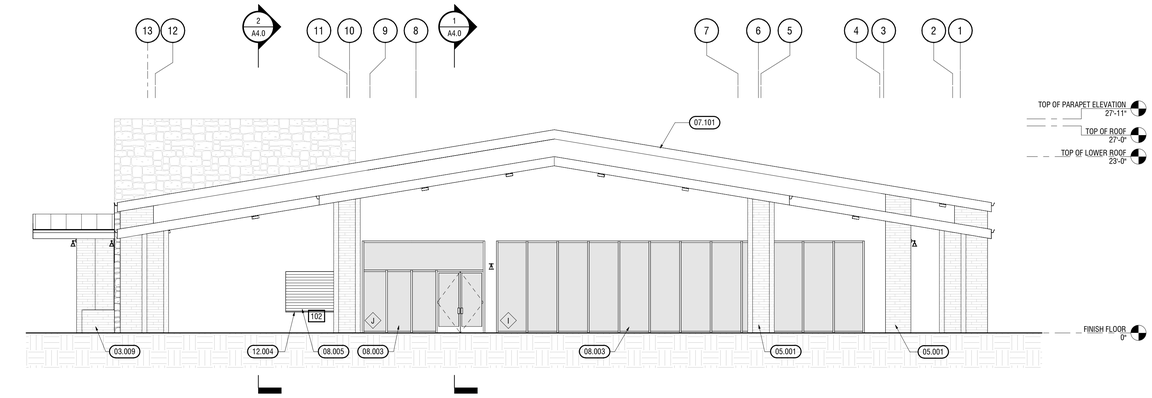
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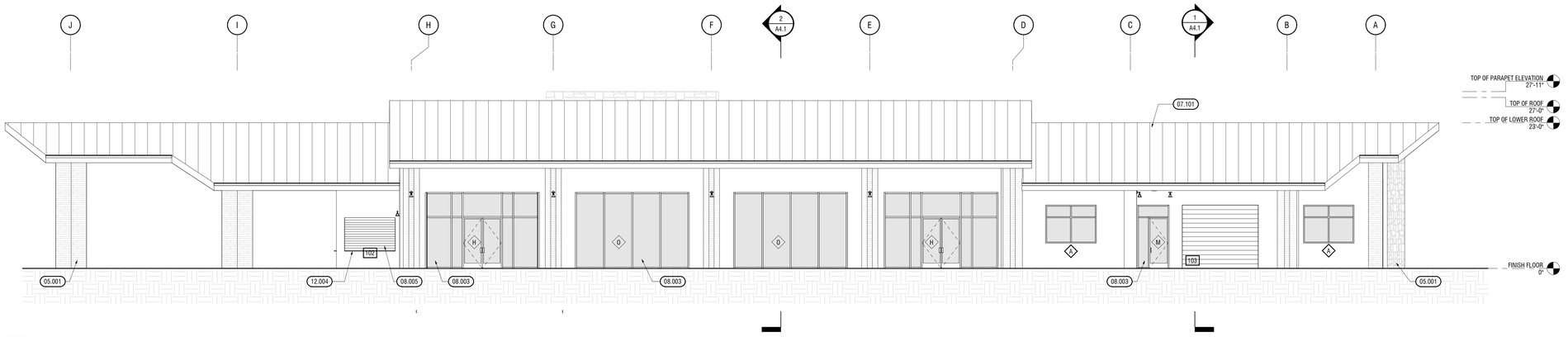
NO.	DATE	SUBMITTAL
1	250402	BUILDING
2	250713	CUP
3	250929	CUP

ELEVATIONS

A3.0



2 **EAST ELEVATION**
1/8" = 1'-0"



1 **NORTH ELEVATION**
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. EXTERIOR FINISHES AND COLORS SHALL BE VERIFIED WITH THE OWNER PRIOR TO APPLICATION, WHETHER SPECIFIED ON THE PLANS OR NOT.
2. PROVIDE FLASHING AND COUNTERFLASHING PER CBC 1707 AT CHIMNEYS, PARAPETS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, ROOF TO WALL INTERSECTIONS, AND ANY OTHER VERTICAL TO HORIZONTAL INTERSECTIONS TO MAINTAIN A WEATHER AND WATER TIGHT ENVELOPE. FLASHING AND COUNTERFLASHING SHALL BE MIN. 26 GA. GALV. METAL. PAINT ALL GALV. METAL MATERIAL TO MATCH ADJACENT MATERIAL
3. GUTTER AND DOWNSPOUTS SHALL BE INSTALLED ON ALL ROOF AREAS UNO. ALL GUTTERS SHALL BE GALVANIZED METAL OR ALUMINUM, PAINTED TO MATCH FASCIA. DOWNSPOUTS SHALL BE PAINTED TO MATCH ADJACENT WALL FINISH UNO AND TIED INTO UNDERGROUND DRAINAGE. REFER TO GRADING/DRAINAGE PLAN (IF PROVIDED) FOR ADDITIONAL INFORMATION
4. GUTTERS SHALL INCLUDE AN INTEGRAL MEANS OF PREVENTING ACCUMULATION OF LEAVES AND DEBRIS.

EXTERIOR ELEVATION LEGEND

STONE VENEER, OWNER SELECTED

BRICK VENEER, OWNER SELECTED

STUCCO, OWNER SELECTED

STANDING SEAM METAL ROOF,
OWNER SELECTED

KEYNOTES

03.009	LOW HEIGHT CONCRETE WALL PER LANDSCAPE. FINISH TO BE BOARD-FORM CONCRETE. SEE LANDSCAPE SHEETS FOR MORE INFORMATION
05.001	COLUMNS PER PRE-ENGINEERED METAL BUILDING STRUCTURE. TYP. COLUMNS TO BE EXPOSED AND PAINTED. WHERE EXTERIOR, PAINT TO BE EXTERIOR-GRADE
07.101	STANDING SEAM METAL ROOF OVER FULL COVERAGE HIGH-TEMP ICE AND WATER SHIELD UNDERLAYMENT, SEAMS AT 24" O.C., 24 GAUGE. COLOR TO BE DARK GRAY SELECTED BY ARCHITECT
08.003	EXTERIOR FOLDING GLASS PARTITION WITHIN STOREFRONT/CURTAINWALL ASSEMBLY, SEE STOREFRONT/CURTAINWALL SCHEDULE FOR MORE INFORMATION
08.005	EXTERIOR ROLL-UP DOOR, SEE DOOR SCHEDULE FOR MORE INFORMATION
12.004	EXTERIOR BAR COUNTERTOP @ 34" AFF TO ACT AS WINDOW SILL AT OVERHEAD ROLLING WINDOW PER WINDOW SCHEDULE.

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MULTI-PURPOSE HALL & SITE IMPROVEMENTS

VISALIA CHRISTIAN REFORMED CHURCH
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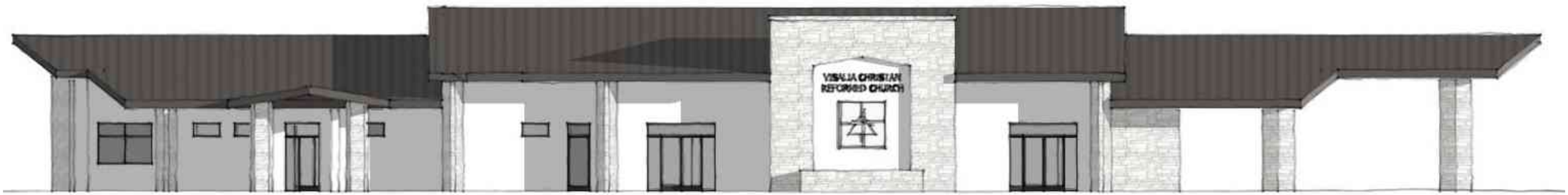
PROJ #: 2023-008
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CHKD BY: JD

NO.	DATE	SUBMITTAL
1	250402	BUILDING
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3	250929	CUP

NOT FOR CONSTRUCTION

ELEVATIONS

A3.1



SOUTH



WEST



NORTH



EAST

COLORED EXTERIOR ELEVATION EXHIBIT

CUP REVIEW REFERENCE ONLY
9.29.2025

VISALIA CHRISTIAN REFORMED CHURCH
MULTI-PURPOSE HALL
1030 S. LINWOOD STREET, VISALIA, CA 93277

TEN OVER STUDIO, INC

EXHIBIT D

TEN OVER STUDIO, INC

VISALIA CHRISTIAN REFORMED CHURCH MULTI-PURPOSE HALL & SITE EXPANSION - CUP OPERATIONAL STATEMENT

Overview

Visalia Christian Reformed Church (VCRC), located at 1030 S. Linwood, Visalia, CA 93277, is an established place of worship serving the greater Visalia community. The church is applying for conditional use permit for the construction of a new multi-purpose building on its existing property. The multi-purpose building will support the continued mission of VCRC to provide fellowship, and community services in a manner that is respectful to the surrounding neighborhood.

The intent of this project is not to hold worship services in the Sanctuary concurrent with full occupancy of the new Multi-Purpose Building or Administrative building. In some cases the **Existing Sanctuary building, Existing Administrative building, and New Multi-Purpose Hall** will be occupied concurrently. However, the occupants within each building are only a fraction of the occupant load from the Sanctuary. The occupant load on site shall not exceed the maximum allowable occupants in the Sanctuary. The new Multi-Purpose Building shall provide the same uses that were held in the now demolished Chapel that previously occupied the parcel on the corner of Linwood and Tulare. The site parking and trip generation data has been calculated based on the current maximum occupant load of the existing Sanctuary, which has not changed.

Current and Anticipated Uses *(per building)*

1. Existing Sanctuary building

- **Primary Use**: Weekly Sunday worship services, typically between 8:30 a.m. and 12:30 p.m.
- **Attendance**: Anticipated average attendance of 300-400 per service.
- **Additional Services**: Special services on Christian holidays (Christmas, Easter, Good Friday, Thanksgiving, etc.), weddings, funerals, and occasional midweek evening services.
- **Additional Uses**: Ministry teams, fellowship groups, leadership meetings, and prayer groups, using classroom. Members participating in these uses are occupants that are accounted for as a part the **Primary Use** and are not additional occupants above what is calculated in the Sanctuary.

2. Existing Administrative building

- **Administrative Offices**: Standard weekday office hours Monday–Friday 9 a.m. to 5 p.m. for church staff.
- **Counseling / Pastoral Care**: By appointment, generally during weekday business hours.
- **Sunday School / Catechism Classes**: Conducted before or after worship services.
- **Nursery and Children's Ministry**: Operated during regular worship hours.

3. New Multi-Purpose Hall

- **Church Meetings**: Congregational meetings
- **Special Events**: Church-sponsored programs such as concerts, seasonal festivals, outreach events, and guest speakers.
- **Kitchen / Fellowship Hall**: Light food preparation and service for receptions, luncheons, and church-sponsored events.
- **Youth Groups / Bible Studies**: Held in evenings during the week, generally Wednesday between 5 p.m. and 8 p.m.

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Facility Operation

- **Days/Hours of Operation**:
  - Worship services: Primarily Sunday mornings; occasional evenings.
  - Education and ministry programs: Weekdays and evenings, typically ending by 8:30 p.m.
  - Office hours: Monday–Friday, 9:00 a.m.–5:00 p.m.
- **Traffic and Parking**:
  - Peak traffic expected on Sundays and during special events.
  - Existing/proposed parking facilities are designed to accommodate the maximum occupant load of the existing sanctuary.
  - New multi-purpose facility will not be used concurrent with the existing Sanctuary, such that the parking for each space is not additional. i.e. for a wedding, guests will sit in the Sanctuary for the ceremony, and guests will be relocated to the new multi-purpose hall. The intent of this project is not to hold worship services in the Sanctuary concurrent with full occupancy of the new Multi-Purpose Building or Administrative building
- **Noise / Neighborhood Impacts**:
  - Activities are primarily indoors.
  - Outdoor activities (e.g., picnics, youth events, seasonal gatherings) will be occasional and conclude by early evening.

Future Potential Uses

To ensure clarity for long-term planning and flexibility in serving the community, the new multi-purpose and associated facilities may be used for:

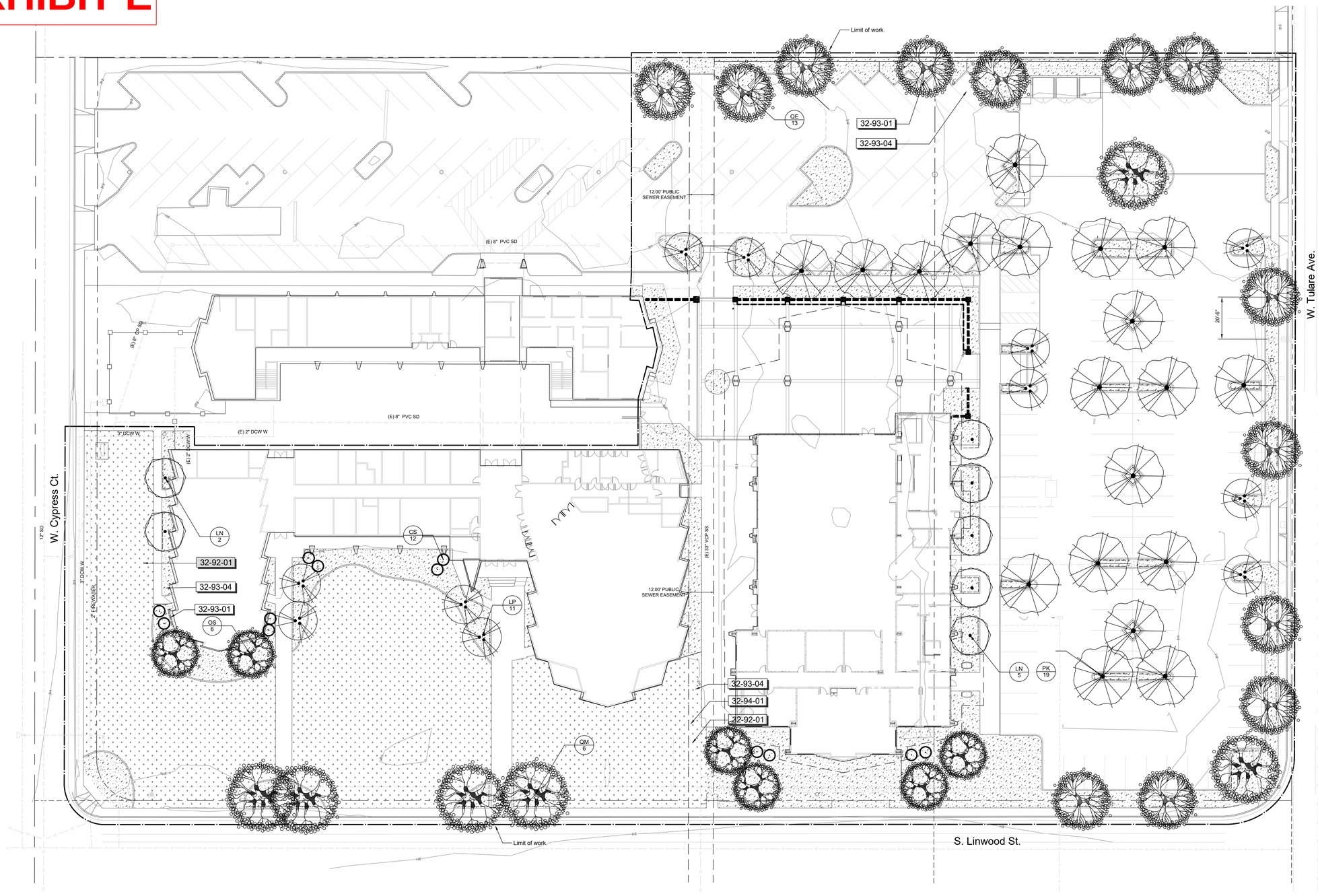
- **Expanded Worship Services**: Additional Sunday or weekday services as the congregation grows.
- **Community Outreach**: Hosting non-profit meetings or community support groups consistent with the church's mission.
- **Educational Programs**: Vacation Bible School, after-school programs, or parenting/financial workshops.
- **Emergency Response**: VCRC does not anticipate using the new Multi-Purpose Hall for Emergency Response or shelter for the unhoused during the cold winter months. However, the congregation may allow the space act as a temporary gathering point during natural disasters or community emergencies, in coordination with the City.

Summary

The new multi-purpose building is intended primarily for related religious and community activities. While the church anticipates steady growth in attendance and programming, all uses will remain consistent with the mission of VCRC as a faith-based, non-profit organization serving Visalia and its surrounding neighborhoods. Activities will be respectful of adjacent uses, with careful attention to parking, traffic circulation, and noise management

Ten Over Studio, Inc.
805.541.1010
539 Marsh Street
San Luis Obispo, CA
info@tenoverstudio.com
tenoverstudio.com

EXHIBIT E



NORTH

0 20 40 60 80 feet

1" = 20'

811 Know what's below. Call before you dig.

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info@tenoverstudio.com
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LICENSED LANDSCAPE ARCHITECT
TYSON CARROLL AUG
STATE OF CALIFORNIA
Signature
4-30-26
Renewal Date
10-17-25
Date

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VISALIA CHRISTIAN REFORMED CHURCH

MULTI PURPOSE HALL & SITE IMPROVEMENTS

1030 S. LINWOOD STREET, VISALIA, CA 93277

PROJ #:	24014_WA
DRWN BY:	TC
CHK'D BY:	TC

DATE	SUBMITTAL
25.03.07	PERMIT SUBMITTAL 1
25.08.01	PERMIT SUBMITTAL 2
25.10.17	PERMIT SUBMITTAL 3

Tree & Materials Plan

L 6.0

Tree Legend

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	USE	WUCOLS	STYLE	CA NATIVE	CANOPY	QTY
TREES										
	CS	Cupressus sempervirens Italian Cypress	15 gal	Evergreen	Accent Tree	Low	Standard	No	6'	12
	LP	Lagerstroemia indica 'Purple Tower' Purple Tower Crape Myrtle	15 gal	Deciduous	Accent Tree	Low	Standard	No	20'	11
	LN	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	15 gal	Deciduous	Accent Tree	Low	Standard	No	20'	7
	OS	Olea europaea 'Swan Hill' Swan Hill Fruitless Olive	15 gal	Evergreen	Specimen Tree	Low	Multi	Yes	25'	6
	PK	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	15 gal	Deciduous	Parking Lot Tree	Low	Standard	No	30'	19
	QM	Quercus agrifolia Coast Live Oak Multi-Trunk	24"box	Evergreen	Specimen Tree	Low	Multi	Yes	35'	6
	QE	Quercus engelmannii Engelmann Oak	24"box	Evergreen	Screen Tree	Low	Standard	Yes	30'	13

Materials Legend

SYMBOL	CODE	DESCRIPTION	QTY
TURF AND GRASSES			
	32-92-01	'La Prima' Bermuda seed from Hancock Seed Co. or approved equal. See below for the following application ratios; a. 'La Prima' Bermuda seed @ 3lbs. per 1,000 sq. ft. b. Wood cellulose fiber @ 40 lbs. per 1,000 sq. ft. c. Fertilizer for the soils report @ 5 lbs. per 1,000 sq. ft. d. Plantago or approved equal @ 2 lbs. per 1,000 sq. ft.	24,401 sf
PLANTING			
	32-93-01	18" linear root barriers shall be installed within eight feet (8`) of any pavement. Linear root barriers shall be by Deep Root model number 18-2. Install per manufacturer`s specifications and recommendations. See planting detail.	1,625 lf
	32-93-04	5" Thick layer of Screened Orchard Mulch. Contact West Coast Sand & Gravel at 559. 802.1150. See specifications for further information.	25,104 sf
PLANTING ACCESSORIES			
	32-94-01	Permaloc aluminum landscpe edgning. 1/8" x 4" ProSlide; color- black. Install per manufacturer`s specifications and recommendations. See planting detail.	11 lf

Notes:
1 - Graphic quantities take precedence over written quantities
2 - All trees 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.

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www.tenoverstudio.com

LICENSED LANDSCAPE ARCHITECT
TYSON CARROLL No. 6383
Signature
4-30-26
Renewal Date
10-17-25
Date
STATE OF CALIFORNIA

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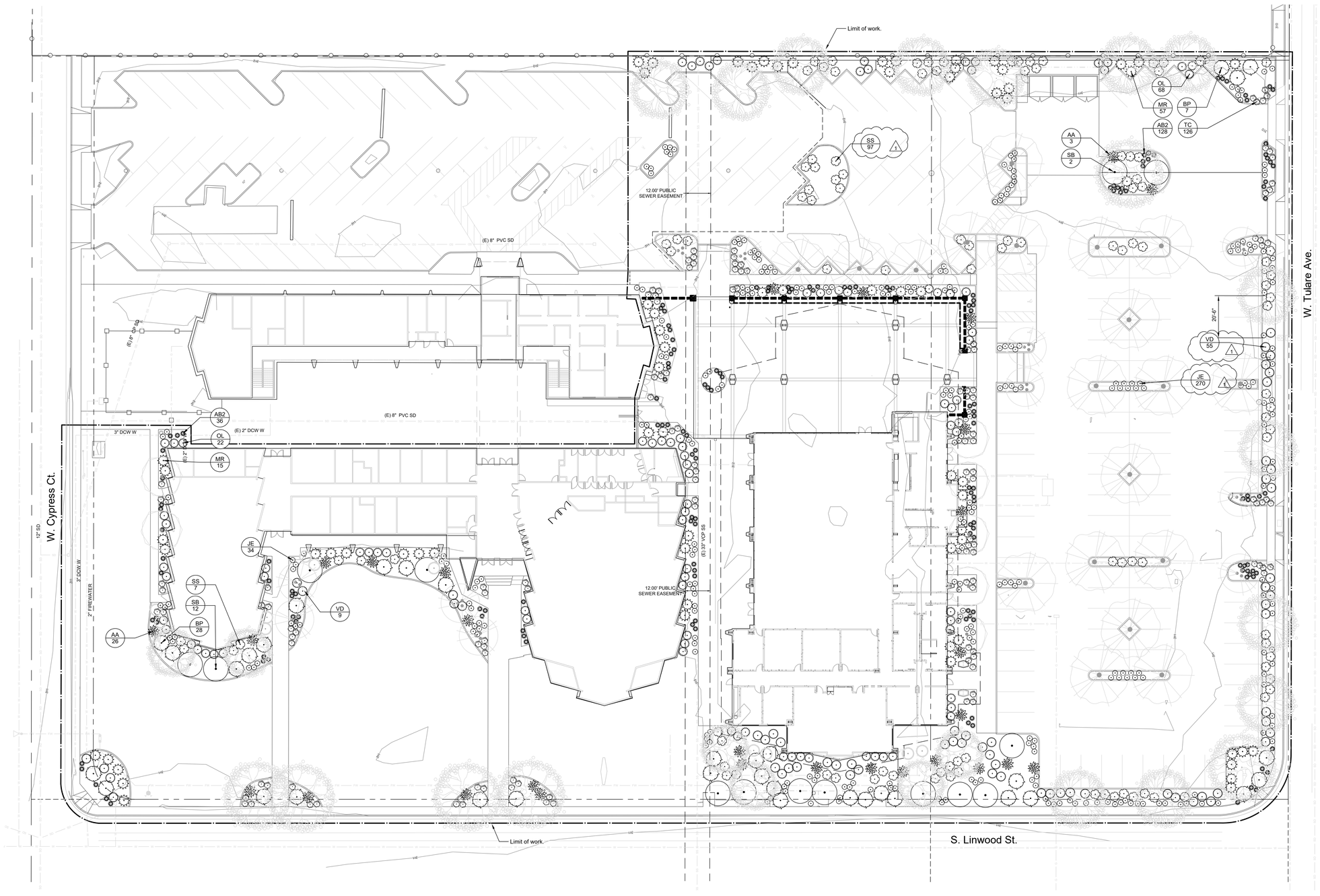
VISALIA CHRISTIAN REFORMED CHURCH
MULTI PURPOSE HALL & SITE IMPROVEMENTS
1030 S. LINWOOD STREET, VISALIA, CA 93277

PROJ #:	24014_WA
DRWN BY:	TC
CHK'D BY:	TC

DATE	SUBMITTAL
25.03.07	PERMIT SUBMITTAL 1
25.08.01	PERMIT SUBMITTAL 2
25.10.17	PERMIT SUBMITTAL 3

Tree & Materials Legends

L 6.1



	SS	Salvia greggii 'Furmans Red' Furman's Red Autumn Sage	1 gal	Evergreen	Low	Yes	104
	SB	Salvia x 'Bee's Bliss' Bee's Bliss Sage	1 gal	Evergreen	Low	Yes	14
	TC	Teucrium cossonii majoricum Germander	1 gal	Evergreen	Low	No	126
	VD	Verbena lilacina 'De la Mar' De la Mar Lilac Verbena	1 gal	Evergreen	Low	Yes	64

Notes:

1- Graphic symbols take precedence over written quantities. Contractor to verify total quantities.

2- Plant quality shall be as prescribed in the details and specifications. Any plant not meeting such requirement shall be removed from the site and replaced at no cost to the Owner or Landscape Architect.

3- 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.

4- 10% of the parking lot shall be landscape per the City of Visalia Municipal Code
a. Total parking lot sq. footage: 25,651 sq. ft.
b. 10% of total parking lot sq. footage: 2,555 sq. ft.
c. Total parking lot sq. footage: 10,156 sq. ft.
d. Total parking lot landscape: 39.6%

5- A 3' hedge was planted around the parking lot along screening the street.

Shrub Legend 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	WUCOLS	CA NATIVE	QTY
SHRUBS							
	AA	Agave attenuata Foxtail Agave	5 gal	Evergreen	Low	No	29
	AB2	Agave x 'Blue Glow' Blue Glow Agave	2 gal	Evergreen	Very Low	No	164
	BP	Baccharis pilularis 'Pigeon Point' Pigeon Point Coyote Brush	1 gal	Evergreen	Low	Yes	35
	JE	Juncus effusus Soft Rush	1 gal	Evergreen	Low	Yes	304
	MR	Muhlenbergia rigens Deer Grass	1 gal	Evergreen	Very Low	Yes	72
	OL	Olea europaea 'Montra' Little Ollie® Olive	5 gal	Evergreen	Low	No	90

NORTH

0 20 40 60 80 feet

1" = 20'

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LICENSED LANDSCAPE ARCHITECT TYSON CARROLL No. 6383 STATE OF CALIFORNIA

Signature
4-30-26
Renewal Date
10-17-25
Date

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VISALIA CHRISTIAN REFORMED CHURCH

MULTI PURPOSE HALL & SITE IMPROVEMENTS

1030 S. LINWOOD STREET, VISALIA, CA 93277

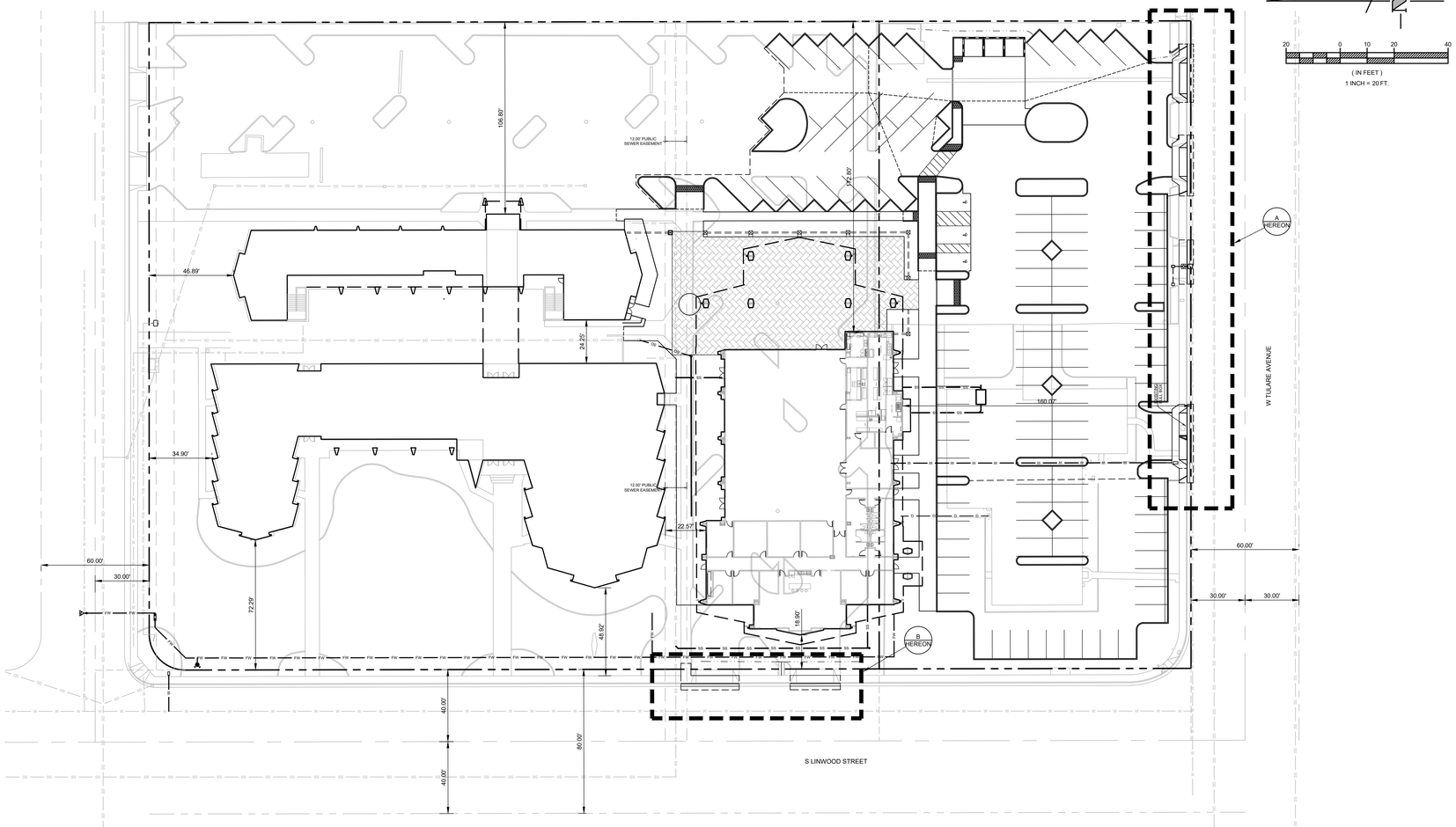
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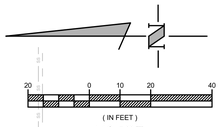
DATE	SUBMITTAL
25.03.07	PERMIT SUBMITTAL 1
25.08.01	PERMIT SUBMITTAL 2
25.10.17	PERMIT SUBMITTAL 3

Shrub Plan

L 7.0

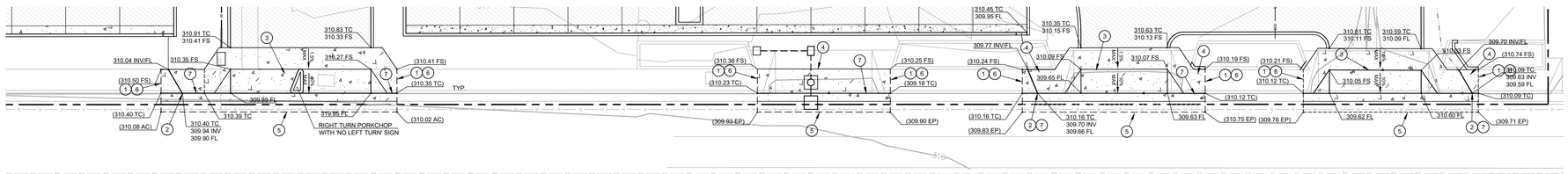
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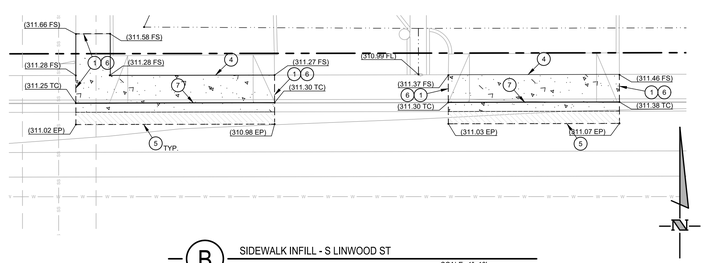
SPECIFIC CONSTRUCTION NOTES:

#		DETAIL/ SHEET
1	MATCH EXISTING. CONTRACTOR TO VERIFY. MATCH LOCATION AND ELEVATION PRIOR TO CONSTRUCTION TO ENSURE THEY ARE CONSISTENT WITH PLAN AND THAT SLOPES MEET AGENCY REQUIREMENTS. CONTACT ENGINEER IF CONFLICTS ARE DISCOVERED.	
2	INSTALL SIDEWALK DRAIN PER CITY STND DETAIL. CONTRACTOR TO VERIFY, BY POTHOLING OR OTHER METHODS THE EXISTING FLOW LINE ELEVATION AND LOCATION. CONTACT ENGINEER IF MINIMUM PIPE SLOPE IS NOT ACHIEVABLE OR IF DISCREPANCIES ARE DISCOVERED.	D-20/C-4.1
3	CONSTRUCT DRIVEWAY APPROACH PER CITY STND DETAIL.	C-25/C-4.1
4	CONSTRUCT SIDEWALK PER CITY STND DETAIL.	C-11/C-4.1
5	SAWCUT AND REMOVE EXISTING AC/CONCRETE PAVING 18 INCHES MINIMUM FROM FACE OF CURB AND AT LEAST 6 INCHES INTO A COMPETENT STRUCTURAL SECTION. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL. CONSTRUCT ASPHALT CONCRETE (AC) PAVING (HEAVY TRAFFIC) PER DETAIL.	C/C-4.2
6	CONNECT TO EXISTING CONCRETE SIDWALK WITH CONCRETE COLD JOINT PER CITY STND DETAIL.	C-34/C4.2
7	INSTALL CURB AND GUTTER PER CITY STND DETAIL.	C-5/C-4.2



A SIDEWALK INFILL - W TULARE AVE

SCALE: 1"=10'



B SIDEWALK INFILL - S LINWOOD ST

SCALE: 1"=10'

TEN OVER STUDIO, INC
539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

ENGINEER OF RECORD:
REGISTERED PROFESSIONAL ENGINEER SCOTT T. STEVENS No. 39256 CIVIL STATE OF CALIFORNIA

DATE:

ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 39256

VISALIA CHRISTIAN REFORMED CHURCH

MULTI-PURPOSE HALL & SITE IMPROVEMENTS

1030 S. LINWOOD STREET, VISALIA, CA 93277

PROJ #:	24024
DRWN BY:	ES / JS
CHK'D BY:	ZTS

DATE	SUBMITTAL
25.03.03	PERMIT SUBMITTAL I

STREET REPAIRS

C-1.1

Environmental Document #2025-35

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 2025-25
PROJECT TITLE

The project site is located at 1030 South Linwood Street (APN: 087-050-018, 020)
PROJECT LOCATION - SPECIFIC

Visalia
PROJECT LOCATION - CITY

Tulare
COUNTY

A request by Neil Miller to amend Conditional Use Permit to develop a 15,039 square foot multi-purpose building and parking field in association with a church campus, on two parcels totaling 4.70 acres, within the QP (Quasi-Public) 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

Visalia Christian Reformed Church, 1030 South Linwood Street, Visalia CA 93227, 209-625-0444, kyleg@sqr1.net
NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Ten Over Studio, Attn: Neil Miller, 539 Marsh Street, San Luis Obispo CA 93401, 805-541-1010, neilm@tenoverstudio.com
NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

☐ Ministerial - Section 15073
☐ Emergency Project - Section 15071
☒ Categorical Exemption - Section 15332, Infill Development
☐ Statutory Exemptions- State code number:

Project consists of a request to develop a 15,039 square foot multi-purpose building and parking field in association with a church campus in the QP (Quasi-Public) Zone. The project is exempt as it is located on a site less than 5 acres, complies with all applicable zoning regulations through the Conditional Use Permit process, is within City Limits, has no value as habitat of importance, will not result in any significant effects to the environment, and can be adequately served by all required utilities and public services.
REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner
CONTACT PERSON

(559) 713-4443
AREA CODE/PHONE

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291

Site Plan Review

June 4, 2024

Site Plan Review No. 2024-063:

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 **April 03, 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

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291

Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE April 3, 2024

SITE PLAN NO. 2024-063

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

☑ Conditional Use Permit Amendment (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: April 3, 2024

SITE PLAN NO:	2024-063
PROJECT TITLE:	Visalia Christian Reformed Church
APPLICANT:	Neil J. Miller
LOCATION TITLE:	NE corner of W. Tulare Ave. + S. Linwood St.
APN TITLE:	087-050-020 & 087-050-018
GENERAL PLAN:	Public/Institutional
ZONING:	QP (Quasi Public)

Planning Division Recommendation:

☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Conditional Use Permit Amendment (CUP)
- Phasing Plan
- Lot Line Adjustments (LLA)
- Parking Analysis (may be required)

PROJECT SPECIFIC INFORMATION: October 18, 2022

1. A Conditional Use Permit Amendment (CUP) shall be required for the proposed expansion of the church facility.
2. The submittal shall include at least the following:
    a. Site Plan
    b. Phasing Plan
    c. LLA identifying merger or movement of parcel boundaries
    d. Operational Statement
    e. Floor Plans
    f. Elevations
    g. Tentative Landscaping Plan (min. 10% of the parking lot areas are landscaped)
    h. Parking analysis may be required to meet the parking demand per service
3. Parking for a Church is detailed in VMC 17.34.020.D.1 as one parking space for every four permanent seats in the principal assembly area or room, or one parking space for every thirty (30) square feet of building area, whichever is greater.
4. If the monument sign is proposed to be animated, it should be included with the entitlement and show compliance with VMC 17.48.080.E "General sign standards – Electric Copy."
    a. Otherwise ensure that the movement of the monument sign does not conflict with the existing bus stop on S. Linwood St.
5. Comply with the requirements of the other departments.

Notes:

1. **The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.**
2. **Prior to completion of a final building inspection for a project, a signed MWELO Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELO standards.**

Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

17.19 Mixed Use Zones

17.30 Development Standards

17.32.080 Maintenance of landscaped areas

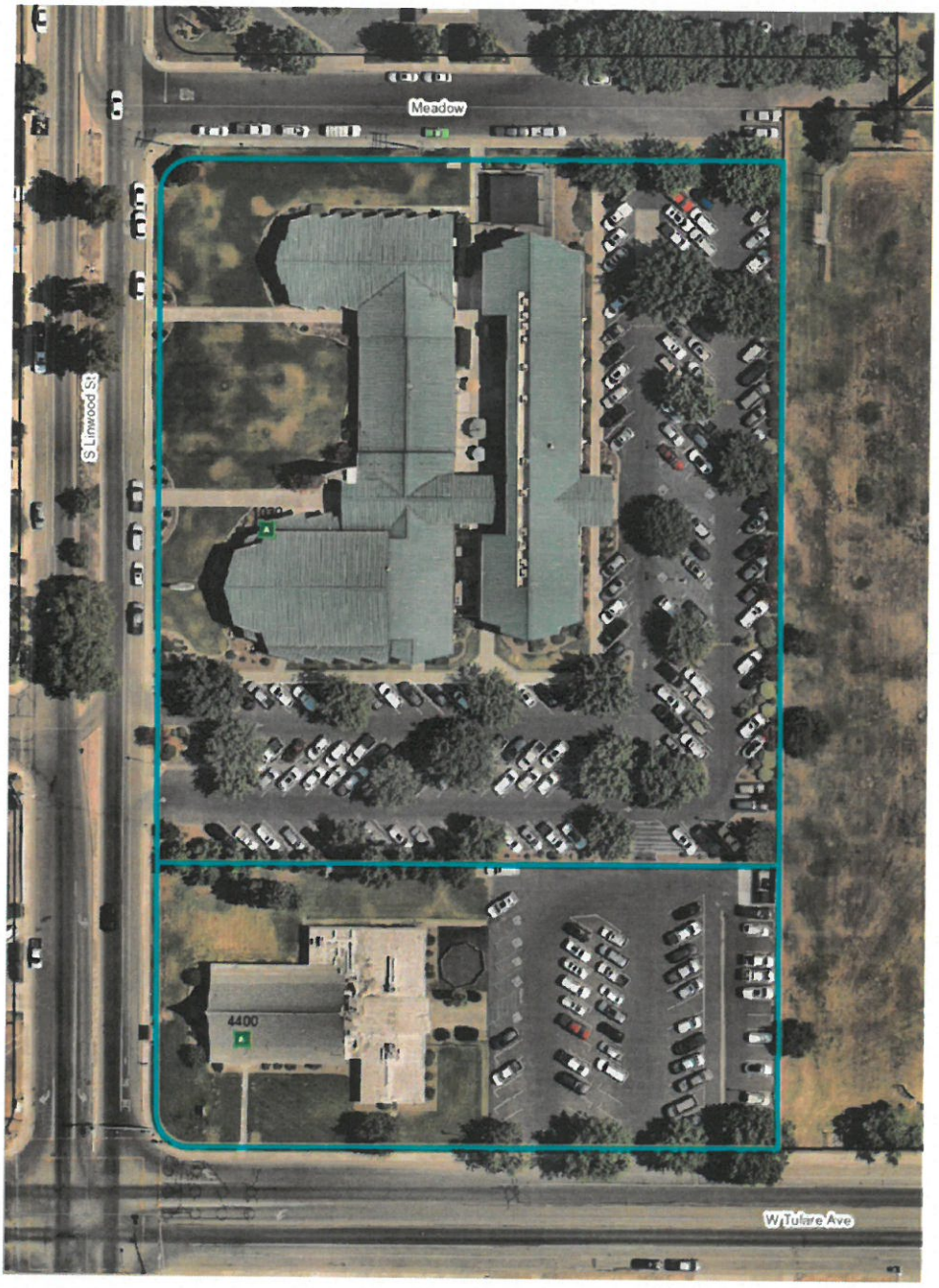
17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

17.52 Quasi-Public Zone

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

☐ Lupe Garcia	713-4197
☐ Keyshawn Ford	713-4268
☒ Edelma Gonzalez	713-4364
☐ Sarah MacLennan	713-4271
☐ Luqman Ragabi	713-4362

ITEM NO: 5 DATE: APRIL 3RD, 2024

SITE PLAN NO.:	**24-063**
PROJECT TITLE:	**VISALIA CHRISTIAN REFORMED CHURCH**
DESCRIPTION:	**THE PROJECT PROPOSES TO EXPAND AND ENHANCE THE EXISTING VISALIA CHRISTIAN REFORMED CHURCH.**
APPLICANT:	**NEIL J MILLER**
PROP OWNER:	**CH-FIRST CHRISTIAN REFORMED OF VIS**
LOCATION:	**NEC OF W. TULARE & S. LINWOOD ST**
APN:	**087-050-020 & 087-050-018**

SITE PLAN REVIEW COMMENTS

☒ REQUIREMENTS (indicated by checked boxes)

☒ Install curb return with ramp, with ***35'*** radius; ***PER CITY STD.***

☒ Install curb; ☒ gutter ***IN-KIND WITH REMOVAL OF EXISTING DRIVE APPROACHES***

☒ Drive approach size: ***36"MIN*** ☐ Use radius return; ***PER COMMERCIAL DRIVE APPROACH STD***

☒ Sidewalk: ***MATCH EXISTING*** width; ☐ parkway width at ***SIDEWALK ADJACENT TO CURB ON TULARE AND LINWOOD. REPLACE IN-KIND WITH REMOVAL OF EXISTING DRIVE APPROACHES***

☒ 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. ***CURB RETURN AT INTERSECTION OF LINWOOD AND TULARE. ACCESSIBLE PEDESTRIAN PATH BEHIND PROPOSED DRIVE APPROACH.***

☒ 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. ***COLLECT ONSITE AND CONNECT TO CITY SD INFRASTRUCTURE***

☒ 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. ***AT TIME OF CIVIL DESIGN***
☒Install landscape curbing (typical at parking lot planters). ***ONSITE PER DESIGN***
☒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. ***AS NECESSARY FOR OFFSITE AND ONSITE IMPROVEMENTS.***
☐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. ***Development will be subject to impact fees due at time of building permit issuance. Credit will be provided with the demolition of the existing chapel.***

2. ***There is an existing 33" SS main that goes through the parcel located just south of the existing sanctuary. At time of building permit, the site plan needs to show existing utility easement location. The building footprint and any proposed improvements to be installed outside of the easement area, including landscape trees.***

3. ***Project is required to install a 35-foot radius curb return at the NEC of Tulare and Linwood. Right-of-way dedication will be required with the installation of City Std. curb return.***

4. ***The developer will be required to remove existing drive approaches on Linwood St. that will no longer be utilized with new site layout and install curbs, gutters, and sidewalks.***

5. ***Storm water drainage cannot be focused/directed to sheet flow over and across pedestrian sidewalks. Proposed drive approach on Tulare to comply with City Std. commercial drive approach. Pedestrian access easement will be required for pedestrian paths behind the drive approach that encroach on private property.***

6. ***Coordinate with City staff for LLA requirements and processing fees.***

7. *Site plan does not have dimensions for parking and pedestrian paths. Comply with city parking lot standards PK-1 through PK-5 and state accessibility requirements.*

8. *Site plan does not show accessible parking stalls for the new parking facility. Provide accessible parking stalls for all facilities on site, this includes the proposed cover parking.*

9. *Provide onsite accessible pedestrian path complying with CBC 11B-206.2.2.*

10. *For improvements to existing buildings, 20% of improvements cost needs to go towards "Path of Travel" upgrades.*

11. *Comply with 11B-250 and provide 4" vertical separation between circulation paths and vehicular ways.*

12. *Comply with City Std. C-32 for drive approach location, as shown, the proposed drive approaches on Tulare Ave. do not comply with City Standards. Refer to Traffic Safety Division for additional comments.*

13. *A grease interceptor will be required to be installed if there is going to be onsite cooking.*

14. *A building permit is required, standard plan check and inspection fees will apply.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-063**
Date: **04/03/2024**

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:**08/19/2023**)
(Project type for fee rates:**INSTITUTIONAL/CHURCH**)

☒ Existing uses may qualify for credits on Development Impact Fees. **INSTITUTIONAL/CHURCH**

FEE ITEM	FEE RATE
☐ Groundwater Overdraft Mitigation Fee	
☒ Transportation Impact Fee	**TBD**
☒ Trunk Line Capacity Fee	**TBD**
☒ Treatment Plant Fee	**TBD**
☐ Sewer Front Foot Fee	
☐ Storm Drain Acq/Dev Fee	
☐ Park Acq/Dev Fee	
☐ Northeast Specific Plan Fees	
☐ Waterways Acquisition Fee	
☐ Public Safety Impact Fee: Police	
☐ Public Safety Impact Fee: Fire	
☒ Public Facility Impact Fee	**TBD**
☐ 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.

Edelma Gonzalez

Edelma Gonzalez

SPR 24063
VISALIA CHRISTIAN REFORMED CHURCH
087050020

City of Visalia
Building: Site Plan Review Comments

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

- [x] A building permit will be required. FOR EACH BUILDING — *For information call (559) 713-4444*
- [x] 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:

- [x] Meet State and Federal requirements for accessibility for persons with disabilities.
- [x] 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 UPGRADE.
- [ ] 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.
- [x] A demolition permit & deposit is required. — *For information call (559) 713-4444*
- [x] Obtain required permits from San Joaquin Valley Air Pollution Board. — *For information call (661) 392-5500*
- [x] 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: BASED ON TYPE OF CONSTRUCTION, USE OF SPACE AND OCCUPANT LOAD, BUILDINGS MAY BE PROTECTED WITH FIRE SPRINKLERS AND FIRE ALARM SYSTEM. ON-SITE COOKING REQUIRES A TYPE I HOOD AND INGROUND GREASE INTERCEPTOR. PROVIDE (EV) CHARGING AND ACCESSIBLE PARKING. ASSEMBLY BUILDINGS WITH AN OCCUPANT LOAD GREATER THAN 300 SHALL BE DESIGNED AS A RISK CATEGORY III BUILDING.

VAL CARCIA 4/2/24.

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 Item # Site Plan # APN:	April 2, 2024 5 24063 087050020

- 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

- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2022 CFC 507.5.1, App B and C

- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2022 CFC §507, App B and C.

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

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2022 CFC 503.1.1)
    - 20 feet width, exclusive of shoulders (No Parking)
    - More than 26 feet width, exclusive of shoulders (No Parking one side)
    - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- Buildings or portions of buildings with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved **fire apparatus access road** capable of accommodating fire department aerial apparatus.
    - Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
    - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
    - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

- Approved **No PARKING – FIRE LANE signs** shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2022 CFC 503.3/ D103.6



- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2022 CFC §912 and VMC 8.20.010 subsection C103.4

- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 912.4.1

- 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

- 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.

- All exterior risers, drain/test valves and backflow devices shall be protected from unauthorized tampering by approved means. Protection method shall be indicated on building plans. 2022 CFC 903.3.8.4.1

Corbin Reed
Fire Marshal



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

Date: 04/02/24
Item: 5
Site Plan: SPR24063
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:
ample lighting around property to help deter crime

☑ Traffic Concerns:
Traffic flow on Tulare possibly causing backup at the round about

☑ Surveillance Issues:
interiro/exterior surveillance issues to help deter crime

☑ Line of Sight Issues:
low perimeter shrubs to help deter transients from loitering/setting up camp

☑ Other Concerns:
enroll/participation in the Trespass Enforcement Program

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 3, 2024

ITEM NO: 5 **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: SPR24063 ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: VISALIA CHRISTIAN REFORMED CHURCH
APPLICANT: NEIL J Miller - Applicant
APN: 087050020
LOCATION: SANCTUARY & MULTI PURPOSE BUILDING

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 (see additional comments below). 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 improvments needed in concurrence with TIF.

Additional Comments:

- See City of Visalia Design Standard C-32 Drive Approach Locations. Tulare Ave is a collector status roadway. Driveways are required to be a minimum of 200-ft from intersection; and driveways are required to be no closer than 250-ft apart. Proposed driveways as shown on site plan do not comply with C-32. Consolidate into one driveway.

- Provide the trip generation of the added sanctuary expansion combined with the multi purpose building and compare with the trip generation of the existing building planned to be removed. Depending on size of increase in trips, additional traffic information/study may be required.

Leslie Blair

Leslie Blair

City of Visalia
7579 Ave. 288, Visalia, CA 93277
Public Works
(559) 713-4465 Fax (559) 713-4501

SITE PLAN REVIEW DATE: 4/2/2024

WASTEWATER COLLECTIONS AND PRETREATMENT DIVISION (QUALITY ASSURANCE)
SITE PLAN REVIEW COMMENTS

SITE PLAN REVIEW NO: 24063

PROJECT NAME: VISALIA CHRISTIAN REFORMED CHURCH

THE PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE):

- [x] SUBMISSION OF WASTEWATER DISCHARGE PERMIT APPLICATION/QUESTIONAIRRE/OTHER REGULATORY FORMS
  - FORM REQUIRED FSE Questionnaire
  - FORM REQUIRED _____
  - FORM REQUIRED _____
- [ ] INSTALLATION OF SAND AND GREASE INTERCEPTOR
- [x] INSTALLATION GREASE INTERCEPTOR
- [x] OTHER Grease Trap
- [ ] SITE PLAN REVIEWED-NO COMMENTS

CONTACT THE WASTEWATER DEPARTMENT AT (559) 713-4466 OR BEN.LITWACK@VISALIA.CITY, IF YOU HAVE ANY QUESTIONS.

COMMENTS

SEE ATTACHED

DATE REVIEWED: 4/2/2024

City of Visalia
7579 Ave. 288, Visalia, CA 93277
Public Works
(559) 713-4465 Fax (559) 713-4501

FOOD SERVICE ESTABLISHMENT WASTEWATER SURVEY

- This survey must be filled out completely. **Please write N/A (not applicable) if the requested information does not apply.**
- The survey must be signed by an official company representative, who is authorized to sign such documents.
- If assistance in completing this questionnaire is needed, please contact:

Mike Thullen
Industrial Waste Inspector
Email: Mike.thullen@visalia.city
Phone: (559) 713-4468

- Please return survey via email to Mike.Thullen@visalia.city, and hand deliver or mail original to:

City of Visalia, WCP
Attention: Mike Thullen
7579 Ave 288
Visalia, CA 93277

Contact Information:

A. Applicant Name: _____
B. Doing Business As: _____
C. City of Visalia Business License Number: _____
D. Owner Name(s): _____
E. Business Address: _____
F. Business Phone Number: _____
G. Mailing Address: _____
H. Alternate Phone Number: _____
I. Email Address: _____
J. Website: _____
K. Designated Representative and Signatory at the facility that has been authorized and can sign for all correspondence and reports. All correspondence from the City will be sent to this person.

Name/Title: _____

Address: _____

Phone Number: _____

L. Facility Contact During Inspections

Name/Title: _____

Phone number: _____ Email: _____

Facility Information:

M. Please check all descriptions that apply to your facility.

Type of Food Service Establishment	Location
( ) Fast Food Restaurant	( ) Stand-Alone Restaurant
( ) Full Service Restaurant	( ) Strip Mall
( ) Doughnut Shop	( ) Mall/Food Court
( ) Coffee Shop	( ) School
( ) Supermarket/Grocery Store	( ) Religious Institution
( ) Convenience Store/Mini Mart	( ) Amusement Park
( ) Ice Cream/Smoothie Shop	( ) Hospital
( ) Deli/Sandwich shop	( ) Nursing home
( ) Meat Processor	( ) Hotel
( ) Bakery	( ) Supermarket
( ) Cafeteria	( ) Office Building
( ) Other:_____	( ) Other:_____

N. Please check all the equipment currently in your facility

Food Processing Equipment		Kitchen Equipment	
	QTY		QTY
( ) Deep Fryer		( ) Dishwasher	
( ) Char broiler		( ) Pre-rinse sink	
( ) Griddle		( ) Mop	
( ) Grill		( ) Floor drains	
( ) Oven		( ) Garbage disposal	
( ) Rotisserie		( ) Other _____	
( ) Stove			
( ) Other			

O. Number of employees/shift:_____ Number of shifts/day: _____

P. Outdoor seating capacity:_____ Indoor seating capacity: _____

Q. Please provide the following information for hours of operation.

Day	Hours of Operation	24 Hours	Approximate Number of Meals Served Daily
Monday		( ) Yes ( ) No	
Tuesday		( ) Yes ( ) No	
Wednesday		( ) Yes ( ) No	
Thursday		( ) Yes ( ) No	
Friday		( ) Yes ( ) No	
Saturday		( ) Yes ( ) No	
Sunday		( ) Yes ( ) No	

R. Grease Removal Device Information

( ) Indoor Trap	( ) Outdoor Interceptor	( ) No grease removal device

S. What is the capacity of the grease interceptor/grease trap? _____

T. How frequently is the interceptor/grease trap cleaned? _____

U. Date of last cleaning? _____

V. Company or firm who performs grease interceptor maintenance and pumping:

Name: _____

Address: _____

Telephone Number: _____Email Address: _____

W. Do you have a waste oil container for recycling used cooking oil? ( ) Yes ( ) No

X. If yes, what is the frequency that it is pumped? _____

Y. If yes, name of company or firm that pumps and disposes of your used cooking oil:

Name: _____

Address: _____

Telephone Number: _____ Email Address: _____

Z. Certification

By signing below, I certify that I have examined and am familiar with the information submitted in the attached document and under penalty of law; the submitted information is true, accurate, and complete. I am aware there are penalties for submitting false information, including the possibility of fine.

Name (Please Print)	Title
Signature	Date

City Use Only	
Survey Received Date	Received by

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

24063

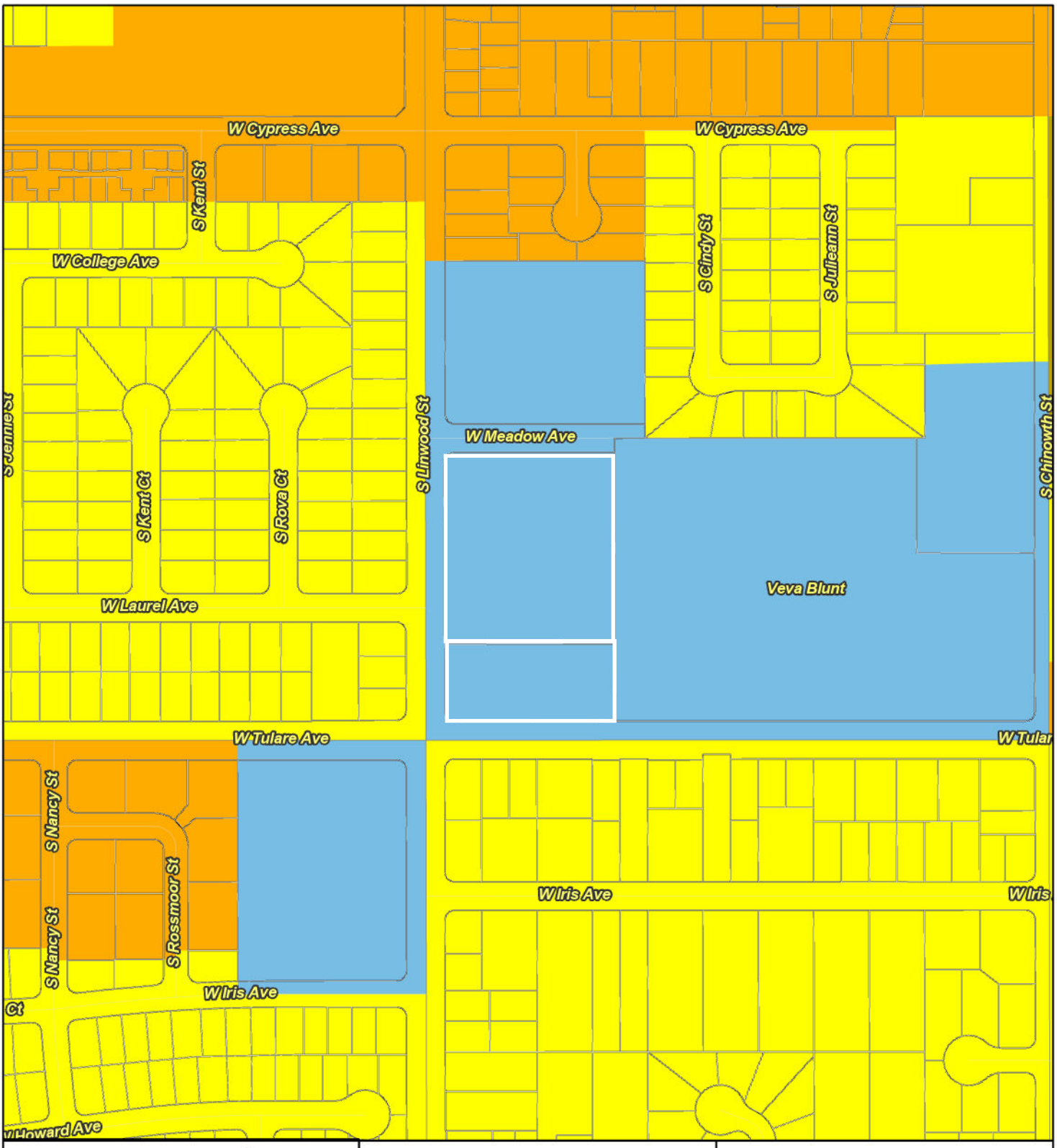
April 3, 2024

	No comments.
XX	See comments below
XX	Revisions required prior to submitting final plans. See comments below.
	Resubmittal required. See comments below.
XX	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
XX	ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
XX	Customer must provide combination or keys for access to locked gates/bins
XX	Type of refuse service not indicated.
	Location of bin enclosure not acceptable. See comments below.
XX	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.
XX	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
XX	Bin enclosure gates are required
	Hammerhead turnaround must be built per city standards.
	Cul - de - sac must be built per city standards.
XX	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
XX	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.
XX	Customer will be required to roll container out to curb for service.
XX	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.
XX	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

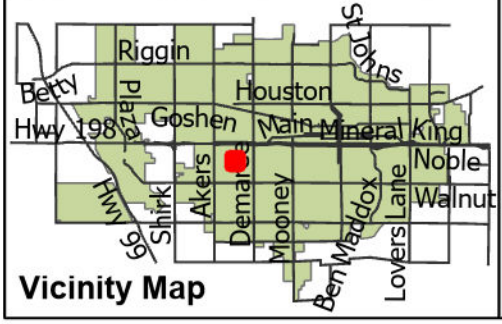
Solid waste collection services will include trash, recycling, and organic recycling, per the State of California's mandatory recycling laws (AB341 & AB1826). Customer to identify placement of a city standard (R1/R2) single bin and an (R3/R4) double bin enclosures, both set for STAB load collections. Enclosure gates are required and must swing 180 degrees, clearing all curbing. Cane bolts must be set beyond 90 degrees to secure gates when opened.

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338
Nathan Garza, Solid Waste, 559-713-4532


W Cypress Ave
W Cypress Ave
S Kent St
W College Ave
S Cindy St
S Julieann St
S Jennie St
S Linwood St
W Meadow Ave
S Chinowth St
S Kent Ct
S Rova Ct
Veva Blunt
W Laurel Ave
W Tulare Ave
S Nancy St
S Nancy St
S Rossmoor St
W Iris Ave
W Iris Ave
Ct
W Howard Ave
Riggin
Goshen
Berry
Plaza
Shirk
Akers
Noble
Hwy 198
Mineral King
Demaree
Walnut
Mooney
Ben Maddox
Lovers Lane
St Johns
Hwy 99
Vicinity Map
General Plan
Land Use Map
Public Institutional
Residential High Density
Residential Low Density
Residential Medium Density
VISALIA
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W
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S


W Cypress Ave
S Bollinger Ct
S Kent St
W College Ave
W College Ct
S Cindy St
S Julieann St
W Fairview Ave
S Chinowth St
W Meadow Ave
S Kent Ct
S Rova Ct
S Linwood St
W Laurel Ave
W Tulare Ave
W Westgate Ave
S Nancy St
S Rossmoor St
W Iris Ave
W Howard Ct
W Howard Ave
Vicinity Map
Riggin
Betty
Goshen
Houston
Hwy 198
Main
Noble
Mineral King
Shirk
Akers
Dem
ee
Caldwell
Mooney
Ben Maddox
Lovers Lane
St Johns
Plaza
Hwy 99
Zoning Map
0
0.03
0.05
0.1 Miles
QP Quasi-Public
R-1-5 Single-family Residenital
R-M-2 Multi-family Residenital
VISALIA
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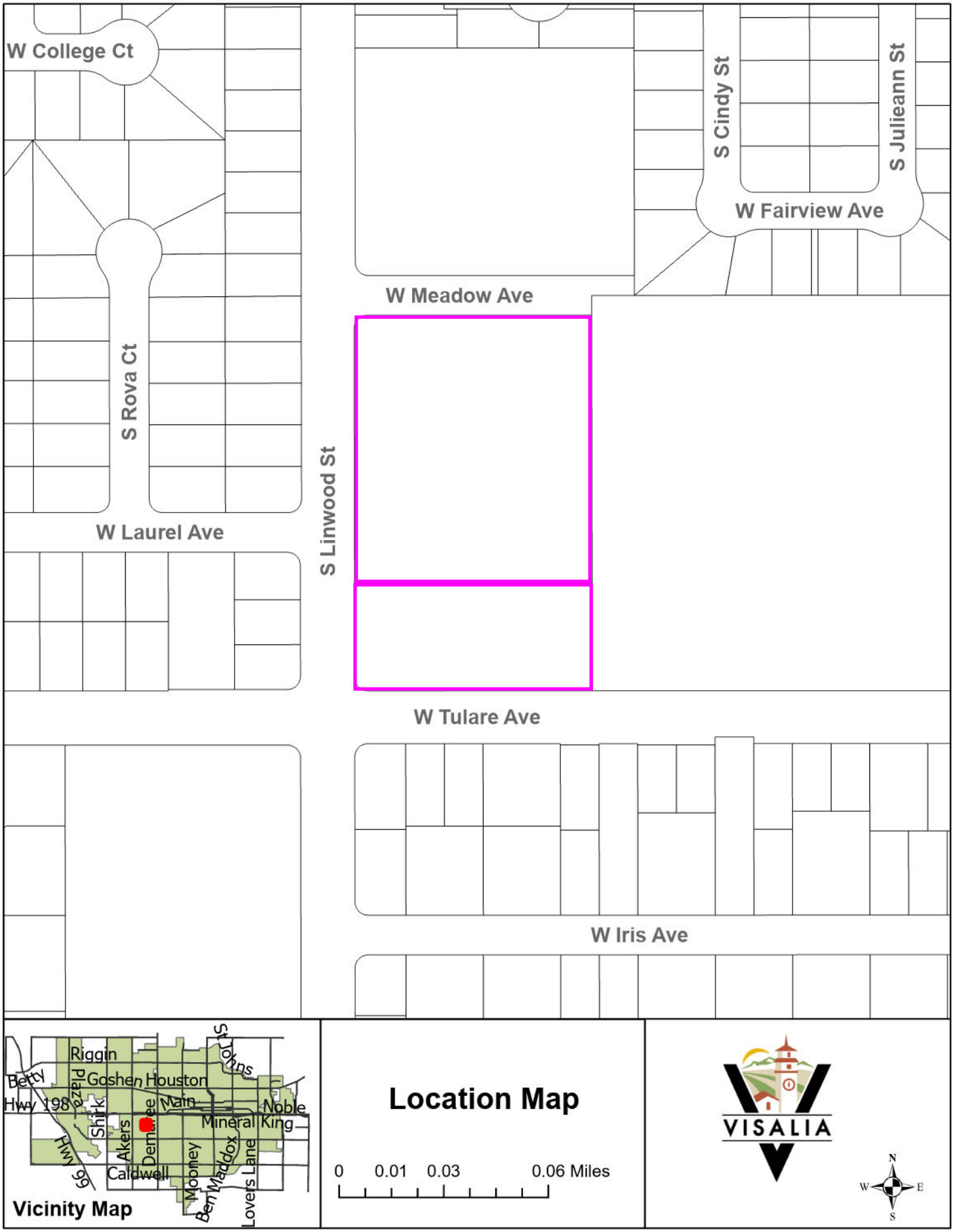




Aerial Map

0 0.02 0.04 0.08 Miles

VISALIA


W College Ct
S Cindy St
S Julieann St
W Fairview Ave
W Meadow Ave
S Rova Ct
S Linwood St
W Laurel Ave
W Tulare Ave
W Iris Ave
Vicinity Map
Riggin
Betty
Plaza
Goshen
Houston
Hwy 198
Shirk
Akers
Demaree
Main
Noble
Mineral King
Hwy 99
Caldwell
Mooney
Ben Maddox
Lovers Lane
Johnson
Location Map
0 0.01 0.03 0.06 Miles
VISALIA
N
W
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S

REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 27, 2025

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

SUBJECT: **Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605:** A request by D.R. Horton to subdivide 46.13 acres into a 293-lot single-family residential subdivision, including a portion containing private streets and gated access, and including additional lots for private parks and landscape / lighting district lots, to be located in the R-1-5 and R-M-2 zone districts.

Tentative Parcel Map No. 2025-12: A request by D.R. Horton to subdivide 46.13 acres into four parcels to coincide with the phasing of the tentative subdivision map associated with the site, located in the R-1-5 and R-M-2 zone districts.

Location: The project is located north of the approved Pratt Family Ranch tentative subdivision map located at the northwest corner of Mooney Boulevard and Pratt Avenue. (APN: 078-010-033 & 078-110-024)

STAFF RECOMMENDATION

Staff recommends approval of the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 and Tentative Parcel Map No. 2025-12, as conditioned, based on the findings and conditions in Resolution Nos. 2025-55 and 2025-56. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance, Subdivision Ordinance, and the Pratt Family Ranch Specific Plan.

RECOMMENDED MOTION

I move to adopt Resolution No. 2025-55 approving Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605.

I move to adopt Resolution No. 2025-56 approving Tentative Parcel Map No. 2025-12.

PROJECT DESCRIPTION

Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605: The Tentative Subdivision Map is a request to subdivide 46.13 acres into a 293-lot residential subdivision consisting of detached dwelling units (see Exhibit "A"). The subdivision map is located with the City's Urban Growth Boundary Tier III. Although the City has only met the thresholds for growth within Tier II, this map may be considered based on the prior completion of a Development Agreement and approval of a Specific Plan, which encompasses land planning between Tiers II and III.

The housing development at this site was anticipated in the scope of the Pratt Family Ranch Specific Plan, which was reviewed by the Planning Commission on August 14, 2023, and adopted by the City Council on September 5, 2023 (see Exhibit "C" for the Specific Plan's adopted land use plan). The project is therefore subject to the policies and development standards contained within the Specific Plan. The entire Specific Plan is found at the website: https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=54086.

The environmental impacts associated with development and subdivision of residential uses have been assessed in the previously prepared Initial Study / Mitigated Negative Declaration (IS/MND) for the Pratt Family Ranch Specific Plan, which was also adopted by the City Council. The IS/MND No. 2023-37 (SCH Number 2023070368) was prepared to consider the impacts of a residential community with 544 dwelling units, associated infrastructure, and park improvements anticipated by the Pratt Family Ranch Specific Plan at buildout. Initial Study and Mitigated Negative Declaration No. 2023-37 can be found at the following link: https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=53970

The subdivision site is currently vacant, as is the land on all sides, though land directly to the south was entitled with the 241-lot "Tier II" Tentative Subdivision Map in 2023.

The subdivision contains two distinct lot types that are confined to different areas of the project site. The subdivision will have 91 lots sized approximately 50' x 100' (i.e., 5,000 square feet), developed as traditional single-family residential lots situated on public streets. These lots correspond to the R-1-5 / Single-family Residential zone district.

The subdivision will also have 202 lots sized approximately 38' x 72' (i.e., 2,736 square feet), developed as a Planned Unit Development (PUD) style development utilizing privately maintained roadways for access to all units within the development. The PUD will include other additional common-maintained features such as gated vehicular access, guest parking stalls, and an open space / recreation lot, all maintained by a homeowner's association (HOA). These lots correspond to the R-M-2 / Multi-family Residential zone district. Although the dwelling units are detached single-family units, the neighborhood will be developed at a density of 10 units per acre, which is consistent with the density range of the Medium Density Residential land use classification of the General Plan (10 to 15 units per acre).

The gated portion of the subdivision will be serviced by private streets measuring 42 feet in width between the roll type curbs (see Exhibit "A", Typical Street Cross Sections), with no sidewalks beyond the curbs. Outlot G provides a 0.50-acre open space park with amenities, and Outlots O and P provide 25-foot wide lots that will provide pedestrian access between the more northerly lots and the centrally located Outlot G.

The adopted Specific Plan enables deviation from the Visalia Municipal Code standards for lots within the R-M-2 zone district, and therefore does not require approval of a separate PUD entitlement. The deviations are in the forms of setbacks, private streets, gated entries, and pocket parks. These deviations are explained further in the Project Evaluation section.

Access to the subdivision will initially be from a local street (Zachary Street) that is being constricted with the recorded Pratt Family Ranch "Tier II" subdivision to the south, which was recorded earlier in 2025. Additional access points are located at points along Mooney Boulevard and Kibler Avenue (Avenue 320), which will be constructed with each adjoining phase of the subdivision.

Tentative Parcel Map No. 2025-12: The associated Tentative Parcel Map is a request to subdivide the project site into four parcels for phasing purposes (see Exhibit "B"). Phases 1 and 2 (corresponding to Parcels 1 and 2) will occur on the southerly portion of the site adjacent to the existing City limits and the previously approved and under construction "Tier II" portion of the development. Phases 3 and 4 (corresponding to Parcels 3 and 4) will occur in the northerly portion of the site. Phases 1 and 3 correspond to the larger R-1-5 zoned lots, while Phases 2 and 4 correspond to the smaller R-M-2 zoned lots within the gated private street development.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density; Residential Medium Density
City Zoning:	R-1-5 (Single-family Residential, 5,000 square foot minimum lot size); R-M-2 (Multi-family Residential, one unit per 3,000 sq ft site area)
Surrounding Zoning and Land Use:	North: County / Vacant land, St. Johns River South: R-1-5 & R-M-2 Zone / Under-construction tract subdivision (Pratt Family Ranch Tier II) East: County / Vacant land West: County / Vacant land
Environmental Review:	Mitigated Negative Declaration previously certified for the Pratt Family Ranch Specific Plan (SCH Number 2023070368)
Special Districts:	Pratt Family Ranch Specific Plan
Site Plan Review:	Subdivision Map = No. 2025-041 Parcel Map = No. 2025-202

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

Pratt Family Ranch Specific Plan (Specific Plan No. 2021-06): A request to adopt a new specific plan (Pratt Family Ranch Specific Plan) on 95.56 acres, including districts for low density residential, medium density residential, and parks and open space, and establishment of lots below minimum lot size. The specific plan contains policy language and regulations which apply to the project site. The Specific Plan was recommended for approval by the Planning Commission on August 14, 2023, and approved by City Council on September 5, 2023.

Also approved by the Planning Commission together with the Pratt Family Ranch Specific Plan was **Pratt Family Ranch "Tier II" Tentative Subdivision Map No. 5583,** a request to subdivide 49.43 acres into 247 lots for residential use and additional lots for public and private parks, landscape / lighting district lots, and private streets with gated access, to be located within the R-1-5, R-M-2, and QP zone districts. This map has since been recorded as final maps in four separate units.

PROJECT EVALUATION

Staff recommends approval of Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 based on the project's consistency with the Land Use Element of the General Plan, the Zoning and Subdivision Ordinances, and the Pratt Family Ranch Specific Plan for approval of the tentative subdivision map and tentative parcel map. The following potential issue areas have been analyzed for the proposed project.

Background on Specific Plans

Specific plans are a type of guiding and policy utilized in California jurisdictions. Whereas general plans provide context, land uses, objectives and goals for an entire jurisdiction (i.e., county-wide or city-wide), a specific plan covers part of an area covered by the general plan. When being written for a particular document, a specific plan can also include zoning regulations for the mix of land uses within it, including architectural standards if desired. Specific plans may be voluntarily initiated by one or more property owners or may be required or recommended by a general plan document.

In this instance, the project is subject to the regulations within the Pratt Family Ranch Specific Plan. No changes to the specific plan are being proposed through this proposed project. The site was subject to the creation of a specific plan based on its subjectivity to Visalia General Plan Policy LU-P-22 for sites under single ownership that span growth tier boundaries.

Specific plans are regulated by state law per Government Code Sections 65450 through 65457, and regulated by Visalia city law per Municipal Code Chapter 12.04 (see Related Plans and Policies for full text).

General Plan / Zoning Consistency

Staff finds the proposed 293-lot residential subdivision compatible to the underlying General Plan Land Use Designations of Low Density Residential and Medium Density Residential and Zoning Designations of Single-family Residential (R-1-5) and Multi-family Residential (R-M-2).

A portion of the subdivision (i.e. Phases 2 and 4) is proposed to be a Planned Unit Development based upon its utilization of private streets and common features, as well as reduced setback standards. The Specific Plan enables deviation from the Visalia Municipal Code standards for lots within the R-M-2 zone, and further allows for a PUD to be evaluated through the subdivision process, as interpreted by the City. Whereas PUDs are typically processed as separate entitlements and require the applicant to provide more design materials up front, the Specific Plan in this case already lays out this level of detail through architectural guidelines and styles and development standards. For this project, the standards proposed with the project being a PUD are recommended due to the project having well designed architectural units, inclusion of on-site open space, and inclusion of a gated entry. These features maximize benefits to the eventual residents of the development.

The project is consistent with **Land Use Policy LU-P-19** of the 2014 General Plan, which states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy." The property is located within the current (Tier 2) Urban Development Boundary, which runs parallel one-half mile north of Riggin Avenue.

Furthermore, the project can be supported based on consistency with **Land Use Policy LU-P-21**, which allows for the annexation and development of residential land within the Tier II Urban Development Boundary and subsequently the Tier III Boundary consistent with the City's Land Use Diagram.

Although the City has only met the thresholds for growth within Tier II, development of this site is consistent with **Land Use Policy LU-P-22**, which allows for annexation before development is permitted in Tier III under Policy LU-P-21. The policy explicitly allows for a project to annex and develop while the City still limiting development approvals to land within the Tier II designation, subject to approval of a master or specific plan and a development agreement.

The respective portions of the project that are within the Low Density Residential and Medium Density Residential are consistent with the respective **General Plan Land Use Policies LU-P-55 and LU-P-56**. These policies allow for residential development consistent with the Low

Density Residential designation at a density range between 2 to 10 dwelling units per gross acre and the Medium Density Residential designation at a density range between 10 to 15 dwelling units per gross acre. The product being constructed in the two designations is anticipated to be developed concurrently and by the same developer (DR Horton).

Development Agreement

In accordance with Land Use Policy LU-P-22, a Development Agreement was prepared by staff and was entered into between the City and the Applicant to facilitate "continuous growth" for the Pratt Family Ranch project that begins growth within the Tier II growth boundary and proceeds into land within Tier III. An unsigned copy of the agreement is included as Exhibit "G". The agreement was recorded on October 7, 2025.

Article II in the Development Agreement states that certain criteria shall be met before the City will process any subdivision map entitlement in the Tier III area. The intent is to ensure that the development project envisioned by the Specific Plan makes substantial progress and investment in the Tier II area, such that no portion of the Tier II area is passed over prior to the Tier III area.

Staff has reviewed the three criteria and finds that they have been satisfied, authorizing the processing of the proposed tentative subdivision map that is located in Tier III. Each of the criteria is summarized below, together with an analysis of the criteria.

Criteria	Analysis
2.1 Before the City allows for the processing of a tentative subdivision map within the portion of the Property situated within Tier III, final maps that comprise all phases and lots specified in the Pratt Family Ranch Tentative Subdivision Map No. 5583 shall be recorded with the Tulare County Recorder.	Final maps for all phases (i.e. Phases 1A, 1B, 1C, and 1D) of the Pratt Family Ranch Tentative Subdivision Map No. 5583 were recorded on May 9, 2025.
2.2 Before the City allows for the recording of a final subdivision map pertaining to any portion of the tentative subdivision map within the portion of the Property situated within Tier III, building permits for new dwelling units shall be issued for 85% of lots located in Tier II, which equates to 209 residential lots.	Although the recording of a final map could occur upon the approval of the tentative subdivision map, Condition No. 7 has been provided for the Pratt Family Ranch Tier III Tentative Subdivision Map No. 5605, which states that no final map will be recorded until Criteria 2.2 of the Development Agreement has been met which requires building permits for new dwelling units shall be issued for 85% of lots located in Tier II, which equates to 209 residential lots. This criterion has no impact on the processing of the tentative subdivision map at this time, but provides the applicant with enough lead time to ensure that construction activities are not delayed as progress is made with development in Tier II and subsequently Tier III.
2.3 A tentative subdivision map for the Tier III area can be filed and reviewed by the Site Plan Review Committee, and can subsequently be filed with the City of Visalia,	Since Criteria 2.1 has been met and Condition No. 7 has been provided to ensure compliance with Criteria 2.2, the proposed Pratt Family Ranch Tier 3 Tentative Subdivision Map No.

but cannot be scheduled for hearing until Articles 2.1 and 2.2 are met.	5605 can be scheduled for public hearing and subsequently approved.

Development Standards (Pratt Family Ranch Specific Plan)

Setbacks and development standards for the entire Pratt Family Ranch development are described below. Conformance of the development standards and any changes described herein will be enforced through Condition of Approval No. 3.

The Specific Plan (Table 4-1) and Tentative Subdivision Map (table at right side of page 1) identify two unique lot types that will be utilized in neighborhoods within the project area, summarized as follows:

- 50' x 100' (5,000 sq. ft.): Low Density Residential Designation / R-1-5 Zoning
- 38' x 72' (2,736 sq. ft.): Medium Density Residential Designation / R-M-2 Zoning

Low Density Residential, Lot size 50' x 100'

The lots measuring approximately 50' x 100' resemble City-standard R-1-5 zone district lots that would utilize standard single-family residential standards together with City standard street design.

Specific Plan Table 4-2 provides development standards for the Low Density Residential lots. In accordance with the Specific Plan adoption's original conditions of approval, City standard setbacks are utilized for the lots measuring approximately 5,000 square feet, excepting for the minimum lot size and allowing rear yards for one-story dwellings at 20-foot setback to the rear property line.

Minimum Lot Area	Front	Side	Street Side	Rear
4,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage	5-ft.	10-ft.	25-ft. for 2-story 20-ft. for 1-story

Please note some of the Low Density Residential designation lots measure slightly less than the minimum 5,000 square feet. For example, Lots 8 through 13 measure 4,950 square feet based on the actual lot dimensions of 50' x 99'. These lot sizes are acceptable given that the Specific Plan Table 4-2 has called out the minimum lot size to be 4,000 square feet.

All lots will have lot depths of 99 or 100 feet, excepting lots located on knuckle street bulbs that account for roughly 10% of the total lot count. These lots will also be required to utilize standard single-family residential setback standards but are permitted to have a 20-foot setback for front-loading garages as identified in Section 17.12.080.C of the Zoning Ordinance.

Medium Density Residential, Lot size 38' x 72'

The Medium Density Residential lots, anticipated to accommodate a detached single-family dwelling, are proposed in Phase 2 and 4. These types of lots are found within two districts of the Specific Plan (i.e. one district being in the previously approved Tier II map and the other on the proposed Tier III map). Both districts are anticipated to utilize the same product type.

Specific Plan Table 4-3 provides development standards for these lots.

The standards for the PUD development per the Specific Plan are as follows:

Minimum Lot Area	Front	Garage	Side	Street Side	Rear	Minimum rear yard sq. feet
Proposed Setbacks 2.500 sq. ft. minimum lot size	12-ft.	18-ft.	4-ft.	4-ft.	10-ft.	350 sq. ft. (35' x 10')

- Solid Waste Roll-Out Cans. City staff from both Planning and Community Preservation and Public Works Departments have worked together with the applicant to achieve a subdivision design wherein individual roll-out cans for solid waste and recyclables can be placed on the street curbs, subject to conditions of approval enforced by the HOA.

  To accommodate sufficient width for solid waste truck maneuvering, an HOA parking plan (included as Exhibit "F") designates the "alternate" street sides that will be posted for "no parking" on pick-up days.

- Private streets and gated entries. The streets serving the Medium Density Residential portion of the subdivision are proposed to be privately maintained by an HOA. No sidewalks will be installed along these private streets (refer to Exhibit "A" for a cross section for a typical private street). Public access to the subdivision will be via gated entries along Mooney Boulevard, Kibler / Avenue 320, and a local street accessed from within the subdivision.

- HOA park. A 0.50-acre park, identified as Outlot G in the subdivision map in Exhibit "A", is proposed to be centrally located and privately maintained by the HOA. Communal parking spaces are also shown around the street frontages of the park.

Medium Density Residential Building Elevations/Floor Plans

Building elevations and floor plans for the Medium Density Residential portion of the development have been previously provided to the City in 2023 with the initial preparation and submittal of the Pratt Family Ranch Specific Plan as Exhibits "D" and "E". These elevations and floor plans show that the applicant will be constructing two-story residences with three floor plans that are approximately 1,378, 1,583, or 1,775 square feet of livable space. Each floor plan has three to four bedrooms, each with three distinct design types and multiple façade colors to choose from. The proposed street facing façades will feature various forms of architectural ornamentation depending on the style chosen, such as fiber cement board & batten siding, stone veneer over stucco columns or wood columns, and foam outlooker with knee braces.

The number of plan options provided together with the architectural detail incorporated support the applicant's assertion that the development is unique and provides additional amenities above what is normally proposed. These architecture features will be standard on the frontages of all residences, and the rear sides and all second story windows of the residences will contain trim around the windows.

The dwelling units' consistency with the building elevations will be enforced through the Building Permit process. Conformance of the floor plans and elevations against the exhibits are enforced through the Specific Plan's requirement, per Ordinance No. 2023-08. This Ordinance further required that the exterior wall materials – specifically trim around the windows – be applied equally to all sides of the dwelling units where the second story windows are visible from public streets. Whereas Exhibit "D" does not illustrate the second story trim, this will be required through the previously adopted condition of approval and as Condition No. 6.

Landscape and Lighting Assessment District and Block Walls

A Landscaping and Lighting District (LLD) will be required for the long-term maintenance of the out lots, including the 1.14-acre pocket park labeled as Outlot A, and the trail and surrounding open space labeled as Outlots B, C, and L. The cost and installation of the park improvements / amenities will be the responsibility of the developer. The out lots on the perimeter of the subdivision include blocks walls, streetlights, and landscaping.

The block walls along street frontages will be typical City standard block walls. The subdivision map block wall heights will be reduced to three feet where the block wall runs adjacent to the front yard setback areas. The three-foot transition areas are applicable for the corner residential lots within the two subdivisions.

Dependency on Pratt Family Ranch Tier II Subdivision

Access to Phase 1 of the development / subdivision will be through adjoining residential development to the south, as anticipated through the Specific Plan's concept land use plan.

The Pratt Family Ranch Tier II subdivision, which is the subdivision of R-1-5 zoned property immediately to the south, established one local street stub (Zachary Street) that leads directly into the development / subdivision. Adjacent to the street is an off-street multi-purpose trail that will continue into the Tier III subdivision (on Outlots B, C, and L).

The final map for Pratt Family Ranch Phase 1A has recorded, and under the terms of the Development Agreement, this phase will be largely built out prior to the recording of Phase 1 of the Tier III subdivision.

Water Service

California Water Service has previously provided a will serve letter in association with the Pratt Family Ranch Specific Plan. The letter indicates that it will remain valid for a period of two years from the date of the letter. Consequently, the letter has expired as of September 29, 2025.

Staff has included Map Condition of Approval No. 5 requiring a valid will-serve letter being reissued to the City staff prior to the issuance of a building permit.

Housing Accountability Act (Government Code section 65589.5)

The Housing Accountability Act (HAA) requires local agencies to approve housing developments subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application was submitted. "Ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

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[1].

Staff finds that the proposed project is considered as consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and the Pratt Family Ranch Specific Plan. The lots proposed for Pratt Family Ranch Tier 3 subdivision meet density standards for the Low and Medium Density Residential land use designations and will be compatible with surrounding developed residential areas. Furthermore, the subdivision will develop a private network of local

[1] Gov. Code Section 65589.5(j)(1).

streets and improve adjacent collector and arterial public roadways, thereby facilitating increased street connectivity to accommodate future growth areas.

Subdivision Map Act Findings

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

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff 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.

GC Section 66474 Finding	Analysis
(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 and Pratt Family Ranch Specific Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision and Tentative Parcel Maps.
(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 and Pratt Family Ranch Specific Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision and Tentative Parcel Maps.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and Medium Density Residential and is developed at densities that are within the allowed ranges of the specified land use designations. This is included as recommended Finding No. 3 of the Tentative Subdivision and Tentative Parcel Maps.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and Medium Density Residential. This is included as recommended Finding No. 4 of the Tentative Subdivision and Tentative Parcel Maps.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's 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 and Tentative Parcel Maps.

(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. 8 of the Tentative Subdivision and Tentative Parcel Maps.
(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 and Tentative Parcel Maps.

Environmental Review

The project is part of the development of a specific plan area for which environmental impacts were evaluated in the Initial Study / Mitigated Negative Declaration prepared for the Pratt Family Ranch Specific Plan, certified by the Visalia City Council on September 6, 2023, by Resolution No. 2023-40. This IS/MND is being used as the environmental document for this Tentative Subdivision Map and Tentative Parcel Map.

Initial Study and Mitigated Negative Declaration No. 2023-37 (SCH Number 2023070368) disclosed that environmental impacts are determined to be less than significant with the incorporation of mitigation to address significant impacts to several resources: Agriculture, Biological Resources, Cultural Resources, Geology, Noise, and Traffic. A Mitigation Monitoring and Reporting Program adopted with the Mitigated Negative Declaration includes mitigation measures that reduce or eliminate the severity of these impacts to a level that is less than significant. This Mitigation and Monitoring Plan is included as Exhibit "H" in the staff report. Staff has recommended Condition of Approval No. 4 for the Tentative Subdivision Map and Tentative Parcel Map which states that the Mitigation and Monitoring Plan shall apply to this project.

A Traffic Conformance Analysis Memorandum (Exhibit "I") was submitted with the proposed project to confirm the proposed project's conformance with the original 2023 traffic analysis.

Initial Study and Mitigated Negative Declaration No. 2023-37 can be found at the following link: https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=53970

RECOMMENDED FINDINGS

Pratt Family Ranch Tier III Tentative Subdivision Map No. 5605

1. That the proposed location and layout of the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605, its improvement and design, and the conditions under which it will be maintained, is consistent with the policies and intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Pratt Family Ranch Specific Plan. The 46.13-acre project site, which is the site of the proposed 293 lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
2. That the proposed Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605, 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 project site does not directly abut any existing developed uses, and development standards contained within the City's Zoning Ordinance and the Pratt Family Ranch Specific Plan will address land use conflicts with future adjacent residential uses.

3. That the site is physically suitable for the proposed Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605. The project is consistent with the intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Pratt Family Ranch Specific Plan, 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 itself is designated as both Low Density Residential and Medium Density Residential, and developed at a density that is within the allowed range for Low Density Residential and Medium Density Residential development.
4. That the site is physically suitable for the proposed Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 and the project's density, which is consistent with the proposed Low Density Residential General Plan Land Use Designation while being developed at a density of 5.0 units per acre, and the proposed Medium Density Residential General Plan Land Use Designation while being developed at 10.0 units per acre. The design of the proposed subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 293-lot subdivision is designed to comply with the City's Engineering Improvement Standards and standards within the Pratt Family Ranch Specific Plan. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.
5. That the design of the proposed Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 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 293-lot subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording.
6. That the proposed location of the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 is in accordance with the Visalia General Plan and the objectives of the Zoning and Subdivision Ordinances. The proposed location of the subdivision is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. Multiple General Plan policies identify the implementation of development standards to ensure that new single-family residential development and new multi-family residential development, which can include one-family dwelling units at the prescribed General Plan density, will contribute to positive land use compatibility. The size of the property combined with the number of residential lots proposed is consistent and compatible with existing nearby residential development.
7. That there is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards. The Housing Accountability Act (Government Code Section 65589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be 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 there is no feasible way to mitigate or avoid the impact.
8. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

9. That the Initial Study and Mitigated Negative Declaration No. 2023-37 (SCH Number 2023070368) prepared and certified for the Pratt Family Ranch Specific Plan project includes the proposed residential use as depicted in the project description and shown in the conceptual use plan.
10. That no new information has arisen since certification of the Mitigated Negative Declaration that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the MND adequately addresses environmental impacts associated with this project.

Tentative Parcel Map No. 2025-12

1. That the proposed location and layout of Tentative Parcel Map No. 2025-12, its improvement and design, and the conditions under which it will be maintained, is consistent with the policies and intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Pratt Family Ranch Specific Plan. The 46.13-acre project site, which is the site of the proposed 293 lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed Tentative Parcel Map No. 2025-12, 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 project site does not directly abut any existing developed uses, and development standards contained within the City’s Zoning Ordinance and the Pratt Family Ranch Specific Plan will address land use conflicts with future adjacent residential uses.
3. That the site is physically suitable for the proposed Tentative Parcel Map No. 2025-12. The project is consistent with the intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Pratt Family Ranch Specific Plan, 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 itself is designated as both Low Density Residential and Medium Density Residential, and developed at a density that is within the allowed range for both Low Density Residential and Medium Density Residential development.
4. That the site is physically suitable for the proposed Tentative Parcel Map No. 2025-12 and the project’s density, which is consistent with the proposed Low Density Residential General Plan Land Use Designation while being developed at a density of 5.0 units per acre, and the proposed Medium Density Residential General Plan Land Use Designation while being developed at 10.0 units per acre. The design of the proposed subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 293-lot subdivision is designed to comply with the City’s Engineering Improvement Standards and standards within the Pratt Family Ranch Specific Plan. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.
5. That the design of the proposed Tentative Parcel Map No. 2025-12 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 293-lot subdivision is designed to comply with the City’s Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording.

6. That the proposed location of the Tentative Parcel Map No. 2025-12 is in accordance with the Visalia General Plan and the objectives of the Zoning and Subdivision Ordinances. The proposed location of the subdivision is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. Multiple General Plan policies identify the implementation of development standards to ensure that new single-family residential development and new multi-family residential development, which can include one-family dwelling units at the prescribed General Plan density, will contribute to positive land use compatibility. The size of the property combined with the number of residential lots proposed is consistent and compatible with existing nearby residential development.
7. That there is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards. The Housing Accountability Act (Government Code Section 65589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be 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 there is no feasible way to mitigate or avoid the impact.
8. That the design of the parcel map or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
9. That the Initial Study and Mitigated Negative Declaration No. 2023-37 (SCH Number 2023070368) prepared and certified for the Pratt Family Ranch Specific Plan project includes the proposed residential use as depicted in the project description and shown in the conceptual use plan.
10. That no new information has arisen since certification of the Mitigated Negative Declaration that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the MND adequately addresses environmental impacts associated with this project.

RECOMMENDED CONDITIONS

Pratt Family Ranch Tier III Tentative Subdivision Map No. 5605

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2025-41, incorporated herein by reference.
2. That the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 be prepared in substantial compliance with the subdivision map in Exhibit "A".
3. That development within the tentative subdivision map comply with all policies and development standards contained within the Pratt Family Ranch Specific Plan document.
4. That the mitigation measures found within the Mitigation Monitoring and Reporting Program for Mitigated Negative Declaration No. 2023-37, which are included by reference in Exhibit "H", are hereby incorporated as conditions of the Tentative Subdivision Map.
5. That prior to the issuance of any residential building permit on the site, the City shall receive a valid Will Serve Letter from the California Water Service Company.

6. That dwellings on the Medium Density Residential designated lots and having minimum 2,500 square foot lot area conform to the floor plans and elevations contained within Exhibits "D" and "E", excepting that the exterior wall materials – specifically trim around the windows – shall be applied equally to all sides of the dwelling units where such elevations are visible from public streets.
7. That a Final Map shall not be recorded until the following criteria as noted and conditioned per Article II of the Development Agreement for the Pratt Family Ranch Specific Plan, recorded October 7, 2025, is met. No final map shall be recorded until building permits for new dwelling units are issued for 85% of lots associated with the Pratt Family Ranch Tentative Subdivision Map No. 5583 located in Tier II, which equates to 209 residential lots.
8. That all applicable federal, state, regional, and city policies and ordinances be met.

Tentative Parcel Map No. 2025-12

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2025-202, incorporated herein by reference.
2. That the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 be prepared in substantial compliance with the parcel map in Exhibit "B".
3. That development within the tentative subdivision map comply with all policies and development standards contained within the Pratt Family Ranch Specific Plan document.
4. That the mitigation measures found within the Mitigation Monitoring and Reporting Program for Mitigated Negative Declaration No. 2023-37, which are included by reference in Exhibit "H", are hereby incorporated as conditions of the Tentative Subdivision Map.
5. That prior to the issuance of any residential building permit on the site, the City shall receive a valid Will Serve Letter from the California Water Service Company.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe St., 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. 2025-55 for Tentative Subdivision Map
- Resolution No. 2025-56 for Tentative Parcel Map
- Exhibit "A" – Subdivision Map
- Exhibit “B” – Parcel Map
- Exhibit “C” – Land Use Plan from Pratt Family Ranch Specific Plan
- Exhibit “D” – Floor Plans and Elevations
- Exhibit “E” – Renderings of Dwelling Units
- Exhibit “F” – HOA Parking Plan
- Exhibit “G” – Development Agreement
- Exhibit “H” –Mitigation and Monitoring Plan Mitigated Negative Declaration No. 2023-37
- Exhibit “I” – Traffic Conformance Analysis
- City Council Resolution certifying Pratt Family Ranch Specific Plan IS/MND
- Site Plan Review Comments from Item No. 2025-41 (Subdivision Map)
- Site Plan Review Comments from Item No. 2025-202 (Parcel Map)
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

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

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.

LU-P-22: Allow for City Council approval of master plans, following Planning Commission review and recommendation, for sites under a single ownership or unified control, which may include developable land within both multiple development tiers. Allow for pre-zoning of this master planned land, subject to execution of a development agreement between the City and the land owner conforming to the requirements of Government Code Section 65864 et seq., with the project allowed to annex and develop while the City is still limiting development approvals to land within the Tier I or Tier II designation.

An approved master-planned site then could be annexed before development is permitted in Tier II or Tier III under Policy LU-P-21. The development agreement would spell out details on overall development, density/intensity and phasing, infrastructure needs and financing, and what each party would do. This policy will allow large land owners, with Council approval, to have a longer time frame for development and infrastructure planning, consistent with the vision of the General Plan, and also "nail down" the numbers for their financial partners while still maintaining the City's interest in having concentric growth through a phasing plan.

LU-P-55: Update the Zoning Ordinance to reflect the Low Density Residential designation on the Land Use Diagram for development at 2 to 10 dwelling units per gross acre, facilitating new planned neighborhoods and infill development in established areas. This designation is intended to provide for single-family detached housing with densities typical of single-family subdivisions. Duplex units, townhouses, and small-lot detached housing may be incorporated as part of Low Density Residential developments. Development standards will ensure that a desirable single-family neighborhood character is maintained.

LU-P-56: Update the Zoning Ordinance to reflect the Medium Density Residential designation on the Land Use Diagram for development at 10 to 15 dwelling units per gross acre.

This designation can accommodate a mix of housing types including small-lot single-family, townhouses, two- and four-plexes, and garden apartments, on infill lots or new development areas within walking distance of neighborhood nodes and corridors. Medium Density Residential development may also be permitted on corner lots in single-family zones and in infill areas where it can be made to be consistent with adjacent properties through the conditional use process. Development standards will ensure that new development contributes positively to the larger community environment. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

Zoning Ordinance:

None.

RESOLUTION NO 2025-55

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING PRATT FAMILY RANCH TIER 3 TENTATIVE SUBDIVISION MAP NO. 5605: A REQUEST BY D.R. HORTON TO SUBDIVIDE 46.13 ACRES INTO A 293-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, INCLUDING A PORTION CONTAINING PRIVATE STREETS AND GATED ACCESS, AND INCLUDING ADDITIONAL LOTS FOR PRIVATE PARKS AND LANDSCAPE / LIGHTING DISTRICT LOTS, TO BE LOCATED IN THE R-1-5 AND R-M-2 ZONE DISTRICTS. THE PROJECT IS LOCATED NORTH OF THE APPROVED PRATT FAMILY RANCH TENTATIVE SUBDIVISION MAP LOCATED AT THE NORTHWEST CORNER OF MOONEY BOULEVARD AND PRATT AVENUE. (APN: 078-010-033 & 078-110-024)

WHEREAS, on August 14, 2023, the Planning Commission recommended to the City Council the Pratt Family Ranch Specific Plan (Specific Plan No. 2021-06) which is a request to adopt a new specific plan (Pratt Family Ranch Specific Plan) on 95.56 acres, including districts for low density residential, medium density residential, and parks and open space, and establishment of lots below minimum lot size. The specific plan contains policy language and regulations which apply to the project site; and

WHEREAS, on August 14, 2023, the Planning Commission in addition to recommending approval of the Pratt Family Ranch Specific Plan (Specific Plan No. 2021-06) to the City Council, approved the Pratt Family Ranch “Tier II” Tentative Subdivision Map No. 5583, a request to subdivide 49.43 acres into 247 lots for residential use and additional lots for public and private parks, landscape / lighting district lots, and private streets with gated access, to be located within the R-1-5, R-M-2, and QP zone districts; and

WHEREAS, on September 5, 2023, the City Council approved and adopted the Pratt Family Ranch Specific Plan (Specific Plan No. 2021-06), and;

WHEREAS, Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 is a request by D.R. Horton to subdivide 46.13 acres into a 293-lot single-family residential subdivision, including a portion containing private streets and gated access, and including additional lots for private parks and landscape / lighting district lots, to be located in the R-1-5 and R-M-2 zone districts. The project is located north of the approved Pratt Family Ranch tentative subdivision map located at the northwest corner of Mooney Boulevard and Pratt Avenue. (APN: 078-010-033 & 078-110-024); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on October 27, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605, as conditioned, 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, the Planning Commission finds that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of Initial Study and Mitigated Negative Declaration (MND) No. 2023-37 previously prepared for the adoption of the Pratt Family Ranch Specific Plan and related entitlements (SCH Number 2023070368), certified by the Visalia City Council on September 6, 2023, by Resolution No. 2023-40. The Mitigated Negative Declaration adequately analyzed and addressed this proposed project and determined that with mitigation there would be less than significant impacts resulting from the development of land uses within the Pratt Family Ranch Specific Plan. A Mitigation and Monitoring Plan adopted with the MND includes mitigation measures that reduce or eliminate the severity of some of these impacts to a level that is less than significant.

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

1. That the proposed location and layout of the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605, its improvement and design, and the conditions under which it will be maintained, is consistent with the policies and intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Pratt Family Ranch Specific Plan. The 46.13-acre project site, which is the site of the proposed 293 lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605, 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 project site does not directly abut any existing developed uses, and development standards contained within the City’s Zoning Ordinance and the Pratt Family Ranch Specific Plan will address land use conflicts with future adjacent residential uses.
3. That the site is physically suitable for the proposed Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605. The project is consistent with the intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Pratt Family Ranch Specific Plan, 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 itself is designated as both Low Density Residential and Medium Density Residential, and developed at a density that is within the allowed range for Low Density Residential and Medium Density Residential development.

4. That the site is physically suitable for the proposed Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 and the project's density, which is consistent with the proposed Low Density Residential General Plan Land Use Designation while being developed at a density of 5.0 units per acre, and the proposed Medium Density Residential General Plan Land Use Designation while being developed at 10.0 units per acre. The design of the proposed subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 293-lot subdivision is designed to comply with the City's Engineering Improvement Standards and standards within the Pratt Family Ranch Specific Plan. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.

5. That the design of the proposed Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 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 293-lot subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording.

6. That the proposed location of the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 is in accordance with the Visalia General Plan and the objectives of the Zoning and Subdivision Ordinances. The proposed location of the subdivision is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. Multiple General Plan policies identify the implementation of development standards to ensure that new single-family residential development and new multi-family residential development, which can include one-family dwelling units at the prescribed General Plan density, will contribute to positive land use compatibility. The size of the property combined with the number of residential lots proposed is consistent and compatible with existing nearby residential development.

7. That there is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards. The Housing Accountability Act (Government Code Section 65589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be 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 there is no feasible way to mitigate or avoid the impact.

8. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

9. That the Initial Study and Mitigated Negative Declaration No. 2023-37 (SCH Number 2023070368) prepared and certified for the Pratt Family Ranch Specific Plan project includes the proposed residential use as depicted in the project description and shown in the conceptual use plan.
10. That no new information has arisen since certification of the Mitigated Negative Declaration that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the MND adequately addresses environmental impacts associated with this project.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Tentative Subdivision Map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2025-41, incorporated herein by reference.
2. That the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 be prepared in substantial compliance with the subdivision map in Exhibit “A”.
3. That development within the tentative subdivision map comply with all policies and development standards contained within the Pratt Family Ranch Specific Plan document.
4. That the mitigation measures found within the Mitigation Monitoring and Reporting Program for Mitigated Negative Declaration No. 2023-37, which are included by reference in Exhibit “H”, are hereby incorporated as conditions of the Tentative Subdivision Map.
5. That prior to the issuance of any residential building permit on the site, the City shall receive a valid Will Serve Letter from the California Water Service Company.
6. That dwellings on the Medium Density Residential designated lots and having minimum 2,500 square foot lot area conform to the floor plans and elevations contained within Exhibits “D” and “E”, excepting that the exterior wall materials – specifically trim around the windows – shall be applied equally to all sides of the dwelling units where such elevations are visible from public streets.
7. That a Final Map shall not be recorded until the following criteria as noted and conditioned per Article II of the Development Agreement for the Pratt Family Ranch Specific Plan, recorded October 7, 2025, is met. No final map shall be recorded until building permits for new dwelling units are issued for 85% of lots associated with the Pratt Family Ranch Tentative Subdivision Map No. 5583 located in Tier II, which equates to 209 residential lots.
8. That all applicable federal, state, regional, and city policies and ordinances be met.

RESOLUTION NO. 2025-56

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2025-12: A REQUEST BY D.R. HORTON TO SUBDIVIDE 46.13 ACRES INTO FOUR PARCELS TO COINCIDE WITH THE PHASING OF THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH THE SITE, LOCATED IN THE R-1-5 AND R-M-2 ZONE DISTRICTS. THE PROJECT IS LOCATED NORTH OF THE APPROVED PRATT FAMILY RANCH TENTATIVE SUBDIVISION MAP LOCATED AT THE NORTHWEST CORNER OF MOONEY BOULEVARD AND PRATT AVENUE. (APN: 078-010-033 & 078-110-024)

WHEREAS, on August 14, 2023, the Planning Commission recommended to the City Council the Pratt Family Ranch Specific Plan (Specific Plan No. 2021-06) which is a request to adopt a new specific plan (Pratt Family Ranch Specific Plan) on 95.56 acres, including districts for low density residential, medium density residential, and parks and open space, and establishment of lots below minimum lot size. The specific plan contains policy language and regulations which apply to the project site; and

WHEREAS, on August 14, 2023, the Planning Commission in addition to recommending approval of the Pratt Family Ranch Specific Plan (Specific Plan No. 2021-06) to the City Council, approved the Pratt Family Ranch "Tier II" Tentative Subdivision Map No. 5583, a request to subdivide 49.43 acres into 247 lots for residential use and additional lots for public and private parks, landscape / lighting district lots, and private streets with gated access, to be located within the R-1-5, R-M-2, and QP zone districts; and

WHEREAS, on September 5, 2023, the City Council approved and adopted the Pratt Family Ranch Specific Plan (Specific Plan No. 2021-06), and;

WHEREAS, Tentative Parcel Map No. 2025-12 is a request by D.R. Horton to subdivide 46.13 acres into four parcels to coincide with the phasing of the tentative subdivision map associated with the site, located in the R-1-5 and R-M-2 zone districts. Location: The project is located north of the approved Pratt Family Ranch tentative subdivision map located at the northwest corner of Mooney Boulevard and Pratt Avenue. (APN: 078-010-033 & 078-110-024); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on October 27, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2025-12, as conditioned, in accordance with Section 16.28.070 of the Visalia Municipal Code based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the Planning Commission finds that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not

been addressed within the scope of Initial Study and Mitigated Negative Declaration (MND) No. 2023-37 previously prepared for the adoption of the Pratt Family Ranch Specific Plan and related entitlements (SCH Number 2023070368), certified by the Visalia City Council on September 6, 2023, by Resolution No. 2023-40. The Mitigated Negative Declaration adequately analyzed and addressed this proposed project and determined that with mitigation there would be less than significant impacts resulting from the development of land uses within the Pratt Family Ranch Specific Plan. A Mitigation and Monitoring Plan adopted with the MND includes mitigation measures that reduce or eliminate the severity of some of these impacts to a level that is less than significant.

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

1. That the proposed location and layout of Tentative Parcel Map No. 2025-12, its improvement and design, and the conditions under which it will be maintained, is consistent with the policies and intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Pratt Family Ranch Specific Plan. The 46.13-acre project site, which is the site of the proposed 293 lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed Tentative Parcel Map No. 2025-12, 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 project site does not directly abut any existing developed uses, and development standards contained within the City’s Zoning Ordinance and the Pratt Family Ranch Specific Plan will address land use conflicts with future adjacent residential uses.
3. That the site is physically suitable for the proposed Tentative Parcel Map No. 2025-12. The project is consistent with the intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Pratt Family Ranch Specific Plan, 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 itself is designated as both Low Density Residential and Medium Density Residential, and developed at a density that is within the allowed range for both Low Density Residential and Medium Density Residential development.
4. That the site is physically suitable for the proposed Tentative Parcel Map No. 2025-12 and the project’s density, which is consistent with the proposed Low Density Residential General Plan Land Use Designation while being developed at a density of 5.0 units per acre, and the proposed Medium Density Residential General Plan Land Use Designation while being developed at 10.0 units per acre. The design of the proposed subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 293-lot subdivision is designed to comply with the City’s Engineering Improvement Standards and standards within the Pratt Family Ranch Specific Plan. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb

return, sidewalk, parkway landscaping, and pavement.

5. That the design of the proposed Tentative Parcel Map No. 2025-12 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 293-lot subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording.
6. That the proposed location of the Tentative Parcel Map No. 2025-12 is in accordance with the Visalia General Plan and the objectives of the Zoning and Subdivision Ordinances. The proposed location of the subdivision is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. Multiple General Plan policies identify the implementation of development standards to ensure that new single-family residential development and new multi-family residential development, which can include one-family dwelling units at the prescribed General Plan density, will contribute to positive land use compatibility. The size of the property combined with the number of residential lots proposed is consistent and compatible with existing nearby residential development.
7. That there is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards. The Housing Accountability Act (Government Code Section 65589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be 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 there is no feasible way to mitigate or avoid the impact.
8. That the design of the parcel map or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
9. That the Initial Study and Mitigated Negative Declaration No. 2023-37 (SCH Number 2023070368) prepared and certified for the Pratt Family Ranch Specific Plan project includes the proposed residential use as depicted in the project description and shown in the conceptual use plan.
10. That no new information has arisen since certification of the Mitigated Negative Declaration that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the MND adequately addresses environmental impacts associated with this project.

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 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2025-202, incorporated herein by reference.
2. That the Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605 be prepared in substantial compliance with the parcel map in Exhibit “B”.
3. That development within the tentative subdivision map comply with all policies and development standards contained within the Pratt Family Ranch Specific Plan document.
4. That the mitigation measures found within the Mitigation Monitoring and Reporting Program for Mitigated Negative Declaration No. 2023-37, which are included by reference in Exhibit “H”, are hereby incorporated as conditions of the Tentative Subdivision Map.
5. That prior to the issuance of any residential building permit on the site, the City shall receive a valid Will Serve Letter from the California Water Service Company.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

TENTATIVE SUBDIVISION MAP

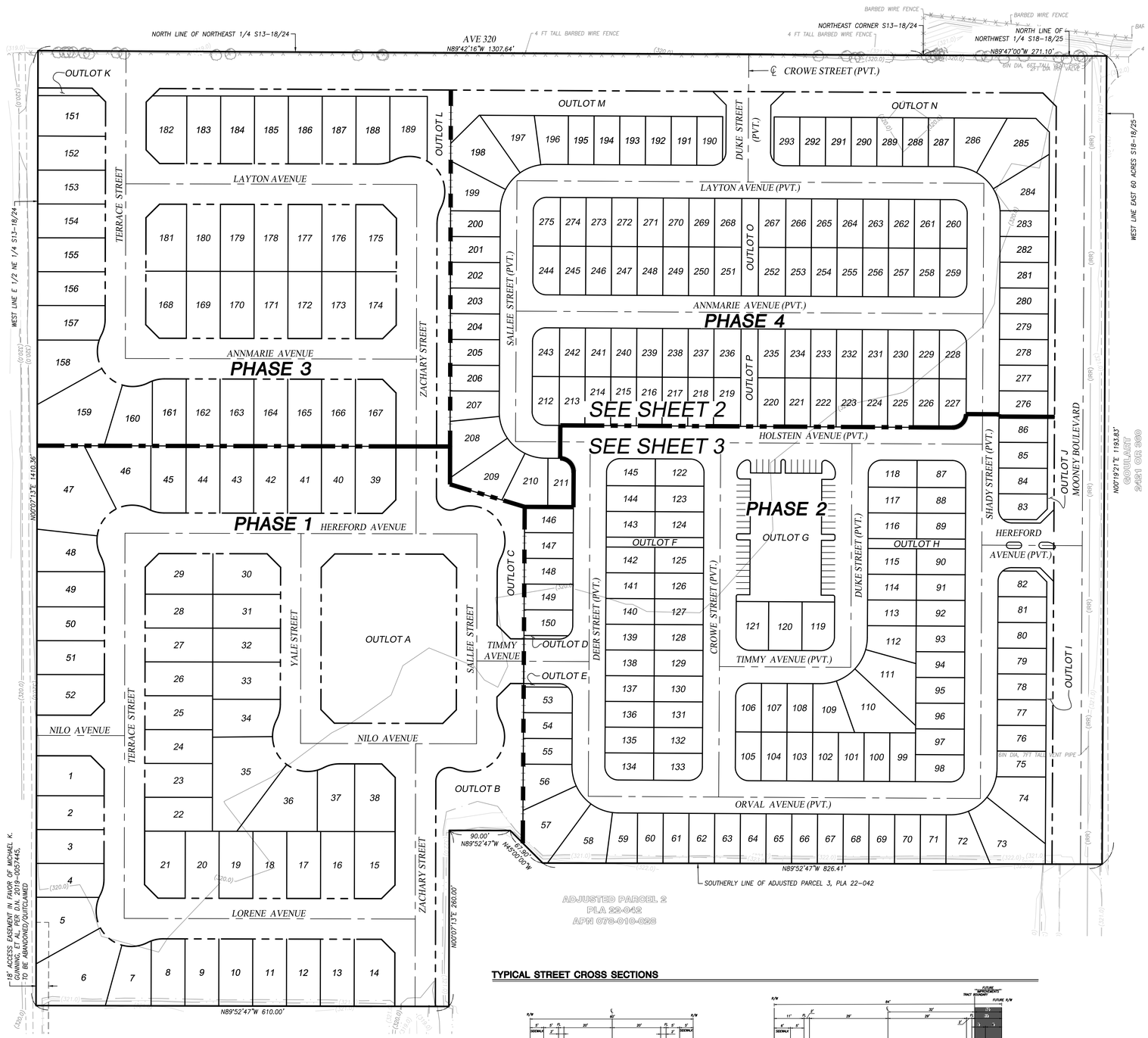
PRATT FAMILY RANCH

BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

BY:

601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
CLOVIS, CA 93612 WWW.QKINC.COM
LAND SURVEYOR: ANTONIO WESTERLUND, PLS


NORTH LINE OF NORTHEAST 1/4 S13-18/24
AVE 320
N89°42'16"W 1307.64'
4 FT TALL BARBED WIRE FENCE
NORTHEAST CORNER S13-18/24
NORTH LINE OF NORTHWEST 1/4 S18-18/25
N89°47'00"W 271.10'
BARBED WIRE FENCE
6IN DIA, 6FT TALL
2FT DIA IRR VALVE
℄ CROWE STREET (PVT.)
OUTLOT K
OUTLOT L
OUTLOT M
OUTLOT N
DUKE STREET (PVT.)
LAYTON AVENUE
LAYTON AVENUE (PVT.)
TERRACE STREET
SALLEE STREET (PVT.)
ZACHARY STREET
ANNMARIE AVENUE
PHASE 3
ANNMARIE AVENUE (PVT.)
PHASE 4
SEE SHEET 2
SEE SHEET 3
HOLSTEIN AVENUE (PVT.)
OUTLOT O
OUTLOT P
SHADY STREET (PVT.)
OUTLOT J
MOONEY BOULEVARD
HEREFORD AVENUE (PVT.)
PHASE 1
HEREFORD AVENUE
PHASE 2
OUTLOT G
OUTLOT F
OUTLOT H
DEER STREET (PVT.)
CROWE STREET (PVT.)
DUKE STREET (PVT.)
TIMMY AVENUE (PVT.)
OUTLOT C
OUTLOT A
OUTLOT D
OUTLOT E
OUTLOT B
YALE STREET
SALLEE STREET
TIMMY AVENUE
NILO AVENUE
LORENE AVENUE
ORVAL AVENUE (PVT.)
OUTLOT I
WEST LINE EAST 60 ACRES S18-18/25
WEST LINE E 1/2 NE 1/4 S13-18/24
N00°07'13"E 1410.36'
N00°19'21"E 1193.83'
(COUNTY ROAD 239)
(AVE 304)
(AVE 308)
(AVE 312)
(AVE 316)
(AVE 320)
(AVE 324)
(AVE 328)
(AVE 332)
(AVE 336)
(AVE 340)
(AVE 344)
(AVE 348)
(AVE 352)
(AVE 356)
(AVE 360)
(AVE 364)
(AVE 368)
(AVE 372)
(AVE 376)
(AVE 380)
(AVE

TENTATIVE SUBDIVISION MAP

PRATT FAMILY RANCH

BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

BY:

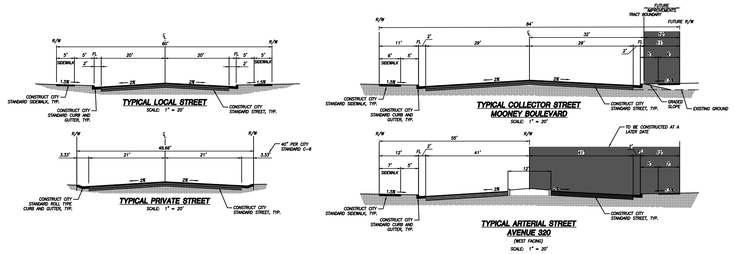
601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
CLOVIS, CA 93612 WWW.QKINC.COM
LAND SURVEYOR: ANTONIO WESTERLUND, PLS

LEGEND

- PROPOSED CENTERLINE
- SUBDIVISION BOUNDARY
- PROPOSED RIGHT OF WAY LINE
- SECTION LINE
- EXISTING RIGHT OF WAY
- PROPOSED PARCEL LINES
- PUBLIC UTILITY EASEMENT
- SHEET INDEX LINE & PROPOSED PHASE LINE
- PROPOSED PHASE LINE
- EXISTING BARBED WIRE FENCE
- EXISTING EDGE OF ROAD
- EXISTING TOE OF SLOPE
- EXISTING TOP OF SLOPE
- (320') EXISTING CONTOUR LINE
- (IRR) EXISTING UNDERGROUND IRRIGATION LINE
- EXISTING IRRIGATION VALVE
- EXISTING VENT PIPE
- EXISTING TREE

PUE	PUBLIC UTILITY EASEMENT
PVT.	PRIVATE
DIA	DIAMETER
R	RADIUS
L	LENGTH
D.N.	DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
OR	OFFICIAL RECORDS TULARE COUNTY
*	PROPOSED CITY RIGHT OF WAY DEDICATION

TYPICAL STREET CROSS SECTIONS





SEE SHEET 3

L:\PROJECTS\2025\250026\ACAD\TENTATIVE MAP\TSM\250026-TSMDWG 9/24/2025 11:43 AM

TENTATIVE SUBDIVISION MAP

PRATT FAMILY RANCH

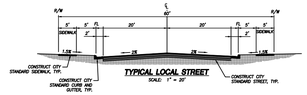
BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.

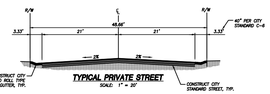
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

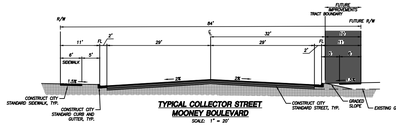
BY:

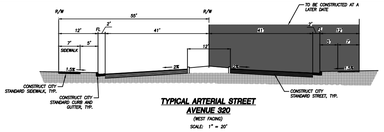
601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
CLOVIS, CA 93612 WWW.QKINC.COM
LAND SURVEYOR: ANTONIO WESTERLUND, PLS

TYPICAL STREET CROSS SECTIONS

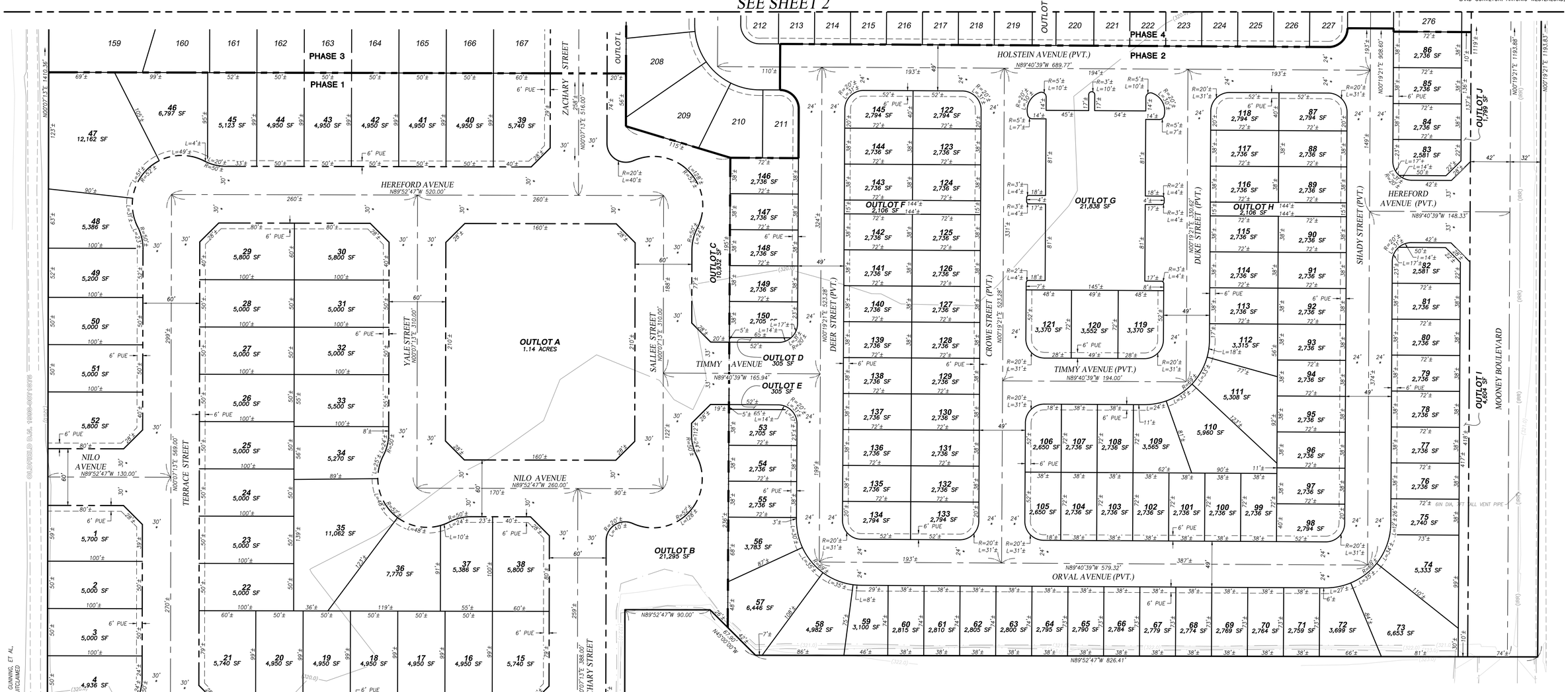








SEE SHEET 2



LEGEND

PROPOSED CENTERLINE	EXISTING IRRIGATION VALVE
SUBDIVISION BOUNDARY	EXISTING VENT PIPE
PROPOSED RIGHT OF WAY LINE	EXISTING TREE
SECTION LINE	PUE PUBLIC UTILITY EASEMENT
EXISTING RIGHT OF WAY	PVT. PRIVATE
PROPOSED PARCEL LINES	DIA DIAMETER
PUBLIC UTILITY EASEMENT	R RADIUS
SHEET INDEX LINE & PROPOSED PHASE LINE	L LENGTH
PROPOSED PHASE LINE	D.N. DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
EXISTING BARBED WIRE FENCE	OR OFFICIAL RECORDS TULARE COUNTY
EXISTING EDGE OF ROAD	* PROPOSED CITY RIGHT OF WAY DEDICATION
EXISTING TOE OF SLOPE	
EXISTING TOP OF SLOPE	
EXISTING CONTOUR LINE	
EXISTING UNDERGROUND IRRIGATION LINE	

N

50' 0' 50'

SCALE: 1"= 50'

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TENTATIVE PARCEL MAP
PRATT RANCH

BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

FOR:

D.R. HORTON, AMERICA'S BUILDER
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850

BY:

601 POLLASKY AVE., STE. 301
CLOVIS, CA 93612
TEL: (559) 449-2400
WWW.QKINC.COM

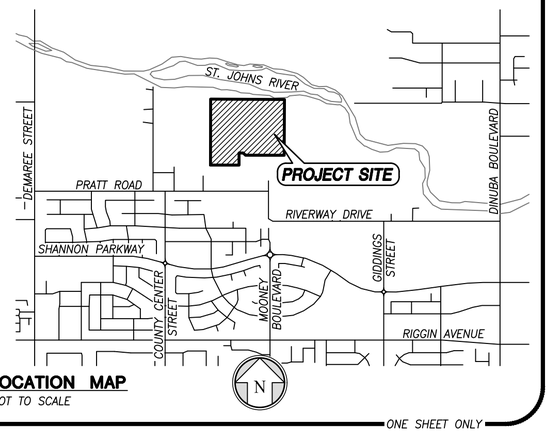
LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

PUE	PUBLIC UTILITY EASEMENT
DIA	DIAMETER
D.N.	DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
OR	OFFICIAL RECORDS TULARE COUNTY
	EXISTING IRRIGATION VALVE
	EXISTING VENT PIPE
	EXISTING TREE
	SITE BOUNDARY
	SECTION LINE
	EXISTING EASEMENT AS NOTED
	EXISTING RIGHT OF WAY
	PROPOSED PARCEL LINES
—(X)—(X)—(X)—	EXISTING BARBED WIRE FENCE
	EXISTING EDGE OF ROAD
	EXISTING TOE OF SLOPE
(320.0)	EXISTING CONTOUR LINE
(IRR)	EXISTING UNDERGROUND IRRIGATION LINE

NOTES

1. DATE: SEPTEMBER 4, 2025
2. APN: 078-010-024
3. EXISTING LAND USE: R-1-5, R-M-2
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL (R-1-5)
5. DOMESTIC WATER: CITY OF VISALIA
6. SEWAGE DISPOSAL: CITY OF VISALIA
7. INUNDATION OR OVERFLOW: FIRM ZONE AE
8. WILLIAMSON ACT CONTRACT: NONE
9. PRELIM. GEOLOGICAL-HYDROLOGICAL REPORT: WAIVER REQUESTED
10. PROPOSED IMPROVEMENTS, PUBLIC UTILITIES, & TIME OF COMPLETION: NONE
11. FLOOD ZONE: FEMA FIRM PANEL 06107C0930E, EFFECTIVE 6/16/2009



LOCATION MAP
NOT TO SCALE

APN 078-010-026

N89°42'16"W 1307.64'
610.00'
697.64'
N89°47'00"W 271.10'
BARBED WIRE FENCE
11' WIDE DIRT ROAD 17' WEST OF LINE
4' TALL BARBED WIRE FENCE 1.5' SOUTH OF LINE
NORTH LINE OF NE 1/4 S13-18/24
NORTH LINE OF NW 1/4 S18-18/25
6" DIA-6' TALL VENT PIPE
2' DIA IRRIGATION VALVE
10.5' WIDE DIRT ROAD WEST EDGE 6' WEST OF LINE
533.53'
583.36'
581.49'
N00°07'13"E 637.30'
PARCEL 3
8.16± ACRES
PARCEL 4
12.57± ACRES
WEST LINE OF E 1/2 OF NE 1/4 S13-18/24
ADJUSTED PARCEL 3
PLA 22-042
A.P.N. 078-010-024
R=19.99' Δ=90°01'57" L=31.42'
N89°40'39"W 48.66'
N0°18'17"E 3.37'
156.00' N89°40'39"W
N89°40'40"W 579.32'
N89°52'47"W 610.00'
N0°19'21"E 48.66'
55.81'
115.24' N73°11'54"W
72.00' N89°40'39"W
52.00' N0°19'21"E
EAST LINE OF S13-18/24
N0°19'21"E 1193.83'
N00°07'12"E 827.00'
OLDFIELD D.N. 1998-0071875 APN 078-010-022
PARCEL 1
12.83± ACRES
N00°19'21"E 496.68'
PARCEL 2
12.58± ACRES
660.29'
GOULART 2421 OR 360 APN 078-010-015
827.00'
6" DIA-7' TALL VENT PIPE
10.5' WIDE DIRT ROAD WEST EDGE 2' WEST OF LINE
N89°52'47"W 90.00'
67.90'
N45°00'00"W
N89°52'47"W 826.41'
11' WIDE DIRT ROAD 7' WEST OF LINE
18' ACCESS EASEMENT IN FAVOR OF MICHAEL K. GUNNING, ET AL, PER D.N. 2019-0057445, TO BE ABANDONED/QUITCLAIMED
N00°07'13"E 260.00'
ADJUSTED PARCEL 2
PLA 22-042
APN 078-010-028
N89°52'47"W 609.99'
100' 0' 100'
SCALE: 1"= 100'

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ONE SHEET ONLY

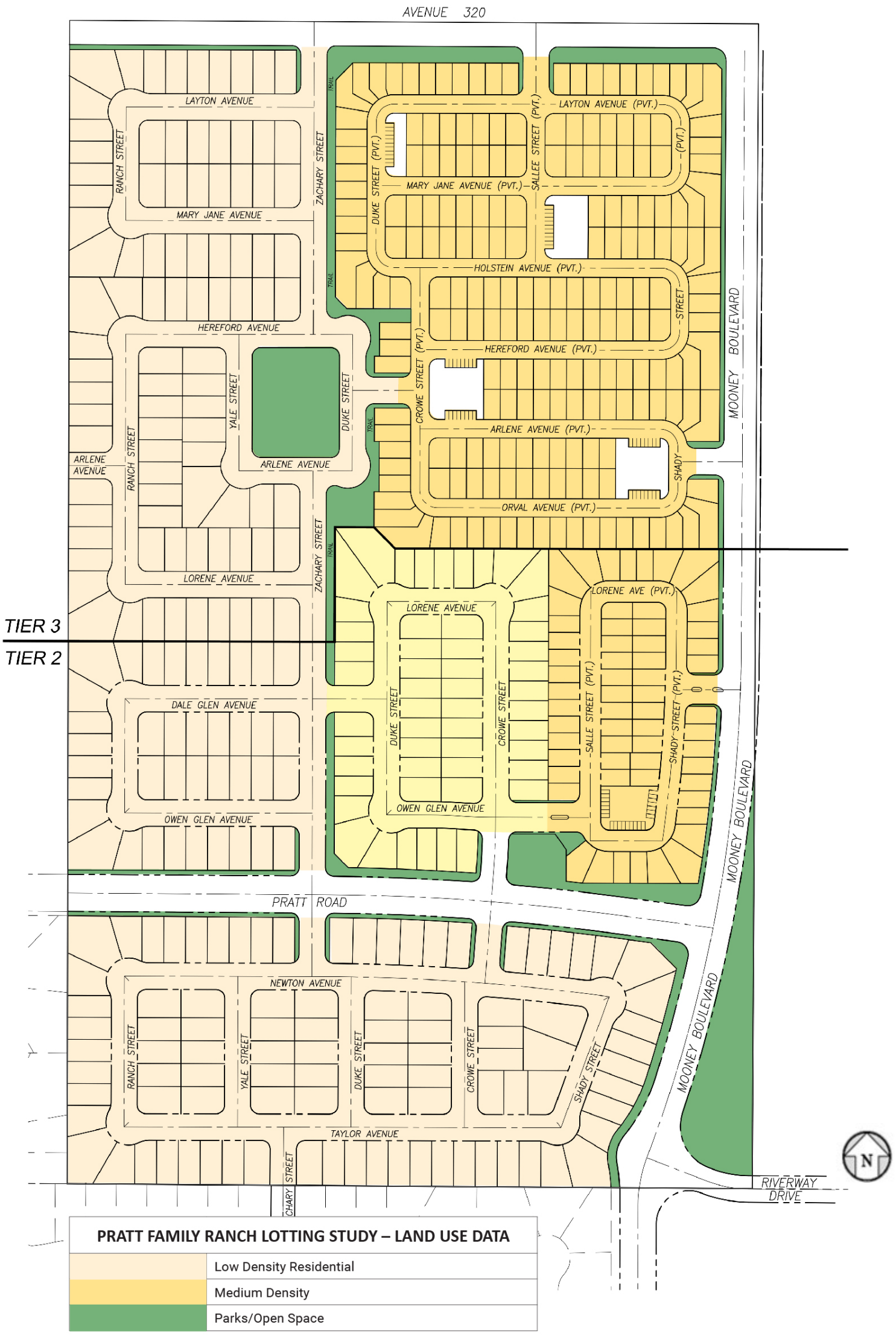
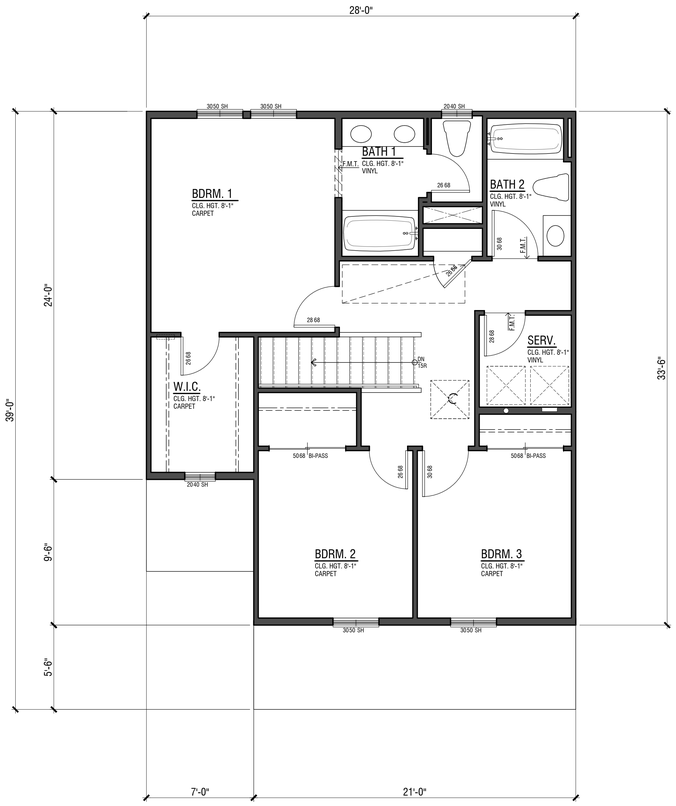


Figure 4-1

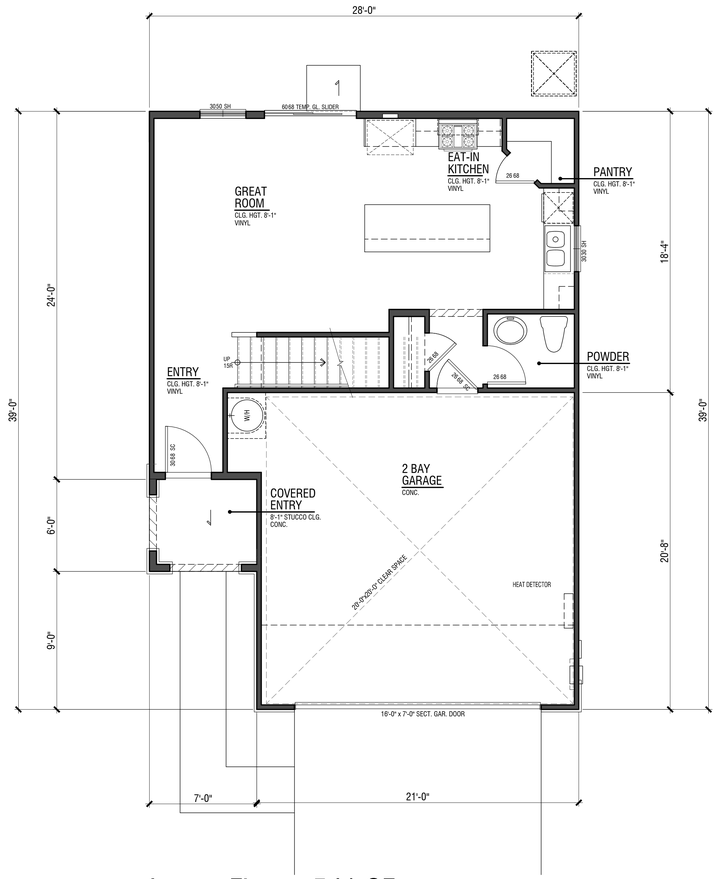
Plan Area Concept Plan



Upper Floor - 831 SF

PLAN 1.1378

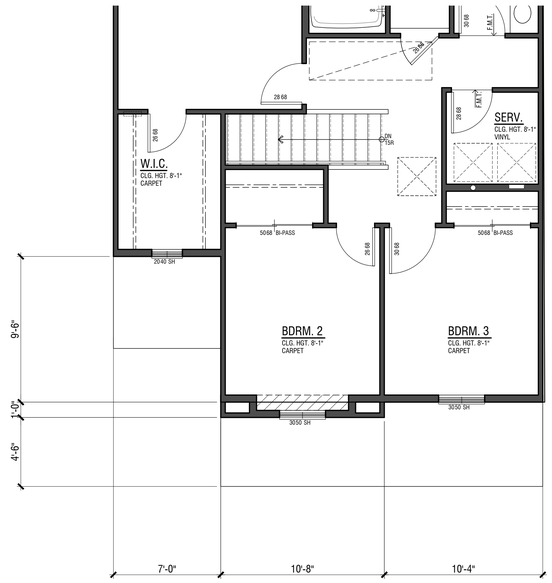
1,372 SF
3 Bdrm | 2.5 Bath
2 Bay Garage
8' | 8' Plates

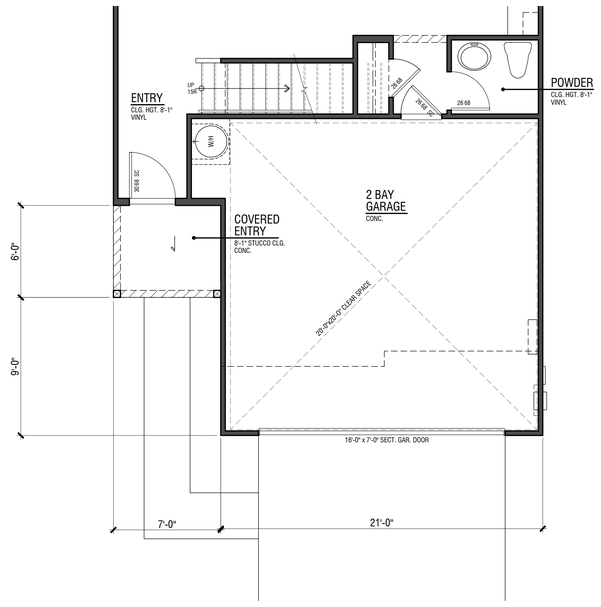


Lower Floor - 541 SF

1A | Americana

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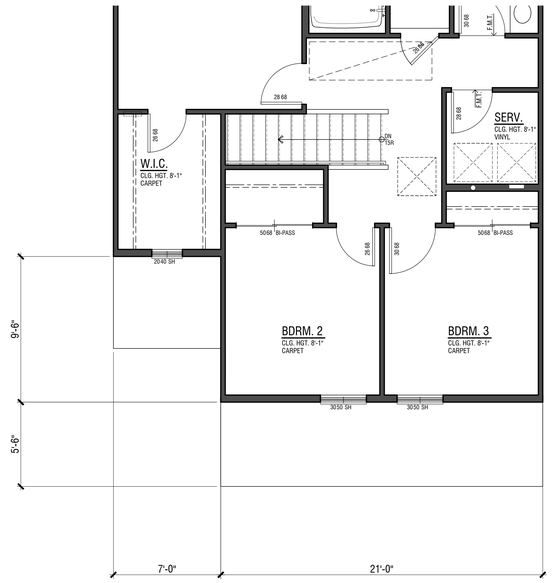


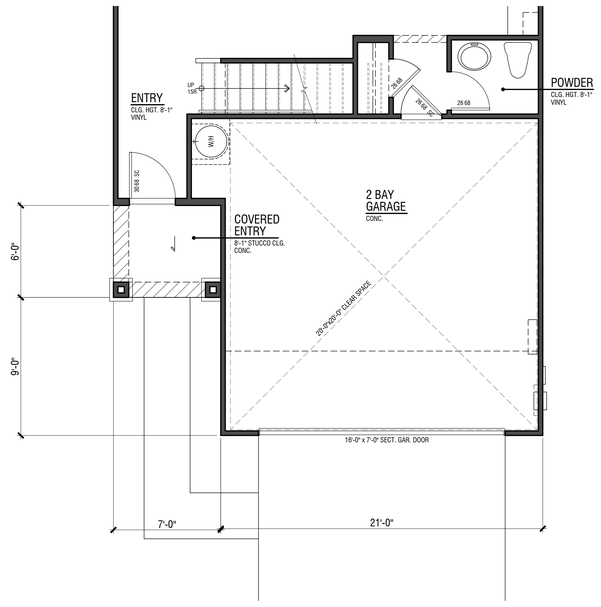


PLAN 1.1378

1,372 SF
3 Bdrm | 2.5 Bath
2 Bay Garage
8' | 8' Plates

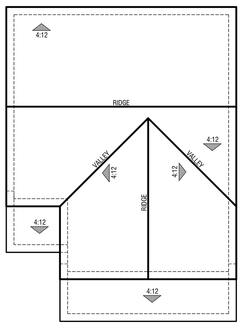
1B | Farmhouse





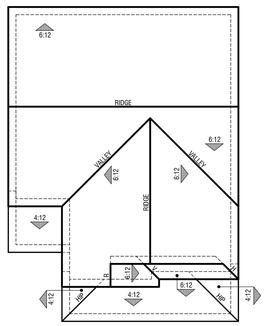
1C | Craftsman

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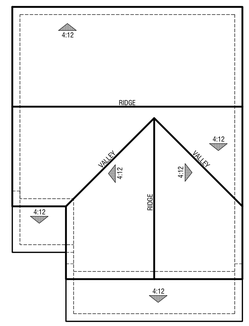
1A | Americana

Eave 12" / Rake 12"
Composition Roof



1B | Farmhouse

Eave 12" / Rake 12"
Composition Roof



1C | Craftsman

Eave 12" / Rake 12"
Composition Roof

PLAN 1.1378

Roof Plans

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1A | Americana



1C | Craftsman



1B | Farmhouse

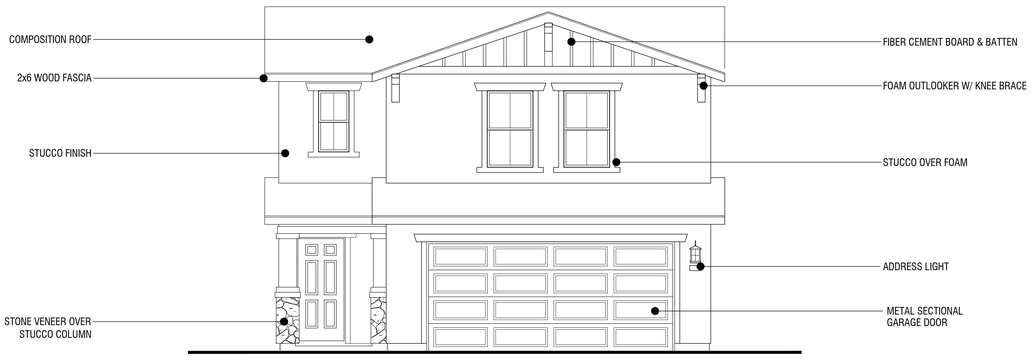
PLAN 1.1378

Front Elevations

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1A | Americana



1C | Craftsman

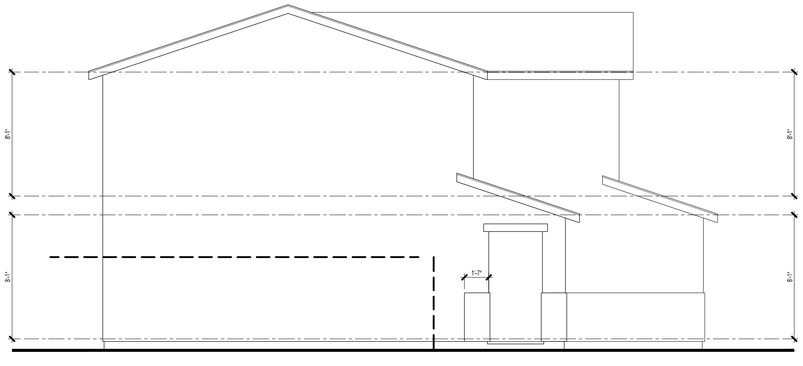


1B | Farmhouse

PLAN 1.1378

Front Elevations

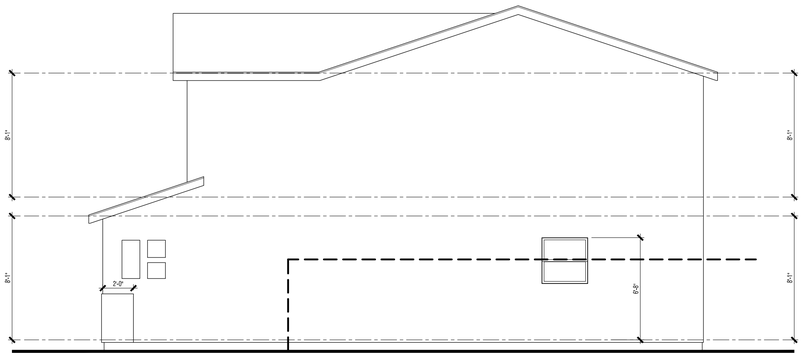
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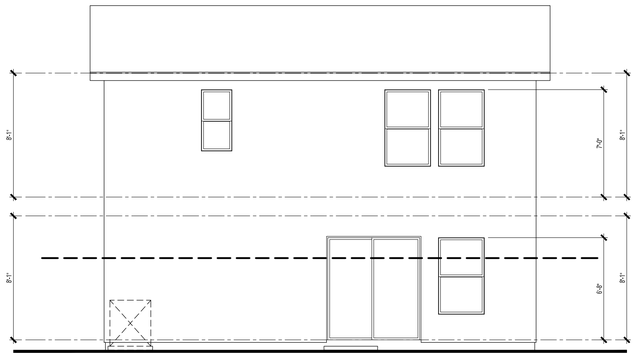
Left



Front



Right



Rear

PLAN 1A | AMERICANA

Building Elevations

D·R·HORTON America's Builder

WILD OAK

TULARE, CA

1.4

0 2 4 8

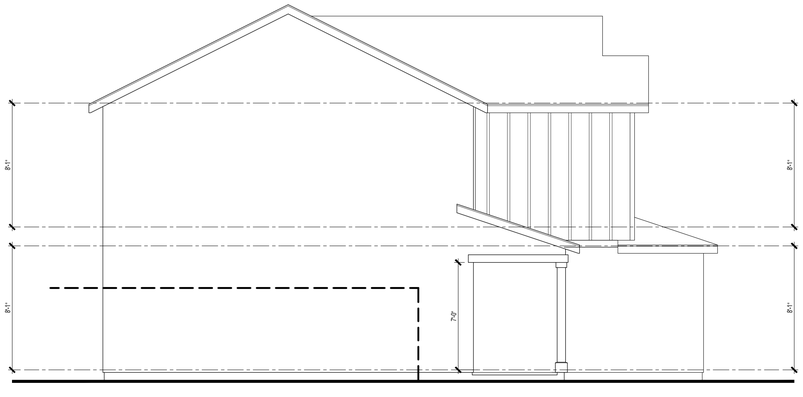
BLACKLINES SET

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

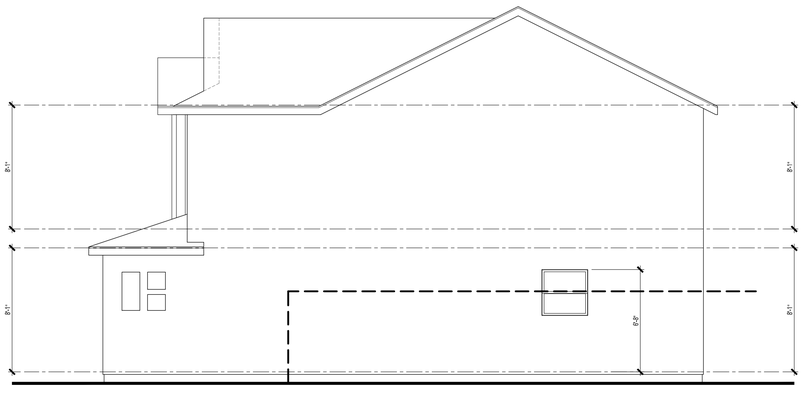
ORANGE COUNTY . LOS ANGELES . BAY AREA



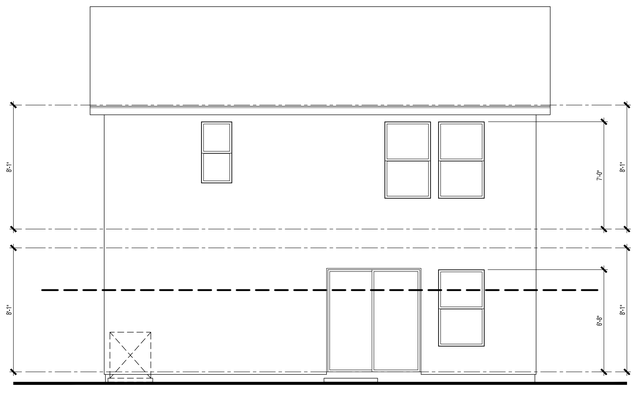
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Front



Right

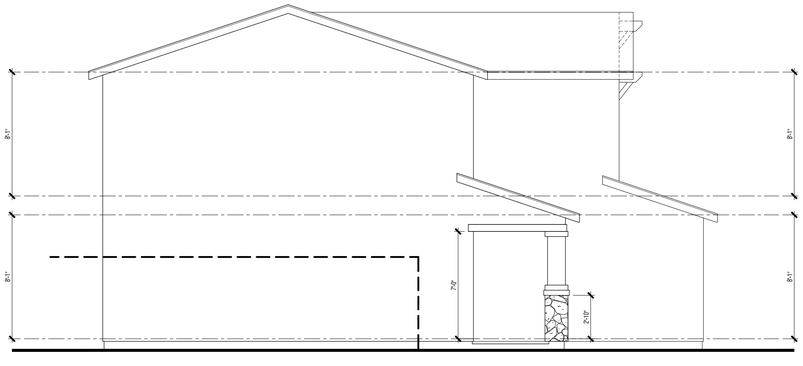


Rear

PLAN 1B | FARMHOUSE

Building Elevations

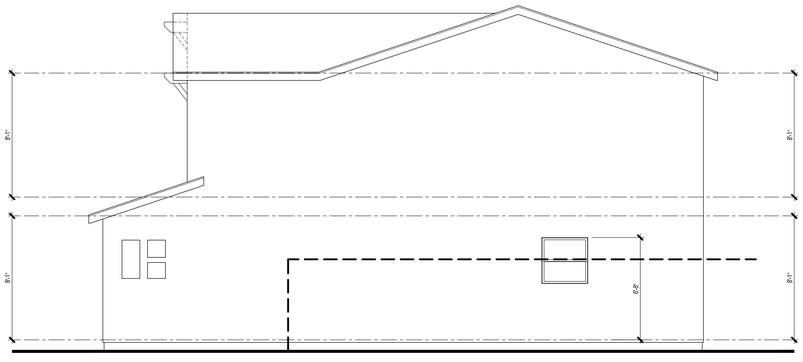
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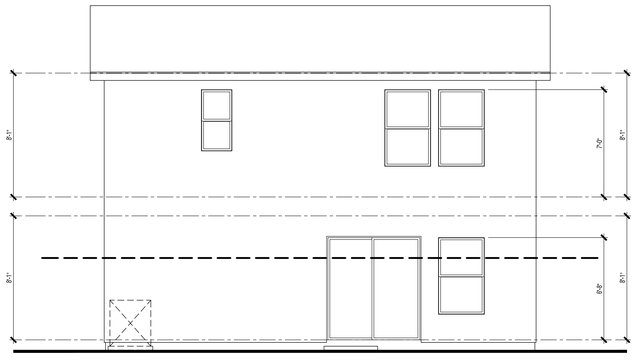
Left



Front



Right



Rear

PLAN 1C | CRAFTSMAN

Building Elevations

D·R·HORTON America's Builder

WILD OAK

TULARE, CA

1.6

0 2 4 8

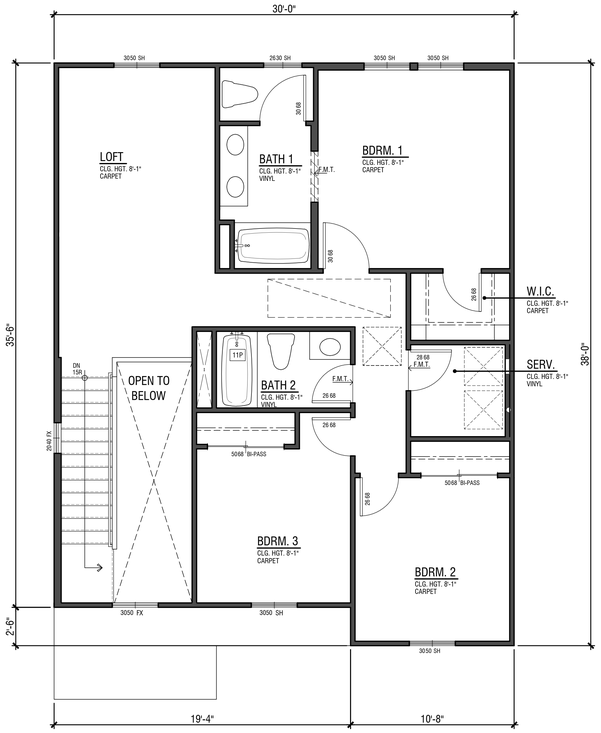
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ARCHITECTS . PLANNERS . DESIGNERS

WHA

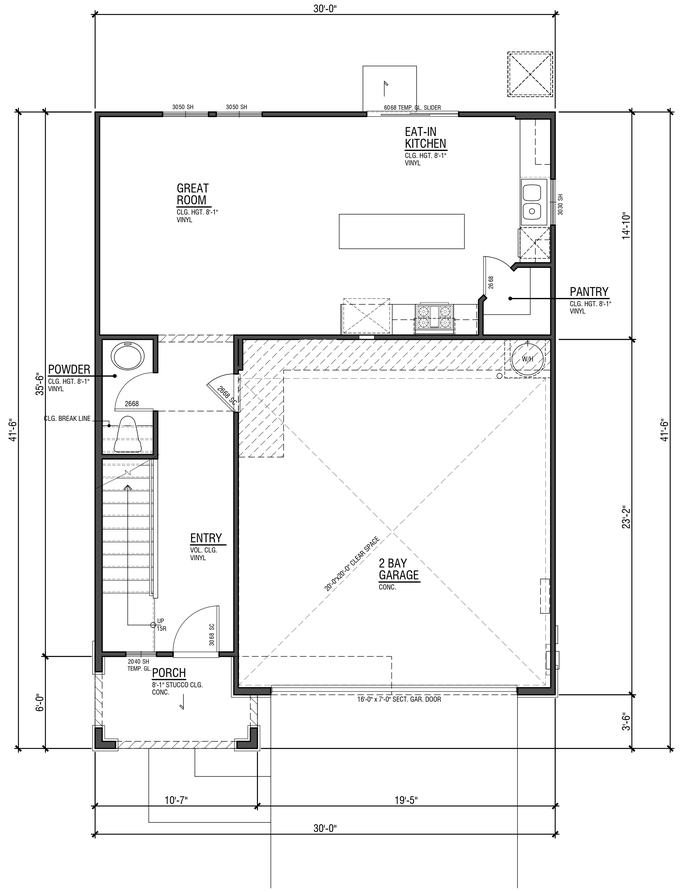
ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Floor - 946 SF

PLAN 2.1583

1,578 SF
3 Bdrm | 2.5 Bath | Loft
2 Bay Garage
8' | 8' Plates

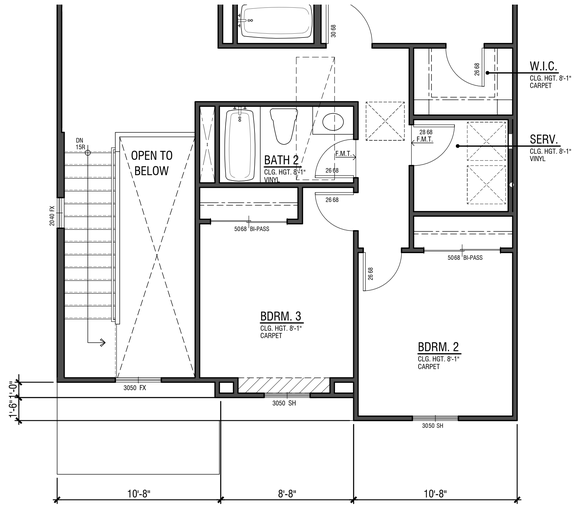


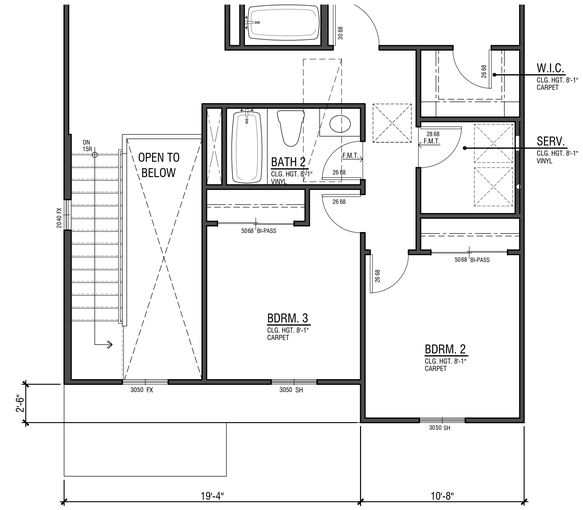
Lower Floor - 632 SF

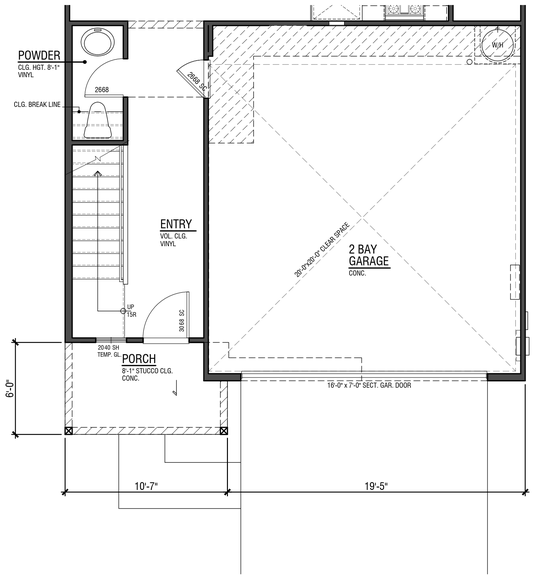
2A | Americana

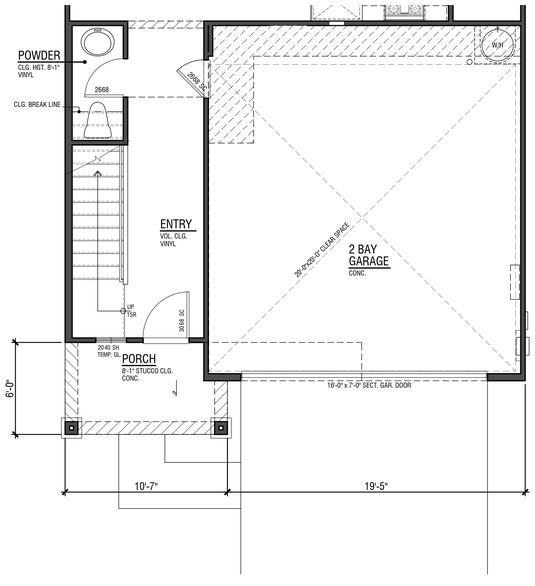
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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA









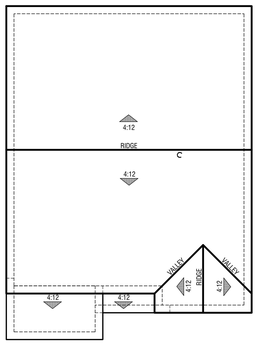
PLAN 2.1583

1,578 SF
3 Bdrm | 2.5 Bath | Loft
2 Bay Garage
8' | 8' Plates

2B | Farmhouse

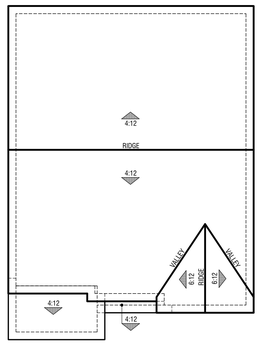
2C | Craftsman

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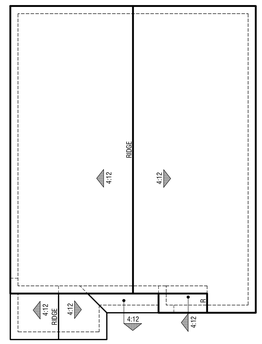
2A | Americana

Eave 12" / Rake 12"
Composition Roof



2B | Farmhouse

Eave 12" / Rake 12"
Composition Roof



2C | Craftsman

Eave 12" / Rake 12"
Composition Roof

PLAN 2.1583

Roof Plans

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2A | Americana



2C | Craftsman



2B | Farmhouse

PLAN 2.1583

Front Elevations

D·R·HORTON America's Builder DHI NYSE

WILD OAK

TULARE, CA

2.3

0 2 4 8

BLACKLINES SET

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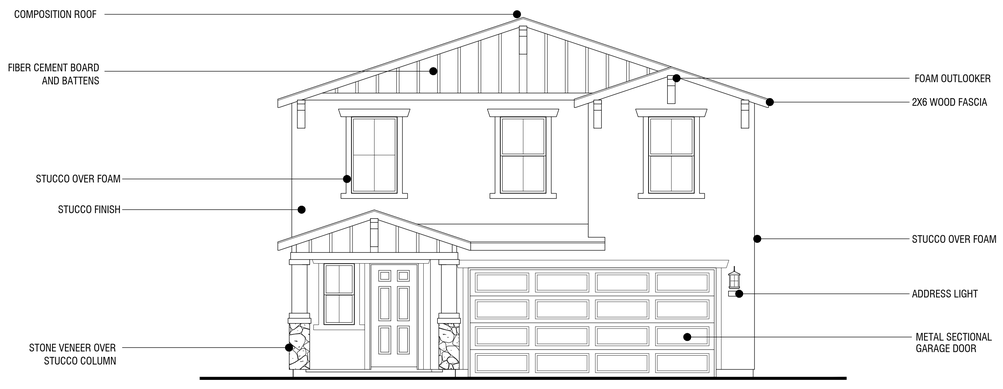
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



2A | Americana



2C | Craftsman



2B | Farmhouse

PLAN 2.1583

Front Elevations

WILD OAK

TULARE, CA

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BLACKLINES SET | 2024026 | 03-27-25

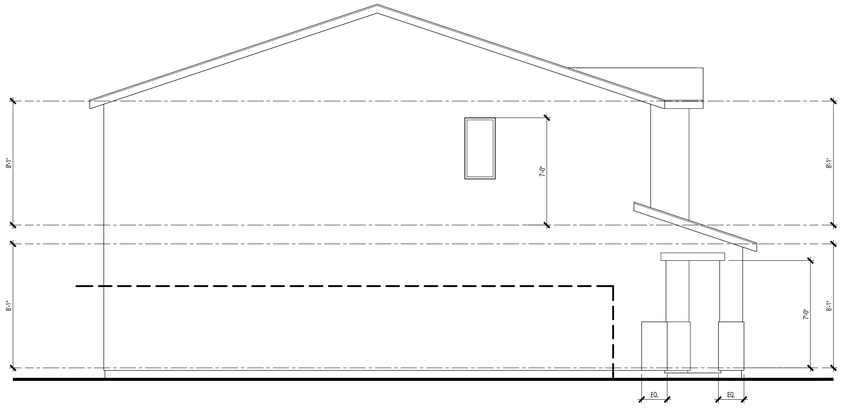
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0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

WHA

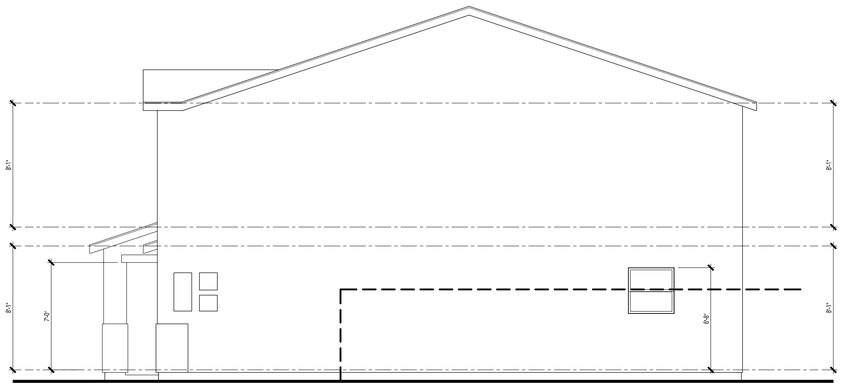
ORANGE COUNTY . LOS ANGELES . BAY AREA



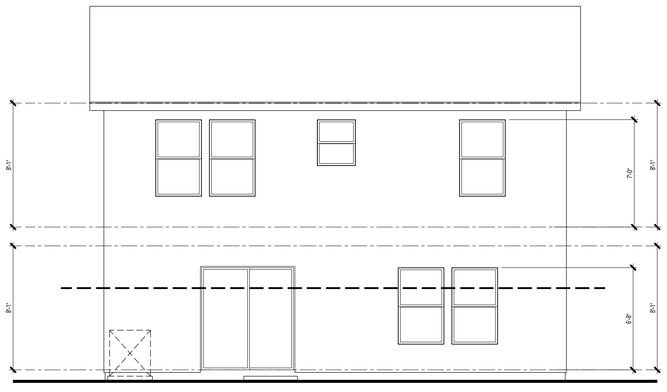
Left



Front



Right



Rear

PLAN 2A | AMERICANA

Building Elevations

D·R·HORTON America's Builder

WILD OAK

TULARE, CA

343

2.4

0 2 4 8

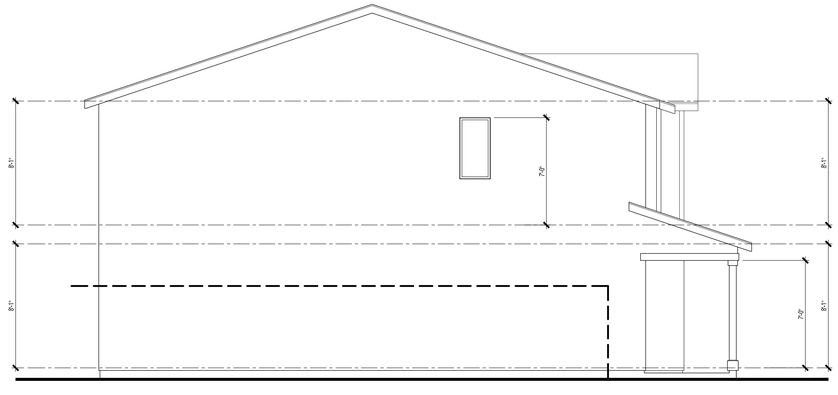
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ARCHITECTS . PLANNERS . DESIGNERS

WHA

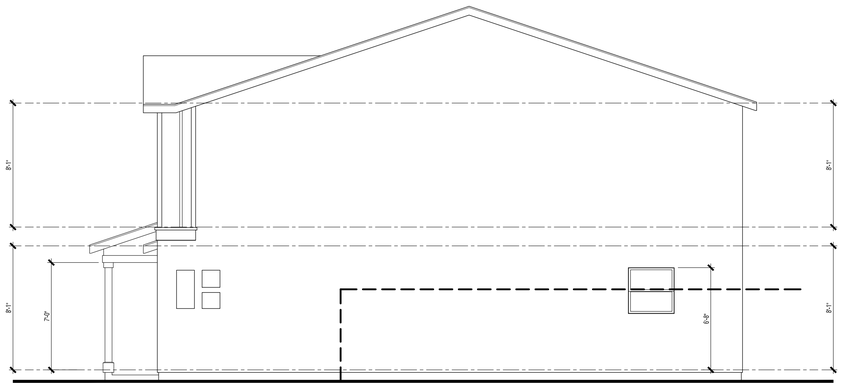
ORANGE COUNTY . LOS ANGELES . BAY AREA



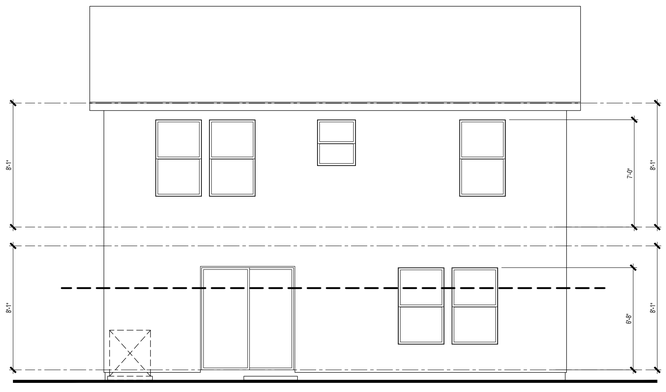
Left



Front



Right



Rear

PLAN 2B | FARMHOUSE

Building Elevations

D·R·HORTON America's Builder

WILD OAK

TULARE, CA

2.5

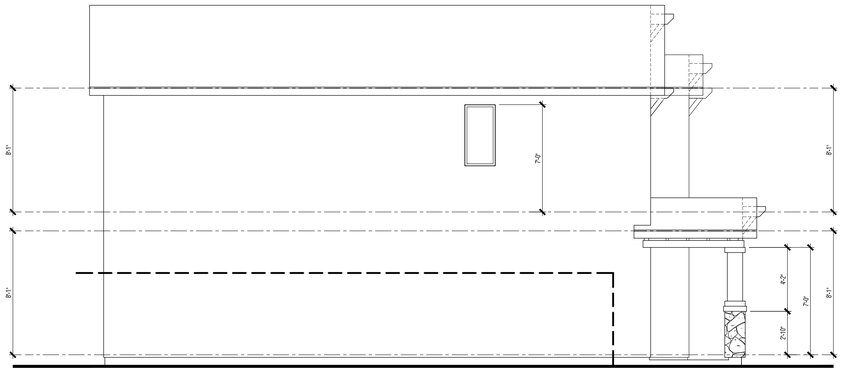
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ARCHITECTS . PLANNERS . DESIGNERS

WHA

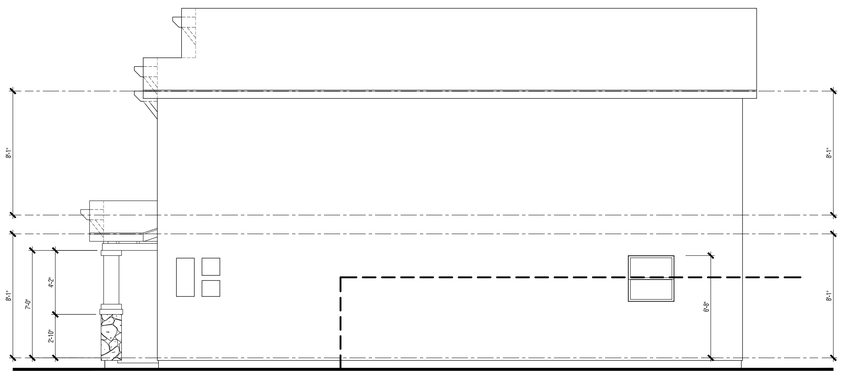
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 2C | CRAFTSMAN

Building Elevations

D·R·HORTON America's Builder

WILD OAK

TULARE, CA

2.6

0 2 4 8

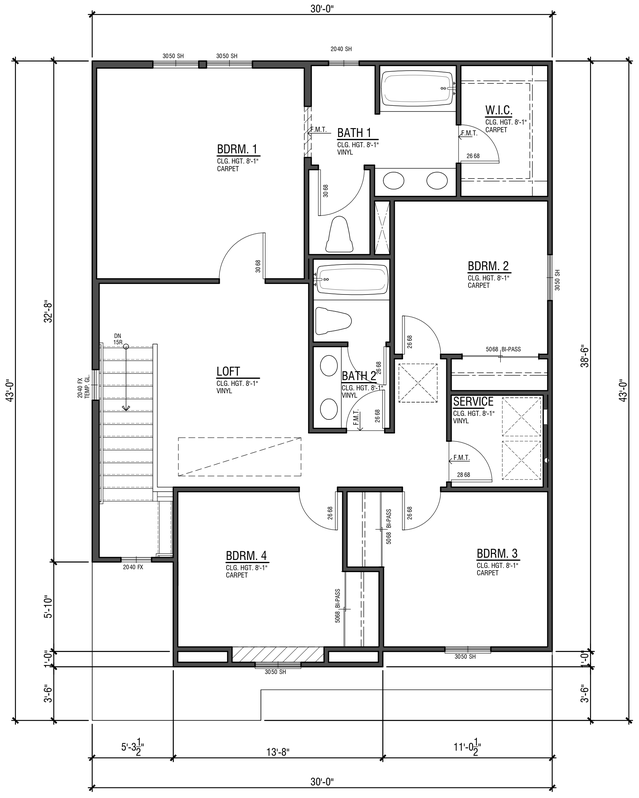
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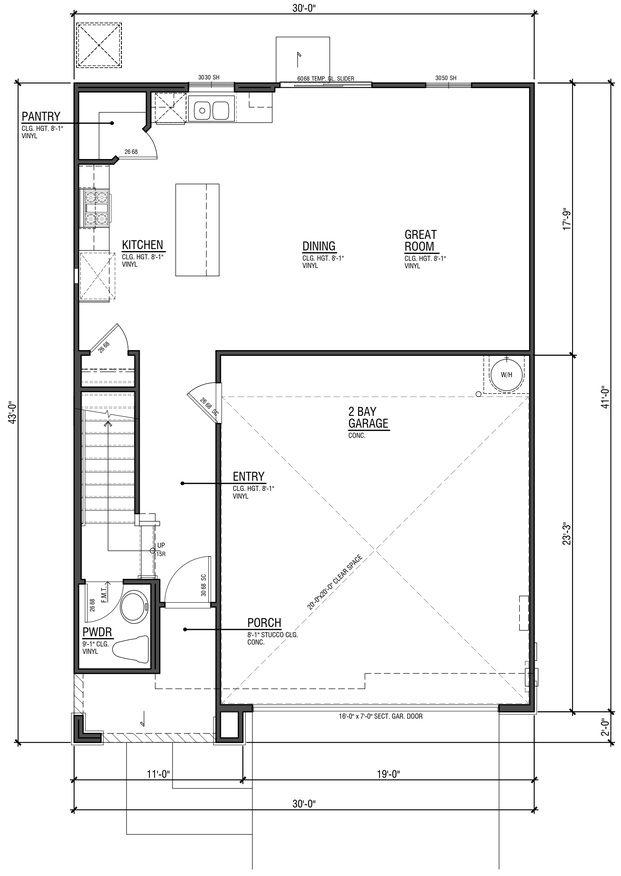
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Floor - 1,062 SF



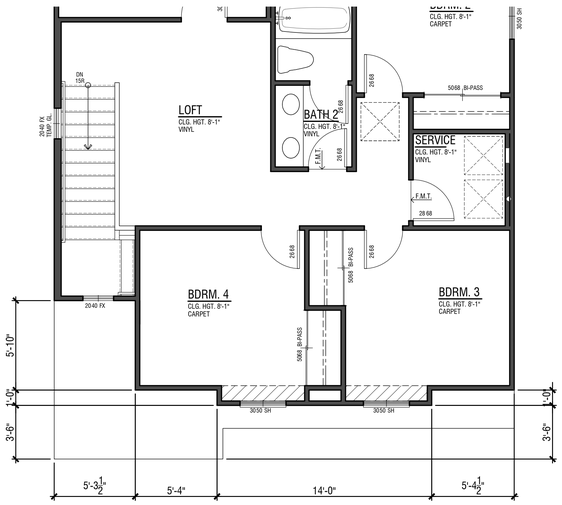
Lower Floor - 713 SF

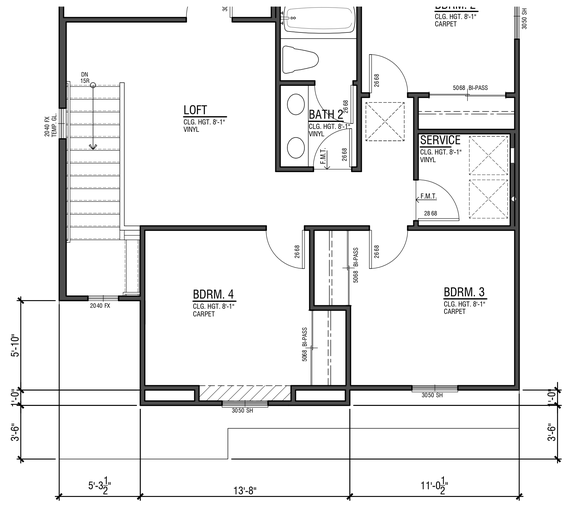
PLAN 3.1775

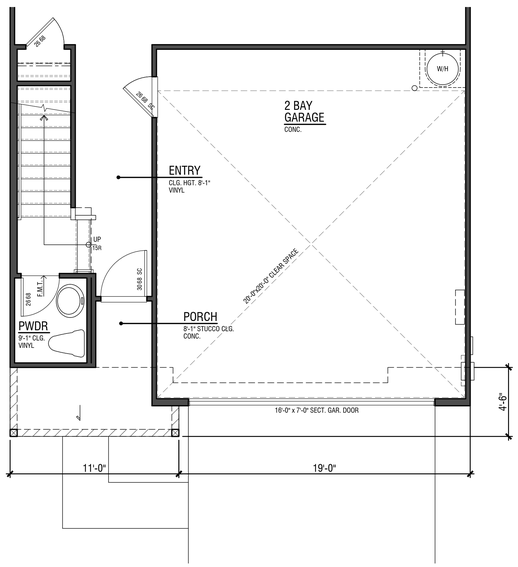
1775 SF
4 Bdrm | 2.5 Bath Loft
2 Bay Garage
8' | 8' Plates

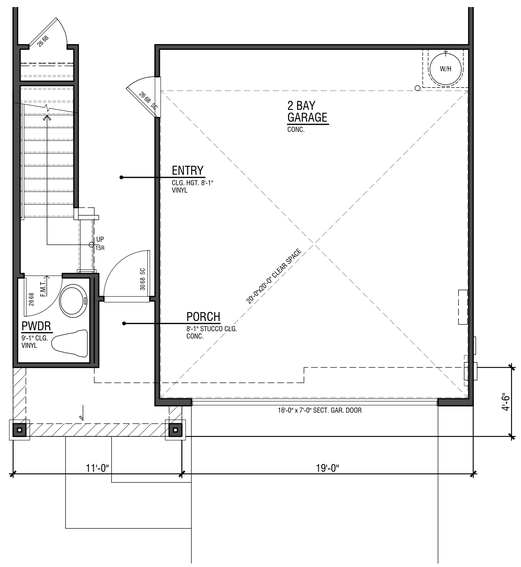
3A | Americana

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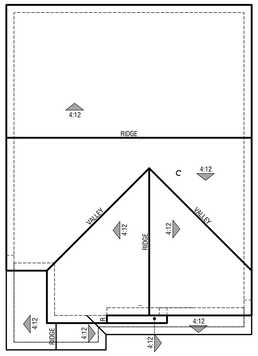
PLAN 3.1775

1775 SF
4 Bdrm | 2.5 Bath Loft
2 Bay Garage
8' | 8' Plates

3B | Farmhouse

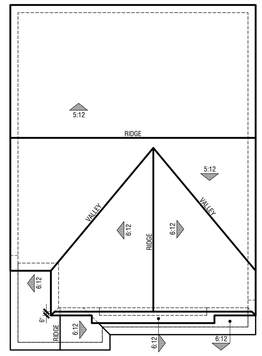
3C | Craftsman

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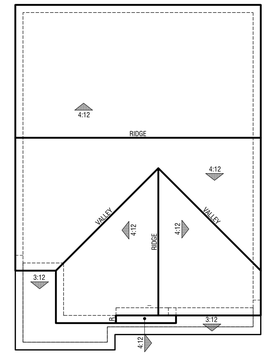
3A | Americana

Eave 12" / Rake 12"
Composition Roof



3B | Farmhouse

Eave 12" / Rake 12"
Composition Roof



3C | Craftsman

Eave 12" / Rake 12"
Composition Roof

PLAN 3.1775

Roof Plans

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3A | Americana



3C | Craftsman



3B | Farmhouse

PLAN 3.1775

Front Elevations

D·R·HORTON America's Builder DHI NYSE

WILD OAK

TULARE, CA

3.3

0 2 4 8

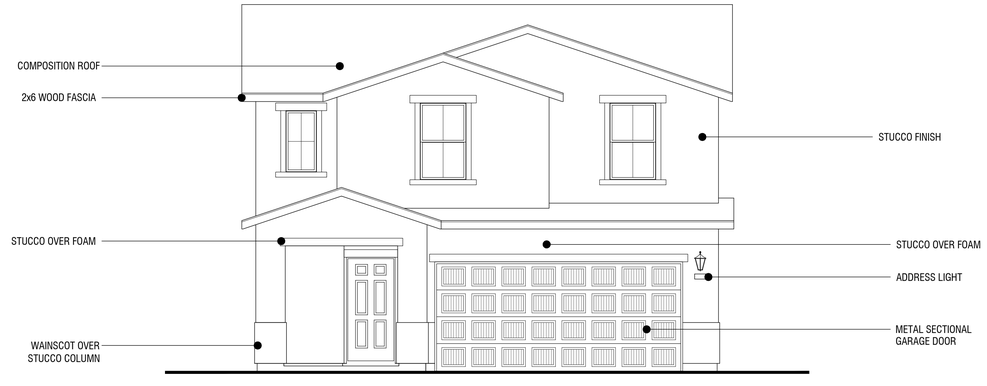
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ARCHITECTS . PLANNERS . DESIGNERS

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ORANGE COUNTY . LOS ANGELES . BAY AREA



3A | Americana



3C | Craftsman

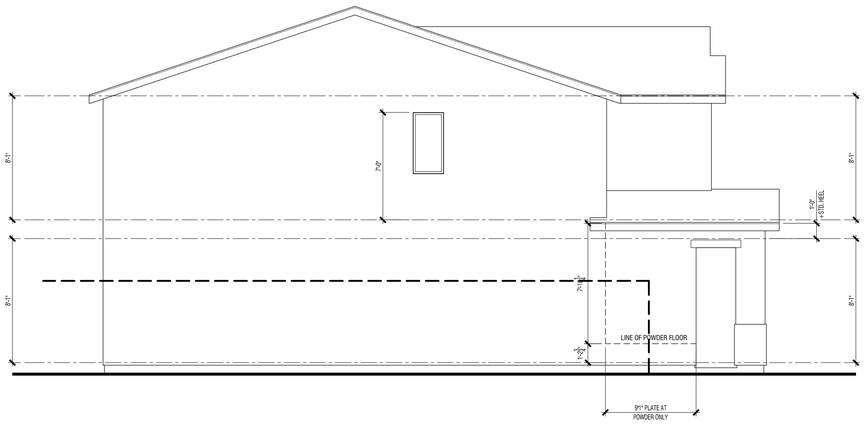


3B | Farmhouse

PLAN 3.1775

Front Elevations

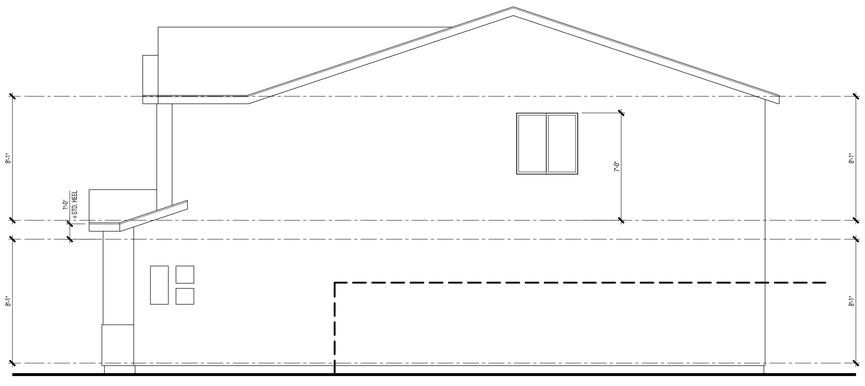
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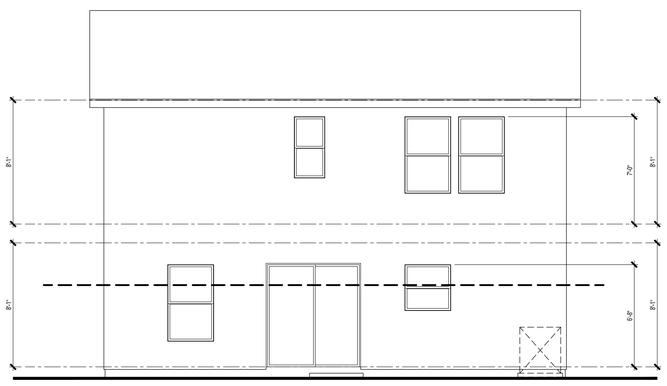
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Front



Right

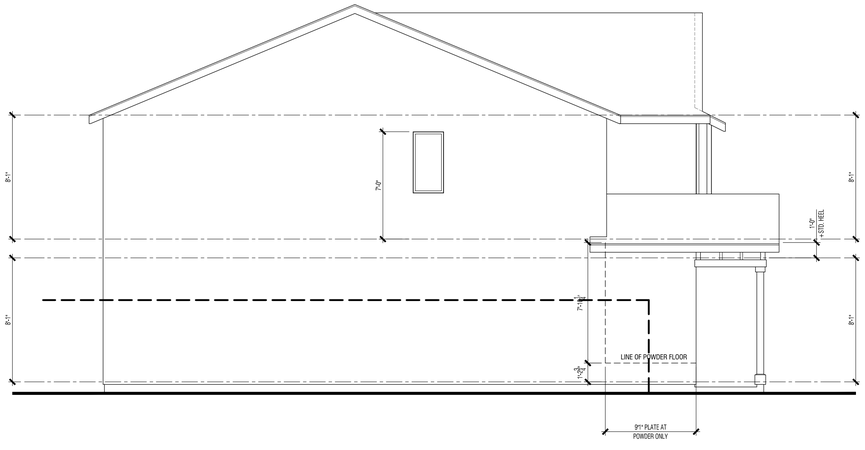


Rear

PLAN 3A | AMERICANA

Building Elevations

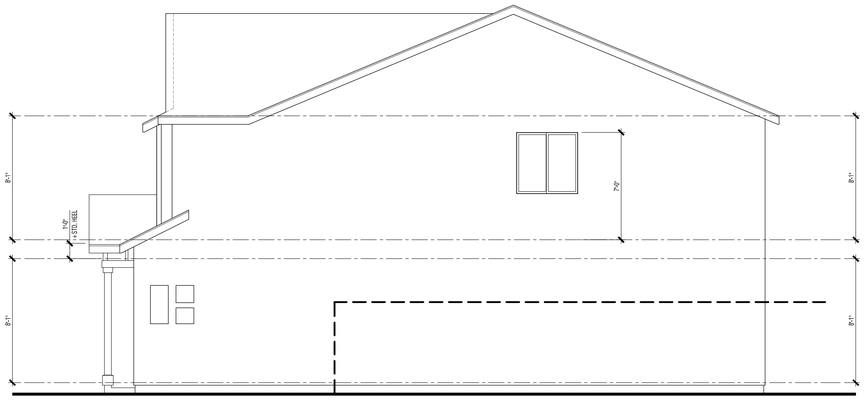
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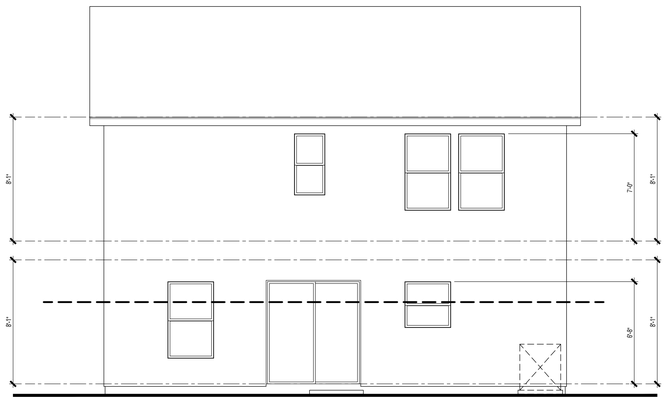
Left



Front



Right



Rear

PLAN 3B | FARMHOUSE

Building Elevations

D·R·HORTON America's Builder DHI NYSE

-

WILD OAK

TULARE, CA

352

3.5

0 2 4 8

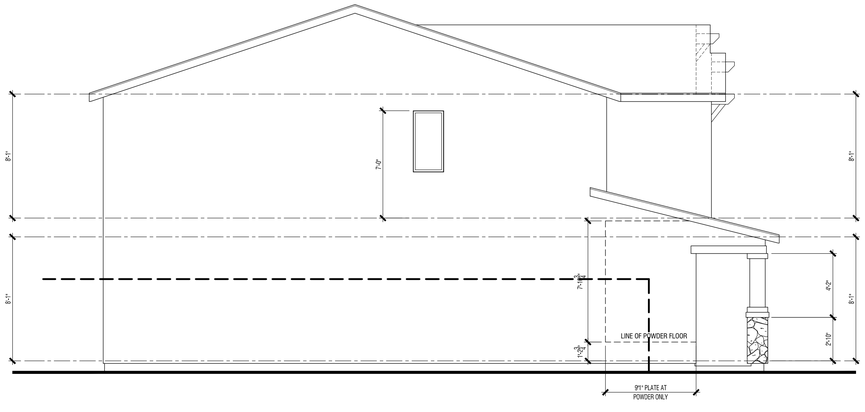
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WHA.

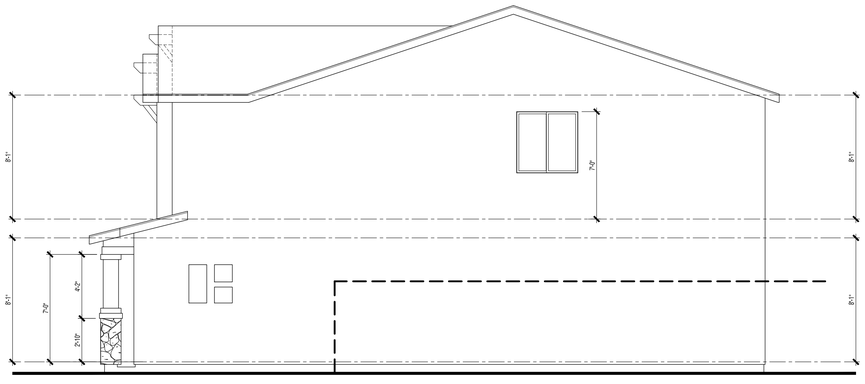
ORANGE COUNTY . LOS ANGELES . BAY AREA



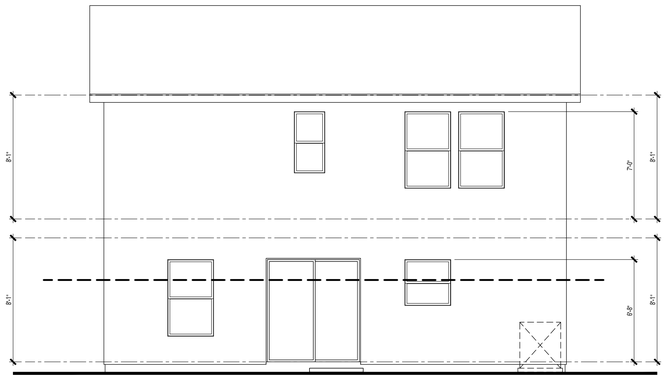
Left



Front



Right



Rear

PLAN 3C | CRAFTSMAN

Building Elevations

D·R·HORTON America's Builder

WILD OAK

TULARE, CA

3.6

0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA











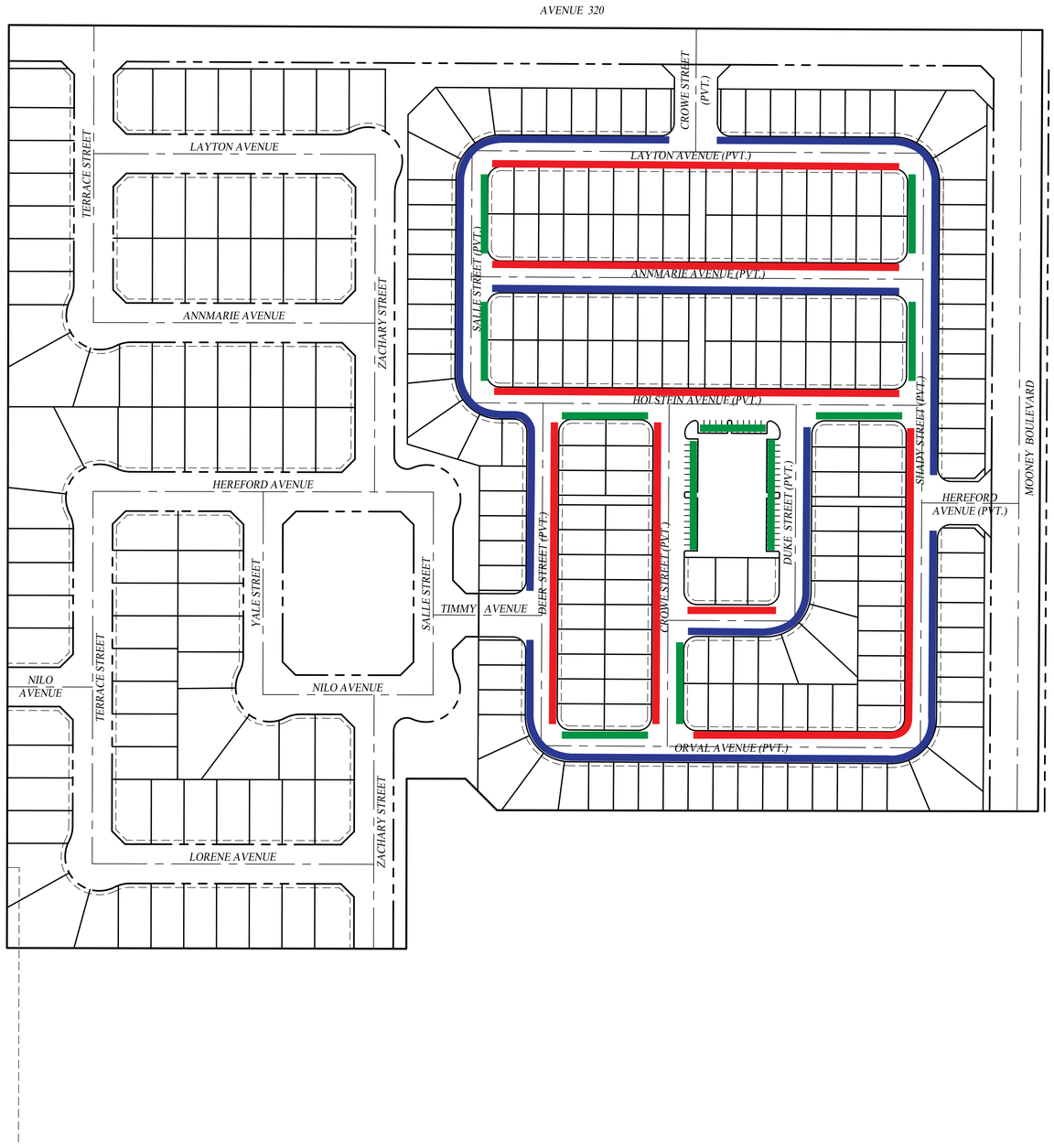


360





UNDERGROUND IRRIGATION LINE



PRATT FAMILY RANCH TIER 3

BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

PROJECT SITE INFORMATION

SEPTEMBER 2025

APNs:
078-010-028, 078-010-029, 078-110-023

ADDRESS:
2100 PRATT ROAD
VISALIA, CA 93291

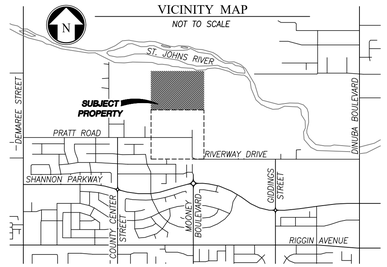
RECORD OWNERSHIP:
MICHAEL K. AND GLENDA M. GUNNING
1037 W. SUNNYSIDE AVENUE
VISALIA, CA 93277

SUBDIVIDER:
D.R. HORTON CA3, INC.
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850

901 EAST MAIN STREET
VISALIA, CA 93292
TEL: (559) 733-0440
WWW.QKINC.COM

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VICINITY MAP
NOT TO SCALE



UTILITIES

SOUTERN CALIFORNIA EDISON:
MISAEL IBARRA
2425 S. BLACKSTONE STREET, TULARE, CA 93274
O: 559-684-3532
C: 559-801-1272
misael.ibarra@sce.com

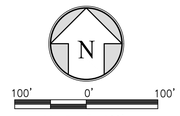
SOUTHERN CALIFORNIA GAS COMPNAY:
JUAN MEJORADO
404 N. TIPTON STREET, VISALIA, CA 93292
559-739-2317
JMMejorado@socalgas.com

AT&T:
ERIN PECTOL
217 W. ACEQUIA AVENUE, VISALIA, CA 93291
O: 559-739-6649
C: 559-737-1637
ep8545@att.com

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE, VISALIA, CA 93291
O: 559-735-2104
C: 559-217-9003
Michael_Corral@comcast.com

PHASING

THE APPLICANT RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASE LINES SHOWN HEREON ARE PLANNED, AND SUBJECT TO CHANGE.



SCALE: 1"= 100'

ACREAGE AND LAND USE

	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	PROPOSED ZONE
50' x 100' LOTS AND PUBLIC STREETS:	90	17.97	5.01	R-1-5
38' x 72' LOTS AND PRIVATE STREETS:	206	19.94	10.33	R-M-2
HOA PARK (PRIVATE):	N/A	1.25	N/A	QP
TRAIL/LANDSCAPE - OUTLOTS A-I:	N/A	3.39	N/A	VARIOUS
TOTALS:	296	42.55		

PARKING DESIGNATION

LEGEND

- PERMITTED PARKING AT ALL TIME
- ON-STREET PARKING
- ALTERNATE ON-STREET PARKING

SHEET 1 OF 1

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Recording Requested By and
When Recorded Return to:

City Clerk
City of Visalia
425 E. Oak Avenue
Visalia, CA 93292

DEVELOPMENT AGREEMENT
Pratt Family Ranch Specific Plan and Tentative Subdivision Map No. 5583

This Development Agreement, hereinafter referred to as "Agreement", is entered into as of this ___ day of _____, 2024, by and between the CITY OF VISALIA, a municipal corporation of the State of California, hereinafter referred to as the "City", and DR HORTON CA3, INC., hereinafter referred to as "Developer", and who has interest in real property, herein call the "Property", which is more particularly described in Exhibit "A" and is situated in the City of Visalia, County of Tulare, State of California, and;

WHEREAS, applications have been filed by the Developer to facilitate the creation, annexation, and development of the Pratt Family Ranch Specific Plan (hereinafter referred to as the "Specific Plan"), which will result in the development of approximately 541 single-family dwellings and approximately 8 acres of park uses on land designated for Low and Medium Density Residential and Parks/Recreation, adjacent to the intersection of Pratt Avenue, Mooney Boulevard, and River Way Avenue, adjacent to the Visalia City limits and;

WHEREAS, on August 14, 2023, the Planning Commission of the City of Visalia passed Resolution No. 2023-36 approving Pratt Family Ranch Tentative Subdivision Map No. 5583 for the Property, wholly located with Urban Growth Development Boundary Tier II (herein referred to as "Tier II)" and;

WHEREAS, on September 5, 2023, the City Council of the City of Visalia passed and adopted Specific Plan No. 2021-06 and General Plan Amendment No. 2021-05, establishing the Pratt Family Ranch Specific Plan and changing the General Plan land use designations within the Property to conform to the land use designations specified in the Specific Plan, and;

WHEREAS, the development project, consisting of the Property and the applicable terms, conditions, policies, and standards of the Specific Plan, and the approved resolutions for Pratt Family Ranch Tentative Subdivision Map No. 5583, is hereinafter call the "Development" and;

WHEREAS, this Development Agreement is being carried out as part of the City of Visalia General Plan's Land Use Policy No. LU-P-22, which allows for parcels under common ownership or unified control that are within multiple Urban Growth Boundary Tiers to be annexed and developed in accordance with a master plan and development agreement that details the overall site plan development while maintaining the City of Visalia's interest in maintaining concentric growth through the Urban Growth Boundary Tiers, and;

WHEREAS, currently, the Development is situated in Growth Tiers II and III as defined in the City of Visalia General Plan. In accordance with Policy No. LU-P-22, the Development may be allowed to annex and develop in Tier III while the City is still limiting development approvals to land within the Tier II designation, subject to the terms and conditions stated in this Agreement, and;

WHEREAS, the Developer has requested to allow the Specific Plan development to begin growth in the Tier II area and to have continuous growth into the Tier III portion of the plan. The proposal of "continuous growth" infers not being interrupted by the requirement of meeting citywide expansion criteria as stated in Land Use Policy LU-P-21. The reasoning for the request is that the proposed Project has been designed as one cohesive neighborhood with parks, a walking trail, and other amenities that connect development situated in Tiers II and III, and;

WHEREAS, City will proceed with initiating annexation of the entire Property, including portions situated within Tier III in accordance with the terms and conditions of this Agreement, and;

WHEREAS, City will allow for development of the portions of the Property situated within Tier II at any time, provided that the property is annexed into the City of Visalia and has secured all proper entitlements, and;

WHEREAS, City will only allow for development of the portions of the Property situated within Tier III only at such time when the terms and conditions of this Agreement have been fulfilled by Developer to the satisfaction of the City. The development of the portions of the Property situated within Tier III will also require the installation of all public improvements within the respective areas as different phases of this development move forward, and;

WHEREAS, City shall periodically review this Agreement, and Developer agrees the City may modify or terminate the Agreement, if the Developer has not complied with the terms and conditions, and;

WHEREAS, Developer agrees that when a building permit or any other type of entitlement or permit for the Development is sought, all applicable processing and impact fee amounts, conditions, and standards that the City has in effect at the time of entitlement is requested by the Developer shall be applied to the requested permits, and;

WHEREAS, nothing in this Agreement shall prohibit Developer from selling their portion of the Development provided any such sale is subject to and incorporates the terms and conditions of this Agreement, and;

WHEREFORE, the City and Developer do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations herein set forth, do agree as follows:

ARTICLE I
LEGAL AUTHORITY

1.1 This Agreement is made pursuant to and in accordance with the provisions of California Government Code Section 65864 and Visalia Municipal Code, Chapter 17.60.

1.2 This Agreement shall remain in effect for a period of ten (10) years from the date of execution subject to the terms and conditions set forth herein.

1.3 Developer hereby acknowledges that it is in escrow to buy and develop all residential portions of the Development and it is responsible for all rights and duties contained in the Specific Plan and the Development. No other party or individual has a development interest in the Development.

1.4 City shall periodically review this Agreement pursuant to Visalia Municipal Code Section 17.60.070 and may modify or terminate this Agreement if Developer has not in good faith complied with the terms and conditions of this Agreement. If City terminates this Agreement, then City may pass a moratorium of further development under Section 17.60.090 or seek other available relief and Developer agrees that all costs expended by the City, including attorney fees, may be charged by the City to Developer for violations of this Agreement.

1.5 Developer acknowledges that no vesting rights have been granted with the Development and this agreement will not vest any rights beyond those stated in the Specific Plan and the Development.

ARTICLE II
BUILDING PROGRESS WITHIN TIER II

2.1 Before the City allows for the processing of a tentative subdivision map within the portion of the Property situated within Tier III, final maps that comprise all phases and lots specified in the Pratt Family Ranch Tentative Subdivision Map No. 5583 shall be recorded with the Tulare County Recorder.

2.2 Before the City allows for the recording of a final subdivision map pertaining to any portion of the tentative subdivision map within the portion of the Property situated within Tier III, building permits for new dwelling units shall be issued for 85% of lots located Tier III, which equates to 209 residential lots.

2.3 A tentative subdivision map for the Tier III area can be filed and reviewed by the Site Plan Review Committee, and can subsequently be filed with the City of Visalia, but cannot be scheduled for hearing until Articles 2.1 and 2.2 are met.

ARTICLE III
IMPROVEMENTS

Developer and/or others who may eventually build within the Specific Plan area shall construct the improvements set forth in Sections 3.1-3.3, inclusive, and Section 3.7 at such times as development on properties bordering such improvement triggers the requirement for the specific improvement and included on the final map recorded on the property. However, all improvements stated below in Sections 3.1-3.9 shall be required to be completed in addition to the building progress as specified in Article II of this Agreement prior to the issuance of any building permits in areas within the City of Visalia Tier III Urban Growth Boundary.

3.1 Developer shall dedicate and construct Mooney Boulevard between the Property's south boundary and the entire project frontage of Sub Phase 2 of Phase 1. Mooney Boulevard shall be constructed as an 84' collector roadway as shown in the Street Cross Section figures in the Specific Plan and in accordance with current City Development Standards.

3.2 Developer shall dedicate and construct Pratt Avenue between the Property's west boundary to Mooney Boulevard. Pratt Avenue shall be constructed as an 84' collector roadway as shown in the Street Cross Section figures in the Specific Plan and in accordance with current City Development Standards.

3.3 Developer shall construct a pedestrian trail and landscaping within the 20' wide landscape easements along all portions of Pratt Avenue, Mooney Boulevard, and Zachary Street contained within Tier 2, as identified in Figure 5-1 of the Specific Plan.

3.4 Mooney Boulevard and Pratt Avenue roadway designs shall incorporate Class II bike lanes.

3.5 Developer shall submit to the City landscape and irrigation plans associated with all Outlots identified within the Pratt Family Ranch Tentative Subdivision Map No. 5583 that are to be maintained by and Landscape and Lighting District, including the lots labeled as the "HOA Park" within the gated community identified as Sub Phase 2 of Phase 1 and the "Dog Park" on the east

side of Mooney Boulevard, and shall improve and install all affiliated amenities on said Outlots in accordance with the approved plans.

3.6 Street lighting plans shall be submitted with the final plat application. All the outdoor lighting shall meet City standards or as defined in the Specific Plan.

3.7 Developer shall design, construct, and improve the intersection of Mooney Boulevard and River Way Avenue to the City's satisfaction. The intersection has been shown on the Specific Plan and Development Plan in the form of a round-about; however, the City recognizes that additional design work to be borne by the Developer is required for the installation of a round-about and must be approved by the City Engineer and the City Planner. Should the installation of a round-about be found infeasible at this location due to site constraints, safety requirements, or other reasons, the Developer shall proceed with designing the roadways and improving the intersection to City standards.

3.8 Utility relocations, as needed, shall be completed where the final roadway and round-about alignment may require such.

3.9 All local streets within Phase 1 of the Development, as shown on the Pratt Family Ranch Tentative Subdivision Map No. 5583, shall be installed in accordance with City standards prior to the recording of any final map or issuance of building permits in Tier III.

3.10 The Developer shall prepare and submit improvement plans for street, drainage, water, sewer, and landscaping improvements to the City Engineer for approval for their respective portions of the Development. The improvement plans must be approved by the City for conformance with applicable City standards prior to Developer beginning work on these public improvements.

3.11 The Developer shall prepare and submit improvement plans for the required landscape and lighting district to the City Engineer for approval for their respective portions of the Development. The City must approve the improvement plans prior to the formation of the district. The landscape and lighting district applies to all outlots identified on the subdivision map, but does not apply to the gated community's streets, parks, and other common features which will be maintained by a homeowners association.

3.12 Maintenance of landscaping (including temporary irrigation) and furnishings in all public rights-of-way, parks, and open spaces shall be the responsibility of the Developer until formal acceptance by the City Council. Upon acceptance by the City, such parks, open space and landscape easement areas shall become a part of the City's public system.

3.13 Developer shall establish a Homeowners Association (HOA) applicable to the gated communities (i.e., Medium Density Residential land uses) wherein the Developer shall prepare the

Articles of Incorporation and the Bylaws for the Homeowners Association. All common areas must be conveyed to the HOA before any lot is sold, or provide for maintenance of common areas through an agreement made between all the property owners.

3.14 No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement. In the event Developer changes or expands the use permitted by this Agreement or fail to comply with the restrictions in this Agreement, without formal modification of this Agreement, then Developer shall be in default.

ARTICLE IV
AFFIDAVIT OF PROPERTY OWNERS

4.1 The signatures of all owners of the Development agreeing to submit the Development to this Agreement and to the provisions set forth in California Government Code Section 65864 et seq. and Visalia Municipal Code, Chapter 17.60 shall be provided and are incorporated into this Agreement.

ARTICLE V
DEFAULT

5.1 In the event Developer, its successors, assigns or subsequent owners of the Development or any other person acquiring an interest in the Development, fail to faithfully and materially comply with all of the terms and conditions included in this Agreement, such failure to comply will be deemed a default hereunder. In that event, City shall have the following options:

(a) This Agreement and the commitments contained herein may be terminated, and the zoning designation reversed, if City provides written notice of Developer default, and provides the hearing required by California Government Code Section 65868. Provided, however, no such termination or reversal shall occur unless City provides written notice of the default and Developer fails to cure such default within ninety (90) days after mailing or delivery of said notice.

(b) Enforcement of this Agreement may be sought in an action at law or in equity in a court of competent jurisdiction located in Tulare County, California.

(c) A waiver by City of any default by Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach waived and shall not bar any other rights or remedies of City or apply to any subsequent breach of any covenants or conditions.

(d) Notwithstanding anything to the contrary herein, in the event of a material default of the Agreement, the parties agree that City and/or Developer shall have thirty (90) days after delivery of notice of such default to correct the same prior to the non-defaulting party's seeking of any

remedy provided for herein; provided, however, that in the case of any such default which cannot with diligence be cured within such thirty (90) day period, if the defaulting party shall commence curing the same within the thirty (90) day period and prosecute the curing of same with diligence and continuity, then the time within which such default may be cured shall be extended for such period as may be necessary to complete the curing of the same, but in any event not to exceed (6) months; and provided further, however, no default by a subsequent owner of a portion of the Development shall constitute a default by Developer for the portion of the Development still owned by Developer.

(e) In the event the performance of any obligation to be performed hereunder by any party hereto is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, with limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.

(f) In addition to the remedies set forth above, in the event of a default by Developer, or any other party claiming an interest herein, City may withhold building permits for any lots within the Development until such time as the default is cured.

ARTICLE VI
UNENFORCEABLE PROVISIONS

6.1 If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent be held invalid or unenforceable, the remainder of this instrument shall remain in full force and effect.

ARTICLE VII
ASSIGNMENT AND TRANSFER

7.1 After its execution, this Agreement shall be recorded in the office of the County Recorder. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Development, shall be appurtenant to and for the benefit of the Development, and shall run with the land. This Agreement shall be binding on the City, the Developer, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns; provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels or lots within the Development. The new owner of the Development or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

ARTICLE VIII
GENERAL MATTERS

8.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of California Government Code Section 65868 and Visalia Municipal Code, Chapter 17.60.

8.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

8.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of California in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Tulare County, California.

8.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below

City:
City Clerk
City of Visalia
425 E. Oak Avenue
Visalia, CA 93292

Developer:
DR Horton CA3, Inc.
419 W. Murray Avenue
Visalia, CA 93291
Attn: Corine Demetreos
Email: CEDemetreos@drhorton.com

or such other addresses and to such other persons as the parties may hereafter designate in writing to the other parties. Any such notice shall be deemed given upon delivery if by personal delivery, upon deposit in the United States mail, if sent by mail pursuant to the foregoing.

ARTICLE IX
MISCELLANEOUS

9.1 This Agreement may be modified only by means of a subsequently executed and acknowledged written agreement.

9.2 In the event Developer fails to comply with the commitments set forth herein, within one hundred twenty (120) days of written notice of such failure from the City, in addition to any other remedies which the City may have available to it, the City shall have the right, without prejudice to any other rights or remedies, to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement, and to collect the direct costs associated with such action from Developer.

9.3 In the event that a judicial dispute arises regarding the enforcement or breach of this Agreement, then the prevailing party in such dispute shall be entitled to recover its attorney's fees and costs reasonably incurred, including fees and costs incurred on appeal.

9.4 The applicable building codes for structures shall be the codes in effect when a complete application for a building permit is filed. Development impact fees, if imposed by ordinance, or amended shall be payable as specified in said ordinance or amendment even if the effective date is after the date of this Agreement or the annexation and/or rezone thereto.

9.5 Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed, effective on the day and year first above written.

DR Horton CA3, Inc.

Signature Date

Print Name

DR Horton CA3, Inc.
Company Name

Title

CITY OF VISALIA

Leslie Caviglia
City Manager/City Clerk Date

ATTEST:

Deputy City Clerk Date

APPROVAL AS TO FORM:

City Attorney Date

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
AG - 1: Prior to the issuance of grading or building permits, the Project proponent shall mitigate impacts for loss of Prime Farmland and Farmland of Statewide Importance on the Project site at a 1:1 ratio. The Project proponent shall implement one or more of the following measures to mitigate the loss: Payment of In-Lieu Fees, Mitigation Banks, Fee Title Acquisition, Conservation Easements, and/or Land Use Regulation on land(s)within the Southern San Joaquin Valley of California, specifically within Kern County, Tulare County, Kings County, Fresno County, or Madera County. The City shall require, at a minimum: evidence that the preserved land has adequate water supply, agricultural zoning, evidence of land encumbrance documentation, documentation that the easement/regulations are permanent and monitored, and documentation that the mitigation strategy is appropriately endowed. This mitigation shall be verified by the City prior to issuance of grading or building permits. Should the City of Visalia develop an Agricultural Mitigation Program before future construction within the Project begins, the Project proponent shall mitigate for the loss of agricultural land pursuant to the Program that is adopted by the City.	Prior to grading or building permits	**Lead Agency**		
MM BIO-1: Within 14 days of the start of Project activities, a pre-activity survey shall be conducted by a qualified biologist knowledgeable in the identification of these species. The pre-activity survey shall include walking transects to identify the presence of burrowing owls and their burrows and American	Prior to construction	**Lead Agency**		

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
badgers, and San Joaquin kit foxes and their dens. The transects shall be spaced at no greater than 30-foot intervals in order to obtain 100 percent coverage of the Project site and a 250-foot buffer. Areas devoid of habitat incapable of supporting these species would not require surveys. If no evidence of these special-status species is detected, no further action is required.				
MM BIO-2: If dens or burrows that could support these species are discovered during the pre-activity survey conducted under Measure BIO-1, avoidance buffers outlined below shall be established. No work shall occur within these buffers unless a qualified biologist approves and monitors the activity. Burrowing Owl (active burrows) • Non-breeding season: September 1 – January 31 – 160 feet • Breeding season: February 1 – August 31 – 250 feet American Badger and San Joaquin Kit Fox • Potential or Atypical den – 50 feet • Known den – 100 feet • Natal or pupping den – Contact agencies for further guidance Any Ecological Sensitive Area (ESA) buffer established shall remain in place until the species has left on its own. Once the species has left, the burrow may be monitored using trail cameras	Prior to construction	**Lead Agency**		

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
or a tracking medium such as diatomaceous earth once the species has left. If no species are detected for a minimum of three consecutive days/nights, the burrow may be hand excavated under the direct supervision of a qualified biologist. All burrow tunnels must be hand excavated to their terminus or examined before backfilling to ensure no burrowing owls, kit foxes, or other animals are hiding. Alternatively, burrowing owls can be passively excluded from a non-nest burrow through the installation of one-way doors. Prior to engaging in such passive exclusion activities, an Exclusion Plan shall be prepared following the guidance outlined in the CDFW's Staff Report on Burrowing Owl Mitigation (QK, 2021). The Exclusion Plan shall be submitted to the CDFW for review and approval prior to implementation. Once approved, one-way doors may be installed at non-nest burrows. The doors shall be monitored for a minimum of three days to ensure burrowing owls have left the burrow. The burrow may then be excavated as described above. If at any time during excavation a burrowing owl is detected within the burrow, excavation activities shall immediately cease, and the one-way door reinstalled and monitored until the owl has left the burrow. Hand excavation may then resume. Exclusion efforts shall be documented.				
MM BIO-3: The following avoidance and minimization measures shall be implemented during all phases of the Project to reduce the potential for impact from the Project. They are modified from the U.S. Fish and Wildlife Service Standardized Recommendations	Prior to construction	**Lead Agency**		

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (QK, 2021). • Project-related vehicles shall observe a daytime speed limit of 20 mph throughout the site in all Project areas, except on County roads and State and federal highways. • All Project activities shall occur during daylight hours, but if work must be conducted at night, then a night-time construction speed limit of 10 mph shall be established. • Off-road traffic outside of designated Project areas shall be prohibited. • To prevent inadvertent entrapment of kit foxes or other animals during the construction of the Project, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen fill or wooden planks shall be installed. • Before holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted before proceeding with the work. • In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape, or the USFWS and CDFW shall be contacted for guidance. • All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes and burrowing owls				

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity until the fox has escaped. • All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project site. • No pets, such as dogs or cats, shall be permitted on the Project site. • Project-related use of rodenticides and herbicides shall be restricted. • A representative shall be appointed by the Project proponent, who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured, or entrapped kit fox. The representative shall be identified during the employee education program, and their name and telephone numbers shall be provided to the USFWS and CDFW. • Upon completion of the Project, all areas subject to temporary ground disturbances (including storage and staging areas, temporary roads, pipeline corridors, etc.) shall be recontoured if necessary and revegetated to promote restoration of the area to pre-Project conditions. An area subject to "temporary" disturbance means any				

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
area that is disturbed during the Project, but after Project completion, will not be subject to further disturbance and has the potential to be revegetated. • Any Project personnel who are responsible for inadvertently killing or injuring one of these species shall immediately report the incident to their representative. This representative shall contact the CDFW (and USFWS in the case of San Joaquin kit fox) immediately in the case of a dead, injured, or entrapped San Joaquin kit fox, American badger, or burrowing owl. • The Sacramento Fish and Wildlife office and CDFW Region 4 office shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. The CDFW shall be notified in the case of accidental death to an American badger or western burrowing owl. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. • New sightings of San Joaquin kit fox, American badger, or burrowing owl shall be reported to the CNDDB. A copy of the reporting form and a topographic map clearly marked with the location of where a San Joaquin kit fox was observed shall also be provided to the USFWS.				
MM BIO-4: If Project activities must occur during the nesting season (February 15 to August 31), pre-activity surveys shall be conducted for Swainson's hawk nests in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley, Swainson's Hawk	Prior to construction	**Lead Agency**		

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
Technical Advisory Committee (QK, 2021). The surveys shall be conducted on the Project site plus a 0.5-mile buffer. To meet the minimum level of protection for the species, surveys shall be conducted during at least two survey periods. If no Swainson's hawk nests are found, no further action is required.				
MM BIO-5: If an active Swainson's hawk nest is discovered at any time within 0.5 miles of active construction, a qualified biologist shall complete an assessment of the potential for current construction activities to impact the nest. The assessment would consider the type of construction activities, the location of construction relative to the nest, the visibility of construction activities from the nest location, and other existing disturbances in the area that are not related to the construction activities of this Project. Based on this assessment, the biologist will determine if construction activities can proceed and the level of nest monitoring required. Construction activities shall not occur within 500 feet of an active nest but depending upon conditions at the site, this distance may be reduced. Full-time monitoring to evaluate the effects of construction activities on nesting Swainson's hawks may be required. The qualified biologist shall have the authority to stop work if it is determined that Project construction is disturbing the nest. These buffers may need to increase depending on the sensitivity of the nesting Swainson's hawk to disturbances and at the discretion of the qualified biologist.	Prior to construction	**Lead Agency**		

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
MM BIO-6: If Project activities must occur during the nesting season (February 1 to September 15), pre-activity nesting bird surveys shall be conducted within seven days prior to the start of construction at the construction site, plus a 250-foot buffer for songbirds and a 500-foot buffer for raptors (other than Swainson's hawk). If no active nests are found, no further action is required. However, existing nests may become active, and new nests may be built at any time prior to and throughout the nesting season, including when construction activities are in progress. If active nests are found during the survey or at any time during the construction of the Project, an avoidance buffer ranging from 50 feet to 500 feet may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist. The avoidance buffer shall remain in place until the biologist has determined that the young are no longer reliant on the adults or the nest. Work may occur within the avoidance buffer under the approval and guidance of the biologist, but full-time monitoring may be required. The biologist shall have the ability to stop construction if nesting adults show any sign of distress.	Prior to construction	**Lead Agency**		
MM BIO-7: Prior to the initiation of construction activities, all personnel shall attend a Worker Environmental Awareness Training program developed by a qualified biologist. The program shall include information on the life histories of special-status species with the potential to occur on the Project, their legal status, the course of action shall these species be encountered onsite, and avoidance and minimization measures to protect these species.	Prior to construction	**Lead Agency**		

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
MM CUL-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, fire-affected rock, and historic resources such as glass, metal, wood, brick, or structural remnants. Implementation of the mitigation measure below would ensure that the proposed Project would not cause a substantial adverse change in the significance of a historical resource.	During construction	**Lead Agency**		
MM CUL-2: Prior to any ground disturbance, if the City of Visalia receives a request from a Native American tribal group, a surface inspection of the site shall be conducted by a tribal monitor. The tribal staff shall provide pre-project-related activities briefings to supervisory personnel and any excavation contractor, including information on potential cultural material, finds, and any excavation contractor, which will include information on potential cultural material finds, and the procedures to be enacted if resources are found. The tribal cultural staff shall monitor the site during grading activities. Prior to any ground disturbance, the applicant shall offer the tribe the opportunity to provide a Native American Monitor during	Prior to construction	Lead Agency		

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
ground-disturbing activities. Tribal participation would be dependent upon the availability and interest of the tribe.				
MM CUL-3: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of the discovery of human remains, at the direction of the county coroner.	During construction			
MM GEO-1: Prior to issuing of grading or building permits, if required, the Project applicant shall submit to the Lead Agency (1) the approved Storm Water Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following: • Stockpiling and disposing of demolition debris, concrete, and soil properly.	Prior to construction	Lead Agency		

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
• Protecting existing storm drain inlets and stabilizing disturbed areas. • Implementing erosion controls. • Properly managing construction materials. • Managing waste, aggressively controlling litter, and implementing sediment controls. Evidence of the approved SWPPP shall be submitted to the Lead Agency.				
MM GEO-2: Prior to any ground-disturbing activities, the Project owner shall develop and implement a Paleontological Worker Education and Awareness Program. If paleontological resources are discovered during ground-disturbing activities (e.g., during Project construction or decommissioning), all earthwork or other types of ground disturbance within 50 feet of the find shall stop immediately until a qualified professional paleontologist (meeting the standards of the Society of Vertebrate Paleontology [SVP]) can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue or recommend salvage and recovery of the fossil. The paleontologist may also propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage are required, recommendations will be consistent with the Society of Vertebrate Paleontology standards that are current as of the discovery and with currently accepted scientific practice.	Prior to construction	**Lead Agency**		

Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initial
MM NSE-1: During construction, the contractor shall implement the following measures: a. All stationary construction equipment on the Project site shall be located so that noise-emitting objects or equipment face away from any potential sensitive receptors. b. The construction contractor shall ensure that all construction equipment is equipped with manufacturer-approved mufflers and baffles. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. c. Construction activities shall take place during daylight hours, when feasible.	During Construction	Lead Agency		
MM TRA-1: Prior to the issuance of building permits, the developer shall pay its pro-rata share for signalization of the following intersections: a. Riggin Avenue at County Center Street b. Riggin Avenue at Giddings Street c. Ferguson Avenue at Mooney Boulevard	Prior to Building Permits	Lead Agency		
MM TRA-2: Prior to the issuance of building permits, the developer shall pay its pro-rata share to widen the eastbound approach to two left-turn lanes, two through-lanes, and one right-turn lane at the intersection of Riggin Avenue at Dinuba Boulevard (SR 63).	Prior to Building Permits	Lead Agency		

MEMORANDUM

TO: Ernie Escobedo, QK

FROM: Erik Ruehr, VRPA Technologies

DATE: September 5, 2025

RE: Pratt Family Ranch Tier 3 Project
Traffic Conformance Analysis

This memorandum provides a traffic conformance analysis for the Pratt Family Ranch Tier 3 project in the City of Visalia. The remainder of the memorandum provides background information and traffic conformance analysis.

BACKGROUND

The Pratt Family Tier 3 Project is a portion of the overall Pratt Family Ranch project. A Traffic Impact Study was prepared for the overall project by VRPA Technologies and approved by the City of Visalia. The date of the Traffic Impact Study was July 15, 2022 and a copy is attached to this memorandum for reference.

TRAFFIC CONFORMANCE ANALYSIS

The site plan for the Pratt Family Ranch Tier 3 project is included in the attachments. A review of this site plan, the approved July 15, 2022 Traffic Impact Study, and the area near the project site indicated the following:

- ✓ For traffic analysis purposes, the site plan for the Pratt Family Ranch Tier 3 project is consistent with the site plan for the overall Pratt Family Ranch project that was analyzed in the July 15, 2022 Traffic Impact Study.

- ✓ No changes have occurred in the roadway network in the area near the project site that would affect traffic conditions for implementation of the Pratt Family Ranch Tier 3 Project.

Based on the considerations described above, the Pratt Family Ranch Tier 3 project is in conformance with the Traffic Impact Study for the overall Pratt Family Ranch project.

Please contact me if you have any questions. I can be reached by email at eruehr@vrpatechnologies.com or by phone at (858) 361-7151.

4630 W. Jennifer, Suite 105, Fresno, CA 93722 • Phone (559) 271-1200
www.vrpatechnologies.com

ATTACHMENTS

Pratt Family Ranch Tier 3 Site Plan

Pratt Family Ranch Traffic Impact Study, July 15, 2022

Pratt Family Ranch Tier 3 Site Plan

VESTING TENTATIVE SUBDIVISION MAP

PRATT FAMILY RANCH

BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

ACREAGE AND LAND USE

	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	EXISTING ZONE
50' x 100' LOTS:	91	11.45	7.95	R-1-5
38' x 72' LOTS:	202	13.69	14.76	R-M-2
PUBLIC STREETS:	N/A	10.42	N/A	N/A
PRIVATE STREETS:	N/A	6.57	N/A	N/A
HOA PARK-OUTLOT J (PRIVATE):	N/A	0.50	N/A	N/A
TRAIL/LANDSCAPE - OUTLOTS A-I, K-R:	N/A	3.50	N/A	VARIOUS
TOTALS:	293	46.13		

NOTES

1. DATE OF PREPARATION: MARCH 25, 2025
2. ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF AND ARE APPROXIMATE
3. EXISTING LAND USE: R-1-5, R-M-2
4. IMPROVEMENTS TO CONFORM TO APPLICABLE ORDINANCES & STATUTES
5. EASEMENTS FOR PUBLIC UTILITIES TO BE PROVIDED AS REQUIRED

FLOOD ZONE NOTE

THE SUBJECT SITE IS WITHIN FLOOD ZONE AE AS SHOWN ON FEMA FIRM PANEL 06107C0930E, EFFECTIVE 6/16/2009.

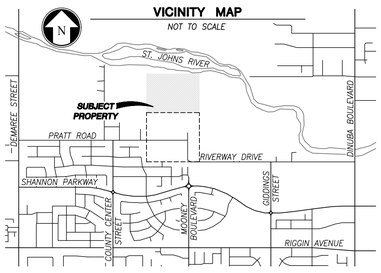
TOPOGRAPHIC SURVEY

TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP WAS COLLECTED AND PROVIDED BY QK IN JANUARY 2025.

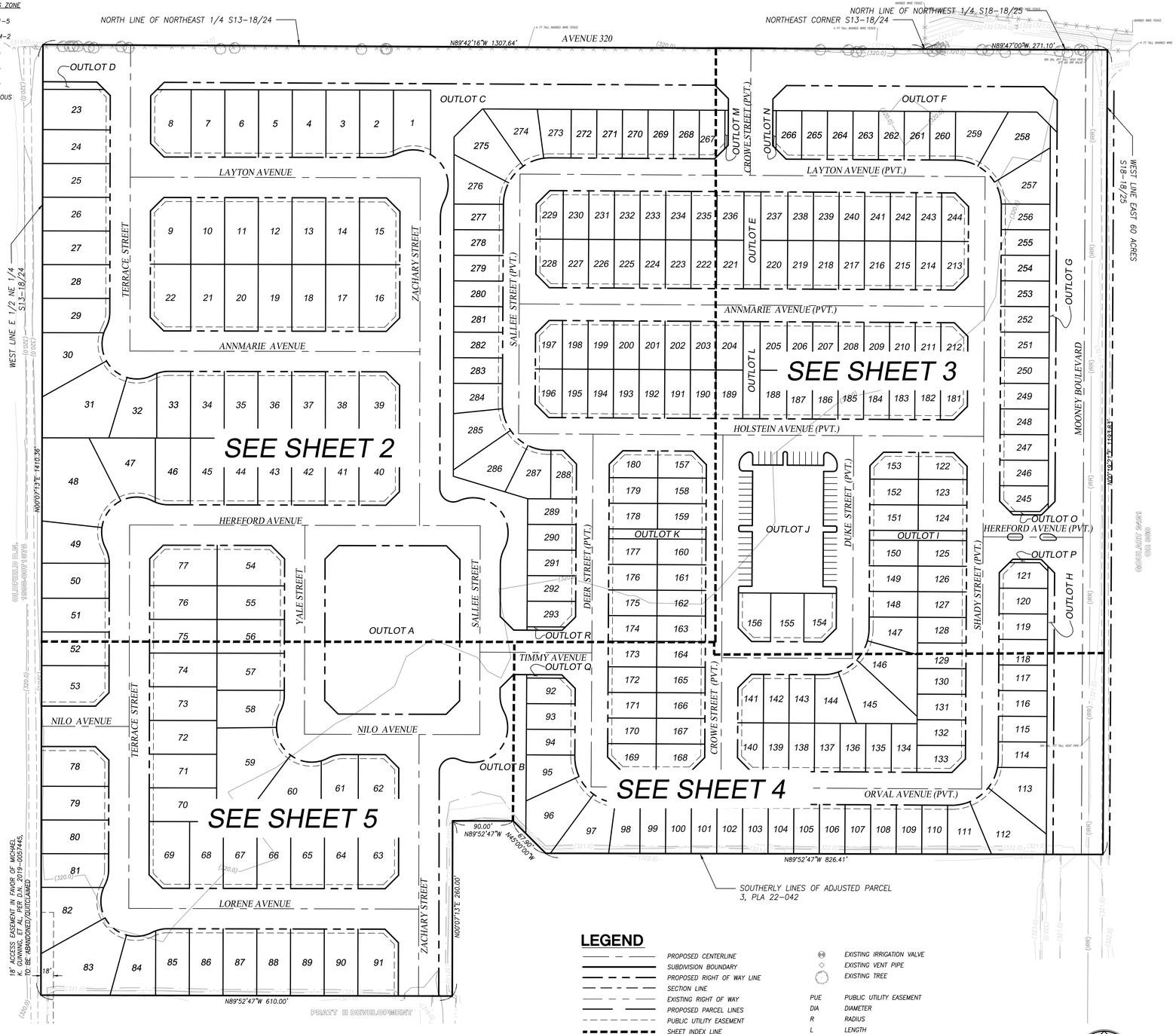
SETBACKS

	5,000+ SF LOTS	2,736+ SF LOTS
FRONT:	15' TO LIVING 22' TO GARAGE	12' TO LIVING 18' TO GARAGE
SIDE:	10' FOR CORNER LOTS 5' EVERYWHERE ELSE	4' FOR CORNER LOTS 4' EVERYWHERE ELSE
REAR:	25'	10.5'

VICINITY MAP
NOT TO SCALE



TYPICAL STREET CROSS SECTIONS: SEE SHEET 2



LEGEND

- PROPOSED CENTERLINE
- SUBDIVISION BOUNDARY
- PROPOSED RIGHT OF WAY LINE
- SECTION LINE
- EXISTING RIGHT OF WAY
- PROPOSED PARCEL LINES
- PUBLIC UTILITY EASEMENT
- SHEET INDEX LINE
- EXISTING BARBED WIRE FENCE
- EXISTING EDGE OF ROAD
- EXISTING TOE OF SLOPE
- EXISTING TOP OF SLOPE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND IRRIGATION LINE
- EXISTING IRRIGATION VALVE
- EXISTING VENT PIPE
- EXISTING TREE

PUE	PUBLIC UTILITY EASEMENT
DIA	DIAMETER
R	RADIUS
L	LENGTH
D.N.	DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
OR	OFFICIAL RECORDS TULARE COUNTY

N

80' 0' 80'

SCALE: 1"= 80'

BY:
601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
CLOVIS, CA 93612 WWW.QKINC.COM
LAND SURVEYOR: ANTONIO WESTERLUND, PLS

LEGAL DESCRIPTION

ADJUSTED PARCEL 3

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13; THENCE NORTH 00°07'12" EAST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 1232.77 FEET TO A POINT ON SAID WEST LINE WHICH LIES THE FOLLOWING 5 COURSES AND DISTANCES FROM A POINT ON THE WEST LINE OF THE EAST 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18, BEING DISTANT THEREON NORTH 00°19'21" EAST, A DISTANCE OF 1452.61 FEET NORTHERLY OF THE SOUTHERLY TERMINUS THEREOF:

NORTH 89°52'47" WEST, A DISTANCE OF 826.41 FEET;

NORTH 45°00'00" WEST, A DISTANCE OF 67.90 FEET;

NORTH 89°52'47" WEST, A DISTANCE OF 90.00 FEET;

SOUTH 00°07'13" WEST, A DISTANCE OF 260.00 FEET;

SOUTH 89°52'47" EAST, A DISTANCE OF 609.99 FEET TO SAID WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13;

SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°52'47" EAST, A DISTANCE OF 609.99 FEET TO THE EASTERLY TERMINUS OF THE AFOREMENTIONED COURSE 5;

THENCE NORTH 00°07'13" EAST, A DISTANCE OF 260.00 FEET;

THENCE SOUTH 89°52'47" EAST, A DISTANCE OF 90.00 FEET;

THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 67.90 FEET;

THENCE SOUTH 89°52'47" EAST, A DISTANCE OF 826.41 FEET TO THE WEST LINE OF THE EAST 60 ACRES OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 18;

THENCE NORTH 00°19'21" EAST ALONG SAID WEST LINE, A DISTANCE OF 1193.83 FEET;

THENCE NORTH 89°47'00" WEST ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 271.10 FEET;

THENCE NORTH 89°42'16" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1307.64 FEET TO THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13;

THENCE NORTH 00°07'12" EAST ALONG LAST SAID WEST LINE, A DISTANCE OF 1410.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 46.129 ACRES.

PROJECT SITE INFORMATION

APN'S:
078-010-033 078-110-024

ADDRESS:
2100 PRATT ROAD
VISALIA, CA 93291

RECORD OWNERSHIP:
MICHAEL K. AND GLENDA M. GUNNING
1037 W. SUNNYSIDE AVENUE
VISALIA, CA 93277

SUBDIVIDER:
D.R. HORTON CA3, INC.
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850

UTILITIES

SOUTHERN CALIFORNIA EDISON:
MISAEL IBARRA
2425 S. BLACKSTONE STREET, TULARE, CA 93274
O: 559-684-3532
C: 559-801-1272
misael.ibarra@sce.com

AT&T:
ERIN PECTOL
217 W. ACEQUIA AVENUE, VISALIA, CA 93291
O: 559-739-6649
C: 559-737-1637
ep8545@att.com

SOUTHERN CALIFORNIA GAS COMPNAY:
JUAN MEJORADO
404 N. TIPTON STREET, VISALIA, CA 93292
559-739-2317
JMMejorado@socalgas.com

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE, VISALIA, CA 93291
O: 559-735-2104
C: 559-217-9003
Michael_Corral@comcast.com

PHASING

THE APPLICANT RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASE LINES SHOWN HEREON ARE PLANNED, AND SUBJECT TO CHANGE.

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VESTING TENTATIVE SUBDIVISION MAP

PRATT FAMILY RANCH

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IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

BY:

601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
CLOVIS, CA 93612 WWW.QKINC.COM
LAND SURVEYOR: ANTONIO WESTERLUND, PLS

LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

PUE	PUBLIC UTILITY EASEMENT
DIA	DIAMETER
R	RADIUS
L	LENGTH
D.N.	DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
OR	OFFICIAL RECORDS TULARE COUNTY

EXISTING IRRIGATION VALVE

EXISTING VENT PIPE

EXISTING TREE

PROPOSED CENTERLINE

SUBDIVISION BOUNDARY

PROPOSED RIGHT OF WAY LINE

SECTION LINE

EXISTING RIGHT OF WAY

PROPOSED PARCEL LINES

PUBLIC UTILITY EASEMENT

EXISTING BARBED WIRE FENCE

EXISTING EDGE OF ROAD

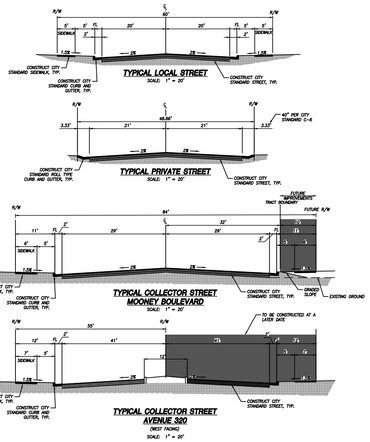
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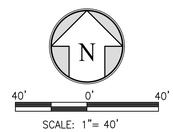
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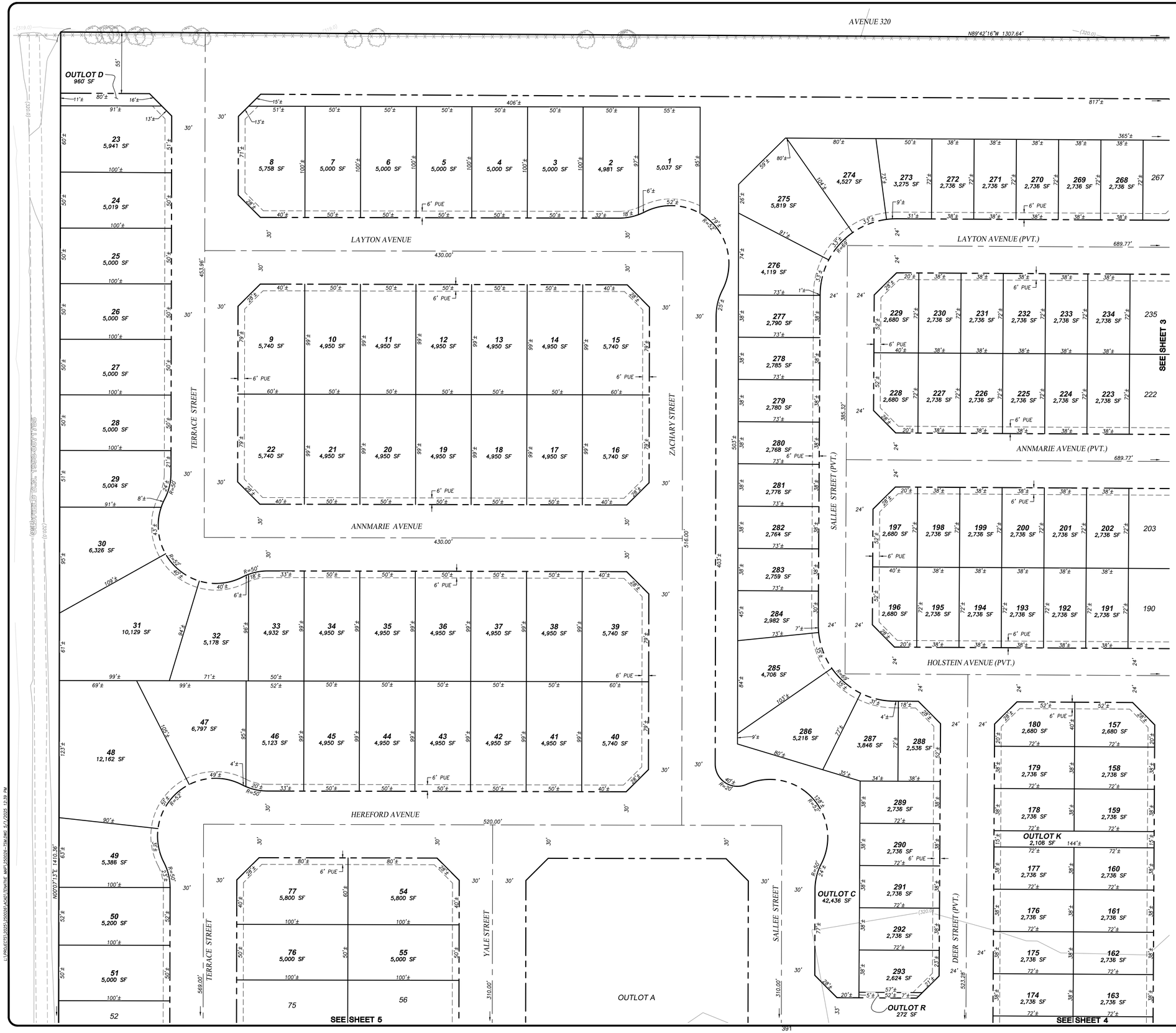
(320') EXISTING CONTOUR LINE

(888) EXISTING UNDERGROUND IRRIGATION LINE

TYPICAL STREET CROSS SECTIONS:







(C) PRATT FAMILY TRUST DATED 10/30/2007 (C) QK

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SCALE: 1"= 40'

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SCALE: 1"= 40'

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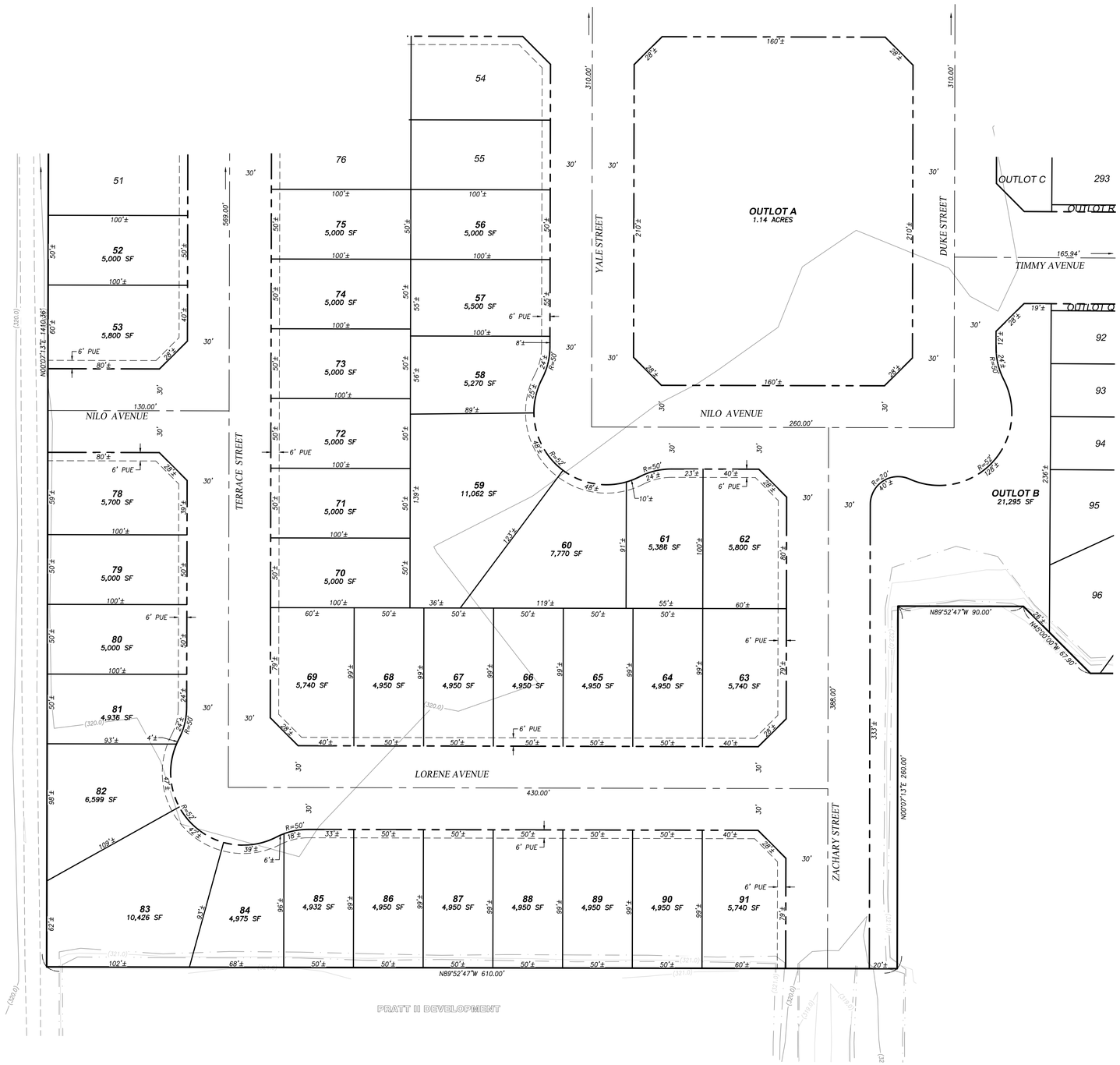
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

BY:

601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
CLOVIS, CA 93612 WWW.QKINC.COM
LAND SURVEYOR: ANTONIO WESTERLUND, PLS

SEE SHEET 2

SEE SHEET 4



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Pratt Family Ranch Traffic Impact Study, July 15, 2022

Pratt Family Ranch

Transportation Impact Study
July 15, 2022

Prepared by:
VRPA Technologies, Inc.
4630 W. Jennifer, Suite 105
Fresno, CA 93722

Pratt Family Ranch
Transportation Impact Study

Study Team

- ✓ Georgiena Vivian, President, VRPA Technologies, Inc., gvivian@vrpatechnologies.com, (559) 259-9257
- ✓ Erik Ruehr, Dir. of Traffic Engineering, VRPA Technologies, Inc., eruehr@vrpatechnologies.com, (858) 566-1766
- ✓ Jeff Stine, Senior Transportation Planner, VRPA Technologies, Inc. jstine@vrpatechnologies.com,
- ✓ (858) 566-1766
- ✓ Nisha Pathak, Transportation Engineer, VRPA Technologies, Inc., jellard@vrpatechnologies.com, (559) 271-1200

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Executive Summary

This Transportation Impact Study (TIS) has been prepared for the purpose of analyzing traffic conditions related to the Pratt Family Ranch Development (Project). The Project site is generally located at the northwest quadrant of the Riverway Drive and Mooney Boulevard intersection. Regional access to the site is provided by State Route (SR) 198 and SR 63. The Project seeks to develop approximately 555 single family dwelling units.

Vehicular access to the site would be provided by Pratt Road, Mooney Boulevard, and Avenue 320. The extension of these roadways would be constructed to City standards and would be dedicated as public right of way. The proposed project would also construct a roundabout at the Riverway Drive and Mooney Boulevard intersection, which would also be dedicated as public right of way and would be constructed to Caltrans or City-approved standards.

STUDY AREA

The study intersections included in this TIS are listed below. The study intersections were developed in consultation with City of Visalia staff and are located within 1-mile of the Project site based on analysis requirements found in the City of Visalia "Procedures For Traffic Impact Analysis (TIA)", dated March 2021.

The intersections of Riverway Drive at Dinuba Boulevard and Riverway Drive at Giddings Street were not included in the analysis since Riverway Drive is transitioning to no longer have thru access to Dinuba Boulevard. Riverway Drive will terminate and become a cul-de-sac approximately 900 feet east of Giddings Street. The intersection of Shannon Parkway at Dinuba Boulevard was not included in the analysis given the minimal amount of Project traffic that would impact the intersection.

Intersections

- ✓ Avenue 320 / Demaree Street
- ✓ Pratt Road / Demaree Street
- ✓ Riggin Avenue-Avenue 312 / Demaree Street
- ✓ Riggin Avenue / County Center Drive
- ✓ Pratt Road / Mooney Boulevard
- ✓ Riverway Drive / Mooney Boulevard
- ✓ Shannon Parkway / Mooney Boulevard
- ✓ Riggin Avenue / Mooney Boulevard
- ✓ Shannon Parkway / Giddings Street
- ✓ Riggin Avenue / Giddings Street
- ✓ Riggin Avenue / Dinuba Boulevard-State Route (SR) 63
- ✓ Shannon Parkway / Demaree Avenue
- ✓ Riverway Drive/Demaree Avenue

- ✓ County Center Drive/Pratt Road
- ✓ County Center Drive/Shannon Parkway
- ✓ Ferguson Street / Mooney Boulevard
- ✓ Avenue 320 / Mooney Boulevard
- ✓ County Center Drive/Avenue 320

Study Scenarios

The TIS completed for the Project includes level of service (LOS) analysis for the following traffic scenarios.

- ✓ Existing Conditions
- ✓ Opening Year Without Project
- ✓ Opening Year Plus Project
- ✓ 5-Year Horizon Without Project
- ✓ 5-Year Horizon Plus Project
- ✓ 10-Year Horizon Without Project
- ✓ 10-Year Horizon Plus Project
- ✓ 20-Year Horizon Without Project (Riggin Avenue / Dinuba Boulevard Only)
- ✓ 20-Year Horizon Plus Project (Riggin Avenue / Dinuba Boulevard Only)

IMPACTS

Intersections

Table E-1 shows intersections that are expected to fall short of desirable operating conditions for various scenarios. Potential mitigation measures are discussed below.

Table E-1
Intersection Operations

INTERSECTION	TARGET LOS	PEAK HOUR	OPENING YEAR WITHOUT PROJECT		OPENING YEAR PLUS PROJECT		5-YEAR HORIZON WITHOUT PROJECT		5-YEAR HORIZON PLUS PROJECT		10-YEAR HORIZON WITHOUT PROJECT		10-YEAR HORIZON PLUS PROJECT		20-YEAR HORIZON WITHOUT PROJECT		20-YEAR HORIZON PLUS PROJECT	
			DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS
1. Avenue 320 / Demaree Street	D	AM	11.4	B	11.5	B	11.9	B	12.0	B	17.0	C	17.0	C				
		PM	13.7	B	13.9	B	15.0	C	15.2	C	23.1	C	24.7	C				
2. Avenue 320 / County Center Street (Future)	D	AM									8.6	A	8.8	A				
		PM									8.6	A	8.7	A				
3. Avenue 320 / Mooney Boulevard (Future)	D	AM									0.0	A	0.0	A				
		PM									0.0	A	0.0	A				
4. Pratt Road / Demaree Street	D	AM	14.8	B	15.0	C	16.1	C	16.4	C	17.2	C	17.3	C				
		PM	14.9	B	15.4	C	16.1	C	16.7	C	17.1	C	17.3	C				
5. Pratt Road / County Center Street	D	AM	9.4	A	11.1	B	9.5	A	11.2	B	10.7	B	12.8	B				
		PM	9.9	A	11.3	B	10.0	B	11.5	B	11.1	B	13.7	B				
6. Pratt Road / Mooney Boulevard	D	AM	0.0	A	10.3	B	0.0	A	10.4	B	0.0	A	10.0	B				
		PM	0.0	A	11.0	B	0.0	A	11.2	B	0.0	A	10.7	B				
7. Riverway Drive / Demaree Street	D	AM	11.1	B	11.2	B	11.5	B	11.6	B	11.6	B	11.7	B				
		PM	11.0	B	11.4	B	11.5	B	11.9	B	11.6	B	12.0	B				
8. Riverway Drive / Mooney Boulevard	D	AM	7.5	A	4.2	A	7.5	A	4.3	A	7.5	A	4.2	A				
		PM	7.6	A	4.5	A	7.7	A	4.5	A	7.8	A	4.6	A				
9. Riggin Avenue / Dinuba Boulevard (SR-63)	-- [1]	AM	28.2	C	28.8	C	29.4	C	30.0	C	30.8	C	31.5	C	35.0	D	35.6	D
		PM	45.3	D	49.1	D	49.8	D	54.2	D	**57.5**	**E**	**61.2**	**E**	**90.5**	**F**	**93.9**	**F**
10. Shannon Parkway / Demaree Street	D	AM	17.9	C	17.9	C	20.8	C	20.8	C	24.1	C	24.1	C				
		PM	17.0	C	17.0	C	19.3	C	19.3	C	19.7	C	19.7	C				
11. Shannon Parkway / County Center Street	D	AM	5.2	A	5.7	A	5.5	A	6.0	A	4.8	A	5.1	A				
		PM	3.5	A	4.0	A	3.7	A	4.1	A	3.8	A	4.2	A				
12. Shannon Parkway / Mooney Boulevard	D	AM	3.6	A	4.7	A	3.7	A	4.8	A	3.7	A	4.9	A				
		PM	4.3	A	6.2	A	4.5	A	6.5	A	4.5	A	6.3	A				
13. Shannon Parkway / Giddings Street	D	AM	6.9	A	6.9	A	7.6	A	7.7	A	6.7	A	6.8	A				
		PM	4.2	A	4.3	A	4.4	A	4.4	A	4.4	A	4.4	A				
14. Riggin Avenue / Demaree Street	D	AM	35.1	D	37.1	D	36.7	D	38.7	D	37.2	D	39.3	D				
		PM	37.7	D	42.0	D	40.8	D	46.1	D	43.9	D	51.1	D				
15. Riggin Avenue / County Center Street	D	AM	**75.0**	**F ++**	**99.8**	**F ++**	**99.0**	**F ++**	**130.0**	**F ++**	**135.9**	**F ++**	**168.7**	**F ++**				
		PM	**113.8**	**F ++**	**152.7**	**F ++**	**148.0**	**F ++**	**186.9**	**F ++**	**169.2**	**F ++**	**208.9**	**F ++**				
16. Riggin Avenue / Mooney Boulevard	D	AM	33.0	C	35.8	D	33.3	C	36.5	D	33.8	C	37.1	D				
		PM	41.5	D	46.6	D	43.6	D	48.9	D	51.2	D	55.0	D				
17. Riggin Avenue / Giddings Street	D	AM	**264.5**	**F ++**	**312.0**	**F ++**	**309.9**	**F ++**	**358.7**	**F ++**	**322.5**	**F ++**	**370.0**	**F ++**				
		PM	**193.0**	**F ++**	**240.6**	**F ++**	**232.3**	**F ++**	**281.6**	**F ++**	**277.5**	**F ++**	**328.9**	**F ++**				
18. Ferguson Avenue / Mooney Boulevard	D	AM	14.1	B	16.4	C	15.4	C	18.4	C	15.8	C	18.7	C				
		PM	**86.3**	**F ++**	**135.1**	**F ++**	**114.3**	**F ++**	**171.4**	**F ++**	**153.8**	**F ++**	**206.5**	**F ++**				

DELAY is measured in seconds per vehicle

LOS = Level of Service / **BOLD** denotes LOS standard has been exceeded

For signalized, roundabout, and all-way stop intersections, delay results show the average for the entire intersection. For one-way and two-way stop controlled intersections, delay results show the delay for the worst movement.

1 - With the changes brought about by SB 743, Caltrans no longer uses level of service to determine the need for transportation improvements. Instead, the focus is on providing adequate facilities for pedestrians, bicycles, and transit as well as safety considerations for all transportation modes. Guidance is provided in the Transportation Impact Study Guide dated May 20, 2020 and the Interim Land Development and Intergovernmental Review Safety Review Practitioners Guidance dated July 2020. This guidance was used in determining the need for roadway improvements on Caltrans facilities.

++ Meets peak hour signal warrants.

MITIGATION

This section describes potential improvements to mitigate the traffic impacts of the Project. The potentially significant impacts resulting from the Project relate to the generation of unacceptable LOS at various intersections in the long term. Considering the criteria provided in Section 1.3 and the results presented above, the following improvements could be considered to alleviate project-specific impacts.

- ✓ Riggin Avenue at Dinuba Boulevard (SR-63)
  Recommended improvements to achieve acceptable levels of service:
  - 10-Year Horizon and 20-Year Horizon scenarios:
    - Widen the eastbound approach to 2 left turn lanes, 2 through lanes, and 1 right turn lane (adding 1 left turn lane)

  Although the improvements identified appear to be needed based on the traffic analysis, this intersection is in the jurisdiction of Caltrans and Caltrans has no plans to improve the intersection. Payment of City transportation impact fees is considered to satisfy this mitigation measure directly or indirectly by contributing to overall transportation funding in the City of Visalia.

- ✓ Riggin Avenue at County Center Street
  Recommended improvements to achieve acceptable levels of service:
  - Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios:
    - Install Traffic Signal

  The improvements identified above for the Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios are sufficient to meet the City of Visalia's acceptable LOS standard of 'D'. It should be noted that a traffic signal was recently installed at the intersection of Riggin Avenue and County Center Street and that satisfies this mitigation measure.

- ✓ Riggin Avenue at Giddings Street
  Recommended improvements to achieve acceptable levels of service:
  - Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios:
    - Install Traffic Signal

  The improvements identified above for the Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios are sufficient to meet the City of Visalia's acceptable LOS standard of 'D'. It should be noted that a traffic signal was recently installed at the intersection of Riggin Avenue and Giddings Street and that satisfies this mitigation measure.

- ✓ Ferguson Avenue at Mooney Boulevard
  Recommended improvements to achieve acceptable levels of service:
  - Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios:
    - Install Traffic Signal

Payment of City transportation impact fees is considered to satisfy this mitigation measure directly or indirectly by contributing to overall transportation funding in the City of Visalia.

✓ Riverway Drive at Mooney Boulevard

Proposed Project Improvements:

- Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios:
  - Install Roundabout
  - Northbound approach: 1 Through/Right (a separate right turn lane could be added if needed to support the transition to the cross-section of Mooney Boulevard to the south)
  - Southbound approach: 1 Through/Right
  - Westbound approach: 1 Through/Right

The proposed design concept has been analyzed in this traffic analysis and no level of service deficiencies are indicated in any of the future scenarios. A design concept for the Mooney Boulevard/Riverway Drive roundabout will need to include a transition to the cross-section of Mooney Boulevard to the south. Roadway striping changes and/or geometric design changes will be needed in the area between Glendale Avenue and Riverway Drive. It is recommended that later stages of the project approval process include the preparation of a design for the roundabout that is acceptable to the City of Visalia.

Post-Mitigation Level of Service

The level of service resulting from the potential improvements identified above is shown in Table E-2 for study area intersections.

Table E-2
Intersection Operations with Mitigation

INTERSECTION	TARGET LOS	PEAK HOUR	OPENING YEAR WITHOUT PROJECT		OPENING YEAR PLUS PROJECT		5-YEAR HORIZON WITHOUT PROJECT		5-YEAR HORIZON PLUS PROJECT		10-YEAR HORIZON WITHOUT PROJECT		10-YEAR HORIZON PLUS PROJECT		20-YEAR HORIZON WITHOUT PROJECT		20-YEAR HORIZON PLUS PROJECT	
			DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS
9. Riggin Avenue / Dinuba Boulevard (SR-63)	--[1]	AM									29.4	C	30.6	C	32.5	C	33.2	C
		PM									38.6	D	40.3	D	51.3	D	53.3	D
15. Riggin Avenue / County Center Street	D	AM	16.8	B	17.0	B	17.8	B	18.1	B	18.9	B	20.1	C				
		PM	18.1	B	17.9	B	17.8	B	20.0	B	19.0	B	21.1	C				
17. Riggin Avenue / Giddings Street	D	AM	24.3	C	28.5	C	32.1	C	38.3	D	33.9	C	41.0	D				
		PM	17.3	B	19.4	B	19.3	B	22.7	C	22.4	C	27.1	C				
18. Ferguson Avenue / Mooney Boulevard	D	AM	14.3	B	14.5	B	14.8	B	15.1	B	15.0	B	15.3	B				
		PM	19.8	B	21.6	C	21.6	C	24.7	C	24.6	C	29.3	C				

DELAY is measured in seconds per vehicle

LOS = Level of Service / **BOLD** denotes LOS standard has been exceeded

For signalized, roundabout, and all-way stop intersections, delay results show the average for the entire intersection. For one-way and two-way stop controlled intersections, delay results show the delay for the worst movement.

1 - With the changes brought about by SB 743, Caltrans no longer uses level of service to determine the need for transportation improvements. Instead, the focus is on providing adequate facilities for pedestrians, bicycles, and transit as well as safety considerations for all transportation modes. Guidance is provided in the Transportation Impact Study Guide dated May 20, 2020 and the Interim Land Development and Intergovernmental Review Safety Review Practitioners Guidance dated July 2020. This guidance was used in determining the need for roadway improvements on Caltrans facilities.

Project Percentage of Future Traffic

This section of the report provides analysis of the percentage of future traffic generated by the project at key study area locations. This information can be used in evaluating the need for improvements to be provided by the Project. The formulas used to calculate the Project percentage of future traffic to City of Visalia/Caltrans facilities is as follows:

Project Percentage of Future Traffic = (Project Trips)/(20-Year Horizon Plus Project Traffic – Existing Traffic)

Table E-3
20-Year Horizon Project Percentage of Future Traffic

INTERSECTION	PEAK HOUR	EXISTING	PROJECT TRIPS	10-YEAR HORIZON PLUS PROJECT	FAIR SHARE PERCENTAGE
Riggin Avenue / Dinuba Boulevard (SR-63) [1]	AM	1,813	90	3,716	4.7%
	PM	2,314	121	4,896	4.7%
Riggin Avenue / County Center Street	AM	1,462	160	2,423	16.6%
	PM	1,429	214	2,571	18.7%
Riggin Avenue / Giddings Street	AM	1,283	99	2,340	9.4%
	PM	1,122	132	2,422	10.2%
Ferguson Avenue / Mooney Boulevard	AM	723	119	1,269	21.8%
	PM	1,505	160	2,338	19.2%

1 - Fair-Share based on 20-Year Horizon

1.0 Introduction

1.1 Description of the Region/Project

This Transportation Impact Study (TIS) has been prepared for the purpose of analyzing traffic conditions related to the Pratt Family Ranch development (Project). The Project site is generally located at the northwest quadrant of the Riverway Drive and Mooney Boulevard intersection. Regional access to the site is provided by State Route (SR) 198 and SR 63. The Project seeks to develop approximately 555 single family dwelling units. Figure 1-1 shows the site's regional context. Figure 1-2 shows the Project location within the City of Visalia. Figure 1-3 shows the tentative layout of the proposed Project.

1.1.1 *Project Access*

Vehicular access to the site would be provided by Pratt Road, Mooney Boulevard, and Avenue 320. The extension of these roadways would be constructed to City standards and would be dedicated as public right of way. The proposed project would also construct a roundabout at the Riverway Drive and Mooney Boulevard intersection, which would also be dedicated as public right of way and would be constructed to Caltrans or City-approved standards.

1.1.2 *Study Area*

The study intersections included in this TIS are listed below and shown in Figure 1-2. The study intersections were developed in consultation with City of Visalia staff. The intersections of Riverway Drive at Dinuba Boulevard and Riverway Drive at Giddings Street were not included in the analysis since Riverway Drive is transitioning to no longer have thru access to Dinuba Boulevard. Riverway Drive will terminate and become a cul-de-sac approximately 900 feet east of Giddings Street. The intersection of Shannon Parkway at Dinuba Boulevard was not included in the analysis given the minimal amount of Project traffic that would impact the intersection.

Intersections

- ✓ Avenue 320 / Demaree Street
- ✓ Pratt Road / Demaree Street
- ✓ Riggin Avenue-Avenue 312 / Demaree Street
- ✓ Riggin Avenue / County Center Drive
- ✓ Pratt Road / Mooney Boulevard
- ✓ Riverway Drive / Mooney Boulevard
- ✓ Shannon Parkway / Mooney Boulevard
- ✓ Riggin Avenue / Mooney Boulevard
- ✓ Shannon Parkway / Giddings Street
- ✓ Riggin Avenue / Giddings Street
- ✓ Riggin Avenue / Dinuba Boulevard-State Route (SR) 63
- ✓ Shannon Parkway / Demaree Avenue
- ✓ Riverway Drive/Demaree Avenue

- ✓ County Center Drive/Pratt Road
- ✓ County Center Drive/Shannon Parkway
- ✓ Ferguson Street / Mooney Boulevard
- ✓ Avenue 320 / Mooney Boulevard
- ✓ County Center Drive/Avenue 320

1.1.3 *Study Scenarios*

The TIS completed for the Project includes level of service (LOS) analysis for the following traffic scenarios.

- ✓ Existing Conditions
- ✓ Opening Year Without Project
- ✓ Opening Year Plus Project
- ✓ 5-Year Horizon Without Project
- ✓ 5-Year Horizon Plus Project
- ✓ 10-Year Horizon Without Project
- ✓ 10-Year Horizon Plus Project
- ✓ 20-Year Horizon Without Project (Riggin Avenue / Dinuba Boulevard Only)
- ✓ 20-Year Horizon Plus Project (Riggin Avenue / Dinuba Boulevard Only)

1.2 Methodology

When preparing a TIS, guidelines set by affected agencies are followed. In analyzing street and intersection capacities the Level of Service (LOS) methodologies are applied. LOS standards are applied by transportation agencies to quantitatively assess a street and highway system's performance. In addition, safety concerns are analyzed to determine the need for appropriate mitigation resulting from increased traffic near sensitive uses, the need for dedicated ingress and egress access lanes to the project, and other evaluations such as the need for signalized intersections or other improvements. Guidelines incorporated in the Highway Capacity Manual (HCM), 6th Edition, published in 2016 were also used in the development of this TIS.

1.2.1 *Intersection Analysis*

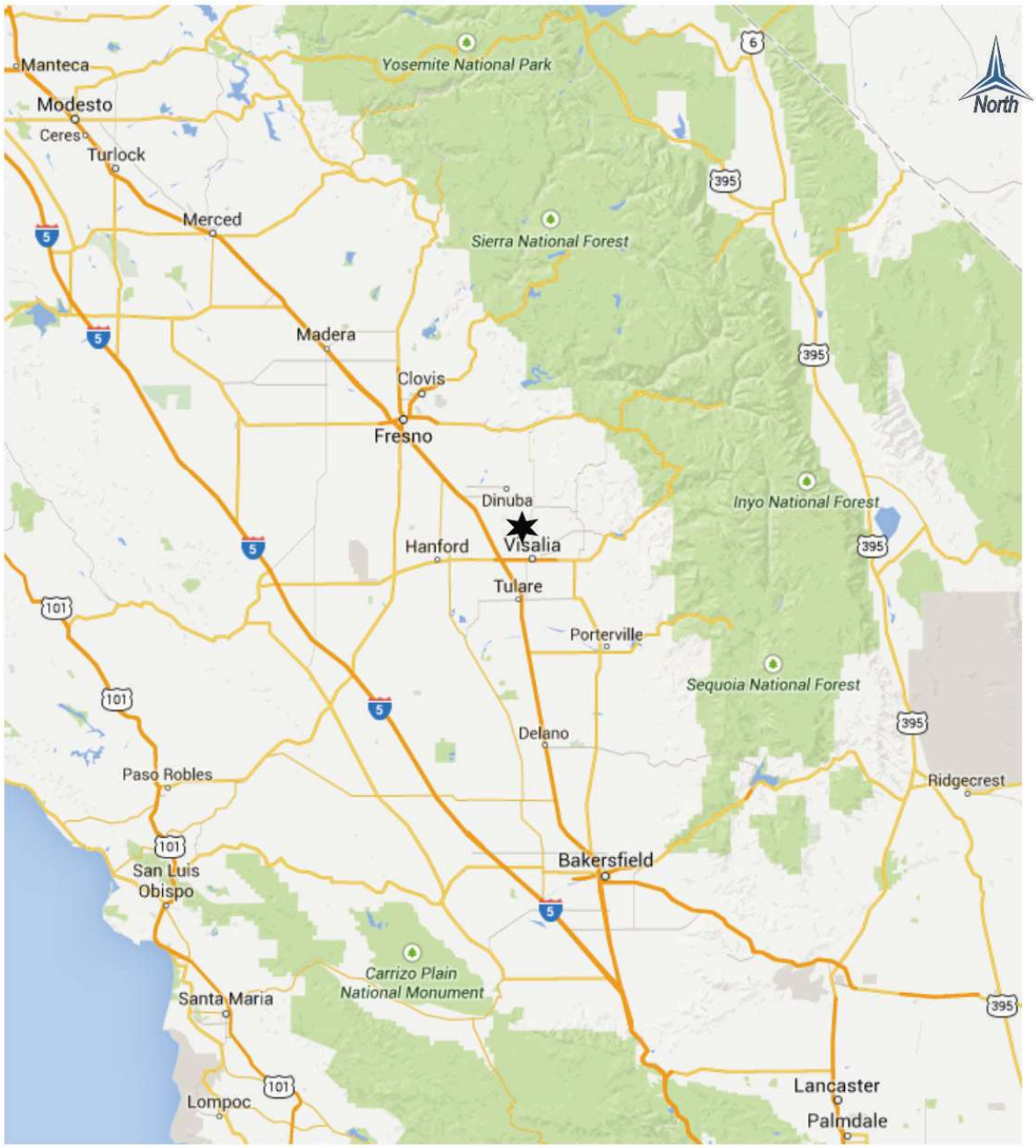
Intersection LOS analysis was conducted using the Synchro software program. Synchro supports HCM methodologies and is deemed an acceptable program by City of Visalia staff for assessment of traffic impacts. Levels of Service can be determined for both signalized and unsignalized intersections.

Tables 1-1 and 1-2 indicate the ranges in the amounts of average delay for a vehicle at signalized and unsignalized intersections for the various levels of service ranging from LOS "A" to "F".

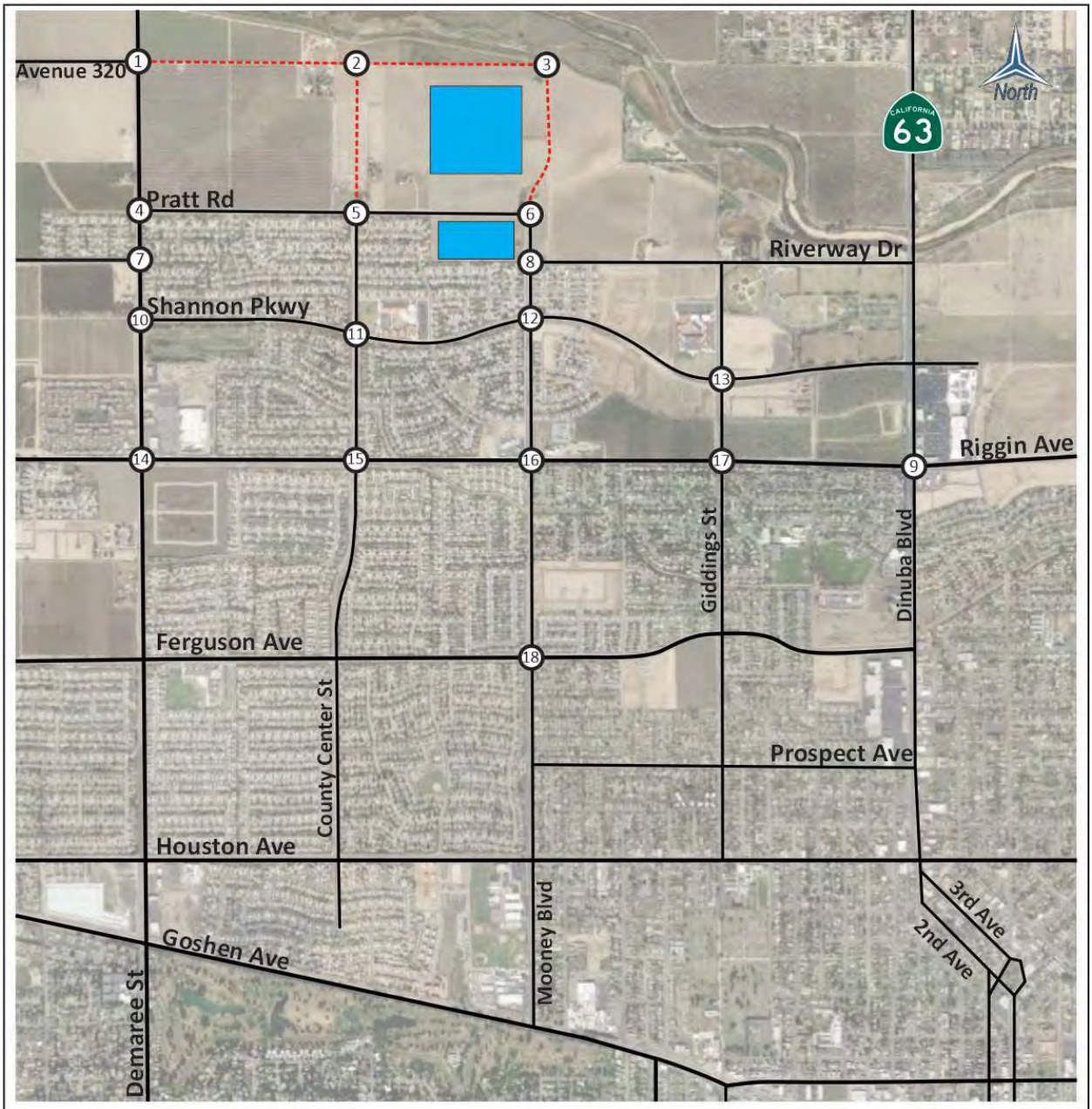
The signalized LOS standards applied to calculate intersection LOS are in accordance with the current edition of the HCM. Intersection turning movement counts and roadway geometrics used to develop LOS calculations were obtained from field review findings and count data provided from the traffic count sources identified in Section 2.1.

Pratt Family (Gunning) Development
Regional Location

Figure 1-1



Pratt Family (Gunning) Development **Figure 1-2**
Project Location



Pratt Family (Gunning) Development
Project Site Plan

Figure 1-3



Table 1-1
Signalized Intersections
Level of Service Definitions (Highway Capacity Manual)

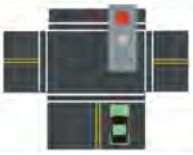
LEVEL OF SERVICE	DEFINITION		AVERAGE TOTAL DELAY (sec/veh)
A	Describes operations with very low delay. This level of service occurs when there is no conflicting traffic for a minor street.		≤ 10.0
B	Describes operations with moderately low delay. This level generally occurs with a small amount of conflicting traffic causing higher levels of average delay.		> 10.0 - 20.0
C	Describes operations with average delays. These higher delays may result from a moderate amount of minor street traffic. Queues begin to get longer.		> 20.0 - 35.0
D	Describes a crowded operation, with below average delays. At level D, the influence of congestion becomes more noticeable. Longer delays may result from shorter gaps on the mainline and an increase of minor street traffic. The queues of vehicles are increasing.		> 35.0 - 55.0
E	Describes operations at or near capacity. This level is considered by many agencies to be the limit of acceptable delay. These high delay values generally indicate poor gaps for the minor street to cross and large queues.		> 55.0 - 80.0
F	Describes operations that are at the failure point. This level, considered to be unacceptable to most drivers, often occurs with over- saturation, that is, when arrival flow rates exceed the capacity of the intersection. Insufficient gaps of suitable size exist to allow minor traffic to cross the intersection safely.		> 80.0

Table 1-2
Unsignalized Intersections
Level of Service Definitions (Highway Capacity Manual)

LEVEL OF SERVICE	DEFINITION	AVERAGE TOTAL DELAY (sec/veh)
A	No delay for stop-controlled approaches. 	0 - 10.0
B	Describes operations with minor delay. 	> 10.0 - 15.0
C	Describes operations with moderate delays. 	> 15.0 - 25.0
D	Describes operations with some delays. 	> 25.0 - 35.0
E	Describes operations with high delays and long queues. 	> 35.0 - 50.0
F	Describes operations with extreme congestion, with very high delays and long queues unacceptable to most drivers. 	> 50.0

When an unsignalized intersection does not meet acceptable LOS standards, the investigation of the need for a traffic signal shall be evaluated. The latest edition of the California Manual on Uniform Traffic Control Devices for Streets and Highways (California MUTCD) introduces standards for determining the need for traffic signals. The California MUTCD indicates that the satisfaction of one or more traffic signal warrants does not in itself require the installation of a traffic signal. In addition to the warrant analysis, an engineering study of the current or expected traffic conditions should be conducted to determine whether the installation of a traffic signal is justified. The City of Visalia uses the California MUTCD Eight-Hour Vehicular Volume Signal Warrant (Warrant 1) when evaluating the need for signalization at an intersection. The California MUTCD Peak Hour Warrant (Warrant 3) was solely used to illustrate peak hour conditions at unsignalized intersections that do not meet the City of Visalia's acceptable level of service criteria.

1.3 Policies to Maintain Level of Service

1.3.1 *City of Visalia*

The City of Visalia General Plan states the City will plan for LOS "D" for street segments and intersections.

1.3.2 *Tulare County*

The Tulare County General Plan states the minimum LOS is "D" for street segments and intersections.

1.3.3 *California Department of Transportation (Caltrans)*

With the changes brought about by SB 743, Caltrans no longer uses level of service to determine the need for transportation improvements. Instead, the focus is on providing adequate facilities for pedestrians, bicycles, and transit as well as safety considerations for all transportation modes. Guidance is provided in the Transportation Impact Study Guide dated May 20, 2020, and the Interim Land Development and Intergovernmental Review Safety Review Practitioners Guidance dated July 2020. This guidance was used in determining the need for roadway improvements on Caltrans facilities.

1.4 VMT Analysis

Senate Bill 743 (SB 743) went into effect throughout California on July 1, 2020. This legislation changed the performance measure for CEQA transportation studies from level of service to vehicle miles traveled (VMT). An assessment of potential VMT impacts associated with the Project is provided in Chapter 3 to address changes in CEQA requirements.

2.0 Existing Conditions

2.1 Existing Traffic Counts and Roadway Geometrics

The first step toward assessing Project traffic impacts is to assess existing traffic conditions. This report reflects existing conditions as of the time of the most recent counts in late summer/early fall of 2021.

Existing AM and PM peak hour turning movements were collected at each study intersection by National Data and Surveying Services. Intersection turning movement counts were conducted for the peak hour periods of 7:00-9:00 AM and 4:00-6:00 PM for study intersections on Tuesday, January 5th and August 24th of 2021. Traffic count data worksheets are provided in Appendix A. Existing traffic counts collected on January 5th were adjusted considering the Tulare County Association of Government (TCAG) travel model and historic traffic counts in the study area given the on-going COVID-19 pandemic. Following is the methodology used for adjusting turning movement counts collected on January 5th:

- ✓ A 2% per year growth rate was applied to historical peak hour counts collected in the study area (SR 63) to estimate Year 2021 pre-COVID conditions (Year 2021 peak hour values in non-COVID conditions).

- ✓ The estimated pre-COVID year 2021 peak hour values (obtained using the 2% per year growth rate) were compared to January 2021 values. Results of the comparison indicated that traffic counts taken in January 2021 (i.e., during COVID) should be increased by a factor of 1.37 to estimate 2021 pre-COVID levels (Year 2021 peak hour values in non-COVID conditions).

2.2 Existing Functional Roadway Classification System

Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the type of service they are intended to provide. Fundamental to this process is the recognition that individual streets and highways do not serve travel independently in any major way. Rather, most travel involves movement through a network of roads.

The current hierarchical system of roadways within the study area consists of the following four (4) basic classifications:

- ✓ **State Freeways and Highways** – provide for the ability to carry large traffic volumes at high speeds for long distances. Access points are fully controlled. Freeways connect points within the City/County and link the City/County to other parts of the State.

- ✓ **Arterials** – provide for mobility within the City/County, carrying through traffic on continuous routes and joining major traffic generators, freeways, and other arterials. Access to abutting private property and intersecting local streets shall generally be restricted.

- ✓ **Collectors** – provide for internal traffic movement within communities and connect local roads to arterials. Direct access to abutting private property shall generally be permitted.
- ✓ **Local Streets** – Roadways which provide direct access to abutting property and connect with other local roads, collectors, and arterials. Local roads are typically developed as two-lane undivided roadways. Access to abutting private property and intersecting streets shall be permitted.

2.3 Affected Streets and Highways

Street and highway intersections and segments near and adjacent to the Project site were analyzed to determine levels of service utilizing HCM-based methodologies described previously. The study intersections included in this TIS are listed below. The study intersections were developed in consultation with City of Visalia staff. The intersections of Riverway Drive at Dinuba Boulevard and Riverway Drive at Giddings Street were not included in the analysis since Riverway Drive is transitioning to no longer have thru access to Dinuba Boulevard. Riverway Drive will terminate and become a cul-de-sac approximately 900 feet east of Giddings Street. The intersection of Shannon Parkway at Dinuba Boulevard was not included in the analysis given the minimal amount of Project traffic that would impact the intersection.

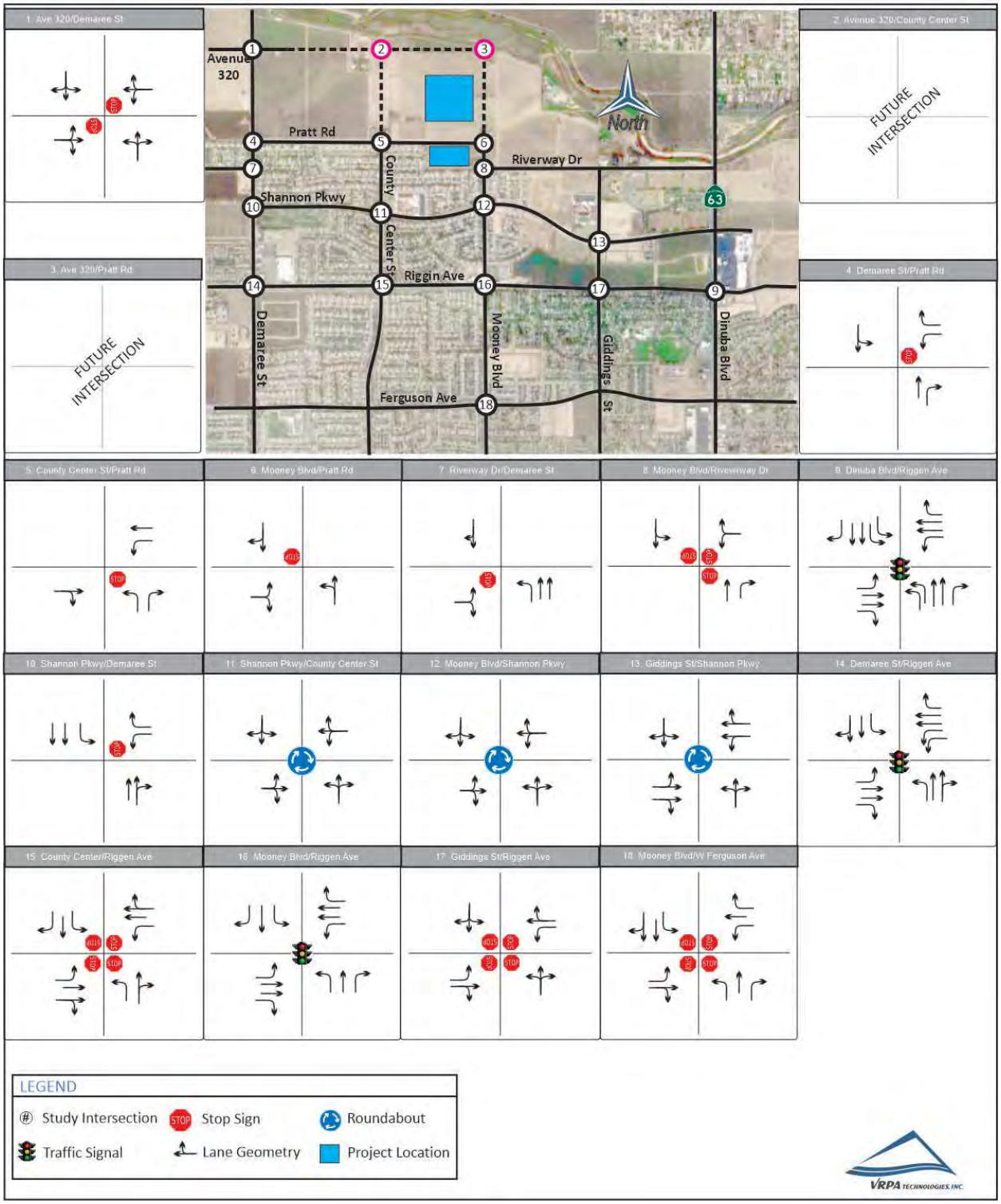
Intersections

- ✓ Avenue 320 / Demaree Street
- ✓ Pratt Road / Demaree Street
- ✓ Riggin Avenue-Avenue 312 / Demaree Street
- ✓ Riggin Avenue / County Center Drive
- ✓ Pratt Road / Mooney Boulevard
- ✓ Riverway Drive / Mooney Boulevard
- ✓ Shannon Parkway / Mooney Boulevard
- ✓ Riggin Avenue / Mooney Boulevard
- ✓ Shannon Parkway / Giddings Street
- ✓ Riggin Avenue / Giddings Street
- ✓ Riggin Avenue / Dinuba Boulevard-State Route (SR) 63
- ✓ Shannon Parkway / Demaree Avenue
- ✓ Riverway Drive/Demaree Avenue
- ✓ County Center Drive/Pratt Road
- ✓ County Center Drive/Shannon Parkway
- ✓ Ferguson Street / Mooney Boulevard
- ✓ Avenue 320 / Mooney Boulevard
- ✓ County Center Drive/Avenue 320

The existing lane geometry at study area intersections is shown in Figure 2-1. Figures 2-2 and 2-3 show existing traffic volumes for the AM and PM peak hours in the study area.

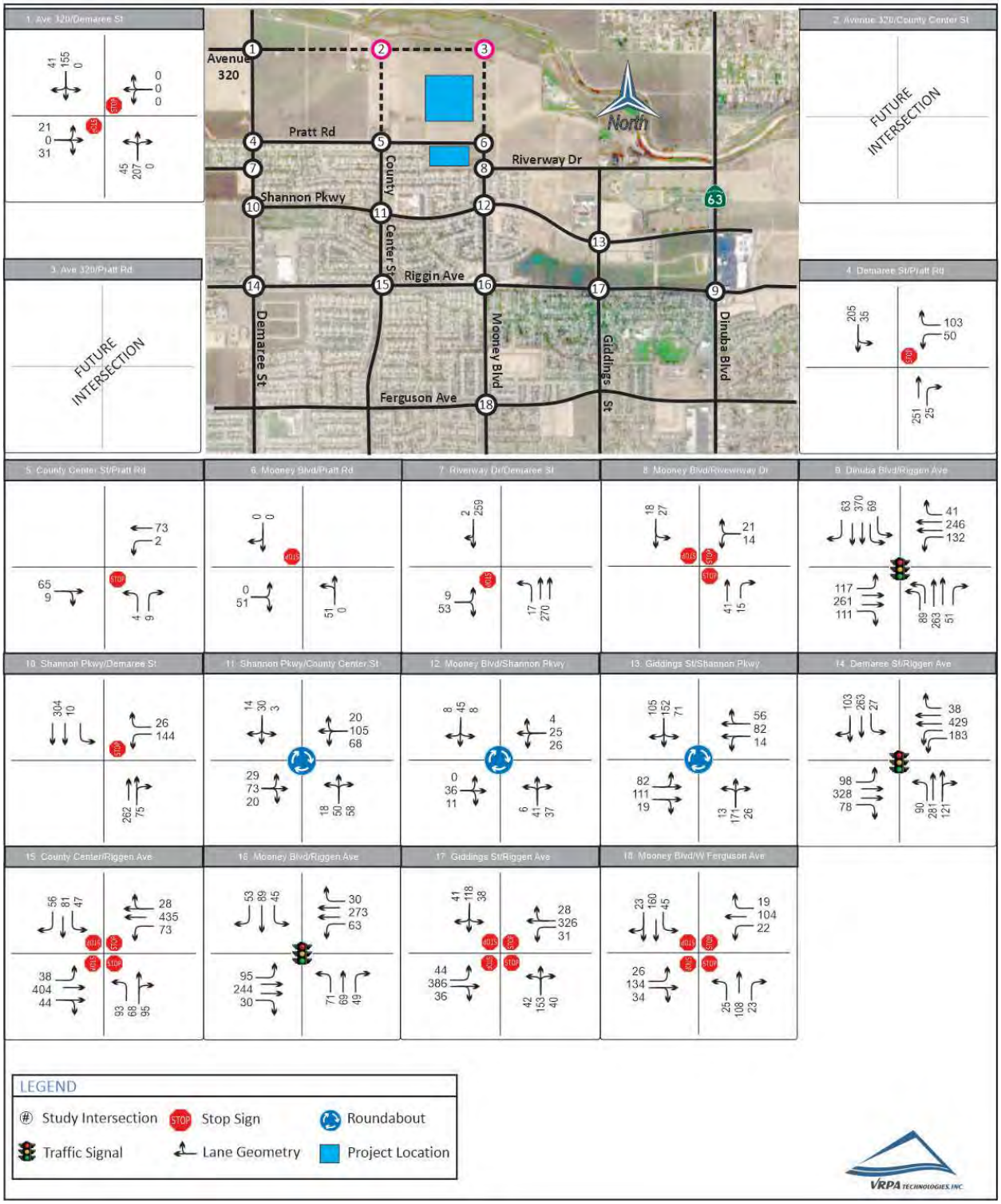
Pratt Family (Gunning) Development
Existing Lane Geometry

Figure 2-1



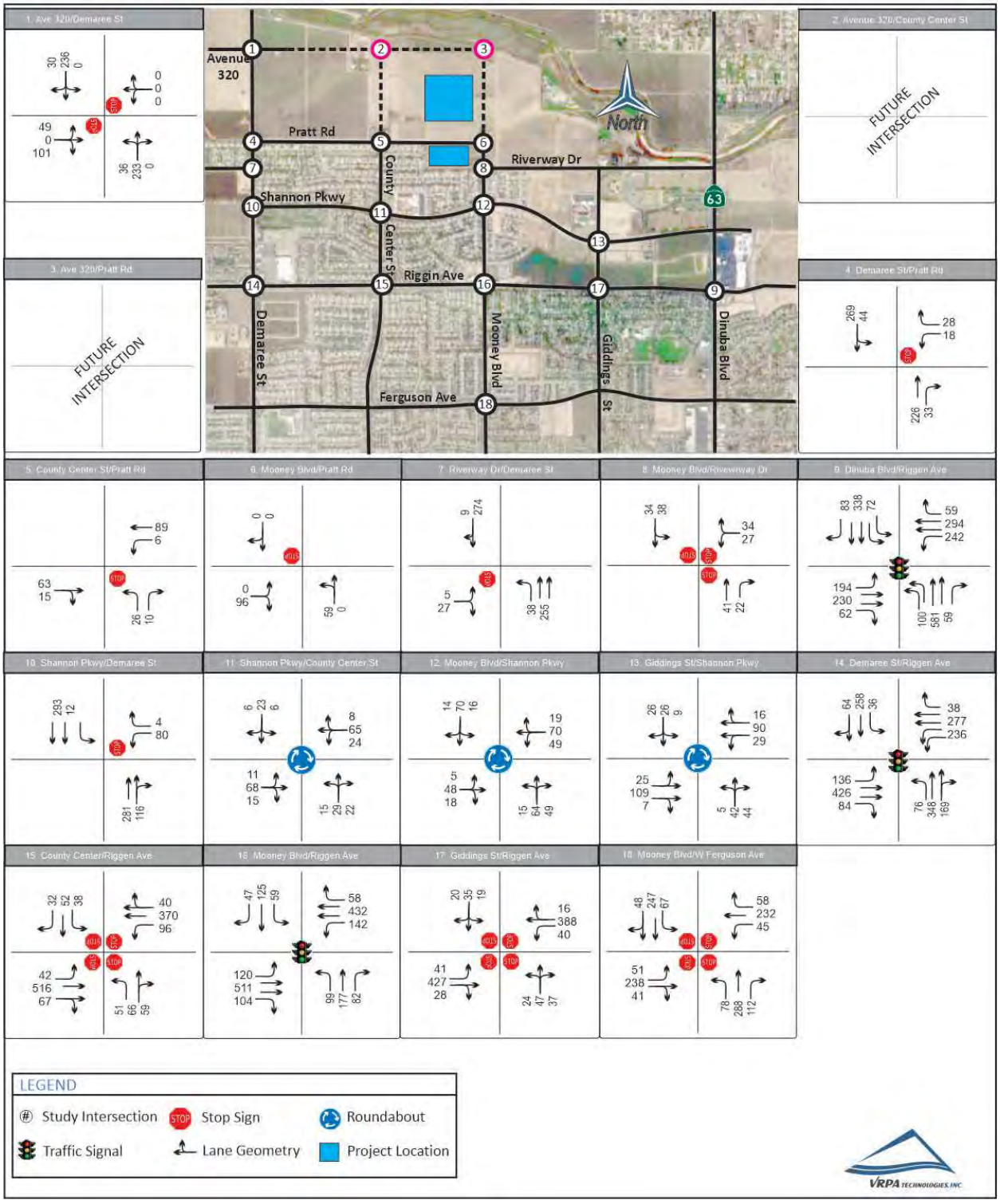
Pratt Family (Gunning) Development
Existing AM Peak Hour Traffic

Figure 2-2



Pratt Family (Gunning) Development
Existing PM Peak Hour Traffic

Figure 2-3



2.4 Level of Service

2.4.1 *Intersection Capacity Analysis*

All intersection LOS analyses were estimated using Synchro 10 Software. Various roadway geometrics, traffic volumes, and properties (peak hour factors, storage pocket length, etc.) were input into the Synchro 10 Software program to accurately determine the travel delay and LOS for each Study scenario. The intersection LOS and delays reported represent the 6th Edition HCM outputs. Synchro assumptions, listed below, show the various Synchro inputs and methodologies used in the analysis.

✓ **Lane Geometry**
- Storage lengths for turn lanes for existing intersections were obtained from aerial photos and rounded to the nearest 25 feet
- VRPA conducted a field study of the specified intersections and segments to verify lane geometry and intersection control as well as to obtain other pertinent data such as signal timing and phasing, where applicable

✓ **Traffic Conditions**
- Peak hour factors (PHF) for each intersection approach was obtained from traffic counts in the study area and were utilized for Existing, Opening Day, and 5-Year Horizon conditions. For 10-Year Horizon and 20-Year Horizon conditions, a PHF of 0.92 was applied unless the existing PHF was greater than 0.92
- Heavy vehicle percentages were based on the HCM default
- Roadway link speed limits were observed in the field and input into the Synchro network to determine roadway link speeds

Results of the analysis show that all of the study intersections currently meet the City of Visalia's minimum level of service criteria with the exception of the Riggin Avenue at Giddings Street intersection (AM Peak hour). It should be noted that peak hour traffic at the Riggin Avenue and Giddings Street intersection does not meet the California MUTCD Peak Hour Warrant (Warrant 3). As indicated in Chapter 1, the City of Visalia uses the California MUTCD Eight-Hour Vehicular Volume Signal Warrant (Warrant 1) when evaluating the need for signalization at an intersection. Table 2-1 shows the intersection LOS for the existing conditions. Synchro 10 (HCM 6th Edition) Worksheets are provided in Appendix B.

2.4.2 *Queuing Analysis*

Table 2-2 provides a queue length summary for left and right turn lanes at the study intersections for Existing Conditions. Queuing analysis for City of Visalia intersections was completed using the queuing formulas presented in the City of Visalia "Procedures For Traffic Impact Analysis (TIA)", dated March 2021. Queuing analysis for Caltrans intersections was completed using Index 405.2 of the Highway Design Manual (HDM). As shown in Table 2-2, there are a few locations where queuing currently exceeds the existing queue lane storage length.

Table 2-1
Existing Intersection Operations

INTERSECTION	CONTROL	TARGET LOS	PEAK HOUR	EXISTING	
				DELAY	LOS
1. Avenue 320 / Demaree Street	Two-Way Stop Sign	D	AM	11.1	B
			PM	13.1	B
4. Pratt Road / Demaree Street	One-Way Stop Sign	D	AM	14.1	B
			PM	14.2	B
5. Pratt Road / County Center Street	One-Way Stop Sign	D	AM	9.4	A
			PM	9.8	A
6. Pratt Road / Mooney Boulevard	One-Way Stop Sign	D	AM	0.0	A
			PM	0.0	A
7. Riverway Drive / Demaree Street	One-Way Stop Sign	D	AM	10.9	B
			PM	10.8	B
8. Riverway Drive / Mooney Boulevard	All-Way Stop Sign	D	AM	7.4	A
			PM	7.5	A
9. Riggin Avenue / Dinuba Boulevard (SR-63)	Signalized	-- [1]	AM	25.4	C
			PM	27.3	C
10. Shannon Parkway / Demaree Street	One-Way Stop Sign	D	AM	16.3	C
			PM	15.9	C
11. Shannon Parkway / County Center Street	Roundabout	D	AM	4.9	A
			PM	3.4	A
12. Shannon Parkway / Mooney Boulevard	Roundabout	D	AM	3.3	A
			PM	4.0	A
13. Shannon Parkway / Giddings Street	Roundabout	D	AM	6.3	A
			PM	3.7	A
14. Riggin Avenue / Demaree Street	Signalized	D	AM	30.5	C
			PM	31.9	C
15. Riggin Avenue / County Center Street	All-Way Stop Sign	D	AM	20.3	C
			PM	21.8	C
16. Riggin Avenue / Mooney Boulevard	Signalized	D	AM	28.0	C
			PM	33.5	C
17. Riggin Avenue / Giddings Street	All-Way Stop Sign	D	AM	**49.3**	**E +**
			PM	19.4	C
18. Ferguson Avenue / Mooney Boulevard	All-Way Stop Sign	D	AM	10.8	B
			PM	26.9	D

DELAY is measured in seconds per vehicle

LOS = Level of Service / **BOLD** denotes LOS standard has been exceeded

For signalized, roundabout, and all-way stop intersections, delay results show the average for the entire intersection. For one-way and two-way stop controlled intersections, delay results show the delay for the worst movement.

1 - With the changes brought about by SB 743, Caltrans no longer uses level of service to determine the need for transportation improvements. Instead, the focus is on providing adequate facilities for pedestrians, bicycles, and transit as well as safety considerations for all transportation modes. Guidance is provided in the Transportation Impact Study Guide dated May 20, 2020 and the Interim Land Development and Intergovernmental Review Safety Review Practitioners Guidance dated July 2020. This guidance was used in determining the need for roadway improvements on Caltrans facilities.

+ Does not meet peak hour signal warrants.

Table 2-2
Existing Queuing Operations

INTERSECTION	EXISTING QUEUE STORAGE LENGTH (ft)		EXISTING CONDITIONS	
			AM Queue	PM Queue
Pratt Road / Demaree Street	NB Right[1]	--	21	28
	WB Left	200	42	15
Pratt Road / County Center Street	NB Right	225	8	8
	WB Left	125	2	5
Riverway Drive / Demaree Street	NB Left	175	14	32
Riverway Drive / Mooney Boulevard	NB Right[1]	--	13	18
Riggin Avenue / Dinuba Boulevard (SR-63)	NB Left	2 @ 375	130	146
	NB Right	200	74	86
	SB Left	2 @ 375	101	105
	SB Right	325	92	121
	EB Left	250	171	**283**
	EB Right	300	162	90
	WB Left	275	193	**353**
	WB Right	300	60	86
Shannon Parkway / Demaree Street	SB Left	100	8	10
	WB Left	150	120	67
Riggin Avenue / Demaree Street	NB Left	250	131	111
	SB Left	200	39	53
	EB Left	275	143	198
	EB Right	150	114	123
	WB Left	2 @ 150	**267**	**344**
	WB Right	150	55	55
Riggin Avenue / County Center Street	NB Left	175	78	43
	SB Left	125	39	32
	SB Right	125	47	27
	EB Left	250	32	35
	WB Left	150	61	80
Riggin Avenue / Mooney Boulevard	NB Left	175	104	144
	NB Right	125	71	120
	SB Left	150	66	86
	SB Right[1]	--	77	69
	EB Left	300	139	175
	EB Right	150	44	152
	WB Left	125	92	**207**
	WB Right	150	44	85
Riggin Avenue / Giddings Street	EB Left	150	37	34
	WB Left	150	26	33
Ferguson Avenue / Mooney Boulevard	NB Left	150	21	65
	NB Right[1]	--	19	93
	SB Left	150	38	56
	EB Left	150	22	43
	WB Left	175	18	38
	WB Right	50	16	48

Queue is measured in feet / **BOLD** denotes exceedance

1: Through lane terminates as right turn at intersection

2.5 Study Area Collision Data

The Transportation Injury Mapping System (TIMS) provided by University of California, Berkeley was used to evaluate traffic collisions in the study area. TIMS utilizes geocoded data provided by the Statewide Integrated Traffic Records System (SWITRS). SWITRS is a tool used by California Highway Patrol (CHP) and other Allied Agencies throughout California and includes various types of statistical reports and data. The database serves as a means to collect and process data gathered from a collision scene. Information from the TIMS database shows that approximately 63 injury or fatal accidents have occurred throughout the study area in the past 3 years. A graphical representation of traffic collisions throughout the study area for the past 3 years is provided in Figure 2-4. Collision data worksheets are provided in Appendix C. The City of Visalia area had approximately 1,276 injury or fatal accidents over the same timeframe referenced above. Injury and fatal accidents in the study area represent 5% of incidents that occurred in the City of Visalia. Collision data in the study area shows that 'Broadside' collisions are the most common accidents in the study area.

2.6 Pedestrian and Bicycle Facilities

The project site is located in a developing area of the City of Visalia. It is expected that facilities for pedestrians and bicycles that meet current design standards will be installed as the area develops. No existing deficiencies in pedestrian or bicycle facilities were noted in the vicinity of the project site.

2.7 Transit

The closest existing transit service is provided by Visalia Transit Route 16 at the Mooney Boulevard/Riggin Avenue intersection, approximately one-half mile from the nearest point on the project site. Visalia Transit Routes 7 and 8 traverse through the Dinuba Boulevard and Shannon Parkway and Riggin Avenue intersections.

Pratt Family (Gunning) Development Figure 2-4
Existing Study Area Collision Map (01/01/2018 - 12/31/2020)



3.0 Transportation Impacts

This chapter provides an assessment of the traffic the Project is expected to generate and the impact of that traffic on the surrounding street system.

3.1 Trip Generation

To assess the impacts that the Project may have on the surrounding roadway network, the first step is to determine Project trip generation. Project trip generation was determined using trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) and the ITE Trip Generation Handbook (3rd Edition). The considerations described above led to the recommended trip generation for weekday AM (7:00-9:00am) and PM (4:00-6:00pm) peak hours shown in Table 3-1.

Table 3-1
Project Trip Generation

LAND USE	Quantity	DAILY TRIP ENDS (ADT)		WEEKDAY AM PEAK HOUR					WEEKDAY PM PEAK HOUR				
		RATE	VOLUME	RATE	IN:OUT SPLIT	VOLUME			RATE	IN:OUT SPLIT	VOLUME		
						IN	OUT	TOTAL			IN	OUT	TOTAL
Single Family Residential (210)	555 D.U.	9.44	5,239	0.74	25:75	103	308	411	0.99	63:37	346	203	549
TOTAL TRIP GENERATION			**5,239**			**103**	**308**	**411**			**346**	**203**	**549**

Source: Generation factors from ITE Trip Generation Manual, 10th Edition.
Trip ends are one-way traffic movements, entering or leaving.
The numbers in parenthesis are ITE land use codes.

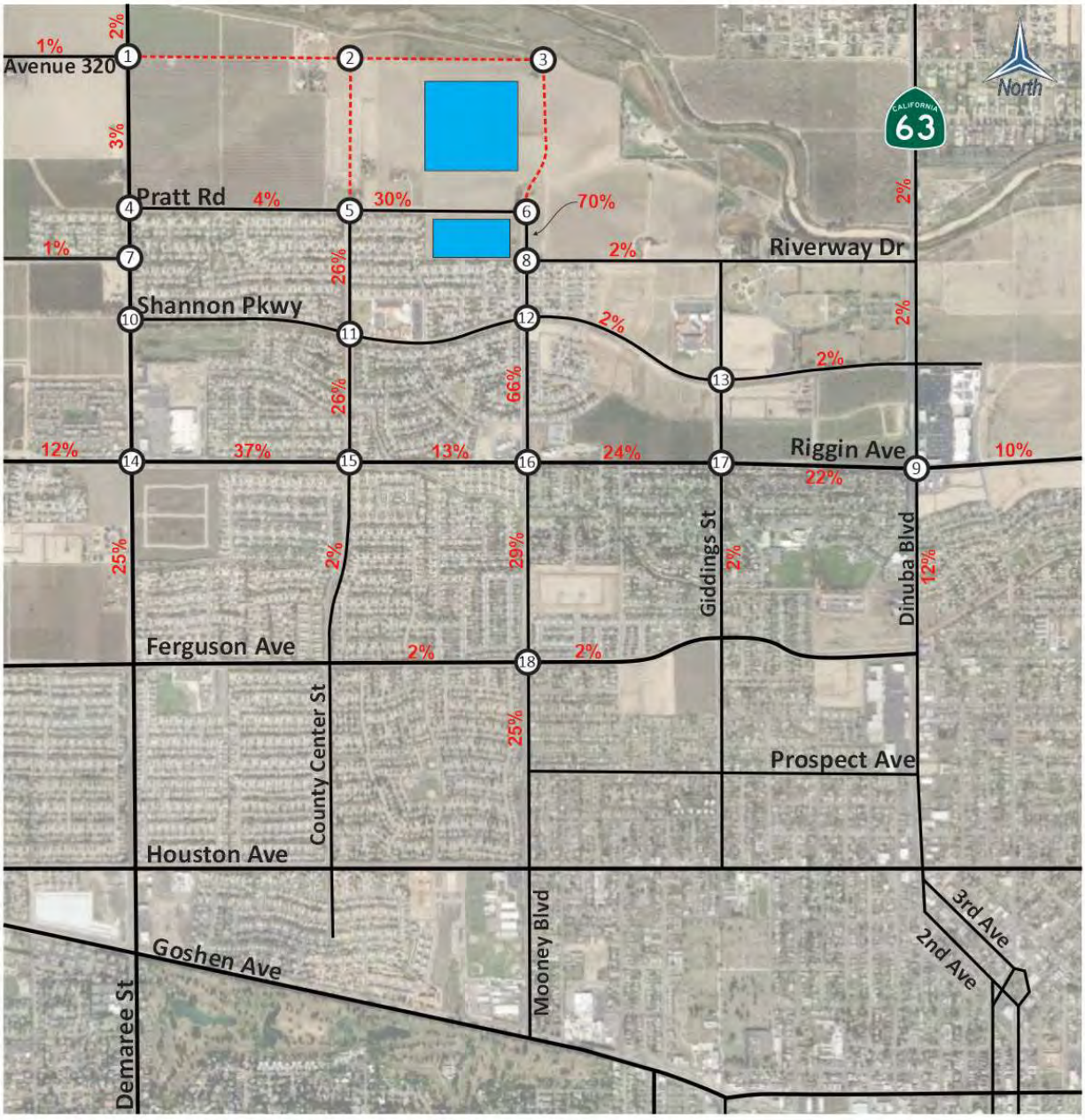
3.2 Trip Distribution

Project trip distribution percentages for the Opening Year, 5-Year Horizon, 10-Year Horizon, and 20-Year Horizon scenarios are shown in Figure 3-1a and 3-1b. These percentages are based upon knowledge of the study area, engineering judgement, prevailing traffic patterns in the study area, major routes, population centers, and other existing development.

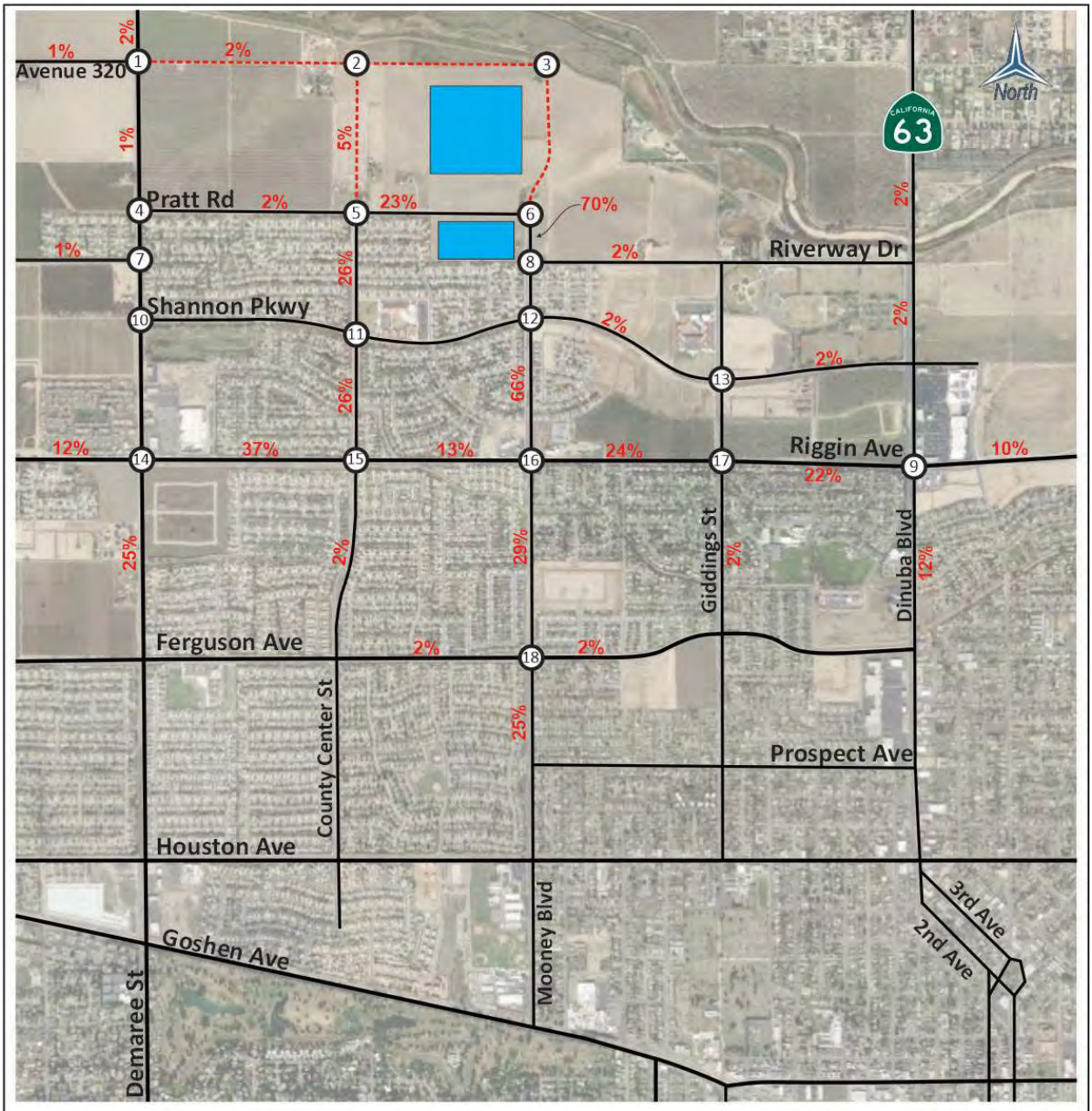
Vehicular access to the site would be provided by Pratt Road, Mooney Boulevard, and Avenue 320. The extension of these roadways would be constructed to City standards and would be dedicated as public right of way. The proposed project would also construct a roundabout at the Riverway Drive and Mooney Boulevard intersection, which would also be dedicated as public right of way and would be constructed to Caltrans or City-approved standards.

Based on the projected trips, the project will generate 549 PM peak hour trips. A project of this size is considered a moderate development and therefore requires a Category III analysis. VRPA has prepared an analysis consistent with Table 1 in the City of Visalia Procedures for Traffic Impact Analysis (TIA).

Pratt Family (Gunning) Development — **Figure 3-1a**
Project Trip Distribution (Opening Year/5-Year Horizon)



Pratt Family (Gunning) Development — **Figure 3-1b**
Project Trip Distribution (10/20-Year Horizon)



3.3 Project Traffic

Project traffic as shown in Table 3-1 was distributed to the roadway system using the trip distribution percentages shown in Figures 3-1a and 3-1b. A graphical representation of the resulting AM and PM peak hour Project trips used is shown in Figures 3-2a, 3-2b, 3-3a and 3-3b.

3.4 Approved/Pending Project Traffic

Traffic impact analyses typically require the analysis of approved or pending developments that have not yet been built in the vicinity of the Project. There are several development projects in the Project's vicinity that will add new trips to the intersections and roadway segments being evaluated in this TIS. The approved or pending projects included in this TIS are graphically displayed in Figure 3-4. Trip generation and distribution information for the approved and pending developments was estimated using trip generation rates from the ITE Trip Generation Manual (10th Edition) and engineering judgement and prevailing traffic patterns. Trip generation for the approved and pending developments is shown in Table 3-2. Figures 3-5 and 3-6 show the AM and PM peak hour trips for Approved and Pending project traffic. The peak hour trips for approved and pending project traffic was applied to the Opening Year, 5-Year Horizon, 10-Year Horizon, and 20-Year Horizon conditions discussed later in the report.

3.5 Opening Year Traffic Conditions

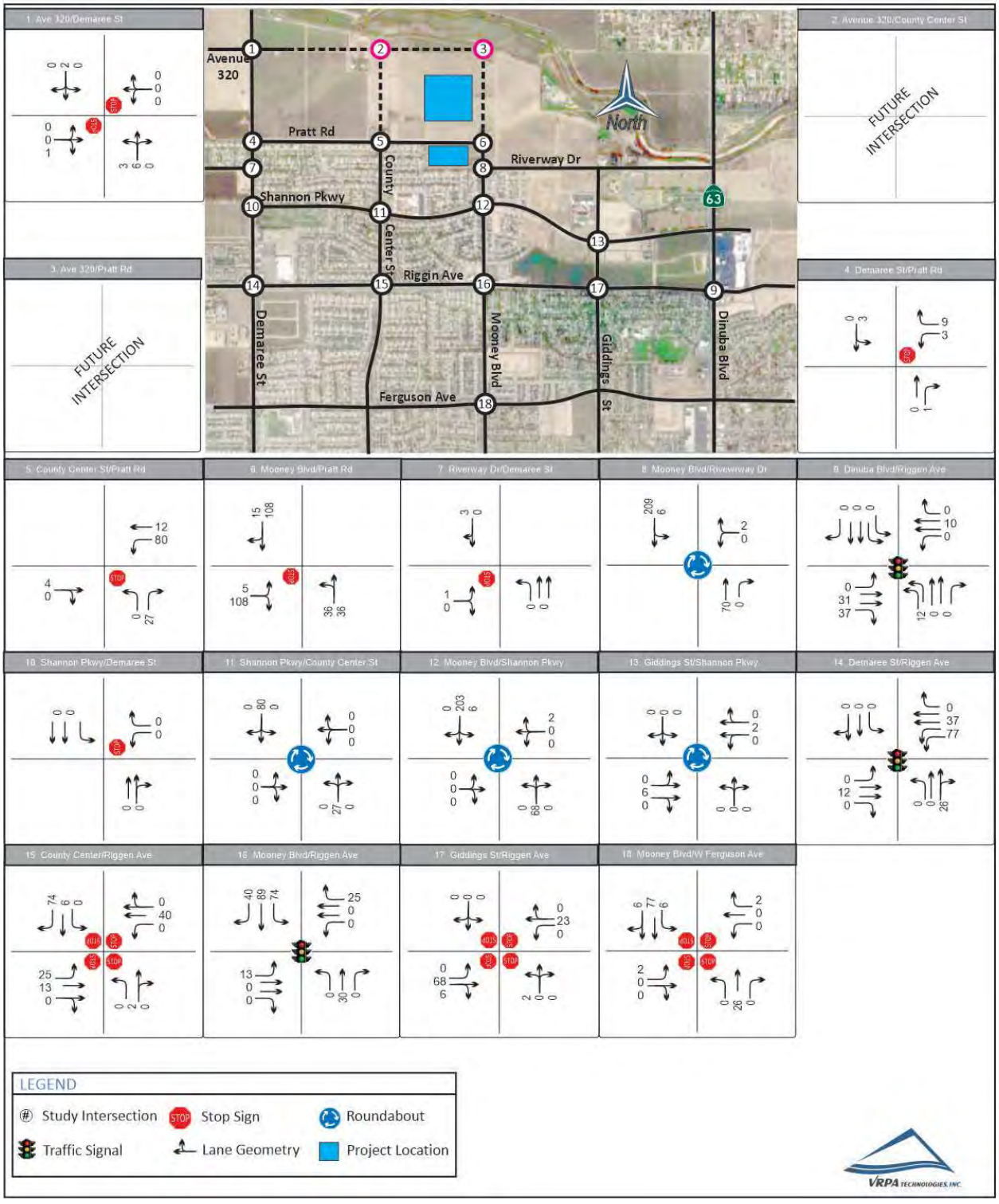
Traffic conditions with and without the Project in the Year 2022 were estimated by applying a growth rate of 2% per year to the existing traffic volumes. A comparison of the TCAG base year and future year travel model showed that the growth in the study area is approximately 2% per year. The resulting traffic for the Opening Year scenario is shown in Figures 3-7, 3-8, 3-9 and 3-10.

3.6 5-Year Horizon Traffic Conditions

Traffic conditions with and without the Project in the Year 2027 (5 years after Opening conditions) were estimated by applying a growth rate of 2% per year to the existing traffic volumes. A comparison of the TCAG base year and future year travel model showed that the growth in the study area is approximately 2% per year. The resulting traffic for the Opening Year scenario is shown in Figures 3-11, 3-12, 3-13 and 3-14.

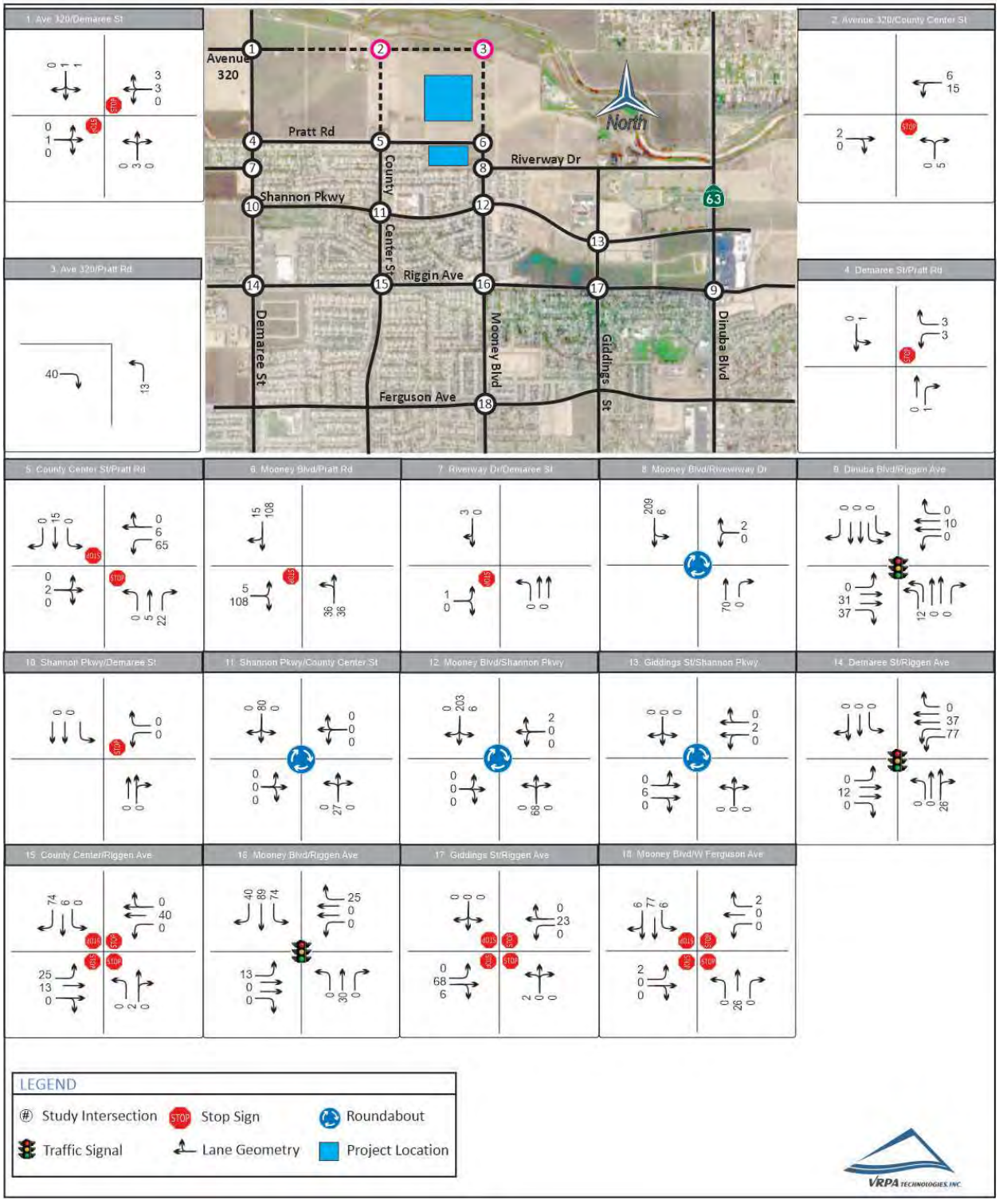
Pratt Family (Gunning) Development
Project AM Peak Hour Traffic (Opening Year/5-Year Horizon)

Figure 3-2a



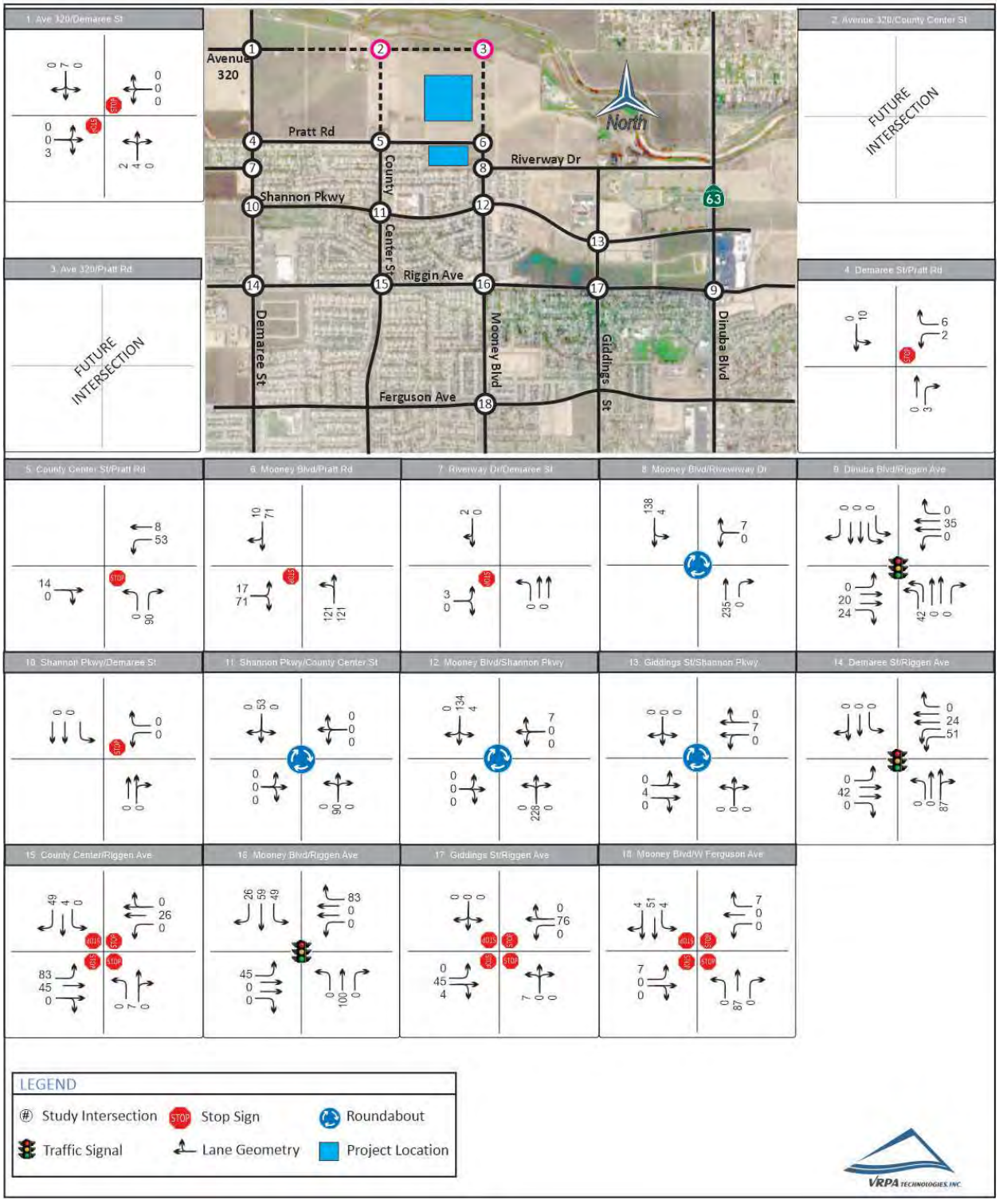
Pratt Family (Gunning) Development
Project AM Peak Hour Traffic (10/20-Year Horizon)

Figure 3-2b



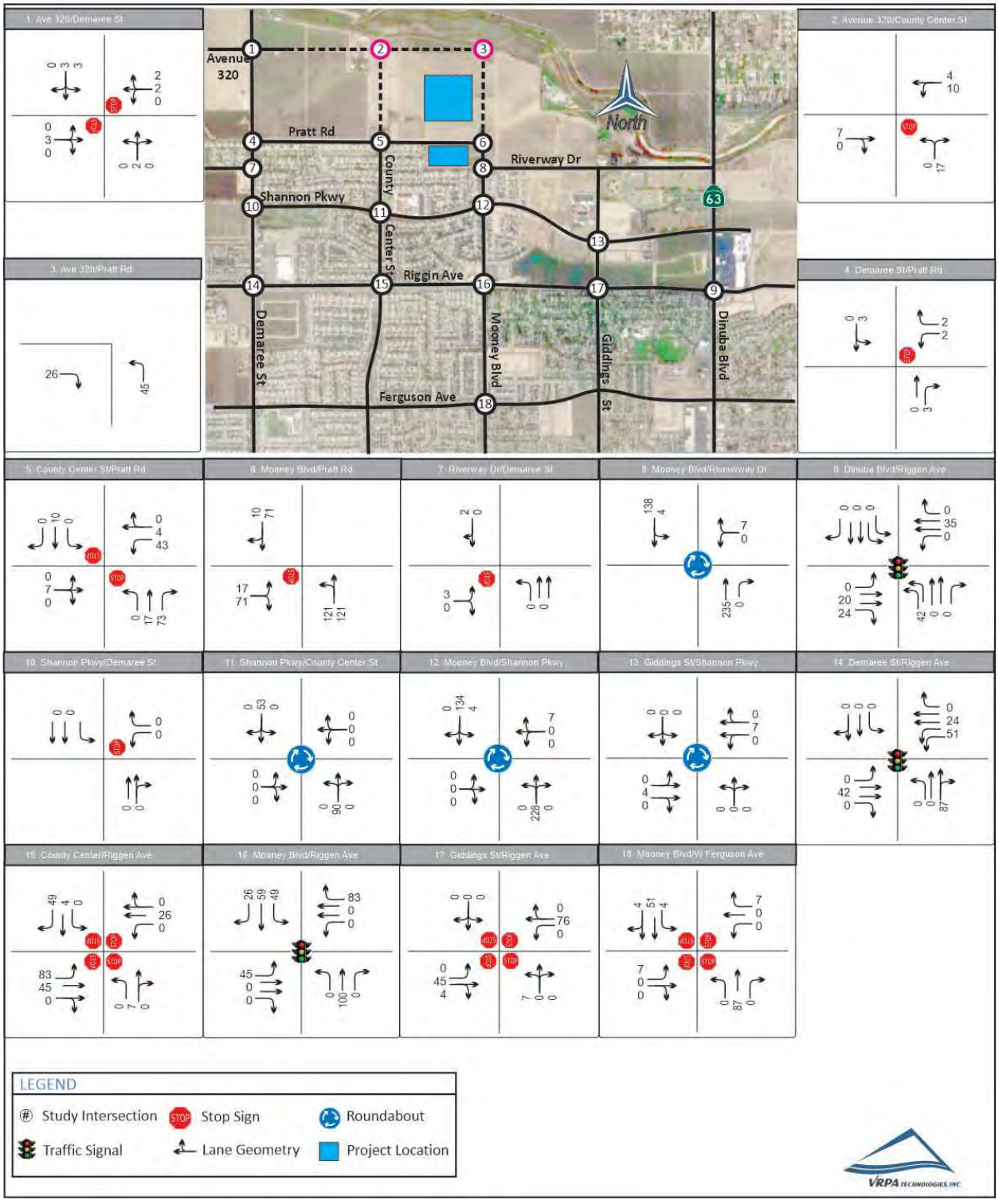
Pratt Family (Gunning) Development
Project PM Peak Hour Traffic (Opening Year/5-Year Horizon)

Figure 3-3a



Pratt Family (Gunning) Development
Project PM Peak Hour Traffic (10/20-Year Horizon)

Figure 3-3b



Pratt Family (Gunning) Development — **Figure 3-4**
Approved/Pending Project Location

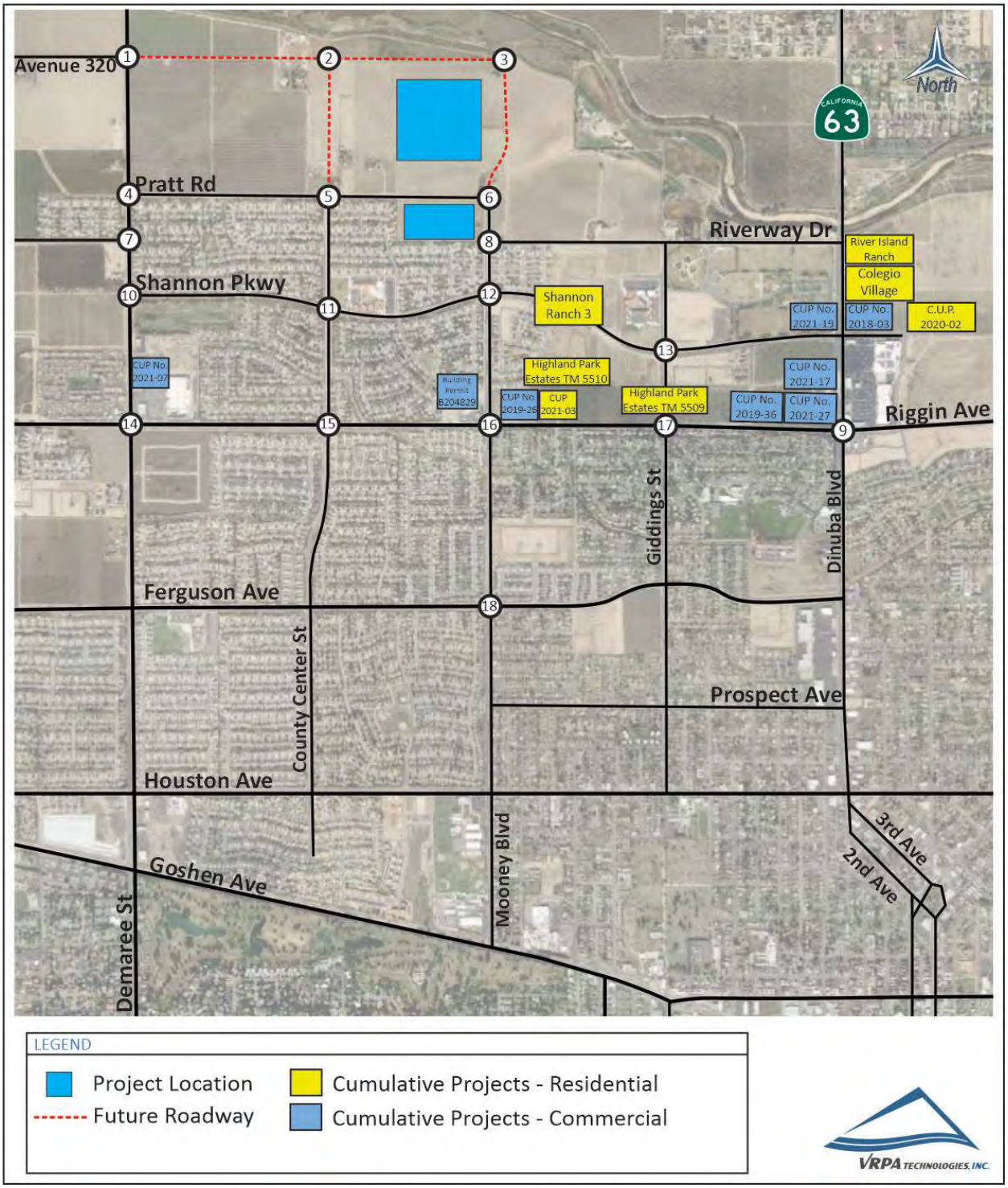


Table 3-2
Approved/Pending Project Trip Generation

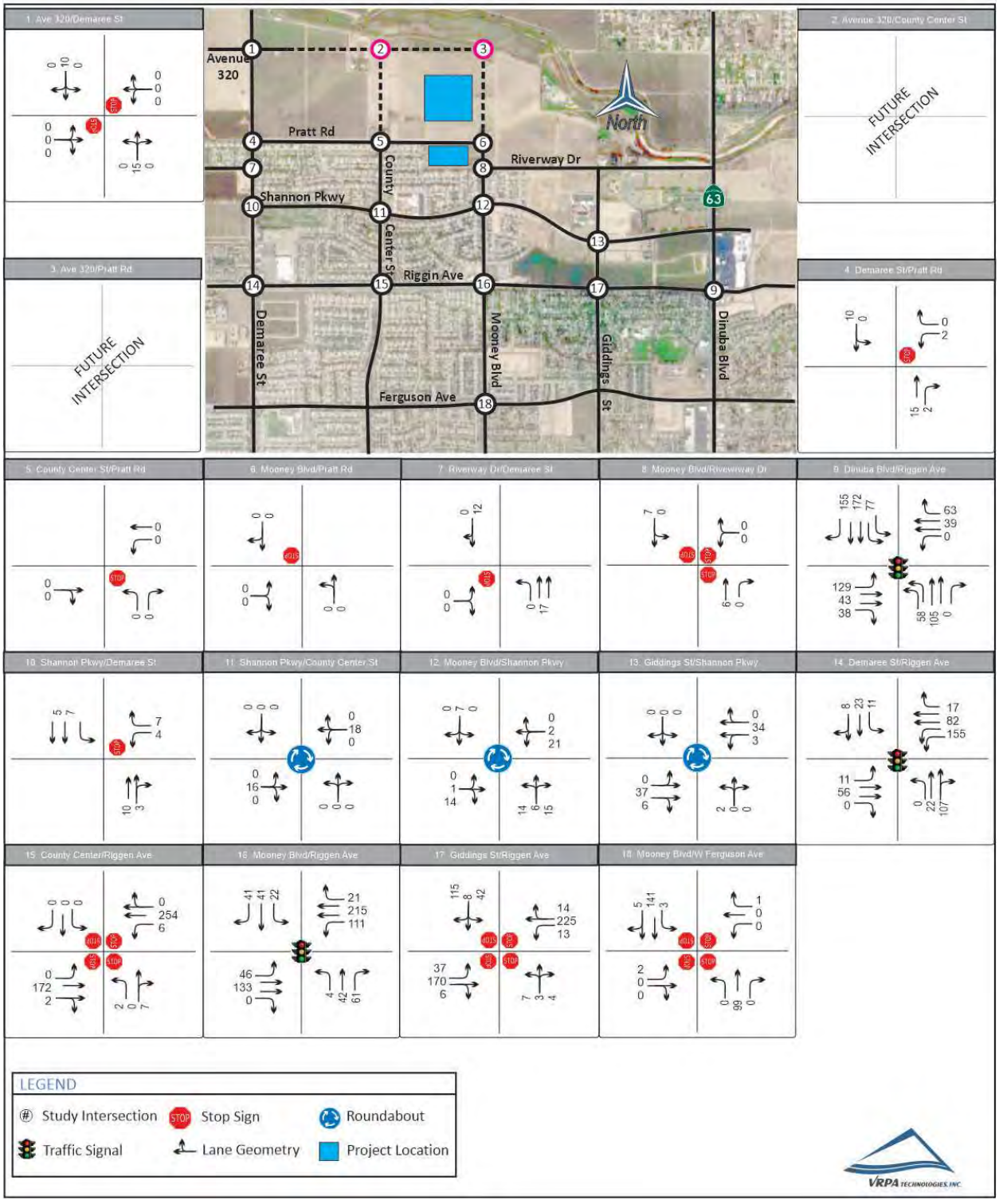
PROJECT NAME	LAND USE	Quantity	DAILY TRIP ENDS (ADT)		WEEKDAY AM PEAK HOUR				WEEKDAY PM PEAK HOUR			
			RATE	VOLUME	RATE	VOLUME			RATE	VOLUME		
						IN	OUT	TOTAL		IN	OUT	TOTAL
Shannon Ranch 3 Tentative Map 5506	Single Family Residential (210)	30 D.U.	9.44	283	0.74	5	17	22	0.99	19	11	30
River Island Ranch Tentative Map 5569	Single Family Residential (210)	136 D.U.	9.44	1,284	0.74	25	76	101	0.99	85	50	135
Highland Park Estates Tentative Map 5509	Single Family Residential (210)	223 D.U.	9.44	2,105	0.74	41	124	165	0.99	139	82	221
Highland Park Estates Tentative Map 5510	Single Family Residential (210)	54 D.U.	9.44	510	0.74	10	30	40	0.99	33	20	53
C.U.P. 2021-03 (4 Duplexes)	Single Family Residential (210)	8 D.U.	9.44	76	0.74	1	5	6	0.99	5	3	8
Colegio Village	Multi-Family Residential (220)	252 D.U.	7.32	1,845	0.46	28	88	116	0.56	89	52	141
	100-Bed Shelter (231)	100 D.U.	3.44	344	0.30	8	22	30	0.36	25	11	36
C.U.P. 2020-02	Multi-Family Residential (220)	216 D.U.	7.32	1,581	0.46	24	75	99	0.56	76	45	121
C.U.P. 2018-03	Gas-Station w/ Conv. Store (945)	12 Fueling Stations	205.36	2,464	12.47	76	74	150	13.99	86	82	168
	QSR w/ Drive-Thru (934)	2.739 ksf	470.95	1,290	40.19	56	54	110	32.67	47	43	90
	QSR w/ Drive-Thru (935)	1.400 ksf	459.20	643	33.76	22	25	47	42.65	30	30	60
	Car Wash [1] (948)	4.400 ksf	--	620	8.98	20	20	40	14.20	31	31	62
	WITH INTERNAL TRIP REDUCTION (5%)			**4,766**		**165**	**164**	**330**		**184**	**177**	**361**
C.U.P. 2021-19	Mini-Storage (151)	74.401 ksf	1.51	112	0.10	4	3	7	0.17	6	7	13
C.U.P. 2019-36 & C.U.P. 2021-17	In-N-Out [2] (934)	3.900 ksf	470.95	1,837	--	0	0	0	32.67	66	61	127
	El Pollo Loco (934)	2.600 ksf	470.95	1,224	--	0	0	0	32.67	44	41	85
	Tommy's Car Wash [1] (948)	5.215 ksf	--	740	8.98	24	23	47	14.20	37	37	74
C.U.P. 2021-27	Retail Use (820)	60.000 ksf	37.75	2,265	0.94	35	21	56	3.81	110	119	229
	QSR w/ Drive-Thru (934)	3.000 ksf	470.95	1,413	40.19	61	60	121	32.67	51	47	98
	Gas-Station w/ Conv. Store (945)	12 Fueling Stations	205.36	2,464	12.47	76	74	150	13.99	86	82	168
	WITH INTERNAL TRIP REDUCTION (5%)			**5,835**		**163**	**147**	**311**		**235**	**236**	**470**
C.U.P. 2019-26	Starbucks (937)	1.500 ksf	820.38	1,231	88.99	68	65	133	43.38	32	33	65
	Burger King (934)	3.000 ksf	470.95	1,413	40.19	61	60	121	32.67	51	47	98
Building Permit B204829	Commercial (820)	11.800 ksf	37.75	445	0.94	7	4	11	3.81	22	23	45
C.U.P 2021-07	Dutch Bros Coffee (937)	0.950 ksf	820.38	779	88.99	43	42	85	43.38	20	21	41
TOTAL TRIP GENERATION				**26,410**		**678**	**946**	**1623**		**1168**	**956**	**2124**

Source: Generation factors from ITE Trip Generation Manual, 10th Edition.
Trip ends are one-way traffic movements, entering or leaving.
The numbers in parenthesis are ITE land use codes.

1: Land Use 948 does not include AM Peak Hour Rate. AM Peak Hour Rate is based upon ratio of AM and PM peak hour rate for Land Use 949 (Car Wash and Detail Center). Daily Trips estimated to be 10 times PM peak hour trips.
2: In-N-Out was completed in September 2021. Existing traffic counts were conducted prior to the completion of In-N-Out completion.

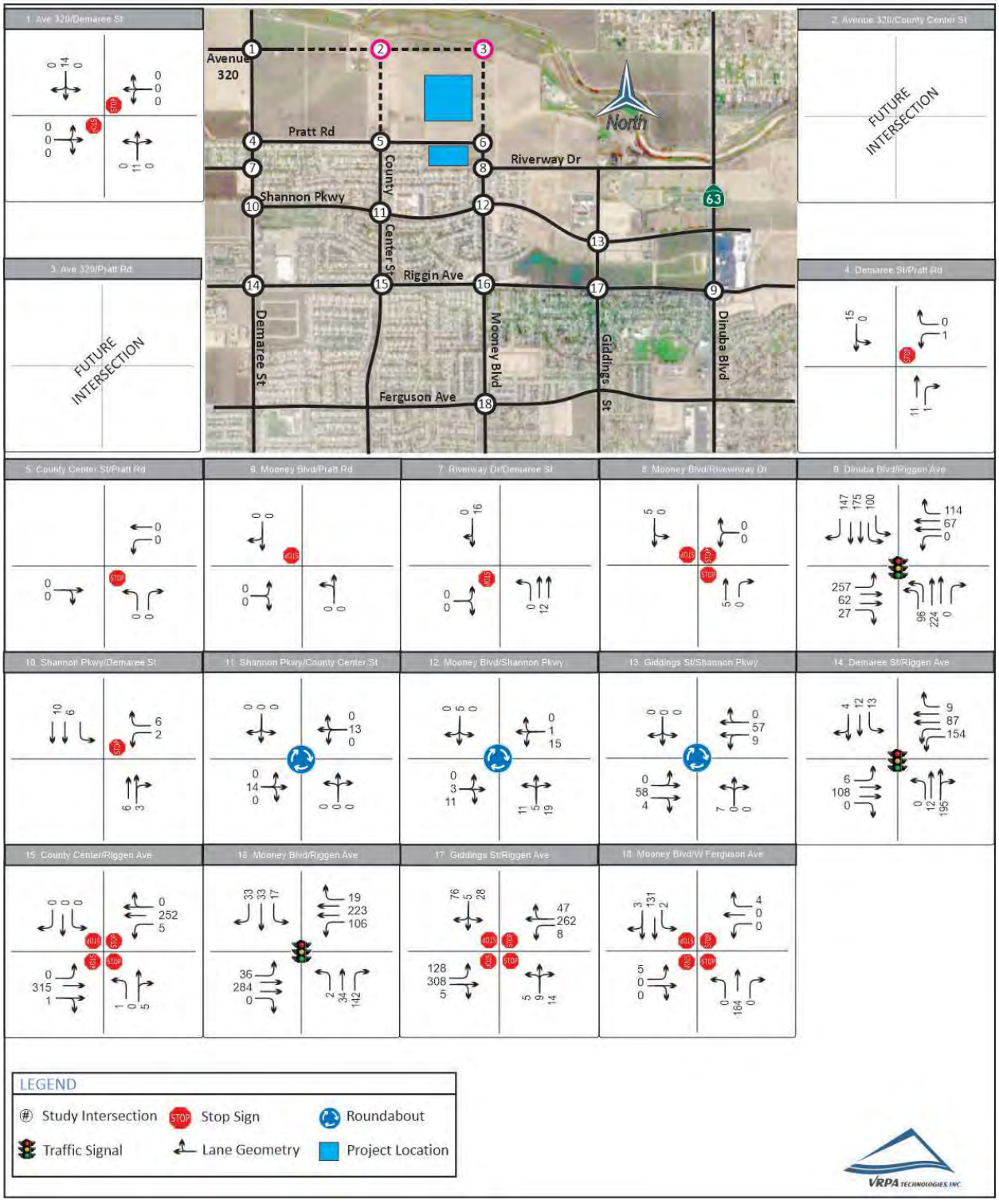
Pratt Family (Gunning) Development
Approved-Pending Project AM Peak Hour Traffic

Figure 3-5



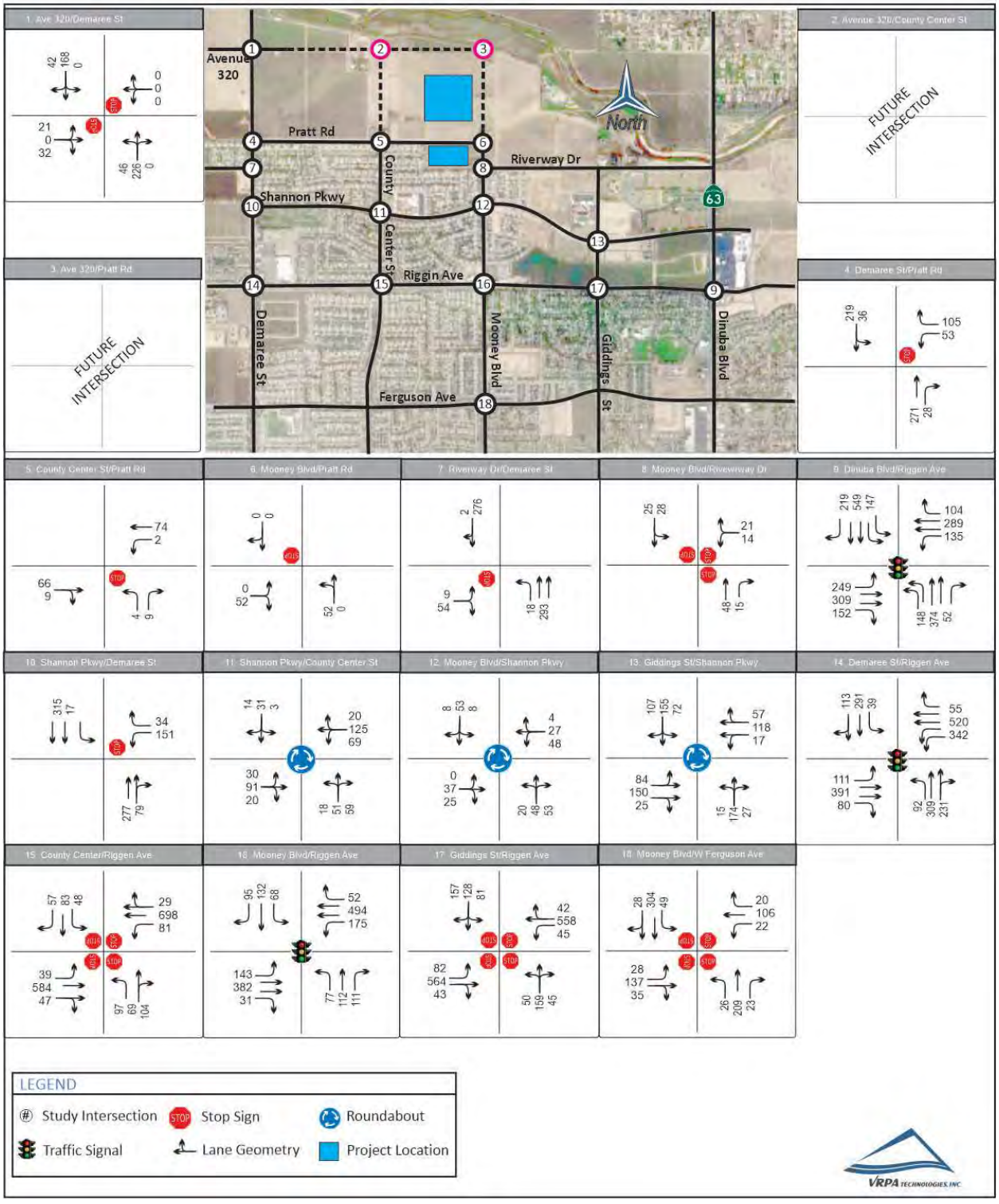
Pratt Family (Gunning) Development
Approved-Pending Project PM Peak Hour Traffic

Figure 3-6



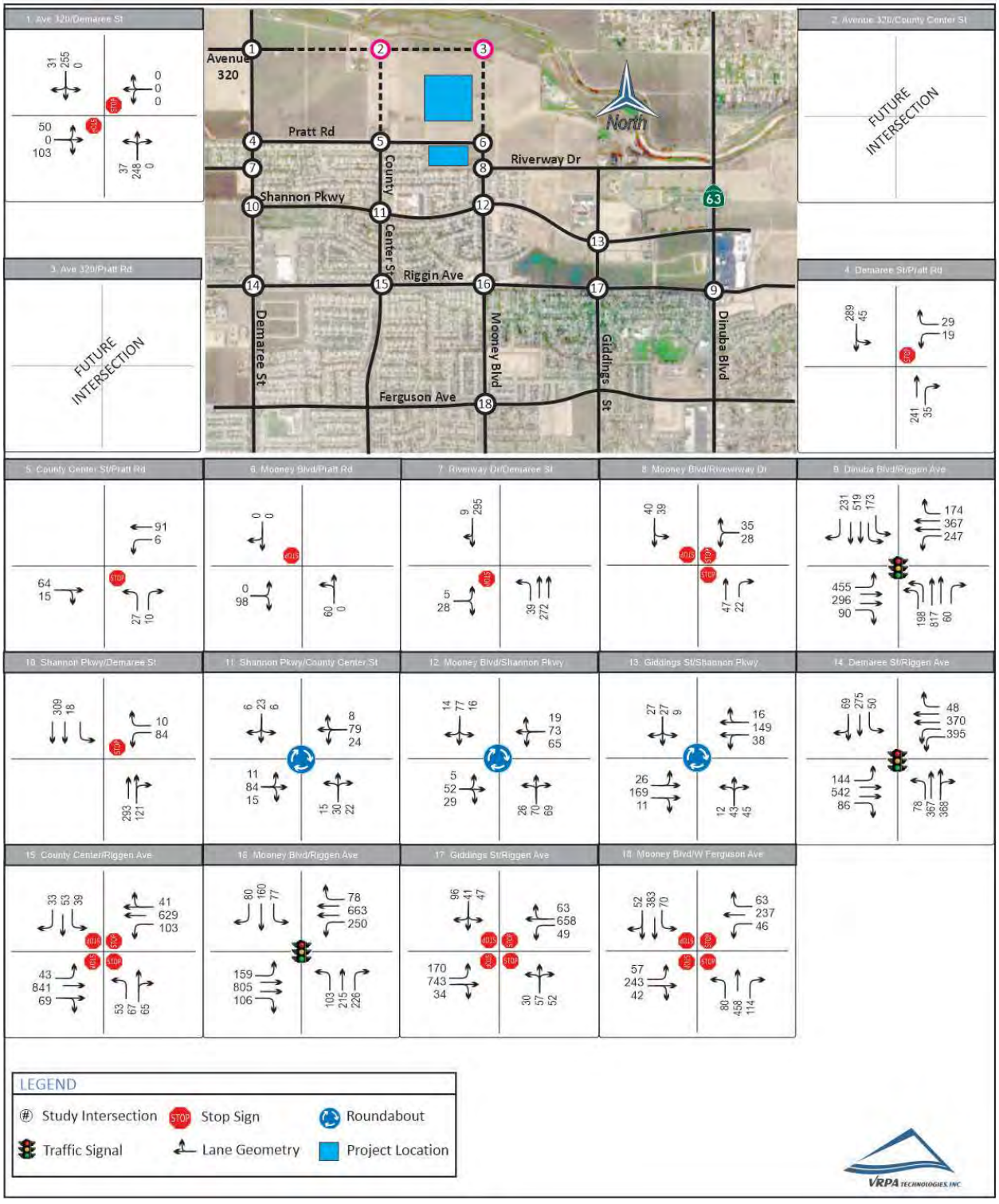
Pratt Family (Gunning) Development
Opening Year Witout Project AM Peak Hour Traffic

Figure 3-7



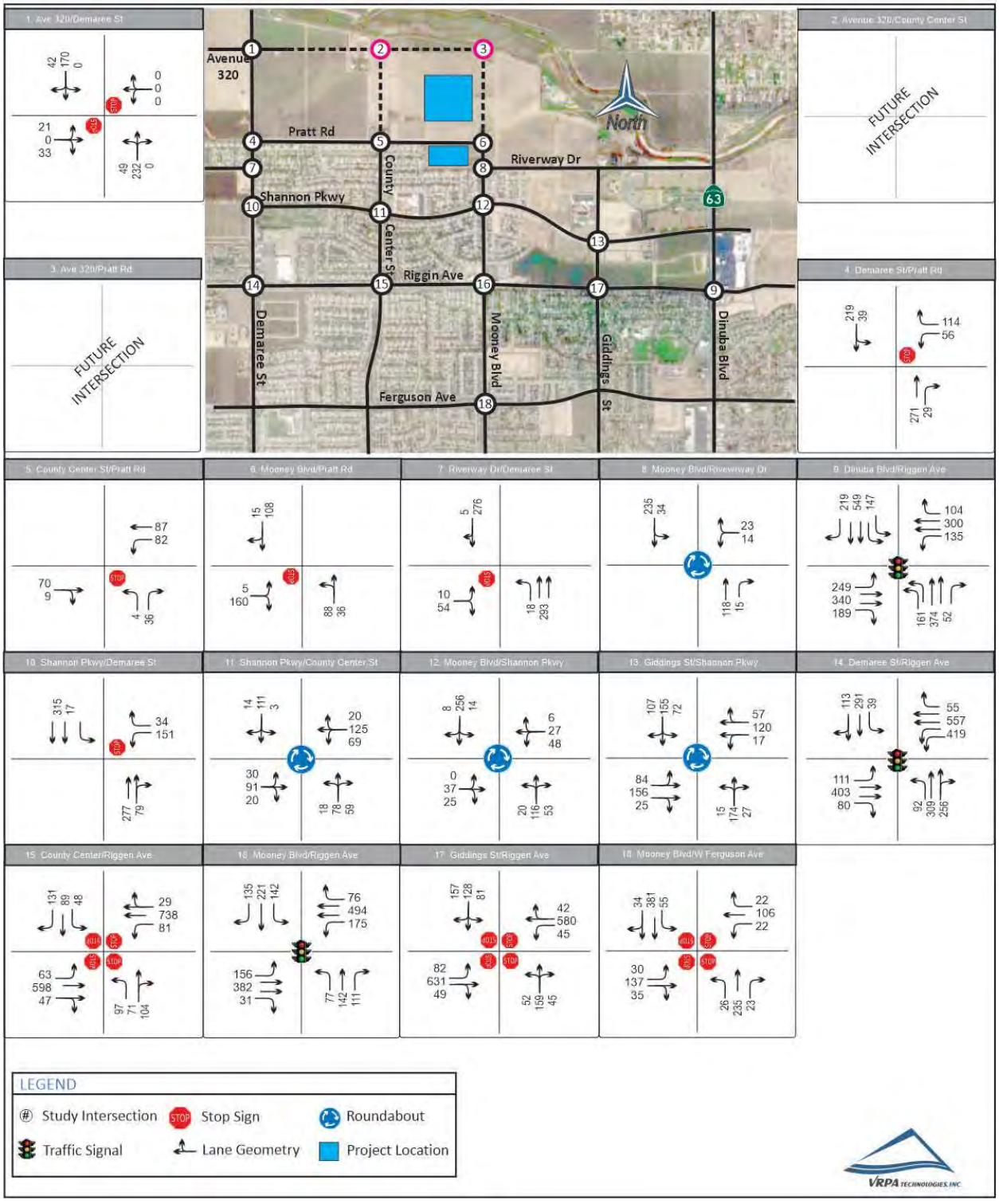
Pratt Family (Gunning) Development
Opening Year Witout Project PM Peak Hour Traffic

Figure 3-8



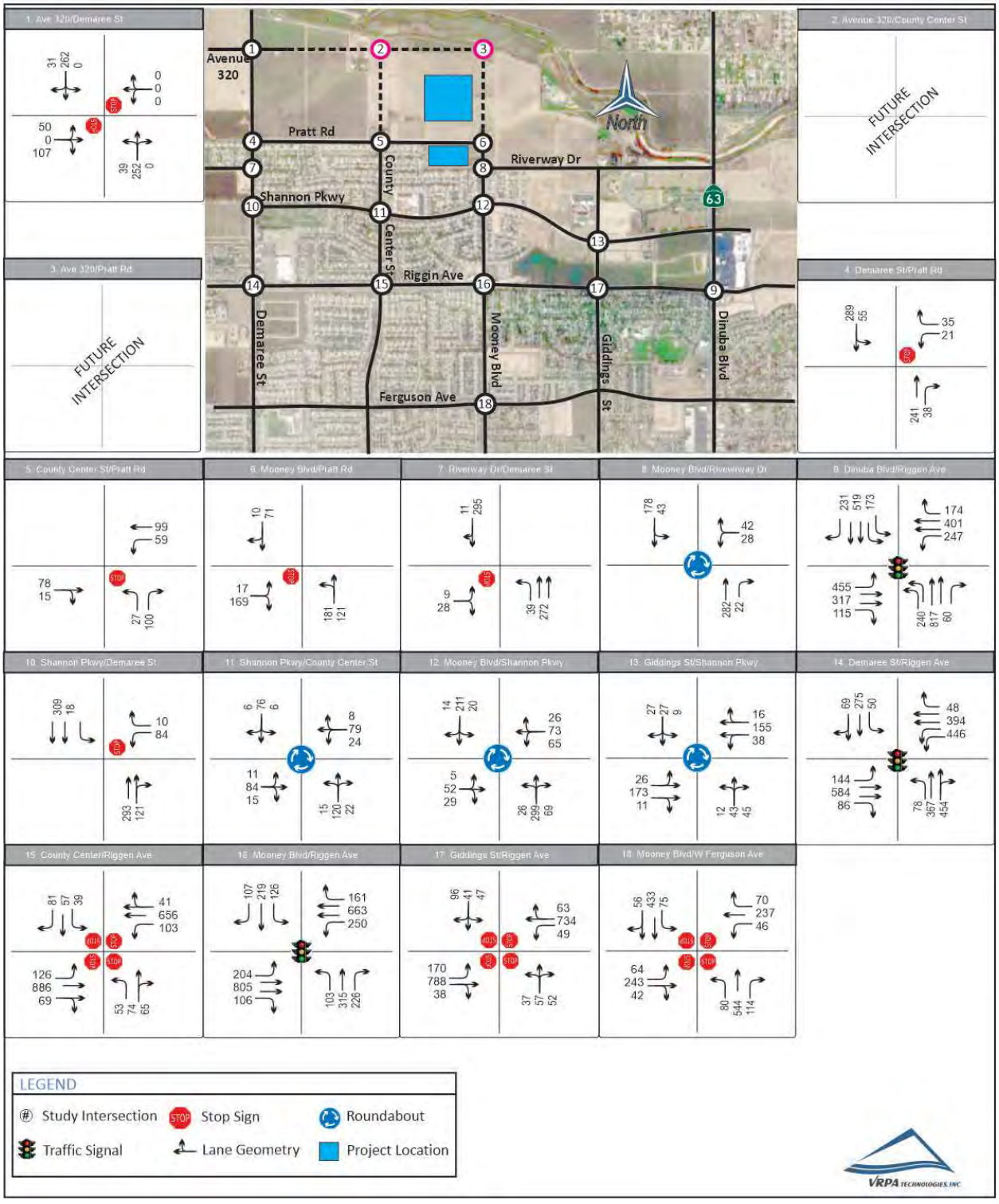
Pratt Family (Gunning) Development
Opening Year Plus Project AM Peak Hour Traffic

Figure 3-9



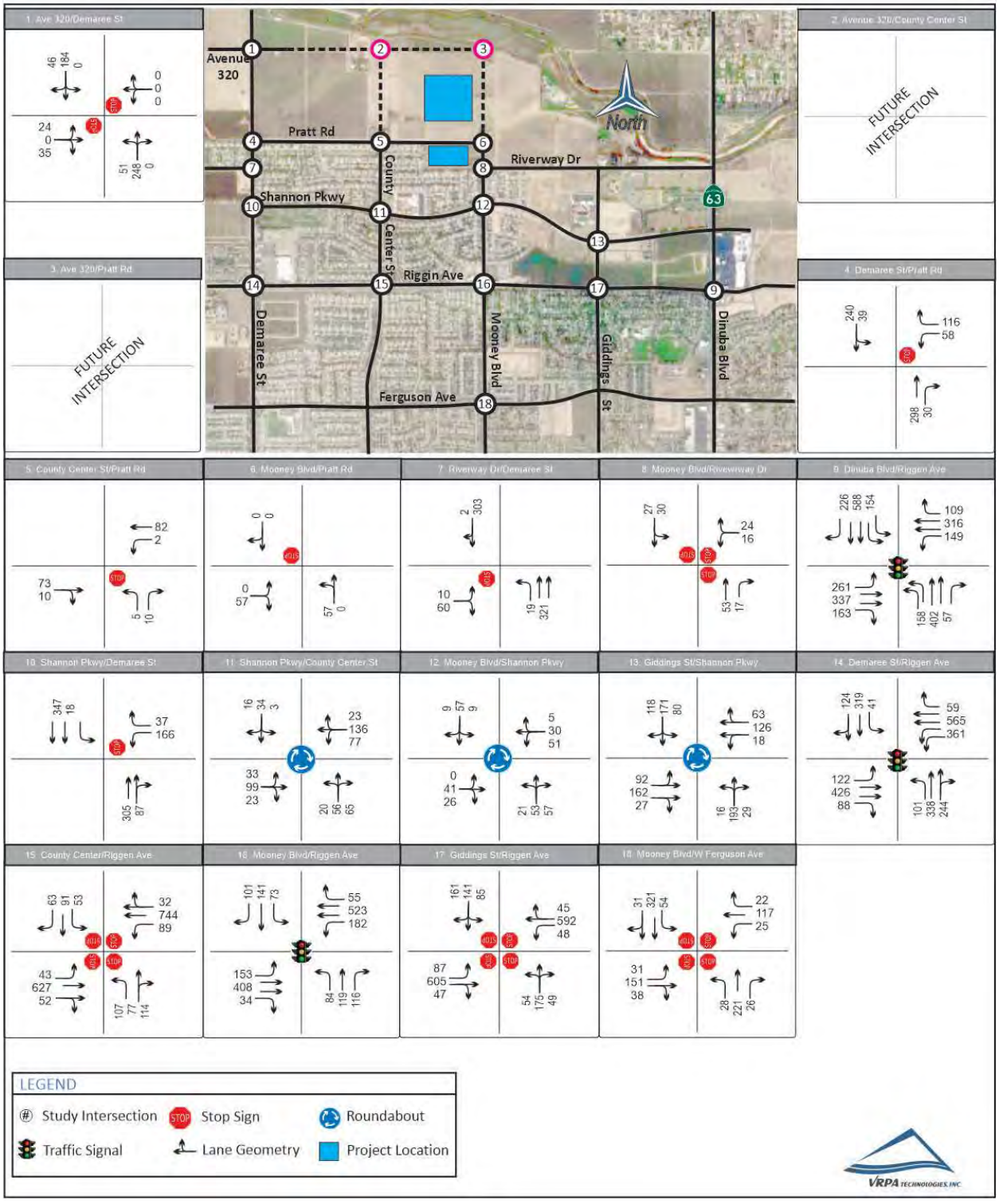
Pratt Family (Gunning) Development
Opening Year Plus Project PM Peak Hour Traffic

Figure 3-10



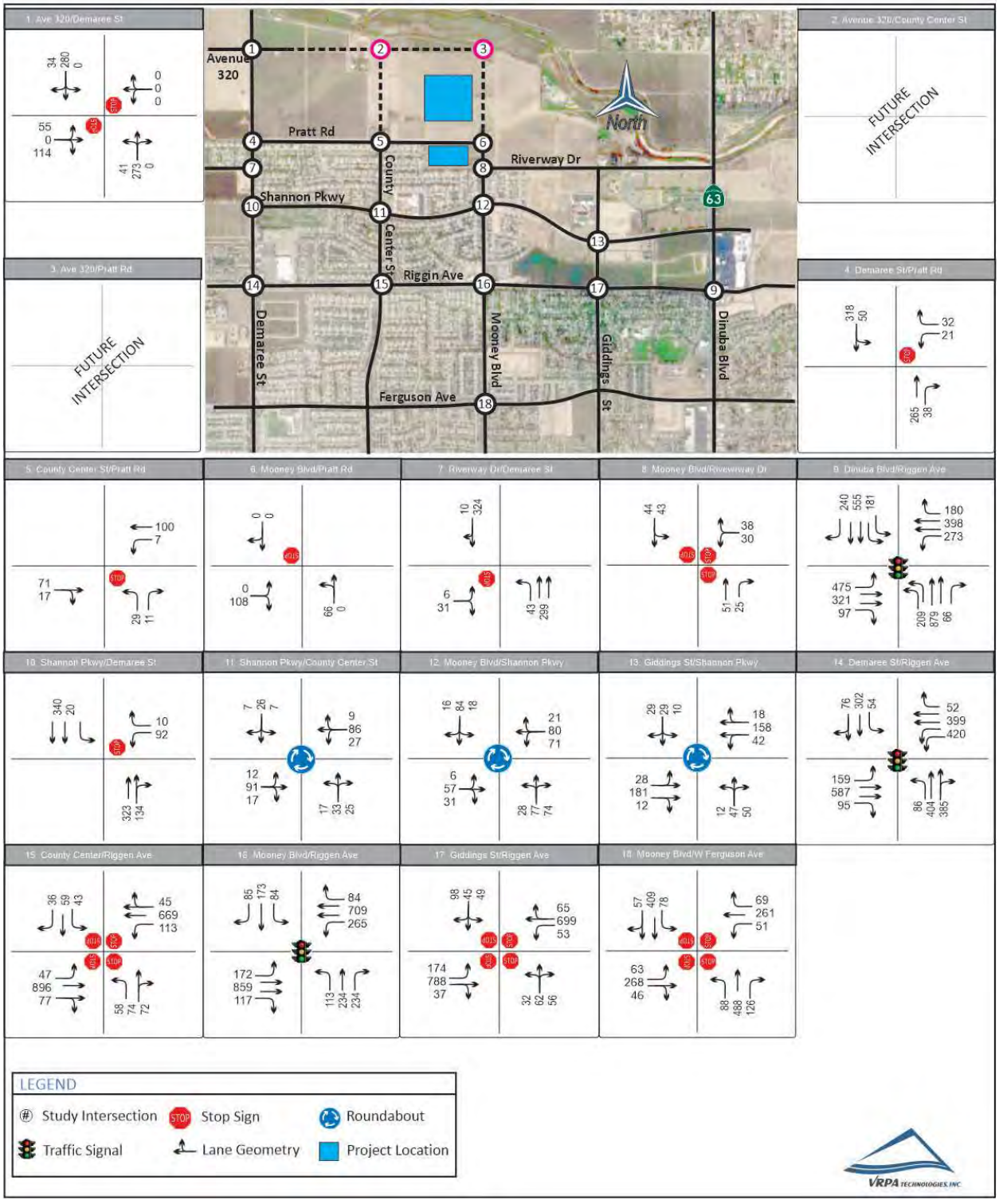
Pratt Family (Gunning) Development
5-Year Horizon Witout Project AM Peak Hour Traffic

Figure 3-11



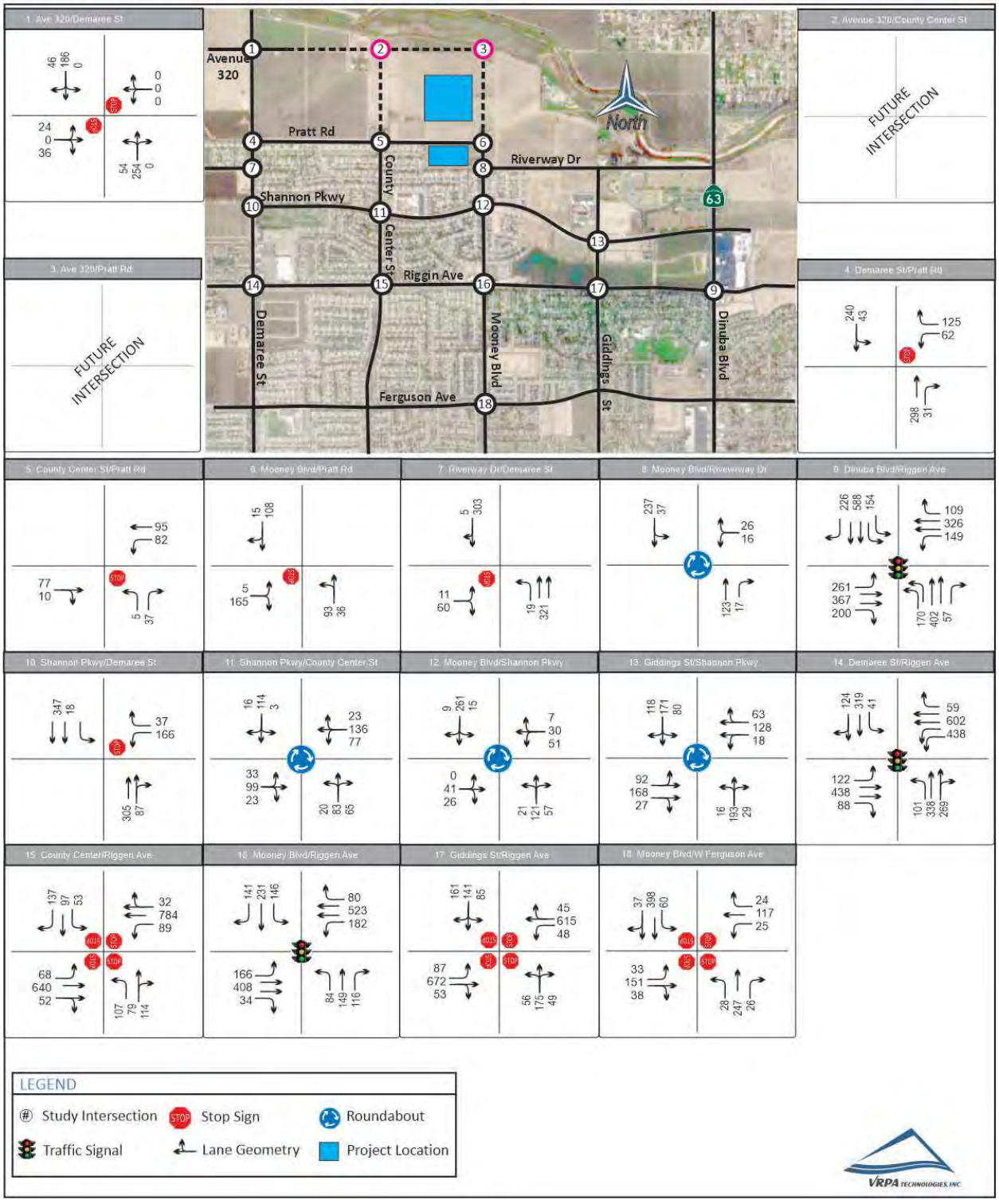
Pratt Family (Gunning) Development
5-Year Horizon Witout Project PM Peak Hour Traffic

Figure 3-12



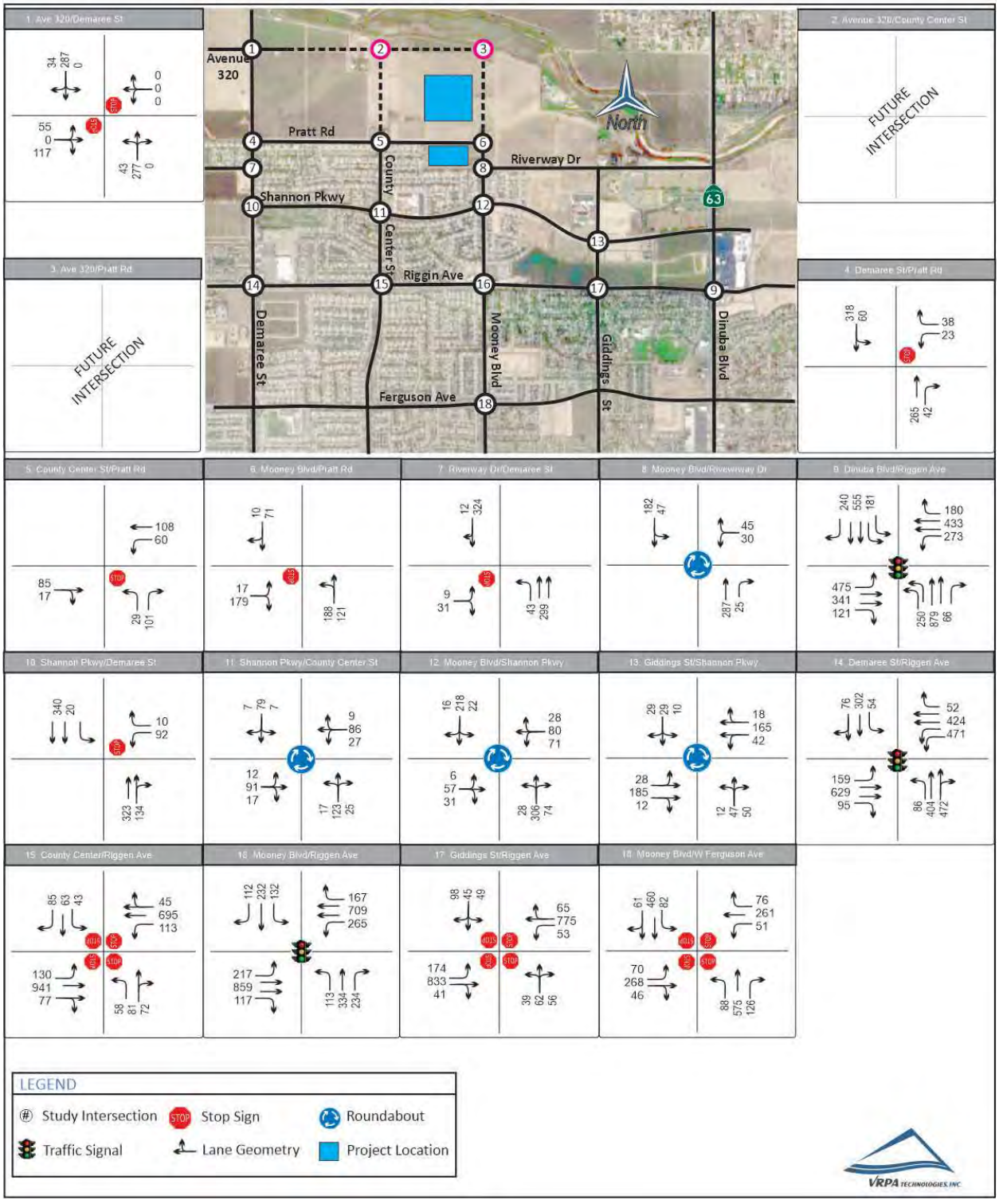
Pratt Family (Gunning) Development
5-Year Horizon Plus Project AM Peak Hour Traffic

Figure 3-13



Pratt Family (Gunning) Development
5-Year Horizon Plus Project PM Peak Hour Traffic

Figure 3-14



3.7 10-Year and 20-Year Horizon Traffic Conditions

The impacts of the Project were analyzed considering future traffic conditions in the year 2032 and 2042. It should be noted that 2042 conditions were only evaluated for the Riggin Avenue and Dinuba Boulevard intersection. The levels of traffic expected in 2032 and 2042 relate to the cumulative effect of traffic increases resulting from the implementation of the General Plans of local agencies, including the City of Visalia and Tulare County. Traffic conditions without the Project in the Year 2032 and 2042 were estimated by applying a growth rate of 2% per year to the existing traffic volumes. A comparison of the TCAG base year and future year travel model showed that the growth in the study area is approximately 2% per year. The resulting traffic for the 10-Year and 20-Year conditions is shown in Figures 3-15, 3-16, 3-17, 3-18, and 3-19.

3.8 Impacts

3.8.1 *Intersection Capacity Analysis*

Table 3-3 provides the intersection level of service analysis for the study intersections considering the study scenarios discussed above. Potential mitigation measures are discussed in Chapter 4 of this report. Results of the analysis show that the Project will contribute to an unacceptable LOS at three (3) of the study intersections when comparing the 10-Year Horizon scenarios.

3.8.2 *Queuing Analysis*

Table 3-4 provides a queue length summary for left and right turn lanes at study intersections. Queuing analysis for City of Visalia intersections was completed using the queuing formulas presented in the City of Visalia "Procedures For Traffic Impact Analysis (TIA)", dated March 2021. Queuing analysis for Caltrans intersections was completed using Index 405.2 of the Highway Design Manual (HDM). The queue presented in Table 3-4 represents the approximate queue lengths for the respective lane movements. Results of the queuing analysis show that several movements exceed the existing queue lane storage lengths.

3.9 Project Access

As noted previously, vehicular access to the site would be provided by Pratt Road, Mooney Boulevard, and Avenue 320. The extension of these roadways would be constructed to City standards and would be dedicated as public right of way. There are two (2) driveways located along Avenue 320 and Mooney Boulevard, and four (4) driveways located along Pratt Road. Figures 3-20 and 3-21 show AM and PM peak hour trips at Project driveways. Table 3-5 provides the intersection level of service analysis for Project driveways considering the 10-Year Horizon scenario. Results of the analysis show that all of the Project intersections will operate below the City of Visalia's minimum level of service criteria.

The project driveways are proposed to be gated. In order to function properly, gated driveways need to have sufficient storage space to minimize queuing of vehicles that would extend into the roadway system. The following analysis applies to this situation:

- ✓ Each gated driveway is proposed to have sufficient space for one queued vehicle.
- ✓ Based on Figures 3-20 and 3-21, the maximum number of vehicles entering a gated driveway is 63 vehicles per hour. This occurs on the north side of Access Driveway G in the PM peak hour.
- ✓ The processing time for vehicles at gated driveways was conservatively estimated at 10 seconds per vehicle or 360 vehicles per hour.
- ✓ The design standard selected for the gated driveways was the accommodation of the 95th percentile queue. In other words, the expectation is that a queue will occur no more than 5% of the time. This is a commonly used value in traffic engineering queuing analysis.
- ✓ Equation 20-68 of the Highway Capacity Manual was used to estimate the 95th percentile queue. Given the values described above, the 95th percentile queue is expected to be 0.68 vehicles. Therefore, the queue storage area of one vehicle will accommodate traffic demand more than 95% of the time.

Based on the analysis described above, the queuing area at the proposed gates is considered to be adequate.

3.10 Mooney Boulevard Alignment and Mooney Boulevard/Riverway Drive Roundabout

The segment of Mooney Boulevard between Riverway Drive and Avenue 320 is identified as an 84' Collector per current City standards. The project proposes to build Mooney Boulevard to this standard and shift the roadway slightly to the east. In addition, the project proposes to build a roundabout at the Mooney Boulevard/Riverway Drive intersection. The recommended design concept for the roundabout is shown in Figure 3-22. The following additional recommendations apply to this proposed design concept:

- ✓ The proposed design concept has been analyzed in the traffic analysis and no level of service deficiencies are indicate in any of the future scenarios.
- ✓ A detailed design concept including a proposed cross-section for this segment of Mooney Boulevard will need to be submitted and approved by the City of Visalia prior to approval of the environmental document.

- ✓ Design details such as drainage and coordination with future development east of Mooney Boulevard will need to be addressed.

- ✓ A detailed design for the Mooney Boulevard/Riverway Drive roundabout will need to be submitted and approved by the City of Visalia at the appropriate point in the approval process. The recommended lane geometry for the Mooney Boulevard/Riverway Drive roundabout is as follows:

  - Northbound: 1 Through/Right (a separate right turn lane could be added if needed to support the transition to the cross-section of Mooney Boulevard to the south)

  - Southbound: 1 Through/Right

  - Westbound: 1 Through/Right

- ✓ The design of the northbound Mooney Drive approach to the Mooney Boulevard/Riverway Drive roundabout will need to include a transition to the cross-section of Mooney Boulevard to the south. Roadway striping changes and/or geometric design changes will be needed in the area between Glendale Avenue and Riverway Drive.

3.11 VMT Analysis

The VMT analysis was conducted according to the City of Visalia's VMT Thresholds and Implementation Guidelines (City of Visalia 2021).

For residential projects, VMT analysis is conducted by comparing the project's expected VMT/capita to regional averages. The Project's VMT impacts are considered to be less than significant if the Project's VMT per capita is 16% below regional averages (or lower).

The City of Visalia's VMT Thresholds and Implementation Guidelines provide the following documentation for the selection of a significance threshold of VMT per capita 16% below the regional average:

"CARB establishes GHG targets for each of the 18 MPOs in the State, reviews the SCSs, and makes a determination of whether the SCSs would achieve GHG reduction targets if implemented. In the spring of 2018, CARB adopted new GHG targets for all the 18 MPOs in the State based on the 2017 Scoping Plan and other new data as illustrated in Figure 9. CARB established a 16 percent GHG reduction target for 2035 for the Tulare region. The State recognizes that Tulare County's contribution to the aggregate 15 percent statewide GHG emission reduction is 16 percent. Other regions may achieve lower reductions to achieve the aggregate statewide goal.4 As such, reduction in GHG directly corresponds to reduction in VMT. In order to reach the statewide GHG reduction goal of 15 percent, the Tulare region must reduce GHG by 16 percent. The method of reducing GHG by 16 percent is to reduce VMT by 16 percent as well.

Therefore, the City has established a threshold for land use developments, specifically residential and office, of exceeding 16 percent below the existing regional VMT per capita or VMT per employee as indicative of a significant environmental impact."

A model run of the Tulare Council of Governments (TCAG) regional travel demand model was used in making this calculation. The results are as follows:

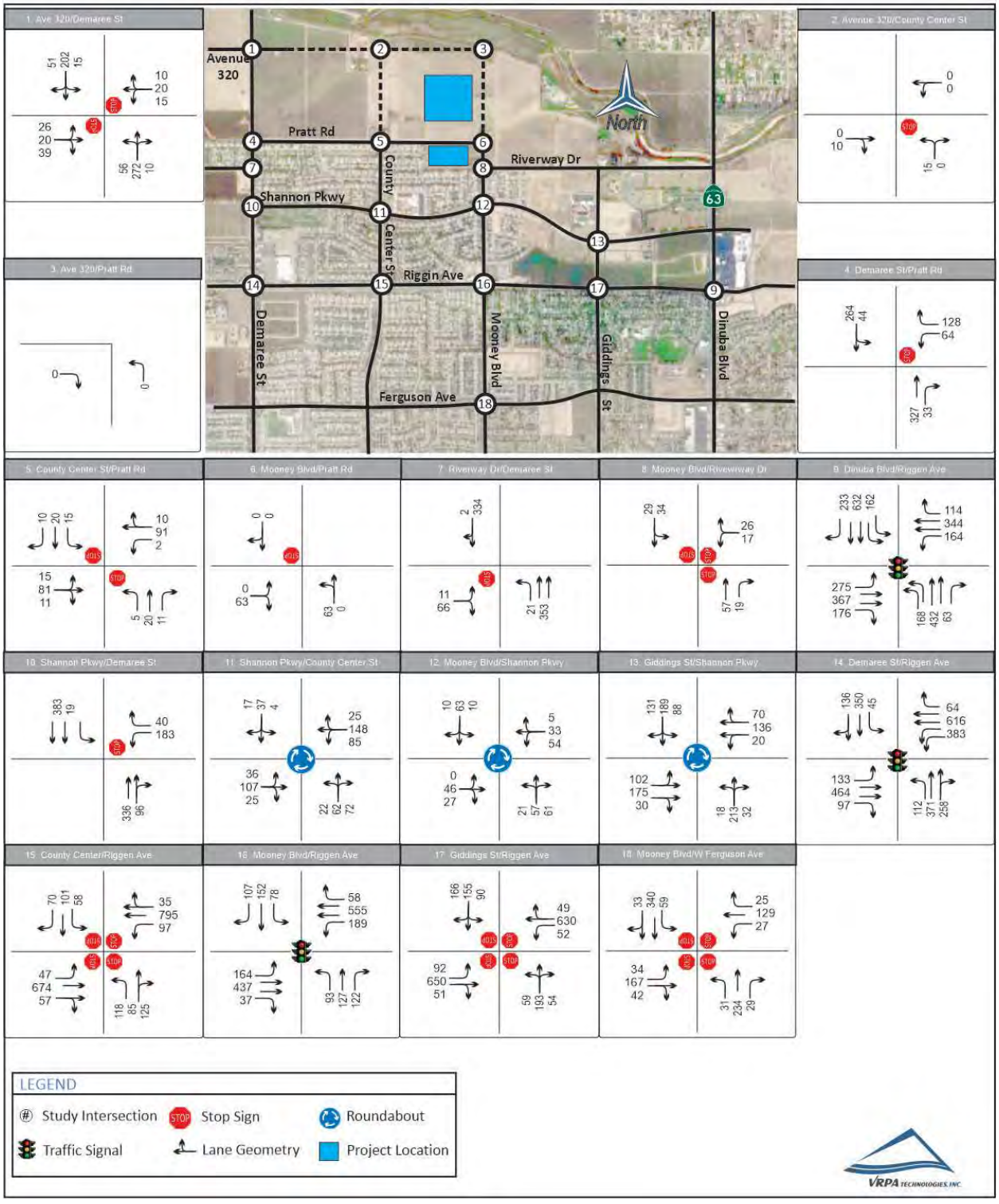
Project VMT/capita: 8.4

Regional VMT/capita: 11.7

The project's VMT/capita is 28.2% less than the regional average. Therefore, the project's VMT impacts are less than significant. A copy of the results of the model run is included in Appendix E.

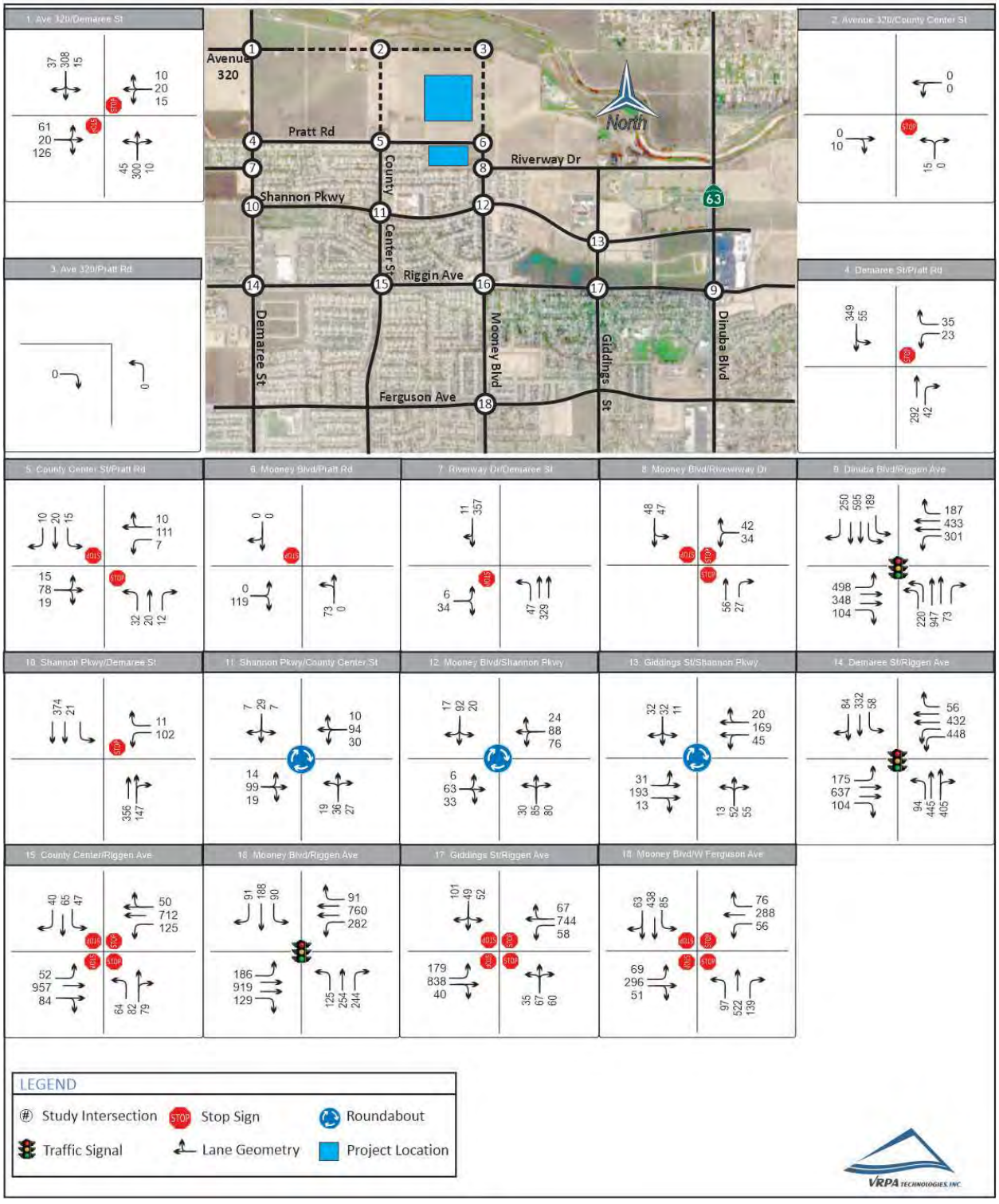
Pratt Family (Gunning) Development
10-Year Horizon Witout Project AM Peak Hour Traffic

Figure 3-15



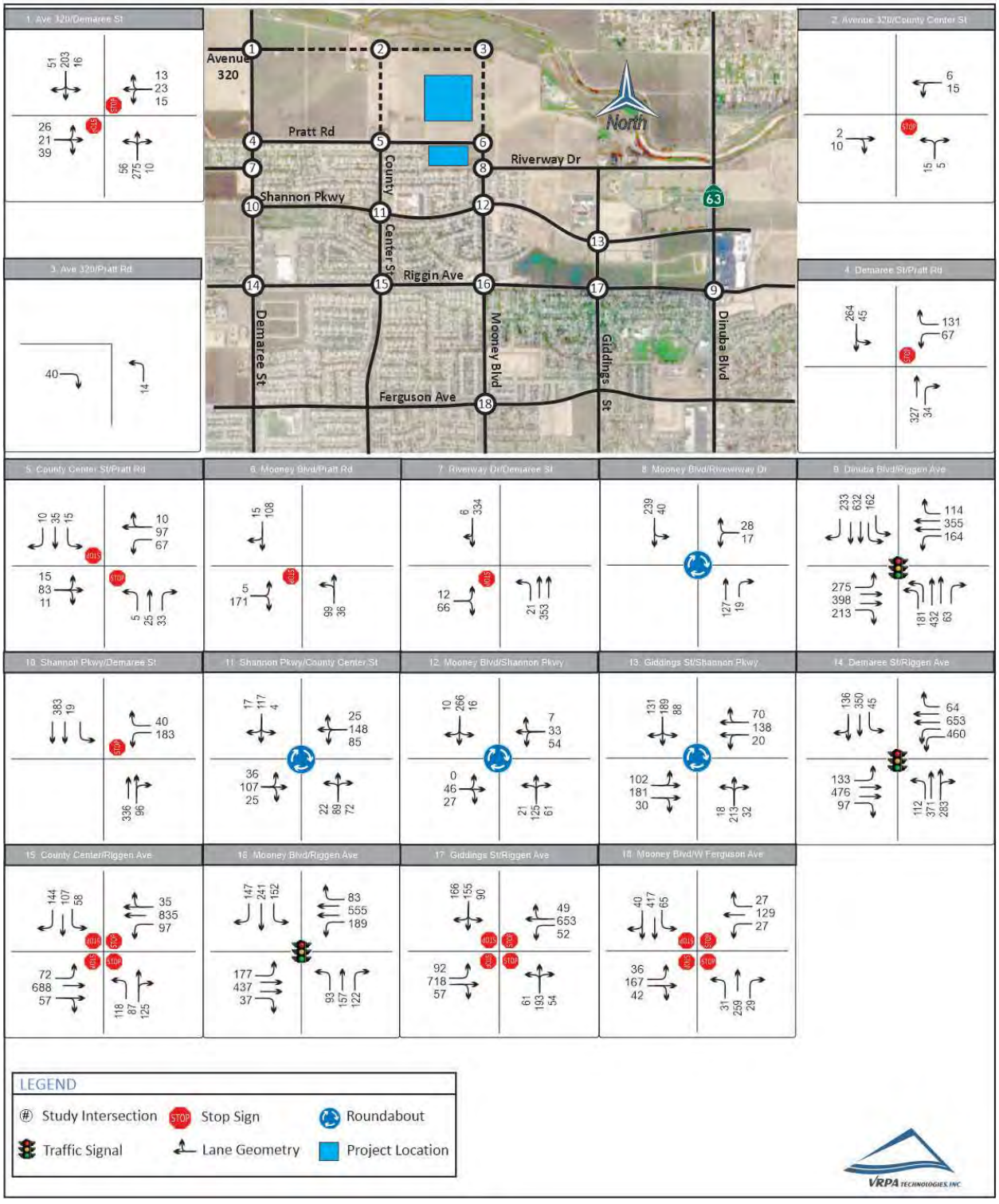
Pratt Family (Gunning) Development
10-Year Horizon Witout Project PM Peak Hour Traffic

Figure 3-16



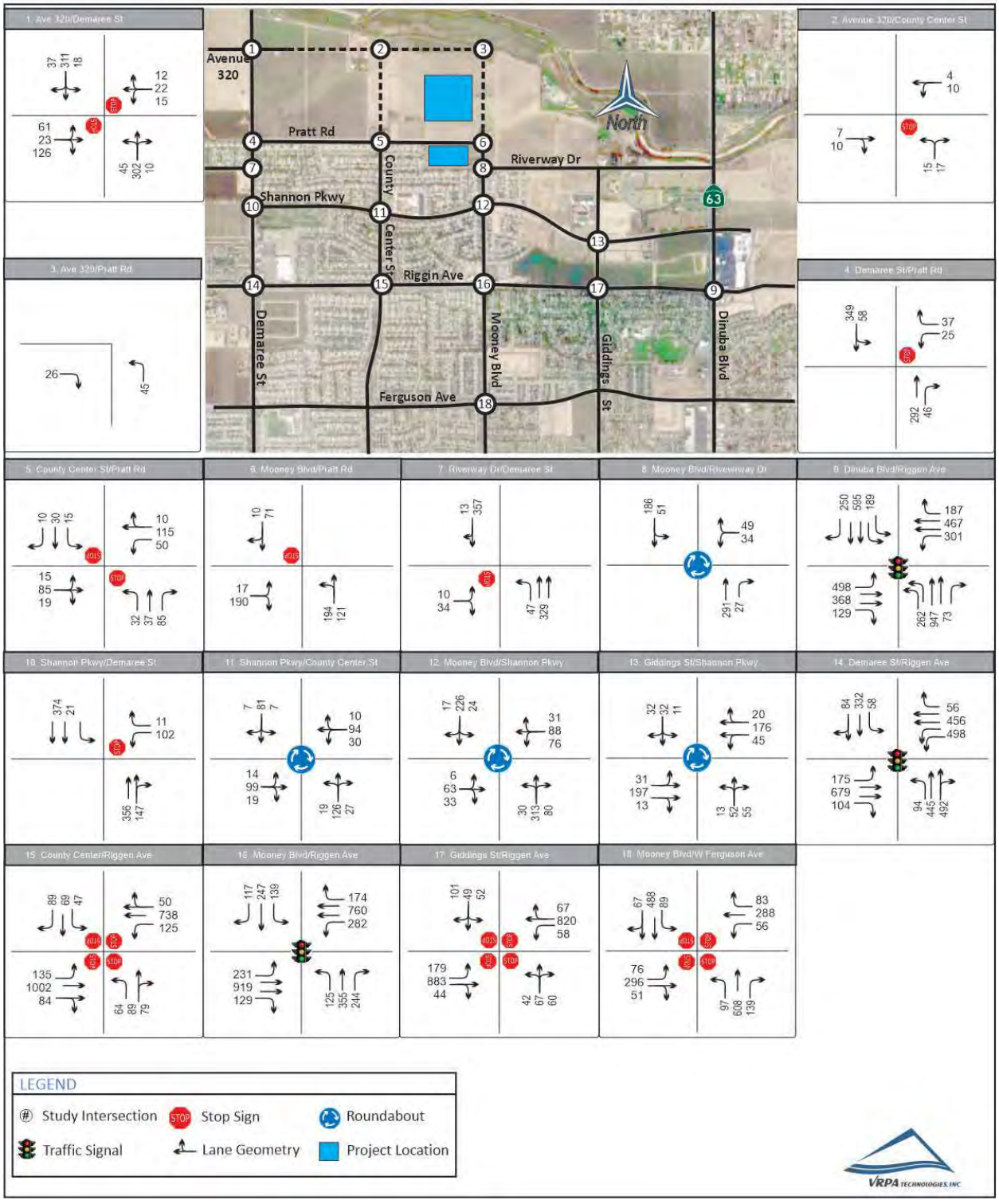
Pratt Family (Gunning) Development
10-Year Horizon Plus Project AM Peak Hour Traffic

Figure 3-17



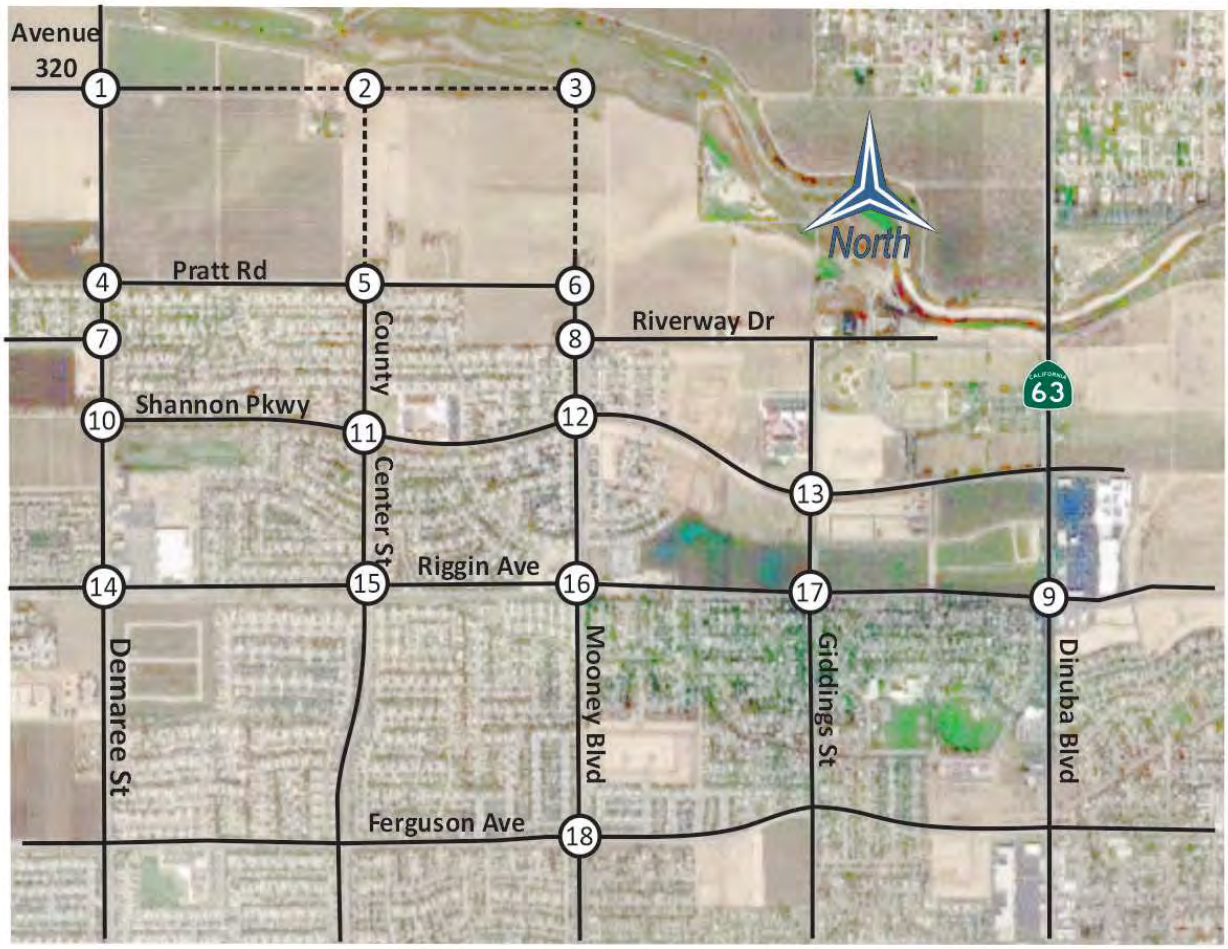
Pratt Family (Gunning) Development
10-Year Horizon Plus Project PM Peak Hour Traffic

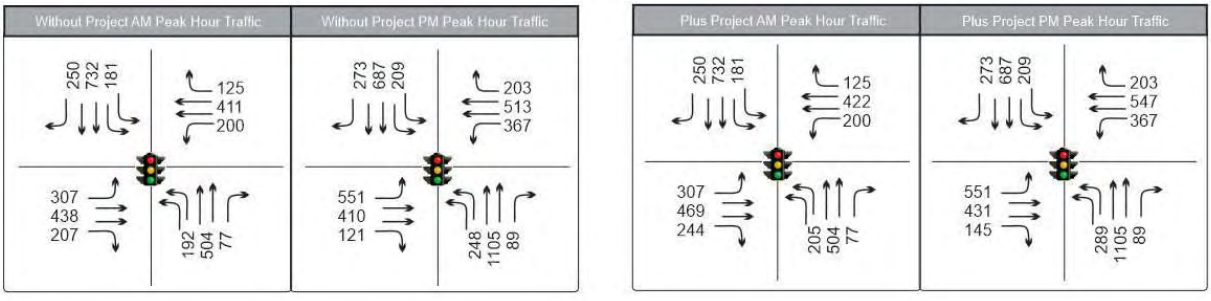
Figure 3-18



Pratt Family (Gunning) Development
20-Year Horizon Peak Hour Traffic

Figure 3-19





LEGEND

# Study Intersection	xxx AM Peak Hour Trips		
Traffic Signal	Lane Geometry	STOP	Stop Sign

VRPA TECHNOLOGIES, INC.

Table 3-3
Intersection Operations

INTERSECTION	TARGET LOS	PEAK HOUR	OPENING YEAR WITHOUT PROJECT		OPENING YEAR PLUS PROJECT		5-YEAR HORIZON WITHOUT PROJECT		5-YEAR HORIZON PLUS PROJECT		10-YEAR HORIZON WITHOUT PROJECT		10-YEAR HORIZON PLUS PROJECT		20-YEAR HORIZON WITHOUT PROJECT		20-YEAR HORIZON PLUS PROJECT	
			DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS
1. Avenue 320 / Demaree Street	D	AM	11.4	B	11.5	B	11.9	B	12.0	B	17.0	C	17.0	C				
		PM	13.7	B	13.9	B	15.0	C	15.2	C	23.1	C	24.7	C				
2. Avenue 320 / County Center Street (Future)	D	AM									8.6	A	8.8	A				
		PM									8.6	A	8.7	A				
3. Avenue 320 / Mooney Boulevard (Future)	D	AM									0.0	A	0.0	A				
		PM									0.0	A	0.0	A				
4. Pratt Road / Demaree Street	D	AM	14.8	B	15.0	C	16.1	C	16.4	C	17.2	C	17.3	C				
		PM	14.9	B	15.4	C	16.1	C	16.7	C	17.1	C	17.3	C				
5. Pratt Road / County Center Street	D	AM	9.4	A	11.1	B	9.5	A	11.2	B	10.7	B	12.8	B				
		PM	9.9	A	11.3	B	10.0	B	11.5	B	11.1	B	13.7	B				
6. Pratt Road / Mooney Boulevard	D	AM	0.0	A	10.3	B	0.0	A	10.4	B	0.0	A	10.0	B				
		PM	0.0	A	11.0	B	0.0	A	11.2	B	0.0	A	10.7	B				
7. Riverway Drive / Demaree Street	D	AM	11.1	B	11.2	B	11.5	B	11.6	B	11.6	B	11.7	B				
		PM	11.0	B	11.4	B	11.5	B	11.9	B	11.6	B	12.0	B				
8. Riverway Drive / Mooney Boulevard	D	AM	7.5	A	4.2	A	7.5	A	4.3	A	7.5	A	4.2	A				
		PM	7.6	A	4.5	A	7.7	A	4.5	A	7.8	A	4.6	A				
9. Riggin Avenue / Dinuba Boulevard (SR-63)	--[1]	AM	28.2	C	28.8	C	29.4	C	30.0	C	30.8	C	31.5	C	35.0	D	35.6	D
		PM	45.3	D	49.1	D	49.8	D	54.2	D	**57.5**	**E**	**61.2**	**E**	**90.5**	**F**	**93.9**	**F**
10. Shannon Parkway / Demaree Street	D	AM	17.9	C	17.9	C	20.8	C	20.8	C	24.1	C	24.1	C				
		PM	17.0	C	17.0	C	19.3	C	19.3	C	19.7	C	19.7	C				
11. Shannon Parkway / County Center Street	D	AM	5.2	A	5.7	A	5.5	A	6.0	A	4.8	A	5.1	A				
		PM	3.5	A	4.0	A	3.7	A	4.1	A	3.8	A	4.2	A				
12. Shannon Parkway / Mooney Boulevard	D	AM	3.6	A	4.7	A	3.7	A	4.8	A	3.7	A	4.9	A				
		PM	4.3	A	6.2	A	4.5	A	6.5	A	4.5	A	6.3	A				
13. Shannon Parkway / Giddings Street	D	AM	6.9	A	6.9	A	7.6	A	7.7	A	6.7	A	6.8	A				
		PM	4.2	A	4.3	A	4.4	A	4.4	A	4.4	A	4.4	A				
14. Riggin Avenue / Demaree Street	D	AM	35.1	D	37.1	D	36.7	D	38.7	D	37.2	D	39.3	D				
		PM	37.7	D	42.0	D	40.8	D	46.1	D	43.9	D	51.1	D				
15. Riggin Avenue / County Center Street	D	AM	**75.0**	**F ++**	**99.8**	**F ++**	**99.0**	**F ++**	**130.0**	**F ++**	**135.9**	**F ++**	**168.7**	**F ++**				
		PM	**113.8**	**F ++**	**152.7**	**F ++**	**148.0**	**F ++**	**186.9**	**F ++**	**169.2**	**F ++**	**208.9**	**F ++**				
16. Riggin Avenue / Mooney Boulevard	D	AM	33.0	C	35.8	D	33.3	C	36.5	D	33.8	C	37.1	D				
		PM	41.5	D	46.6	D	43.6	D	48.9	D	51.2	D	55.0	D				
17. Riggin Avenue / Giddings Street	D	AM	**264.5**	**F ++**	**312.0**	**F ++**	**309.9**	**F ++**	**358.7**	**F ++**	**322.5**	**F ++**	**370.0**	**F ++**				
		PM	**193.0**	**F ++**	**240.6**	**F ++**	**232.3**	**F ++**	**281.6**	**F ++**	**277.5**	**F ++**	**328.9**	**F ++**				
18. Ferguson Avenue / Mooney Boulevard	D	AM	14.1	B	16.4	C	15.4	C	18.4	C	15.8	C	18.7	C				
		PM	**86.3**	**F ++**	**135.1**	**F ++**	**114.3**	**F ++**	**171.4**	**F ++**	**153.8**	**F ++**	**206.5**	**F ++**				

DELAY is measured in seconds per vehicle
LOS = Level of Service / **BOLD** denotes LOS standard has been exceeded

For signalized, roundabout, and all-way stop intersections, delay results show the average for the entire intersection. For one-way and two-way stop controlled intersections, delay results show the delay for the worst movement.

1 - With the changes brought about by SB 743, Caltrans no longer uses level of service to determine the need for transportation improvements. Instead, the focus is on providing adequate facilities for pedestrians, bicycles, and transit as well as safety considerations for all transportation modes. Guidance is provided in the Transportation Impact Study Guide dated May 20, 2020 and the Interim Land Development and Intergovernmental Review Safety Review Practitioners Guidance dated July 2020. This guidance was used in determining the need for roadway improvements on Caltrans facilities.

++ Meets peak hour signal warrants.

Table 3-4
Queuing Operations

INTERSECTION	EXISTING QUEUE STORAGE LENGTH (ft)		OPENING YEAR WITHOUT PROJECT		OPENING YEAR PLUS PROJECT		5-YEAR HORIZON WITHOUT PROJECT		5-YEAR HORIZON PLUS PROJECT		10-YEAR HORIZON WITHOUT PROJECT		10-YEAR HORIZON PLUS PROJECT		20-YEAR HORIZON WITHOUT PROJECT		20-YEAR HORIZON PLUS PROJECT	
			AM Queue	PM Queue	AM Queue	PM Queue	AM Queue	PM Queue	AM Queue	PM Queue	AM Queue	PM Queue	AM Queue	PM Queue	AM Queue	PM Queue	AM Queue	PM Queue
Pratt Road / Demaree Street	NB Right[1]	--	23	29	24	32	25	32	26	35	28	35	28	38				
	WB Left	200	44	16	47	18	48	18	52	19	53	19	56	21				
Pratt Road / County Center Street	NB Right	225	8	8	30	83	8	9	31	84	9	10	28	71				
	WB Left	125	2	5	68	49	2	6	68	50	2	6	56	42				
Riverway Drive / Demaree Street	NB Left	175	15	33	15	33	16	36	16	36	18	39	18	39				
Riverway Drive / Mooney Boulevard	NB Right[1]	--	13	18	13	18	14	21	14	21	16	23	16	23				
Riggin Avenue / Dinuba Boulevard (SR-63)	NB Left	2 @ 375	216	289	235	350	230	305	248	365	245	321	264	**382**	280	362	299	**421**
	NB Right	200	76	88	76	88	83	96	83	96	92	106	92	106	112	130	112	130
	SB Left	2 @ 375	214	252	214	252	225	264	225	264	236	276	236	276	264	305	264	305
	SB Right	325	319	**337**	319	**337**	**330**	**350**	**330**	**350**	**340**	**365**	**340**	**365**	**365**	**398**	**365**	**398**
	EB Left	250	**363**	**664**	**363**	**664**	**381**	**693**	**381**	**693**	**401**	**726**	**401**	**726**	**448**	**804**	**448**	**804**
	EB Right	300	222	131	276	168	238	141	292	176	257	152	**311**	188	**302**	176	**356**	211
	WB Left	275	197	**360**	197	**360**	217	**398**	217	**398**	239	**439**	239	**439**	**292**	**535**	**292**	**535**
	WB Right	300	152	254	152	254	159	263	159	263	166	273	166	273	182	296	182	296
Shannon Parkway / Demaree Street	SB Left	100	14	15	14	15	15	17	15	17	16	18	16	18				
	WB Left	150	126	70	126	70	138	77	138	77	**153**	85	**153**	85				
Riggin Avenue / Demaree Street	NB Left	250	134	114	134	114	147	125	147	125	163	137	163	137				
	SB Left	200	57	73	57	73	60	79	60	79	66	85	66	85				
	EB Left	275	162	210	162	210	178	232	178	232	194	255	194	255				
	EB Right	150	117	125	117	125	128	139	128	139	141	**152**	141	**152**				
	WB Left	2 @ 150	**499**	**576**	**611**	**650**	**526**	**613**	**639**	**687**	**559**	**653**	**671**	**726**				
	WB Right	150	80	70	80	70	86	76	86	76	93	82	93	82				
Riggin Avenue / County Center Street	NB Left	175	81	44	81	44	89	48	89	48	98	53	98	53				
	SB Left	125	40	33	40	33	44	36	44	36	48	39	48	39				
	SB Right	125	48	28	109	68	53	30	114	71	58	33	120	74				
	EB Left	250	33	36	53	105	36	39	57	108	39	43	60	113				
	WB Left	150	68	86	68	86	74	94	74	94	81	104	81	104				
Riggin Avenue / Mooney Boulevard	NB Left	175	112	150	112	150	123	165	123	165	136	**182**	136	**182**				
	NB Right	125	**162**	**330**	**162**	**330**	**169**	**341**	**169**	**341**	**178**	**356**	**178**	**356**				
	SB Left	150	99	112	**207**	**184**	106	123	**213**	**193**	114	131	**222**	**203**				
	SB Right[1]	--	139	117	197	156	147	124	206	163	156	133	214	171				
	EB Left	300	209	232	228	298	223	251	242	**316**	239	271	258	**337**				
	EB Right	150	45	**155**	45	**155**	50	**171**	50	**171**	54	**188**	54	**188**				
	WB Left	125	**255**	**365**	**255**	**365**	**265**	**386**	**265**	**386**	**276**	**411**	**276**	**411**				
	WB Right	150	76	114	111	**235**	80	123	117	**244**	85	133	121	**254**				
Riggin Avenue / Giddings Street	EB Left	150	68	142	68	142	73	145	73	145	77	149	77	149				
	WB Left	150	38	41	38	41	40	44	40	44	43	48	43	48				
Ferguson Avenue / Mooney Boulevard	NB Left	150	22	67	22	67	23	73	23	73	26	81	26	81				
	NB Right[1]	--	19	95	19	95	22	105	22	105	24	116	24	116				
	SB Left	150	41	58	46	63	45	65	50	68	49	71	54	74				
	EB Left	150	23	48	25	53	26	53	28	58	28	58	30	63				
	WB Left	175	18	38	18	38	21	43	21	43	23	47	23	47				
	WB Right	50	17	53	18	58	18	58	20	63	21	63	23	69				

Queue is measured in feet / **BOLD** denotes exceedance

1: Through lane terminates as right turn at intersection

Pratt Family (Gunning) Development
Project AM Peak Hour Trips at Driveways

Figure 3-20



Pratt Family (Gunning) Development
Project PM Peak Hour Trips at Driveways

Figure 3-21



Table 3-5
Intersection Operations at Project Driveways

INTERSECTION	CONTROL	TARGET LOS	PEAK HOUR	10-YEAR HORIZON PLUS PROJECT	
				DELAY	LOS
Avenue 320 / Driveway A	One-Way Stop Sign	D	AM	8.6	A
			PM	8.7	A
Avenue 320 / Driveway B	One-Way Stop Sign	D	AM	8.7	A
			PM	8.7	A
Mooney Boulevard / Driveway C	One-Way Stop Sign	D	AM	8.7	A
			PM	8.5	A
Mooney Boulevard / Driveway D	One-Way Stop Sign	D	AM	8.9	A
			PM	8.7	A
Pratt Road / Driveway E	One-Way Stop Sign	D	AM	10.0	B
			PM	11.0	B
Pratt Road / Driveway F	One-Way Stop Sign	D	AM	9.9	A
			PM	10.7	B
Pratt Road / Driveway G	Two-Way Stop Sign	D	AM	10.1	B
			PM	11.2	B
Pratt Road / Driveway H	One-Way Stop Sign	D	AM	9.5	A
			PM	10.1	B

DELAY is measured in seconds per vehicle
LOS = Level of Service / **BOLD** denotes LOS standard has been exceeded
For one-way and two-way stop controlled intersections, delay results show the delay for the worst movement.

3.12 Impacts to Public Transit, Bicycle, and Pedestrian Facilities

The Project does not conflict with any applicable adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Visalia Transit (VT) operates 13 bus routes that serve Visalia, Farmersville, Exeter, Goshen, and Tulare. Route 7 operates along Riggin Avenue, Ferguson Avenue, and Dinuba Boulevard. Route 8 operates along Riggin Avenue, Shannon Parkway, and Dinuba Boulevard. Route 16 operates along Riggin Avenue, Dinuba Boulevard, and Shannon Parkway. Implementation of the Project will not hinder the operation of Route 7, 8, and 16 in the City of Visalia.

The City of Visalia's Active Transportation Plan (ATP) identifies goals and objectives to improve conditions for people walking, bicycling, or using other mobility devices throughout the City of Visalia. The proposed Project will not prohibit walking or bicycling throughout the study area or within the Project boundaries. As shown in Figure 1-3, the Project includes the development of multi-use trails which coincides with the goals and objectives of the ATP. The Project will also include the development of sidewalks throughout the Project site.

As a result, 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.

3.13 Phasing of Transportation Improvements

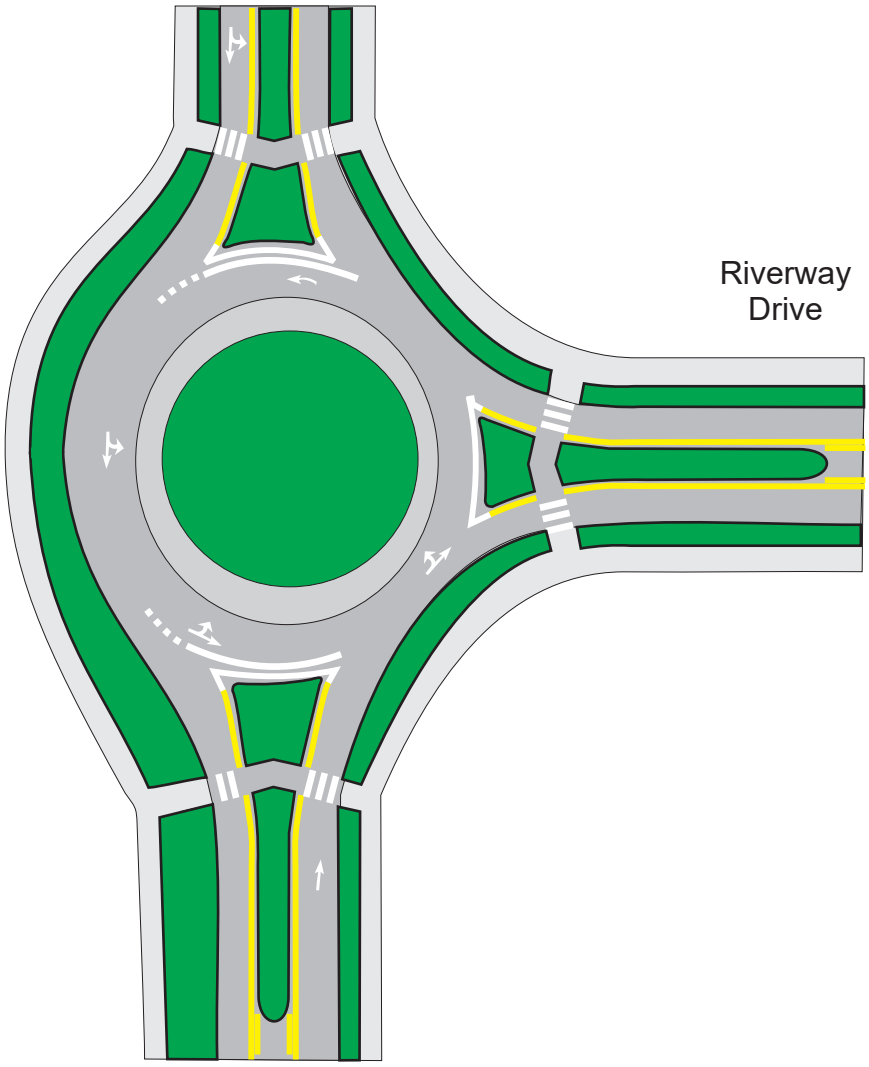
From the point of view of the transportation analysis, the project has been analyzed assuming it will be built in a single phase. This means that if there were any CEQA mitigation measures relating to significant vehicle miles traveled (VMT) impacts, they would need to be implemented at the time that all or any part of the project opens. Since the project has a less than significant VMT impact, no mitigation measures are needed.

With the implementation of SB 743, recommended improvements related to level of service and delay are not related to CEQA transportation impacts and the phasing of on site and off site roadway improvements can be determined in any appropriate manner without affecting the CEQA transportation conclusion.

Figure 3-23 shows the proposed project phasing plan. Recommendations for roadway improvements are as follows:

- ✓ The segments of Pratt Road, Riverway Drive, and Mooney Boulevard from the Pratt Road intersection to the south should be built with TD 1 - Phase 1. In addition, the Mooney Boulevard/Riverway Drive roundabout should be built with Phase 1, TD 1.

- ✓ The remaining segments of Mooney Boulevard and Avenue 320 should be built as needed to provide access to the remainder of the project.

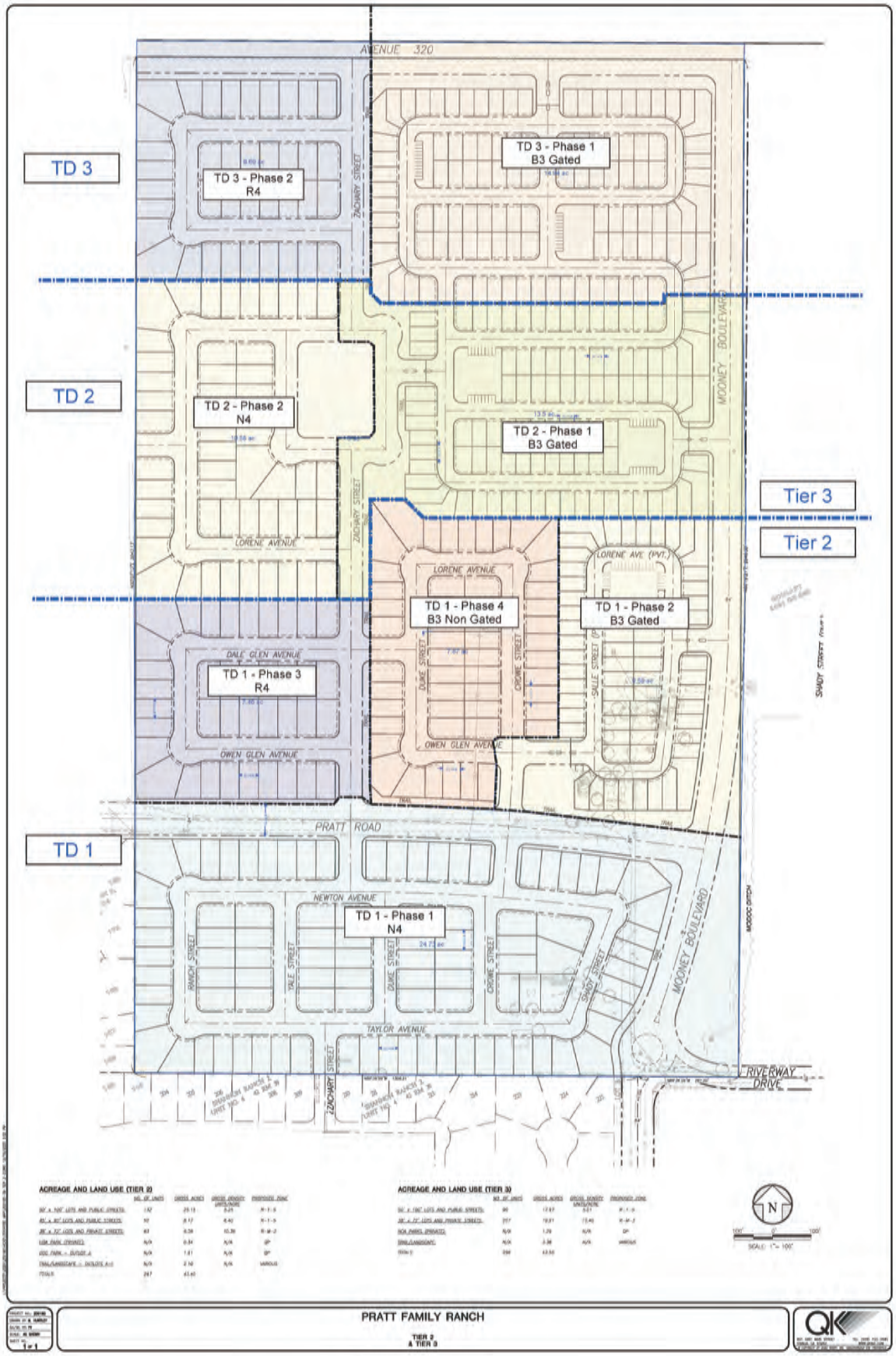


Notes:

1. This figure is shown for conceptual purposes only. Additional details, including entry deflection, will need to be determined during preliminary and final design.

Pratt Family (Gunning) Development
Proposed Project Phasing

Figure 3-23



4.0 Mitigation

As discussed in Section 3.0 Impacts, the potentially significant impacts resulting from the Project relate to the generation of unacceptable LOS at various intersections in the long term. Considering the criteria provided in Section 1.3 and the results presented in Section 3.0, the following improvements are recommended to alleviate project-specific impacts.

4.1 Recommended Improvements

4.1.1 *Intersections*

✓ Riggin Avenue at Dinuba Boulevard (SR-63)
Recommended improvements to achieve acceptable levels of service:
- 10-Year Horizon and 20-Year Horizon scenarios:
  - Widen the eastbound approach to 2 left turn lanes, 2 through lanes, and 1 right turn lane (adding 1 left turn lane)

Although the improvements identified appear to be needed based on the traffic analysis, this intersection is in the jurisdiction of Caltrans and Caltrans has no plans to improve the intersection. Payment of City transportation impact fees is considered to satisfy this mitigation measure directly or indirectly by contributing to overall transportation funding in the City of Visalia.

✓ Riggin Avenue at County Center Street
Recommended improvements to achieve acceptable levels of service:
- Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios:
  - Install Traffic Signal

The improvements identified above for the Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios are sufficient to meet the City of Visalia's acceptable LOS standard of 'D'. It should be noted that a traffic signal was recently installed at the intersection of Riggin Avenue and County Center Street and that satisfies this mitigation measure.

✓ Riggin Avenue at Giddings Street
Recommended improvements to achieve acceptable levels of service:
- Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios:
  - Install Traffic Signal

The improvements identified above for the Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios are sufficient to meet the City of Visalia's acceptable LOS standard of 'D'. It should be noted that a traffic signal was recently installed at the intersection of Riggin Avenue and Giddings Street and that satisfies this mitigation measure.

✓ Ferguson Avenue at Mooney Boulevard
Recommended improvements to achieve acceptable levels of service:
- Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios:
  - Install Traffic Signal

Payment of City transportation impact fees is considered to satisfy this mitigation measure directly or indirectly by contributing to overall transportation funding in the City of Visalia.

✓ Riverway Drive at Mooney Boulevard
Proposed Project Improvements:
- Opening Year, 5-Year Horizon, and 10-Year Horizon scenarios:
  - Install Roundabout
  - Northbound approach: 1 Through/Right (a separate right turn lane could be added if needed to support the transition to the cross-section of Mooney Boulevard to the south)
  - Southbound approach: 1 Through/Right
  - Westbound approach: 1 Through/Right

The proposed design concept has been analyzed in this traffic analysis and no level of service deficiencies are indicated in any of the future scenarios. A design concept for the Mooney Boulevard/Riverway Drive roundabout will need to include a transition to the cross-section of Mooney Boulevard to the south. Roadway striping changes and/or geometric design changes will be needed in the area between Glendale Avenue and Riverway Drive. It is recommended that later stages of the project approval process include the preparation of a design for the roundabout that is acceptable to the City of Visalia.

Post-Mitigation Level of Significance

The level of service resulting from the potential improvements identified above is shown in Table 4-1. Figure 4-1 graphically displays the recommended improvements. Table 4-2 identifies the recommended left turn and right turn lane pocket lengths for the 10-Year Horizon scenario. Although the need for extended turn lane pockets would occur at some locations prior to the 10-Year Horizon scenario, this scenario provides the maximum length needed and therefore these lengths would also provide for projected traffic volumes under the Opening Year and 5-Year Horizon scenarios.

Table 4-1
Intersection Operations with Mitigation

INTERSECTION	TARGET LOS	PEAK HOUR	OPENING YEAR WITHOUT PROJECT		OPENING YEAR PLUS PROJECT		5-YEAR HORIZON WITHOUT PROJECT		5-YEAR HORIZON PLUS PROJECT		10-YEAR HORIZON WITHOUT PROJECT		10-YEAR HORIZON PLUS PROJECT		20-YEAR HORIZON WITHOUT PROJECT		20-YEAR HORIZON PLUS PROJECT	
			DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS
9. Riggin Avenue / Dinuba Boulevard (SR-63)	-- [1]	AM									29.4	C	30.6	C	32.5	C	33.2	C
		PM									38.6	D	40.3	D	51.3	D	53.3	D
15. Riggin Avenue / County Center Street	D	AM	16.8	B	17.0	B	17.8	B	18.1	B	18.9	B	20.1	C				
		PM	18.1	B	17.9	B	17.8	B	20.0	B	19.0	B	21.1	C				
17. Riggin Avenue / Giddings Street	D	AM	24.3	C	28.5	C	32.1	C	38.3	D	33.9	C	41.0	D				
		PM	17.3	B	19.4	B	19.3	B	22.7	C	22.4	C	27.1	C				
18. Ferguson Avenue / Mooney Boulevard	D	AM	14.3	B	14.5	B	14.8	B	15.1	B	15.0	B	15.3	B				
		PM	19.8	B	21.6	C	21.6	C	24.7	C	24.6	C	29.3	C				

DELAY is measured in seconds per vehicle

LOS = Level of Service / **BOLD** denotes LOS standard has been exceeded

For signalized, roundabout, and all-way stop intersections, delay results show the average for the entire intersection. For one-way and two-way stop controlled intersections, delay results show the delay for the worst movement.

1 - With the changes brought about by SB 743, Caltrans no longer uses level of service to determine the need for transportation improvements. Instead, the focus is on providing adequate facilities for pedestrians, bicycles, and transit as well as safety considerations for all transportation modes. Guidance is provided in the Transportation Impact Study Guide dated May 20, 2020 and the Interim Land Development and Intergovernmental Review Safety Review Practitioners Guidance dated July 2020. This guidance was used in determining the need for roadway improvements on Caltrans facilities.

Pratt Family (Gunning) Development
Proposed Roadway Improvements

Figure 4-1

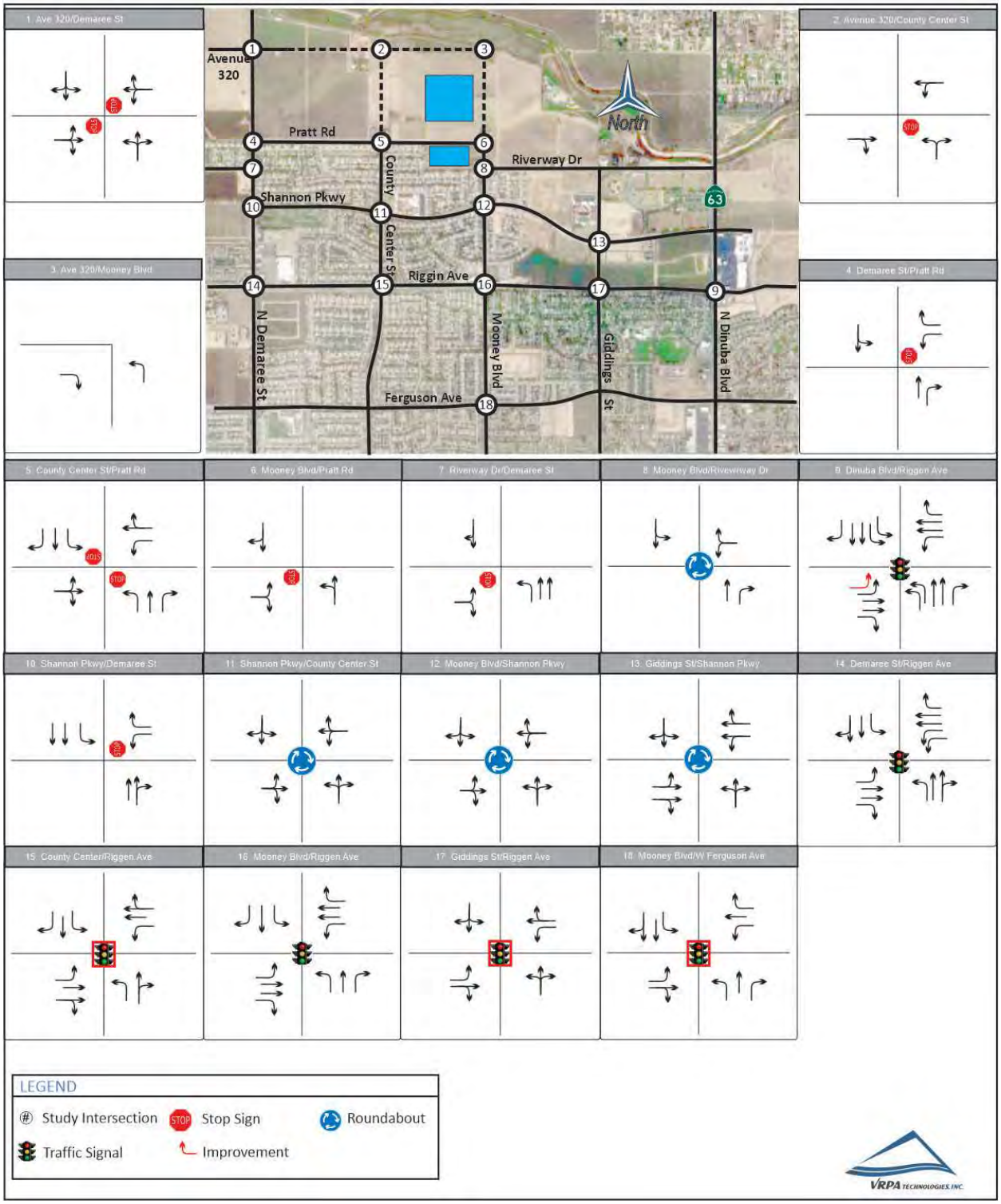


Table 4-2
Left Turn and Right Turn Storage Requirements

INTERSECTION	EXISTING QUEUE STORAGE LENGTH (ft)		10-YEAR HORIZON RECOMMENDED STORAGE LENGTH (ft)	
Pratt Road / Demaree Street	NB Right[1]	--	NB Right[1]	--
	WB Left	200	WB Left	200
Pratt Road / County Center Street	NB Right	225	NB Right	225
	WB Left	125	WB Left	125
Riverway Drive / Demaree Street	NB Left	175	NB Left	175
Riverway Drive / Mooney Boulevard	NB Right[1]	--	NB Right[1]	--
Riggin Avenue / Dinuba Boulevard (SR-63)[2]	NB Left	2 @ 375	NB Left	**2 @ 425**
	NB Right	200	NB Right	200
	SB Left	2 @ 375	SB Left	2 @ 375
	SB Right	325	SB Right	**400**
	EB Left	250	EB Left	**2 @ 400**
	EB Right	300	EB Right	**350**
	WB Left	275	WB Left	**400**
	WB Right	300	WB Right	300
Shannon Parkway / Demaree Street	SB Left	100	SB Left	100
	WB Left	150	WB Left	150
Riggin Avenue / Demaree Street	NB Left	250	NB Left	250
	SB Left	200	SB Left	200
	EB Left	275	EB Left	275
	EB Right	150	EB Right	150
	WB Left	2 @ 150	WB Left	2 @ 150
	WB Right	150	WB Right	150
Riggin Avenue / County Center Street	NB Left	175	NB Left	175
	SB Left	125	SB Left	125
	SB Right	125	SB Right	125
	EB Left	250	EB Left	250
	WB Left	150	WB Left	150
Riggin Avenue / Mooney Boulevard	NB Left	175	NB Left	175
	NB Right	125	NB Right	**350**
	SB Left	150	SB Left	150
	SB Right[1]	--	SB Right[1]	--
	EB Left	300	EB Left	**350**
	EB Right	150	EB Right	**200**
	WB Left	125	WB Left	**400**
	WB Right	150	WB Right	**175**
Riggin Avenue / Giddings Street	EB Left	150	EB Left	150
	WB Left	150	WB Left	150
Ferguson Avenue / Mooney Boulevard	NB Left	150	NB Left	150
	NB Right[1]	--	NB Right[1]	--
	SB Left	150	SB Left	150
	EB Left	150	EB Left	150
	WB Left	175	WB Left	175
	WB Right	50	WB Right	50

BOLD denotes change in storage length

1: Through lane terminates as right turn at intersection

2: Based upon 20-Year Horizon Scenario

4.2 Equitable Share Responsibility

The Project will be required to contribute a fair-share towards the costs of improvements that are identified for future scenarios. The intent of determining the equitable responsibility for the improvements identified above for the 10-Year Horizon scenario, is to provide a starting point for early discussions between the applicant and the City of Visalia to address traffic mitigation equitability and to calculate the equitable share for mitigating traffic impacts. The formulas used to calculate the equitable share responsibility to City of Visalia facilities is as follows:

Equitable Share = (Project Trips)/(10-Year Horizon Plus Project Traffic – Existing Traffic)

Table 4-3 shows the Project's equitable fair share responsibility on a percentage basis for improvements to City of Visalia facilities as described above. The equitable fair share responsibility shown in Table 4-3 is the result of LOS enhancements related to capacity. The Project's fair share contribution payment into the City of Visalia transportation impact fee mitigation program can be made in order to fulfill the mitigation requirement.

Table 4-3
10-Year Horizon Equitable Share Responsibility

INTERSECTION	PEAK HOUR	EXISTING	PROJECT TRIPS	10-YEAR HORIZON PLUS PROJECT	FAIR SHARE PERCENTAGE
Riggin Avenue / Dinuba Boulevard (SR-63) [1]	AM	1,813	90	3,716	4.7%
	PM	2,314	121	4,896	4.7%
Riggin Avenue / County Center Street	AM	1,462	160	2,423	16.6%
	PM	1,429	214	2,571	18.7%
Riggin Avenue / Giddings Street	AM	1,283	99	2,340	9.4%
	PM	1,122	132	2,422	10.2%
Ferguson Avenue / Mooney Boulevard	AM	723	119	1,269	21.8%
	PM	1,505	160	2,338	19.2%

1 - Fair-Share based on 20-Year Horizon

RESOLUTION NO. 2023-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA, ADOPTING MITIGATED NEGATIVE DECLARATION NO. 2023-37, WHICH EVALUATES ENVIRONMENTAL IMPACTS FOR ANNEXATION NO. 2021-04, GENERAL PLAN AMENDMENT NO. 2021-05, SPECIFC PLAN NO. 2021-06, AND PRATT FAMILY RANCH TENTATIVE SUBDIVISION MAP NO. 5583

WHEREAS, the project consisting of Annexation No. 2021-04, General Plan Amendment No. 2021-05, Specific Plan No. 2021-06, and Pratt Family Ranch Tentative Subdivision Map No. 5583 (hereinafter "Project") is a request to establish a new specific plan on 95.56 acres, including districts for low density residential, medium density residential, and parks and open space, and establishment of lots below minimum lot size. Full buildout of the plan will accommodate approximately 541 dwelling units and 8.3 acres of parks & open space. The Annexation will annex the property totaling 95 acres into the City limits of Visalia. The General Plan Amendment will amend the location and acreage of General Plan land use designations. The Tentative Subdivision Map will subdivide properties in accordance with the specific plan. The Project is located on the west and east sides of Mooney Boulevard, north of Riverway Drive and the north and south sides of Pratt Road. (APN: 078-010-025, 028, 029; 078-110-022, 023), situated adjacent to the City of Visalia within Tulare County; and,

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice, held a public hearing before said Council on September 5, 2023; and,

WHEREAS, on the basis of this Initial Study, a Mitigated Negative Declaration has been prepared for the Project pursuant to the California Environmental Quality Act of 1970 (CEQA), as amended; and

WHEREAS, the Initial Study and Mitigated Negative Declaration for the Project were prepared and noticed for review and comment for 20 days from July 20, 2023 to August 9, 2023, and no comments were received during this period; and,

WHEREAS, the City Council of the City of Visalia considered the Initial Study and Mitigated Negative Declaration and found that the Initial Study and Mitigated Negative Declaration contain and reflect the independent judgment of the City of Visalia.

NOW, THEREFORE, BE IT RESOLVED that the Initial Study and Mitigated Negative Declaration was prepared consistent with the California Environmental Quality Act (CEQA) and the City of Visalia Environmental Guidelines.

BE IT FURTHER RESOLVED that the City Council of the City of Visalia hereby finds, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment and hereby adopts Initial Study and Mitigated Negative Declaration No. 2023-37. The documents and other material which constitute the record

of the proceedings upon which the decisions based are located at the office of the City Planner, 315 East Acequia Avenue, Visalia, California, 93291.

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291

Site Plan Review

February 20, 2025

Site Plan Review No. 2025:041

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 a Tentative Subdivision Map is stated on the attached Site Plan Review comments. You may now proceed with filing your permit to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **February 5, 2025**. 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
Planning and Community Preservation Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments

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



Planning Division
Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE February 5, 2025
SITE PLAN NO. 2025-041
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

Colleen A. Moreno, Planning Division, (559) 713-4031; colleen.moreno@visalia.city
Date: February 5, 2025

SITE PLAN NO:	2025-041
PROJECT TITLE:	Pratt Family Ranch Tier 3
DESCRIPTION:	Pratt Family Ranch Resubmittal previous submission SPR25032
APPLICANT:	Thomas Ethan Davis
APN TITLE:	078-010-029, 078-010-028, 078-110-023
EXISTING ZONING:	R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area) & R-M-2 (Multi-Family Residential)

Planning Division Recommendation:

☒ Revise and Proceed
☐ Resubmit

See SPR25032 for related comments.

Project Requirements

- Opening of Tier III
- Comply with Pratt Family Ranch Specific Plan
- Tentative Subdivision Map (TSM)
- Cultural Resources Study
- Tribal Consultation under AB 52

PROJECT SPECIFIC INFORMATION: February 5, 2025

1. The project site is located within the Tier III Urban Development Boundary. Tentative Subdivision Map (TSM) and Final Map may be approved for the proposed project; however Building Permits will not be issued until the opening of Tier III Urban Development Boundary.
2. Project shall comply with the Pratt Family Ranch Specific Plan and Development Plan, any changes to the approved Specific Plan and/or Development Plan shall require an amendment.
3. Per the approved Specific Plan, communal parking spaces are demonstrated in the R-M-2 zone, the submitted site plan does not depict any parking with the R-M-2 area of the Tier III site. Provide information as to why this amenity was not included and detail where vehicles will be parking (off street).
4. A Tentative Subdivision Map (TSM) shall be required. With TSM submittal, applicant must submit a site plan demonstrating compliance with the Specific Plan, including lot sizes, lot dimensions, setbacks, elevations, parking, and floor plans. Additionally, the location of all proposed signage and fencing.
5. Per Specific Plan, signage is required. All signage shall require a separate building permit submittal. Depict signage on site plan.
6. A detailed operational statement shall be provided with TSM submittal.
7. An overall Site Plan shall be submitted, detailing the entirety of the Specific Plan project.
8. 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 California Historical Resources information System and Native American Heritage Commission may be required.
9. A sewer analysis shall be provided for the project.
10. Parking will not be allowed on trash pick up days within the gated community (R-M-2 housing), this will be conditioned with the TSM.
11. An HOA shall be required.
12. Comply with the requirements of the Fire Dept., Engineering and Traffic Engineering Division.
    a. This may require redesign of the submittal to comply with future roadway alignments.

NOTES:

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

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.

Sections of the Municipal Code to Review:

Signature:



SPR 25041
PRATT FAMILY RANCH TIER 3
078010029

City of Visalia
Building: Site Plan Review Comments

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

- ☐ A building permit will be required. — ***For information call (559) 713-4444***
- ☐ Submit 1 digital set of professionally prepared plans and 1 set of calculations. — (Small Tenant Improvements)
- ☐ Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.

You are responsible to ensure compliance with the following checked items:

- ☐ Meet State and Federal requirements for accessibility for persons with disabilities.
- ☐ A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- ☐ All accessible units required to be adaptable for persons with disabilities.
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☐ Maintain fire-resistive requirements at property lines.
- ☐ A demolition permit & deposit is required. — ***For information call (559) 713-4444***
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Board. — ***For information call (661) 392-5500***
- ☐ Plans must be approved by the Tulare County Health Department. — ***For information call (559) 624-8011***
- ☐ Project is located in flood zone AE * ☐ Hazardous materials report. — MEET FEMA FLOOD REQUIREMENTS
- ☐ 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 2/5/25
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 Item # Site Plan # APN:	February 5, 2025 9 25041 07810029

- 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.

- Construction and demolition sites prior to and during construction shall comply with the attached **Access & Water Guidelines.**

- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1

- Residential developments shall be provided with **fire hydrants** every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2022 CFC §507, App B and C

- Zero lot line, multi-family or mobile home park developments shall be provided with **fire hydrants** every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2022 CFC §507, App B and C

- **Gates on access roads** shall be a minimum width of 20 feet and shall comply with the following (2022 CFC D103.5):
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person (power outages).
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Go to knoxbox.com to order and please allow adequate time for shipping and installation.

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

- 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.

- **Special comments**: Additional fire hydrants shall be provided along exterior of the subdivision for roadway hazards.

Corbin Reed
Fire Marshal

City of Visalia
420 N. Burke Visalia, California 932912
Fire Department
Telephone (559) 713-4266 Fax: (559) 713-4808

Visalia Fire Department Access and Water Guidelines for Residential Construction

Effective July 1, 2019

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

1. All portions of proposed residential construction shall be located and accessible within 150 feet of an existing, paved, city street.

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

3. All required fire hydrants shall be installed in the approved locations per the stamped and approved plans and shall be fully operational.

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

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

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

*** This information is intended to be a guideline. The Fire Marshal and/or Fire Chief shall have the discretion to modify requirements at any time as set forth under CFC Appendix D.**



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

Date: 02/05/25
Item: 9
Site Plan: SPR25041
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

February 5, 2025

ITEM NO: 9 **Added to Agenda** **MEETING TIME: 11:00**
SITE PLAN NO: SPR25041 ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Pratt Family Ranch Tier 3
DESCRIPTION: Pratt Family Ranch Resubmittal previous submission -> SPR25032
APPLICANT: Thomas Ethan Davis - Applicant
APN: 078010029

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 improvments needed in concurrence with TIF.

Additional Comments:

- Avenue 320 is a future arterial status roadway. Future median access restrictions will be imposed. Crowe St will be restricted to right in/out only.
- Ranch St alignment intersection of Avenue 320 is closer to the ¼-mile and the recommended location for a future ¾ median access break on Avenue 320. Recommend changing Ranch St to intersect Ave 320 instead of Zachary St.
- All gates required to be setback a minimum of 20-ft from face of curb to allow for vehicle stacking. Vehicle turnaround required for all gate locations.
- Any roadway 900-ft or longer required to provide traffic calming speed tables placed in series approximately 200 to 300-ft apart.
- Noted – Traffic study was submitted in 2022 for master plan of site. Applicant to provide conformance with TIA previously performed. Changes may require TIA to be updated.
- Phasing plan? Provide
- Provide and show Avenue 320 alignment.

Leslie Blair

Leslie Blair

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

25041

February 5, 2025

	No comments.
X	See comments below
X	Revisions required prior to submitting final plans. See comments below.
	Resubmittal required. See comments below.
X	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
X	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.
X	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.
X	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) residential services to be assigned at each of the low-density (non-gated) parcels. Customer to provide street frontages for proposed medium density parcels, and identify placement of two (2) cans separated by 3' along the street frontage for scheduled collections. Customer to provide gate access and install "No Parking on solid waste collection days" signage throughout the proposed medium density community.

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4238

Nathan Garza, Solid Waste, 559-713-4532

Waste Water Reclamation Plant
Quality Assurance Division
7579 Ave 288 Visalia, CA 93277
Phone: 559-713-4465

Site Plan Review Date: **February 5, 2025**
SPR NO.: **25041**
Project Title: **Pratts Family Ranch**
Description: **Resubmittal**

THIS PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE):

REQUIREMENTS (indicated by checked boxes)

■ Submission of Wastewater Discharge Permit/ Application/ Questionnaire/ Other Regulatory Forms

- Form Required: ***Housing and Residential***
- Form Required: _____

☐Installation of Sand and Grease Interceptor

☐Installation of Grease Interceptor

☐Other (see attached)

☐Site Plan Reviewed – No Comments

Additional Comments: No new comments since 1.29.25 SPR 25032.

Fill out Housing Residential Form completely.

Contact the Wastewater Department at (559) 713 -4463 or Jennifer.Flores@visalia.city, if you have any questions.

Waste Water Reclamation Plant
Quality Assurance Division
7579 Ave 288 Visalia, CA 93277
Phone: 559-713-4465

Site Plan Review Date:
SPR NO.: *25041*
Project Title: ***Pratts Family Ranch***
Description: ***Resubmittal***

RESIDENTIAL HOUSING DEVELOPMENT QUESTIONNAIRE
FOR WASTEWATER DEPARTMENT USE

Development Name: _____

Development Location: _____

Contact Name: _____

Contact Phone: _____

Contact Email: _____

Amount of homes estimated to be built?

_____

# of Bedrooms/ Bath Info If available: _____

When does construction plan to begin?_____

Will housing be built in phases? _____

What is the anticipated rate of completion? (How many houses/structures per month/year)

_____

Estimated month/year of project completion?

_____

If you have questions regarding the completion of this form, please contact:

Jennifer Flores
Pretreatment Coordinator
Phone: 559-713-4463
Email: Jennifer.Flores@visalia.city

SUBDIVISION & PARCEL MAP REQUIREMENTS
ENGINEERING DIVISION

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

ITEM NO: 9 DATE: FEBRUARY 5, 2025

SITE PLAN NO.:	**25-041**
PROJECT TITLE:	**Pratt Family Ranch Tier 3**
DESCRIPTION:	**Pratt Family Ranch Tier 3**
APPLICANT:	**Richelle Carino**
PROP. OWNER:	**MICHAEL GUNNING**
LOCATION:	**NWC of N. Mooney and W. Pratt Ave.**
APN:	**078-010-028**

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. ***St Johns*** 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 ***100'*** wide riparian dedication from top of bank. ***Overall project development will need to provide that the required setback is being met and that Ave 320 street alignment does not need to shift to the south in order to maintain adequate setback distance.***

☒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. ***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 development.***

☒Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. ***Required with development.***

☒Provide "R" value tests: ***1*** each at ***300' intervals***

☒Traffic indexes per city standards: ***Refer to City pavement stds.***

☒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. ***Mooney Blvd. and local streets. Ave 320 to be installed at half street width.***

☒All lots shall have separate drive approaches constructed to City Standards.

☒Install street striping as required by the City Engineer. ***TO BE DETERMINED AT TIME OF CIVIL REVIEW***

☒Install sidewalk: ***varies*** ft. wide, with ***5'*** ft. wide parkway on ***all street frontages, refer to City stds.***

☒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. ***Additional analysis of the intersection at Ave. 320 and Mooney Blvd. would need to be completed to confirm feasibility of the realignment given the closer proximity to St Johns River. Tentative map should show that the required minimum setback from St Johns River is being met, including the arterial roadway, or additional adjustments to final map will be required.***

2. ***Ave 320 is a deferred 4-lane arterial per current TIF program therefore would not be eligible for partial reimbursement. Half arterial street improvements will be required to be constructed. Refer to City arterial standards. Provide arterial cross section to indicate Ave 320 to City 110' arterial cross section "4 -lane arterial" std P-5. Ensure that Ave 320 Aligns with existing road to the west of this Site.***

3. ***The extension of streets and utilities requires development of the Tier II Phase prior to this proposed Tier development. This map subject to original conditions of the overall specific/master plan.***

4. ***Provide a detailed view of the gated entryways for review, to ensure proper vehicle queuing and denial turnaround access. Additional revisions may be necessary.***

5. *The overall project conditions do not address the phasing of the subdivision and the filing of multiple maps. The conditions of improvements will be modified as deemed necessary by city engineer and other City departments depending on the phased limits.*

6. *The private street design is not wide enough to allow parking on both sides of the streets. A minimum of 20' wide fire/emergency access is required. Parking will need to be limited to one side of the street. Additional requirements will be necessary to allow City services onsite. Refer to other City Dept. comments.*

7. *The City masterplan of SD and SS may impose additional trunk/service line construction. This will be further determined at the time of completion of the City master plan update. This phase of the subdivision shall utilize the existing SD and SS mains installed with phase 1. Additional requirements might apply as the Master Plans are updated.*

8. *Mooney Blvd is identified as an 84' collector roadway per current standards. Mooney shall be proposed entirely within subdivision boundary and be constructed to full width. Refer to City collector standards. Provided map shall fully dimension Mooney. There seems to be discrepancy between the cross section and map.*

9. *The east side of Mooney Blvd may require additional improvement/erosion control for any grade differences larger than 6-inches from new top of curb. This will require applicant to acquire temporary easement or construction access beyond final map boundary in order to comply with City requirements.*

10. *Install street lights to City local, collector, and arterial standards. Separate services shall be provided for both public and private landscaping and street lighting. City will own and maintain the public parks/outlots and public street lighting - to be included in the Landscape and Lighting District established with the subdivision. Comply with the specific plan regarding the type of street lights (Ornamental or marbelite) through out the subdivision and on Arterial/Collector Streets.*

11. *Site plan to indicate the landscape lots / pocket parks desired to be dedicated and maintained by the Landscape and Lighting District and the private "HOA". The "park" parcel, which is just over one acre in size, shall be dedicated to the City as an outlot to be maintained by the established LLD for the subdivision. The cost and installation of the park improvements/amenities will be the responsibility of the developer.*

12. *Public street median landscaping will be included in the LLD to be formed with subdivision.*

13. *The corner lots (lots 120 & 241) along Mooney will most likely require a chamfer in the block wall for vehicle line-of-sight visibility and able to accommodate a City std 30' radius curb return.*

14. *Install 30' radius curb ramp returns at local street connections to Ave. 320 and Mooney. Provide a 35' radius dual ramp returns at Ave 320 / Mooney intersection.*

15. *Provide City std barricades/ signage at ends of Mooney (north terminus) and Ave 320 (west terminus).*

16. *Coordinate with City Staff to ensure that all new updates to the Standards are incorporated into the project design.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-041**
Date: **02/05/2025**

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.

FEE ITEM	FEE RATE
☒ Trunk Line Capacity Fee	**REFER TO FEE SCHEDULE**
☒ Sewer Front Foot Fee	
☐ Storm Drainage Acquisition Fee	
☒ Park Acquisition Fee	
☐ Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
☒ 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.

Luqman Ragabi

MEETING DATE 10/01/2025
SITE PLAN NO. 2025-202-1

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 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 - concurrently with 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 COMMENTS

Colleen A. Moreno, Planning Division, 559-713-4031; colleen.moreno@visalia.gov
Date: October 1, 2025

SITE PLAN NO:	2025-202-1
PROJECT:	Pratt Ranch TPM
DESCRIPTION:	TENTATIVE PARCEL MAP
APPLICANT:	THOMAS ETHAN DAVIS, ERNIE ESCOBEDO, CARMEN DAULTON
OWNER:	MICHAEL AND GLENDA GUNNING
APN:	000017054
ADDRESS:	N/A
LOCATION:	APPROXIMATELY .30 MILES NORTH OF THE INTERSECTION OF NORTH MOONEY BLVD. AND WEST RIVERWAY AVENUE
ZONING:	R-M-2 (Multifamily Residential, 3,000 square foot minimum site area), R-1-5 (Single Family Residential, 5,000 square foot minimum site area)
GENERAL PLAN:	Residential Low Density, Residential Medium Density

---

Planning Division Recommendation:

☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Compliance with the Pratt Specific Plan
- Tentative Parcel Map (TPM)
    - Link to new application: City of Visalia - Applications & Forms

PROJECT SPECIFIC INFORMATION: October 1, 2025

1. All previous comments shall apply.
2. The applicant shall file a TPM (Tentative Parcel Map) application concurrently with the Pratt Ranch Tentative Subdivision Map application.
3. The TPM exhibit shall match the TSM exhibit.
4. Comply with the requirements of the Engineering division.

PROJECT SPECIFIC INFORMATION: September 24, 2025

1. The project shall comply with the Pratt Specific Plan.
2. The applicant shall file a TPM (Tentative Parcel Map) application with the Planning Division.
3. A complete TPM submittal includes detailed exhibits of the following: an operational statement, TPM site plan, and development plan site plan showing compliance with development standards.
4. The project shall be filed concurrently with the Pratt Ranch Tentative Subdivision Map application.
5. An exhibit shall be provided, depicting how the parcel map lot boundaries coincide with the proposed subdivision map lot boundaries.

Notes:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.
2. Prior to completion of a final building inspection for a project, a signed MWELO Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELO standards.

Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

- **16.28 Parcel Maps**
- **17.12 Single-Family Residential Zone**
- **17.16 Multi-Family Residential Zones**
- **17.34 Off-street parking and loading facilities**
- **17.36 Fences Walls and Hedges**

Accessible at https://codelibrary.amlegal.com/codes/visalia/latest/overview

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

Signature: _____



City of Visalia
Building Safety
315 E Acequia Ave, Visalia, CA 93291
(559)713-4444
www.visalia.gov

Site Plan Review Comments

Site Plan No: 25202-1

Project Title: Pratt Ranch TPM

Project Description: Tentative Parcel Map

Applicant: Carmen Daulton

Property Owner: Michael K & Glenda M Gunning

Location/Property Address: N. Mooney Blvd. and W. Riverway Ave.

APN(s): 000017054

The project plans were reviewed for compliance with the following codes and standards:

2022 CBC, 2022 CPC, 2022 CEC, 2022 CMC, 2022 California Energy Code, 2022 California Green Building Standards Code (Cal Green) & City of Visalia Municipal Code.

General:

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

- ☐ A building permit will be required for all new improvements. For information call (559) 713-4444
- ☐ Submit 1 digital set of professionally prepared construction documents, 1 set of structural calculations and Title 24's - energy compliance calculations and forms. (Small Tenant Improvements)
- ☐ Submit 1 digital set of construction documents prepared by an architect or engineer. Plans shall comply with the current code section 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Clearly indicate any abandoned wells, septic systems, or excavations on the site plan.

Applicant is responsible to ensure compliance with the following items:

- ☐ Meet all State and Federal accessibility requirements (ADA, CBC Chapter 11A/11B).
- ☐ A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- ☐ All ground floors units required to be accessible shall be designed as adaptable units and located on an accessible route.
- ☐ Maintain a minimum Sound Transmission Class (STC) rating of 50 between units.

City of Visalia
Building Safety
315 E Acequia Ave, Visalia, CA 93291
(559)713-4444
www.visalia.gov

Site Plan Review Comments

☐ Maintain a 1-hour minimum fire-resistive separation between dwelling units both vertical and horizontal.

☐ Maintain fire-resistive construction at property lines per CBC Table 705.5: _____

☐ Provide EV charging infrastructure with the California Green Building Standards Code.

☐ A demolition permit and deposit are required. Contact (559) 713-4444.

☐ Obtain the necessary permits from San Joaquin Valley Air Pollution Control District. Call (661) 392-5500.

☐ Plans shall be reviewed and approved by the Tulare County Health Department. Call (559) 624-8011.

☐ Project is located in flood zone: _____ .(Demonstrate compliance with FEMA flood requirements)

☐ Arrange for an on-site inspection. Inspection fee: $157.00. Call (559) 713-4444.

☐ School Development fees apply: _____

☐ Address shall be updated to conform with city standards. Contact (559) 713-4320.

☑ No comments at this time.

Additional comments: _____

Val Garcia
Signature

10-01-25
Date

SUBDIVISION & PARCEL MAP REQUIREMENTS
ENGINEERING DIVISION

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

ITEM NO: 2 DATE: OCTOBER 1, 2025

SITE PLAN NO.:	**25-202-1**
PROJECT TITLE:	**PRATT RANCH TPM**
DESCRIPTION:	**TENTATIVE PARCEL MAP**
APPLICANT:	**THOMAS ETHAN DAVIS, CARMEN DAULTON**
PROP. OWNER:	**GUNNING MICHAEL K & LENDA M (TRS)(REV TR)**
LOCATION:	**APPROXIMATELY 0.30 MILES NORTH OF THE INTERSECTION OF NORTH MOONEY BLVD, AND WEST RIVERWAY AVE.**
APN:	**000017054**

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, 15' minimum. ☐ Provide wide riparian dedication from top of bank.

☐ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.

☐ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☐ Prepared by registered civil engineer or project architect. ☐ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☐ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin:

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

☐Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements. ☐A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☐ A pre-construction conference is required.

☐Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

☐Relocate existing utility poles and/or facilities.

☐Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.

☐Provide "R" value tests: each at

☐Traffic indexes per city standards:

☐All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

☐All lots shall have separate drive approaches constructed to City Standards.

☐Install street striping as required by the City Engineer.

☐Install sidewalk: ft. wide, with ft. wide parkway on

☐Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).

☐Subject to existing Reimbursement Agreement to reimburse prior developer:

☐Abandon existing wells per City of Visalia Code. A building permit is required.

☐Remove existing irrigation lines & dispose off-site. ☐Remove existing leach fields and septic tanks.

☐ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.

☐ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.

☐If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

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

Additional Comments:

1. ***Proposed Tentative Parcel Map (TPM) is subject to the underlying conditions of the adopted specific plan for Pratt Family Ranch.***

2. ***Coordinate with city staff for City parcel map requirements and processing fees.***

3. ***Underlying Tentative Subdivision Map shown with proposed parcels. However, TSM phasing does not provide required access points for Parcel/Phase 1 as a stand alone development or upon development of Parcel/Phase 2 if Phase 2 is gated. Provide additional details regarding phasing and access.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-202-1**
Date: **10/01/2025**

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:**08/16/2025**)
(Project type for fee rates:**(TENTATIVE PARCEL MAP**)

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

FEE ITEM	FEE RATE
☐ Trunk Line Capacity Fee	
☐ Sewer Front Foot Fee	
☐ Storm Drainage Acquisition Fee	
☐ Park Acquisition Fee	
☐ Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
☐ 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

Sarah MacLennan

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 Item # Site Plan # APN:	October 1, 2025 2 25202-1 000017054

- 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:** two apparatus access points any time more than 30 homes are built.

Corbin Reed
Fire Marshal



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

Date: 9/30/25
Item: 2
Site Plan: SPR25202-1
Name: K. Kalender

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:

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

25202-1

October 1, 2025

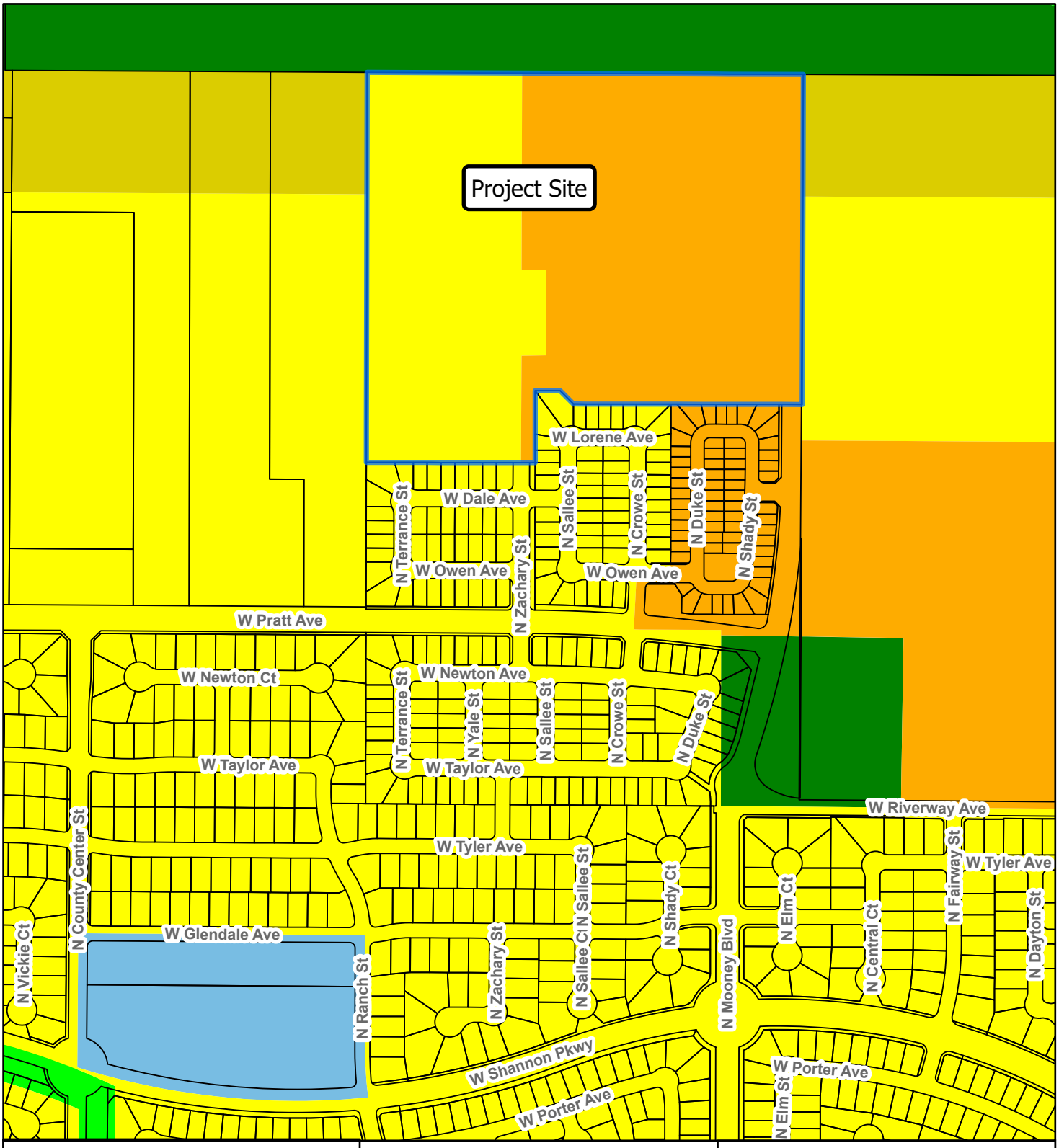
	No comments.
X	See comments below
	Revisions required prior to submitting final plans. See comments below.
	Resubmittal required. See comments below.
X	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
	ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
X	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.
X	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.
X	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.
X	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.
X	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.

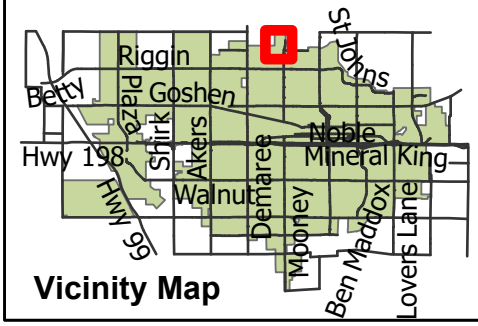
Comment

No comments regarding the proposed parcel split. City standard (3-can) residential services to be assigned to each of the low, medium, and high-density parcels. Customers are aware that each can to be separated by 3' from each for trash and recycling collections. Can services require 7' of space along the available frontage. Solid Waste wants the developer to be aware vehicles parked along the private drive areas could result in skipped collection services. Property owner to submit a City of Visalia driveway/concrete release of liability agreement.

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

Nathan Garza, Solid Waste, 559-713-4532





Vicinity Map

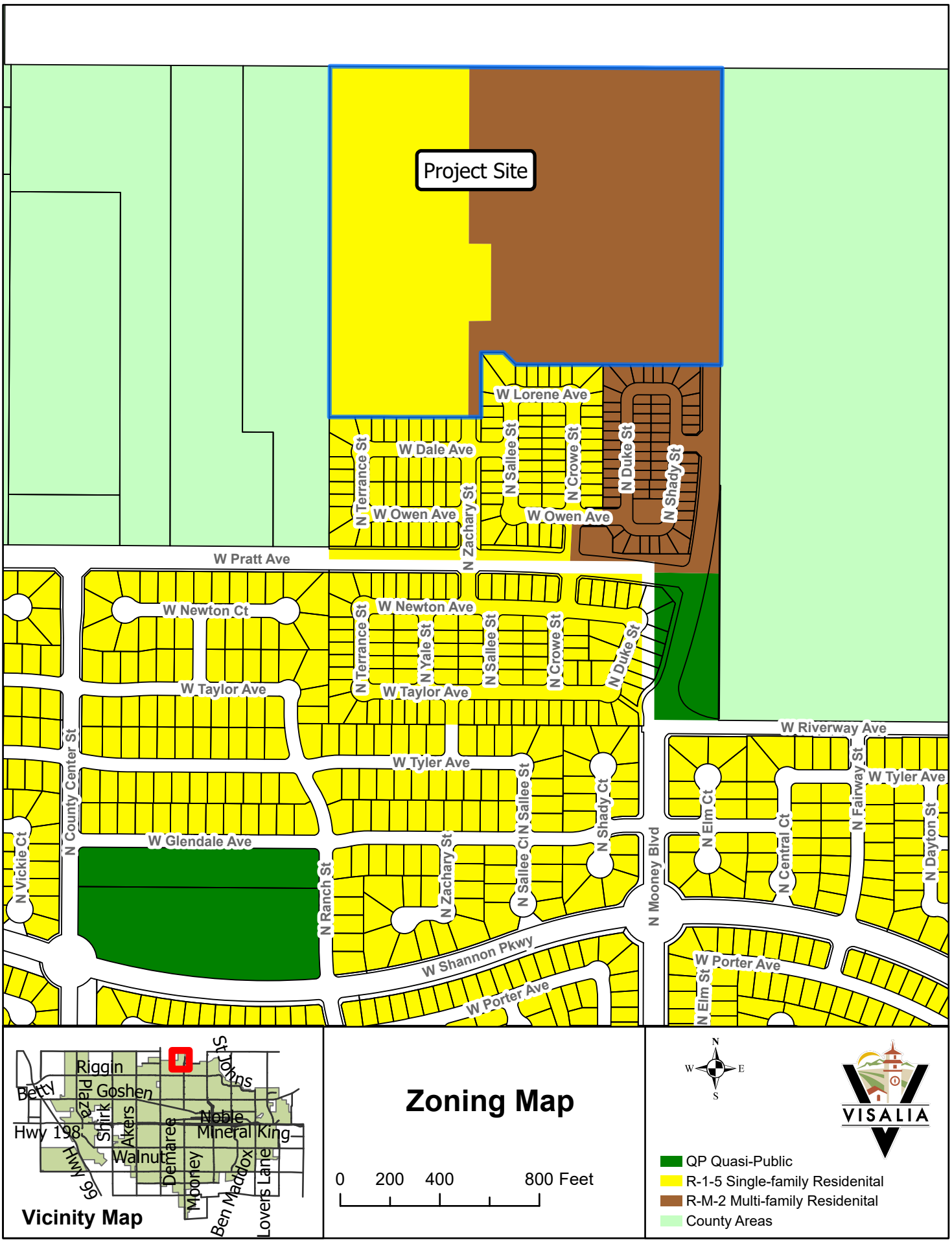
General Plan Land Use Map

0 200 400 800 Feet

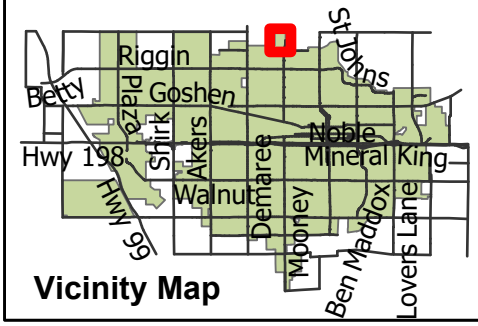
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- Conservation
- Public Institutional
- Parks/Recreation
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density

VISALIA


Project Site
W Lorene Ave
W Dale Ave
W Owen Ave
W Owen Ave
W Pratt Ave
W Newton Ct
W Newton Ave
W Taylor Ave
W Taylor Ave
W Tyler Ave
W Riverway Ave
W Tyler Ave
W Glendale Ave
W Shannon Pkwy
W Porter Ave
W Porter Ave
N Terrance St
N Sallee St
N Crowe St
N Duke St
N Shady St
N Zachary St
N Terrance St
N Yale St
N Sallee St
N Crowe St
N Duke St
N County Center St
N Vickie Ct
N Ranch St
N Zachary St
N Sallee Ct
N Sallee St
N Shady Ct
N Mooney Blvd
N Elm Ct
N Central Ct
N Fairway St
N Dayton St
N Elm St
Riggin
Betty
Goshen
Shirk
Akers
Hwy 198
Noble
Mineral King
Walnut
Demaree
Mooney
Ben Maddox
Lovers Lane
St Johns
Plaza
Hwy 99
Vicinity Map
Zoning Map
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VISALIA
QP Quasi-Public
R-1-5 Single-family Residenital
R-M-2 Multi-family Residenital
County Areas





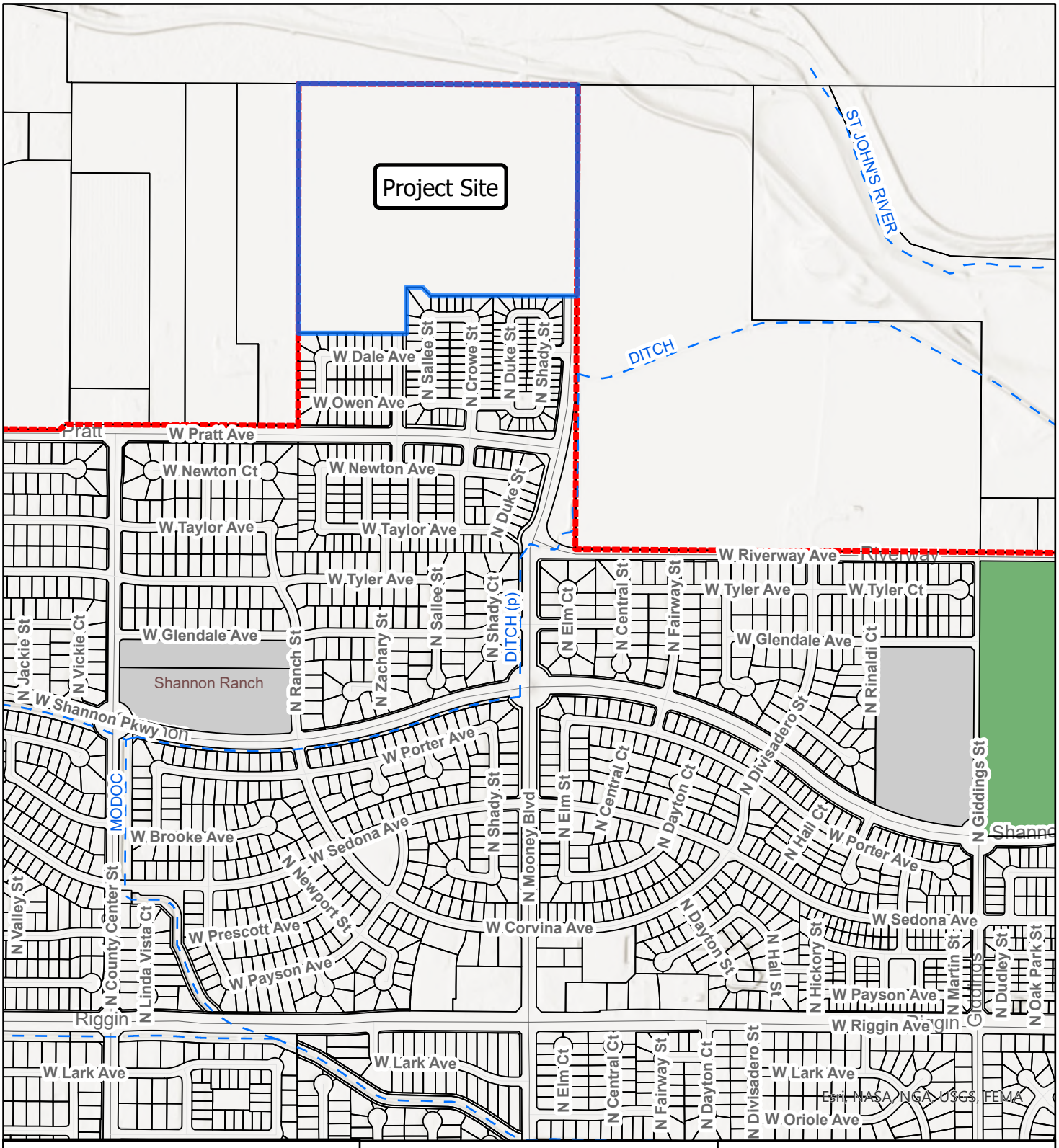
Vicinity Map

Aerial Photo 2025

0 200 400 800 Feet

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VISALIA


Project Site
ST JOHN'S RIVER
DITCH
W Dale Ave
W Owen Ave
N Sallee St
N Crowe St
N Duke St
N Shady St
W Pratt Ave
W Newton Ct
W Newton Ave
W Taylor Ave
W Tyler Ave
W Riverway Ave
W Tyler Ct
W Glendale Ave
Shannon Ranch
N Jackie St
N Vickie Ct
N Ranch St
N Zachary St
DITCH (p)
N Elm Ct
N Central St
N Fairway St
N Rinaldi Ct
W Shannon Pkwy
W Porter Ave
MODOC
W Brooke Ave
W Sedona Ave
N Mooney Blvd
N Dayton Ct
N Divisadero St
N Hall Ct
N Giddings St
N Valley St
N County Center St
N Linda Vista Ct
N Newport St
W Prescott Ave
W Payson Ave
W Corvina Ave
N Hickory St
N Martin St
N Dudley St
N Oak Park St
Riggin
W Riggin Ave
W Lark Ave
W Oriole Ave
Esri, NASA, NGA, USGS, FEMA
St Johns
Riggin
Betty
Goshen
Plaza
Shirk
Akers
Noble
Mineral King
Hwy 198
Walnut
Demaree
Mooney
Ben Maddox
Lovers Lane
Hwy 99
Vicinity Map
Location Map
0 250 500 1,000 1,500 Feet
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WATERWAYS
CITY LIMITS
VISALIA