

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Bill Davis

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

MONDAY, NOVEMBER 10, 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. No items on the Consent Calendar

7. PUBLIC HEARING – (continued from October 27, 2025) 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).

8. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2025-26: A request by California Water Service Company to permit the establishment of a community water service well and pumping station which will include the installation of a pump room, back-up generator, and concrete pad for future wellhead treatment equipment. The project site is zoned R-1-5 (Single-Family Residential 5,000 square foot minimum per lot).

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2025-41.

Project Location: The project is located at 5031 West Babcock Court. (APN: 077-930-015).

9. PUBLIC HEARING – Jarred Olsen, Principal Planner

Tentative Parcel Map No. 2025-14: A request by Luis Mota (Yamabe & Horn as agent) to subdivide approximately 1.17 acres into two parcels, located in the R-1-20 zone district.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2025-48.

Project Location: The project is located on the east side of North Tommy Street between West Hurley and West Pershing Avenues. (APN: 085-530-019).

10. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Variance No. 2025-05: A request by The Source LGBT+ Center to allow a variance to the maximum fence height limit of four feet to six feet in the required front yard of the proposed site in the C-MU (Mixed Use Commercial) zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2025-40.

Project Location: The project site is located at 109 NW 2nd Avenue (APN: 094-015-018).

11. PUBLIC HEARING – Jarred Olsen, Principal Planner

Variance No. 2025-07: A request by American Inc. to allow a variance to the frontage yard setbacks to allow for a 7- to 8-foot-tall wrought iron and chain link fence within these setback areas.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2025-47.

Project Location: The site is located at the southeast corner of West Goshen Avenue and North Miller Park Court. (APN: 073-160-012 and -023).

12. PUBLIC HEARING – Brandon Smith, Principal Planner

Zoning Text Amendment No. 2025-04: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), to implement Program 2.7 **for** Missing Middle Housing, Program 3.17 for Planning for Large Sites, and Program 5.2 **for** Emergency Shelters, all contained in the City of Visalia 6th Cycle Housing Element.

Environmental Assessment Status: The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA).

Project Location: Citywide

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 20, 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 24, 2025



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 11, 2025

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443
E-Mail: cristobal.carrillo@visalia.city

SUBJECT: Continued Public Hearing for 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.

Continued Public Hearing for Tentative Parcel Map No. 2020-02: A request by Chy Chau to subdivide a 5.00-acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone.

Project Location: The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 121-630-085).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-07, based upon the findings and conditions in Resolution No. 2020-17. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

Staff recommends approval of Tentative Parcel Map No. 2020-02, based upon the findings and conditions in Resolution No. 2020-18. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the City's Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-07, based on the findings and conditions in Resolution No. 2020-17.

I move to approve Tentative Parcel Map No. 2020-02, based on the findings and conditions in Resolution No. 2020-18.

CONTINUED PUBLIC HEARING FROM OCTOBER 27, 2025

The Planning Commission conducted a public hearing on October 27, 2025, for Conditional Use Permit No. 2020-07 and Tentative Parcel Map No. 2020-02. At the meeting, the item was continued to November 10, 2025 due to the receipt of correspondence on October 22, 2025, from the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD letter was submitted to the City in response to the California Environmental Quality Act (CEQA) Initial Study / Mitigated Negative Declaration (IS/MND) prepared for the project. Staff requested the continuance to provide time for the applicant, their air quality consultant, and staff with time to review and prepare responses to the air districts comment letter.

The SJVAPCD comment letter and responses to said letter are included as Attachment No. 1 to the staff report. Staff's review of the information provided is included within the Air Quality/Health Risk Assessment and Environmental Review sections of the staff report below.

PROJECT DESCRIPTION

Conditional Use Permit No. 2020-07 is a request to develop a master planned commercial shopping center (Demaree Travel Plaza) on a vacant 5-acre parcel, consisting of approximately 36,870 square feet of commercial uses. Per the site plan and operational statement in Exhibits "A" and "G", the project will be developed over two phases, with proposed uses and hours of operation listed below as follows:

- Phase 1:
 - A 4,500 square foot convenience store with a service station containing 6 fueling stations (12 vehicle fueling pumps) and a 6,000 square foot gas station canopy. Hours: Store 5:00 AM to 10:00 PM daily, Service Station 24 hours a day, daily.
 - A 1,250 square foot quick service restaurant attached to the convenience store. Hours: 10:00 AM to 9:00 PM daily.
 - A 1,120 square foot coffee-shop with a 10 vehicle drive-thru lane. Hours: dependent on future tenant.
- Phase 2:
 - A 3,000 square foot fast-food restaurant with a 14 vehicle drive-thru lane. Hours: dependent on future tenant.
 - A 21,000 square foot retail building, broken up into six 2,800 square foot units and one 4,200 square foot unit that can accommodate a grocery store. Hours: dependent on future tenants.

A Conditional Use Permit is required for the establishment of a service station, establishment of drive-thru lanes within 250 feet of residentially zoned properties, and for the creation of parcels smaller than the minimum 5-acre lot size requirement of the C-N Zone (see Tentative Parcel Map No. 2020-02 below). All other uses proposed are permitted by right in the C-N Zone.

The parcel is currently vacant with moderate right-of-way improvements consisting of curb, gutter, and a curb ramp, streetlight, and two traffic signals at the southeast corner of West Visalia Parkway and South Demaree Street. With the project, the additional on and off-site improvements will be added to the site such as curb/gutter/sidewalk along the property street frontages, development of a 132 stall parking lot, street and parking lot lighting, driveways along both West Visalia Parkway and South Demaree Street, drive aisles, on and off-site landscaping, a noise restricting block wall along the eastern property boundary, underground storage tanks, installation of utilities, and improvements to turn lanes located at the intersection of South Demaree Street and West Visalia Parkway.

Tentative Parcel Map No. 2020-02 is a request accompanying the commercial shopping center proposal to subdivide the 5-acre project site into two parcels as shown in Exhibit "B". Parcel lines will follow the proposed phasing boundaries depicted in Exhibit "A". Parcels will be 2.20 acres (Parcel 1) and 2.80 acres (Parcel 2) in size. Both parcels are under the 5-acre minimum lot size requirement of the C-N Zone, necessitating approval of the reduced lot size via a conditional use permit. All of the proposed parcels will have direct public street frontage and will share vehicular access drive aisles and parking facilities.

The project site is directly bounded to the north by West Visalia Parkway (a four-lane arterial street) and to the west by South Demaree Street (a four lane arterial street). Development

surrounding the project site consists of single-family residential subdivisions to the north, single and multifamily residential subdivisions to the east, scattered residences and vacant land to the south, and scattered residences and agricultural land to the west.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Neighborhood
Zoning:	C-N (Neighborhood Commercial)
Surrounding Zoning and Land Use:	North: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) / Single-family residences, Los Pinos Subdivision, Gunn Ranch Subdivision. South: Tulare County Jurisdiction, AE-20 (Exclusive Agricultural, 20 acre minimum) / Vacant land, single family residences. East: R-M-2 (Multifamily Residential, 3,000 square foot minimum site area per dwelling) / Multifamily residences, Southern Highlands Subdivision. West: Tulare County Jurisdiction, AE-20 / Agricultural land, single family residence.
Environmental Review No.:	Mitigated Negative Declaration No. 2020-12 (State Clearinghouse No. 2025091352)
Special Districts:	Not applicable.
Site Plan Review No.:	2025-044, 2025-090 – 1

SIMILAR PROJECTS

Commons at Visalia Parkway Shopping Center

Conditional Use Permit No. 2019-31: A request by Lars Anderson & Associates to establish a master planned commercial development consisting of approximately 138,188 sq. ft. of commercial uses, including the establishment of three retail buildings of varying sizes (56,800 sq. ft., 29,800 sq. ft., and 10,000 sq. ft.), a 10,000 sq. ft. credit union building, a 4,088 sq. ft. gas station/convenience store with a 3,060 sq. ft. canopy, a 7,500 sq. ft. sit-down restaurant, two 3,000 sq. ft. drive-thru restaurants, and a 5,000 sq. ft. automotive repair store, on parcels with less than the minimum five acre site area requirement, including a parcel with no public street frontage, affecting 17.43 acres of a 28.7 acre site in the C-R (Regional Commercial) Zone.

Tentative Parcel Map No. 2019-13: A request by Lars Anderson & Associates, Inc. to subdivide a 28.7-acre site into an 11-lot commercial subdivision in the C-R (Regional Commercial) Zone.

The project site is located on the southwest corner of S. Mooney Boulevard (State Route 63). (APN: 126-960-001). The Visalia Planning Commission reviewed and approved the proposal on April 13, 2020.

Oaks Marketplace Shopping Center

Conditional Use Permit No. 2020-30: A request by TMT, LLC to allow a master-planned commercial shopping center development on a 38.5-acre parcel in the C-R (Regional Commercial) Zone, for the development of approximately 215,284 square feet of commercial

shopping center space in four phases, consisting of a specialty grocery store, seven drive-thru restaurants, a gas station/convenience store with drive-thru facility, a carwash facility, two sit-down restaurants, and 25 retail pads, collectively referred to as the Oaks Marketplace Shopping Center.

Tentative Parcel Map No. 2020-09: A request by TMT, LLC to subdivide 38.5 acres into 22 parcels for commercial and right-of-way use, in the C-R (Regional Commercial) Zone.

The project site is located on the southeast corner of West Visalia Parkway and South Mooney Boulevard (APN: 126-080-025, 056). The Planning Commission reviewed and approved the proposal on November 8, 2021.

The HUB Commercial Shopping Center

Conditional Use Permit No. 2024-45: A request to construct a master planned commercial development containing 66,015 square feet of retail space, three pads with drive-thru lanes, and car wash. Each parcel is proposed to measure less than five acres, and three parcels without direct street access. The site is zoned C-N (Neighborhood Commercial) Zone District.

Tentative Parcel Map No. 2024-10: A request by N&M Capital LLC to subdivide a parcel measuring 8.35 acres into 9 smaller parcels as part of the development of a commercial shopping center in the C-N (Neighborhood Commercial) Zone District.

The project site is located at the northwest corner of East Walnut Avenue and South Lovers Lane (Addresses not assigned) (APN: 000-014-381). The Visalia Planning Commission reviewed and approved the proposal on April 14, 2025.

PROJECT EVALUATION

Staff recommends approval of the conditional use permit and tentative parcel map based on the project's consistency with the policies of the Land Use Element of the General Plan and requirements of the Zoning and Subdivision Ordinances. The following potential issue areas have been identified for the proposed project.

General Plan Consistency

The proposal is consistent with the General Plan Land Use Policy LU-P-67 which guides the development of areas designated Neighborhood Commercial. The policy states the following:

LU-P-67:

Shopping centers in Neighborhood Commercial areas shall have the following characteristics:

- Anchored by a grocery store or similar business offering fresh produce, poultry, fish and meat.
- Include smaller in-line stores of less than 10,000 square feet.
- Total size of 5 to 12 acres or as shown on the Land Use Diagram; and
- Integrated with surrounding neighborhood uses in terms of design, with negative impacts minimized.
- Located no closer than one mile from other General Plan-designated Neighborhood Commercial or Community Commercial locations, or from existing grocery stores.
- No individual tenant shall be larger than 40,000 square feet in size. Standards for Neighborhood Commercial development also shall require design measures that create a walkable environment and require local street and pedestrian connections.

Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.

Per Exhibit “A”, all units are under 10,000 square feet in size, with the total square footage not exceeding 40,000 square feet, and an accommodation being made to support a future grocery store. The site meets the minimum lot size requirement and will be integrated into adjacent development through its design, to be enforced through Building Permit inspections and Conditional Use Permit (CUP) conditions of approval.

The site meets proximity requirements to other Neighborhood Commercial areas and grocery stores, such as Aldi’s, Sprouts, and Neighborhood Walmart, with those grocery stores further than a 1 mile away from the project site. Please note, the proposed project site is located less than one mile southeast from the Visalia Pavilion Shopping Center, which contains a WinCo grocery store. Although the project site does not meet the one mile minimum threshold as noted in Policy LU-P-67, the situation differs in that the Visalia City Council approved application of the land use designation to the project site in 2014 via the General Plan update, eight years after development of the WinCo, which opened in 2006/2007. The City Council elected to designate this site as Neighborhood Commercial due to its proximity to both existing and future residential neighborhoods, with the intent to provide a site for smaller grocery stores serving adjacent neighborhoods.

Land Use Compatibility

The proposed retail buildings and quick service restaurant are permitted uses “by-right” within the C-N Zone. The service station and drive-thru restaurants (when within 250 feet of residential land use designations) are also permitted, but only through approval of a CUP. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. Staff has concluded that, consistent with the studies provided for the preparation of the projects CEQA IS/MND which are linked within this report, the proposed service station, drive-thru restaurants, and retail commercial uses will not have a negative impact on surrounding uses through application of mitigation measures and conditions of approval. Furthermore, the proposal will complement existing commercial shopping centers located at the intersections of West Visalia Parkway and South Mooney Boulevard to the east, and West Caldwell Avenue and South Demaree Street to the north.

The proposal to establish a unified shopping center, with an accommodation for a small grocery store tenant, is also consistent with the purpose and intent of the C-N Zone (Visalia Municipal Code Section 17.18.010.B.1), which encourages “...*small-scale commercial development that primarily serves surrounding residential areas...and provide standards to ensure that neighborhood commercial uses are economically viable and also integrated into neighborhoods in terms of design, with negative impacts minimized, with multimodal access, and context-sensitive design.*” As previously noted within General Plan Land Use Element Policy LU-P-67 above, the C-N Zone purpose and intent section also encourages shopping centers “...*of a total size of 5 to 12 acres and located no closer than one mile from other General Plan designated Neighborhood Commercial locations, or from existing grocery stores, anchored by a grocery store or similar business no larger than 40,000 square feet in size, and include smaller in-line stores of less than 10,000 square feet.*” The proposal as conditioned meets these requirements as noted above.

Areas to the north and east are primarily residential, containing single-family residential development. Areas to the south and west are primarily agricultural, with sporadic residences. Potential impacts to residential areas from traffic, air quality, noise, and lighting will be addressed through a combination of design, mitigation measures, and conditions of approval. Mitigation

measures include improvements to the West Visalia Parkway / South Demaree Street intersection and restricted delivery/loading dock hours of operation to limit noise impacts from the retail store and service station (CUP Condition No. 14). Conditions of approval will require the placement of a seven-foot-tall block wall along the eastern property boundary line shared with residential uses to the east (CUP Condition No. 10), verification of compliance with submitted photometric plans (i.e., lighting plans) (CUP Condition No. 6). Staff also recommends conditions requiring sufficient solid waste services and onsite parking be provided onsite (CUP Condition Nos. 1 and 9 respectively), and that the pedestrian access to the east be removed (CUP Condition No. 10, discussed in greater detail in the Block Wall / Pedestrian Access section below).

Air Quality/Health Risk Assessment

Residences located to the north and east of the proposed project are considered sensitive receptors susceptible to air quality impacts from the proposed use. As a result, a Health Risk Assessment [*Health Risk Assessment – Demaree Travel Plaza, SPR No. 2023-130. Impact Sciences, Inc., February 20, 2025*] was submitted and is included with the Initial Study / Mitigated Negative Declaration. The Health Risk Assessment (HRA) analyzed potential impacts produced by the proposed gasoline service station on nearby sensitive receptors. This included analysis of compliance with state, regional, and local regulations (including SJVAPCD Rule 4621 and Rule 4622) and a screening level assessment for impacts to sensitive receptors. The HRA identified residences located within 246 feet of the fuel pumps as the nearest sensitive receptors. The analysis in the HRA states that the Project would not exceed the thresholds of significance established by the SJVAPCD, and is in compliance with state, regional, and local regulations, including Rule 4621 and 4622. Therefore, impacts associated with health risks would be less than significant and no mitigation measures are required.

Letter from SJVAPCD

On October 22, 2025, staff received correspondence from the SJVAPCD providing comment in response to the IS/MND prepared for the project. Specifically, Comment No. 2 of the SJVAPCD Comment letter requested that the HRA for the project analyze potential emissions from the entire project, not just those produced by the proposed gasoline service station, in order to determine potential air quality impacts.

In response, the air quality consultant produced a memorandum (attached to the staff report) addressing the request for additional emissions analysis. Per the consultant, the Project's construction and operational air quality emissions were estimated with the California Emissions Estimator Model (CalEEMod), based on the project description contained in the IS/MND and with input from the project applicant.

As shown in the Construction and Operational Emissions tables below, emissions generated during the construction and operation of the Project would not exceed any of the SJVAPCD thresholds of significance.

Construction Year	ROG	NOx	CO	SO ₂	PM10	PM2.5
2026	0.24	1.24	1.49	<0.01	0.09	0.06
SJVAPCD Threshold	10	10	100	27	15	15
Exceed?	No	No	No	No	No	No

Source	ROG	NOx	CO	SO ₂	PM10	PM2.5
Mobile	4.17	3.00	20.4	0.04	3.49	0.92
Area	0.15	<0.01	0.12	<0.01	<0.01	<0.01
Energy	<0.01	0.05	0.04	<0.01	<0.01	<0.01
Total	4.32	3.05	20.5	0.04	3.50	0.92
SJVAPCD Threshold	10	10	100	27	15	15
Exceed?	No	No	No	No	No	No

Given the above, the project would not result in a cumulatively considerable increase of any criteria air pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant and no mitigation measures are required. Furthermore, the request by the air district to revise the HRA based on their comments is not required based on the fact that construction and operational emissions generated during development of the Project would not exceed any SJVAPCD thresholds of significance.

Noise

The project will result in noise generation typical of urban development. The Visalia Noise Element and City Ordinance contain criterion for acceptable noise levels inside and outside residential living spaces. This standard is 65 dB DNL for outdoor activity areas associated with residences and 45 dB DNL for indoor areas.

A noise study was conducted for the project [*Noise Study – Demaree Travel Plaza, SPR No. 2023-130, CUP No. 2020-07, and TPM No. 2020-02. Impact Sciences, Inc., July 15, 2025*]. The study determined that the project's drive-thru and loading/unloading operations would not exceed Visalia Municipal Code (VMC) noise standards during the daytime or nighttime and that noise levels from operation of the use would be imperceptible given the existing environmental conditions, most notably the presence of West Visalia Parkway and South Demaree Street. Furthermore, per the noise study, placement of a 7-foot tall concrete wall along the eastern project site boundary (i.e., shared property line), which is already required by Zoning Ordinance development standards between residential and commercial uses, will attenuate noise levels from loading and unloading activities experienced at the residences to the east of the project site. This, coupled with implementation of Mitigation Measure No. 2.1 (CUP Condition No. 14) limiting loading and unloading activities to daylight hours between 6:00 A.M. and 7:00 P.M. will ensure that nearby residential uses are not disrupted during nighttime hours.

The noise study also notes that noise levels will increase temporarily during the construction of the project. However, analysis indicates that construction related noise levels shall remain within noise limits and will be restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance, which are from 6:00 A.M. to 7:00 P.M. on weekdays and 9:00 A.M. to 7:00 P.M. on weekends. CUP Condition No. 5 is recommended, requiring the applicant/developer to have their acoustical noise consultant conduct noise measurements for the uses upon completion, to verify compliance with the acoustical analysis and VMC noise measures. Failure to meet the noise requirements as specified in the acoustical analysis shall result in the applicant/developer implementing additional measures as needed to achieve noise level standards for the residences.

Traffic Impact Analysis

A traffic study [*Demaree Travel Plaza – Local Transportation Analysis. CR Associates, August 2025*] has been provided by the applicant, for the purpose of analyzing traffic conditions related to the Demaree Travel Plaza development and its projected level of service (LOS) at opening year and at various increments, and the corresponding environmental impact as required by CEQA. The following seven (7) roadway segments and nine (9) study intersections were selected by the City's Traffic Safety Engineer for analysis in the traffic study (TIA):

Roadway Segments

- Demaree Street, north of Caldwell Avenue – City of Visalia
- Demaree Street, between Caldwell Avenue and Visalia Parkway – City of Visalia
- Demaree Street, between Visalia Parkway and Avenue 272 – County of Tulare
- Caldwell Avenue, west of Demaree Street – City of Visalia
- Caldwell Avenue, east of Demaree Street – City of Visalia
- Visalia Parkway, west of Demaree Street – City of Visalia
- Visalia Parkway, east of Demaree Street – City of Visalia

Intersections

- Demaree Street & Caldwell Avenue – City of Visalia
- Demaree Street & Packwood Avenue (Signal) – City of Visalia
- Chinowth Street & Visalia Parkway – City of Visalia
- Demaree Street & Visalia Parkway – City of Visalia
- Dans Street & Visalia Parkway – City of Visalia
- County Center Drive & Visalia Parkway – City of Visalia
- Demaree Street & Avenue 272 – County of Tulare
- Project Driveway #1 & Visalia Parkway – City of Visalia
- Demaree Street & Project Driveway #2 – City of Visalia

The level of service (LOS) analysis conducted as a part of this study was used to evaluate the effects of the proposed project on the circulation network and used as a metric for measurement of effective movements within the City. Please note that a portion of the project study area resides within the County of Tulare jurisdiction. Study facilities within the City of Visalia were evaluated using City of Visalia standards. The study facilities that reside outside City jurisdiction were evaluated using County of Tulare standards. Based upon the analysis within the TIA for the implementation of the Proposed Project, improvements are required in order to improve the LOS to acceptable or pre-project conditions.

In regard to the studied roadway segments, the TIA analysis determined that no improvements are required. However, for studied intersections the TIA determined that implementation of the proposed project would deteriorate LOS to unacceptable levels or further deteriorate traffic operations at a study intersection already operating at unacceptable LOS. As such the following improvements would be required to be conducted at the following intersection in order to operate at acceptable LOS during both AM and PM peak hours:

- South Demaree Street and West Visalia Parkway – To improve traffic operations at this intersection, the following improvements would need to be implemented:
 - Restripe the eastbound approach within the existing 48-foot width between median to the edge of the curb with the following lane configuration:
 - One (1) left-turn pocket: 11-foot width/150-foot length lane.
 - Two (2) through lanes: 12-foot width lanes.
 - One (1) exclusive right turn lane: 11-foot width/250-foot length lane.

The TIA also determined that implementation of the proposed project would make the Demaree Street and Visalia Parkway intersection queue extend past the available storage. As such, the following improvements would be required at the intersection:

- West Demaree Street and West Visalia Parkway – To improve traffic operations at this intersection, the following improvements would need to be implemented:
 - Westbound Left: Since the project adds trips to the affected movements, the intersection queue storage lane for the westbound-left approach should be extended to 425 feet to accommodate the calculated queue. However, the maximum extension feasible for this turning movement is approximately 50 feet due to the following:
 - City requirement of a 120-foot bay taper.
 - Physical conflict with existing eastbound left-turn pocket at the Silverdale Street and Visalia Parkway intersection.

Therefore, the westbound left-turn pocket shall be extended by 50 feet with a 120-foot bay taper, which would require striping for the turn pocket and adjustment to the existing raised median along Visalia Parkway.

- Southbound Left: Based on Section 4D.107 of the CA-MUTCD (California Manual on Uniform Traffic Control Devices), if left-turn volume is 300 or more vehicles per hour, consideration should be given to a two-lane left-turn. Under Five-Year Cumulative with Project conditions, the peak hour volume associated with the southbound left-turn is 261 vehicles during the AM peak hour and 311 during the PM peak hour. Therefore, since the PM peak volume surpasses the threshold for consideration, the intersection shall be reconfigured with the addition of a second southbound left-turn lane. The design of the dual southbound dual left-turn configuration shall be designed satisfactorily to the City traffic engineer.

With the improvements listed above, the affected intersection would increase left-turn storage capacity for the westbound and southbound approaches.

The City's Traffic Safety Engineer has reviewed the TIA mitigation measures and is in agreement with the improvements required to have the intersection operate within acceptable LOS. These recommended improvements have been included as CUP Condition of Approval No. 14, Transportation / Traffic Impact Mitigation Measures 1.1 and 1.2. With the required improvements, there will be a less than significant impact from the project on existing or proposed intersections.

City of Visalia Vehicle Miles Traveled (VMT) Thresholds and Implementation Guidelines

Senate Bill (SB) 743, signed in 2013, changes the way transportation studies are conducted in California CEQA documents. Vehicle miles traveled (VMT) replaces motorist delay and level of service (LOS) as the metric for impact determination. As a result of the final rulemaking surrounding SB 743 and the implementation deadline of July 1, 2020, the City of Visalia adopted VMT thresholds and guidelines (City of Visalia VMT Thresholds and Implementation Guidelines, LSA, adopted March 15, 2021, and updated February 3, 2025) to address the shift from delay-based LOS CEQA traffic analyses to VMT CEQA traffic analyses.

The adopted guidelines provide details on appropriate "screening thresholds" that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed VMT analysis. A land use project need only meet one of the above screening thresholds to result in a less than significant impact. Based on the City of VMT guidelines, the project would be screened out from conducting a detailed VMT analysis based on the following criteria:

- The project involves local-serving retail space of less than 50,000 square feet.
- Mixed-use projects consistent with the City's General Plan and located within green-colored VMT zones (per City of Visalia VMT screening map), are presumed to have similar low VMT profiles and could be screened out from further VMT analysis.

Since the project is consistent with the City's General Plan, consists of local-serving retail space, and is located within a green-colored VMT zone per the City of Visalia VMT screening map for mixed-used developments, the project is screened out from further VMT review and a detailed VMT analysis is not required. Therefore, the project will have a less than significant VMT impact.

Street Improvements

The developer of the subdivision will be required to construct street improvements along South Demaree Street and West Visalia Parkway. Improvements along the project frontage for these major streets consist of the following:

- West Visalia Parkway is a designated 110-foot-wide arterial roadway. The project will require additional right-of-way dedication for the installation of a right-turn deceleration lane and bus turn out. These improvements will warrant construction of new curb and gutter in those areas impacted by these improvements. Additional improvements along Visalia Parkway will also include sidewalk, landscaping, street lighting, bike lanes, and a right-in, right-out drive approach.
- North Demaree Street is a designated 110-foot-wide arterial roadway that will require additional right-of-way dedication for the installation of a right-turn deceleration lane. Additional improvements will include installation of curb and gutter along the area where the new right-turn deceleration lane will be constructed, and construction of sidewalks, landscaping, street lighting, bike lanes, and a right-in, right-out drive approach.

The street improvements and related street dedications are included as CUP Condition No. 1 and TPM Condition No. 1. All improvements shall be conducted with the first phase of development.

Vehicle Queuing for the Drive-Thru Restaurants

As part of the TIA, analysis was conducted to address the management of vehicles queuing at the proposed drive-thru coffee shop and restaurant. The studies provide data verifying that vehicle queuing will rarely exceed the available queuing amounts provided in each lane, with the caveat that it is recommended the future tenants provide a queue mitigation plan to the City in the event that the drive thru queues extend past available storage. Compliance with the queuing analysis recommendation is included as CUP Condition No. 11.

Revised Hours of Operation

The applicant has identified within the operational statement that the proposed convenience store fueling pumps will operate 24 hours a day / seven days a week, with the store itself operating from 5:00 AM to 10:00 PM, daily. The project site is located in close proximity to sensitive land uses (i.e. multi-family development to the east, and single-family residences to the north). Staff recommends CUP Condition No. 15 be adopted, limiting the operating hours of the fuel dispensing pumps so that they are inoperable when the convenience store is closed. Staff contends operating hours for commercial uses should be limited when located in Neighborhood Commercial zones in close proximity to existing and future residential homes. Conversely, it is within the purview of the Planning Commission to further limit the hours of operation if, as part of its decision making process, the Commission provides specific findings identifying the reasons to justify reduced operating hours.

Access and Circulation

With the proposed project, the shopping center will contain a total of two access drive points: one along West Visalia Parkway and one along South Demaree Street. Per the Phasing Plan, both driveways will be constructed with the first phase of development. The driveways will provide only “right-in, right-out” access and connect to 30- to 43-foot-wide drive aisles within the shopping center. Since the shopping center will be divided into two parcels, CUP Condition No. 4 and TPM Condition No. 4 are included requiring the recordation of shared use/access/parking agreements prior to occupation of the first commercial building developed for the shopping center site. This is consistent with conditions of approval required of other shopping centers (i.e., The Commons and Oaks Marketplace shopping centers).

Solid Waste

During the Site Plan Review process, concerns were identified by the Solid Waste Division regarding the location and size of solid waste trash enclosures within the development. Specifically, the site plan in Exhibit “A” fails to identify a trash enclosure for the proposed coffee shop, locates a trash enclosure where it can only be accessed by crossing a proposed property line, and does not provide additional bins for organic recycling. To address the discrepancy, CUP Condition No. 1 and TPM Condition No. 1 is included, requiring compliance with Solid Waste Division comments provided through the Site Plan Review process for the design and installation of trash enclosures on the project site.

Parking

Per VMC Chapter 17.34 (Off-Street Parking and Loading Facilities) the required number of parking stalls for a major shopping center is one stall for every 225 square feet of building area. Total square footage for all buildings proposed (minus the 6,000 square foot canopy, which would not count towards the parking requirement) is 30,870 square feet, requiring 137 parking stalls. Though the site plan in Exhibit “A” states that a total of 150 parking stalls are provided, staff counts only 132. Staff recommends inclusion of CUP Condition No. 9 requiring that parking be installed at the required rate. The project site will have shared use of parking facilities between proposed Parcel 1 and 2. Recordation of shared use and access agreement prior to occupancy is included as CUP Condition No. 4 and TPM Condition No. 4.

Lighting

The project will create new sources of light that are typically associated with commercial retail use. The applicant has prepared a photometric study (Exhibit “F”) showing the installation of wall pack lighting for the commercial buildings, canopy lighting for the service station, and 20-foot-tall parking lot pole lights. The plan demonstrates that the use will meet the standard of producing no more than 0.5-foot candles crossing at property line, in particular along the boundaries shared with the existing residential development to the east.

Staff has addressed lighting compliance in CUP Condition Nos. 6, 7, and 8. The conditions require the developer to conduct a lighting measurement verifying compliance with the photometric plan prior to occupancy of the proposed buildings and requires any onsite lighting to be designed so as to screen lighting and direct it downward, reducing impacts to nearby residential areas.

Block Wall / Pedestrian Access

As part of the proposal, the applicant shall construct a seven foot tall block wall along the eastern property boundary adjacent to existing commercial uses (CUP Condition No. 10). Per Exhibit “A”, the applicant proposes placement of a pedestrian gate within the eastern wall, to provide access to the adjacent multi-family development. During the Site Plan Review processes, it was

recommended by both Engineering and Planning staff to remove the pedestrian access. Though C-N Zone / Neighborhood Commercial policies encourage multimodal access to neighborhood commercial centers, the design is not considered suitable. As proposed, the pedestrian access location leads directly to an unprotected vehicular drive-aisle. Relocation further south where a pathway exists would encumber the adjacent property, as the pathway would need to be extended westward to connect to the pedestrian gate. Staff concludes that the occupants of the nearby residential areas can sufficiently access the future commercial development through existing and proposed sidewalks located along West Visalia Parkway, in keeping with Neighborhood Commercial policies. Removal of the pedestrian access is included with CUP Condition No. 10.

Tentative Parcel Map Design

The shopping center CUP is coupled with a tentative parcel map (TPM) request to divide the project site into two parcels (See Exhibit “B”). Division of the project site will create parcels smaller than the five-acre minimum lot size requirement of the C-N Zone. Per VMC Section 17.030.015.A, parcels smaller than required by zoning can be created upon approval of an acceptable master plan.

The TPM is associated with a CUP proposal for a commercial shopping center master plan. The parcel sizes proposed are consistent with the sizes of parcels created for several unified master planned commercial shopping centers located in the vicinity, including the Commons and Oaks Marketplace shopping centers to the east, and the Visalia Pavillion shopping center to the north. The parcel design also preserves access to adjacent streets. As such, the proposed lot sizes are considered appropriate for the C-N Zone.

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 findings in response to this Government Code section are included in the recommended findings for the approval of the TPM.

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

Public Comment

Public comment (one e-mail) was received for the project. The individual shared concerns about the proposed development, citing oversaturation of service station and coffee shop uses in the vicinity, and potential negative impacts from increased traffic, noise, air pollution, and crime. The individual states that impacts from the development outweigh any benefits provided, and that the Commission should prioritize the health and safety of local residents. The e-mail is included with the attachments to this report.

Environmental Review

An Initial Study and Mitigated Negative Declaration were prepared for the proposed project. IS/MND No. 2020-12 (State Clearinghouse 2025091352) that environmental impacts are determined to be less than significant with the incorporation of mitigation to address significant impacts to the following resources:

- Two (2) mitigation measures pertaining to Transportation to reduce impacts to traffic and circulation.
- One (1) mitigation measure pertaining to Noise to address impacts to surrounding sensitive land uses.

A 20-day review and comment period through the State Clearinghouse for the Initial Study began on October 2, 2025, and ended on October 22, 2025. Mitigation measures are included as CUP Condition No. 14.

SJVAPCD Comment Letter

On October 22, 2025, staff received correspondence SJVAPCD, providing comment in response to the IS/MND prepared for the project. Specifically SJVAPCD requested that the applicant conduct additional emissions analysis for all potential sources (i.e. construction, operations) onsite. The letter also provided recommendations for incorporation into the project. The air quality consultant for the applicant has prepared a memorandum in response, included with the staff report. The memorandum addresses each of the comments provided by SJVAPCD, including

providing CalEEMod emissions projections and analysis. Per the memorandum, the comments provided by SJVAPCD do not present any new CEQA issues or necessitate revisions to the conclusions of the IS/MND, as they do not provide substantial evidence or a fair argument indicating that additional CEQA review is warranted or that the Project could result in significant environmental effects. As such, no additional mitigation measures are provided.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2020-07

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - 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 an Initial Study was prepared for the proposed project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation, and therefore Mitigated Negative Declaration No. 2020-12 can be adopted for this project.

Tentative Parcel Map No. 2020-02

1. That the proposed location and layout of Tentative Parcel Map No. 2020-02, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
2. That the proposed Tentative Parcel Map No. 2020-02, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development to the north and east, and arterial streets to the north and west.
3. That the site is physically suitable for the proposed tentative parcel map. Tentative Parcel Map No. 2020-02 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is bordered by existing residential development to the north and east, and arterial streets to the north and west.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Commercial Neighborhood General Plan Land Use Designation. The proposed location and layout of Tentative Parcel Map No. 2020-02, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
5. That the proposed Tentative Parcel Map No. 2020-02, design of the tentative map 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 parcel map. The tentative parcel map is

designed to comply with the City's Engineering Improvement Standards.

6. That an Initial Study was prepared for the proposed project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation, and therefore Mitigated Negative Declaration No. 2020-12 can be adopted for this project.

RECOMMENDED CONDITIONS

Conditional Use Permit No. 2020-07

1. That the project be developed in substantial compliance with Site Plan Review No. 2025-044 and 2025-090 – 1.
2. That the project will be developed in substantial compliance with the site plan and phasing plan in Exhibit "A", floor plans in Exhibit "C", building elevations in Exhibit "D", preliminary landscaping plan in Exhibit "E", photometric plan and lighting information in Exhibit "F", and operational statement in Exhibit "G". Any subsequent changes to the approved exhibits shall be reviewed and approved by the Site Plan Review Committee and may be subject to an amendment of the Conditional Use Permit.
3. That solid landscape screening, such as a 3-foot-high solid hedge, or a screening wall shall be installed where parking areas or drive-thru lanes and landscape setbacks meet.
4. That CC&R's including vehicular access, shared parking, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements 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. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation.
5. That prior to final occupancy of the retail stores, quick food service pads, and/or service station, the applicant/developer shall verify that the uses do not exceed Community Noise levels as identified in the noise analysis [*Noise Study – Demaree Travel Plaza, SPR No. 2023-130, CUP No. 2020-07, and TPM No. 2020-02. Impact Sciences, Inc., July 15, 2025*]. The applicant/developer shall have their acoustical noise consultant conduct noise measurements for the uses and the measurement shall be submitted and verified by Planning staff for acceptance. Failure to meet the noise requirements as specified in the acoustical analysis shall result in the applicant/developer implementing additional measures as needed to achieve noise level standards for the residences.
6. That prior to final occupancy of any building proposed in Exhibit "A", the applicant/developer shall verify that the parking lot lighting and building wall pack lighting on the building exterior elevations do not exceed an output of 0.5-foot candles measured at property line, in accordance with the site photometric plan submitted in Exhibit "F". The applicant/developer shall have their electrical or construction contractor conduct a light measurement to be submitted and verified by Planning staff prior to final occupancy. Failure to meet requirements as specified in the photometric plan shall result in non-operation of the site until light levels are met.
7. Parking lot pole lighting and building wall pack lighting on the building exteriors shall be designed and screened so as to direct light downward and shall not produce glare onto adjacent residential areas adjacent to the project site.

8. That flat lens fixtures be utilized for the service station under canopy lights to preclude direct light glare beyond the fuel islands.
9. That a minimum of one parking stall per 225 square feet of building square footage shall be provided, excluding the square footage of the gas station canopy.
10. That the applicant shall install a seven-foot-tall block wall along the eastern boundary of the project site adjacent to residential zonings. The height of the block wall shall be measured from the adjacent grade and shall meet a minimum of seven feet in height. The block wall shall contain no pedestrian gate access to the residential development to the east.
11. That prior to the occupation of any use employing a drive-thru lane, a revised queuing analysis shall be submitted verifying that queuing capacity is adequate and providing a queue mitigation plan in the event that the drive-thru queues extend past available storage.
12. That all of the conditions and responsibilities of Conditional Use Permit No. 2020-07 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
13. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.
14. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2020-12 (State Clearinghouse No. 2025091352) are hereby incorporated as conditions of this Conditional Use Permit as follows:

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
Transportation / Traffic Impact Mitigation Measure 1.1: South Demaree Street and West Visalia Parkway To improve traffic operations at this intersection, the following improvements shall be implemented: <ul style="list-style-type: none"> • Restripe the eastbound approach within the existing 48-foot width between median to the edge of the curb with the following lane configuration: <ul style="list-style-type: none"> ○ One (1) left-turn pocket: 11-foot width/150-foot length lane. ○ Two (2) through lanes: 12-foot width lanes. ○ One (1) exclusive right turn lane: 11-foot width/250-foot length lane. 	Project Applicant	Mitigation shall be enforced and improvements completed prior to final occupancy of any building within the first phase of development.
Transportation / Traffic Impact Mitigation Measure 1.2: South Demaree Street and West Visalia Parkway To improve traffic operations at this intersection, the following improvements shall be implemented: <ul style="list-style-type: none"> • Westbound Left: Since the project adds trips to the affected movements, the intersection queue storage lane for the westbound-left approach should be extended to 425 feet to accommodate the calculated queue. However, the maximum extension feasible for this turning movement is approximately 50 feet due to the following: <ul style="list-style-type: none"> ○ City requirement of a 120-foot bay taper. ○ Physical conflict with existing eastbound left-turn pocket at the Silvertale Street and Visalia Parkway intersection. <p>Therefore, the westbound left-turn pocket shall be extended by 50 feet with a 120-foot bay taper, which will require striping for the turn pocket and adjustment to the existing raised median along Visalia Parkway.</p>	Project Applicant	Mitigation shall be enforced and improvements completed prior to final occupancy of any building within the first phase of development.

<ul style="list-style-type: none"> Southbound Left: Based on Section 4D.107 of the CA-MUTCD, if left-turn volume is 300 or more vehicles per hour, consideration should be given to a two-lane left-turn. Under Five-Year Cumulative with Project conditions, the peak hour volume associated with the southbound left-turn is 261 vehicles during the AM peak hour and 311 during the PM peak hour. Therefore, since the PM peak volume surpasses the threshold for consideration, the intersection shall be reconfigured with the addition of a second southbound left-turn lane. The design of the dual southbound dual left-turn configuration shall be designed satisfactorily to the City traffic engineer. 		
Noise Impact Mitigation Measure 2.1: Commercial loading and unloading for all commercial and retail uses shall be limited to hours of 6:00 AM to 7:00 PM.	Project Applicant	Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during operation.

15. That the convenience store and service station shall comply with the hours of operation stated within the Operational Statement in Exhibit "G", listed as 5:00 A.M. to 10:00 P.M., seven days a week. During the hours in which the business is closed, the fueling pumps shall be non-operable. Any changes to the Operational Statement in Exhibit "G" are subject to review by the City Planner and may require Site Plan Review and / or review by the Planning Commission through the Conditional Use Permit amendment process.

Tentative Parcel Map No. 2020-02

1. That the project be developed in substantial compliance with Site Plan Review No. 2025-044 and 2025-090 – 1
2. That the tentative map be prepared in substantial compliance with Exhibit "B".
3. That Conditional Use Permit No. 2020-07 be approved, and that requirements of the use permit that relate to this map shall be fulfilled.
4. That CC&R's including vehicular access, shared parking, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements 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. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation.
5. That each parcel shall have separate utilities.
6. That all applicable federal, state, and city laws and codes 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. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the City's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2020-17 (CUP)
- Resolution No. 2020-18 (TPM)
- Exhibit "A" – Site Plan and Phasing Plan
- Exhibit "B" – Tentative Parcel Map
- Exhibit "C" – Floor Plan – Convenience Store
- Exhibit "D" – Building Elevations – Retail Building and Convenience Store
- Exhibit "E" – Preliminary Landscaping Plan
- Exhibit "F" – Photometric Plan
- Exhibit "G" – Operational Statement
- Initial Study / Mitigated Negative Declaration No. 2020-02
- Technical Study Attachments
- San Joaquin Valley Air Pollution Control District Comment Letter, October 22, 2025
- Attachment No. 1 – Response to October 22, 2025 San Joaquin Valley Air Pollution Control District Comment Letter, Impact Sciences, November 10, 2025.
- Public Comment Letters
- Site Plan Review No. 2025-044 Revise & Proceed Comments, February 12, 2025
- Site Plan Review No. 2025-090 – 1 Revise & Proceed Comments, April 16, 2025
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

VISALIA GENERAL PLAN

LAND USE ELEMENT

LU-P-67:

Shopping centers in Neighborhood Commercial areas shall have the following characteristics:

- Anchored by a grocery store or similar business offering fresh produce, poultry, fish and meat.
- Include smaller in-line stores of less than 10,000 square feet.
- Total size of 5 to 12 acres or as shown on the Land Use Diagram; and
- Integrated with surrounding neighborhood uses in terms of design, with negative impacts minimized.
- Located no closer than one mile from other General Plan-designated Neighborhood Commercial or Community Commercial locations, or from existing grocery stores.
- No individual tenant shall be larger than 40,000 square feet in size. Standards for Neighborhood Commercial development also shall require design measures that create a walkable environment and require local street and pedestrian connections. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.

TITLE 17 – ZONING

Subdivision Ordinance (Visalia Municipal Code Title 16), Chapter 16.28

PARCEL MAPS

16.28.010 Purpose.

The council incorporates this chapter in its subdivision ordinance in order to establish the requirements and procedures for processing subdivisions that are authorized to be made through the parcel map procedure by Sections 66426 and 66428 of the Government Code of the state of California. Where a tentative parcel map is required, a vesting tentative parcel map may be filed conferring development rights as indicated in Chapter 16.20.

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.

16.28.030 Review by Site Plan Review Committee.

- A. All tentative parcel maps shall be reviewed by the Site Plan Review Committee prior to the submission of said tentative parcel map to the Planning Commission.
- B. The Site Plan Review Committee shall examine and review the following:
 1. The completeness and accuracy of the tentative parcel map and the suitability of the land for purposes of subdivision;
 2. Conformity of the overall design of the subdivision to the general plan and all pertinent requirements of this chapter and other laws and plans of the city;
 3. The provisions for, and suitability of street improvements, underground utilities, fire hydrants, street lights, storm drains, streets, trees and sidewalks. The adequacy of the water supply, solid waste collection, sewage disposal and easements for utilities and drainage;
 4. Provisions for public areas, including parks, schools, public utilities facilities, public bus stops and turnouts, etc.
- C. If any portion of the subdivision is in conflict with any of the requirements of this chapter, other ordinances, or state law, the Site Plan Review Committee shall, to the best of its ability, advise the subdivider of such conflicts.
- D. The Site Plan Review Committee may deem it advisable to recommend additional improvements, easements, or dedications, to be included, in which case the subdivider shall be duly informed of the nature of the recommendations following the Site Plan Review Committee meeting.

E. The Site Plan Review Committee shall make a report of its recommendations to the Planning Commission, and shall furnish a copy of that report to the subdivider, in writing, no less than three days prior to the Planning Commission meeting at which the tentative parcel map is to be considered by the commission.

16.28.040 Tentative parcel maps.

A. The person or agency dividing land under this section shall file a tentative parcel map with the community development director not less than thirty (30) days before the date of the commission meeting at which such map is to be considered. Such filing shall be prior to the start of any grading or construction work within the proposed division of land. The tentative parcel map shall be submitted in the same manner as provided for subdivisions as to area improvement and design, flood and water drainage control, and as to required public improvements.

B. A person desiring to divide land subject to the provisions of this chapter shall submit the tentative parcel map, therefore in accord with the following requirements:

1. Filing. Twenty-five (25) copies of the tentative parcel map shall be filed with the community development director. The tentative parcel map shall be legibly drawn, on eighteen (18) inch by twenty-six (26) inch tracing paper suitable for reproduction, to a scale and in a manner to best illustrate the proposed division.

2. Fees. At the time of filing of the tentative parcel map, a fee shall be paid to the city in such amount as may be established by the City Council, on a yearly basis, by resolution.

3. Acceptance. The city engineer and community development director shall examine any such tentative parcel map within five working days of presentation and shall not accept such map unless the map is in full compliance with the provisions of this chapter and the Subdivision Map Act of the state of California, as to form, data, information, and other matters required to be shown on or furnished therewith.

4. Distribution. The community development director shall immediately forward copies of the tentative parcel map to each of the following when affected:

- a. Southern California Gas Company;
- b. Southern California Edison Company;
- c. California Water Service;
- d. AT&T;
- e. Comcast Cable;
- f. Visalia Unified School District.

5. Agency Action. With the exception of school districts, the agency receiving a copy of the tentative parcel map shall file a report within fifteen (15) days after the receipt thereof. School districts shall respond within twenty (20) working days of the date on which the notice was mailed to the school district for comment. If a reply is not received prior to the meeting at which consideration of the map is made, it will be assumed that the map conforms to the requirements of the particular agency concerned.

16.28.050 Form and content.

The tentative parcel map shall contain the following information:

A. The name and address of the engineer or surveyor preparing the map and the legal owner of record of the land, and the applicant, if different from the legal owner of record;

B. The boundary lines of the entire parcel, including the area to be divided, with dimensions based on existing survey data or property descriptions;

C. The proposed division lines, approximate dimensions, and approximate acreage or square footage of each proposed parcel;

D. The identification of each parcel with a number designation;

E. All existing surface and underground structures and improvements located on the original parcel, together with their dimensions, the distances between them, the distances to division and property lines, and the number of stories or the height of each structure;

F. The names, widths and locations of all existing and proposed streets abutting or traversing the original parcel, and a statement if the street is private and/or a statement if the street does not actually exist on the ground;

G. The location, purposes, width and recorded owners of all existing and proposed easements or private rights-of-way abutting or traversing any part of the original parcel; easement boundaries shall be shown by means of dotted lines;

H. An accurate description of the original parcel;

I. The date of preparation, north arrow and scale of the drawing. Said scale shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end;

J. The existing and proposed uses of the property;

K. The proposed method of sewage disposal;

L. The proposed domestic water supply;

M. The assessor's parcel numbers;

N. The proposed street names;

- O. The approximate location and width of watercourses or areas subject to inundation from floods, and the location of structures, irrigation ditches and other permanent fixtures;
- P. Any railroads;
- Q. The approximate radius of curves;
- R. A location map showing the original parcels and the surrounding area;
- S. The existing zone district designation of the original parcels;
- T. The proposed use of the property;
- U. Oak trees having a trunk diameter exceeding four inches, measured at a point five feet above the existing ground level;
- V. The proposed method of solid waste collection;
- W. The proposed public bus stops and turnouts, if any;
- X. A map showing the properties within a three hundred (300) foot radius of the proposed tentative parcel map and a property owners list keyed to the three hundred (300) foot radius map.

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.

16.28.090 Time limit on tentative parcel map.

Failure to file a final parcel map with the county recorder within twenty-four (24) months after the date of approval or conditional approval of the tentative parcel map shall automatically revoke said approval, and a final parcel map shall not be recorded until a new tentative parcel map has been filed and approved in accordance with the provisions of this chapter. However, upon application by the owner or his authorized agent, an extension of not more than an additional thirty-six (36) months may be granted by the Planning Commission. If the Planning Commission denies an application for an extension of time, the owner or his authorized agent may appeal the action to the City Council in the manner set forth in Section 16.28.080.

16.28.100 Improvements.

Pursuant to the provisions of the Subdivision Map Act, the subdivider shall install, construct and/or provide all on or off-site improvements as recommended by the city engineer and as required by the commission. Such improvements shall be limited to the dedication of rights-of-way, easements and the construction of reasonable off-site and on-site improvements for the parcels being created. The nature, extent and design of such improvements and the guaranteeing of completion thereof shall be in full conformance with the provisions in Chapter 16.36.

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.

16.28.120 Final parcel maps.

Within the time limit designated in Section 16.28.090 and upon the accomplishment of all dedications by certification on the map and required construction of all public improvements, or the execution of an agreement and provision of surety providing therefore, and the payment of all applicable fees and charges, the applicant may

file a final parcel map with the city engineer and community development director, who shall approve the final parcel map if it substantially conforms to the approved tentative parcel map and all applicable provisions of the Subdivision Map Act and this chapter. The appropriate certificates, as provided by the applicant in accordance with the provisions of the Subdivision Map Act, shall be signed by the city engineer and community development director upon the parcel map, and the final parcel map shall be transmitted by the city clerk to the clerk of the county board of supervisors for ultimate transmittal to the county recorder.

16.28.125 Filing.

The subdivider may file the original and three (3) copies of the final parcel map and required accompanying data with the city engineer. When a final parcel map is submitted to the city engineer in accordance with this code, it shall be accompanied by the following documents:

- A. Plans, profiles and specifications of the proposed public and private improvements, designed in accord with the requirements of the city engineer;
- B. A filing fee to cover the expense of checking in an amount to be established by the City Council from time to time by resolution;
- C. A preliminary subdivision guarantee issued by a title insurance company, in the name of the owner of the land, issued to or for the benefit and protection of the city, showing all parties whose consent is necessary and their interest therein, except where the land included in such subdivision is registered under the Land Registration Act. If the land is so registered, a copy of the certificate of title shall be furnished, certified.
- D. Calculation and traverse sheets, used in computing the distances, angles and courses shown on the final map and ties to existing and proposed monuments, and showing closures, within the allowable limits of error specified in the ordinance, for exterior boundaries of the subdivision and for each irregular block or lot of the subdivision.
- E. Two (2) copies of the proposed deed restrictions, if any.

16.28.130 Survey requirements.

If the division of land creates four or less parcels, the final parcel map may be compiled from recorded or filed data when survey information exists on recorded or filed maps to sufficiently locate and retrace the exterior boundary lines of the final parcel map and when the location of at least one of these boundary lines can be established from an existing monumented line. In all other cases, the final parcel map shall be based on a field survey of the land conducted in accordance with the Land Surveyor's Act of the state of California. All new lot corners shall be monumented and based on a field survey.

16.28.140 Information on final parcel map.

- A. Each parcel shall be consecutively numbered. Each parcel shall have its area shown to the nearest one-hundredth (0.01) of an acre or nearest square foot. The exterior boundary of the land included within the parcel or parcels being created shall be indicated by a distinctive border. Such border shall not interfere with the legibility of figures or other data. The map shall show the definite location of such parcel or parcels, and particularly the relationship to existing surveys.
- B. Each final parcel map shall contain the following information:
 - 1. The tentative parcel map number and date of preparation;
 - 2. The tract name, date, north arrow and scale;
 - 3. A general description of the land included;
 - 4. Names and addresses of the owners of the property being divided;
 - 5. The location, names without abbreviations, and right-of-way widths of all:
 - a. Proposed streets;
 - b. Proposed public areas and easements; and
 - c. Adjoining streets;
 - 6. All dimensions shall be in feet and decimals of a foot to the nearest one-hundredth of a foot (0.01'); all necessary angles and bearings shall be provided to the nearest second of a degree (00°-00'-01");
 - 7. The dimensions of all lots, including lot area in square feet, and a lot number for each lot;
 - 8. The centerline data for streets including bearings and distances;
 - 9. The radius, arc length, and central angle of curves;
 - 10. Suitable primary survey control points;
 - 11. The location and description of permanent monuments;
 - 12. The boundaries of any public and/or private easement, whether an easement of record or a prescriptive easement, shall be shown; the party holding interest in the easement shall be shown on the map;
 - 13. Location and widths of all easements to be dedicated, if required;

14. The location and widths of watercourses and areas subject to inundation and location of selected flood lines within the parcels being created; properties located in a Special Flood Hazard Area shall comply with all requirements of Chapter 15.60;
 15. Ties to any city or county boundary lines involved;
 16. Required Certifications;
 - a. All required dedications of rights-of-way or easements shall be certified on the final parcel map in accordance with Section 66447 of the Subdivision Map Act;
 - b. All parties having any record title interest in the real property subdivided shall sign a certificate on the final parcel map in accordance with Subsection 66445(e) of the Subdivision Map Act;
 - c. A certificate of the registered civil engineer or licensed land surveyor who prepared the survey and the final parcel map, in compliance with Section 66449 of the Subdivision Map Act;
 - d. A certificate for execution by the City Engineer/ City Surveyor that complies with Section 66450 of the Subdivision Map Act;
 - e. A certificate for execution by the city planner on behalf of the parcel map committee certifying that the final parcel map conforms to the approved tentative parcel map; and
 - f. All other certificates as required;
 17. Any other requirements of the Subdivision Map Act.
- B. The final parcel map shall contain survey information that only affects record title interest. However, additional survey and map information such as, but not limited to, building setback lines, flood hazard zones, seismic lines and setback, geologic mapping and archaeological sites, if appropriate, shall be shown on an additional map sheet that shall indicate its relationship to the final parcel map, and shall contain a statement that the additional information is for informational purposes, describes conditions as of the date of filing, and is not intended to affect record title interest. The additional map sheet may also contain a notation that the additional information is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer of the additional map sheet. The acceptance of the additional map sheet by the city, similarly does not imply the correctness or sufficiency of those records or reports. The additional map sheet shall be recorded simultaneously with the final parcel map.

16.28.150 Waiver of final parcel map.

The Planning Commission or City Council may, at its discretion, waive the final parcel map when a finding is made that the proposed division of land complies with the requirements established by this chapter as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of this chapter.

16.28.160 Amending of parcel maps.

After a parcel map is filed in the office of the county recorder such a recorded parcel map may be modified by a certificate of correction or an amending map if the local agency finds that there are changes in circumstances that make any or all of the conditions of such a map no longer appropriate or necessary and that the modifications do not impose any additional burden on the present fee owner of the property, and if the modifications do not alter any right, title or interest in the real property reflected on the recorded parcel map and the local agency finds that the map, as modified, conforms to the provisions of Section 66474 of the Subdivision Map Act. Any such modifications shall be set for public hearing as provided for in Section 16.28.060 of this chapter. The legislative body shall confine the hearing to consideration of an action on the proposed modification.

16.16.030 Tentative subdivision maps.

A. The tentative map shall be prepared by a registered civil engineer or a licensed land surveyor in accord with the provisions of the Subdivision Map Act and this title and shall be filed with the city planner. Such filing shall be prior to the completion of final surveys of streets and lots and before the start of any grading or construction work within the proposed subdivision.

B. A minimum of thirty (30) copies of the tentative map, and accompanying reports and statements shall be submitted to the city planner at the time of filing. Filing of required documents will be deemed official upon written receipt from the city planner. (Ord. 9605 § 32 (part), 1996: prior code § 9100)

16.16.090 Staff reports.

Any report or recommendation on a tentative map by the staff of the commission or council shall be in writing and a copy thereof served on the subdivider at least three days prior to any hearing or action on such map by the commission or council. (Prior code § 9135)

16.16.100 Hearing and notice.

- A. The city planning commission shall hold a public hearing on an application for a tentative subdivision map or vesting tentative subdivision map.
- A. 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. (Prior code § 9140)

16.16.110 Commission approval.

Within fifty (50) days after the tentative map has been filed with the city planner or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by state law and local ordinances, the commission shall report in writing to the subdivider their decision regarding approval, conditional approval, or disapproval of the map and the conditions on which such action is based. (Ord. 9605 § 32 (part), 1996: prior code § 9145)

16.16.120 Council action.

The city council may overrule or modify any ruling or determination of the commission in regard to a tentative map and may make conditional exceptions if special circumstances pertaining to the property involved justify a variance from the provisions of this title. (Prior code § 9150)

16.16.130 Expiration of maps and extensions.

- A. Expiration. The approval or conditional approval of a tentative map shall expire twenty-four (24) months from the date the map was approved or conditionally approved.
- B. Extension. The person filing the tentative map may request an extension of the tentative map approval or conditional approval by written application to the city planner who shall forward it to the planning commission for action. Such application shall be filed before the approval or conditional approval is due to expire. The application shall state the reasons for requesting the extension.
- C. Time Limit on Extensions. An extension or extensions of tentative map approval or conditional approval shall not exceed an aggregate of three years. (Ord. 9605 § 32 (part), 1996: prior code § 9155)

Section 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. (Prior code § 9245)

Section 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. (Prior code § 9260)

Chapter 16.28: PARCEL MAPS

Section 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. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

Section 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. (Prior code § 9235)

Section 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 impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

Section 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. (Prior code § 9245)

Section 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. (Prior code § 9260)

**Zoning Ordinance (Visalia Municipal Code Title 17), Chapter 17.18
COMMERCIAL ZONES**

17.18.010 Purpose and intent.

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

1. Provide appropriate areas for various types of retail stores, offices, service establishments and wholesale businesses to be concentrated for the convenience of the public; and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons that they serve in a manner consistent with the general plan;

2. Maintain and improve Visalia's retail base to serve the needs of local residents and encourage shoppers from outside the community;

3. Accommodate a variety of commercial activities to encourage new and existing business that will employ residents of the city and those of adjacent communities;

4. Maintain Visalia's role as the regional retailing center for Tulare and Kings Counties and ensure the continued viability of the existing commercial areas;

5. Maintain commercial land uses that are responsive to the needs of shoppers, maximizing accessibility and minimizing trip length;

6. Ensure compatibility with adjacent land uses.

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

1. Neighborhood Commercial Zone (C-N). The purpose and intent of the neighborhood commercial zone district is to provide for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported, and provide standards to ensure that neighborhood commercial uses are economically viable and also integrated into neighborhoods in terms of design, with negative impacts minimized, with multimodal access, and context-sensitive design. Neighborhood Commercial development shall be subject to design review and public input. There should be 10 to 15 dwelling units per gross acre where residential uses are included. Shopping centers shall be of a total size of 5 to 12 acres and located no closer than one mile from other General Plan designated Neighborhood Commercial locations, or from existing grocery stores, anchored by a grocery store or similar business no larger than 40,000 square feet in size, and include smaller in-line stores of less than 10,000 square feet. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.

2. Regional Commercial Zone (C-R). The purpose and intent of the regional commercial zone district is to provide areas for retail establishments that are designed to serve a regional service trade area. The uses permitted in this district are to be of a large-scale regional retail nature with supporting goods and services. Uses that are designed to provide service to residential areas and convenience, neighborhood and community level retail are not permitted, while office uses are to be limited.

3. Service Commercial Zone (C-S). The purpose and intent of the planned service commercial zone district is to provide areas that accommodate wholesale, heavy commercial uses, such as lumberyards and construction material retail uses, etc., and services such as automotive, plumbing, and sheet metal fabrication. It is intended that uses in this district be those that can be compatible with heavy truck traffic and noise. Uses that would restrict the operation of generally permitted heavy commercial businesses are not provided in this district. (Ord. 2017-01 (part), 2017: prior code § 7310)

17.18.015 Applicability.

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

17.18.020 Permitted uses.

Permitted uses in the C-N, C-R, and C-S zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017; Ord. 2016-06, 2016; Ord. 2015-04 § 2, 2015; Ord. 2015-01 § 2, 2015; Ord. 2014-07 § 3 (part), 2014; Ord. 2012-10, 2012; Ord. 2012-08, 2012; Ord. 2012-02, 2012; Ord. 2011-07 § 2, 2011; Ord. 2010-16, 2010; Ord. 2009-02, 2009; Ord. 2006-17, 2006; Res. 2004-75 (part), 2004; Ord. 2004-08 § 3, 2004; Res. 2004-14 (part), 2004; Res. 2003-95 (part), 2003; Res. 2002-83, 2002; Res. 2002-26, 2002; Res. 2001-40, 2001; Res. 2001-29, 2001; Ord. 2000-01 § 6, 2000; Ord. 9903 § 3, 1999; Ord. 9717 § 2 (part), 1997; amended by council August 13, 1997; amended by council June 3, 1996 and May 20, 1996: prior code § 7328)

17.18.030 Conditional and temporary uses.

Conditional and temporary uses in the C-N, C-R, and C-S zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017; Ord. 2016-06, 2016; Ord. 2015-04 § 2, 2015; Ord. 2015-01 § 2, 2015; Ord. 2014-07 § 3 (part), 2014; Ord. 2012-10, 2012; Ord. 2012-08, 2012; Ord. 2012-02, 2012; Ord. 2011-07 § 2, 2011; Ord. 2010-16, 2010; Ord. 2009-02, 2009; Ord. 2006-17, 2006; Res. 2004-75 (part), 2004; Ord. 2004-08 § 3, 2004; Res. 2004-14 (part), 2004; Res. 2003-95 (part), 2003; Res. 2002-83, 2002; Res. 2002-26, 2002; Res. 2001-40, 2001; Res. 2001-29, 2001; Ord. 2000-01 § 6, 2000; Ord. 9903 § 3, 1999; Ord. 9717 § 2 (part), 1997; amended by council August 13, 1997; amended by council June 3, 1996 and May 20, 1996: prior code § 7328)

17.18.040 Required conditions.

A. A site plan review permit must be obtained for all development in all C-N, C-S, and C-R zones, subject to the requirements and procedures in Chapter 17.28.

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

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

D. All new construction in existing C-N zones not a part of a previously approved planned development shall conform with development standards determined by the site plan review committee. (Ord. 2017-01 (part), 2017: prior code § 7319)

17.18.050 Off-street parking and loading facilities.

Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34. (Ord. 2017-01 (part), 2017: prior code § 7325)

17.18.060 Development standards in the C-N zone.

The following development standards shall apply to property located in the C-N zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:

1. Front: fifteen (15) feet;
2. Rear: five (5) feet (except where a building is located on rear property line);
3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

(Ord. 2024-07 § 7 (part), 2024: Ord. 2017-01 (part), 2017)

Excerpt from Chapter 17.32: Special Provisions

17.32.162 Drive-thru lanes performance standards.

A. Purpose and Intent. It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with a specified use.

This section does not apply to carwashes and lube and oil changing stations.

B. Performance standards:

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.
2. Stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required onsite parking. The drive-thru shall not take ingress or egress from a local residential road.
4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily.
5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
6. Menu boards and signage. Shall be oriented or screened to avoid direct visibility from adjacent public streets.

Zoning Ordinance (Visalia Municipal Code Title 17), 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

- B. 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.
- C. 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.
- D. 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)

Subdivision Map Act (California Government Code Section 66410 – 66499.38)

The following are excerpts from the California Government Code which pertain to approvals of tentative and final maps which pertain to condominium conversions:

66427.

(a) A map of a condominium project, a community apartment project, or of the conversion of five or more existing dwelling units to a stock cooperative project need not show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided, nor shall the governing body have the right to refuse approval of a parcel, tentative, or final map of the project on account of the design or the location of buildings on the property shown on the map that are not violative of local ordinances or on account of the manner in which airspace is to be divided in conveying the condominium.

(b) A map need not include a condominium plan or plans, as defined in Section 4120 or 6540 of the Civil Code, and the governing body may not refuse approval of a parcel, tentative, or final map of the project on account of the absence of a condominium plan.

(c) Fees and lot design requirements shall be computed and imposed with respect to those maps on the basis of parcels or lots of the surface of the land shown thereon as included in the project.

(d) Nothing herein shall be deemed to limit the power of the legislative body to regulate the design or location of buildings in a project by or pursuant to local ordinances.

(e) If the governing body has approved a parcel map or final map for the establishment of condominiums on property pursuant to the requirements of this division, the separation of a three-dimensional portion or portions of the property from the remainder of the property or the division of that three-dimensional portion or portions into condominiums shall not constitute a further subdivision as defined in Section 66424, provided each of the following conditions has been satisfied:

(1) The total number of condominiums established is not increased above the number authorized by the local agency in approving the parcel map or final map.

(2) A perpetual estate or an estate for years in the remainder of the property is held by the condominium owners in undivided interests in common, or by an association as defined in Section 4100 or 6528 of the Civil Code, and the duration of the estate in the remainder of the property is the same as the duration of the estate in the condominiums.

(3) The three-dimensional portion or portions of property are described on a condominium plan or plans, as defined in Section 4120 or 6540 of the Civil Code.

(Amended (as amended by Stats. 2012, Ch. 181, Sec. 58) by Stats. 2013, Ch. 605, Sec. 32. (SB 752) Effective January 1, 2014.)

66427.1.

(a) The legislative body shall not approve a final map for a subdivision to be created from the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project, unless it finds as follows:

(1) Each tenant of the proposed condominium, community apartment project, or stock cooperative project, and each person applying for the rental of a unit in the residential real property, has received or will have received all applicable notices and rights now or hereafter required by this chapter or Chapter 3 (commencing with Section 66451).

(2) Each of the tenants of the proposed condominium, community apartment project, or stock cooperative project has received or will receive each of the following notices:

(A) Written notification, pursuant to Section 66452.18, of intention to convert, provided at least 60 days prior to the filing of a tentative map pursuant to Section 66452.

(B) Ten days' written notification that an application for a public report will be, or has been, submitted to the Bureau of Real Estate, that the period for each tenant's right to purchase begins with the issuance of the final public report, and that the report will be available on request.

(C) Written notification that the subdivider has received the public report from the Bureau of Real Estate. This notice shall be provided within five days after the date that the subdivider receives the public report from the Bureau of Real Estate.

(D) Written notification within 10 days after approval of a final map for the proposed conversion.

(E) One hundred eighty days' written notice of intention to convert, provided prior to termination of tenancy due to the conversion or proposed conversion pursuant to Section 66452.19, but not before the local authority has approved a tentative map for the conversion. The notice given pursuant to this paragraph shall not alter or abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1, and 1941.2 of the Civil Code.

(F) Notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that the unit will be initially offered to the general public or terms more favorable to the tenant pursuant to Section 66452.20. The exclusive right to purchase shall commence on the date the subdivision public report is issued, as provided in Section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right.

(b) The written notices to tenants required by subparagraphs (A) and (B) of paragraph (2) of subdivision (a) shall be deemed satisfied if those notices comply with the legal requirements for service by mail.

(c) This section shall not diminish, limit, or expand, other than as provided in this section, the authority of any city, county, or city and county to approve or disapprove condominium projects.

(d) If a rental agreement was negotiated in Spanish, Chinese, Tagalog, Vietnamese, or Korean, all required written notices regarding the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project shall be issued in that language.

(Amended by Stats. 2013, Ch. 352, Sec. 313. (AB 1317) Effective September 26, 2013. Operative July 1, 2013, by Sec. 543 of Ch. 352.)

66427.2.

Unless applicable general or specific plans contain definite objectives and policies, specifically directed to the conversion of existing buildings into condominium projects or stock cooperatives, the provisions of Sections 66473.5, 66474, and 66474.61, and subdivision (c) of Section 66474.60 shall not apply to condominium projects or stock cooperatives, which consist of the subdivision of airspace in an existing structure, unless new units are to be constructed or added.

A city, county, or city and county acting pursuant to this section shall approve or disapprove the conversion of an existing building to a stock cooperative within 120 days following receipt of a completed application for approval of such conversion.

This section shall not diminish, limit or expand, other than as provided herein, the authority of any city, county, or city and county to approve or disapprove condominium projects.

(Amended by Stats. 1979, Ch. 1192.)

RESOLUTION NO. 2020-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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. THE PROJECT SITE IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH DEMAREE STREET AND WEST VISALIA PARKWAY (APN: 121-630-085).

WHEREAS, Conditional Use Permit No. 2020-07, is 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. The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 121-630-085); 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, during the October 27, 2025, Planning Commission meeting staff requested the project be continued to the November 10, 2025 Planning Commission meeting for the applicant, air quality consultant, and staff to formulate responses to correspondence received from the San Joaquin Valley Air Pollution Control District; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 10, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2020-07, as conditioned by staff, 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, an Initial Study was prepared and circulated which disclosed that environmental impacts are determined to be less than significant with the incorporation of mitigation to address significant impacts; and

NOW, THEREFORE, BE IT RESOLVED, that Mitigated Negative Declaration No. 2020-12 was prepared for Conditional Use Permit No. 2020-07 and Tentative

Parcel Map No. 2020-02, 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 will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - 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 an Initial Study was prepared for the proposed project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation, and therefore Mitigated Negative Declaration No. 2020-12 can 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 in substantial compliance with Site Plan Review No. 2025-044 and 2025-090 – 1.
2. That the project will be developed in substantial compliance with the site plan and phasing plan in Exhibit "A", floor plans in Exhibit "C", building elevations in Exhibit "D", preliminary landscaping plan in Exhibit "E", photometric plan and lighting information in Exhibit "F", and operational statement in Exhibit "G". Any subsequent changes to the approved exhibits shall be reviewed and approved by the Site Plan Review Committee and may be subject to an amendment of the Conditional Use Permit.
3. That solid landscape screening, such as a 3-foot-high solid hedge, or a screening wall shall be installed where parking areas or drive-thru lanes and landscape setbacks meet.
4. That CC&R's including vehicular access, shared parking, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements 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. All property

owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation.

5. That prior to final occupancy of the retail stores, quick food service pads, and/or service station, the applicant/developer shall verify that the uses do not exceed Community Noise levels as identified in the noise analysis [*Noise Study – Demaree Travel Plaza, SPR No. 2023-130, CUP No. 2020-07, and TPM No. 2020-02. Impact Sciences, Inc., July 15, 2025*]. The applicant/developer shall have their acoustical noise consultant conduct noise measurements for the uses and the measurement shall be submitted and verified by Planning staff for acceptance. Failure to meet the noise requirements as specified in the acoustical analysis shall result in the applicant/developer implementing additional measures as needed to achieve noise level standards for the residences.
6. That prior to final occupancy of any building proposed in Exhibit "A", the applicant/developer shall verify that the parking lot lighting and building wall pack lighting on the building exterior elevations do not exceed an output of 0.5-foot candles measured at property line, in accordance with the site photometric plan submitted in Exhibit "F". The applicant/developer shall have their electrical or construction contractor conduct a light measurement to be submitted and verified by Planning staff prior to final occupancy. Failure to meet requirements as specified in the photometric plan shall result in non-operation of the site until light levels are met.
7. Parking lot pole lighting and building wall pack lighting on the building exteriors shall be designed and screened so as to direct light downward and shall not produce glare onto adjacent residential areas adjacent to the project site.
8. That flat lens fixtures be utilized for the service station under canopy lights to preclude direct light glare beyond the fuel islands.
9. That a minimum of one parking stall per 225 square feet of building square footage shall be provided, excluding the square footage of the gas station canopy.
10. That the applicant shall install a seven-foot-tall block wall along the eastern boundary of the project site adjacent to residential zonings. The height of the block wall shall be measured from the adjacent grade and shall meet a minimum of seven feet in height. The block wall shall contain no pedestrian gate access to the residential development to the east.
11. That prior to the occupation of any use employing a drive-thru lane, a revised queuing analysis shall be submitted verifying that queuing capacity is adequate and providing a queue mitigation plan in the event that the drive-thru queues extend past available storage.
12. That all of the conditions and responsibilities of Conditional Use Permit No. 2020-07 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
13. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.
14. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2020-12 (State Clearinghouse No. 2025091352) are hereby incorporated as conditions of this Conditional Use Permit as follows:

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
<p>Transportation / Traffic Impact Mitigation Measure 1.1: South Demaree Street and West Visalia Parkway</p> <p>To improve traffic operations at this intersection, the following improvements shall be implemented:</p> <ul style="list-style-type: none"> • Restripe the eastbound approach within the existing 48-foot width between median to the edge of the curb with the following lane configuration: <ul style="list-style-type: none"> ○ One (1) left-turn pocket: 11-foot width/150-foot length lane. ○ Two (2) through lanes: 12-foot width lanes. ○ One (1) exclusive right turn lane: 11-foot width/250-foot length lane. 	Project Applicant	Mitigation shall be enforced and improvements completed prior to final occupancy of any building within the first phase of development.
<p>Transportation / Traffic Impact Mitigation Measure 1.2: South Demaree Street and West Visalia Parkway</p> <p>To improve traffic operations at this intersection, the following improvements shall be implemented:</p> <ul style="list-style-type: none"> • Westbound Left: Since the project adds trips to the affected movements, the intersection queue storage lane for the westbound-left approach should be extended to 425 feet to accommodate the calculated queue. However, the maximum extension feasible for this turning movement is approximately 50 feet due to the following: <ul style="list-style-type: none"> ○ City requirement of a 120-foot bay taper. ○ Physical conflict with existing eastbound left-turn pocket at the Silvervale Street and Visalia Parkway intersection. <p>Therefore, the westbound left-turn pocket shall be extended by 50 feet with a 120-foot bay taper, which will require striping for the turn pocket and adjustment to the existing raised median along Visalia Parkway.</p> • Southbound Left: Based on Section 4D.107 of the CA-MUTCD, if left-turn volume is 300 or more vehicles per hour, consideration should be given to a two-lane left-turn. Under Five-Year Cumulative with Project conditions, the peak hour volume associated with the southbound left-turn is 261 vehicles during the AM peak hour and 311 during the PM peak hour. Therefore, since the PM peak volume surpasses the threshold for consideration, the intersection shall be reconfigured with the addition of a second southbound left-turn lane. The design of the dual southbound dual left-turn configuration shall be designed satisfactorily to the City traffic engineer. 	Project Applicant	Mitigation shall be enforced and improvements completed prior to final occupancy of any building within the first phase of development.
<p>Noise Impact Mitigation Measure 2.1:</p> <p>Commercial loading and unloading for all commercial and retail uses shall be limited to hours of 6:00 AM to 7:00 PM.</p>	Project Applicant	Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during operation.

15. That the convenience store and service station shall comply with the hours of operation stated within the Operational Statement in Exhibit "G", listed as 5:00 A.M. to 10:00 P.M., seven days a week. During the hours in which the business is closed, the fueling pumps shall be non-operable. Any changes to the Operational Statement

in Exhibit “G” are subject to review by the City Planner and may require Site Plan Review and / or review by the Planning Commission through the Conditional Use Permit amendment process.

RESOLUTION NO. 2020-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2020-02, A REQUEST BY CHY CHAU TO SUBDIVIDE A 5.00-ACRE PARCEL INTO TWO PARCELS TO FACILITATE DEVELOPMENT OF A COMMERCIAL SHOPPING CENTER, ON A SITE WITHIN THE C-N (NEIGHBORHOOD COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH DEMAREE STREET AND WEST VISALIA PARKWAY (APN: 121-630-085).

WHEREAS, Tentative Parcel Map No. 2020-02, is a request by Chy Chau to subdivide a 5.00-acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone. The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 121-630-085); 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, during the October 27, 2025, Planning Commission meeting staff requested the project be continued to the November 10, 2025 Planning Commission meeting for the applicant, air quality consultant, and staff to formulate responses to correspondence received from the San Joaquin Valley Air Pollution Control District; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 10, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2020-02, 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, an Initial Study was prepared and circulated which disclosed that environmental impacts are determined to be less than significant with the incorporation of mitigation to address significant impacts; and

NOW, THEREFORE, BE IT RESOLVED, that Mitigated Negative Declaration No. 2020-12 was prepared for Conditional Use Permit No. 2020-07 and Tentative Parcel Map No. 2020-02, 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 finding based on the evidence presented:

1. That the proposed location and layout of Tentative Parcel Map No. 2020-02, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.

2. That the proposed Tentative Parcel Map No. 2020-02, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development to the north and east, and arterial streets to the north and west.
3. That the site is physically suitable for the proposed tentative parcel map. Tentative Parcel Map No. 2020-02 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is bordered by existing residential development to the north and east, and arterial streets to the north and west.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Commercial Neighborhood General Plan Land Use Designation. The proposed location and layout of Tentative Parcel Map No. 2020-02, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
5. That the proposed Tentative Parcel Map No. 2020-02, design of the tentative map 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 parcel map. The tentative parcel map is designed to comply with the City's Engineering Improvement Standards.
6. That an Initial Study was prepared for the proposed project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation, and therefore Mitigated Negative Declaration No. 2020-12 can be adopted for this project.

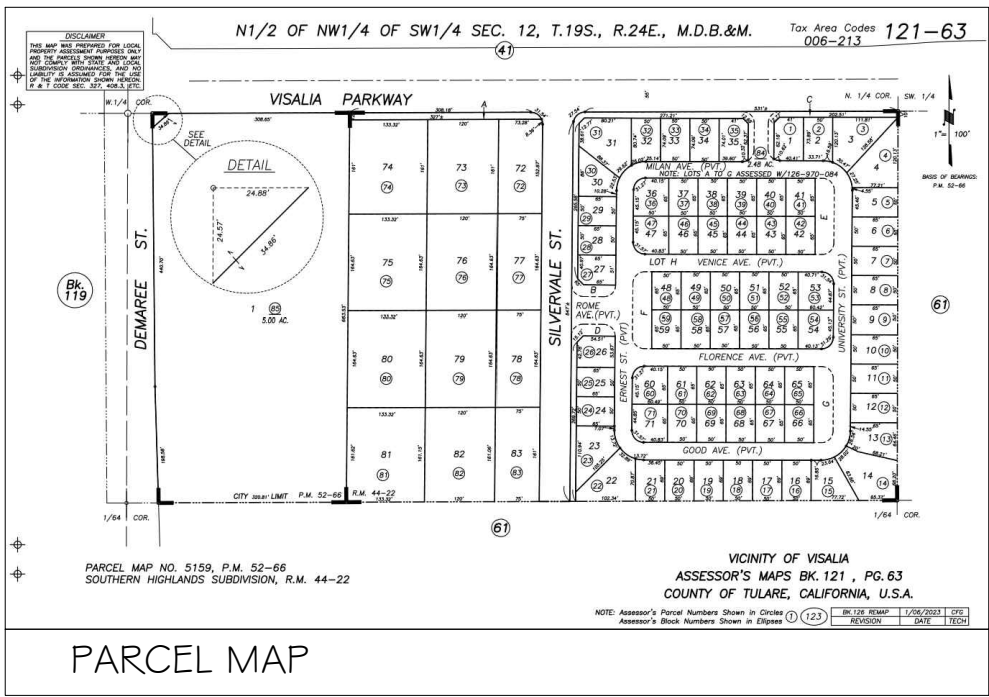
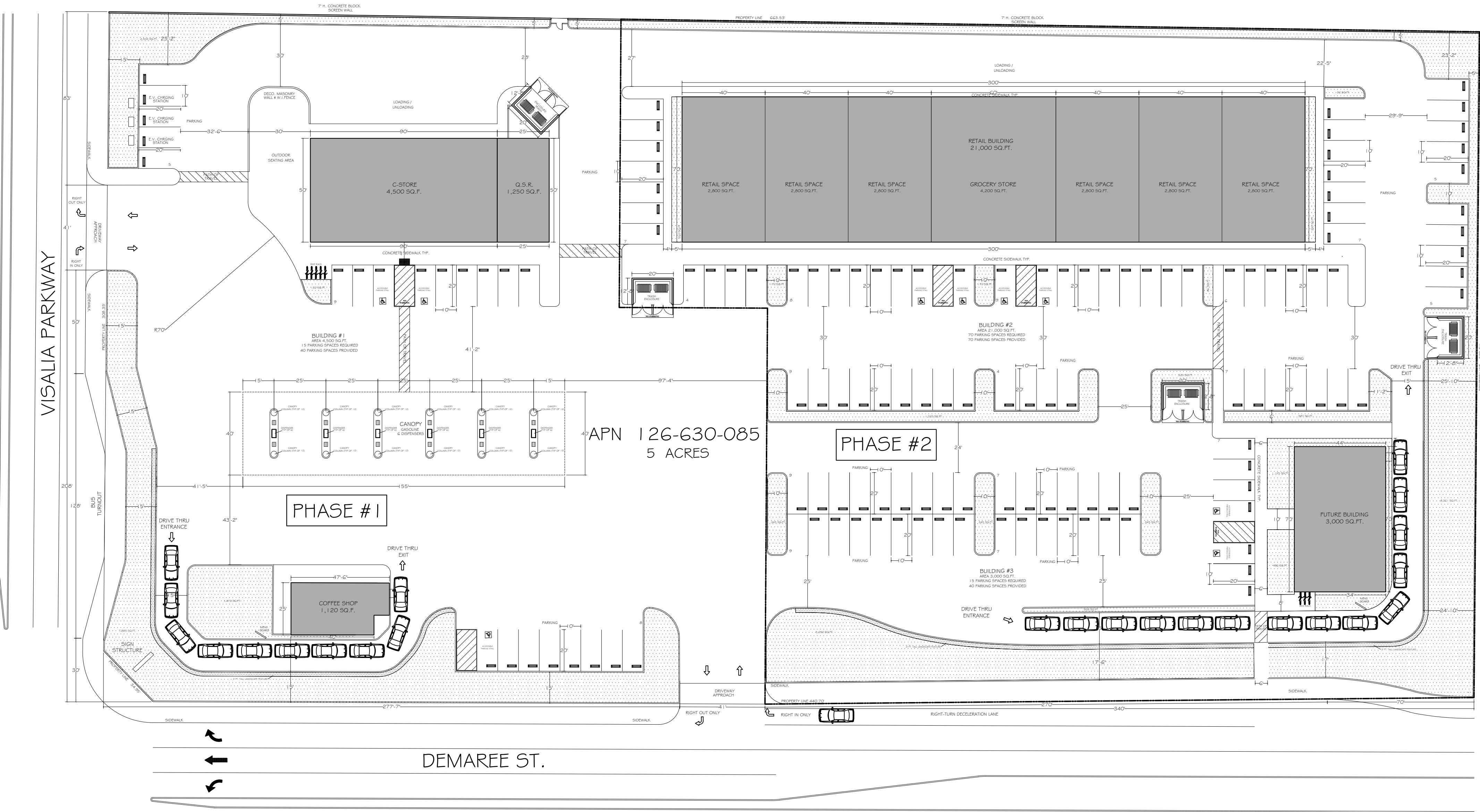
BE IT FURTHER RESOLVED that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.12.010 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed in substantial compliance with Site Plan Review No. 2025-044 and 2025-090 – 1
2. That the tentative map be prepared in substantial compliance with Exhibit "B".
3. That Conditional Use Permit No. 2020-07 be approved, and that requirements of the use permit that relate to this map shall be fulfilled.
4. That CC&R's including vehicular access, shared parking, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements 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. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these

CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation.

5. That each parcel shall have separate utilities.
6. That all applicable federal, state, and city laws and codes and ordinances be met.

EXHIBIT A



MEMO

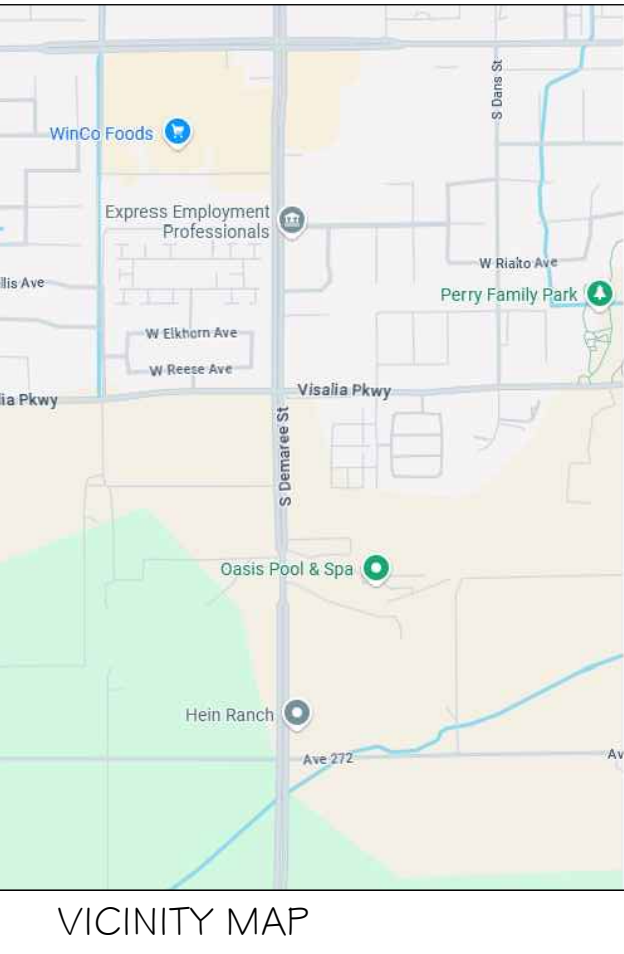
Deceleration Lane along Demaree Street

Based on the Highway Design Manual Chapter 400, the deceleration lane along Demaree Street would require a minimum length of 435-feet. However, based on the current project site plan and the current location of the driveway, this length would extend past the project site right-of-way. Therefore, the Project will only be able to provide a deceleration length of 340-feet along the project frontage.

Deceleration Lane along Visalia Parkway

Based on the review of the Project site plan, a 128-foot bus turnout is proposed at the southeast corner of the Demaree Street and Visalia Parkway intersection approximately 30-feet east of Demaree Street. Additionally, a driveway to the Project site is proposed along Visalia Parkway approximately 50-feet from the bus turnout. To avoid conflict of bus operations, a deceleration lane is not recommended for entry into the Project site along Visalia Parkway.

LANDSCAPING AREA ANALYSIS
AREA TOTAL = 217,800 SQ.FT. 10 % LANDSCAPING REQUIRED = 21,780 SQ.FT. PROPOSED LANDSCAPING AREA = 32,362 SQ.FT.
PARKING ANALYSIS
NUMBER OF PARKING SPACES PARKING SPACES REQUIRED : 117 PARKING SPACES PROVIDED : 150
C-STORE: ONE SPACE FOR 300 SQ.F. PROPOSED C-STORE 4,500 SQ.F. TOTAL = 15 SPACES TOTAL SPACES REQUIRED = 15 SPACES
FAST FOOD RESTAURANT WITH DRIVE THRU ONE SPACE FOR 150 SQ.F. 3000 SQ.F. TOTAL = 15 SPACES TOTAL SPACES REQUIRED = 15 SPACES
FAST FOOD RESTAURANT WITH DRIVE THRU ONE SPACE FOR 150 SQ.F. 1,250 SQ.F. TOTAL = 9 SPACES TOTAL SPACES REQUIRED = 9 SPACES
COFFEE SHOP WITH DRIVE THRU ONE SPACE FOR 150 SQ.F. 1,120 SQ.F. TOTAL = 8 SPACES TOTAL SPACES REQUIRED = 8 SPACES
RETAIL BUILDING : ONE SPACE FOR 300 SQ.F. PROPOSED C-STORE 21,000 SQ.F. TOTAL = 70 SPACES TOTAL SPACES REQUIRED = 70 SPACES
DATA TABLE
APN 126-630-085 - 5.0 ACRES (217,800 SQ.FT.) LOT COVERAGE PERCENTAGE AND F.A.R. = 13 % EXISTING ZONING: C COMMERCIAL PARKING SPACES REQUIRED : 117 PROVIDED : 150



SITE PLAN

1/32" = 1'-0"

REVISIONS

BY

MAGALLON

CONSTRUCTION CO., INC.

GENERAL BUILDING CONTRACTORS

FOUR DECADES OF BUILDING EXCELLENCE

State License No. 396394

DESIGN & DEVELOPMENT

SITE PLAN

DEMAREE TRAVEL PLAZA
NEW C-STORE, AUTO FUELING FACILITY
AND A CAR WASH

CORNER OF VISALIA PARKWAY AND DEMAREE ST.
VISALIA CA.

DATE
01/07/25

SCALE
1/32" = 1'-0"

DRAWN
M.BARRETO

JOB

SHEET
A 2.0

TENTATIVE PARCEL MAP NO. 2022-XX
S DEMAREE ST & VISALIA PARKWAY
(APN: 126-970-085)

OWNER:
CHY KHAN CHAU &
LUOY YOR CHAU
5743 W SUNNYVIEW AVE
VISALIA, CA 93291

PREPARED BY:
PETER MOUA, PE/LS
5699 N. 7TH STREET
FRESNO, CA 93710
(559)288-3217

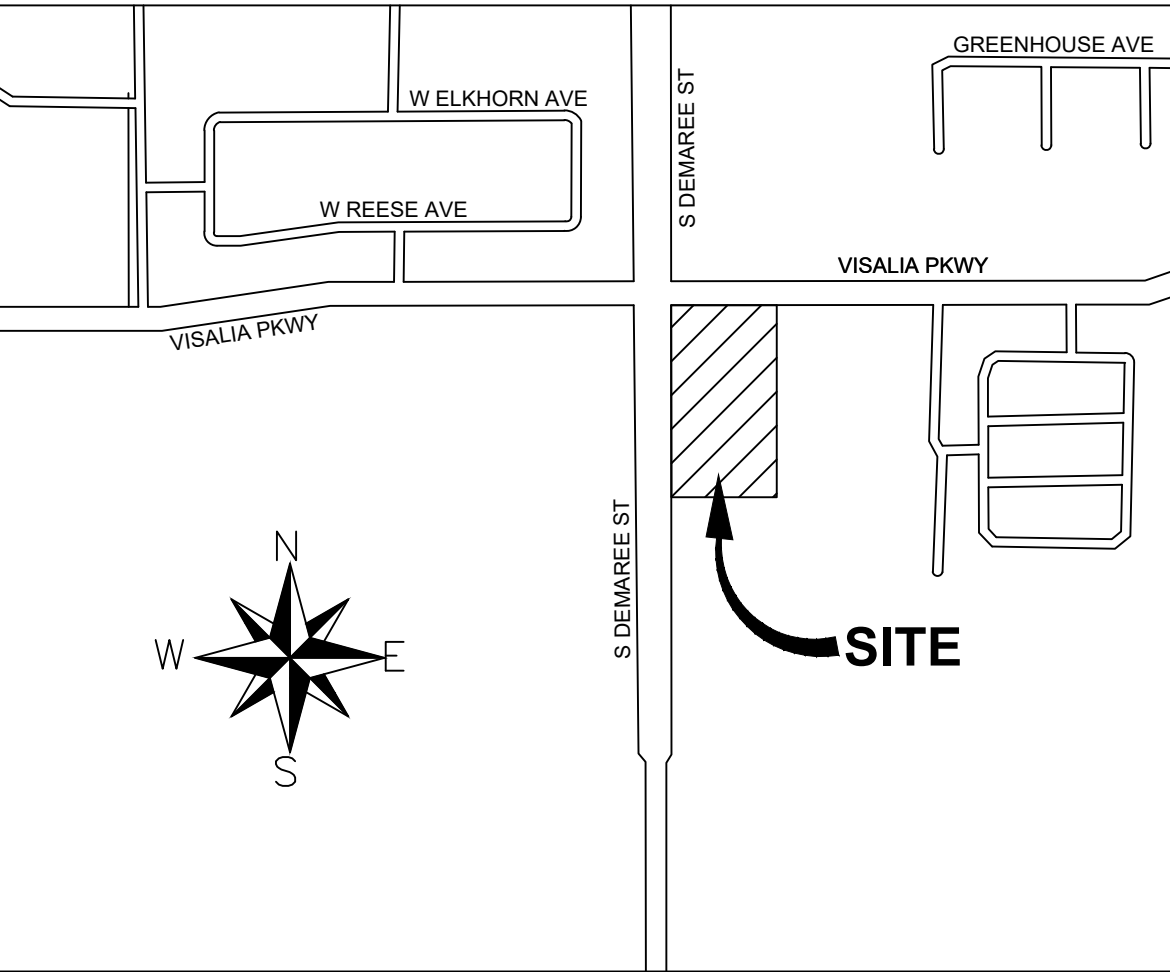
SITE ADDRESS
S DEMAREE ST & VISALIA PARKWAY
VISALIA, CA 93277

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 5159, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF RECORDED MAY 26, 2016, IN THE BOOK 52 PAGE 66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT INFO
ZONE: C-N
APN/PARCEL ID(s): 126-970-085
FLOOD ZONE: X
FLOOD ZONE SUBTYPE: AREA OF MINIMAL FLOOD HAZARD
PLANNED LAND USE: COMMERCIAL
EXISTING USE: MISCELLANEOUS
SOURCE OF WATER SUPPLY: CITY OF VISALIA
SOURCE OF SEWER DISPOSAL: CITY OF VISALIA

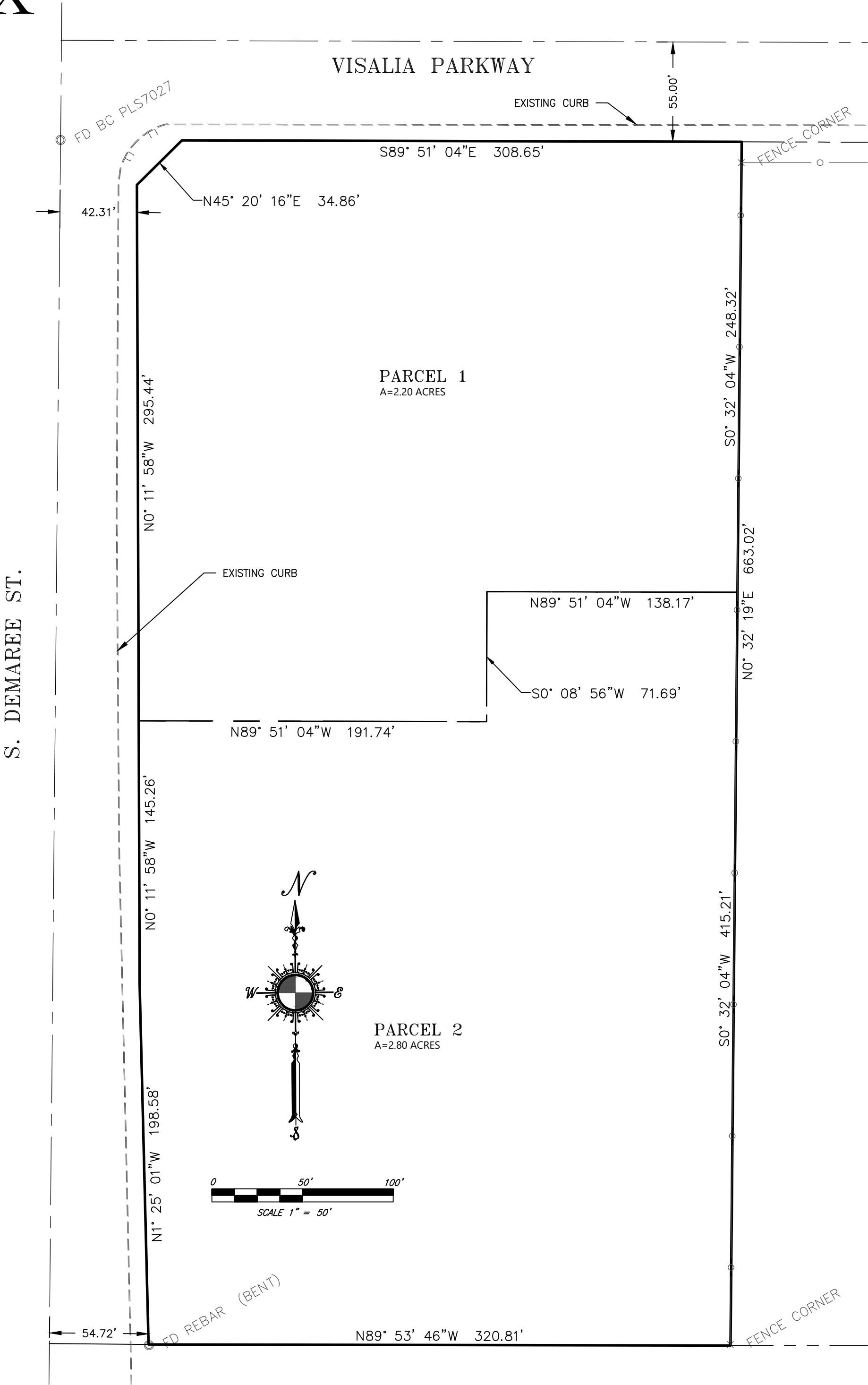
LEGEND
SECTION LINE
STREET CENTER LINE
RIGHT-OF-WAY LINE
PROJECT BOUNDARY
PROPOSED PARCEL

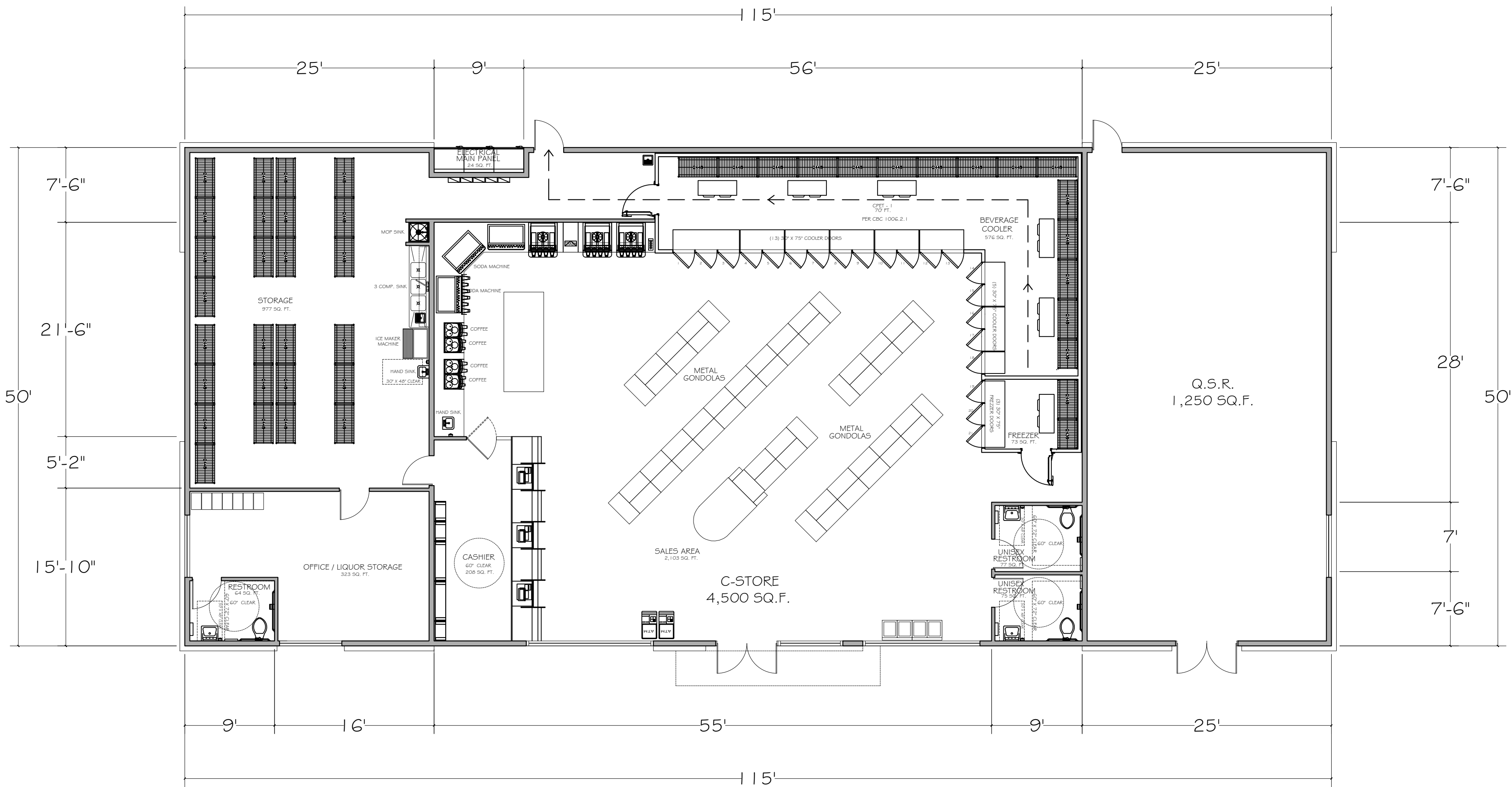


VICINITY MAP
N.T.S.

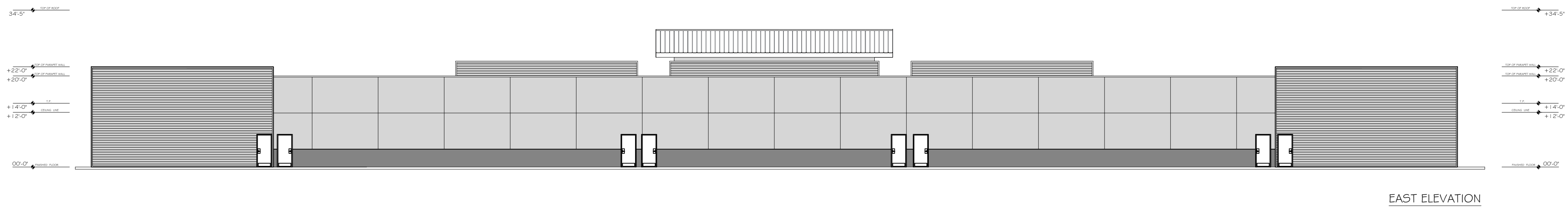
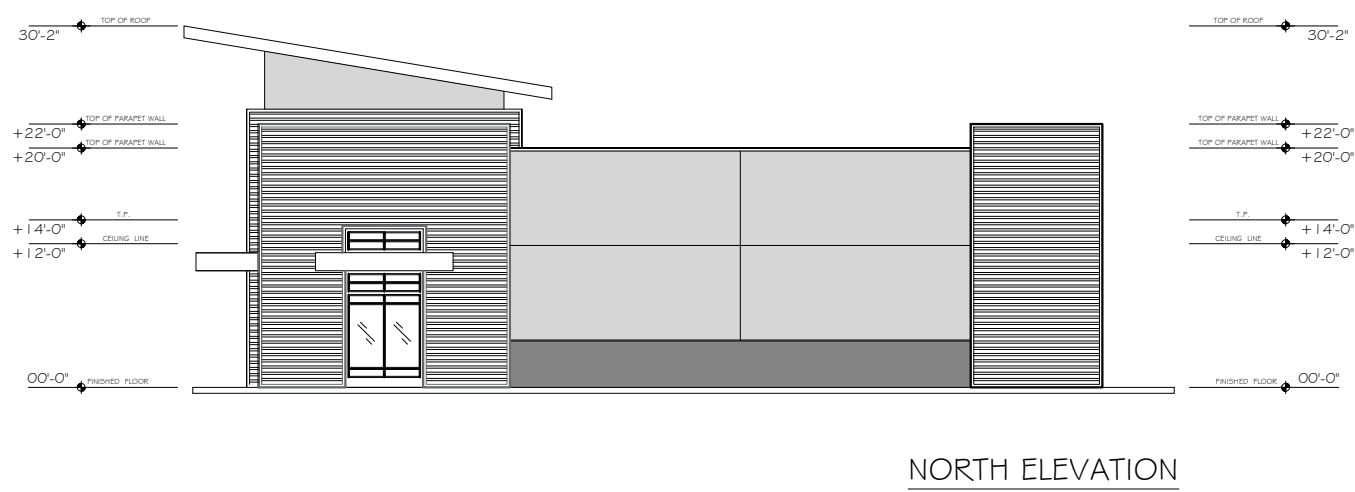
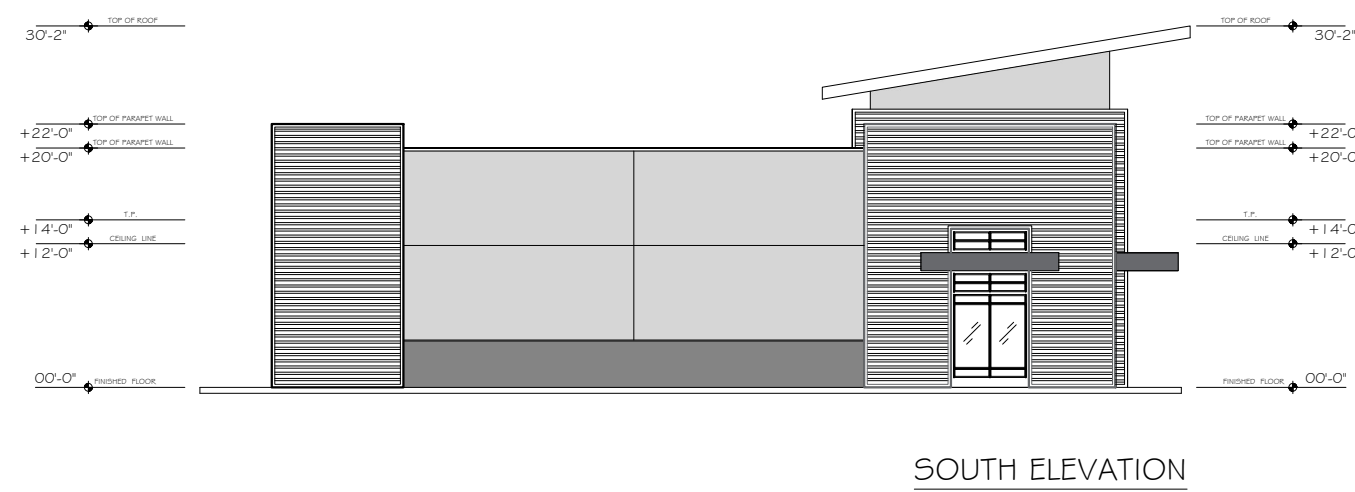
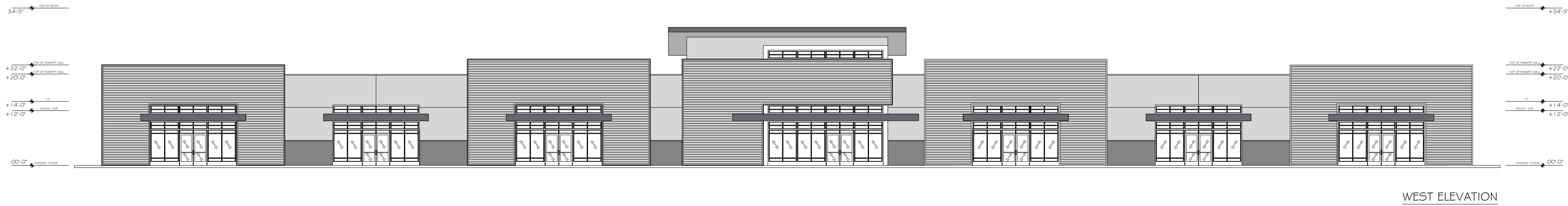
OWNER'S STATEMENT:
I HEREBY APPLY FOR THE APPROVAL OF A DIVISION OF REAL PROPERTY ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

CHY KHAN CHAU & LUOY YOR CHAU
DATE





REVISIONS	BY
<div><div><div>MAGALLON</div><div>CONSTRUCTION CO., INC.</div><div>GENERAL BUILDING CONTRACTORS</div><div>FOUR DECADES OF BUILDING EXCELLENCE</div></div><div>State License No. 396394</div><div>DESIGN & DEVELOPMENT</div></div>	
C-STORE FLOOR PLAN	
DEMAREE TRAVEL PLAZA NEW C-STORE, AUTO FUELING FACILITY AND Q.S.R. CORNER OF VISALIA PARKWAY AND DEMAREE ST. VISALIA CA.	
DATE	08/03/23
SCALE	1/8" = 1'-0"
DRAWN	M.BARRETO
JOB	
SHEET	A 4.0



ELEVATIONS

1/ 16" = 1'- 0"

REVISIONS	BY



MAGALLON
CONSTRUCTION CO., INC.
GENERAL BUILDING CONTRACTORS
-FOUR DECADES OF BUILDING EXCELLENCE-
State License No. 396394

DESIGN & DEVELOPMENT

RETAIL BUILDING
ELEVATIONS

DEMAREE TRAVEL PLAZA
RETAIL BUILDING
CORNER OF VISALIA PARKWAY AND DEWAREE ST.
VISALIA CA.

DATE	08/03/23
SCALE	1/ 16" = 1'- 0"
DRAWN	M.BARRETO
JOB	
SHEET	A 3.0

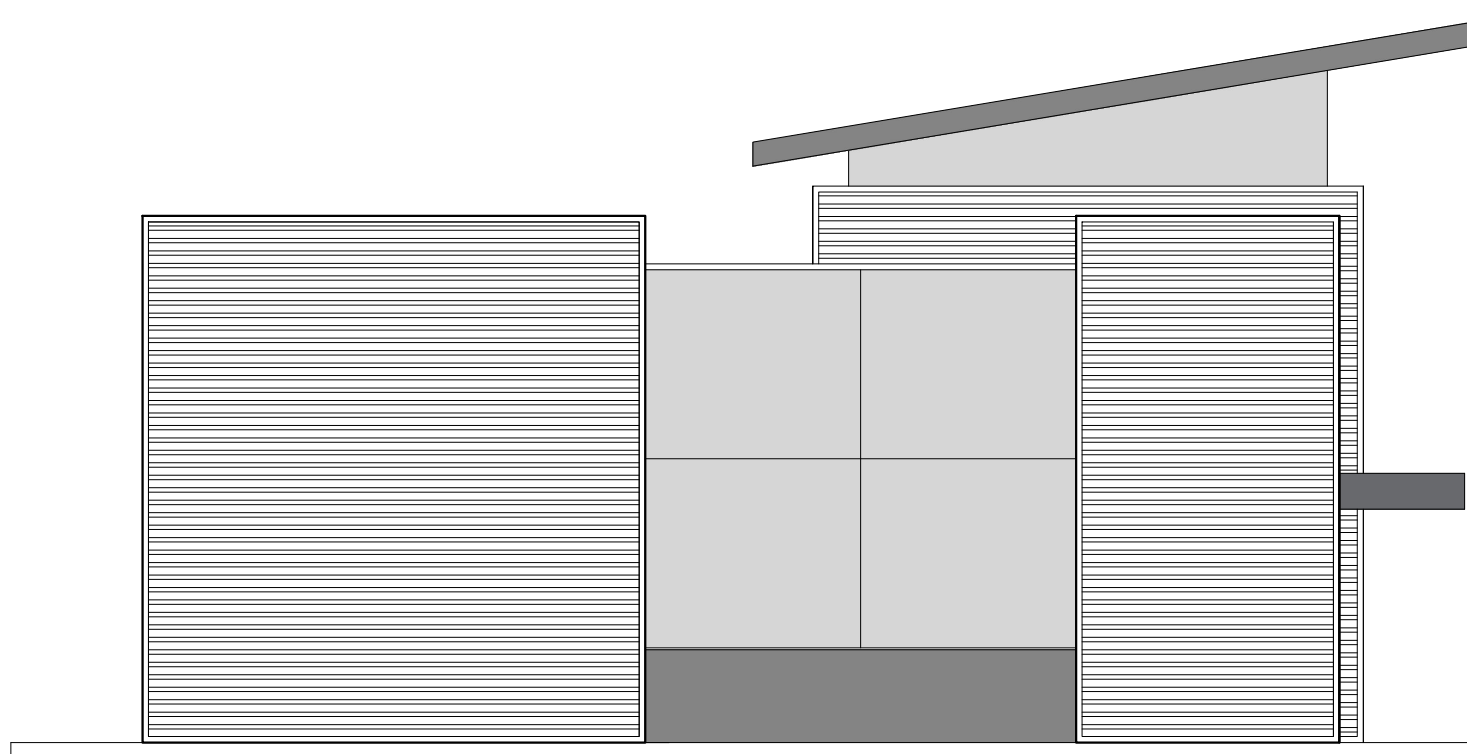
+30'-2" TOP OF ROOF
+22'-0" TOP OF PARAPET WALL
+20'-0" TOP OF PARAPET WALL
+14'-0" T.P.
+12'-0" CEILING LINE
00'-0" FINISHED FLOOR



TOP OF ROOF +30'-2"
TOP OF PARAPET WALL +22'-0"
TOP OF PARAPET WALL +20'-0"
T.P. +14'-0"
CEILING LINE +12'-0"
FINISHED FLOOR 00'-0"

WEST ELEVATION

+30'-2" TOP OF ROOF
+22'-0" TOP OF PARAPET WALL
+20'-0" TOP OF PARAPET WALL
+14'-0" T.P.
+12'-0" CEILING LINE
00'-0" FINISHED FLOOR



TOP OF ROOF 30'-2"
TOP OF PARAPET WALL +22'-0"
TOP OF PARAPET WALL +20'-0"
T.P. +14'-0"
CEILING LINE +12'-0"
FINISHED FLOOR 00'-0"

NORTH ELEVATION

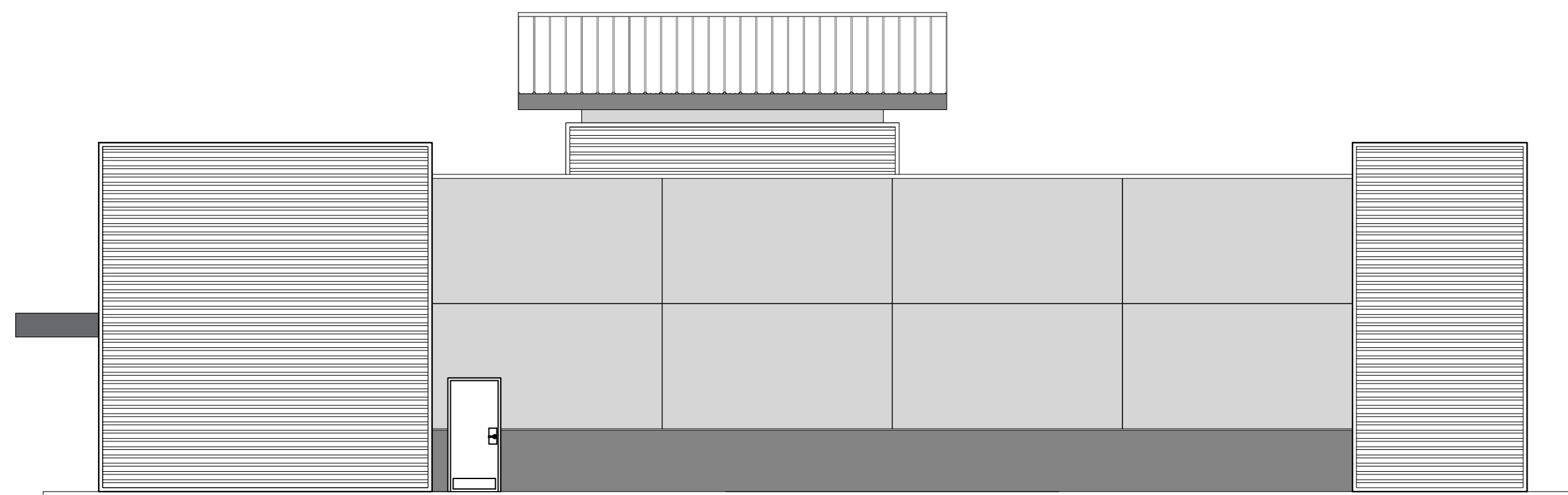
30'-2" TOP OF ROOF
+22'-0" TOP OF PARAPET WALL
+20'-0" TOP OF PARAPET WALL
+14'-0" T.P.
+12'-0" CEILING LINE
00'-0" FINISHED FLOOR



TOP OF ROOF +30'-2"
TOP OF PARAPET WALL +22'-0"
TOP OF PARAPET WALL +20'-0"
T.P. +14'-0"
CEILING LINE +12'-0"
FINISHED FLOOR 00'-0"

SOUTH ELEVATION

+30'-2" TOP OF ROOF
+22'-0" TOP OF PARAPET WALL
+20'-0" TOP OF PARAPET WALL
+14'-0" T.P.
+12'-0" CEILING LINE
00'-0" FINISHED FLOOR



TOP OF ROOF +30'-2"
TOP OF PARAPET WALL +22'-0"
TOP OF PARAPET WALL +20'-0"
T.P. +14'-0"
CEILING LINE +12'-0"
FINISHED FLOOR 00'-0"

EAST ELEVATION

ELEVATIONS

1/8" = 1'-0"

REVISIONS	BY



MAGALLON

CONSTRUCTION CO., INC.

GENERAL BUILDING CONTRACTORS

FOUR DECADES OF BUILDING EXCELLENCE

State License No. 396394

DESIGN & DEVELOPMENT

C-STORE ELEVATIONS

DEMAREE TRAVEL PLAZA
NEW C-STORE, AUTO FUELING FACILITY
AND Q.S.R.
CORNER OF VISALIA PARKWAY AND DEMAREE ST.
VISALIA CA.

DATE	08/03/23
SCALE	1/8" = 1'-0"
DRAWN	M.BARRETO
JOB	
SHEET	

A 2.0

EXHIBIT E

Landscape Area:

Site Area Total:	217,800 s.f.
10% Landscape Area Req'd:	21,780 s.f.
Landscape Area Provided:	32,362 s.f.

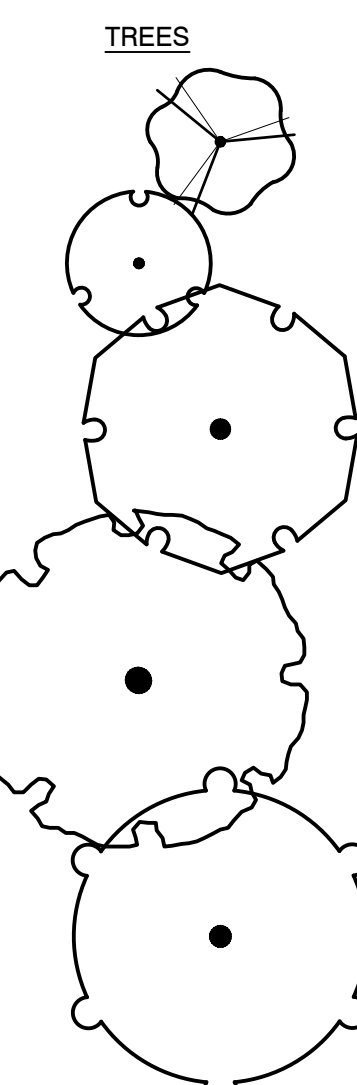











Planting Notes:

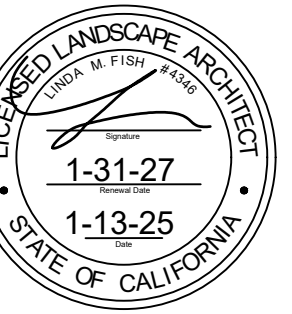
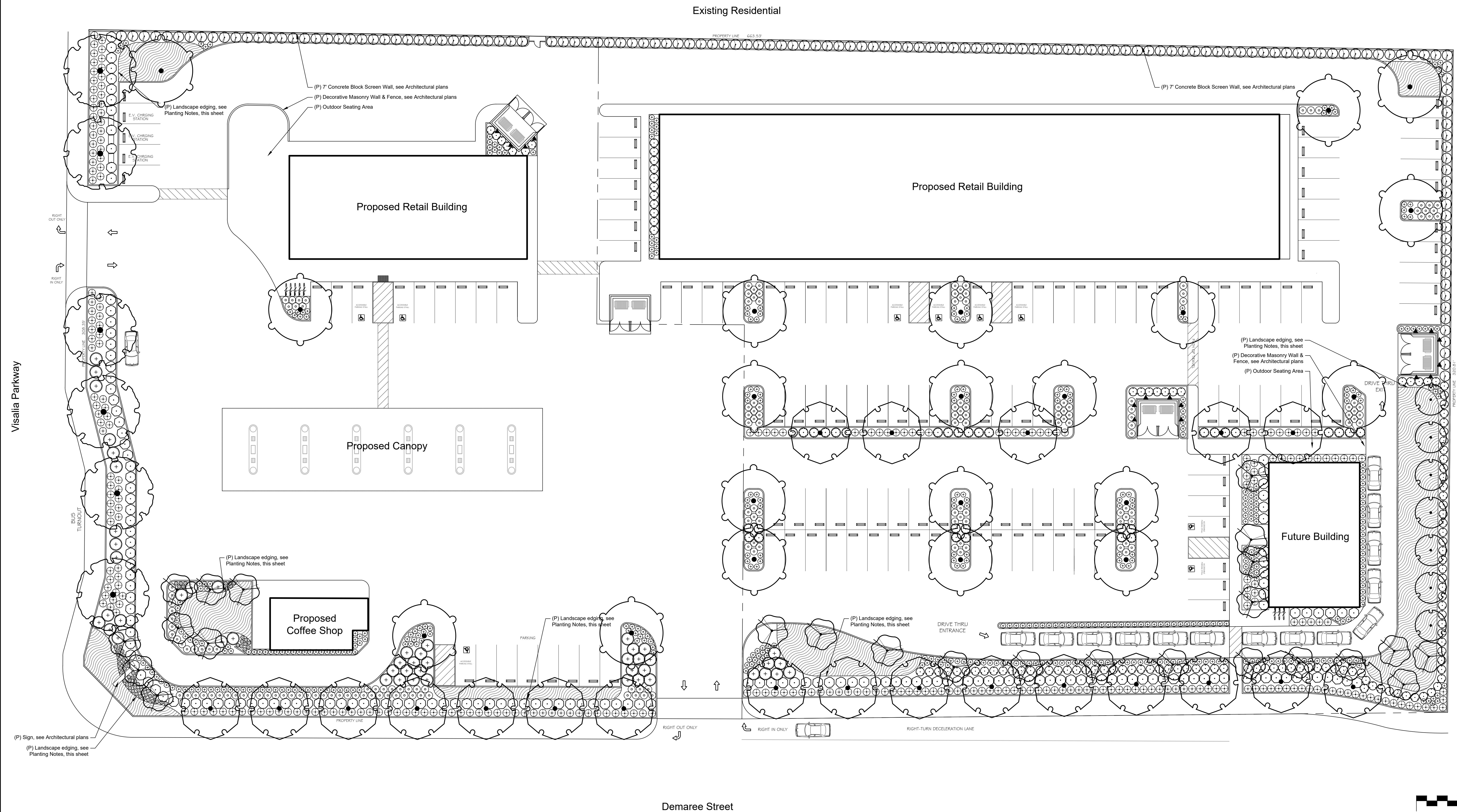
1. Before beginning work, Contractor shall inspect the site. If any conditions exist that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
2. When fine grading, Contractor is to be sure that water cannot pool against buildings or fences.
3. The Contractor shall furnish the City and the landscape soils report from a reputable soils lab. The Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (4 yards per 1,000 square feet) before planting. Rototill all planting areas at least 6" deep. Soil amendments and fertilizer shall be based on the soil fertility test and the recommendations from the reputable soil testing laboratory.
4. Wherever the center of trees are within 5' of a curb or paved surface, root barriers are to be used at back of each planting. The root barrier is to be installed linear against the curb or paved surface (a) 10' below adjacent finished grades. The gap between the barrier and paved surface shall be backfilled with soil. Use five 24" Deep Root barriers (10' long) at each planting.
5. Use landscape edging at all Myoporum locations. Use Permaloc aluminum edging in Bronze color, or equal. Contractor to submit 2 photos of each plant (photo of entire plants, plus close-up of plant tag) to the Landscape Architect for approval prior to installation.
6. Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Owner or Landscape Architect immediately.
7. Place 3" of natural brown bark chip mulch in all planting areas. Replenish the mulch at the end of the maintenance period so that there is at least 3" deep. Bark mulch samples must be approved by Owner and Landscape Architect prior to purchase or installation.
8. All plant material is to be of the highest quality, in healthy condition, and of a size expected of the species and container size.
9. Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities listed on the plans and the quantities on the plants, then Contractor is to refer to the plants.
10. Add OMRI - certified fertilizer tablets to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 5 tablets, 24" - 6 tablets
11. The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
12. Contractor is to maintain all landscape work for 60 days after the landscape has been accepted by the City of Visalia.
13. The Contractor shall be responsible for the maintenance of the landscape for 1 year (11 full calendar years after acceptance by Owner unless specified otherwise).
14. Any new planting placed in an area that has existing irrigation will require the existing irrigation in that area to be updated to comply with the State Model Water Efficient Landscape Ordinance.

Compliance Statement:

I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Planting Legend:

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY	SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	24" Box	per plan	L	25		Cistus x pulverulentus 'Sunset'	Sunset Rockrose	5 gal.	6"	L	50
	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	24" Box	per plan	M	7		Coprosma petriei 'Verde Vista'	Verde Vista Mirror Plant	1 gal.	4"	L	281
								Dianella revoluta 'DR5000' TM	Little Rev Flax Lily	1 gal.	3"	L	448
								Hesperaloe parviflora 'Perpa' TM	Brakeights Red Yucca	1 gal.	2.5"	L	62
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal.	per plan	L	21		Olea europaea 'Little Olive' TM	Little Ollie Olive	5 gal.	5.5"	VL	169
								Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	1 gal.	per plan	M	16
	Quercus agrifolia	Coast Live Oak	24" Box	per plan	VL	6		Prunus caroliniana 'Compacta'	Carolina Cherry	5 gal.	per plan	L	143
								Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	5 gal.	4"	L	170
							Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	5 gal.	5"	L	36	
							Xylosma congestum 'Compacta'	Compact Xylosma	5 gal.	4.5"	L	122	
							GROUND COVERS						
								Myoporum parvifolium	Trailing Myoporum	1 gal.	4"	L	456
	Ulmus parvifolia	Lacebark Elm	24" Box	per plan	M	20							



Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

Community Landscape

Corner of Visalia Parkway & Demaree Street
Visalia, CA

le:
1"=20'-0"

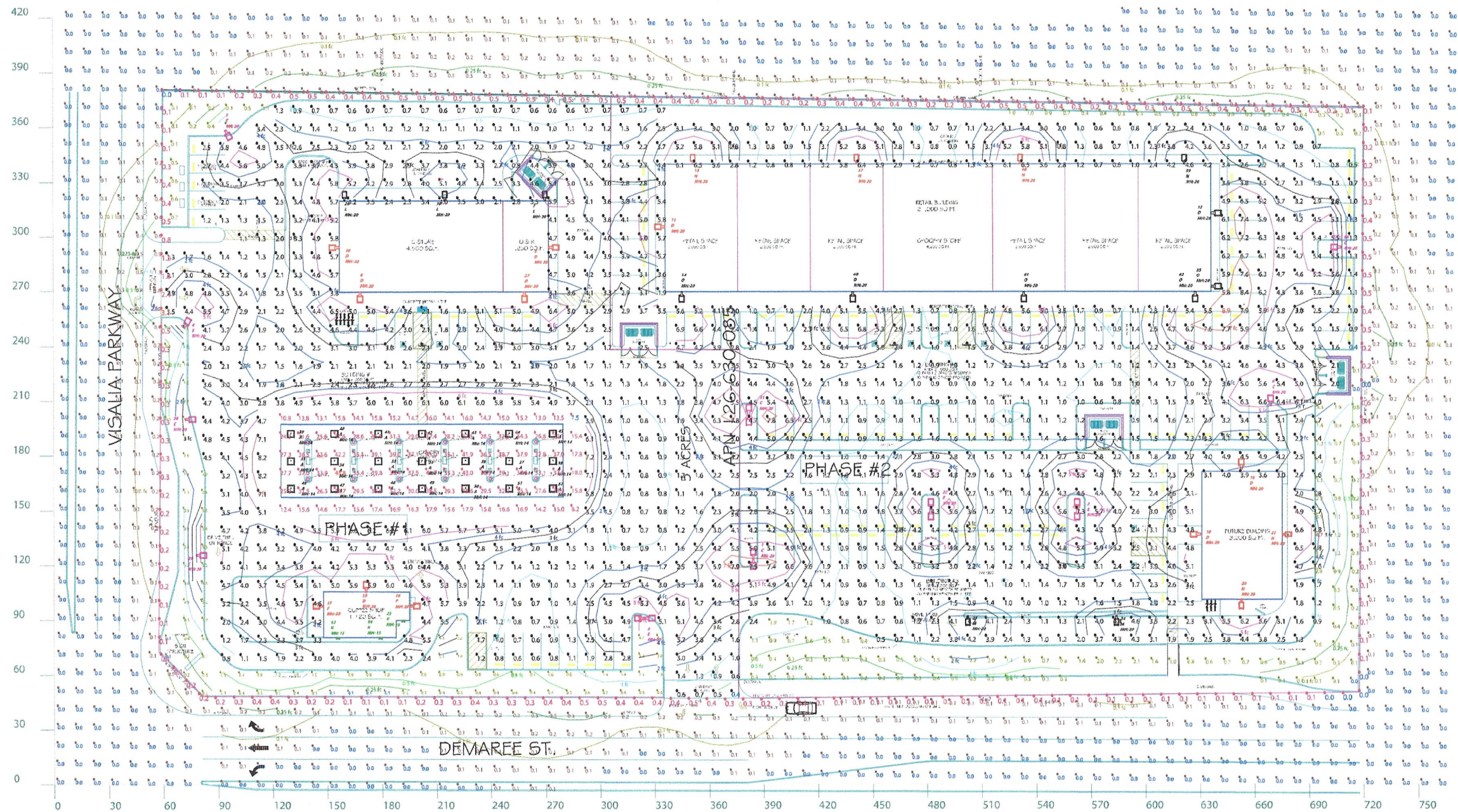
1-13-25

own:
LE

et Number:

L1

EXHIBIT F



Scale: 1 inch= 30 Ft.

PLOT TO 24"X36"PAG

[illegible]

Scale: as noted	PROJECT # 234013
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Date: 2/3/2025	CASE # 01381948
----------------	-----------------

Filename: Demaree Travel Plaza 013819480

Drawn By: Donald G. Andrews

Job Name:

Demaree Travel Plaza
Visalia, CA

Lighting Layout
Version D














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Prepared For:
Healy Mattos, Inc.
23898 Foley Street
Hayward, CA 94545
Tel: 510-785-5940

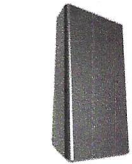
Filename: Z:\Job Files\Healy Maltos INC\CED\Modesto 104246\Demaree Travel Plaza 013819483.AGI

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Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Gas Station Canopy	Illuminance	Fc	27.21	43.8	7.5	3.63	5.84	Readings taken @ 0'-0" AFG	10	10	Horizontal
Landscape_SE	Illuminance	Fc	0.73	4.7	0.0	N.A.	N.A.	Readings taken @ 0'0" AFG	10	10	Horizontal
Landscape_SW	Illuminance	Fc	1.38	5.8	0.1	13.80	58.00	Readings taken @ 0'-0" AFG	10	10	Horizontal
Offsite	Illuminance	Fc	0.08	2.2	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	10	Horizontal
Property Line	Illuminance	Fc	0.31	3.1	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	N.A.	Horizontal
Site Pavement_Parking	Illuminance	Fc	2.93	8.9	0.4	7.33	22.25	Readings taken @ 0'-0" AFG	10	10	Horizontal

Luminaire Schedule All quotes/orders generated from this layout must be forwarded to the Local Rep Agency														
SYM	Qty	Tag	Label	ARR	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating	Mtg Ht	
	3	K	SLIM_12W_5000K	Single	2253	2253	1.000	Wall Mount 12w 5000k	15.4	15.4	46.2	B1-U0-G1	15	
	21	A	MASI16-80W_D10	Single	12207	12207	1.000	CAST METAL HOUSING, CAST METAL HEAT SINK, 1 WHITE CIRCUIT BOARD WITH 306 LEDS, C	86.3	86.3	1812.3	B3-U0-G1	14	
	3	L	ALED54TWM	Single	8095	8095	1.000	Wall Mount 60W @ 5000K	58	58	174	B1-U0-G2	20	
	2	M	ALED52T_40	Single	5812	5812	1.000	Pole Mount 40W @ 5000K	40.3	40.3	80.6	B2-U0-G1	20	
	5	H	ALED52TWM_60	Single	8081	8081	1.000	Wall Mount 60W @ 5000K	58	58	290	B2-U0-G1	20	
	1	N	ALED52TWM_40	Single	5812	5812	1.000	Wall Mount 40W @ 5000K	40.3	40.3	40.3	B2-U0-G1	20	
	3	E	ALEDM4T_78_x 2 @ 180°	Back-Back	10610	21220	1.000	78W_10,000 lm @ 5000K	75.2	150.4	451.2	B1-U0-G3	20	
	2	E	ALEDM4T_78	Single	10610	10610	1.000	78W_10,000 lm @ 5000K	75.2	75.2	150.4	B1-U0-G3	20	
	6	O	ALEDM4TWM_90	Single	12625	12625	1.000	Wall Mount 90W_12,000 lm @ 5000K	90.6	90.6	543.6	B1-U0-G3	20	
	2	F	ALEDM4TWM_78	Single	10610	10610	1.000	Wall Mount 78W_10,000 lm @ 5000K	75.2	75.2	150.4	B1-U0-G3	20	
	2	C	ALEDM3T_78_x 2 @ 180°	Back-Back	10603	21206	1.000	78W_10,000 lm @ 5000K	76	152	304	B1-U0-G2	20	
	4	C	ALEDM3T_78	Single	10603	10603	1.000	78W_10,000 lm @ 5000K	76	76	304	B1-U0-G2	20	
	8	D	ALEDM3TWM_78	Single	10603	10603	1.000	Wall Mount 78W_10,000 lm @ 5000K	76	76	608	B1-U0-G2	20	

Luminaire Tag Summary	
Tag	Qty
A	21
C	8
D	8
E	8
F	2
H	5
K	3
L	3
M	2
N	1
O	6



SLIM_12W_5000K



MASI16-80W_D10



ALED54TWM



ALED52T_40



ALED52TWM_60



ALED52TWM_40



ALEDM4T_78_x 2 @ 180°



ALEDM4T_78



ALEDM4TWM_90



ALEDM4TWM_78



ALEDM3T_78_x 2 @ 180°



ALEDM3T_78



PS4-11-20D2

NOTES:

* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific; our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International Intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, E2Layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.


* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

The Lighting Analysis, E2Layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package, and should not be relied upon for any purpose. Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Scale: as noted	PROJECT # 234013
Date: 2/3/2025	CASE # 01381948
Filename: Demaree Travel Plaza 01381948D-AGI	
Drawn By: Donald G. Andrews	

Job Name: Demaree Travel Plaza Visalia, CA
Lighting Layout Version D

Prepared For: Healy Matos, Inc. 23898 Foley Street Hayward, CA 94545 Tel: 510-785-5940
Filename: Z:\Job Files\Healy Matos INC\CED\Modesto 10-24-06\Demaree Travel Plaza\Working Files\AGI\Demaree Travel Plaza 01381948D-AGI



408 W 4th Street, New York, NY 10014
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Demaree Travel Plaza

Operational Statement Project Description

The proposed development is a mixed-use commercial project designed to serve the community by offering a variety of retail, dining, and fueling services. The site spans multiple buildings with distinct operational purposes, as outlined below:

Key Project Components

1. **Convenience Store (Building #1): - Owner Operate**
 - A 4,500 sq. ft. facility offering a range of on-the-go products, snacks, and beverages.
 - Includes outdoor seating to enhance customer experience and encourage pedestrian engagement.
 - Hours of Operation: 24 hours at the fueling pump, 7 days a week(possible) – most likely 5am – 10pm
 - Trash enclosures to be per city specification.
 - Employees: 6-8 max, (employee per shift 3-4 max)
2. **Quick Service Restaurant: - Leased by Independent operator**
 - A 1,250 sq. ft. restaurant provides fast, high-quality meals.
 - Convenient access and service optimized for quick turnover.
 - Hours of Operation: 10am -9pm
 - Employees: 6-8 max, employees per shift 3-4
3. **Fueling Station: - Owner operates at Convenience Store**
 - A canopied fueling area designed to efficiently serve customers with gasoline and other vehicle-related amenities will have recessed lighting and added architectural elements to match the theme of the rest of the development.
 - 6 Pumps Location, 12 fuel dispensers
 - There will be 3 EV charging stations.
 - Hours of Operation: 4am-10pm, 7 days a week (Card access only after hours)
4. **Fuel Storage/Tanks:**
 - The fuel tanks will be 2- 20,000-gallon underground tanks.
 - The underground fuel lines will not be located under any building
 1. They will serve the pumps at the fueling canopy.
5. **Coffee Shop with Drive-Thru: - Leased by Independent Operator**
 - A 1,120 sq. ft. coffee shop providing specialty coffee and light food options.
 - Drive-thru for enhanced customer convenience and operational efficiency.

6. Retail Stores (6 Units) (Building #2): - Leased by Independent Operator

- Six individual retail units, each measuring 2,800 sq. ft.
 - 1. Offers space for diverse tenants to cater to community needs.

7. Grocery Store: - Leased by Independent Operator

- A 4,200 sq. ft. grocery store providing fresh produce, pantry staples, and other essentials.
- Accompanied by 70 dedicated parking spaces to accommodate shoppers.

8. Future Development (Building #3): - Leased by Independent Operator

- A 3,000 sq. ft. building designed for future tenants with flexible use options.
- Features a drive-thru and outdoor seating area.
- 41 parking spaces designated for this building to ensure ample capacity.

Operational Details: - Leased by Independent Operator

- **Hours of Operation:**

Each facility will maintain hours consistent with its tenant's requirements, expected to range from early morning to late evening to maximize community access.

- **Parking and Accessibility:**

A total of 110 parking spaces across Buildings #2 and #3, alongside dedicated parking for each unit, ensures customer convenience and smooth traffic flow.

- **Sustainability Measures:**

The development incorporates energy-efficient building designs, stormwater management systems, and landscaping to minimize environmental impact and enhance aesthetics.

- **Community Integration:**

The project is designed to create a hub for residents, travelers, and businesses, fostering economic growth and providing essential goods and services in one centralized location.

- **Tenancy:** Note- No tenants have been acquired at this moment.

NOTICE OF A PROPOSED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Project Title: Conditional Use Permit No. 2020-07 and Tentative Parcel Map No. 2020-02

Project Description:

Conditional Use Permit No. 2020-07 is 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 5.00-acre parcel within the C-N (Neighborhood Commercial) Zone.

Tentative Parcel Map No. 2020-02 is a request by Chy Chau to subdivide a 5.00-acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone.

The project will include the construction of on and off-site improvements such as curb/gutter/sidewalk, development of parking lots and lighting, driveways and drive aisles, landscaping, noise restricting block walls, underground storage tanks, and installation of utilities, and improvements to turn lanes at the intersection of Demaree Street and Visalia Parkway.

Project Location: The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 121-630-085).

Contact Person: Cristobal Carrillo, Associate Planner. Phone: (559) 713-4443. Email: cristobal.carrillo@visalia.gov

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on October 27, 2025, at 7:00 p.m. in the City Hall Council Chambers located at 707 West Acequia Avenue, Visalia, California.

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


Reasons for Mitigated Negative Declaration: Initial Study No. 2020-12 has identified environmental impact(s) that may occur because of the project; however, with the implementation of mitigation measures identified, impact(s) will be reduced to a level that is less than significant. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA, and on the City website at https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp

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

ENVIRONMENTAL DOCUMENT NO. 2020-12

Comments on this proposed Mitigated Negative Declaration will be accepted from October 2, 2025, to October 22, 2025.

Date: September 26, 2025

Signed: 

Brandon Smith, AICP
Environmental Coordinator

MITIGATED NEGATIVE DECLARATION

Project Title: Conditional Use Permit No. 2020-07 and Tentative Parcel Map No. 2020-02.

Project Description:

Conditional Use Permit No. 2020-07 is 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 5.00-acre parcel within the C-N (Neighborhood Commercial) Zone.

Tentative Parcel Map No. 2020-02 is a request by Chy Chau to subdivide a 5.00-acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone.

The project will include the construction of on and off-site improvements such as curb/gutter/sidewalk, development of parking lots and lighting, driveways and drive aisles, landscaping, noise restricting block walls, underground storage tanks, and installation of utilities, and improvements to turn lanes at the intersection of Demaree Street and Visalia Parkway.

Project Location: The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 121-630-085).

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

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Location Map	(X)
Mitigation Measures	(X)
Local Transportation Analysis	(X)
Health Risk Assessment	(X)
Noise Study	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:


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

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

APPROVED
Brandon Smith, AICP
Environmental Coordinator

By: 

Date Approved: September 26, 2025

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Project Name and Description:

Conditional Use Permit No. 2020-07 is 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 5.00-acre parcel within the C-N (Neighborhood Commercial) Zone.

Tentative Parcel Map No. 2020-02 is a request by Chy Chau to subdivide a 5.00-acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone.

The project will include the construction of on and off-site improvements such as curb/gutter/sidewalk, development of parking lots and lighting, driveways and drive aisles, landscaping, noise restricting block walls, underground storage tanks, and installation of utilities, and improvements to turn lanes at the intersection of Demaree Street and Visalia Parkway.

The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 121-630-085).

B. Identification of the Environmental Setting:

The project area is composed of one parcel totaling 5.00 acres. The parcel is currently vacant with moderate right of way improvements consisting of curb, gutter, and a curb ramp, street light, and two traffic signals at the southeast corner of West Visalia Parkway and South Demaree Street. The project site is directly bounded to the north by West Visalia Parkway (a four-lane minor arterial street) and to the west by South Demaree Street (a four lane minor arterial street). Development surrounding the project site consists of single family residential subdivisions to the north, single and multifamily residential subdivisions to the east, scattered residences and vacant land to the south, and scattered residences and agricultural land to the west.

The surrounding uses, Zoning, and General Plan are as follows:

	General Plan (2014 Land Use)	Zoning (2017)	Existing uses
North:	Residential Low Density	R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)	Single family residences, Los Pinos Subdivision, Gunn Ranch Subdivision.
South:	Public/Institutional	Tulare County Jurisdiction, AE-20 (Exclusive Agricultural, 20 acre minimum)	Vacant land, single family residences.
East:	Residential Medium Density	R-M-2 (Multifamily Residential, 3,000 square foot minimum site area per dwelling)	Multifamily residences, Southern Highlands Subdivision.

West:	Residential Medium Density	Tulare County Jurisdiction, AE-20	Agricultural land, single family residence.
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Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment will be provided by the City of Visalia upon the development of the area.

C. Plans and Policies:

The General Plan Land Use Diagram, adopted October 14, 2014, designates the site as Commercial Neighborhood and the Zoning Map, adopted in 2017, designates the site as C-N (Neighborhood Commercial). The proposed development is consistent with the Land Use Element of the General Plan, and consistent with the standards for commercial zones development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.18.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project that cannot be mitigated to a *less than significant impact*. The City of Visalia Land Use Element and Zoning Ordinance contain policies and regulations that are designed to mitigate impacts to a level of non-significance.

III. MITIGATION MEASURES

The following mitigation measures, which are listed below under IV. Mitigation Monitoring Program, will reduce potential environmental impacts related to noise impacts to a less than significant level as described below:

Transportation / Traffic – A Local Transportation Analysis prepared for the proposed project (ref.: Demaree Travel Plaza Local Transportation Analysis. CR Associates, August 2025) has concluded that roadway operating conditions for intersections and roadways in the vicinity of the project area either are or will be significantly impacted with the addition of the proposed project. To ensure that intersections and roadways will operate at acceptable LOS “D” or better through the year 2031, the report recommends mitigation to be incorporated into the project.

Noise – A Noise Study was prepared for the proposed project [ref.: Noise Study – Demaree Travel Plaza (SPR No. 2023-130, CUP No. 2020-07, and TPM No. 2020-02). Impact Sciences, Inc., July 15, 2025]. The Noise Study concluded that exterior noise levels would not exceed Visalia Municipal Code noise standards during the daytime or nighttime, and that operational noise levels associated with the project would be below ambient noise levels produced by existing environmental conditions. Lastly, the Noise Study concluded that with the implementation of mitigation measures to limit when loading and unloading activities can occur, the project will not disrupt nearby residential uses, in accordance with the standards contained in the City’s Noise Element and Ordinance.

Staff has incorporated the above recommendations as required mitigation measures, as indicated in Section IV (Mitigation Monitoring Program) below. The City of Visalia Zoning Ordinance also contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance.

IV. MITIGATION MONITORING PROGRAM

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
<p>Transportation / Traffic Impact Mitigation Measure 1.1: South Demaree Street and West Visalia Parkway</p> <p>To improve traffic operations at this intersection, the following improvements shall be implemented:</p> <ul style="list-style-type: none"> • Restripe the eastbound approach within the existing 48-foot width between median to the edge of the curb with the following lane configuration: <ul style="list-style-type: none"> ○ One (1) left-turn pocket: 11-foot width/150-foot length lane. ○ Two (2) through lanes: 12-foot width lanes. ○ One (1) exclusive right turn lane: 11-foot width/250-foot length lane. 	Project Applicant	Mitigation shall be enforced and improvements completed prior to final occupancy of any building within the first phase of development.
<p>Transportation / Traffic Impact Mitigation Measure 1.2: South Demaree Street and West Visalia Parkway</p> <p>To improve traffic operations at this intersection, the following improvements shall be implemented:</p> <ul style="list-style-type: none"> • Westbound Left: Since the project adds trips to the affected movements, the intersection queue storage lane for the westbound-left approach should be extended to 425 feet to accommodate the calculated queue. However, the maximum extension feasible for this turning movement is approximately 50 feet due to the following: <ul style="list-style-type: none"> ○ City requirement of a 120-foot bay taper. ○ Physical conflict with existing eastbound left-turn pocket at the Silvervale Street and Visalia Parkway intersection. <p>Therefore, the westbound left-turn pocket shall be extended by 50 feet with a 120-foot bay taper, which will require striping for the turn pocket and adjustment to the existing raised median along Visalia Parkway.</p>	Project Applicant	Mitigation shall be enforced and improvements completed prior to final occupancy of any building within the first phase of development.

<ul style="list-style-type: none"> • Southbound Left: Based on Section 4D.107 of the CA-MUTCD, if left-turn volume is 300 or more vehicles per hour, consideration should be given to a two-lane left-turn. Under Five-Year Cumulative with Project conditions, the peak hour volume associated with the southbound left-turn is 261 vehicles during the AM peak hour and 311 during the PM peak hour. Therefore, since the PM peak volume surpasses the threshold for consideration, the intersection shall be reconfigured with the addition of a second southbound left-turn lane. The design of the dual southbound dual left-turn configuration shall be designed satisfactorily to the City traffic engineer. 		
Noise Impact Mitigation Measure 2.1: Commercial loading and unloading for all commercial and retail uses shall be limited to hours of 6:00 AM to 7:00 PM.	Project Applicant	Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during operation.

V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

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

VI. SUPPORTING DOCUMENTATION

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

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

- City of Visalia Sewer System Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.
- Demaree Travel Plaza Local Transportation Analysis. CR Associates, August 2025.
- Noise Study – Demaree Travel Plaza (SPR No. 2023-130, CUP No. 2020-07, and TPM No. 2020-02). Impact Sciences, Inc., July 15, 2025.
- Health Risk Assessment – Demaree Travel Plaza (SPR No. 2023-130). Impact Sciences, Inc., February 20, 2025.

VII. NAME OF PERSON WHO PREPARED INITIAL STUDY



Cristobal Carrillo
Associate Planner



Brandon Smith, AICP
Environmental Coordinator

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Name of Proposal	Conditional Use Permit No. 2020-07 and Tentative Parcel Map No. 2020-02.		
NAME OF PROPONENT:	Chy Chau	NAME OF AGENT:	Jessika Osuna
Address of Proponent:	P.O. Box 6638 Visalia, CA 93290	Address of Agent:	Magallon Construction Company, Inc. 7035 Hughson Avenue Hughson, CA 95326
Telephone Number:	559-799-3288	Telephone Number:	209-883-4483
Date of Review	September 24, 2025	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

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

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

II. AGRICULTURAL RESOURCES

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

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

- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

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

XIV. POPULATION AND HOUSING

Would the project:

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION / TRAFFIC

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

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

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

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

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The proposed project is new commercial construction which will meet City standards for setbacks, landscaping and height restrictions. This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista, but views of the range will not be adversely impacted or significantly altered by the project.

Retail uses that include gas stations, restaurants, and retail uses are considered compatible in commercial areas where potential impacts can be addressed through the Conditional Use Permit process. The project site is located along Demaree Street and Visalia Parkway, which are designated arterial roadways. The City's General Plan Land Use Map designates the site as Commercial Neighborhood. Staff believes that the proposed use is consistent in nature and character with existing and future uses surrounding the project site, subject to the inclusion of mitigation measures and the conditions of project approval for this project.

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

- b. There are no scenic resources on the site.
- c. The project site is located within an urbanized area and the city has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will create new sources of light that are typical of commercial development. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties.

Conceptual photometric plans and lighting specs for the use have been prepared and provided by the project proponent, demonstrating that lighting fixtures installed throughout will be directed toward the interior of the site, to avoid direct illumination spilling beyond the site boundaries into the adjacent residential uses, as required under Section 17.30.015.G of the Zoning Ordinance. Compliance with the City's Zoning Ordinance standards will be verified upon installation and prior to operation of the use. Therefore, impacts to lighting will be less than significant.

II. AGRICULTURAL RESOURCES

- a. The project is not located on property that is identified by the California Department of Conservation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, but is located on property that is listed as Farmland of Local Importance. The project site is currently vacant, and has not been used for agricultural production

since at least 2007. Though the site is located on Farmland of Local Importance, the development is in accordance with the 2030 General Plan. The site is within the Tier 1 Urban Development Boundary and is designated as Neighborhood Commercial by the General Plan.

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

- b. The project is not located on property that is party to a Williamson Act contract. Existing City zoning for the area is C-N (Neighborhood Commercial). As such, there is no conflict with zoning for agricultural use. Furthermore, the project site is located within the Tier 1 Urban Development Boundary, and thus is exempt from the requirements of the Agricultural Land Preservation Program (Visalia Municipal Code Chapter 18.04).
- c. There is no forest land or timberland currently located on the site, nor does the site conflict with a zoning for forest land, timberland, or timberland zoned timberland production.
- d. There is no forest or timberland currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant, within the City of Visalia's Urban Development Boundary, and inside the City limits may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control

District (SJVAPCD). The project does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan and will therefore be a less than significant impact.

- b. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project will contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also, the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

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

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

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

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

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

Residences located to the north and east of the proposed project are considered sensitive receptors susceptible to air quality impacts from the proposed use. As a result, a Health

Risk Assessment (HRA) was submitted. Specifically, the HRA analyzed potential impacts produced by the proposed gasoline service station on nearby sensitive receptors. This included analysis of compliance with state, regional, and local regulations (including SJVAPCD Rule 4621 and Rule 4622) and a screening level assessment for impacts to sensitive receptors. The HRA identifies residences located within 75 meters (246 feet) of the fuel pumps as the nearest sensitive receptors. The analysis in the HRA states that the Project would not exceed the thresholds of significance established by the SJVAPCD, and is in compliance with state, regional, and local regulations, including Rule 4621 and 4622. Therefore, impacts associated with health risks would be less than significant and no mitigation measures are required.

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

IV. BIOLOGICAL RESOURCES

- a. The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

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

- b. The project is not located within an identified sensitive riparian habitat or other natural community. Packwood Creek is located approximately 640 feet south of the project site and will not be affected by the proposed development.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain sensitive natural communities may be directly or indirectly affected by future development within the General Plan Planning Area, particularly valley oak woodlands and valley oak riparian woodlands. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies and being that the project is not located within or adjacent to an identified sensitive riparian habitat or other natural community, including woodlands, impacts on woodlands will be less than significant.

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

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR).

The EIR concluded that certain protected wetlands and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-3 of the EIR, that together work to reduce the potential for impacts on wetlands and other waters located within the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- d. This development would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation of these policies, impacts on wildlife movement corridors will be less than significant.

- e. The project will not conflict with any local policies or ordinances protecting biological resources. The City of Visalia has a municipal ordinance in place to protect valley oak trees; however, no oak trees exist on the site.
- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

- a. At the request of the Santa Rosa Rancheria Tachi-Yokut Tribe, a records search was conducted from the Native American Heritage Commission (NAHC) Sacred Lands File. The results of the search were negative. At present there are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development, all work will cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development, all work will cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known human remains buried in the project vicinity. If human remains are unearthed during development, all work will cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

VI. ENERGY

- a. Development of the site will require the use of energy supply and infrastructure. However, the use of energy will be typical of that associated with commercial development associated with the underlying zone. Furthermore, the use is not considered the type of use or intensity that would result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation. The project will be required to comply with California Building Code Title 24 standards for energy efficiency.

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

- b. The project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. The proposed project will comply with all state and local policies related to energy efficiency.

VII. GEOLOGY AND SOILS

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

VIII. GREENHOUSE GAS EMISSIONS

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

The City has also prepared and adopted a Climate Action Plan (CAP) which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

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

- b. California passed the California Global Warming Solutions Act of 2006. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. Under AB 32, CARB must adopt regulations by January 1, 2011, to achieve reductions in GHGs to meet the 1990 emission cap by 2020. On December 11, 2008, CARB adopted its initial Scoping Plan, which functions as a roadmap of CARB's plans to achieve GHG reductions in California required by AB 32 through subsequently enacted regulations. CARB's 2017 Climate Change Scoping Plan builds on the efforts and plans encompassed in the initial Scoping Plan.

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

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment that could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There is one school (Cottonwood Creek Elementary) that is located approximately one-quarter mile east of the project. However, there is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites within one-quarter mile of school sites. A Health Risk Assessment submitted with the project to evaluate impacts from the proposed service station on nearby sensitive receptors determined that the project would not exceed the thresholds of significance established by the SJVAPCD, and would be in compliance with state, regional, and local regulations. Therefore, impacts associated with health risks would be less than significant and no mitigation measures are required.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.

- e. The proposed Project is located approximately 4 miles southeast of the nearest public airport (Visalia Municipal Airport). However, according to the Airport Master Plan, the Project Site is located outside of the Airport Influence Area. As such, there are no restrictions for the proposed project related to Airport Zone requirements, and implementation of the proposed Project would not result in a safety hazard for people residing or working in the Project area.
- f. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- g. There are no wild lands within or near the project area.

X. HYDROLOGY AND WATER QUALITY

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

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

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

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

- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project site will be served by a water lateral for domestic, irrigation, and fire protection use

The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. The project will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

- c.
- i. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.

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

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

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

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

Lastly, the project will be required to meet the City's improvement standards for directing storm water runoff to the City's storm water drainage system consistent with the City's adopted City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.

- d. The project area is located sufficiently inland and distant from bodies of water, and outside potentially hazardous areas for seiches and tsunamis. The site is also relatively flat, which will contribute to the lack of impacts by mudflow occurrence. Therefore there will be no impact related to these hazards.
- e. The project will not conflict with or obstruct implementation of a water quality plan or sustainable groundwater management plan. The General Plan contains multiple policies that address the issue under Impact 3.6-1, and the County of Tulare maintains the Tulare County Hazard Mitigation Plan and a Mass Evacuation Plan that will help to reduce the impact. The project will comply with all applicable rules and regulations regarding water quality and groundwater management and there is no impact.

XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The site is vacant and would not result in development that would split existing urban areas. The General Plan Land Use Diagram designates the project area as Neighborhood Commercial. The Zoning Map designates the site as C-N (Neighborhood Commercial), which is consistent with the General Plan Land Use Designation of Neighborhood Commercial as identified in Table 9-1 "Consistency Between the Plan and Zoning" of the General Plan. Commercial centers that include retail shops, convenience stores, gas stations, and drive-thru restaurants are considered compatible uses in commercial areas where potential impacts can be addressed through the conditional use permit process. The site is located along Demaree Street and Visalia Parkway, both designated arterial roadways.

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

- b. The project site is within the Urban Development Boundary Tier 1. Development of commercial lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policies LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

The project as a whole does not conflict with any land use plan, policy or regulation of the City of Visalia. The site's General Plan Land Use Designation of Neighborhood Commercial and the Zoning Designation of C-N (Neighborhood Commercial) are consistent with each other based on the underlying allowed land uses and density ranges as identified in Table 9-1 "Consistency between the Plan and Zoning" of the General Plan. The City of Visalia's Zoning Ordinance allows for commercial development as a permitted use, though the service station and drive-thru restaurants within 250 feet of residential require a Conditional Use Permit.

Lastly, the proposed project will be consistent with the Land Use Element of the General Plan, including Policies LU-P-62, LU-P-65, and LU-P-67 for Neighborhood Commercial development, and consistent with the standards for commercial development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapters 17.18 and 17.30.

XII. MINERAL RESOURCES

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

XIII. NOISE

- a. A noise study for the project was conducted by Impact Sciences, Inc. The study determined that the project's drive-thru and loading/unloading operations would not exceed Visalia Municipal Code noise standards during the daytime or nighttime and that noise levels from operation of the use would be imperceptible given the existing environmental conditions. Furthermore, as demonstrated in Table 5 and Attachment C of the noise study, placement of a 7-foot tall concrete wall along the eastern property boundary of the project site, as already required by City of Visalia Zoning Ordinance development standards between residential and commercial uses, will attenuate noise levels from loading and unloading activities experienced at the residences to the east of the project site. This, coupled with implementation of a mitigation measure limiting loading and unloading activities to daylight hours between 6:00 a.m. and 7:00 p.m. will ensure that nearby residential uses are not disrupted during nighttime hours.

Noise levels will increase temporarily during the construction of these facilities but shall remain within noise limits and will be restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance.

Temporary increase in ambient noise levels is considered to be less than significant.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With the implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive land uses would be less than significant.

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

XIV. POPULATION AND HOUSING

- a. The project will not directly induce substantial unplanned population growth that is in excess of that planned in the General Plan.
- b. Development of the site will not displace any housing or people on the site. The area being developed is currently vacant.

XV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Station 52, located approximately 1.25 miles northeast of the property, and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will not generate new students for which existing schools in the area may accommodate.
 - iv. Current park facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XVI. RECREATION

- a. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment. Nor will the project increase the use of existing neighborhood and regional parks as no residential uses are proposed.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse

physical effect on the environment.

XVII. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development of the site will result in increased traffic in the immediate area; but will not cause a substantial increase in traffic Citywide. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for Neighborhood Commercial urban use.

A traffic study [Demaree Travel Plaza – Local Transportation Analysis. CR Associates, August 2025] has been provided by the applicant, for the purpose of analyzing traffic conditions related to the Demaree Travel Plaza development (Project).

The project trip generation was estimated using the Institute of Transportation of Engineers (ITE) Trip Generation Manual (11th Edition), consistent with the City of Visalia's Procedures for Traffic Impact Analysis (PTIA). Additionally, appropriate pass-by trip reductions were applied for land uses, if applicable, based on ITE pass-by trip reductions and coordination with the City of Visalia.

The Proposed Project is expected to generate approximately 6,813 daily trips with 421 AM (218-in/203-out) peak hour trips and 403 PM (203-in/200-out) peak hour trips.

The following seven (7) roadway segments and nine (9) study intersections were selected for analysis:

Roadway Segments

- Demaree Street, north of Caldwell Avenue – City of Visalia
- Demaree Street, between Caldwell Avenue and Visalia Parkway – City of Visalia
- Demaree Street, between Visalia Parkway and Avenue 272 – County of Tulare
- Caldwell Avenue, west of Demaree Street – City of Visalia
- Caldwell Avenue, east of Demaree Street – City of Visalia
- Visalia Parkway, west of Demaree Street – City of Visalia
- Visalia Parkway, east of Demaree Street – City of Visalia

Intersections

- Demaree Street & Caldwell Avenue (Signal) – City of Visalia
- Demaree Street & Packwood Avenue (Signal) – City of Visalia
- Chinowth Street & Visalia Parkway (SSSC) – City of Visalia

- Demaree Street & Visalia Parkway (Signal) – City of Visalia
- Dans Street & Visalia Parkway (AWSC) – City of Visalia
- County Center Drive & Visalia Parkway (SSSC) – City of Visalia
- Demaree Street & Avenue 272 (Signal) – County of Tulare
- Project Driveway #1 & Visalia Parkway (SSSC)¹ – City of Visalia
- Demaree Street & Project Driveway #2 (SSSC)¹ – City of Visalia

Note:

SSSC = Side-Street Stop-Controlled

AWSC = All-Way Stop-Controlled

¹ This intersection provides project access and does not currently exist; therefore, analysis provided under "with Project" scenarios only.

The level of service (LOS) analysis conducted as a part of this study was used to evaluate the effects of the Proposed Project on the circulation network and used as a metric for measurement of effective movements within the City. It is important to note that a portion of the project study area resides within the County of Tulare jurisdiction. Study facilities within the City of Visalia were evaluated using City of Visalia standards. The study facilities that reside outside City jurisdiction were evaluated using County of Tulare standards.

Based upon the analysis within the study for the implementation of the Proposed Project, improvement requirements are needed to improve the LOS to acceptable or pre-project conditions.

The study concluded regarding roadway segment analysis that no improvements are required.

The study concluded regarding intersections that since implementation of the Proposed Project would deteriorate LOS to unacceptable levels or further deteriorate traffic operations at a study intersection already operating as unacceptable LOS, improvements would be required at the following two (2) intersections:

- Demaree St & Visalia Pkwy – To improve traffic operations at this intersection, the following improvements would need to be implemented:
 - Restripe the eastbound approach within the existing 48-foot width between median to the edge of the curb with the following lane configuration:
 - One (1) left-turn pocket: 11-foot width/150-foot length lane
 - Two (2) through lanes: 12-foot width lanes
 - One (1) exclusive right turn lane: 11-foot width/250-foot length lane

With the improvements listed above, the affected intersection under Five-Year Cumulative with Project

conditions would operate at acceptable LOS during both the AM and PM peak hours.

Since implementation of the Proposed Project would make the intersection queue to extend past the available storage, improvements would be required at the following intersection:

- Demaree St & Visalia Pkwy – To improve traffic operations at this intersection, the following improvements would need to be implemented:
 - Westbound Left: Since the project adds trips to the affected movements, the intersection queue storage lane for the westbound-left approach should be extended to 425 feet to accommodate the calculated queue. However, the maximum extension feasible for this turning movement is approximately 50 feet due to the following:
 - City requirement of a 120-foot bay taper
 - Physical conflict with existing eastbound left-turn pocket at the Silvervale Street and Visalia Parkway intersection.

Therefore, it is recommended that the westbound left-turn pocket be extended by 50 feet with a 120-foot bay taper, which would require striping for the turn pocket and adjustment to the existing raised median along Visalia Parkway.

- Southbound Left: Based on Section 4D.107 of the CA-MUTCD, if left-turn volume is 300 or more vehicles per hour, consideration should be given to a two-lane left-turn. Under Five-Year Cumulative with Project conditions, the peak hour volume associated with the southbound left-turn is 261 vehicles during the AM peak hour and 311 during the PM peak hour. Therefore, since the PM peak volume surpasses the threshold for consideration, it is recommended that the intersection be reconfigured with the addition of a second southbound left-turn lane. The design of the dual southbound dual left-turn configuration should be designed satisfactorily to the City traffic engineer.

With the improvements listed above, the affected intersection under Five-Year Cumulative with Project conditions would increase left-turn storage capacity for the westbound and southbound approaches.

Furthermore, based on the City of Visalia VMT Thresholds and Implementation Guidelines adopted on March 15, 2021, the Proposed Project would be screened out from conducting a detailed VMT analysis based on the following criteria:

- The project involves local-serving retail space of less than 50,000 square feet.

- Mixed-use project consistent with the City's General Plan and located within green-colored VMT zones (per City of Visalia VMT screening map), are presumed to have similar low VMT profiles and could be screened out from further VMT analysis.

Since the Proposed Project is consistent with the City's General Plan, consist of local-serving retail space, and is located within a green-colored VMT zone per the City of Visalia VMT screening map for mixed-used developments, a detailed VMT analysis is not required. Therefore, the Proposed Project may be presumed to have a less than significant VMT impact.

- c. There are no planned geometric designs associated with the project that are considered hazardous.
- d. The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe. Tribal notification was circulated in accordance with Assembly Bill (AB) 52. A response was received from the Santa Rosa Rancheria Tachi Yokut Tribe. At the request of the Santa Rosa Rancheria Tachi-Yokut Tribe, a records search was conducted from the Native American Heritage Commission (NAHC) Sacred Lands File. The results of the search were negative.

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

Pre-consultation letters were sent to local tribes in accordance with AB 52, providing tribes with a 30-day early review period. Staff received correspondence from the Santa Rosa Rancheria Tachi Yokut Tribe. At the request of the Santa Rosa Rancheria Tachi-Yokut Tribe, a records search was conducted from the Native American Heritage Commission (NAHC) Sacred Lands File. The results of the search were negative.

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

XIX. UTILITIES AND SERVICE SYSTEMS

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has

more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.

The development onsite will be required to install City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.

- b. The California Water Service will provide water services for the project, and previously issued a Will Serve Letter in March 2020. As a condition to development, the applicant shall be required to obtain a new Will Serve Letter from the California Water Service prior to development occurring.
- c. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- d. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- e. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XX. WILDFIRE

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. This initial study/mitigated negative declaration found the project could have significant impacts on transportation / traffic and noise. However, implementation of the identified mitigation measures for each respective section would ensure that impacts are less than significant with mitigation incorporation.

Furthermore, this site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made

- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted

mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

- c. This site was evaluated in the Program EIR (SCH No.

2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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



Brandon Smith, AICP
Environmental Coordinator

September 25, 2025

Date

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

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 Ambient 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 PM_{2.5} 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 PM_{2.5} 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 uptake 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 NO_x and PM_{2.5} 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 NO_x 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 NO_x 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

Memorandum

To: Cristobal Carrillo, Associate Planner
City of Visalia, Planning and Community Preservation Department
Job No. 1580.002
From: Brett Pomeroy, Associate Principal, Impact Sciences
Subject: Environmental Document No. 2020-12 for CUP No. 2020-07 and
Tentative Parcel Map No. 2020-02
Date: November 10, 2025

INTRODUCTION

An Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Conditional Use Permit No. 2020-07 and Tentative Parcel Map No. 2020-02 (Project) was published on September 26, 2025. The publication included a Notice of Intent (NOI) to adopt the MND. In accordance with Sections 15105 and 15073 of the *State California Environmental Quality Act (CEQA) Guidelines*, the IS/MND was made available for public review and comment for 20 days beginning on October 2, 2025 and ending on October 22, 2025. On October 22, 2025, a comment letter from the San Joaquin Valley Air Pollution Control District (SJVAPCD or District) was submitted regarding the Project IS/MND (see **Attachment A, SJVAPCD Public Comment Letter**). Section 15074(b) of the *CEQA Guidelines* states:

"Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis."

This memorandum provides responses to SJVAPCD comments and demonstrates that none of the public comments offer substantial evidence that the Project will have a significant effect on the environment.

RESPONSES TO COMMENTS

Response to Comment No.1 (Project Related Emissions)

This comment recommends the Project's construction and operational related emissions be assessed to ensure the most accurate assessment of air quality impacts. As such, the Project's construction and operational air quality emissions were estimated with the California Emissions Estimator Model (CalEEMod) based on the project description contained in the IS/MND and with input from the Project Applicant. All emission sources that are

reasonably foreseeable due to Project construction and operation were accounted for. The CalEEMod data and associated assumptions are included as **Attachment B, Air Quality Data**. As shown in Tables 1 and 2 below, emissions generated during the construction and operation of the Project would not exceed any of the SJVAPCD thresholds of significance. Therefore, the Project would not result in a cumulatively considerable increase of any criteria air pollutant for which the Project region is in nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant, and no mitigation measures are required.

Table 1
Construction Emissions – Tons Per Year (TPY)

Construction Year	ROG	NOx	CO	SO ₂	PM10	PM2.5
2026	0.24	1.24	1.49	<0.01	0.09	0.06
SJVAPCD Threshold	10	10	100	27	15	15
<i>Exceed?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Table 2
Operational Emissions – Tons Per Year (TPY)

Source	ROG	NOx	CO	SO ₂	PM10	PM2.5
Mobile	3.89	1.83	12.80	0.02	1.25	0.31
Area	0.15	<0.01	0.12	<0.01	<0.01	<0.01
Energy	<0.01	0.05	0.04	<0.01	<0.01	<0.01
<i>Total</i>	<i>4.04</i>	<i>1.87</i>	<i>13.0</i>	<i>0.02</i>	<i>1.25</i>	<i>0.31</i>
SJVAPCD Threshold	10	10	100	27	15	15
<i>Exceed?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Response to Comment No.1a (Construction Emissions)

This comment recommends the Project utilize the cleanest available off-road construction equipment to reduce impacts from construction-related diesel exhaust emissions. As demonstrated above, Project construction would not exceed SJVAPCD thresholds of significance and no mitigation is required. The City will encourage the construction contractors to utilize the cleanest available off-road construction equipment, to the extent feasible.

Response to Comment No. 2 (Health Risk Screening/Assessment)

This comment acknowledges that a Health Risk Assessment (HRA) was performed for the gasoline service station and notes the Project also includes retail development in addition to the gasoline service station. As such, this comment recommends the HRA be revised to ensure the analysis is representative and adequately reflects the Project's potential air quality impacts from all operational sources. The comment correctly notes that a screening level HRA was performed for the gasoline service station, which found impacts to be less than significant and no

mitigation required. The gas station HRA was performed based on the Project Applicant's estimate of annual gasoline anticipated to be dispensed on site.

Based on our review of SJVAPCD's comment letter (Comment 5), it appears that the District is requesting the HRA includes potential emissions related to under-fired charbroilers. All other sources of operational air quality emissions would be associated with typical commercial and retail development projects, and such emissions were estimated with CalEEMod. As shown above, air quality emissions would not exceed SJVAPCD thresholds of significance.

With respect to under-fired charbroilers, the Project is in its preliminary planning stages, and it would be speculative at this time to estimate potential emissions from these sources. The Project Applicant has stated it is currently unknown which tenants will operate at the proposed restaurant spaces. In order to provide meaningful air quality emission estimates associated with under-fired charbroilers, important data points such as the equipment type, the type of foods cooked, and amount of food cooked are needed. As we do not know these details, we cannot provide estimates at this time. However, it is anticipated that typical fast-food franchises would operate the restaurant spaces and it is not expected these uses would generate substantive air quality emissions. Furthermore, all restaurant operators would be subject to all applicable SJVAPCD Rules, including Rule 4692 (Commercial Charbroiling), which would ensure lawful operation of all proposed restaurant uses. The Project does not propose additional land uses that would generate substantive on-site toxic air contaminants and no further response is required.

Response to Comment No. 3 (Ambient Air Quality Analysis)

The comment recommends an Ambient Air Quality Analysis (AAQA) be performed for the Project if emissions exceed 100 pounds per day of any pollutant. As shown in **Attachment B (Air Quality Data)**, Project emissions would not exceed 100 pounds per day for all pollutants during construction or operation. As shown in **Attachment B**, Project construction would generate a maximum of 18.5 pounds per day of CO during construction (i.e., highest pollutant during construction), and a maximum of 90.8 pounds per day of CO during operation (i.e., highest pollutant during operation). Furthermore, the IS/MND states the Project Site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development analyzed in the General Plan Update EIR will result in increases in construction and operation-related criteria pollutant impacts, which were disclosed as significant and unavoidable. It is important to note that the proposed development is consistent with the Land Use Element of the General Plan and is consistent with the standards for commercial zones development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.18. The Project's discretionary actions are related to a conditional use permit and tentative parcel map for subdivision purposes. As such, Project emissions have already been accounted for and disclosed under General Plan buildout, and because Project emissions would not exceed 100 pounds per day of any pollutant, an AAQA is not required for the Project.

Response to Comment No. 4 (Voluntary Emission Reduction Agreement)

This comment states that 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). As demonstrated above, the Project would not generate significant impacts during construction or operation. Therefore, a VERA is not required.

Response to Comment No. 5 (Under-fired Charbroilers)

See Response to Comment 2.

Response to Comments No. 6 through No. 11

These comments make recommendations and suggestions for the Project related to features such as vegetative barriers, urban greening, gardening equipment, solar panels, and electric vehicle charging. The comments also summarize the potentially applicable District rules and regulations that the Project may be subject to. As demonstrated in the responses above, the Project would not exceed any thresholds of significance during construction or operation, air quality impacts would be less than significant, and no mitigation measures are required. The Project would also be compliant with all applicable District rules and regulations. The District's comments and suggestions will be forwarded to the decision makers for their consideration. No further response is required.

CONCLUSION

The comments provided by SJVAPCD do not present any new CEQA issues or necessitate revisions to the conclusions of the IS/MND. They also do not provide substantial evidence or a fair argument indicating that additional CEQA review is warranted or that the Project could result in significant environmental effects.

Sincerely,
IMPACT SCIENCES, INC.



Brett Pomeroy
Associate Principal

Attachments:

A - San Joaquin Valley Air Pollution Control District Public Comment Letter

B - Air Quality Data

ATTACHMENT A

**San Joaquin Valley Air Pollution Control District
Public Comment Letter**

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

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 Ambient 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 PM_{2.5} 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 PM_{2.5} 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 uptake 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 NO_x and PM_{2.5} 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 NO_x 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 NO_x 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

ATTACHMENT B
Air Quality Data

Demaree Travel Plaza Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Demaree Travel Plaza
Construction Start Date	1/2/2026
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	1.90
Precipitation (days)	24.4
Location	36.330269830237995, -119.29216078452595
County	Tulare
City	Visalia
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2703
EDFZ	9
Electric Utility	Eastside Power Authority
Gas Utility	Southern California Gas
App Version	2022.1.1.30

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Gasoline/Service Station	6.00	Pump	0.02	4,500 107	0.00	—	—	—

Fast Food Restaurant with Drive Thru	3.00	1000sqft	0.07	3,000	0.00	—	—	—
Fast Food Restaurant with Drive Thru	1.25	1000sqft	0.03	1,250	0.00	—	—	—
Fast Food Restaurant with Drive Thru	1.12	1000sqft	0.03	1,120	0.00	—	—	—
Strip Mall	21.0	1000sqft	0.48	21,000	32,362	—	—	—
Parking Lot	150	Space	1.35	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.28	1.07	8.74	10.5	0.02	0.29	0.09	0.38	0.27	0.02	0.29	—	1,969	1,969	0.08	0.03	0.48	1,982
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.41	9.08	14.1	18.5	0.03	0.58	2.82	3.40	0.53	1.35	1.88	—	3,163	3,163	0.13	0.05	0.02	3,180
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.45	1.29	6.82	8.15	0.02	0.24	0.23	0.47	0.22	0.10	0.32	—	1,508	1,508	0.06	0.02	0.15	1,517

Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.26	0.24	1.24	1.49	< 0.005	0.04	0.04	0.09	0.04	0.02	0.06	—	250	250	0.01	< 0.005	0.02	251

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.28	1.07	8.74	10.5	0.02	0.29	0.09	0.38	0.27	0.02	0.29	—	1,969	1,969	0.08	0.03	0.48	1,982
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	9.41	9.08	14.1	18.5	0.03	0.58	2.82	3.40	0.53	1.35	1.88	—	3,163	3,163	0.13	0.05	0.02	3,180
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.45	1.29	6.82	8.15	0.02	0.24	0.23	0.47	0.22	0.10	0.32	—	1,508	1,508	0.06	0.02	0.15	1,517
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.26	0.24	1.24	1.49	< 0.005	0.04	0.04	0.09	0.04	0.02	0.06	—	250	250	0.01	< 0.005	0.02	251

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	26.4	25.5	11.7	89.1	0.14	0.16	11.0	11.1	0.15	2.79	2.94	53.2	15,200	15,253	6.63	1.02	53.6	15,778
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	23.1	22.1	13.2	90.8	0.13	0.16	11.0	11.1	0.15	2.79	2.94	53.2	14,100	14,153	6.94	1.11	9.69	14,666
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	22.9	22.1	10.3	71.2	0.09	0.12	6.74	6.85	0.11	1.71	1.82	53.2	9,832	9,885	6.68	0.86	20.6	10,329
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.19	4.04	1.87	13.0	0.02	0.02	1.23	1.25	0.02	0.31	0.33	8.81	1,628	1,637	1.11	0.14	3.42	1,710

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	25.4	24.6	11.4	87.6	0.14	0.13	11.0	11.1	0.13	2.79	2.92	—	14,228	14,228	1.22	1.00	45.1	14,602
Area	0.95	0.93	0.01	1.34	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.52	5.52	< 0.005	< 0.005	—	5.54
Energy	0.03	0.01	0.26	0.22	< 0.005	0.02	—	0.02	0.02	—	0.02	—	949	949	0.07	0.01	—	953
Water	—	—	—	—	—	—	—	—	—	—	—	6.26	17.4	23.6	0.64	0.02	—	44.3
Waste	—	—	—	—	—	—	—	—	—	—	—	47.0	0.00	47.0	4.69	0.00	—	164
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.53	8.53
Total	26.4	25.5	11.7	89.1	0.14	0.16	11.0	11.1	0.15	2.79	2.94	53.2	15,200	15,253	6.63	1.02	53.6	15,778
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	22.4	21.4	13.0	90.6	0.13	0.14	11.0	11.1	0.13	2.79	2.92	—	13,133	13,133	1.53	1.09	1.17	13,496
Area	0.71	0.71	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.01	0.26	0.22	< 0.005	0.02	—	0.02	0.02	—	0.02	—	949	949	0.07	0.01	—	953
Water	—	—	—	—	—	—	—	—	—	—	—	6.26	17.4	23.6	0.64	0.02	—	44.3
Waste	—	—	—	—	—	—	—	—	—	—	—	47.0	0.00	47.0	4.69	0.00	—	164
Refrig.	—	—	—	—	—	—	—	—	110	—	—	—	—	—	—	—	8.53	8.53

Total	23.1	22.1	13.2	90.8	0.13	0.16	11.0	11.1	0.15	2.79	2.94	53.2	14,100	14,153	6.94	1.11	9.69	14,666
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	22.1	21.3	10.0	70.3	0.09	0.10	6.74	6.83	0.09	1.71	1.80	—	8,863	8,863	1.26	0.84	12.1	9,157
Area	0.83	0.82	0.01	0.66	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.72	2.72	< 0.005	< 0.005	—	2.73
Energy	0.03	0.01	0.26	0.22	< 0.005	0.02	—	0.02	0.02	—	0.02	—	949	949	0.07	0.01	—	953
Water	—	—	—	—	—	—	—	—	—	—	—	6.26	17.4	23.6	0.64	0.02	—	44.3
Waste	—	—	—	—	—	—	—	—	—	—	—	47.0	0.00	47.0	4.69	0.00	—	164
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.53	8.53
Total	22.9	22.1	10.3	71.2	0.09	0.12	6.74	6.85	0.11	1.71	1.82	53.2	9,832	9,885	6.68	0.86	20.6	10,329
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.03	3.89	1.83	12.8	0.02	0.02	1.23	1.25	0.02	0.31	0.33	—	1,467	1,467	0.21	0.14	2.00	1,516
Area	0.15	0.15	< 0.005	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.45	0.45	< 0.005	< 0.005	—	0.45
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	157	157	0.01	< 0.005	—	158
Water	—	—	—	—	—	—	—	—	—	—	—	1.04	2.88	3.91	0.11	< 0.005	—	7.33
Waste	—	—	—	—	—	—	—	—	—	—	—	7.78	0.00	7.78	0.78	0.00	—	27.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.41	1.41
Total	4.19	4.04	1.87	13.0	0.02	0.02	1.23	1.25	0.02	0.31	0.33	8.81	1,628	1,637	1.11	0.14	3.42	1,710

3. Construction Emissions Details

3.1. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.70	1.42	12.9	14.0	0.02	0.58	—	0.58	0.53	—	0.53	—	2,455	2,455	0.10	0.02	—	2,463
Dust From Material Movement	—	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.09	0.77	0.85	< 0.005	0.03	—	0.03	0.03	—	0.03	—	148	148	0.01	< 0.005	—	148
Dust From Material Movement	—	—	—	—	—	—	0.17	0.17	—	0.08	0.08	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.14	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.5	24.5	< 0.005	< 0.005	—	24.6
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.03	0.34	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	52.3	52.3	< 0.005	< 0.005	0.01	53.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.27	3.27	< 0.005	< 0.005	0.01	3.33
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.55
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.22	1.01	8.57	9.96	0.02	0.29	—	0.29	0.27	—	0.27	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	1.22	1.01	8.57	9.96	0.02	0.29	—	0.29	0.27	—	0.27	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.80	0.66	5.59	6.49	0.01	0.19	—	0.19	0.18	—	0.18	—	1,174	1,174	0.05	0.01	—	1,178
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.15	0.12	1.02	1.18	< 0.005	0.03	—	0.03	0.03	—	0.03	—	194	194	0.01	< 0.005	—	195
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.03	0.46	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	61.5	61.5	< 0.005	< 0.005	0.22	62.6
Vendor	0.01	< 0.005	0.15	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	107	107	< 0.005	0.02	0.26	112
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.36	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	54.4	54.4	< 0.005	< 0.005	0.01	55.4

Vendor	0.01	< 0.005	0.16	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	107	107	< 0.005	0.02	0.01	112
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.24	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	36.8	36.8	< 0.005	< 0.005	0.06	37.5
Vendor	< 0.005	< 0.005	0.10	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	69.6	69.6	< 0.005	0.01	0.07	72.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.10	6.10	< 0.005	< 0.005	0.01	6.20
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.5	11.5	< 0.005	< 0.005	0.01	12.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	0.47	4.41	6.48	0.01	0.18	—	0.18	0.17	—	0.17	—	991	991	0.04	0.01	—	995
Paving	0.43	0.43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	0.04	0.03	0.28	0.41	< 0.005	0.01	—	0.01	0.01	—	0.01	—	62.5	62.5	< 0.005	< 0.005	—	62.7
Paving	0.03	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.01	0.01	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.3	10.3	< 0.005	< 0.005	—	10.4
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.04	0.43	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	65.3	65.3	0.01	< 0.005	0.01	66.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.27	4.27	< 0.005	< 0.005	0.01	4.35
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.71	0.71	< 0.005	< 0.005	< 0.005	0.72
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.93	6.93	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.41	8.41	< 0.005	< 0.005	—	8.44
Architectural Coatings	0.44	0.44	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.39	1.39	< 0.005	< 0.005	—	1.40
Architectural Coatings	0.08	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.9	10.9	< 0.005	< 0.005	< 0.005	11.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.71	0.71	< 0.005	< 0.005	< 0.005	0.72
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.12	0.12	< 0.005	< 0.005	< 0.005	0.12
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasoline/Service Station	—	—	—	—	—	—	—	—	—	—	—	—	56.9	56.9	< 0.005	< 0.005	—	57.2
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	249	249	0.02	< 0.005	—	250
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	269	269	0.02	< 0.005	—	270
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	64.0	64.0	< 0.005	< 0.005	—	64.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	638	638	0.05	0.01	—	641
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasoline/Service Station	—	—	—	—	—	—	—	—	—	—	—	—	56.9	56.9	< 0.005	< 0.005	—	57.2
119																		

Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	249	249	0.02	< 0.005	—	250
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	269	269	0.02	< 0.005	—	270
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	64.0	64.0	< 0.005	< 0.005	—	64.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	638	638	0.05	0.01	—	641
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasoline/Service Station	—	—	—	—	—	—	—	—	—	—	—	—	9.43	9.43	< 0.005	< 0.005	—	9.47
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	41.2	41.2	< 0.005	< 0.005	—	41.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	44.5	44.5	< 0.005	< 0.005	—	44.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	10.6	10.6	< 0.005	< 0.005	—	10.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	106	106	0.01	< 0.005	—	106

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Gasolin e/Service	0.01	< 0.005	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	64.8	64.8	0.01	< 0.005	—	65.0
Fast Food Restaurant with Drive Thru	0.02	0.01	0.17	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	205	205	0.02	< 0.005	—	206
Strip Mall	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	40.7	40.7	< 0.005	< 0.005	—	40.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.26	0.22	< 0.005	0.02	—	0.02	0.02	—	0.02	—	311	311	0.03	< 0.005	—	312
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasolin e/Service Station	0.01	< 0.005	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	64.8	64.8	0.01	< 0.005	—	65.0
Fast Food Restaurant with Drive Thru	0.02	0.01	0.17	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	205	205	0.02	< 0.005	—	206
Strip Mall	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	40.7	40.7	< 0.005	< 0.005	—	40.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.26	0.22	< 0.005	0.02	—	0.02	0.02	—	0.02	—	311	311	0.03	< 0.005	—	312
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasolin e/Service Station	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.7	10.7	< 0.005	< 0.005	—	10.8

Fast Food Restaurant with Drive Thru	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	34.0	34.0	< 0.005	< 0.005	—	34.1
Strip Mall	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.73	6.73	< 0.005	< 0.005	—	6.75
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	51.5	51.5	< 0.005	< 0.005	—	51.6

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.67	0.67	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.24	0.22	0.01	1.34	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.52	5.52	< 0.005	< 0.005	—	5.54
Total	0.95	0.93	0.01	1.34	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.52	5.52	< 0.005	< 0.005	—	5.54
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consum Products	0.67	0.67	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coating s	0.04	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.71	0.71	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consum er Product s	0.12	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coating s	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landsca pe Equipm ent	0.02	0.02	< 0.005	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.45	0.45	< 0.005	< 0.005	—	0.45
Total	0.15	0.15	< 0.005	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.45	0.45	< 0.005	< 0.005	—	0.45

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasolin e/Service Station	—	—	—	—	—	—	—	—	—	—	—	0.15	0.39	0.54	0.02	< 0.005	—	1.05

Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	3.12	7.97	11.1	0.32	0.01	—	21.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	2.98	9.01	12.0	0.31	0.01	—	21.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	6.26	17.4	23.6	0.64	0.02	—	44.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasoline/Service Station	—	—	—	—	—	—	—	—	—	—	—	0.15	0.39	0.54	0.02	< 0.005	—	1.05
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	3.12	7.97	11.1	0.32	0.01	—	21.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	2.98	9.01	12.0	0.31	0.01	—	21.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	6.26	17.4	23.6	0.64	0.02	—	44.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasoline/Service Station	—	—	—	—	—	—	—	—	—	—	—	0.03	0.06	0.09	< 0.005	< 0.005	—	0.17

Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	0.52	1.32	1.84	0.05	< 0.005	—	3.54
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.49	1.49	1.99	0.05	< 0.005	—	3.62
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.04	2.88	3.91	0.11	< 0.005	—	7.33

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasoline/Service Station	—	—	—	—	—	—	—	—	—	—	—	1.74	0.00	1.74	0.17	0.00	—	6.10
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	33.3	0.00	33.3	3.33	0.00	—	117
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	11.9	0.00	11.9	1.19	0.00	—	41.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—125	—	—	47.0	0.00	47.0	4.69	0.00	—	164

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasoline/Service Station	—	—	—	—	—	—	—	—	—	—	—	1.74	0.00	1.74	0.17	0.00	—	6.10
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	33.3	0.00	33.3	3.33	0.00	—	117
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	11.9	0.00	11.9	1.19	0.00	—	41.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	47.0	0.00	47.0	4.69	0.00	—	164
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gasoline/Service Station	—	—	—	—	—	—	—	—	—	—	—	0.29	0.00	0.29	0.03	0.00	—	1.01
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	5.52	0.00	5.52	0.55	0.00	—	19.3
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.97	0.00	1.97	0.20	0.00	—	6.88
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	7.78	0.00	7.78	0.78	0.00	—	27.2

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.39	8.39
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.53	8.53
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.39	8.39
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.53	8.53
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.39	1.39

Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.41	1.41

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipm ent Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipm ent Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	128	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipm ent Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Grading	Grading	1/2/2026	2/2/2026	5.00	22.0	—
Building Construction	Building Construction	2/3/2026	12/31/2026129	5.00	238	—

Paving	Paving	12/1/2026	12/31/2026	5.00	23.0	—
Architectural Coating	Architectural Coating	12/1/2026	12/31/2026	5.00	23.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Back hoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Back hoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
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Grading	—	—	—	—
Grading	Worker	10.0	7.70	LDA,LDT1,LDT2
Grading	Vendor	—	6.80	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	10.4	7.70	LDA,LDT1,LDT2
Building Construction	Vendor	5.06	6.80	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	7.70	LDA,LDT1,LDT2
Paving	Vendor	—	6.80	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	2.08	7.70	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	6.80	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
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Architectural Coating	0.00	0.00	46,305	15,435	3,528
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5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Grading	0.00	0.00	22.0	0.00	—
Paving	0.00	0.00	0.00	0.00	3.75

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Gasoline/Service Station	1.00	100%
Fast Food Restaurant with Drive Thru	0.30	100%
Fast Food Restaurant with Drive Thru	0.30	100%
Fast Food Restaurant with Drive Thru	0.30	100%
Strip Mall	0.50	100%
Parking Lot	1.35	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	453	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VM/Weekday	VM/Saturday	VM/Sunday	VM/Year
Total all Land Uses	6,813	6,813	6,813	2,486,745	7,294	15,468	15,468	3,514,741

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	46,305	15,435	3,528

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Gasoline/Service Station	45,852	453	0.0330	0.0040	202,290

Fast Food Restaurant with Drive Thru	111,891	453	0.0330	0.0040	358,034
Fast Food Restaurant with Drive Thru	46,621	453	0.0330	0.0040	149,181
Fast Food Restaurant with Drive Thru	41,773	453	0.0330	0.0040	133,666
Strip Mall	216,296	453	0.0330	0.0040	126,889
Parking Lot	51,514	453	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Gasoline/Service Station	79,691	0.00
Fast Food Restaurant with Drive Thru	910,601	0.00
Fast Food Restaurant with Drive Thru	379,417	0.00
Fast Food Restaurant with Drive Thru	339,958	0.00
Strip Mall	1,555,523	467,048
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Gasoline/Service Station	3.23	—
Fast Food Restaurant with Drive Thru	34.6	—
Fast Food Restaurant with Drive Thru	14.4	—
Fast Food Restaurant with Drive Thru	12.9	—
Strip Mall	22.1	—

Parking Lot	0.00	—
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5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Served
Fast Food Restaurant with Drive Thru	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Fast Food Restaurant with Drive Thru	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Fast Food Restaurant with Drive Thru	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Fast Food Restaurant with Drive Thru	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Fast Food Restaurant with Drive Thru	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Fast Food Restaurant with Drive Thru	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Fast Food Restaurant with Drive Thru	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Fast Food Restaurant with Drive Thru	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Fast Food Restaurant with Drive Thru	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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5.17. User Defined

Equipment Type	Fuel Type
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5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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8. User Changes to Default Data

Screen	Justification
Land Use	per project plans
Construction: Construction Phases	schedule estimated by applicant.
Operations: Vehicle Data	per traffic consultant. See attached
Construction: Paving	paved area estimated per plans

Construction Assumptions

For the purpose of analyzing impacts associated with construction activities, this analysis assumes a construction schedule of approximately 12 months. This analysis assumes construction would begin in 2026 and the Project will be fully operational in 2027. It should be noted that the construction assumptions identified herein are conceptual and are intended to identify worst-case daily impacts. If the Project is built out more slowly and at later dates than those assumed herein, the daily construction intensity would be reduced and associated daily impacts would be generally reduced. Construction activities associated with the Project would involve: (1) site preparation/grading/foundation preparation and (2) building construction.

The Project Site is currently vacant, and no building demolition would be required.

Site preparation, grading/excavation, and foundation preparation would occur for approximately one month and this analysis assumes that all earthwork activities would balance soil on site. No soil import or export would be required.

Building construction would occur for approximately 11 months and would include the construction of the proposed structures, connection of utilities, laying irrigation for landscaping, architectural coatings, paving and landscaping the Project Site. Paving and architectural coatings would take place concurrently during the final month of building construction.

Consistent with CalEEMod assumptions for a 5.0-acre construction site, the following maximum daily equipment by phase is assumed.

- Site Prep/Grading: 1 excavator, 1 grader, 1 rubber tired dozer, 3 tractors/loaders/backhoes
- Building Construction: 1 crane, 3 forklifts, 1 generator set, 3 tractors/loaders/backhoes, 1 welder
- Paving: 2 cement and mortar mixers, 1 paver, 2 rollers, 1 tractor/loader/backhoe, 2 paving equipment
- Architectural Coating: 1 air compressor

Operational Assumptions

First operational year: 2027.

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 5.00-acre parcel within the C-N (Neighborhood Commercial) Zone.

Mobile source emissions will be based on the following traffic data provided by CRA.

The *ITE Trip Generation Handbook (3rd Edition, 2017)* provides empirical data on primary, diverted, and pass-by trips, based on field studies conducted primarily during AM and PM peak hours. Although these datasets are limited to peak periods, the underlying trip-making behavior, whereby some trips are made specifically to a site, while others are made as short detours or intermediate stops, remains consistent throughout the day.

The *Handbook* does not prohibit applying these ratios to daily (ADT) conditions; it simply does not include 24-hour data, as its intended purpose is to support traffic impact analyses, not air quality or GHG modeling. Since no other dataset provides more representative, empirically supported breakdowns of trip purposes, applying these proportions to the daily trip generation for the Demaree Travel Plaza is a reasonable and defensible assumption for emissions and VMT adjustment calculations.

This analysis summarizes the trip-type definitions, presents the averaged trip-type ratios derived from Appendix E of the *ITE Trip Generation Handbook*, applies these percentages to the project's total ADT (6,813 trips), and explains how trip length adjustments were used to refine daily VMT estimates for AQ/GHG modeling.

Trip Type Definitions and Treatment

Trip Type	Definition	VMT Treatment	Reference
Primary Trips	Trips made specifically to the project site and not otherwise present on the roadway network. These are new regional trips.	Full trip length applied.	<i>ITE Trip Generation Handbook</i> , 3rd Ed. (2017), Appendix E
Diverted Trips	Trips by motorists already traveling on nearby routes who make a short detour to access the site before returning to their path of travel.	Only the additional detour distance (typically 0.5–1.0 mi) counted toward new VMT.	<i>ITE Trip Generation Handbook</i> , 3rd Ed. (2017),
Pass-By Trips	Trips by motorists already on the adjacent roadway who make an intermediate stop before continuing to their original destination.	0 mi VMT (appear in ADT but not new VMT).	<i>ITE Trip Generation Handbook</i> , 3rd Ed. (2017),

Trip Type Ratios (Derived from Appendix E)

Empirical data from both AM and PM peak-period tables in Appendix E were averaged to produce representative daily proportions for each applicable land use. The combined averages for each ITE Land Use Code (LUC) are shown below.

ITE LUC	Land Use Description	Appendix E Tables (Period)	Primary (%)	Diverted (%)	Pass-By (%)	Applied Average (%)
945	Gasoline/Service Station w/ Convenience Market	E.37 (AM), E.38 (PM)	14 / 14	26 / 30	60 / 56	14 / 28 / 58
934	Fast-Food Restaurant w/ Drive-Through	E.30 (AM), E.32 (PM)	20 / 18	18 / 19	62 / 63	19 / 18.5 / 62.5
937	Coffee/Donut Shop w/ Drive-Through	E.33 (AM), E.34 (PM)	35 / 33	15 / 17	50 / 50	34 / 16 / 50
822	Shopping Center (< 400 k sf GLA)	E.9 (PM), E.10 (Sat Mid-Day)	64 / 65	20 / 19	16 / 16	65 / 19 / 16
Composite Average	—	—	33	21	46	34 / 21 / 46

These composite ratios are based on equal weighting of the four land uses, which collectively represent the activity mix at the Demaree Travel Plaza.

Trip Length Inputs and VMT Adjustment

Trip lengths were determined from *CalEEMod* model outputs by dividing daily VMT by the number of trips for each day type:

Day Type	Average Trip Length (mi)	Data Source
Weekday	2.877	CalEEMod Daily VMT ÷ Trips (weekday run)
Saturday / Sunday	6.711	CalEEMod Daily VMT ÷ Trips (weekend run)

Applying these values:

- Primary trips use the full trip length (2.877 mi weekday; 6.711 mi weekend).
- Diverted trips use a detour length of 0.5–1.0 mi.
- Pass-by trips use 0 mi, as these vehicles already existed on the network.

Application to Project ADT

The project generates 6,813 average daily trips (ADT) according to the traffic study. Applying the composite distribution (34 % primary, 21 % diverted, 46 % pass-by) yields:

Trip Type	Share of ADT (%)	Trips per Day	Trip length to be applied	VMT/Weekday	VMT/Weekend
Primary	34 %	2,132 trips	Full trip length applied (2.877 mi weekday; 6.711 mi weekend)	6,134	14,308
Diverted	21 %	1,547 trips	Detour length of 0.5–1.0 mi applied	1,160	1,160
Pass-By	46 %	3,134 trips	0 mi (new VMT = 0)	0	0
Total	100 %	6,813 ADT	—	7,294	15,468

Thus, only the primary and diverted trips contribute to new VMT for AQ/GHG calculations, while pass-by trips are considered neutral from an emissions perspective because they represent vehicles already traveling on the adjacent roadway.

Relevance for AQ/GHG Modeling

By applying the ITE-based trip-type proportions and corresponding trip-length adjustments, the resulting daily VMT is approximately 60–67 percent lower than a baseline scenario where all 6,813 trips are treated as new, primary trips.

This methodology more accurately represents realistic travel behavior at mixed-use roadside facilities such as the Demaree Travel Plaza and prevents overestimation of project-related VMT in air quality and GHG analyses, while remaining fully grounded in empirical ITE data and professional practice.

Using this approach, the project's adjusted daily VMT is approximately 60–67 percent lower than an all-primary scenario, which accurately reflects travel behavior for mixed-use travel-plaza facilities and aligns with CEQA-based emissions methodologies.

Appendix A – ITE Values and Calculations

This appendix documents the primary, diverted, and pass-by trip percentages used in the Demaree Travel Plaza VMT Adjustment Analysis.

All data are taken directly from *ITE Trip Generation Handbook, 3rd Edition (2017)*, Appendix E – Pass-By, Primary, and Diverted Linked Trip Studies.

Each land-use category references both AM and PM peak-period tables (or Saturday mid-day where applicable).

Table 1. Detailed Source Data – Appendix E (ITE Trip Generation Handbook, 3rd Ed., 2017)

ITE LUC	Land Use Description	Appendix E Table No. & Period	# of Studies (ITE)	Primary (%)	Diverted (%)	Pass-By (%)	ITE Average	Notes / Basis
945	Gasoline / Service Station w/ Convenience Market	E.37 (AM Peak)	10	14	26	60	14 / 26 / 60	Louisville KY; Silver Spring MD; Derwood MD; Kensington MD; Charlotte NC; Atlanta GA; Saratoga Springs NY.
		E.38 (PM Peak)	9	14	30	56	14 / 30 / 56	Louisville KY; Silver Spring MD; Derwood MD; Kensington MD; Charlotte NC; Atlanta GA; Fairfax VA; Columbia MD; Phoenix AZ.
934	Fast-Food Restaurant w/ Drive-Through Window	E.31 (AM Peak)	6	20	18	62	20 / 18 / 62	Santa Ana CA; Baltimore MD; Charlotte NC; Louisville KY; Columbia MD; San Diego CA; Atlanta GA.
		E.32 (PM Peak)	12	18	19	63	18 / 19 / 63	Same site set; average across 6–12 studies (46–78 % pass-by range).

ITE LUC	Land Use Description	Appendix E Table No. & Period	# of Studies (ITE)	Primary (%)	Diverted (%)	Pass-By (%)	ITE Average	Notes / Basis
937 / 938	Coffee / Donut Shop w/ Drive-Through	E.33 (AM Peak)	1	35	15	50	35 / 15 / 50	Vancouver WA (1997) study.
		E.34 (PM Peak)	3	33	17	50	33 / 17 / 50	Vancouver WA and Woodburn OR (1997–1998).
822	Shopping Center (< 400 k sf GLA)	E.9 (PM Peak)	9	64	20	16	64 / 20 / 16	Multi-city average of 9 centers (Chicago, San Diego, Atlanta, Orlando etc.).
		E.10 (Saturday Mid-Day)	9	65	19	16	65 / 19 / 16	Same 9 centers; weekend dataset.
Composite Average	—	—	—	33	21	46	34 / 21 / 46)	Equal weight of four LUCs used for Demaree Travel Plaza analysis.

Table 2. Composite Averaging Calculations

Metric	Formula (Mean of 4 LUC Averages)	Exact Result (%)	Reported (%)
Primary	$(14 + 19 + 34 + 65) / 4 = 33.0$	33.0	34 %
Diverted	$(28 + 18.5 + 16 + 19) / 4 = 20.4$	20.4	21 %
Pass-By	$(58 + 62.5 + 50 + 16) / 4 = 46.6$	46.6	46 %

Composite 34 % Primary / 21 % Diverted / 46 % Pass-By

Table 3. Non-Pass-By Normalization

Category	Value (%)	Share of Non-Pass-By Subset (%)
Primary	34	$34 \div (34 + 21) = 58 \%$
Diverted	21	$21 \div (34 + 21) = 42 \%$
Pass-By	46	—

Documentation Notes

- All data originate from *ITE Trip Generation Handbook (3rd Edition, 2017)*, Appendix E (Tables E.9, E.10, E.31–E.34, E.37, E.38).
- “Number of Studies” values are taken directly from the line at the bottom of each ITE table.
- AM and PM data were averaged per land use to ensure daily representativeness.
- Each land-use average received equal weight in the Option A composite used for Demaree Travel Plaza AQ/GHG modeling.

From: Linda Nguyen <nguyenlindathuy@gmail.com>
Sent: Wednesday, October 22, 2025 9:57 AM
To: Planning
Subject: COMMENTS ON THE PROPOSED CITY PLANNING

Some people who received this message don't often get email from nguyenlindathuy@gmail.com. [Learn why this is important](#)

I am writing to express my concerns regarding the proposed construction of a new gas station and convenience store near the intersection of Visalia Parkway & Demaree Street.

My main objection is that this project will negatively impact the quality of life for residents without providing the necessary benefits for the community.

1. The community is already well-served by similar businesses. There is a gas station less than a mile away at WinCo Plaza, one at Costco, and a new one being built at Sam's Club. In addition, the area already has two Starbucks and a Dutch Bros within a one mile radius. This development represents an unnecessary oversaturation of services.

2. The gas station will create significantly more traffic. This traffic will exacerbate morning congestion that is already severe due to the proximity to the elementary school. This creates a serious safety risk for children, pedestrians, and residents.

3. Building another gas station will directly lead to more noise pollution, increased toxic fumes near homes and the school, and a potential rise in local minor crime rates. The negative impacts on our neighborhood's health and safety far outweigh any marginal benefits.

I urge the City Council to reconsider this development and prioritize the health, safety, and well-being of local residents.

Thank you for your attention to this matter.

Best Regards,
Linda Nguyen



March 31, 2025

Site Plan Review No. 2025-044

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 Tentative Parcel 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 12, 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,

A handwritten signature in blue ink, appearing to read 'Paul Bernal', is written over a faint circular stamp.

Paul Bernal
Planning and Community Preservation Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE February 12, 2024
SITE PLAN NO. 2025-044
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, TPM (if necessary)

☐ 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: February 12, 2025

SITE PLAN NO: 2025-044
PROJECT TITLE: Christian Magallon
DESCRIPTION: Fueling station with QSR, Coffee Shop with Drive-thru, Retail Stores and Grocery Store
APPLICANT: Christian Magallon
PROP. OWNER: Chau Chy Khan & Luoy Yor (TRS) (C & L F)
LOCATION TITLE: SOUTHEAST CORNER VISALIA PARKWAY & DEMAREE STREET
APN TITLE: 121-630-085
GENERAL PLAN: Neighborhood Commercial
EXISTING ZONING: C-N – Neighborhood Commercial

**Reference SPR No. 2019-192,
2020-215, and 2023-130.**

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Conditional Use Permit
- Tentative Parcel Map (If Necessary)
- Traffic Impact Analysis
- Vehicle Miles Traveled Analysis
- Drive-Thru Queuing Analysis
- Health Risk Assessment
- Photometric Plan
- Noise Memo
- Building Permit

PROJECT SPECIFIC INFORMATION: February 12, 2025

1. Pursuant to the Visalia General Plan, shopping centers in Neighborhood Commercial areas shall have the ability to accommodate a grocery store.
2. The shopping center, convenience store, service station, and drive-thru restaurant within 250 feet of a residential zone shall be subject to the Conditional Use Permit (CUP) process.
3. Please note that per Visalia General Plan, Land Use Element Policy No. LU-P-67, Neighborhood Commercial sites are "*intended for small-scale commercial development that primarily serves surrounding residential areas...*" and that such uses be "*integrated with surrounding neighborhood uses in terms of design, with negative impacts minimized.*" To that effect the City will recommend to the Visalia Planning Commission that the amount of fuel dispensers for the service station be limited to no more than eight (16 pumps total).
4. A Tentative Parcel Map (TPM) shall be required if the project site is to be divided. If proposed, the TPM shall require its own Site Plan Review submittal prior to processing of any entitlement applications.
5. It is highly recommended that Phase 1 be redesigned to eliminate the large expanses of paved area surrounding the gas station canopy. It is recommended that additional parking, landscaping, drive-thru queuing area, and/or curb barriers be applied to reduce the amount of open paved area.
6. The loading areas shall clearly depict the loading docks, including any entrances, screening walls, etc.
7. A shared use/parking agreement shall be required.
8. The site plan shall be revised to accurately state the number of parking stalls proposed.

9. An operational statement shall be provided describing all the proposed uses, tenants, parking calculations, and providing any other relevant information.
10. The applicant shall provide a landscape plan with the CUP submittal. The landscape plan shall verify that a minimum 10% of the parking lot is landscaped. Please note, landscape areas adjacent to right of way areas shall not count towards the parking lot landscape requirement.
11. The applicant shall provide building elevations for all proposed structures with the CUP submittal.
12. The applicant shall provide a Phasing Plan with the CUP submittal. The Phasing Plan shall depict all phase lines proposed for this project.
13. A Circulation Exhibit shall be provided. The exhibit shall denote how traffic will travel through the development.
14. A Pedestrian Pathway exhibit shall be provided for the project site.
15. Curb, gutter, sidewalk and street frontage improvements along Demaree Street and Visalia Parkway shall be completed with the initial phase of development.
16. A Traffic Impact Analysis and Vehicle Miles Traveled analysis shall be required with the CUP submittal.
17. The applicant shall verify compliance with the drive-thru performance standards of the Visalia Municipal Code (VMC Sec. 17.32.162). This shall include depicting a minimum 10 vehicles within the drive-thru queue.
18. A drive-thru queueing analysis/traffic action plan shall be provided with the CUP submittal.
19. A Noise memo shall be provided with the CUP submittal, denoting impacts from the drive-thru and loading areas on nearby sensitive land uses.
20. Due to the proximity of the service station to residential areas, a Health Risk Assessment shall be provided with the CUP submittal.
21. Provide information on the proposed pedestrian access to the east. It is recommended that the access be removed.
22. Comply with the requirements of the Solid Waste Division.
23. The applicant shall install a seven-foot-tall block wall to the east, adjacent to residential areas.
24. A Photometric Plan shall be provided with the CUP submittal.
25. Note the location of all existing and proposed fencing/walls.
26. All monument signage shall be located a minimum five feet from any property line.
27. Provide landscape screening for any parking lot areas adjacent to right of way areas.
28. It is presumed that the phasing lines correspond to the proposed parcel lines. If this is accurate, then the northernmost trash enclosure within Phase 2 shall be relocated to be fully located within the boundaries of a phase/property.
29. A separate trash enclosure shall be required for the coffee shop.
30. Identify the rectangular shapes north of the EV charging stations. If they are structures of some sort, they shall be located outside of the 15 foot landscape setback.

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

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

Signature _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

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; **REFER TO CITY COMMERCIAL STDS**

☒ Sidewalk: 7' width; ☒ 5' parkway width at **DEMAREE. SEE ADDITIONAL COMMENTS FOR VISALIA PKWY**

☒ 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; **EASEMENT FOR PEDESTRIAN ACCESS REQUIRED. SEE ADDITIONAL COMMENTS.**

☒ 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. **CONNECT TO SD TRUNK MAIN ALONG PROJECT FRONTAGE**

☒ 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.

ITEM NO: 1 DATE: FEBRUARY 12TH, 2025

SITE PLAN NO.: 25-044
 PROJECT TITLE: DEMAREE TRAVEL PLAZA
 DESCRIPTION: FUELING STATION WITH QSR, COFFEE SHOP WITH DRIVE THRU, RETAIL AND GROCERY STORES
 APPLICANT: CHRISTIAN MAGALLON
 PROP OWNER: CHAU CHY KHAN & LUOY YOR(TRS)(C & L FAMT)
 LOCATION: SOUTHEAST CORNER OF WEST VISALIA PKWY AND SOUTH DEMAREE ST
 APN: 121-630-085

☒ 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. **VISALIA PARKWAY AND DEMAREE STREET**

☒ Traffic indexes per city standards: **REFER TO CITY ARTERIAL STREET STDS**

☒ Install street striping as required by the City Engineer. **DETERMINED AT TIME OF CIVIL REVIEW**

☒ Install landscape curbing (typical at parking lot planters). **PER ONSITE 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 5.5 min. for solid waste truck travel path.

☒ Provide "R" value tests: **1 each at 300' INTERVALS**

☐ Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.

☐ Access required on ditch bank, 15' minimum ☐ Provide wide riparian dedication from top of bank.

☐ Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements.

☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ A pre-construction conference is required.

☒ Relocate existing utility poles and/or facilities. **AS NECESSARY FOR FRONTAGE IMPROVEMENTS**

☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **AS NECESSARY FOR FRONTAGE IMPROVEMENTS**

☐ 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.**
2. **Proposed project will incur impact fees based on use type; see sheet 4 for further details and applicable fees. Additional information is required to assess fees for the outdoor seating area.**
3. **Proposed project must complete frontage improvements along Visalia Parkway and Demaree St. during the first phase of development. Frontage improvements shall include but not be limited to 7' sidewalk, 5' parkway with street trees, street lights, drive approaches, decel lane, Class I bike trail improvements, and City Std. transit bus turnout. Match and tie into existing development to the East on Visalia Parkway.**
4. **Corner ramp to comply with PROWAG, new adopted 35' radius curb return City Std.**
5. **Additional ROW required for the right turn deceleration lane and bus turn out along project frontages. Easement or ROW dedication may be provided for sidewalk encroaching on private property.**
6. **Provide cross section of arterial streets.**
7. **Ensure that parking is constructed to City Stds. PK-1 thru PK-4.**

- 8. A man gate is proposed along the east side of project. Provide additional information, such as pedestrian cross access easement, for the installation of man gate. As presented, city does not support access to the existing residential units.**
- 9. Comply with state accessibility requirements. Including 11B-250, pedestrian path needs to be raised a minimum of 4" above vehicular area.**
- 10. Provide internal accessible pedestrian path between ALL buildings and to the public ROW along street frontages.**
- 11. Project shall provide a master sewer and storm drain design plan with 1st phase development.**
- 12. The City owns and maintains all public street lighting. Refer to City arterial street lighting standards. An electrical design and voltage drop calculations shall be included with offsite improvement plans.**
- 13. A parcel map is required if there is a desire to subdivide the existing parcel. A separate site plan must be submitted through the Site Plan Review Committee for review of tentative parcel map.**
- 14. Provide minimum number of accessible parking stalls. Accessible EV stalls may need to be relocated to the proposed accessible routes, or an accessible path will need to be provided. EV stalls shall comply with CBC 11B-812.**
- 15. Provide AC barrier curb along the phase boundary line to prohibit vehicles from driving over unimproved surface with phase 1 improvements.**
- 16. Refer to Solid Waste Dept. for enclosure location and requirements. Comply with City Std. R-8, note 8 in addition to all City refuse enclosure standards. Provide turning radius to verify solid waste vehicle are able to safely service this development.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-044**

Date: **02/12/2025**

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: **VARIES**)

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

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,663/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	RETAIL: \$18,735/1KSF GAS STATION: 12 POSITIONS: \$315,252
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	RETAIL: \$32/1KSF SERVICE STATION: \$1,574/EACH FAST FOOD: \$5,828/EACH WALK-UP: \$1,732/EACH
<input checked="" type="checkbox"/> Treatment Plant Fee	RETAIL: \$71/1KSF - SERVICE STATION: \$1,171/EACH- FAST FOOD: \$25,558/EACH WALK-UP: \$7,605/EACH
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$55/LF X 333 (VISALIA PKWY)= \$18,315
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$8,882/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$6,521/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$11,142/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,437/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$613/1KSF
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Edelma Gonzalez

City of Visalia
Building: Site Plan
Review Comments

SPR 25044
CHRISTIAN MAGALLON
121630085

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 EACH BUILDING** For information call (559) 713-4444
- ☒ Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- ☐ Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- ☒ Meet State and Federal requirements for accessibility for persons with disabilities.
- ☐ A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- ☐ All accessible units required to be adaptable for persons with disabilities.
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☐ Maintain fire-resistive requirements at property lines.
- ☐ A demolition permit & deposit is required. For information call (559) 713-4444
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- ☒ Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- ☐ Project is located in flood zone _____ • ☐ Hazardous materials report.
- ☐ Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- ☒ School Development fees. **COMMERCIAL: \$0.78 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: **ANY ON-SITE COMMERCIAL COOKING PRODUCING GREASE VAPOR SHALL REQUIRE TYPE I HOOD AND IN GROUND GREASE INTERCEPTOR. PROVIDE GREASE TRAP AT THE COFFEE SHOP. PROVIDE SAND/OIL INTERCEPTOR AT FUEL CANOPY. PROVIDE ACCESSIBLE ROUTE TO TRASH ENCLOSURE AND TO THE PUBLIC WAY FROM THE COFFEE SHOP. EV CHARGING SHALL BE PROVIDED THROUGHOUT THE SITE SERVING EACH BUILDING PER CAL GREEN BUILDING STANDARD CODE. EV SOLAR AND BATTERY MAY BE REQUIRED ON EACH BUILDING**

VAL GARCIA 2/12/25

**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	February 12, 2025
Item #	1
Site Plan #	25044
APN:	121630085

- 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
- **More information** is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on occupant loads.
- **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
- If your business handles **hazardous material** in amounts that exceed the Maximum Allowable Quantities listed on Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2022 California Fire Code, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the

quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

- 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** may be required for this project. 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: 02/12/25
Item: 1
Site Plan: SPR25044
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:
ample lighting around property to help deter crime
- ☐ Traffic Concerns:
- ☒ Surveillance Issues:
interior/exterior surveillance cameras to help deter crime
- ☒ Line of Sight Issues:
low perimeter shrubs to help deter transients from loitering or setting up camp
- ☒ Other Concerns:
participation in the Trespass Enforcement Program

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 12, 2025

ITEM NO: 1 Added to Agenda MEETING TIME: 09:00
SITE PLAN NO: [SPR25044](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Christian Magallon
DESCRIPTION: Fueling station with QSR, Coffee Shop with Drive thru, Retail Stores and Grocery Store
APPLICANT: Christian Magallon - Applicant
OWNER: CHAU CHY KHAN & LUOY YOR(TRS)(C & L FAMT
APN: 121630085
LOCATION: Southeast corner Visalia Parkway and West Demaree 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 . Depending on development size, characteristics, etc., a TIA may be required.

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

Additional Comments:

- Noted - Traffic Study has been submitted.
- Noted – Northbound right turn decel lane provided.
- Per the TIA, the coffee shop drive thru queue is 11 vehicles. Need to provide queue space for 11 vehicles with a separated curb. Plan as submitted shows space for only 10 vehicles. The onsite plan requires revision

and/or a plan to mitigate the overflow queue. The mitigation plan will be required to be submitted for City review and approval.

Leslie Blair

Leslie Blair

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

25044

February 12, 2025

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

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

Each solid waste account will include trash, recycling, and organic recycling per the State of California's mandatory recycling laws (AB-341 & AB-1826). Customer to include a city standard (R1/R2) single bin enclosure at each of the proposed city standard (R3/R4) double enclosures. The additional bin enclosures can be placed adjacent to the proposed double enclosures, or separate. If placed adjacent to the double enclosures, there is no need to include the dividing wall between the two. Customer to relocate the proposed enclosure in the northwest of phase 2 so as not to fall on the property line. Shared tenant solid waste accounts are not allowed, meaning that any solid waste accounts serving multiple tenant sites will be assigned to a property owner/manager's account. Customer to identify a triple enclosure (R1/R2 & R3/R4) set for STAB load collections, assigned to the proposed coffee shop in phase 1. Enclosure gates must swing 180 degrees, clearing all curbing, can must include Cane bolts to secure them when opened. Property owner to complete and submit a City of Visalia "Concrete/Driveway Release of Liability Waiver"

Comment

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338 166

Nathan Garza, Solid Waste, 559-713-4532



CALIFORNIA WATER SERVICE

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

Site Plan Review Comments From:

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

Date: 02/12/2025

Item #: 1

Site Plan #: 25-044

Project: Fueling Station

Description:

Applicant: Christian Magallon

APN: 121-630-085

Address: Sout East Corner of Demaree and Visalia Parkway

The following comments are applicable when checked:

- ☐ No New Comments
- ☐ Pulled from agenda

☒ Water Mains

Comments:

- ☒ - Water main fronting your project on Visalia Parkway. You will need to install water main on Demaree to the south property line of your project.
- ☐ - No existing water main fronting this project

☒ Water Services

Comments:

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

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

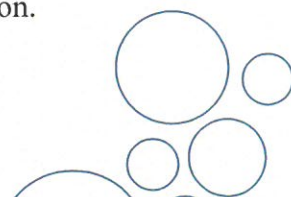
- Any additional services for the project.
- Relocation of any existing service that is to land within a new drive approach.
- Abandonment of any existing service that is not utilized.
- If the existing service(s) is not sufficient in size to meet the customer's demand:
 - Installation of the correct size service.
 - Abandonment of the insufficient size service.

- ☒ - Service(s) will need to be installed for this project.

☒ Fire Hydrants

Comments:

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





CALIFORNIA WATER SERVICE

☒ **Backflow Requirements**

Comments:

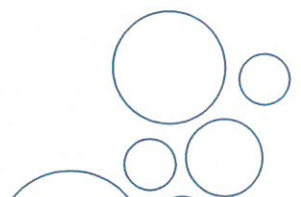
A backflow is required if any parcel meets any of the following parameters:

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

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

Additional Comments:

- ☒ If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Allison Schackmann at 559-624-1629 or aschackmann@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 acardoso@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.





May 22, 2025

Site Plan Review No. 2025-090-1

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 a Tentative Parcel Map and Conditional Use Permit 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 **April 16, 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



MEETING DATE April 16, 2025
SITE PLAN NO. 2025-090-1

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:
- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> TPM & CUP | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> 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.city

Date: April 16, 2025

SITE PLAN NO: 2025-090-1
PROJECT TITLE: Christian Magallon
DESCRIPTION: Tentative Parcel Map site plan
APPLICANT: Christina Magallon
LOCATION TITLE: Southeast corner of W Visalia Pkwy and S Demaree St
APN TITLE: 121-630-085
EXISTING ZONING: C-N (Neighborhood Commercial) and 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
- Conditional Use Permit

PROJECT SPECIFIC INFORMATION: April 16, 2025

1. A Tentative Parcel Map (TPM) shall be required for the creation of two parcels.
2. A Conditional Use Permit (CUP) shall be required for creating parcels smaller than the 5-acre minimum site area for the zone.
3. With CUP and TPM application submittal, applicant must submit a parcel map indicating all easements, property lines, parcel sizes, development plan, and an operational statement.

PROJECT SPECIFIC INFORMATION: April 9, 2025

4. Applicant submitted the County's Assessor Parcel Map and did not submit a development plan with proposed parcels for the requested Tentative Parcel Map.
5. Applicant was contacted by staff on Thursday (4/3) and Friday (4/4), instructing applicant to submit the site plan by 10:00am on Monday (4/7) for review. Applicant did not submit and therefore, no project can be reviewed.

Note:

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

Sections of the Municipal Code to review:

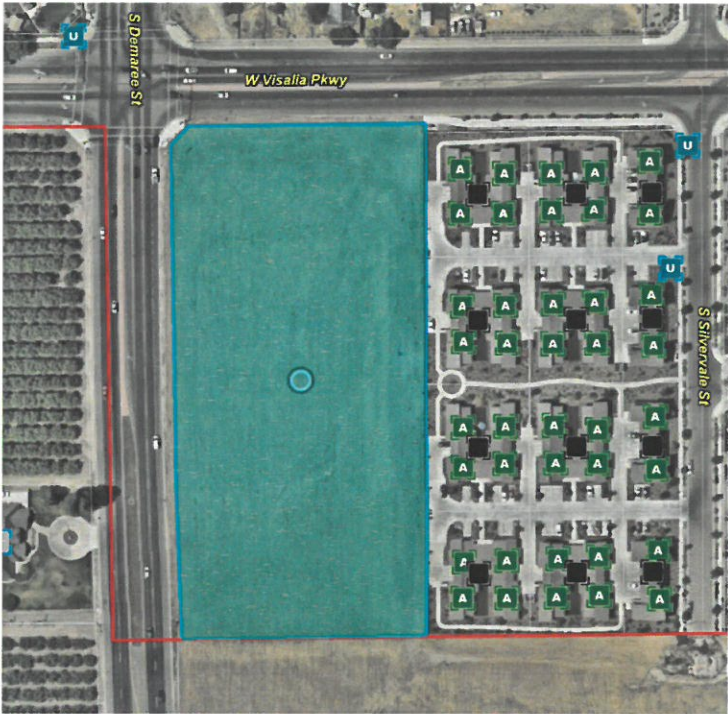
- 17.18 Commercial Zones
- 17.28 Site Plan Review
- 17.38 Conditional Use Permit

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: _____



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: APRIL 16, 2025

SITE PLAN NO.: 25-090-1 (RELATED TO SPR 25-044)
 PROJECT TITLE: TENTATIVE PARCEL MAP
 DESCRIPTION: DIVIDE 1 PARCEL INTO 2 PARCELS
 APPLICANT: CHRISTIAN MAGALLON
 PROP. OWNER: CHAU CHY KHAN & LUOY YOR(TRS)(C & L FANT)
 LOCATION: SOUTHEAST CORNER OF WEST VISALIA PKWY AND SOUTH DEMAREE ST
 APN: 121-630-085

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (Indicated by checked boxes)
- ☐ Submit improvements plans detailing all proposed work; ☐ Subdivision Agreement will detail fees & bonding requirements
- ☐ Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- ☒ The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- ☐ A preconstruction conference is required prior to the start of any construction.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership. ☐ by map ☐ by deed
- ☐ City Encroachment Permit Required which shall include an approved traffic control plan.
- ☐ CalTrans Encroachment Permit Required. ☐ CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- ☐ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- ☐ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- ☐ Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- ☐ Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- ☐ Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- ☐ Final Map & Improvements shall conform to the City's Waterways Policy. ☐ Access required on ditch bank, 12' minimum. ☐ Provide wide riparian dedication from top of bank.
- ☒ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **CONNECT TO SD TRUNK MAIN ALONG PROJECT FRONTAGE AT TIME OF PARCEL DEVELOPMENT**
- ☒ 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. **AS NECESSARY FOR FRONTAGE IMPROVEMENTS AT TIME OF PARCEL DEVELOPMENT**
- ☐ 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. **VISALIA PARKWAY AND DEMAREE STREET AT TIME OF PARCEL DEVELOPMENT**
- ☐ 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: 7' ft. wide, with 5' ft. wide parkway on **DEMAREE STREET AND VISALIA PARKWAY. SEE ADDITIONAL COMMENTS BELOW.**
- ☐ 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:

PARCEL DEVELOPMENT COMMENTS (SPR 25-044):

1. **A building permit is required, standard plan check and inspection fees will apply.**
2. **Proposed project will incur impact fees based on use type; see sheet 4 for further details and applicable fees. Additional information is required to assess fees for the outdoor seating area.**
3. **Proposed project must complete frontage improvements along Visalia Parkway and Demaree St. during the first phase of development. Frontage improvements shall include but not be limited to 7' sidewalk, 5' parkway with street trees, street lights, drive approaches, decel lane, Class I bike trail improvements, and City Std. transit bus turnout. Match and tie into existing development to the East on Visalia Parkway.**
4. **Corner ramp to comply with PROWAG, new adopted 35' radius curb return City Std.**

5. *Additional ROW required for the right turn deceleration lane and bus turn out along project frontages. Easement or ROW dedication may be provided for sidewalk encroaching on private property.*
6. *Provide cross section of arterial streets.*
7. *Ensure that parking is constructed to City Stds. PK-1 thru PK-4.*
8. *A man gate is proposed along the east side of project. Provide additional information, such as pedestrian cross access easement, for the installation of man gate. As presented, city does not support access to the existing residential units.*
9. *Comply with state accessibility requirements. Including 11B-250, pedestrian path needs to be raised a minimum of 4" above vehicular area.*
10. *Provide internal accessible pedestrian path between ALL buildings and to the public ROW along street frontages.*
11. *Project shall provide a master sewer and storm drain design plan with 1st phase development.*
12. *The City owns and maintains all public street lighting. Refer to City arterial street lighting standards. An electrical design and voltage drop calculations shall be included with offsite improvement plans.*
13. *A parcel map is required if there is a desire to subdivide the existing parcel. A separate site plan must be submitted through the Site Plan Review Committee for review of tentative parcel map.*
14. *Provide minimum number of accessible parking stalls. Accessible EV stalls may need to be relocated to the proposed accessible routes, or an accessible path will need to be provided. EV stalls shall comply with CBC 11B-812.*
15. *Provide AC barrier curb along the phase boundary line to prohibit vehicles from driving over unimproved surface with phase 1 improvements.*
16. *Refer to Solid Waste Dept. for enclosure location and requirements. Comply with City Std. R-8, note 8 in addition to all City refuse enclosure standards. Provide turning radius to verify solid waste vehicle are able to safely service this development.*

TENTATIVE PARCEL MAP COMMENTS:

17. *Coordinate with city staff for City parcel map requirements and processing fees.*
18. *Provide necessary Reciprocal Access Rights and Utility Easements for both parcels.*
19. *Provide required Pedestrian Access Easement for any sidewalk outside of public right of way, including sidewalk behind drive approach.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-090-1**
Date: **04/16/2025**

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: **08/19/2024**)

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

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

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

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

SPR 25090-1
DEMAREE TENTATIVE PARCEL
MAP
121630085

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

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

Additional comments: _____

VAL GARCIA 04/16/25
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	April 16, 2025
Item #	1
Site Plan #	25090-1
APN:	121630085

- 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: 04/15/25
Item: 1
Site Plan: SPR25090-1
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:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 16, 2025

ITEM NO: 1	Added to Agenda	MEETING TIME: 09:00
SITE PLAN NO: SPR25080-1		ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Demaree Tentative Parcel Map Site Plan		
DESCRIPTION: Tentative Parcel Map site plan		
APPLICANT: Christian Magallon - Applicant		
Christian Magallon - Applicant		
OWNER: CHAU CHY KHAN & LUOY YOR(TRS)(C & L FAMT		
APN: 121630085		

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

25090-1

April 16, 2025

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

Comment

The solid waste division has no additional comments regarding the proposed parcel split.

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: Yelton, Elizabeth@DOT <Elizabeth.Yelton@dot.ca.gov>
Sent: Friday, May 2, 2025 11:06 AM
To: Colleen Moreno; Josh Dan; Susan Currier
Cc: Padilla, Dave@DOT
Subject: Caltrans Response to Site Plan Agenda 4-16-25
Attachments: SPR Agenda 4.16.25 Comments.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

Caltrans response to Site Plan Agenda 4-16-25

SPR25090-1 Demaree Tentative Parcel Map Site Plan

No Comment

SPR25095 Property Split

No Comment

SPR25098 Multisteps-Manufacturing Transition

No Comment

SPR25099 New Cingular Wireless PCS, LLC

No Comment

SPR25013-1-1-1 Clements Ranch

No Comment

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



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: 04/16/2025

Item #: 1

Site Plan #: 25-090-1

Project:

Description: Parcel Map

Applicant: Christian Magallon

APN: 121-630-085

Address: SEC of West Visalia Parkway and South Demaree

The following comments are applicable when checked:

- ☒ No Comments with regards to the parcel map.
- ☐ 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.





CALIFORNIA WATER SERVICE



Backflow Requirements

Comments:

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

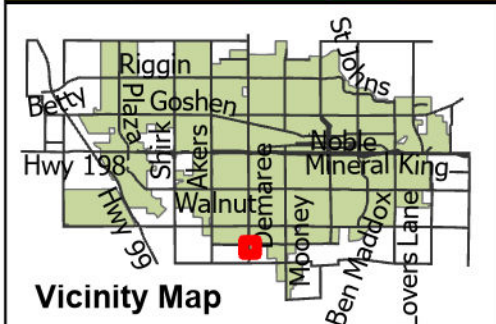
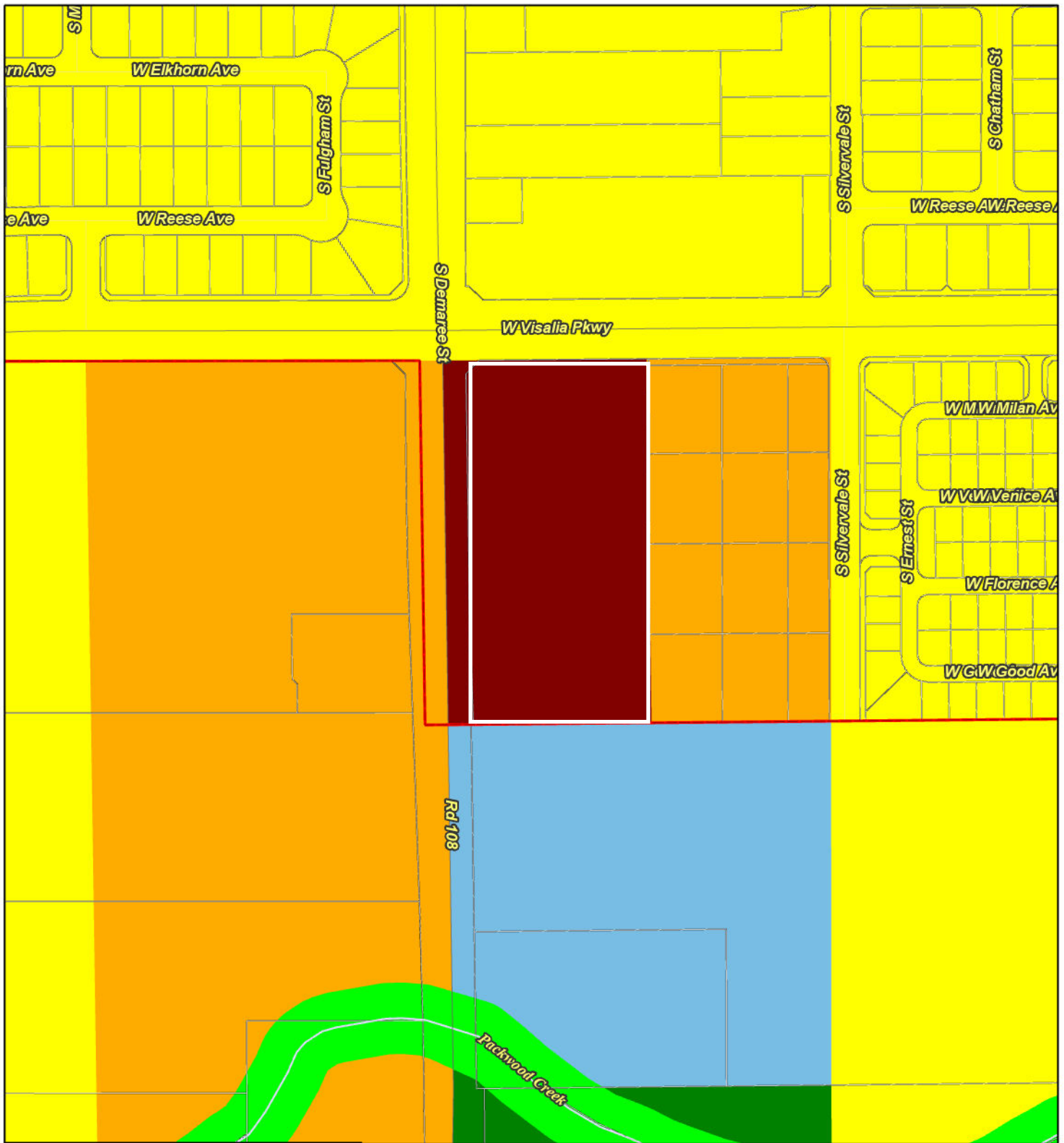
- Designated as multi-family
- Commercial building
- Has multiple dwellings (residential or commercial)
- Has multiple services
 - Any combination of the following:
 - Domestic/Commercial
 - Irrigation
 - Fire Protection

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

Additional Comments:

- ☒ If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Allison Schackmann at 559-624-1621 or aschackmann@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.

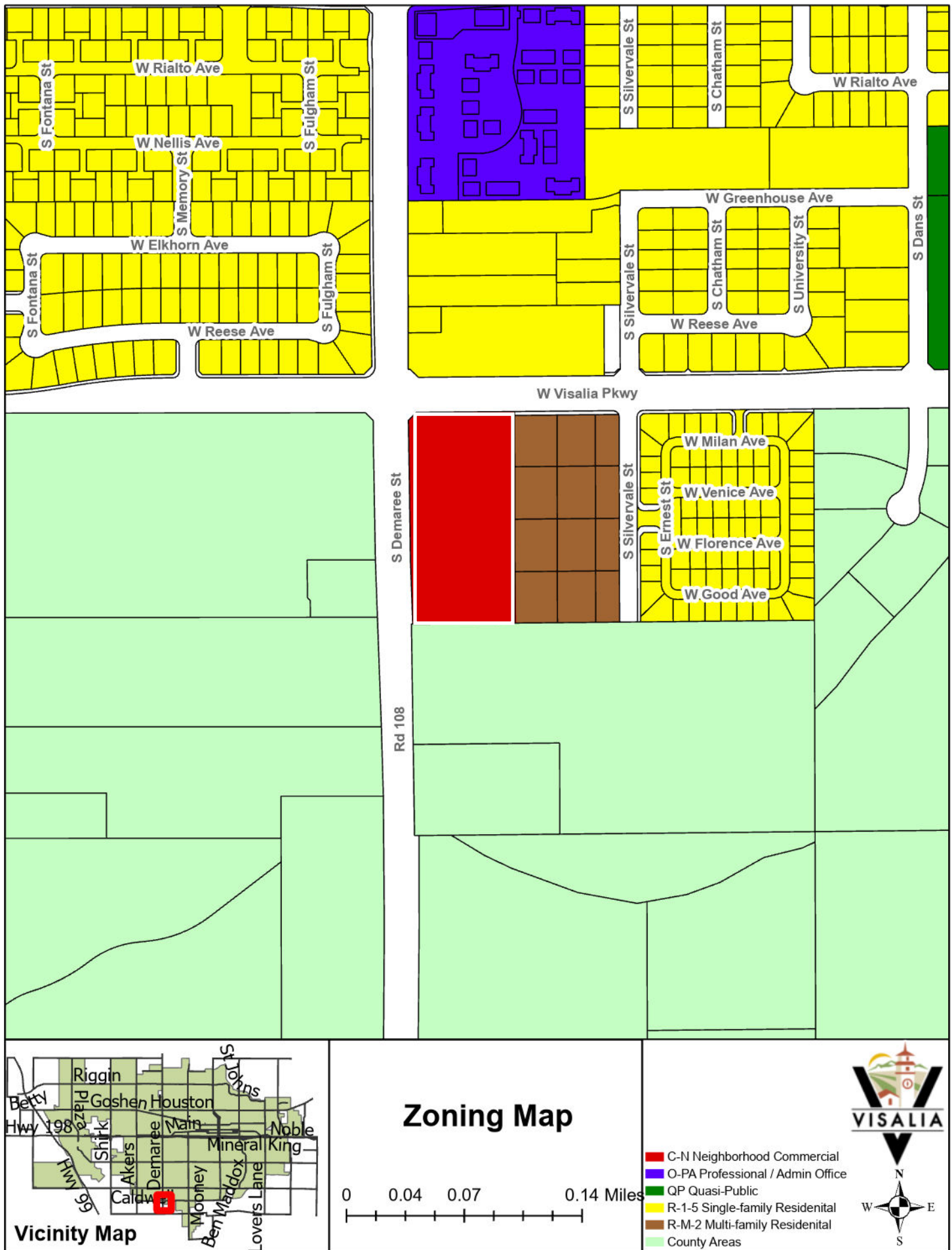




General Plan Land Use Map

- Conservation
- Commercial Neighborhood
- Public Institutional
- Parks/Recreation
- Residential Low Density
- Residential Medium Density







Location Map

0 0.02 0.04 0.09 Miles





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 10, 2025

PROJECT PLANNER: Josh Dan, Senior Planner
Phone No.: (559) 713-4003
E-Mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2025-26: A request by California Water Service Company to permit the establishment of a community water service well and pumping station which will include the installation of a pump room, back-up generator, and concrete pad for future wellhead treatment equipment. The project is located at 5031 West Babcock Court (APN: 077-930-015).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-26 based on the findings and conditions in Resolution No. 2025-53. The recommendation is based on the conclusion that the request is consistent with the policies of the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2025-26, as conditioned, based on the findings and conditions in Resolution No. 2025-53.

PROJECT DESCRIPTION

Conditional Use Permit No. 2025-26 is a request by California Water Service Company (Cal Water) to establish a new community water service well site and pumping station in support of anticipated development in the area. Proposed improvement to the site will include the installation of a pump room, back-up generator, a 5,000-gallon pressure tank for surge protection, and concrete pad for future wellhead treatment equipment (see Exhibit "A"). The Operational Statement in Exhibit "B" details that the new well station is intended to replace lost water supply capacity within Visalia District's distribution system supporting long-term water supply reliability and ensuring consistent access to safe drinking water for the surrounding community.

The proposed well site is located within the previously approved Sycamore Heights Tentative Subdivision Map. The map (TSM No. 5577) was presented to the Planning Commission on April 27, 2021, detailing the proposed development of a 91-lot single-family residential subdivision. At that time, a well site was not identified as a need for the area. However, Cal Water, as part of their process to address water supply capacity in Visalia, identified this new residential subdivision as a location for the placement of a new well station to address water needs in the area. To facilitate this request, Cal Water is purchasing to residential lots and merging them into one parcel via a lot line adjustment. The two lots are located in the southwest corner of the subdivision, along West Ferguson Avenue.

Development of the site will include block wall along adjoining residential sites and the site's West Ferguson frontage with a wrought iron gate for access to the roadway. The West Babcock frontage will include chain-link fencing with green privacy slats, setback 15-feet from property line. This use and development request is consistent with other similar well sites in Visalia. Similar well sites include, but are not limited to, 621 W. Caldwell Ave., 2831 W. Packwood Dr., and 6030 W. School Ct.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density
Zoning:	R-1-5 (Single-Family Residential 5,000 sq. ft. min.)
Surrounding Land Use and Zoning	North: R-1-5 (Single-Family Residential 5,000 sq. ft. min.) / future home site South: R-1-5 (Single-Family Residential 5,000 sq. ft. min.) / W. Ferguson Ave., Lakewood Subdivision. East: R-1-5 (Single-Family Residential 5,000 sq. ft. min.) / future home site West: R-1-5 (Single-Family Residential 5,000 sq. ft. min.) / Existing single-family residence
Environmental Review:	Categorical Exemption No. 2025-41
Special Districts:	None
Site Plan:	2025-165

RELATED PROJECTS

Sycamore Heights Tentative Subdivision Map No. 5577 was approved by the Planning Commission on April 27, 2021, subdividing a 24.75-acre parcel into 91-lots for residential use with additional lots for landscaping and lighting district lots consistent with the R-1-5 (Single-family Residential) zone. located at 2780 North Akers Street on the east side of North Akers Street between West Ferguson and West Modoc Avenues.

PROJECT EVALUATION

Land Use Compatibility

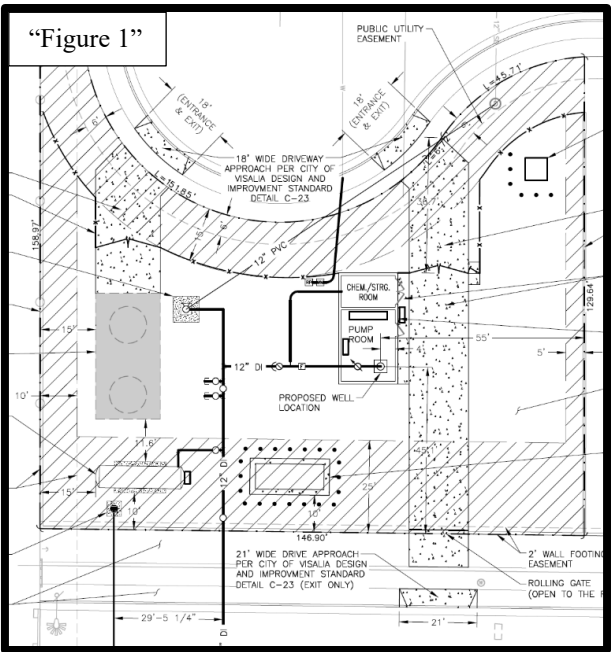
The General Plan Land Use Element designates this site as Residential Low Density and the property is zoned R-1-5. The Municipal Code conditionally permits in the R-1-5 zone community water service well site and pumping stations, because groundwater is the primary source of drinking water within the Visalia planning area. Cal Water has approximately 75 ground water wells located throughout the Visalia planning area. These facilities are in place to provide residents of Visalia with safe drinking water of a quality and quantity to meet State and Federal drinking water standards.

Access and Site Circulation

The proposed development, as shown in Figure 1 and on the Site Plan in Exhibit "A", the site will utilize a dual driveway approach from West Babcock, the local road inside the subdivision. The easternly driveway will provide internal paving through the site southward to a proposed driveway improvement along West Ferguson Avenue.

Development Standards

The site is located in the R-1-5 zone and is shown on the site plan (Exhibit “A”) to meet all R-1-5 standards for uses, screening, setbacks, and structure heights. The setbacks within the R-1-5 zone for lots 5,000 square feet or greater are as follows:



Development Standards for R-1-5 Zone					
Minimum Lot Area	Front	Side	Street Side	Rear	Height
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage	5-ft.	10-ft.	25-ft.	35-ft

Site Information and Setbacks Provided					
Lot Area	Front	Side	Street Side	Rear	Height
15,612 sq. ft.	15-ft.	15-ft.	N/A	25-ft.	~15-ft <i>No taller than 12-ft in rear yard</i>

Fencing

Fencing along the West Babcock frontage will include a six-foot high chain link fence with green privacy slats, setback 15-feet from property line. Block walls are proposed to be erected along the westerly and southerly property lines. Whereas the developer for the Sycamore Heights Subdivision has already installed a block wall along the project site’s easternly property line.

As mentioned above, the site will have a block wall installed along the site’s West Ferguson frontage. A portion of the block wall segment will include a wrought iron gate for vehicular access to the roadway (Ferguson Avenue). This use and development request is consistent with other similar CalWater well sites in Visalia.

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 in-fill development projects (Categorical Exemption No. 2025-41).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required 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 conditional use permit meets the required findings and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The addition of a well site and pump station facility is in the interest of public health and safety.
 - 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 establishment of the water pumping station and equipment is in the interest of public health and safety.
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. 2025-18).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2025-165.
2. That the site be developed and maintained in substantial conformance with the Site Plan and Elevations in Exhibit "A".
3. That the structures and equipment be painted an earth tone color.
4. That any proposed lighting shall be shielded, as necessary, to prevent the direct or indirect light from falling into neighboring residential uses.
5. That all structures meet all R-1-5 development standards for setbacks and height.
6. That all other federal and state laws and city codes and ordinances be complied with.

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 and Policies
- Resolution No. 2025-53
- Exhibit "A" – Site Plan
- Exhibit "B" – CalWater Letter – Operational Statement
- Site Plan Review Comments – SPR No. 2025-165
- General Plan Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies
Conditional Use Permits
(Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use

on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 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. 2025-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-26, A REQUEST BY CALIFORNIA WATER SERVICE COMPANY TO PERMIT THE ESTABLISHMENT OF A COMMUNITY WATER SERVICE WELL AND PUMPING STATION WHICH WILL INCLUDE THE INSTALLATION OF A PUMP ROOM, BACK-UP GENERATOR, AND CONCRETE PAD FOR FUTURE WELLHEAD TREATMENT EQUIPMENT. THE PROJECT IS LOCATED AT 5031 WEST BABCOCK COURT (APN: 077-930-015).

WHEREAS, Conditional Use Permit No. 2025-26, is a request by California Water Service Company to permit the establishment of a community water service well and pumping station which will include the installation of a pump room, back-up generator, and concrete pad for future wellhead treatment equipment. The project is located at 5031 West Babcock Court (APN: 077-930-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 10, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2025-26, as conditioned by staff, 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. 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 conditional use permit meets the required findings and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The addition of a well site and pump station facility is in the interest of public health and safety.

- 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 establishment of the water pumping station and equipment is in the interest of public health and safety.
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. 2025-18).

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2025-165.
2. That the site be developed and maintained in substantial conformance with the Site Plan and Elevations in Exhibit "A".
3. That the structures and equipment be painted an earth tone color.
4. That any proposed lighting shall be shielded, as necessary, to prevent the direct or indirect light from falling into neighboring residential uses.
5. That all structures meet all R-1-5 development standards for setbacks and height.
6. That all other federal and state laws and city codes and ordinances be complied with.



CALIFORNIA WATER SERVICE

Bakersfield District 3725 South H Street
Bakersfield, CA 93304 *Tel:* (661) 837-7200

Operational Statement

Project Title: California Water Service (CWS) New Visalia Station – VIS 099

Site Plan No.: SPR25165 – Hearing held 07/23/2025

Location: 5031 W Babcock Court, Visalia, CA 93291 (APN: 077-930-015)

Site Specific Information

The new well station is intended to replace lost water supply capacity within the Visalia District's distribution system. The infrastructure will support long-term water supply reliability and ensure consistent access to safe drinking water for the surrounding community. This operational statement describes the station's location, layout, facilities, tie-in to City's Wastewater system, tie-in to CWS water system, station access, and expected vehicle trips per day.

The parcel for the station is zoned R-1-5 (Single-Family Residential, 5,000 SF minimum lot size). Per the City's zoning requirements, the front yard setback is 15 feet, side yard setbacks are 5 feet, and the rear yard setback is 25 feet. Accessory structures not exceeding 12 feet in height may be located within setback areas and accessory structures shall be no closer than 3 feet from any lot line. To protect the facility and onsite equipment from unauthorized entry and provide visual screening for the adjacent neighbors, the station will be enclosed by a CMU block wall along the side and rear lot lines (East, south, and West), and a chain link fence with forest green privacy slats along the site frontage at Babcock Ct (north). Please see site plan and elevation view. Sycamore Landscape plans apply to the frontages of the site, Ferguson Avenue and Babcock Court.

The station includes infrastructure to support groundwater production and system integration. Facilities within the station will consist of:

- A new drinking water well, 16" diameter and approximately 1,000' deep
- A 5,000-gallon Pressure tank for surge protection during pump starts and stops
 - o 6' diameter, 10' tall, and ~20' long
 - o Located within setback, but considered Auxiliary structure less than 12-feet in height
- A 30'x16' CMU block building (approximately 480 square feet) with a pump room and chemical storage room
 - o Proper chemical signage to be incorporated on the site fencing for Fire Department use and reference
- A standby diesel generator for emergency power outages or PSPS events
 - o Located within setback, but considered Auxiliary structure less than 12-feet in height
- Future wellhead Treatment equipment (as req'd)
- Storm Drain connection – For site runoff collection and well flushing maintenance
 - o Future Discharges to be coordinated with the City of Visalia



CALIFORNIA WATER SERVICE

Bakersfield District 3725 South H Street
Bakersfield, CA 93304 *Tel:* (661) 837-7200

- Pad mounted SCE utility transformer with protective bollards
- SCE electrical metering cabinet, Auto Transfer Switch, and Motor Control Center

The electrical and pumping controls will be housed within the pump room and disinfection treatment equipment and sodium hypochlorite storage will be housed in the chemical storage room. Access to the pump room and chemical storage room will be equipped with a locking device to prevent unauthorized access and proper signage for emergency response purposes. A Knox box will be located on the site entry fence for emergency personnel site access.

The station will have a backup diesel generator for emergency use only, operating during power outages events or similar emergency events. The generator will operate approximately 30 minutes twice a month (to occur on a weekday at 12pm) for maintenance and testing. As discussed with the City's Planning Department, this application is submitted without a Noise Study as the generator falls under **8.36.070 Noise Source Exemptions** per the City of Visalia's municipal code. The water well will be operated and powered via- electricity from an onsite pad mounted transformer from Southern California Edison (SCE). The generator will only be used in the event of an emergency. The generator height will be less than 8 feet tall.

The station site plan includes a future treatment system; treatment system determination will be made upon well water quality analysis after well construction and development. For this application, CWS submits the Conditional Use Permit application to include the treatment system and all other facilities as shown on attached Site Plan.

The station is proposed with three drive approaches, two are located on Babcock Court, a local road with low traffic volumes, and one drive approach on West Ferguson Avenue, a collector road suitable for emergency and service vehicle access. The Drive approach along West Ferguson Avenue is 21 feet wide per the City's requirements for drive approaches along a collector road per Detail C-23. The two drive approaches along Babcock Court are 18 feet wide per the City's requirements for drive approaches along a local road and per Detail C-23. Approaches will be constructed with concrete, and include curb, gutter, and sidewalk transitions per the City of Visalia's standards. A 16-foot concrete drive approach with a 3-foot walk apron is in front of the building for direct access. The drive approaches will provide access and circulation as follows:

- The drive approach along West Ferguson Avenue will be the designated exit to the site for larger vehicles required for future well maintenance and rehabilitation services. Exiting from this location is expected to only occur once a year for large vehicles (i.e. pump rig) needed for well maintenance. Typical weight for maintenance vehicles for this activity is approximately 20,000lbs.
- The eastern drive approach along Babcock Court will serve as the site entrance for larger maintenance events described above as well as an entry and exit point of access for daily or weekly staff vehicle trips.



CALIFORNIA WATER SERVICE

Bakersfield District 3725 South H Street
Bakersfield, CA 93304 *Tel:* (661) 837-7200

- The two drive approaches along Babcock Court will be used for daily or weekly access and chemical delivery. Vehicle size and weight vary from a standard ½ ton truck (Ford F-150) to 1 ton truck (Ford F-350), total weight of 4,000 lbs. to 8,000 lbs.

The dual drive approach allows access to the site without causing traffic implications to the adjacent roads. Please note the exit route onto Ferguson will only be used for larger maintenance events. Such events can be but are not limited to a pump rig pulling the pump from the well, typical occurrence for events like this are approximately once a year.

The daily operations will involve routine monitoring, maintenance, and support activities. The site will generate approximately 1 to 2 staff vehicle trips per day, including operators and supervisors on an as needed basis. In addition, 1 to 2 service vehicle trips per week will occur for equipment delivery, chemical delivery, and maintenance. Emergency access will be maintained at all times to ensure operational safety and compliance. Traffic impacts are expected to be minimal, with vehicle trips distributed throughout the day to avoid peak-hour congestion. No significant disruption to local traffic patterns is anticipated.

The project will consist of two construction phases. Phase one consists of drilling the replacement well at the proposed location as shown on the site plan. CWS will submit a building permit application for the well and requests a Notice of exemption with the CUP application as noted in our SPR comment response letter. Phase one is specifically for the well construction and includes drilling well from 0' below ground surface to approximately 1,000' below ground surface, installing casing, installing sanitary concrete seal, and development of well as described below per the discharge plan. Please note drilling of the well will be 24 hours a day, 7 days a week operation. Phase 2 consists of all other site developments shown on the site plan and described herein this operational statement. A building permit and City encroachment permit will be submitted for the site development after the well is constructed and for work within the public right-of-way. The site development is not phased so a phasing plan is not included in this submittal, we welcome further discussion to clarify any questions or concerns regarding this.

Engineering Division Requirements

CWS requests to install a permanent connection to the existing City of Visalia 30-inch sewer main located in West Ferguson Avenue. The sewer connection will be used for both well construction air lifting and zone testing discharges (300-gpm max) and well flushing and testing discharge during well construction (2,000-gpm max). All discharges to the sanitary sewer system will be metered and coordinated with the City of Visalia's Wastewater Division. Water produced during air lifting and zone testing will be routed through settling tanks with baffle systems for sediment removal prior to discharge. The station will have a 24" drainage inlet per the City's standard detail D-15 with a concrete apron and perimeter curbing that connects to the existing 30-inch sewer with a 18" diameter PVC pipe and new manhole over the existing sewer per the City's standard Detail S-2 . A pee-trap will be installed along the sewer connection line to prevent gases from exiting the sewer at the onsite inlet location. After well construction, Cal Water requests to maintain the sewer connection for future use for well flushing and



August 20, 2025

Site Plan Review No. 2025-165:

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 Building Permit which is stated on the attached Site Plan Review comments. You may now proceed with filing your permits to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **July 23, 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



VISALIA

Planning & Community Preservation Department
Planning Division

MEETING DATE July 23, 2025
SITE PLAN NO. 2025-165

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

☒ 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 COMMENTS

Colleen A. Moreno, Planning Division, 559-713-4031, colleen.moreno@visalia.city

Date: July 23, 2025

SITE PLAN NO: 2025-165
PROJECT: Cal Water
DESCRIPTION: New Cal Water Well Station
APPLICANT: Angel Ventura & John Northrup
LOCATION: 5031 W BABCOCK CT
APN: 077-930-015
ZONING: RLD (LOW DENSITY RESIDENTIAL)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Conditional Use Permit
 - Application link: [2025 Planning Permit Application & Checklist](#)
- Building Permit

PROJECT SPECIFIC INFORMATION: July 23, 2025

1. Per VMC 17.12.040.G, public service pumping stations, i.e., community water service wells, are conditionally allowed within the zone.
2. A Conditional Use Permit (CUP) shall be required.
3. With CUP submittal, a site plan depicting all setbacks is required, the site shall adhere to the development standards and setbacks in the R-1-5 zone. The site plan shall also call out all proposed fencing including the height and material as well as vehicle access on site with drive approach along Ferguson.
4. Screening shall be required and shall be depicted on site plan.
5. All frontage improvements are required along Babcock. A block wall shall be provided along Ferguson.
6. Elevations for all structures shall be submitted with CUP submittal, indicating height and size.
7. A phasing plan shall be submitted with CUP submittal if project development is to be phased.
8. An Operational Statement shall be provided with CUP submittal. In the statement also include information on the size, weight and types of vehicles that will be utilizing the site. Provide information on access along Ferguson (i.e. exit only, entrance only, both).
9. A noise study for the onsite generator shall be submitted with CUP submittal.
10. Building Permit shall be required.
11. Comply with all other comments, 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 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.

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

- 17.12 Single-Family Residential 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**

<input type="checkbox"/> Edelma Gonzalez	713-4364
<input checked="" type="checkbox"/> Luqman Ragabi	713-4362
<input type="checkbox"/> Sarah MacLennan	713-4271
<input type="checkbox"/> Jesus Carreno	713-4268

ITEM NO: 6 DATE: JULY 23, 2025

SITE PLAN NO.: 25-165
PROJECT TITLE: SITE PLAN REVIEW
DESCRIPTION: CALIFORNIA WATER SERVICE NEW WELL STATION
APPLICANT: ANGEL VENTURA
PROP OWNER: PRESIDIO JJR MORGAN SYCAMORE RANCH 92 LLC
LOCATION: 5031 W BABCOCK CT
APN: 077-930-015

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

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

Additional Comments:

- 1. A building permit is required, standard plan check and inspection fees will apply.**
- 2. The proposed project will incur development impact fees, assessed per lot for the underlying subdivision. Additional information may be required to determine final fee amounts—see comments below.**
- 3. Construct Drive approaches per City standards, include parkway landscaping on local street.**
- 4. The plan shows an 18" sanitary sewer stub connection. Clarify whether this connection is intended for initial construction activities only, or if it will be used during ongoing operations of the well facility. If used regularly, provide flow estimates and discharge characteristics.**
- 5. The storm drain system appears to be plumbed beyond standard site drainage. Confirm if any operational discharges (flushing of treatment tanks or system blowoffs) are planned through the storm drain connection. If so, provide estimated volumes, frequency, and water quality data. The City needs to assess whether our system can accommodate this usage.**
- 6. Identify the expected frequency and volume of flushing events of the Treatment Tanks, and how the flushed water will be discharged (sanitary or storm).**
- 7. The proposed access will require demolition and reconstruction of a portion of the existing block wall, landscaping, and irrigation. Please note that this exterior frontage is maintained by the LLD formed for the subdivision, and any damage to these improvements will need to be fully repaired or replaced in coordination with the City.**

8. *The proposed access route passes through local residential streets that were not designed to accommodate frequent heavy vehicle traffic. If heavy trucks will be used, please identify the expected frequency and type of truck trips associated with both construction and ongoing operations.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-165**

Date: **07/23/2025**

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: **07/01/2025**)

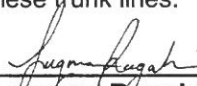
(Project type for fee rates: **Per LOT**)

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

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

Reimbursement:

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



Luqman Ragabi

City of Visalia
Building: Site Plan
Review Comments

SPR 25165
CAL WATER WELL STATION
5031 W BARCOCK

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

Additional comments: _____

VAL GARCIA 7/23/25
Signature



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

Date: 07/22/25
Item: 6
Site Plan: SPR25165
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:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 23, 2025

ITEM NO: 6 Added to Agenda MEETING TIME: 10:15
SITE PLAN NO: [SPR25165](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Site Plan Review
DESCRIPTION: California Water Service New Well Station
APPLICANT: angel ventura - Applicant
angel ventura - Applicant
john northrop - Applicant
OWNER: PRESIDIO JJR MORGAN SYCAMORE RANCH 92 LLC
APN: 077930015
ADDRESS: 5031 W BABCOCK CT
LOCATION: approx. 750' east of N. Akers St. and 100' North of 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:

- What is the size of vehicle planned to service site? Gate on Ferguson required to be setback a minimum of 20-ft from face of curb for passenger vehicle. If larger truck is used, distance may need to be increased for gate setback.
- Will driveway on Ferguson be planned as an exit or entrance only? Please provide additional information on planned operation.

Leslie Blair

Leslie Blair

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

25165

July 23, 2025

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

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

Comment Solid Waste has no comments regarding the proposed well station.

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

Nathan Garza, Solid Waste, 559-713-4532



CALIFORNIA WATER SERVICE

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

Site Plan Review Comments From:

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

Date: 07/23/2025

Item #: 6

Site Plan #: 25-165

Project: Well Station

Description: California Water Service Well Station

Applicant: Angel Ventura

APN: 077-930-015

Address: 5031 W Babcock

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.
- ☐ - Water main will need to be installed to serve 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.





CALIFORNIA WATER SERVICE

☒ **Backflow Requirements**

Comments:

A backflow is required if any parcel meets any of the following parameters and is installed at the developer's expense:

- 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

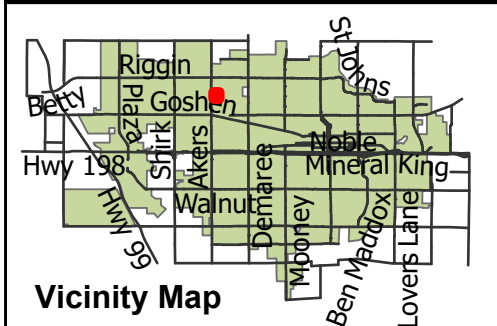
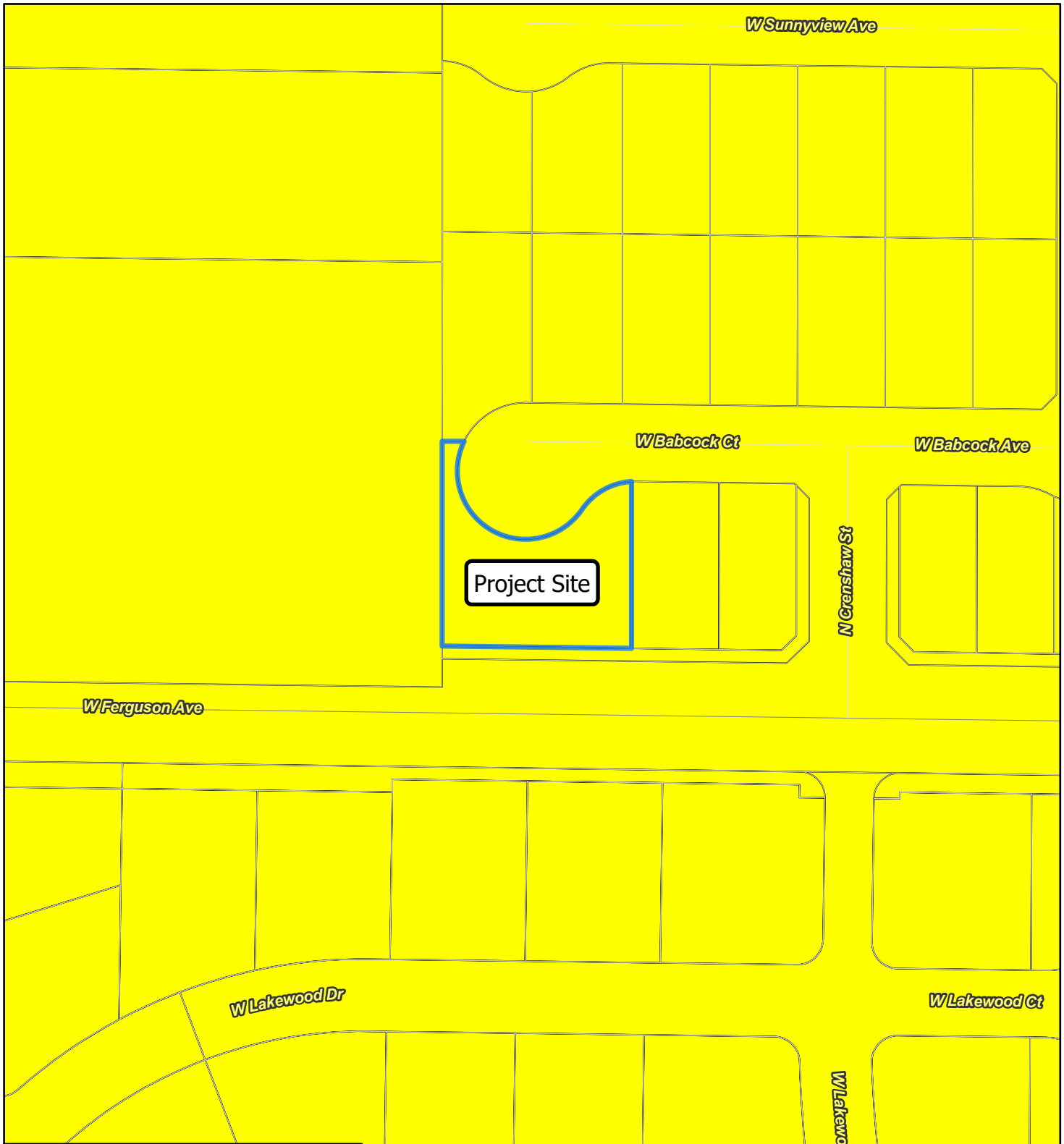
-If there is a current device that is not up to current specifications, that device will need to be renewed from a list of approved devices.

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

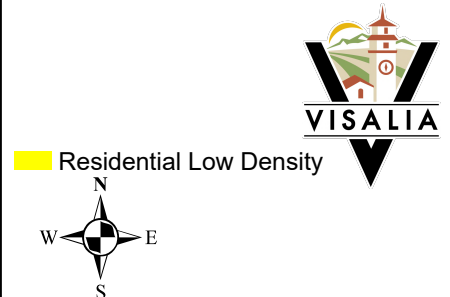
Additional Comments:

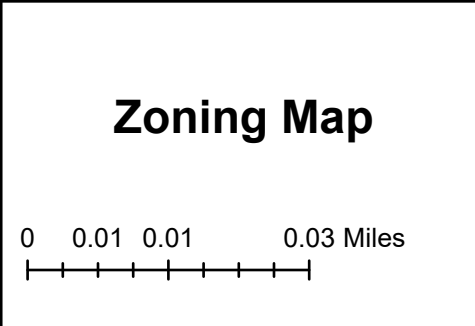
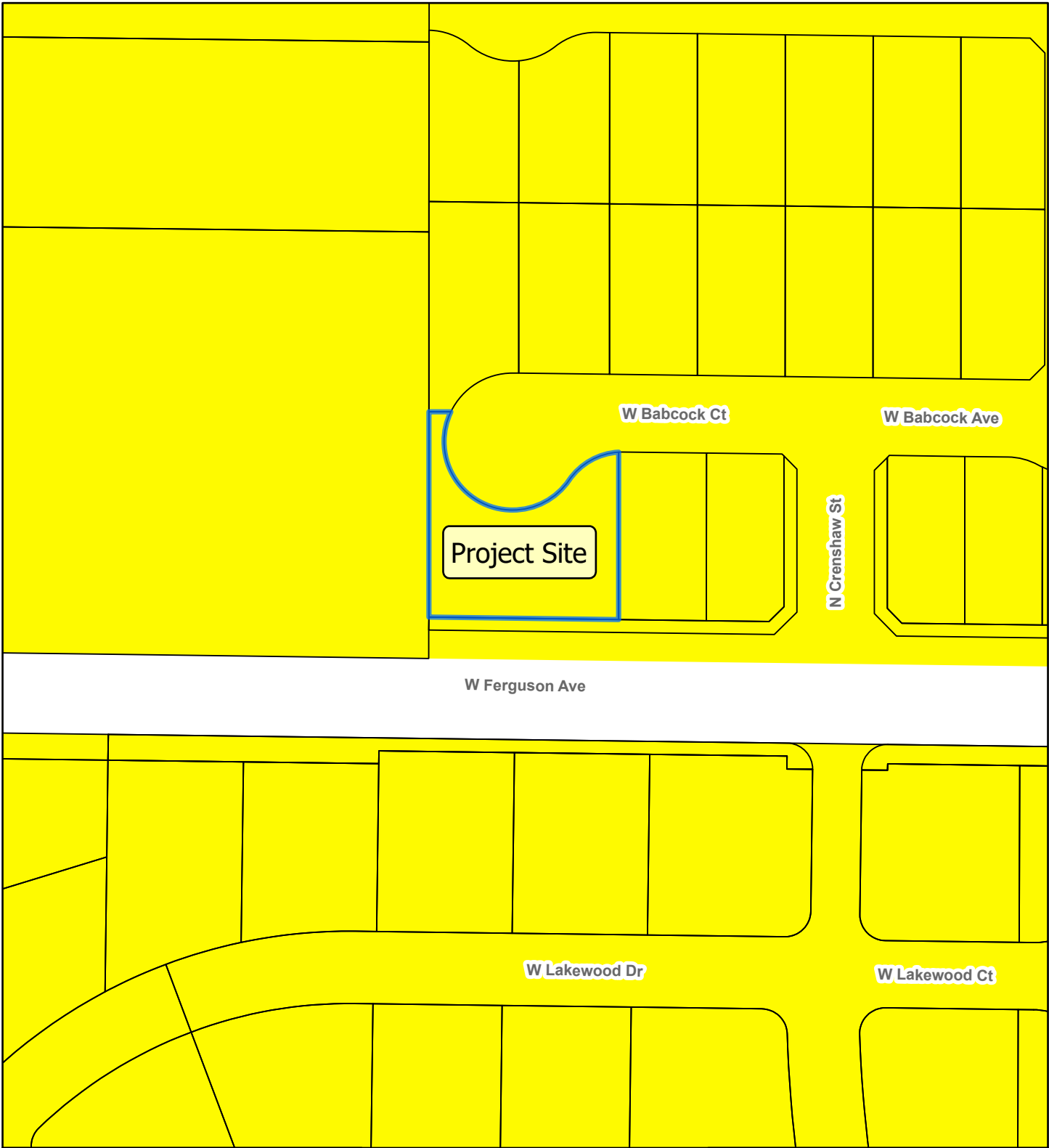
- ☒ If your project requires the installation and/or abandonment of Cal Water facilities, please contact New Business Superintendent Allison Schackmann at 559-624-1621 or aschackmann@calwater.com to receive your new business packet to start your project with Cal Water.
- ☐ A WSA may be required for your 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.

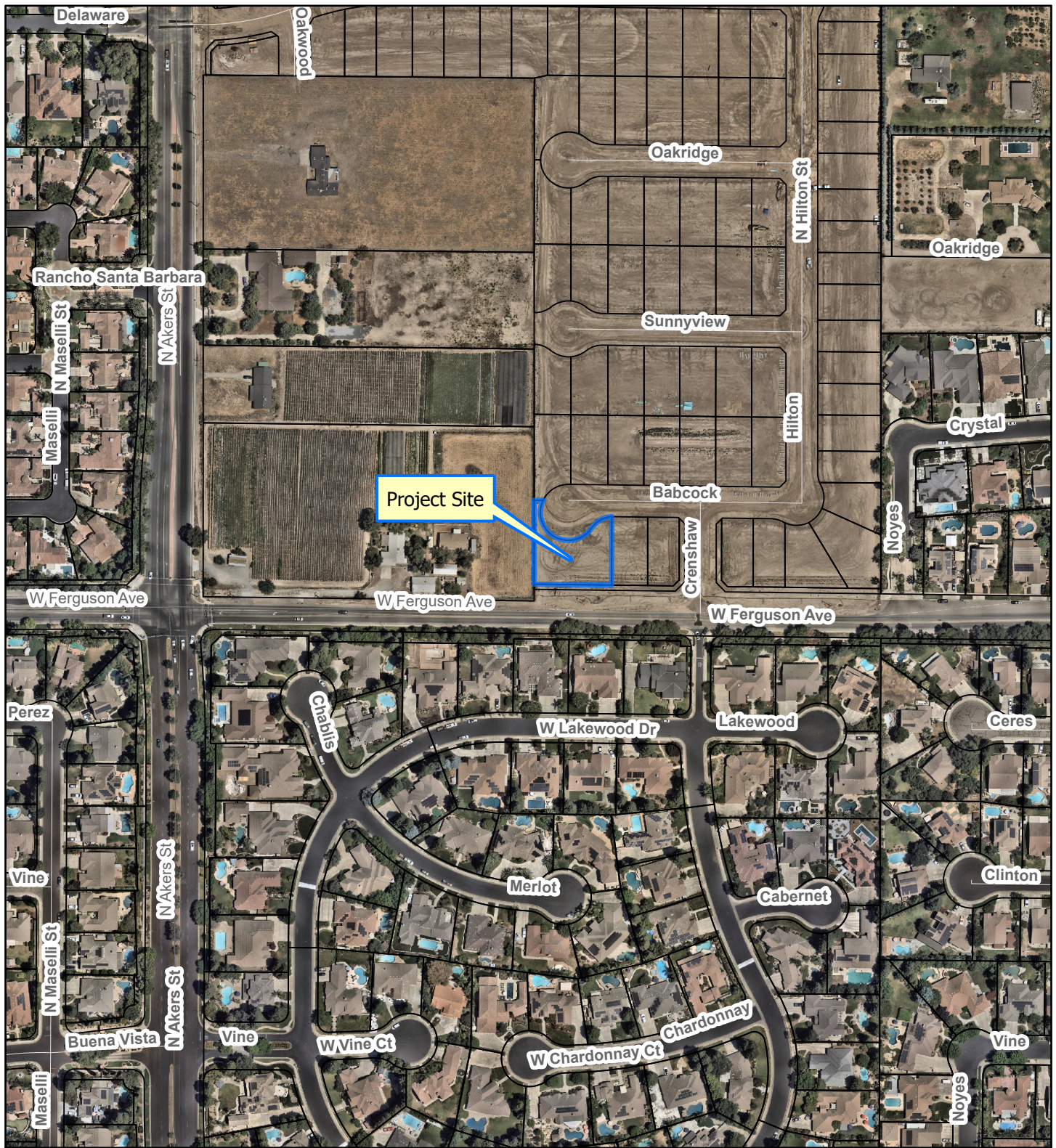




General Plan Land Use Map



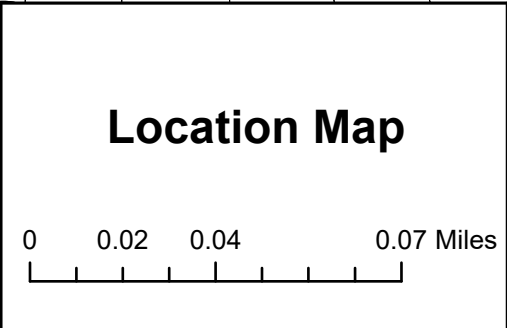




Aerial Map

0 0.03 0.06 0.11 Miles







REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 10, 2025

PROJECT PLANNER: Jarred Olsen, Principal Planner
Phone: (559) 713-4449
Email: jarred.olsen@visalia.city

SUBJECT: Tentative Parcel Map No. 2025-14: A request by Luis Mota (Yamabe & Horn as agent) to subdivide approximately 1.03 acres into two parcels, located in the R-1-20 zone district. The project is located at 736 North Tommy Street. (APN: 085-530-019)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Tentative Parcel Map No. 2025-14, as conditioned, based upon the findings and conditions in Resolution No. 2025-64. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2025-14, based on the findings and conditions in Resolution No. 2025-64.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2025-14 is a request to subdivide one parcel measuring approximately 1.03 acres into two parcels as illustrated in Exhibit "A". The site is currently developed with a single-family dwelling. As illustrated in Exhibit "B", the subdivider is proposing to demolish the existing dwelling to accommodate the proposed subdivision. The subdivision also requires a deviation to lot width and is eligible for the filing of an Administrative Adjustment application which allows for a 20% deviation to development standards. Although Administrative Adjustments are approved administratively, staff is requesting that the Planning Commission consider the minor deviation to lot width, specifically to allow for lot widths approximately three percent narrower than what the R-1-20 zone requires (100 feet minimum).

BACKGROUND INFORMATION

General Plan Land Use Designation	Very Low Density Residential
Zoning	R-1-20 (Single-family residential zone – 20,000 square foot minimum site area)
Surrounding Zoning and Land Use	North: R-1-20 / Single-family residential South: R-1-20 / Single-family residential East: R-1-20 / Single-family residential West: R-1-20 / Single-family residential
Environmental Review	Environmental Document No. 2025-48
Special District	None
Site Plan	Site Plan Review No. 2025-157

PROJECT EVALUATION

Staff Recommendation

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.

Analysis

The subject property is currently developed with one detached single-family dwelling. Based on the proposed division of land, the applicant proposes to demolish the existing residence to allow for the construction of two new dwelling units. Each parcel would be approximately 97 feet wide by 260 feet deep, and over one-half acre in lot area. Each parcel would front onto North Tommy Avenue.

Staff finds that the proposed tentative parcel map would create two parcels that would each be consistent with the property's R-1-20 zoning district's lot area and lot depth requirements, with the approval of an Administrative Adjustment, described below.

Like much of the surrounding properties, the subject property does not have the typical public improvements (curb, gutter, and sidewalks) that most residential subdivisions possess. These improvements would be required at time of construction, pursuant to VMC Section 15.40.060.

Administrative Adjustment Findings

As described above, the proposed subdivision cannot meet the minimum lot widths as described by the R-1-20 zone district. The minimum lot width is 100 feet, whereas each lot is proposed at approximately 97 feet, or a deviation of 3 percent. Therefore, the Tentative Parcel Map would qualify for an Administrative Adjustment, but rather than requiring a separate Administrative Adjustment application filing which can be approved administratively, staff recommends the Planning Commission find that such a deviation request can be approved.

Staff has reviewed the four Administrative Adjustment findings and finds that all required findings can be made for the proposed project. These findings and staff's analysis are below. Recommended findings in response to this Government Code section 66474 are also included in the recommended findings below.

Administrative Adjustment Findings	Analysis
The city planner shall record the decision in writing and shall recite therein the basis for same. The city planner may approve and/or modify an application in whole or in part, with or without conditions, only if all the following criteria are met:	
A. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, creating a practical difficulty or unnecessary hardship;	The existing parcel has a depth-to-width ratio of 1.18, which is much smaller than most typical parcels in the area where the typical ratio is around 3. Approval of the administrative adjustment would allow the proposed lots to increase its ratio to 2.37, allowing the lots to be more consistent with lots in the vicinity.
B. That granting of the administrative adjustment is necessary to provide consistency with properties in the same	There are approximately 10 parcels in the vicinity of the subject property in the R-1-20 zone that were developed with lot widths

Administrative Adjustment Findings	Analysis
vicinity and land use designation or development standards within which the administrative adjustment is sought;	significantly less than the proposed 97 foot lot widths. Granting the administrative adjustment would provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought.
C. That granting the administrative adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located;	Each lot would be able to be developed at the prescribed setbacks of the R-1-20. Additionally, future development would be required to connect to City sewer. Therefore, granting the administrative adjustment would not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located.
D. That granting the administrative adjustment will not be inconsistent with the goals and policies of the general plan.	The Land Use Element of the General Plan described the Very Low Density Residential land use designation as having a density range of 0.1 to 2 housing units per gross acre, with an assumed buildout of 2 units per gross acre. Granting the administrative adjustment would allow the property to be developed at the density assumed by the General Plan.

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 findings 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.

GC Section 66474 Finding	Analysis
(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 Very Low Density Residential 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 Very Low Density Residential land use designation and R-1-20 zone. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has 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 15303 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 project is considered Categorical Exempt under Section 15303 "New Construction or Conversion of Small Structures" of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended, as approval of the tentative parcel map would permit the construction of two residences. (Environmental Document No. 2025-48)

RECOMMENDED FINDINGS

1. *That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, creating a practical difficulty or unnecessary hardship.*

The existing parcel has a depth-to-width ratio of 1.18, which is much smaller than most typical subdivisions in the area where the typical ratio is around 3. Approval of the administrative adjustment would allow the proposed lots to increase its ratio to 2.37, allowing the lots to be more consistent with lots in the vicinity.

2. *That granting of the administrative adjustment is necessary to provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought.*

There are approximately 10 parcels in the vicinity of the subject property in the R-1-20 zone that were developed with lot widths significantly less than the proposed 97 foot lot widths. Granting the administrative adjustment would provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought.

3. *That granting the administrative adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located.*

Each lot would be able to be developed at the prescribed setbacks of the R-1-20. Additionally, future development would be required to connect to City sewer. Therefore, granting the administrative adjustment would not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located.

4. *That granting the administrative adjustment will not be inconsistent with the goals and policies of the general plan.*

The Land Use Element of the General Plan described the Very Low Density Residential land use designation as having a density range of 0.1 to 2 housing units per gross acre, with an assumed buildout of 2 units per gross acre. Granting the administrative adjustment would allow the property to be developed at the density assumed by the General Plan.

Government Code Section 66474 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 way that it will be improved and developed.

4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Very Low Density Residential land use designation and R-1-20 zone, which allows up to two dwelling units per acre.
5. 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.
6. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's R-1-20 zone standards.
7. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Environmental Document No. 2025-48). 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. 2025-157, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A" and Exhibit "B".
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

APPEAL INFORMATION

According to the City of Visalia 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 with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. 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. 2025-64
- Environmental Document No. 2025-48
- Exhibit "A" – Tentative Parcel Map Exhibit
- Exhibit "B" – Site Plan
- Site Plan Review No. 2025-157 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map

RELATED PLANS AND POLICIES

Subdivision Ordinance

Chapter 16.12

DESIGN AND CONSTRUCTION STANDARDS

16.12.050 Lots.

A. Lot Width.

1. Each residential lot or parcel shall have frontage width not less than that required by the zoning ordinance, as set forth in Title 17 of the Municipal Code. Each residential lot or parcel on a dead end street, cul-de-sac, or on a curbed street, when the side lines thereof are diverging from the front to the rear of such lot or parcel, shall have a width not less than that required by the zoning ordinance.

B. Lot Depth. The depth of all lots shall comply with the requirements of the zoning ordinance relative to each particular zoning district.

C. Lot Area. The area of all lots shall comply with the requirements of the zoning ordinance relative to each particular zoning district.

D. Lot Frontage. Lots shall have a single frontage on a street; new double frontage lots or lots without street frontage will not be permitted except where, in the opinion of the Planning Commission, topographic or unusual physical conditions justify a deviation from this rule.

E. Side Lines. The side lines of lots shall, wherever practicable, be required to run at right angles or radially to the street upon which the lot faces.

F. Lot Numbering and Dimensions. Lot numbers shall begin with the numeral "1" and shall continue consecutively through each unit of the tract with no omissions or duplications, and no block numbers shall be used.

G. Suitability of Lots. All lots shall be suitable for the purpose for which they are intended to be sold. Land subject to flooding or deemed by the Planning Commission to be uninhabitable shall be indicated on the final map.

H. Land Remnants. All remnants of below minimum size left over after the subdivision of a larger tract must be added to adjacent lots rather than allowed to remain as unusable parcels.

Zoning Ordinance

Chapter 17.12

RESIDENTIAL ZONES

17.12.050 Site area.

The minimum site area shall be as follows:

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

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

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

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

Chapter 17.02

GENERAL PROVISIONS

Article 2. Administrative Adjustments

17.02.150 Purpose.

The purpose of an administrative adjustment is to provide action on projects that are routine in nature but may require an interpretation of established policies and standards set forth in the zoning ordinance.

17.02.160 Scope of authority.

A. Notwithstanding the provisions of Chapter 17.42, the city planner or his/her designee shall have the authority to grant administrative adjustments to development standards contained within this title.

B. Upon written request, the city planner may approve, conditionally approve or deny without notice minor adjustments to the following development standards; building and landscaping setbacks, site area, lot width, building height, parking.

C. Any administrative adjustment shall be limited to no more than twenty percent of a required development standard. In making the adjustment, the city planner shall make a finding that the adjustment is consistent with the criteria listed in Section 17.02.170. With respect to adjustments to building setbacks and building height, the adjustment shall also be approved by the fire chief and chief building official or his/her designee prior to granting said administrative adjustment.

17.02.170 Adjustment criteria.

The city planner shall record the decision in writing and shall recite therein the basis for same. The city planner may approve and/or modify an application in whole or in part, with or without conditions, only if all the following criteria are met:

A. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, creating a practical difficulty or unnecessary hardship;

B. That granting of the administrative adjustment is necessary to provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought;

C. That granting the administrative adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located;

D. That granting the administrative adjustment will not be inconsistent with the goals and policies of the general plan.

RESOLUTION NO. 2025-64

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2025-14, A REQUEST TO SUBDIVIDE APPROXIMATELY 1.03 ACRES INTO TWO PARCELS, LOCATED IN THE R-1-20 ZONE DISTRICT. THE PROJECT IS LOCATED AT 736 NORTH TOMMY STREET. (APN: 085-530-019)

WHEREAS, Tentative Parcel Map No. 2025-14 is a request to subdivide approximately 1.03 acres into two parcels, located in the R-1-20 zone district at 736 North Tommy Street. (APN: 085-530-019),

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission regarding Tentative Parcel Map No. 2025-14 on November 10, 2025; and,

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2025-14, as conditioned by staff, to be in accordance with Chapter 16.28 of the Subdivision Ordinance of the City of Visalia based on testimony presented at the public hearing; and,

WHEREAS, the Planning Commission finds the project to be Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Environmental Document No. 2025-48).

NOW, THEREFORE, BE IT RESOLVED, that Environmental Document No. 2025-48 was prepared finding the project exempt under CEQA Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented and based on findings made in association with the approval of Tentative Parcel Map No. 2025-14:

1. *That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, creating a practical difficulty or unnecessary hardship.*

The existing parcel has a depth-to-width ratio of 1.18, which is much smaller than most typical subdivisions in the area where the typical ratio is around 3. Approval of the administrative adjustment would allow the proposed lots to increase its ratio is 2.37, allowing the lots to be more consistent with lots in the vicinity.

2. *That granting of the administrative adjustment is necessary to provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought.*

There are approximately 10 parcels in the vicinity of the subject property in the R-1-20 zone that were developed with lot widths significantly less than the proposed 97 foot lot widths. Granting the administrative adjustment would provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought.

3. *That granting the administrative adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located.*

Each lot would be able to be developed at the prescribed setbacks of the R-1-20. Additionally, future development would be required to connect to City sewer. Therefore, granting the administrative adjustment would not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located.

4. *That granting the administrative adjustment will not be inconsistent with the goals and policies of the general plan.*

The Land Use Element of the General Plan described the Very Low Density Residential land use designation as having a density range of 0.1 to 2 housing units per gross acre, with an assumed buildout of 2 units per gross acre. Granting the administrative adjustment would allow the property to be developed at the density assumed by the General Plan.

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

1. That the proposed location and layout of the 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 way that it will be improved and developed.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Very Low Density Residential land use designation and zone.
5. 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.
6. That, based on the administrative adjustment findings made above, the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's R-1-20 zone standards.
7. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Environmental Document No. 2025-48). 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 Chapter 16.28 of the Subdivision Ordinance 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. 2025-157, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A" and Exhibit "B".
3. That all applicable federal, state, regional, and city policies and ordinances be met.

NOTICE OF EXEMPTION

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

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

Tentative Parcel Map No. 2025-14

PROJECT TITLE

736 North Tommy Street, located on the east side of North Tommy Street between West Hurley and West Pershing Avenues. (APN: 085-530-019)

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request to subdivide approximately 1.03 acres into two parcels, located in the R-1-20 zone district.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, Attn: Jarred Olsen. Phone: (559) 713-4449. Email: Jarred.Olsen@visalia.gov

NAME OF PUBLIC AGENCY APPROVING PROJECT

Luis Mota, 715 N. Cottonwood, Visalia, CA

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Luis Mota, 715 N. Cottonwood, Visalia, CA

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 15303**
☐ Statutory Exemptions- State code number:

The Project would subdivide a property into two parcels, which would allow for the creation of two dwelling units. None of the exceptions of Section 15300.2 of the CEQA Guidelines would apply.

REASON FOR PROJECT EXEMPTION

Jarred Olsen, Principal Planner

CONTACT PERSON

(559) 713-4449

AREA CODE/PHONE

October 27, 2025

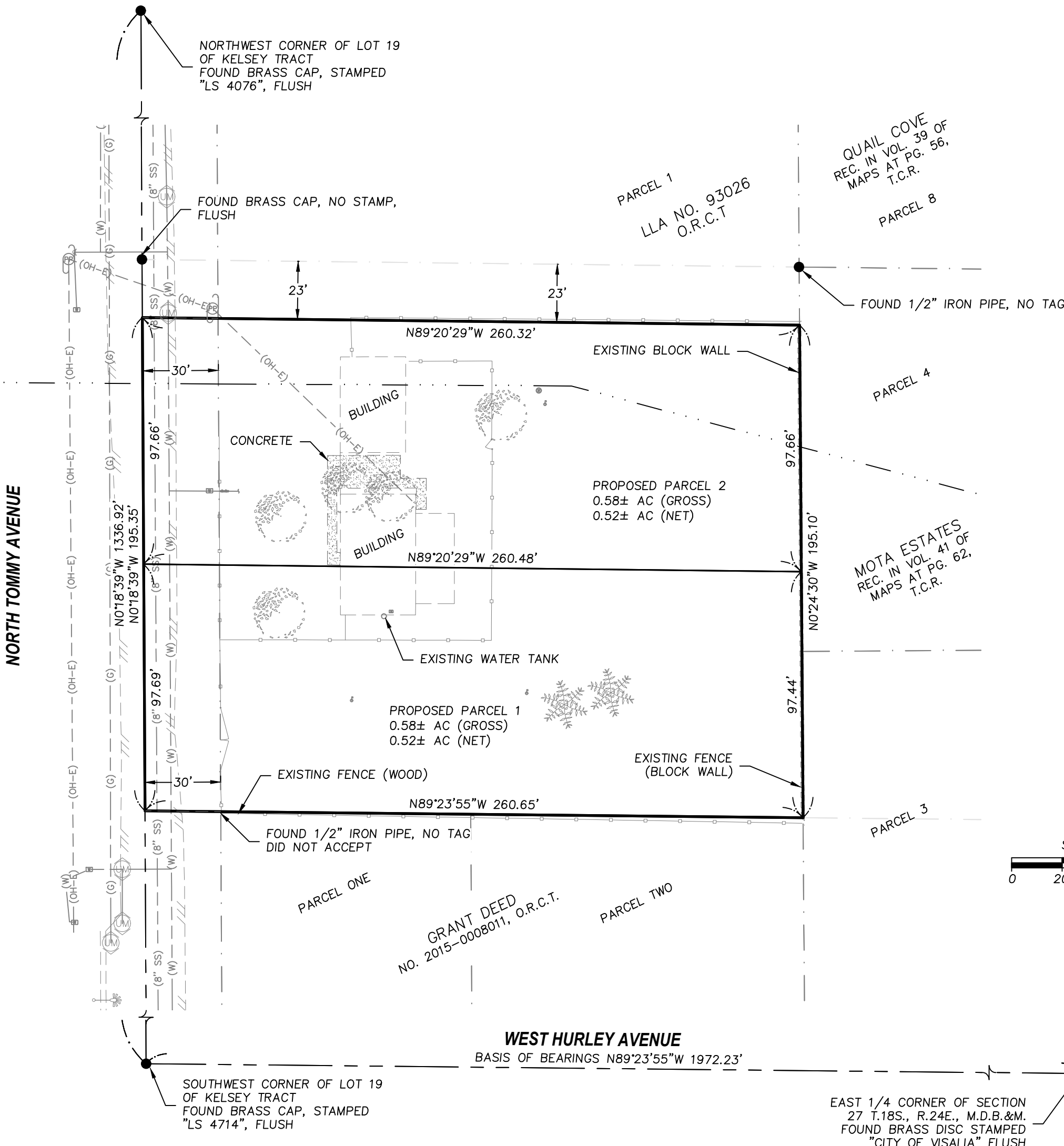
DATE

Jarred Olsen, AICP
Principal Planner

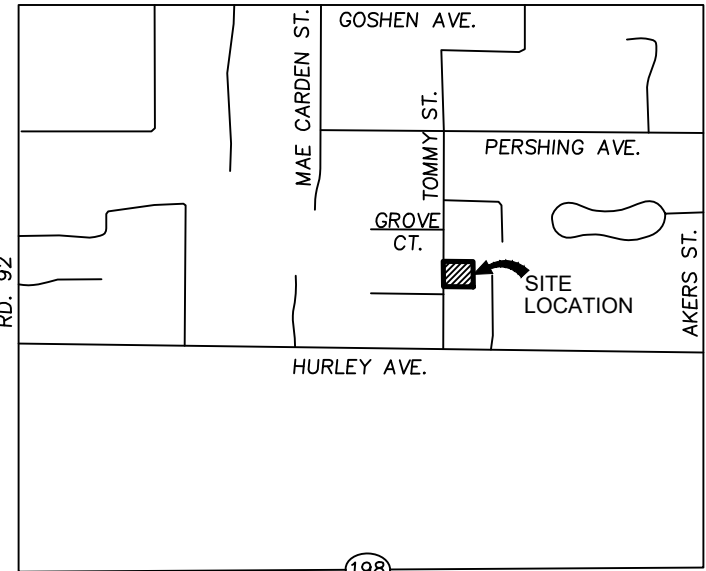
Exhibit "A"

TENTATIVE PARCEL MAP NO. 2025-

BEING A SUBDIVISION OF A PORTION OF LOT 19 OF THE KELSEY TRACT SUBDIVISION NO. 1 ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 16 OF MAPS, PAGE 4, TULARE COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN. SHEET 1 OF 1



VICINITY MAP:



BASIS OF BEARINGS:

THE GEODETIC OBSERVATION BETWEEN THE SOUTHEAST CORNER OF LOT 19, KELSEY TRACT AND THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN.

TAKEN TO BE NORTH 89°23'55" WEST.

FLOOD HAZARD INFORMATIONAL NOTE:

AS DELINIATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 06107C0928E PANEL 928 OF 2550 FOR COMMUNITY NO. 065066, COUNTY OF TULARE, CALIFORNIA WITH AN EFFECTIVE DATE OF JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN ZONES X AND AE WHICH ARE AREAS DETERMINED TO HAVE 0.2% AND 1% ANNUAL CHANCE OF FLOOD, RESPECTIVELY.

LEGEND:

- LIMITS OF SUBDIVISION
- PROPOSED PARCEL LINE
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ELECTRIC (OVERHEAD)
- EXISTING BUILDING
- EXISTING CONCRETE
- RECORD PROPERTY LINE
- FLOOD ZONE BOUNDARY LINE
- BORDER OF LOT 19 KELSEY TRACT
- EXISTING FENCE (BLOCK WALL)
- EXISTING FENCE (WOOD)
- EXISTING EUCALYPTUS TREE
- EXISTING OAK TREE
- EXISTING POWER POLE
- EXISTING HOSE BIB
- EXISTING WATER METER
- EXISTING WATER WELL
- EXISTING GAS METER
- EXISTING UNDERGROUND MARKER
- EXISTING STREET LIGHT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TOP OF CURB
- EXISTING ROAD LIP

NOTES:

NO ELEVATION CHANGES GREATER THAN 3 FEET ARE PROPOSED

T.C.R. TULARE COUNTY RECORDS
O.R.C.T. OFFICIAL RECORDS COUNTY OF TULARE

SITE INFORMATION:

EXISTING ZONING

R-1-20 (SINGLE FAMILY RESIDENTIAL)

PLANNED ZONING

R-1-20 (SINGLE FAMILY RESIDENTIAL)

EXISTING LAND USE

VACANT

PLANNED LAND USE

RESIDENTIAL

SITE AREA

1.17± ACRES (GROSS)
1.03± ACRES (NET)

A.P.N.

085-530-019-000

ADDRESS

736 N. TOMMY STREET
VISALIA, CA 93291

OWNER

LUIS D. MOTA
ADDRESS: 2300 W. WHITENDALE AVE
VISALIA, CA 93277
PHONE # (559) 786-0808

SUBDIVIDER

YAMABE & HORN ENGINEERING, INC.

NUMBER OF BUILDABLE LOTS

2

SOURCE OF WATER

CALIFORNIA WATER SERVICE COMPANY

SOURCE OF SEWAGE DISPOSAL

CITY OF VISALIA

SOURCE OF ELECTRICITY

SOUTHERN CALIFORNIA EDISON

SOURCE OF GAS

SOUTHERN CALIFORNIA GAS COMPANY

SOURCE OF CABLE T.V.

COMCAST

SOURCE OF TELEPHONE

CITY OF VISALIA

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF TULARE, CITY OF VISALIA AND DESCRIBED AS FOLLOWS:

PARCEL 2 OF LLA NO. 93026, RECORDED SEPTEMBER 14, 1995 AS OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

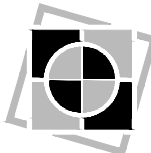
THE SOUTH HALF OF LOT 19 OF KELSEY TRACT SUBDIVISION NO. 1, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 16, PAGE 4 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH 440 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTH 23 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTIONS THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE:

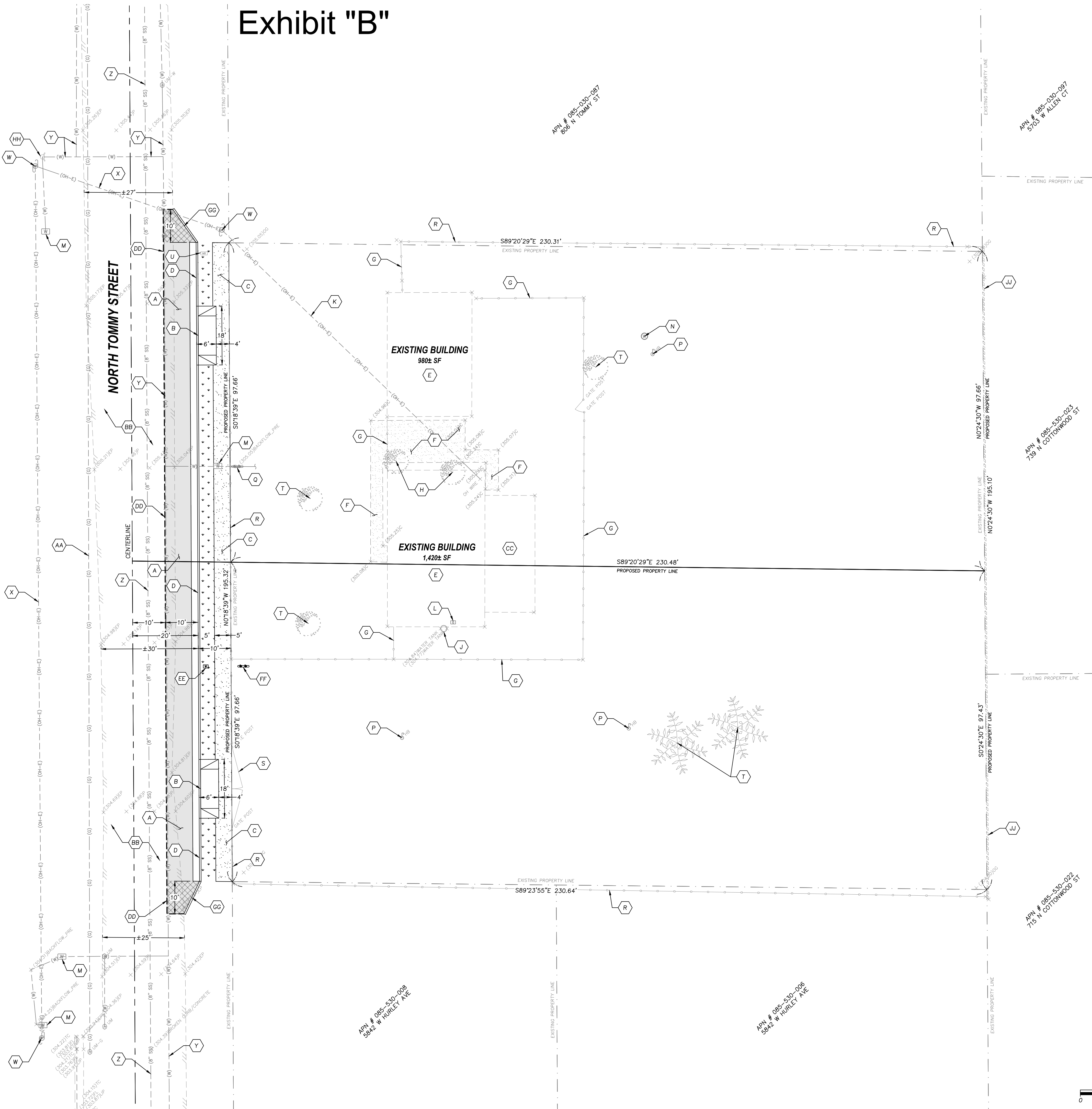
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 19, SAID POINT OF BEING BEING 396 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 19; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 19 TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 19, SAID POINT BEING THE TERMINATION OF THE HEREIN ABOVE DESCRIBED LINE.



**Yamabe & Horn
Engineering, Inc.**
CIVIL ENGINEERS • LAND SURVEYORS

2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENGRCOM

Exhibit "B"



KEYNOTES:

- | | |
|--|--|
| (A) PROPOSED PAVEMENT PER CITY STD. P-1 | (S) EXISTING GATE TO REMAIN AND BE PROTECTED |
| (B) PROPOSED DRIVEWAY APPROACH PER CITY STD. C-22 | (T) EXISTING TREE TO BE REMAIN AND BE PROTECTED. REMOVE AS REQUIRED FOR CONSTRUCTION |
| (C) PROPOSED SIDEWALK PER CITY STD. C-9 | (U) EXISTING MAILBOX TO REMAIN AND BE PROTECTED |
| (D) PROPOSED CURB AND GUTTER PER CITY STD. C-4 | (W) EXISTING POWER POLE TO REMAIN AND BE PROTECTED |
| (E) EXISTING BUILDING TO BE DEMOLISHED | (X) EXISTING OVERHEAD ELECTRICAL SERVICE WIRE TO REMAIN AND BE PROTECTED |
| (F) EXISTING CONCRETE TO BE DEMOLISHED | (Y) EXISTING WATER PIPE TO REMAIN AND BE PROTECTED |
| (G) EXISTING FENCE TO BE REMOVED | (Z) EXISTING SANITARY SEWER PIPE TO REMAIN AND BE PROTECTED |
| (H) EXISTING TREE TO BE REMOVED | (AA) EXISTING GAS LINE TO REMAIN AND BE PROTECTED |
| (J) EXISTING WATER TANK TO BE REMOVED | (BB) EXISTING PAVEMENT TO REMAIN AND BE PROTECTED |
| (K) EXISTING OVERHEAD ELECTRICAL SERVICE WIRE TO BE REMOVED | (CC) EXISTING SHADE STURCTURE TO BE DEMOLISHED |
| (L) EXISTING GAS UTILITY TO BE REMOVED | (DD) SAWCUT AND MATCH TO EXISTING PAVEMENT |
| (M) EXISTING WATER METER TO REMAIN AND BE PROTECTED. ADJUST LID TO GRADE AS NECESSARY. | (EE) PROPOSED WATER METER |
| (N) EXISTING WATER WELL TO BE REMOVED PER CALIFORNIA WATER RESOURCES DEPT. BULLETINS 74-81 & 74-90 | (FF) PROPOSED BACKFLOW PREVENTOR |
| (P) EXISTING HOSE BIB TO BE REMOVED | (GG) PROPOSED AC DIKE 'TYPE E' PER CALTRANS STD. DWG. A87B |
| (Q) EXISTING BACKFLOW PREVENTOR TO REMAIN AND BE PROTECTED | (HH) EXISTING HYDRANT TO REMAIN AND BE PROTECTED |
| (R) EXISTING FENCE TO REMAIN AND BE PROTECTED | (JJ) EXISTING CMU WALL TO REMAIN AND BE PROTECTED |

LEGEND:

- | | |
|--|---|
| | PROPOSED PAVEMENT SECTION (T.I. = 5.5) PER CITY STD. P-1
2.5" AC (TYPE 'A')
7" AB (CLASS II) @ 95% REL. COMP.
6" C.N.S. @ 95% REL. COMP. |
| | PROPOSED TEMPORARY PAVEMENT SECTION |
| | PROPOSED P.C.C. SIDEWALK SECTION PER CITY STD. C-9
3.5" PCC MIN. COMP. STRENGTH OF 3,000 PSI
6" C.N.S. @ 95% REL. COMP. |
| | PROPOSED LANDSCAPE |
| | EXISTING CONCRETE TO BE DEMOLISHED |

OWNER'S INFORMATION

NAME: LUIS D. MOTA
ADDRESS: 2300 W. WHITENDALE AVE
VISALIA, CA 93277
PHONE: (559) 786-0808

SITE INFORMATION:

ADDRESS: 736 N. TOMMY STREET,
VISALIA, CA 93291
APN: 085-530-019
ZONING: R-1-20 (SINGLE FAMILY RESIDENTIAL)
EXISTING LAND USE: RESIDENTIAL
PLANNED LAND USE: RESIDENTIAL
SITE AREA: 1.17± ACRES (GROSS)
1.03± ACRES (NET)

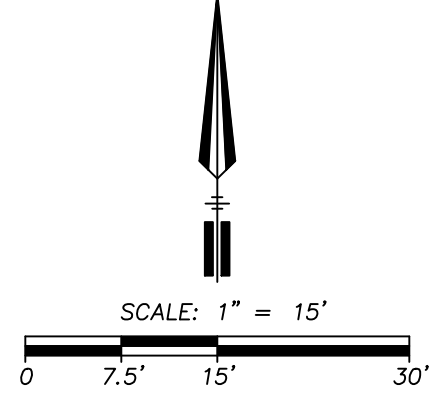
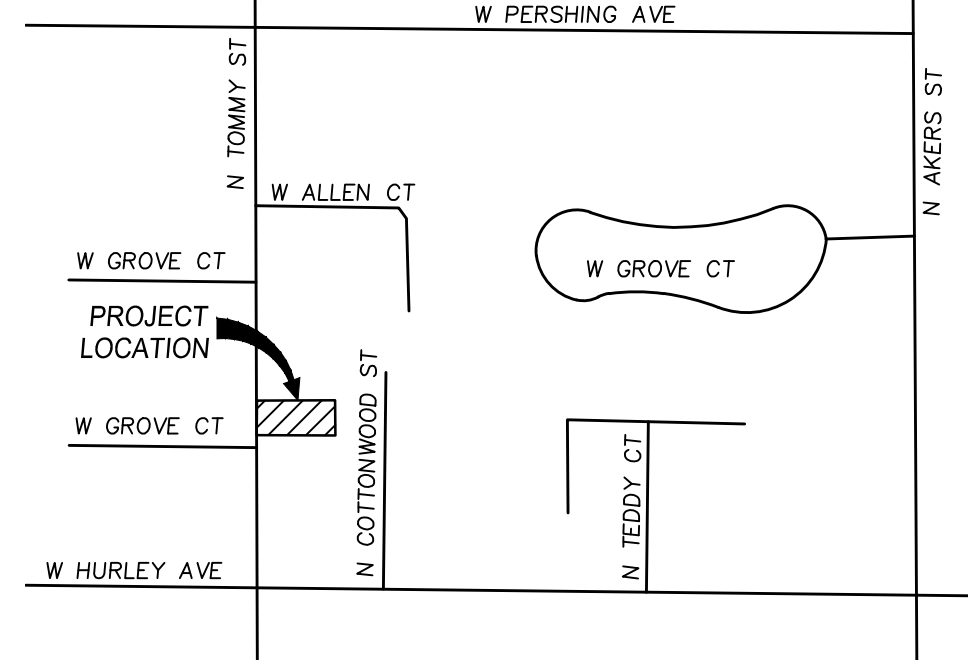
APPLICANT INFORMATION

NAME: KENNY REYES (YAMABE & HORN ENGINEERING, INC.)
ADDRESS: 2985 N. BURL AVE 101,
FRESNO CA 93727
PHONE: (559) 244-3123

FEMA NOTES:

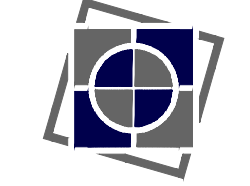
ENTIRETY OF SITE IS LOCATED IN FEMA FLOOD ZONE 'AE' PER THE COMMUNITY MAP 06107C0928E EFF. 06/16/2009

VICINITY MAP:



Ref. & Rev.

Yamabe & Horn
Engineers, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YAHMENGIR.COM



REGISTERED PROFESSIONAL ENGINEER
KENNY REYES
No. 93426
CIVIL
STATE OF CALIFORNIA

736 N. TOMMY STREET
VISALIA, CA 93291

SITE PLAN

PROJECT TITLE

SHEET DESCRIPTION

Dr. By: SN
Ch. By: KR
Date: 07/01/2025
Scale: As Noted
YH Job No. 25-135
Sheet No. 1
of 1 Sheets



August 22, 2025

Site Plan Review No. 2025-157:

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 Parcel Map and a Building Permit which is stated on the attached Site Plan Review comments. You may now proceed with filing your permits to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **July 09, 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



VISALIA

Planning & Community Preservation Department
Planning Division

MEETING DATE July 9, 2025
SITE PLAN NO. 2025-157

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

Josh Dan, Planning Division, 559-713-4003

Date: July 9, 2025

SITE PLAN NO: 2025-157
PROJECT: Louis Mota TPM
DESCRIPTION: PREVIOUSLY 2024-284
APPLICANT: MCKAY ROMERO
LOCATION TITLE: 736 N. TOMMY STREET
APN TITLE: 085-530-019
ZONING: R-1-20 (SINGLE-FAMILY RESIDENCE, 20,000 SQ. FT. MINIMUM SITE AREA)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Tentative Parcel Map (TPM)

PROJECT SPECIFIC INFORMATION: July 9, 2025

1. The applicant shall file a TPM (Tentative Parcel Map) application with the Planning Division.
 - a. The minimum TPM submittal shall include a detailed site plan and development plan showing compliance with R-1-20 dimensional and development standards (VMC 17.12).
2. Comply with all other reviewer comments, 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):

- 16.28 Parcel Maps
- 17.12 Single-Family Residential Zone
- 17.34 Off-street parking and loading facilities
- 17.36 Fences Walls and Hedges

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: 



SITE PLAN REVIEW # 2025-157

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: JULY 9, 2025

SITE PLAN NO.: 25-157
PROJECT TITLE: LUIS MOTA PARCEL SPLIT
DESCRIPTION: LOT SPLIT
APPLICANT: ROMERO MCKAY
PROP. OWNER: TOP EQUITY INVEST LLC
LOCATION: 736 N TOMMY ST
APN: 085-530-019

SITE PLAN REVIEW COMMENTS

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

- : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- ☒ Show Valley Oak trees with drip lines and adjacent grade elevations. ☒ Protect Valley Oak trees during construction in accordance with City requirements. ☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☐ A pre-construction conference is required.
 - ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - ☐ Relocate existing utility poles and/or facilities.
 - ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - ☐ Provide "R" value tests: each at
 - ☐ Traffic indexes per city standards:
 - ☒ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications. **TOMMY STREET**
 - ☒ All lots shall have separate drive approaches constructed to City Standards. **REFER TO CITY STDS**
 - ☐ Install street striping as required by the City Engineer.
 - ☒ Install sidewalk: 5' ft. wide, with 5' ft. wide parkway on **TOMMY STREET**
 - ☐ 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. ***Comply with previous SPR 24-284 Comments.***
2. ***Coordinate with city staff for City parcel map requirements and processing fees.***
3. ***Show any existing or proposed easements on map.***
4. ***Provide Preliminary Title Report no older than 3 months at time of map submittal.***
5. ***At time of development all frontage improvements along Tommy Street shall be completed per city standards, including but not limited to pavement, sidewalk, parkway, landscaping, street light, and drive approach.***
6. ***Installation of curb and gutter and site drainage to be coordinated with Engineering.***
7. ***Applicant shall identify any valley oak trees. Oak tree evaluation for removal shall be performed and reviewed by City Arborist. Coordinate with City Arborist for any requested removals and/or mitigation measures.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-157**

Date: **07/09/2025**

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:**07/01/2025**)

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

☒ Existing uses may qualify for credits on Development Impact Fees. **1 SFD**

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

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

City of Visalia

**Building: Site Plan
Review Comments**

SFR 25157
LUIS MOTA PARCEL SPLIT
736 N TOMMY

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

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

Additional comments: _____

YAL GARCIA 7/9/25
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	July 8, 2025
Item #	3
Site Plan #	25157
APN:	085530019

- 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: 7/8/25
Item: 3
Site Plan: SPR25157
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:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 9, 2025

ITEM NO: 3 **Added to Agenda**

MEETING TIME: 09:30

SITE PLAN NO: [SPR25157](#)

ASSIGNED TO: Josh Dan Josh.Dan@visalia.city

PROJECT TITLE: Luis Mota Parcel Split

DESCRIPTION: Site Plan review resubmittal. Previous Site Plan No. 2024-284

APPLICANT: McKay Romero - Applicant

APN: 085530019

ADDRESS: 736 N TOMMY ST

LOCATION: About 500' north of W Hurley Ave and N Tommy St

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

Susan Currier

From: Jennifer Flores
Sent: Monday, July 7, 2025 12:33 PM
To: Josh Dan; Susan Currier
Subject: SPR 07.09.2025 comments
Attachments: 07.09.2025 SPR25156 Just Local.pdf

Hello, I've attached my comments for tomorrows site plan review.

- Spr25155 – combine parcels – no comments
- **SPR25156 – Just Local – if cooking will be limited, install a grease trap onsite**
- **SPR25157- Luis Mota Parcel Split - no comments**
- SPR25158 – Recovery Home – Recovery Home for women – 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: 07/09/2025
Item #: 3
Site Plan #: 25-157
Project: Parcel Split
Description:
Applicant: McKay Romero
APN: 085-530-019
Address: 736 N Tommy

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.
- ☐ - Water main will need to be installed to serve this project.

☒ Water Services

Comments:

- ☒ - Existing service(s) at this location, as the parcel currently sits.
 - ☒ - Domestic/Commercial
 - ☐ - Irrigation
 - ☐ - Fire Protection

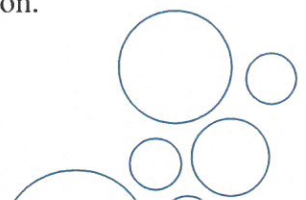
The following will be paid for by the property owner/developer:

- 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.
 - For the newly created parcel that does not have an existing service.

☒ Fire Hydrants

Comments:

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





CALIFORNIA WATER SERVICE

☒ **Backflow Requirements**

Comments:

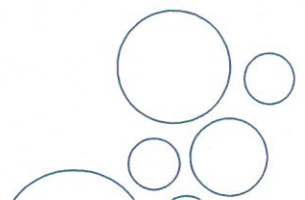
A backflow is required if any parcel meets any of the following parameters:

- Designated as multi-family
- Commercial building
- Has multiple dwellings (residential or commercial)
- Has multiple services
 - Any combination of the following:
 - Domestic/Commercial
 - Irrigation
 - Fire Protection
- If there is a current device that is not up to current specifications, that device will need to be renewed from a list of approved devices.

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 and/or abandonment 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 lc Cardoso@calwater.com for information and requirements.
- ☒ If you need a construction meter for your project, please call our Operations Center at 559-624-1650.
- ☒ If you need to sign up for an existing service, please call 559-624-1600.



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

25157

July 9, 2025

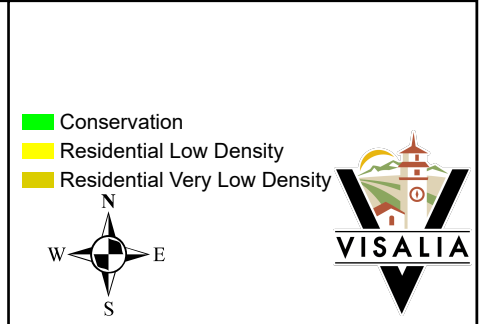
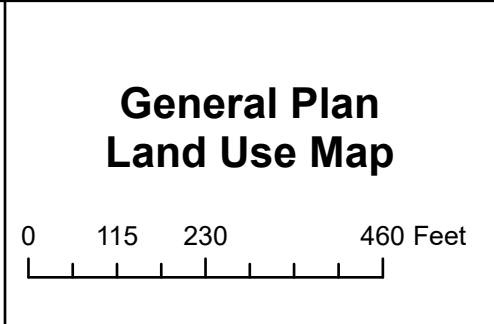
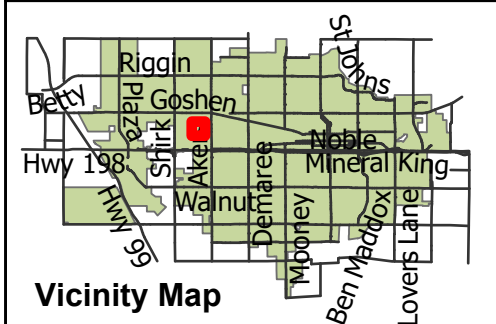
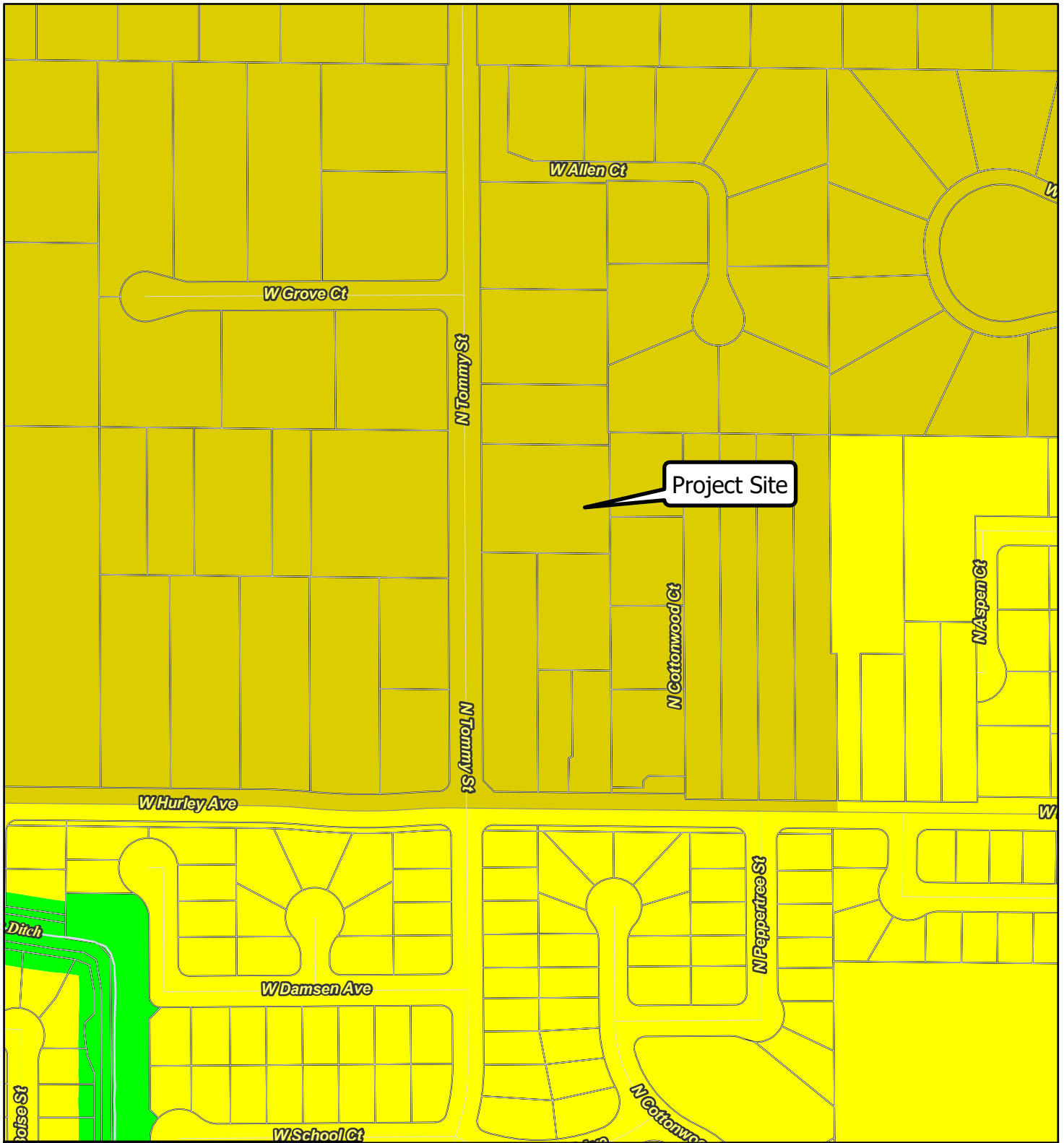
- ☐ No comments.
- ☒ See comments below
- ☐ Revisions required prior to submitting final plans. See comments below.
- ☐ Resubmittal required. See comments below.
- ☒ Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ☐ ALL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

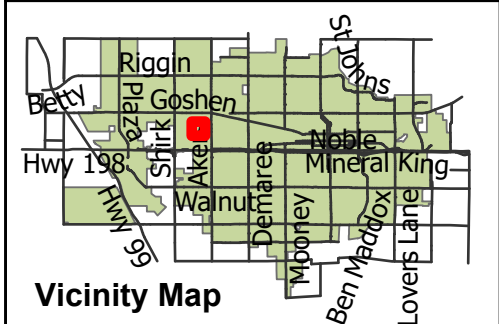
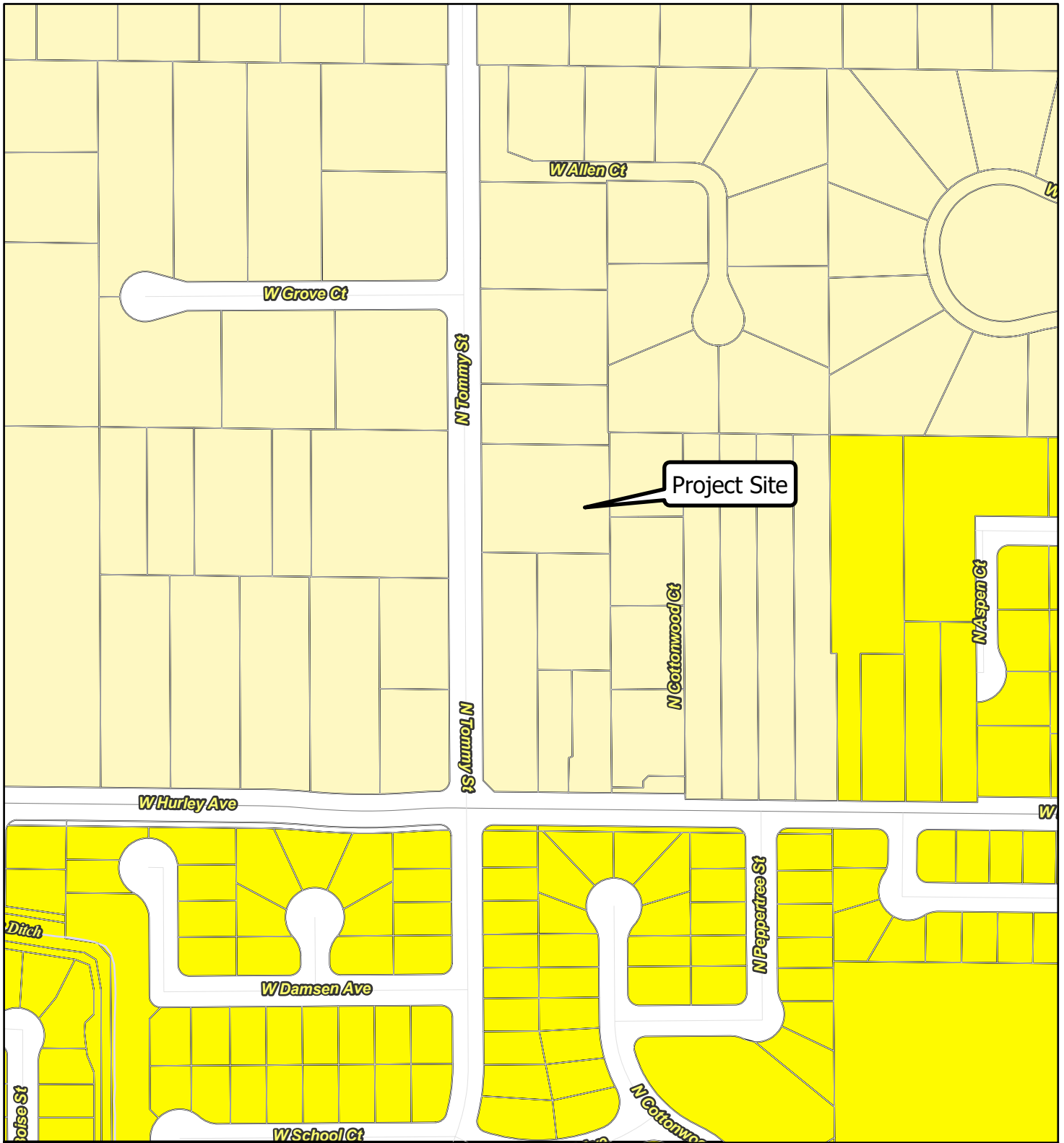
- ☒ City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment Existing residential (3-can) solid waste services assigned. Solid waste has no comments regarding the proposed parcel split.

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

Nathan Garza, Solid Waste, 559-713-4532





Zoning Map

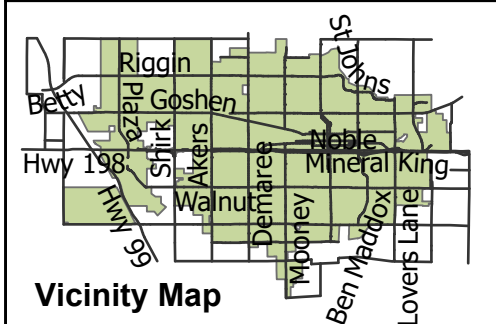
0 115 230 460 Feet

- R-1-20 Single-family Residential
- R-1-5 Single-family Residential





Nearmap US



Aerial Map

0 115 230 460 Feet





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 10, 2025

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

SUBJECT: Variance No. 2025-05: A request by The Source LGBT+ Center to allow a variance to the setback requirements for a six-foot fence in the required front yard setback of the proposed site in the C-MU (Mixed Use Commercial) zone. The project site is located at 109 NW 2nd Avenue (APN: 094-015-018).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2025-05 based on the conditions and findings in Resolution No. 2025-52. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Variance No. 2025-05, based on the findings and conditions in Resolution No. 2025-52.

PROJECT DESCRIPTION

Variance No. 2025-05 is a request by The Source LGBT+ Center to permit an existing six-foot wrought iron fence located along property line, within the front yard setback. The site is located within the C-MU (Mixed Use Commercial) zone and per the development standards for the zone has a 15-foot front yard setback. Per the Operational Statement (Exhibit "A") the fence was installed by a previous owner and is not being modified, expanded, or relocated.

The applicant states that the existing fence provides "essential safety and security for their community center operations, staff, and clients" and that the "fence serves to deter trespassing, protect vulnerable clients and ensures a safe environment to uphold the mission to provide supportive spaces within the



community for LGBTQ+ people to learn, grow, belong and thrive" (Exhibit "A"). The fence is also located around the perimeter of the entire parcel; however the variance is only required for the fence located along the front property line adjacent to NW 2nd Avenue (Exhibit "B").

BACKGROUND INFORMATION

General Plan Land Use Designation:	C-MU (Mixed Use Commercial)
Zoning:	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use:	North: QP (Quasi-Public) / Lincoln Oval Park South: C-MU / Multi-Use Tenants and parking lot East: C-MU / Visalia Youth Services West: C-MU / Vacant parcel
Environmental Review:	Categorical Exemption No. 2025-52
Special Districts:	None
Site Plan Review:	N/A

RELATED PROJECTS

Variance No. 2021-04: A request by the George Family Trust to allow a variance to fence height standards for the placement of a six-foot-tall fence in the front yard setback of three parcels located in the C-S (Service Commercial) Zone. The project site is located at 600, 602, 650, 700, and 702 South Bridge Street (APNs: 097-074-003, 004, 005)

Variance No. 2021-02: A request to allow the placement of an eight-foot tall, electrified fence along the full perimeter of a rental facility yard in the Industrial Zone, located at 1220 North Century Street (APNs: 081-100-021, 081-100-022, & 081-100-024). On August 9, 2021, the Planning Commission approved this item with changes to conditions of approval.

Variance No. 2019-05, a request to install an electrified fence measuring 8 ½ feet along the full perimeter of a rental facility yard in the C-S (Service Commercial) Zone District, located at 925 N. Ben Maddox Way (APN: 094-160-029). The proposal was denied by the Planning Commission on June 24, 2019. The denial was appealed by the applicant to the City Council. On August 19, 2019, the City Council voted to not uphold the Planning Commission's denial and approved the electrified fence as requested.

Variance No. 2018-05: A request for a variance to allow a six-foot high wrought iron fence within the required 15-foot front yard setback in the OC (Office Conversion) zone, on a site located at 201 E. Noble Avenue (APN: 097-052-009). On May 29, 2018, the Planning Commission approved this item as requested.

PROJECT EVALUATION

Staff recommends approval of the requested variance to fence setbacks as described below in the Variance Findings Analysis. Staff's recommendation is based on approval of similar fence variances to setbacks based upon similar site security concerns.

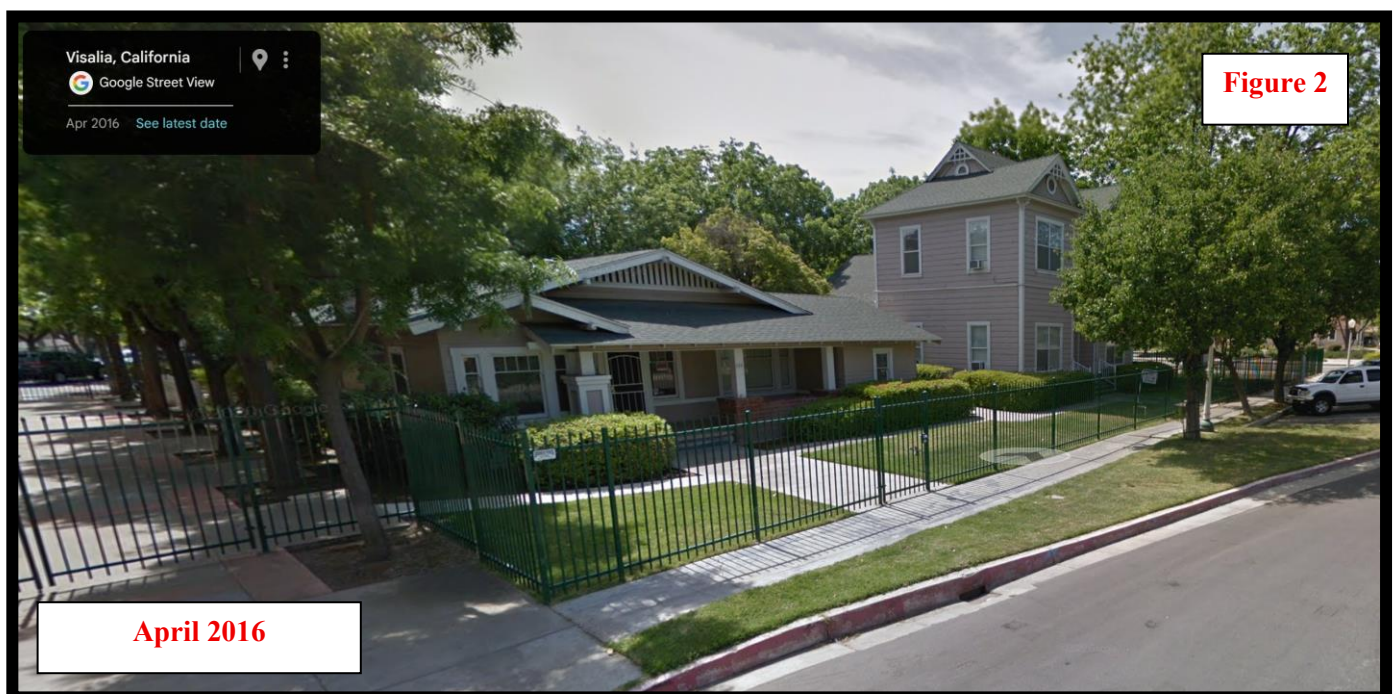
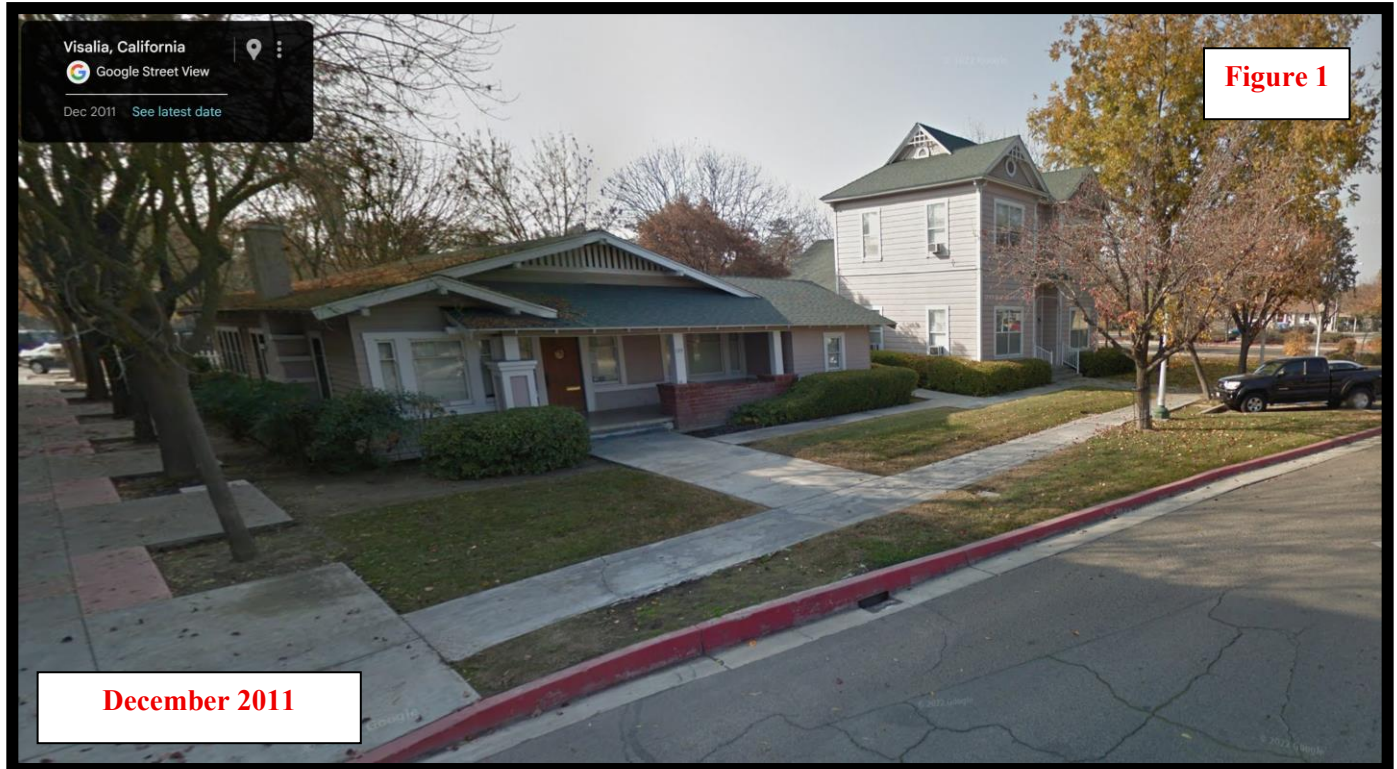
Mixed Use Commercial Setbacks / Fence Height Standards

The front yard setback for the C-MU zone is 15-feet and is applied along NW 2nd Avenue of the project site. Per section 17.36.050.D of the Visalia Municipal Code (VMC), fencing located within the front yard setback of the C-MU zone shall not exceed a height of three feet if made of solid material, or four feet if the additional foot of height is not made of material that is solid (i.e., wrought iron, picket, chain link fencing).

The applicant is requesting the retainment of the placement of the existing six-foot-tall wrought iron fencing at property line along the frontage of the parcel and within the 15-foot front yard setback. No new construction, expansion, or intensification of the use is proposed. The applicant is solely seeking to permit the existing fence.

Site History

Staff reviewed the project site and was unable to find any permit for the existing fence. Per Google maps, the fence was installed sometime between 2011 (Figure 1) and 2016 (Figure 2):



In 2021, the applicant acquired the site with the fence already existing and in 2022 a Building Permit was submitted for the project site for on site improvements for new concrete (Exhibit “E”). Upon City of Visalia Building Inspection, the inspector required a correction regarding the concrete near the pedestrian gates. This required correction caused a delay in the 2022 permit issuance, and the permit was not issued until 2023, with Building Final conducted in 2024. The 2022 permit was not for the fence but was for concrete work within the project site, however, now new work needs to be completed on the fence, and since the fence was never permitted this required the applicant to submit a building permit for the existing fence. The applicant submitted a new permit to correct the fence in 2025 (Exhibit “F”). During the permit review process, Planning staff determined that the fence at the height and location was not permitted and provided the applicant with the following options to correct the non-compliant fence:

1. Relocate the fence to meet the setback requirement.
2. Obtain approval of an Administrative Adjustment; to allow a 20% deviation to the height standard (this will allow an “open” fence of 5-feet tall).
3. If the fence is taller than 5-feet and is not proposed for relocation, obtain approval of a Variance for fence height. This permits a larger height deviation but requires approval from the Visalia Planning Commission.

Based on the corrections from Planning, the applicant determined to proceed with this Variance request.

Adjacent Parcels

As previously mentioned, staff was unable to find any record for a permit for the wrought iron fence. However, a review of the project site, staff determined that the unpermitted fence not only encompassed the project site but the vacant parcel to the northwest of the project site (Exhibit “G”) as well as the parcel southwest of the project site at 700 North Locust Street (Exhibit “H”). These two parcels have two different property owners and based on the VMC 17.36.050.D, the fence is located within both the front yard setback and the street side setback of the parcel in Exhibit “G” and the front yard setback of the parcel in Exhibit “H”. The Neighborhood Preservation Division has been made aware of this code violation and will work with the property owners of those two parcels to correct the unpermitted fence with either relocation, change of fence height or through the Variance process.

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 “D”), 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: Strict enforcement of the 4-foot height would require removal and replacement of the existing 6-foot fence. This would cause unnecessary hardship, both financially and operationally, by reducing security for staff and clients in an area with higher public safety concerns. The existing fence was in place prior to current ownership, and altering it would create a cost burden with no corresponding public benefit. Additionally, lowering the fence would expose the property to increased trespassing and vandalism, undermining efforts to maintain a safe and functional environment.

Staff Finding: Staff concurs with the applicant's finding regarding safety. The specific area of the project site is impacted by persons experiencing homelessness, resulting in increased trespassing, vandalism and potential safety impacts of the area. Furthermore, the Planning Commission has approved similar requests for fences within setback areas similar to this proposed request due to frequent trespassing and vandalism occurrences. Enforcement of the specific regulation of the fence, in this case, would create a hardship for the applicant inconsistent with the zoning regulations. In addition, there are buildings located within the same block that are constructed on property line with no setback and the placement of the wrought iron fence along property line does not detract from the overall urban development pattern of this area.

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 property is located directly across from a public park that experiences a higher-than-average rate of loitering, homelessness, drug activity, and violent incidents. This creates unique site conditions not generally applicable to other commercial properties in the same zoning district. These unusual circumstances make a taller fence necessary for security and distinguish this property from others where a shorter fence would be sufficient. Without the variance, the property would remain disproportionately vulnerable due to its specific location.

Staff Finding: Staff concurs with the applicant's finding regarding safety. As stated previously, the specific area is heavily impacted by persons experiencing homelessness. While this is not specific to the zoning in question, it is a condition unique to the area in which the project sites are located. Allowance of the variance request will assist in the reduction of maintenance and visual impacts, and protection of the businesses onsite, while allowing street views of landscaping and buildings to be preserved. In addition, there are buildings located within the same block that are constructed on property line with no setback and the placement of the wrought iron fence along property line does not detract from the overall urban development pattern of this area.

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: Approval of this variance would not grant special privilege. The City of Visalia itself maintains fencing of identical height and materials at its own facility located at 808 NW 2nd Avenue, across the street. Other property owners in comparable conditions have also received similar accommodations. The requested variance would simply place this property on equal footing with surrounding facilities that already benefit from comparable security measures.

Staff Finding: Staff concurs, though the example provided by the applicant regarding the fence located at the City property referenced in the applicant's response is incorrect. The site referenced by the applicant is Oval Park which has a different zoning designation. Oval Park is zoned QP (Quasi-Public) and per VMC 17.36 Fences, Walls and Hedges there are no setback requirements or height limitations for fences for sites within the QP zone. Therefore, the fence located along the property line at Oval Park is permitted. However, denial of this Variance request would result in a loss of privileges that have been afforded to others, as

similar variances have been approved by the Planning Commission with similar requests. In addition, there are buildings located within the same block, and in the Oval Park area that are constructed on property line with no setback and the placement of the wrought iron fence along property line does not detract from the overall urban development pattern of this 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 variance will not undermine the intent of the zoning ordinance, as it does not change the use or intensity of the property. The fence simply enhances safety while maintaining visual transparency consistent with open wrought iron fencing standards. The property remains fully consistent with the community design expectations, as the open fence does not create a solid barrier or visual obstruction. Maintaining the existing fence height respects the ordinance's intent while addressing site-specific safety needs.

Staff Finding: Staff concurs with the applicant's finding. The proposed fencing would be consistent with existing structures and fencing already located on the project site and properties within the vicinity. The proposed fencing would permit the applicant to secure landscaping areas and businesses onsite, as other businesses in the vicinity have been able to do through their existing fencing.

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: The existing fence promotes public health, safety, and welfare by securing a community center that serves vulnerable and marginalized populations in the City of Visalia. It is not detrimental to neighboring properties or improvements, and in fact contributes positively to safety and neighborhood stability. A well-maintained, transparent fence deters criminal activity while still preserving visibility, which enhances -not hinders- the surrounding public environment. Allowing the fence to remain provides a reasonable balance between safety, aesthetics, and community well-being.

Staff Finding: Staff finds that the requested fence variance will not be detrimental to the public well-being or surrounding sites. Fencing will assist the property owner in curbing loitering onsite, thereby reducing maintenance and visual impacts to the property. Fencing will also assist in reducing instances of trespassing onto the project site, for the benefit of occupants and businesses alike.

Environmental Review

The Variance is considered Categorically Exempt under Section 15303 (Class 5) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as amended, based on minor alterations to land use limitations that do not result in changes in land use or density, Categorical Exemption No. 2025-40.

RECOMMENDED 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;

The specific area of the project site is impacted by persons experiencing homelessness, resulting in increased trespassing, vandalism and potential safety impacts of the area.

Furthermore, the Planning Commission has approved similar requests for fences within setback areas similar to this proposed request. Enforcement of the specific regulation of the fence in this case would create a hardship for the applicant inconsistent with the zoning regulations. In addition, there are buildings located within the same block that are constructed on property line with no setback and the placement of the wrought iron fence along property line does not detract from the overall urban development pattern of this area.

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;

As stated previously the specific area is heavily impacted by persons experiencing homelessness. While this is not specific to the zoning in question, it is a condition unique to the area in which the project sites are located. Allowance of the variance request will assist in the reduction of maintenance and visual impacts, and protection of the businesses onsite, while allowing street views of landscaping and buildings to be preserved. In addition, there are buildings located within the same block that are constructed on property line with no setback and the placement of the wrought iron fence along property line does not detract from the overall urban development pattern of this area.

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;

The example provided by the applicant regarding the fence located at the City property referenced in the applicant's response is incorrect. The site referenced by the applicant is Oval Park which has a different zoning designation. Oval Park is zoned QP (Quasi-Public) and per VMC 17.36 Fences, Walls and Hedges there are no setback requirements or height limitations for fences for sites within the QP zone. Therefore, the fence located along the property line at Oval Park is permitted. However, denial of this Variance request would result in a loss of privileges that have been afforded to others, as similar variances have been approved by the Planning Commission with similar requests.

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 proposed fencing would be consistent with existing structures and fencing already located on the project site and properties within the vicinity. The proposed fencing would permit the applicant to secure landscaping areas and businesses onsite, as other businesses in the vicinity have been able to do through their existing fencing.

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.

The requested fence variance will not be detrimental to the public well-being or surrounding sites. Fencing will assist the property owner in curbing loitering onsite, thereby reducing maintenance and visual impacts to the property. Fencing will also assist in reducing instances of trespassing onto the project site, for the benefit of occupants and businesses alike.

RECOMMENDED CONDITIONS

1. That the project shall be developed consistent with the site plan and elevations included as Exhibits "A", "B" and "C".
2. That a building permit be obtained for the proposed fencing.
3. That all applicable federal, state and city laws, codes 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:

- Environmental Document No. 2025-40
- Related Plans and Policies
- Resolution No. 2025-52
- Exhibit "A" – Operational Statement
- Exhibit "B" – Site Plan
- Exhibit "C" – Fence Elevation
- Exhibit "D" – Variance Findings
- Exhibit "E" – 2022 Building Permit Application
- Exhibit "F" – 2025 Building Permit Application
- Exhibit "G" – Exhibit of Fence located on Vacant Parcel
- Exhibit "H" – Exhibit of fence located at 700 N Locust St
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

NOTICE OF EXEMPTION

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

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

Variance No. 2025-05

PROJECT TITLE

109 NW 2nd Avenue

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by The Source LGBT+ Center to allow a variance to fence height standards for the placement of a six-foot-tall fence in the front yard setback of the site located in the C-MU (Mixed Use Commercial) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Brian Poth, Executive Director, 109 NW 2nd Ave., Visalia CA 93291

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Same as above

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 15303**
☐ Statutory Exemptions- State code number:

A request is considered a minor alteration to land use limitations that does not result in changes in land use or density.

REASON FOR PROJECT EXEMPTION

Colleen A. Moreno, Assistant Planner

CONTACT PERSON

(559) 713-4031

AREA CODE/PHONE

October 29, 2025

DATE

Brandon Smith, AICP
Environmental Coordinator

RELATED PLANS AND POLICIES

Fences, Walls and Hedges (Chapter 17.36)

17.36.010 Purpose.

The purpose of this chapter is to control location and height of fences as may be required by city laws, rules and regulations to safeguard life or limb, property and public welfare. Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are specifically prohibited in any R-1 or R-M zone. (Ord. 2017-01 (part), 2017: prior code § 7512)

17.36.015 Fence, wall or hedge height measurement.

The height of a fence or wall shall be measured from the adjacent finished grade, excluding raised planters or berms, to the top of the fence, wall or hedge. (Ord. 2017-01 (part), 2017: Ord. 2002-06 § 3 (part), 2002)

17.36.030 Single-family residential zones.

The following standards shall apply to sites within an R-1 zone:

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted, except that in a required front yard or within five feet of a street side property line on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height is at least fifty (50) percent open. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. Required block walls for residential developments along arterial or collector roadways shall be designed to provide pedestrian access between the arterial or collector to the residential development. A Pedestrian access shall always be required as part of the block wall design abutting an arterial or collector roadway when a transit stop is located within one-quarter mile of the residential development.

C. Exceptions may be granted in accordance with Chapter 17.42.

17.36.040 Multiple-family residential zones.

The following standards shall apply to sites within an R-M zone:

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted except that in a required front yard, or within five feet of a street side property line on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height is at least fifty (50) percent open. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. Wrought Iron Fences. A decorative open metal fence of wrought iron or tubular steel (not chain link) not exceeding seven feet in height shall be permitted along the front and street side property lines or within the front yard and street side yard setback areas of multi-family uses. This subsection does not authorize solid walls or fences composed of woven wire (chain link), wood, or other materials other than open metal wrought iron or tubular steel. A post or pilaster consisting of masonry, brick, or other solid material not exceeding 18 inches square and seven feet tall may be used to support a wrought iron or tubular steel fence at a minimum distance of six feet between the posts or pilasters.

C. Required block walls , fences, wrought iron fences for multi-family developments along arterial or collector roadways shall be designed to provide pedestrian access between the arterial or collector to the multi-family residential development. A Pedestrian access shall always be required as part of the block wall, fences or wrought iron fence design abutting an arterial or collector roadway when a transit stop is located within one-quarter mile of the multi-family residential development.

D. Exceptions may be granted in accordance with Chapter 17.42.

17.36.050 Commercial and mixed use zones.

The following standards shall apply to sites within a C-N, C-R, C-S, C-MU, or D-MU zone:

A. Where a site in the C-N, C-R, C-S, C-MU, or D-MU zone adjoins an R-1 or R-M zone, either a concrete block masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained or a landscaped buffer be provided as approved by the planning commission. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. 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 zone shall be screened by a concrete block or masonry wall not less than six feet in height, if the city planning commission finds said use to be unsightly. A landscaped buffer can be approved by the planning commission in place of a required wall as an exception.

C. 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 not less than six feet in height; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material.

E. Exceptions may be granted in accordance with Chapter 17.42.

17.36.060 Office zones (O-PA, O-C, BRP).

The following standards shall apply to sites within a O-PA, O-C, or BRP zone:

A. Where a site in the OPA, O-C, or BRP zone adjoins an R-A, R-1 or R-M zone a concrete or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard, and suitably maintained. A landscaped buffer can be approved by the planning commission in place of the wall as an exception. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. No fence or wall in the OPA, O-C, or BRP zone shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material.

C. Exceptions may be granted in accordance with Chapter 17.42.

17.36.070 Industrial zones.

The following standards shall apply to sites within an I-L or I zone:

A. Where a site within an I-L or I zone adjoins an R-A, R-1 or R-M zone a concrete block or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. A use not conducted entirely within an enclosed structure, on a site across a street or alley from an R-A, R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than seven feet in height, if the site plan review staff finds said use to be unsightly.

C. Open storage of materials and equipment shall be permitted only within an area screened by a concrete block or masonry wall not less than six feet in height, which is adjacent to a public street or a

residence provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet; provided, that the additional one-foot height is not of a solid material.

E. Exceptions may be granted in accordance with Chapter 17.42.

17.19 Mixed Use Zones

17.19.010 Purpose and intent.

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

1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.

2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;

3. Provide zone districts that encourage and maintain vibrant, walkable environments.

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

1. Mixed Use Commercial Zone—(C-MU). The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.

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

17.19.015 Applicability.

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

17.19.020 Permitted uses.

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

17.19.030 Conditional and temporary uses.

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

17.19.040 Required conditions.

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

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

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

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

17.19.050 Off-street parking and loading facilities.

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

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

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

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

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

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

- A. Minimum site area: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: zero (0) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: zero (0) feet;

6. Street side yard on corner lot: zero (0) feet.
 - D. Minimum required landscaped yard (setback) areas:
 1. Front: five (5) feet (except where a building is located on property line);
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet except where a building is located on side property);
 6. Street side on corner lot: five (5) feet (except where a building is located on property line).
 - E. The provisions of Chapter 17.58 shall also be met, if applicable.
- (Ord. 2024-07 § 8, 2024: Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017)

RESOLUTION NO. 2025-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2025-05, A REQUEST BY THE SOURCE LGBT+ CENTER TO ALLOW A VARIANCE TO THE SETBACK REQUIREMENTS FOR A SIX-FOOT FENCE IN THE REQUIRED FRONT YARD SETBACK OF THE PROPOSED SITE IN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 109 NW 2ND AVENUE (APN: 094-015-018).

WHEREAS, Variance No. 2025-05, a request by The Source LGBT+ Center to allow a variance to the setback requirements for a six-foot fence in the required front yard setback of the proposed site in the C-MU (Mixed Use Commercial) zone. The project site is located at 109 NW 2nd Avenue (APN: 094-015-018); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on November 10, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2025-05, as conditioned by staff, to be in accordance with Chapter 17.42.080 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 15303.

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 specific area of the project site is impacted by persons experiencing homelessness, resulting in increased trespassing, vandalism and potential safety impacts of the area. Furthermore, the Planning Commission has approved similar requests for fences within setback areas similar to this proposed request. Enforcement of the specific regulation of the fence in this case would create a hardship for the applicant inconsistent with the zoning regulations. In addition, there are buildings located within the same block that are constructed on property line with no setback and the placement of the wrought iron fence along property line does not detract from the overall urban development pattern of this area.

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;

As stated previously the specific area is heavily impacted by persons experiencing homelessness. While this is not specific to the zoning in question, it is a condition unique to the area in which the project sites are located. Allowance of the variance request will assist in the reduction of maintenance and visual impacts, and protection of the businesses onsite, while allowing street views of landscaping and buildings to be preserved. In addition, there are buildings located within the same block that are constructed on property line with no setback and the placement of the wrought iron fence along property line does not detract from the overall urban development pattern of this area.

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;

The example provided by the applicant regarding the fence located at the City property referenced in the applicant's response is incorrect. The site referenced by the applicant is Oval Park which has a different zoning designation. Oval Park is zoned QP (Quasi-Public) and per VMC 17.36 Fences, Walls and Hedges there are no setback requirements or height limitations for fences for sites within the QP zone. Therefore, the fence located along the property line at Oval Park is permitted. However, denial of this Variance request would result in a loss of privileges that have been afforded to others, as similar variances have been approved by the Planning Commission with similar requests.

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 proposed fencing would be consistent with existing structures and fencing already located on the project site and properties within the vicinity. The proposed fencing would permit the applicant to secure landscaping areas and businesses onsite, as other businesses in the vicinity have been able to do through their existing fencing.

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.

The requested fence variance will not be detrimental to the public well-being or surrounding sites. Fencing will assist the property owner in curbing loitering onsite, thereby reducing maintenance and visual impacts to the property. Fencing will also assist in reducing instances of trespassing onto the project site, for the benefit of occupants and businesses alike.

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 shall be developed consistent with the site plan and elevations included as Exhibits "A", "B" and "C".
2. That a building permit be obtained for the proposed fencing.
3. That all applicable federal, state and city laws, codes and ordinances be met.



Operational Statement

Project: Obtaining a permit for an existing perimeter fence.

Address: 109 NW 2nd Avenue, Visalia, CA 93291

The project consists of an existing 6-foot wrought iron perimeter fence surrounding the property located at 109 NW 2nd Avenue. The fence was installed by a previous owner and is not being modified, expanded, or relocated. Current zoning standards limit front fencing within the 15-foot front yard setback to 4 feet in height; however, this application requests approval of a variance to maintain the existing 6-foot fence.

The fence provides essential safety and security for our community center operations, staff, and clients. Our facility is located directly across the street from a public park with a documented history of homelessness, loitering, drug activity, and occasional violence. The fence serves to deter trespassing, protect vulnerable clients, and ensure a safe environment to uphold our mission to provide supportive spaces within our communities for LGBTQ+ people to learn, grow, belong, and thrive.

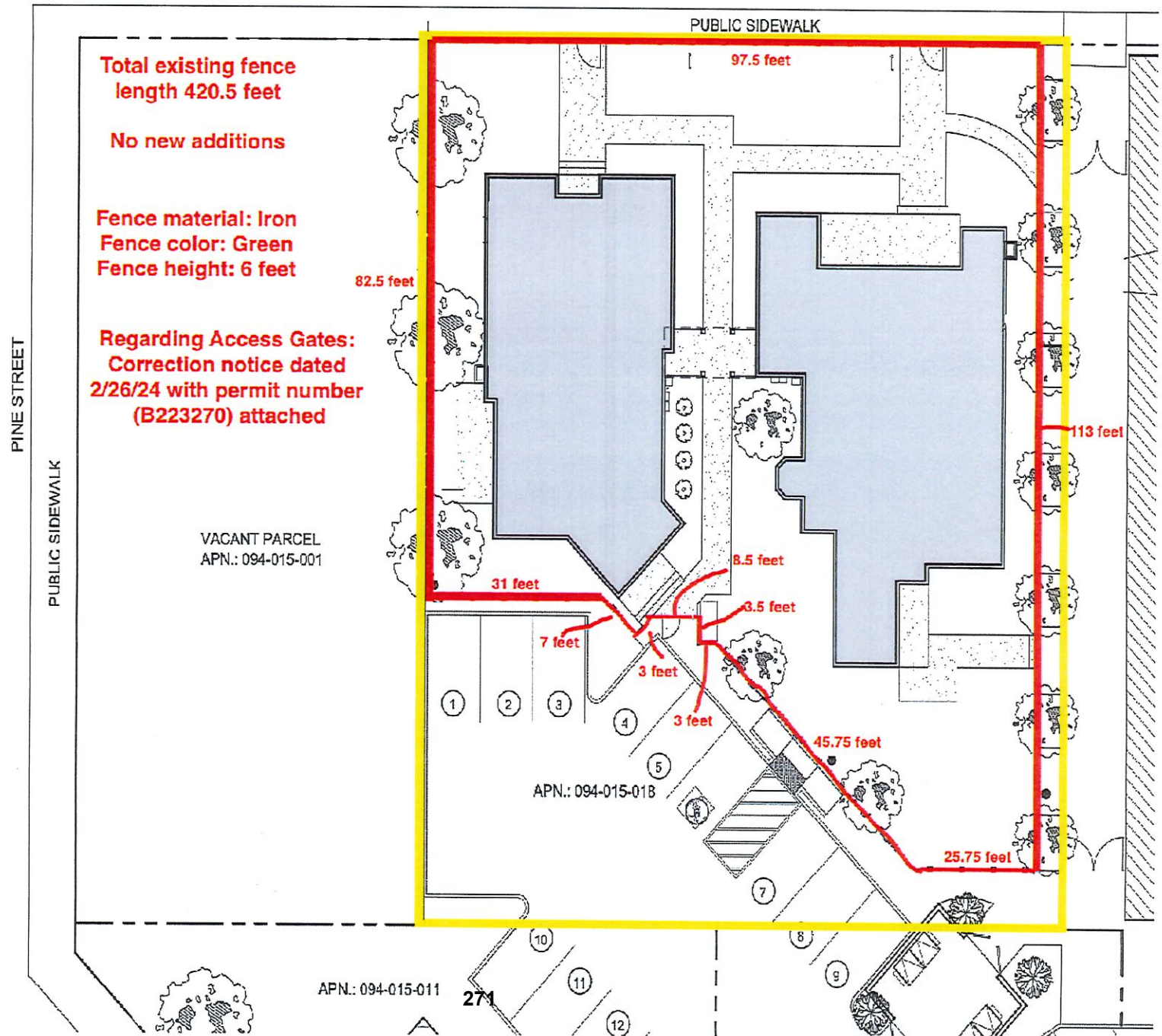
Approval of this variance is necessary to complete the City of Visalia building permit process. No new construction, expansion, or intensification of use is proposed. This request is solely for recognition and retention of the existing fence.

Exhibit "B"

The Source LGBT+ Center
109 NW 2nd Avenue
Visalia, CA 93291-3672
559-429-4277
APN: 094-015-018



NW 2ND STREET



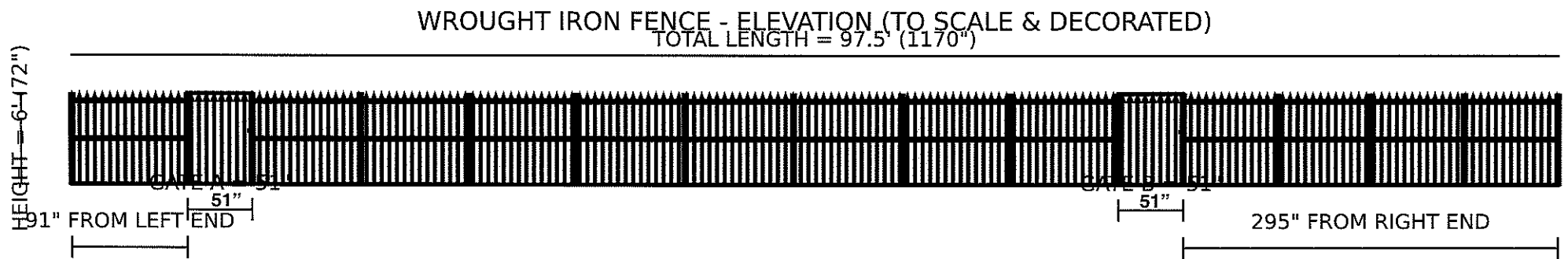


Exhibit "D"

VARIANCE SUPPLEMENTAL Form V-1

VARIANCE BEING REQUESTED: To retain existing 6-foot wrought iron perimeter fence within the 15-foot front yard setback

EXISTING CODE STANDARD: Zoning requires fences within the 15-foot front yard setback to not exceed 4 feet in height.

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;

Strict enforcement of the 4-foot fence height would require removal and replacement of the existing 6-foot fence. This would cause unnecessary hardship, both financially and operationally, by reducing security for staff and clients in an area with higher public safety concerns. The existing fence was in place prior to current ownership, and altering it would create a cost burden with no corresponding public benefit. Additionally, lowering the fence would expose the property to increased trespassing and vandalism, undermining efforts to maintain a safe and functional environment.

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 property is located directly across from a public park that experiences a higher-than-average rate of loitering, homelessness, drug activity, and violent incidents. This creates unique site conditions not generally applicable to other commercial properties in the same zoning district. These unusual circumstances make a taller fence necessary for security and distinguish this property from others where a shorter fence would be sufficient. Without the variance, the property would remain disproportionately vulnerable due to its specific location.

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;

Approval of this variance would not grant special privilege. The City of Visalia itself maintains fencing of identical height and materials at its own facility located at 808 NW 2nd Avenue, across the street. Other property owners in comparable conditions have also received similar accommodations. The requested variance would simply place this property on equal footing with surrounding facilities that already benefit from comparable security measures.

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 variance will not undermine the intent of the zoning ordinance, as it does not change the use or intensity of the property. The fence simply enhances safety while maintaining visual transparency consistent with open wrought iron fencing standards. The property remains fully consistent with community design expectations, as the open fence does not create a solid barrier or visual obstruction. Maintaining the existing fence height respects the ordinance's intent while addressing site-specific safety needs.

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.

The existing fence promotes public health, safety, and welfare by securing a community center that serves vulnerable and marginalized populations in the City of Visalia. It is not detrimental to neighboring properties or improvements, and in fact contributes positively to safety and neighborhood stability. A well-maintained, transparent fence deters criminal activity while still preserving visibility, which enhances—not hinders—the surrounding public environment. Allowing the fence to remain provides a reasonable balance between safety, aesthetics, and community well-being.



City of Visalia Community Development
315 East Acequia Avenue
Visalia, California 93291
(559) 713-4444

BUILDING PERMIT APPLICATION COMMERCIAL

PLAN CHECK NO. _____

Please fill out all of the areas which apply below **AND** on the reverse side, Plan check fees are to be paid and this form is to be filled out **COMPLETELY**.

To begin the plan check process, **PLANS SHALL BE SUBMITTED IN PDF FORMAT.** Plans shall include Structural, Truss and Energy Calculations, Soils reports etc.

PROJECT ADDRESS: 109 NW. 2nd ave
 Parcel No.: _____
 Subdivision: _____
 Historic District? Yes ☐ No ☒

SITE PLAN NO.: _____
 SQUARE FOOTAGE: 1500 +/-
 VALUATION: 15000
 EXISTING SPRINKLER: ☐ YES ☐ NO
 FLOOD ZONE ☐ YES ☐ NO

PROPERTY OWNER: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____

TYPE OF PERMIT: siteimp
 LIST OF PERMIT TYPES

ALTCOM	Commercial Alteration	MFD	Multi-Family Dwelling
CODECOMP	Code Compliance	PATIO	Patio
COM	New Commercial	PLUMB	Plumbing
DEMO	Demolition	POOL	Pool
ELEC	Electric	REROOF	Reroof
ENCR	Encroachment	SEWER	Sewer Connection
FENCE	Fence	SIGN	Sign Site
MECH	Mechanical	SITEIMP	Improvement

APPLICANT/CONTACT: Robert Ramirez
 Address: 1018 w. teapot dome suite j
 City, State, Zip: Porterville Ca. 93257
 Phone: 559-361-1539
 Email address: robert@ramirezcustom+

COMPANY/TENANT NAME: The Source
 Address: 109 NW 2nd avenue.
 City, State, Zip: Visalia Ca. 93291
 Phone: 559-429-4277

CONTRACTOR: Ramirez Custom Conc
 License: 1013322
 Address: 1018 W. Teapot Dome suite J
 City, State, Zip: Porterville Ca. 93257
 Phone: 559-361-1593
 Email Address: Robert@ramirezcustom

ARCHITECT/ENGINEER: _____
 SUB-CONTRACTOR: _____
 DRAFTSPERSON: _____
 License No.: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Email Address: _____

LENDER: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____

DESCRIPTION OF WORK: On site improvment for THE SOURCE, to include 4" concrete flatwork with a light bro
approximate square footage to be added is (+,-) 1,500 sq. ft.

Licenses To encroach are NOT valid without an Underground Service Alert (USA) Number. Call 1-800-227-2600.

USA No.: _____ Related Building Permit No.: _____

THIS APPLICATION SHALL EXPIRE 180 DAYS FROM DATE RECEIVED UNLESS A BUILDING PERMIT HAS BEEN ISSUED.
 APPLICATIONS ARE ACCEPTED AND PERMITS ARE ISSUED BETWEEN 9:00 A.M. AND 4:00 P.M., MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS.

INCOMPLETE SUBMITTALS CANNOT BE ACCEPTED

NOTE: The contractor is required to have a valid City of Visalia Business Tax Certificate, current copies of Certificate of General & Auto Liability Insurance and Worker's Compensation on file with the City of Visalia Community Development Department prior to issuance of permits.

JSINNESS TAX CERTIFICATE EXPIRES: _____ W.C. INS. EXPIRES: 08-02-2022
 AUTO INSURANCE EXPIRES: 01-20-2023 GENERAL LIABILITY EXPIRES: 04-05-2023

APPLICANT'S SIGNATURE: _____

DATE: _____

**CITY OF VISALIA
COMMERCIAL
PLAN SUBMITTAL CHECKLIST**

Please take a moment to compare your plan sets with this checklist. This form is to assist building permit applicants in determining the adequacy of their submittal package. A complete submittal will expedite the plan check process. If the plans and other construction documents are incomplete, the plan check process cannot proceed. Plans must have the stamped and signed signature of a state licensed architect or engineer responsible for their preparation. **Check the items that are included.**

- ☐ **PLANS IN PDF FORMAT ARE REQUIRED.**
- ☐ **PERMIT APPLICATION FORM**, plan check FEE (non-refundable), indicate **SITE PLAN REVIEW NUMBER**.
- ☐ **COMPLETE SITE PLAN:** To scale, dimensioned, all on-site and off-site improvements, location of all existing and proposed fire hydrants and fire flow calculations per currently adopted CFC, location of water and sewer service connections at the city mains and to each building and **REQUIRED YARDS** for building area purpose.
- ☐ **LANDSCAPING AND IRRIGATION PLANS**, including required street trees.
- ☐ **CONDITIONAL USE PERMIT, VARIANCES, OR PLANNED DEVELOPMENT** conditions of approval.
- ☐ **COMPLETE CIVIL PLAN:** Including proposed grading plan, existing topography, building pad and finished floor elevation (city datum), parking lot grades, and wall footage elevations.
- ☐ **OCCUPANCY CLASSIFICATIONS:** Type of construction, basic allowable area or rationale for allowable area increase, building use and valuation.
- ☐ **OCCUPANCY CHANGE:** Indicate if this permit is for an occupancy change. Specify previous business or use.
- ☐ **COMPLETE FLOOR PLAN:** To SCALE and DIMENSIONED.
- ☐ **FOUR MAJOR ELEVATIONS** (minimum).
- ☐ **STRUCTURAL PLANS:** Complete structural plans to include foundation, floor, and roof framing and all details and connections.
- ☐ **STRUCTURAL CALCULATIONS**, including vertical and lateral design, based on the 2016 CBC Part 2, Volume 2 or currently adopted CBC.
- ☐ **TRUSS AND ENERGY CALCULATIONS:** This will include layout, truss calculation sheets keyed to layout, size and type of connections and lateral bracing plan.
- OR**
- ☐ **"STAMP":** Calculations must be stamped and signed by the design engineer.
- ☐ **COMPLETE PROJECT SPECIFICATIONS**.
- ☐ **ELECTRICAL FLOOR PLAN:** Including service size calculation, location of sub-panels, and feeder sizes and a complete one-line diagram.
- ☐ **FIRE DEPARTMENT MAINTENANCE PLAN:** One 8-1/2" x 11" size copy of each floor plan (for Fire Dept. Maintenance File).
- ☐ **MECHANICAL PLAN:** Indicating size and location of units and size of ducts and outlets.
- ☐ **PLUMBING PLAN:** Indicating location of DWV system and water and gas piping size calculations and schematics.
- ☐ **CONSTRUCTION & DEMOLITION PLAN** per Chapter 8.28 & 8.29
- ☐ **SIGN PERMIT:** Submit plot plan. Include all existing and proposed sign elevations, construction details for attachment, and wiring details for proposed sign(s).
- ☐ **COMPLETED RECYCLING & REUSE PRE-PLAN:** Submit a completed Recycling and Reuse Pre-plan form.

☐ **ALL PLANS MUST BE COMPLETELY ASSEMBLED AND STAPLED PRIOR TO SUBMITTAL.**

INCOMPLETE SUBMITTALS CANNOT BE ACCEPTED

I have reviewed this checklist, and I recognize that delays are caused by inadequate plan submittals.

PRINT OR TYPE NAME: Robert Ramirez

SIGNATURE: _____

DATE: _____



BUILDING PERMIT APPLICATION COMMERCIAL

City of Visalia Community Development
315 East Acequia Avenue
Visalia, California 93291
(559) 713-4444

PLAN CHECK NO. _____

Please fill out all of the areas which apply below **AND** on the reverse side. Plan check fees are to be paid and this form is to be filled out **COMPLETELY**.

To begin the plan check process, **PLANS SHALL BE SUBMITTED IN PDF FORMAT**. Plans shall include Structural, Truss and Energy Calculations, Soils reports etc.

PROJECT ADDRESS: 109 NW 2nd Ave
Parcel No.: 094015018000
Subdivision: _____
Historic District? Yes ☐ No ☒

SITE PLAN NO.: SPR21092
SQUARE FOOTAGE: 420.5'
VALUATION: \$10,000.00
EXISTING SPRINKLER: ☒ YES ☐ NO
FLOOD ZONE: ☒ YES ☐ NO

PROPERTY OWNER: The Source LGBT+ Center
Address: 109 NW 2nd Ave.
City, State, Zip: Visalia, CA. 93291
Phone: 559-429-4277

TYPE OF PERMIT: Fence
LIST OF PERMIT TYPES

ALTCOM	Commercial Alteration	MFD	Multi-Family Dwelling
CODECOMP	Code Compliance	PATIO	Patio
COM	New Commercial	PLUMB	Plumbing
DEMO	Demolition	POOL	Pool
ELEC	Electric	REROOF	Reroof
ENCR	Encroachment	SEWER	Sewer Connection
FENCE	Fence	SIGN	Sign Site
MECH	Mechanical	SITEIMP	Improvement

APPLICANT/CONTACT: Keith Manson
Address: 109 NW 2nd Ave.
City, State, Zip: Visalia, CA. 93291
Phone: 559-944-2465
Email address: keith@thesourcegibt.org

COMPANY/TENANT NAME: The Source LGBT+ Center
Address: 109 NW 2nd Ave.
City, State, Zip: Visalia, CA. 93291
Phone: 559-429-4277

CONTRACTOR: Spence Fence Co. Entr.
License: 987483
Address: 1145 No. Miller Park Ct.
City, State, Zip: Visalia, CA. 93291
Phone: 559-651-2889
Email Address: _____

ARCHITECT/ENGINEER: NA
SUB-CONTRACTOR: _____
DRAFTSPERSON: _____
License No.: _____
Address: _____
City, State, Zip: _____
Phone: _____
Email Address: _____

LENDER: NA
Address: _____
City, State, Zip: _____
Phone: _____

DESCRIPTION OF WORK: Perimeter fence installed prior to purchasing property in 2021. We are needing a permit for work done on the fence in 2023, but before we can obtain that permit, we need a permit for the original fence installation prior to us obtaining the property.

Licenses To encroach are NOT valid without an Underground Service Alert (USA) Number. Call 1-800-227-2600.

USA No.: _____ Related Building Permit No.: _____

THIS APPLICATION SHALL EXPIRE 180 DAYS FROM DATE RECEIVED UNLESS A BUILDING PERMIT HAS BEEN ISSUED.
APPLICATIONS ARE ACCEPTED AND PERMITS ARE ISSUED BETWEEN 9:00 A.M. AND 4:00 P.M., MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS.

INCOMPLETE SUBMITTALS CANNOT BE ACCEPTED

NOTE: The contractor is required to have a valid City of Visalia Business Tax Certificate, current copies of Certificate of General & Auto Liability Insurance and Worker's Compensation on file with the City of Visalia Community Development Department prior to issuance of permits.

BUSINESS TAX CERTIFICATE EXPIRES: _____ W.C. INS. EXPIRES: _____
AUTO INSURANCE EXPIRES: _____ GENERAL LIABILITY EXPIRES: _____

APPLICANT'S SIGNATURE: _____

DATE: 8/15/25

CITY OF VISALIA
COMMERCIAL
PLAN SUBMITTAL CHECKLIST

Please take a moment to compare your plan sets with this checklist. This form is to assist building permit applicants in determining the adequacy of their submittal package. A complete submittal will expedite the plan check process. If the plans and other construction documents are incomplete, the plan check process cannot proceed. Plans must have the stamped and signed signature of a state licensed architect or engineer responsible for their preparation. Check the items that are included.

- ☐ **PLANS IN PDF FORMAT ARE REQUIRED.**
- ☒ **PERMIT APPLICATION FORM**, plan check FEE (non-refundable), indicate **SITE PLAN REVIEW NUMBER**.
- ☐ **COMPLETE SITE PLAN:** To scale, dimensioned, all on-site and off-site improvements, location of all existing and proposed fire hydrants and fire flow calculations per currently adopted CFC, location of water and sewer service connections at the city mains and to each building and REQUIRED YARDS for building area purpose.
- ☐ **LANDSCAPING AND IRRIGATION PLANS**, including required street trees.
- ☐ **CONDITIONAL USE PERMIT, VARIANCES, OR PLANNED DEVELOPMENT** conditions of approval.
- ☐ **COMPLETE CIVIL PLAN:** Including proposed grading plan, existing topography, building pad and finished floor elevation (city datum), parking lot grades, and wall footage elevations.
- ☐ **OCCUPANCY CLASSIFICATIONS:** Type of construction, basic allowable area or rationale for allowable area increase, building use and valuation.
- ☐ **OCCUPANCY CHANGE:** Indicate if this permit is for an occupancy change. Specify previous business or use.
- ☐ **COMPLETE FLOOR PLAN:** To SCALE and DIMENSIONED.
- ☐ **FOUR MAJOR ELEVATIONS** (minimum).
- ☐ **STRUCTURAL PLANS:** Complete structural plans to include foundation, floor, and roof framing and all details and connections.
- ☐ **STRUCTURAL CALCULATIONS**, including vertical and lateral design, based on the 2016 CBC Part 2, Volume 2 or currently adopted CBC.
- ☐ **TRUSS AND ENERGY CALCULATIONS:** This will include layout, truss calculation sheets keyed to layout, size and type of connections and lateral bracing plan.
- OR**
- ☐ **"STAMP":** Calculations must be stamped and signed by the design engineer.
- ☐ **COMPLETE PROJECT SPECIFICATIONS.**
- ☐ **ELECTRICAL FLOOR PLAN:** Including service size calculation, location of sub-panels, and feeder sizes and a complete one-line diagram.
- ☐ **FIRE DEPARTMENT MAINTENANCE PLAN:** One 8-1/2" x 11" size copy of each floor plan (for Fire Dept. Maintenance File).
- ☐ **MECHANICAL PLAN:** Indicating size and location of units and size of ducts and outlets.
- ☐ **PLUMBING PLAN:** Indicating location of DWV system and water and gas piping size calculations and schematics.
- ☐ **CONSTRUCTION & DEMOLITION PLAN** per Chapter 8.28 & 8.29
- ☐ **SIGN PERMIT:** Submit plot plan. Include all existing and proposed sign elevations, construction details for attachment, and wiring details for proposed sign(s).
- ☐ **COMPLETED RECYCLING & REUSE PRE-PLAN:** Submit a completed Recycling and Reuse Pre-plan form.
-
- ☐ **ALL PLANS MUST BE COMPLETELY ASSEMBLED AND STAPLED PRIOR TO SUBMITTAL.**

INCOMPLETE SUBMITTALS CANNOT BE ACCEPTED

I have reviewed this checklist, and I recognize that delays are caused by inadequate plan submittals.

PRINT OR TYPE NAME: Keith Manson

SIGNATURE: [Signature]

DATE: 8/15/25

ABOUT VUSD FEES: Pursuant to Government Code Section 66020(d) (1), this is to notify you that a 90-day period, in which you may protest to the school district(s) the imposition of Fees or other payment identified above, begins to run from the date they are paid to the school district(s) or to another public entity authorized on the district(s) behalf, or on which this building or installation permit for this project is issued, whichever is earlier.

Exhibit "G"

Vacant Parcel NW of project site at corner of NW 2nd Ave & Pine St

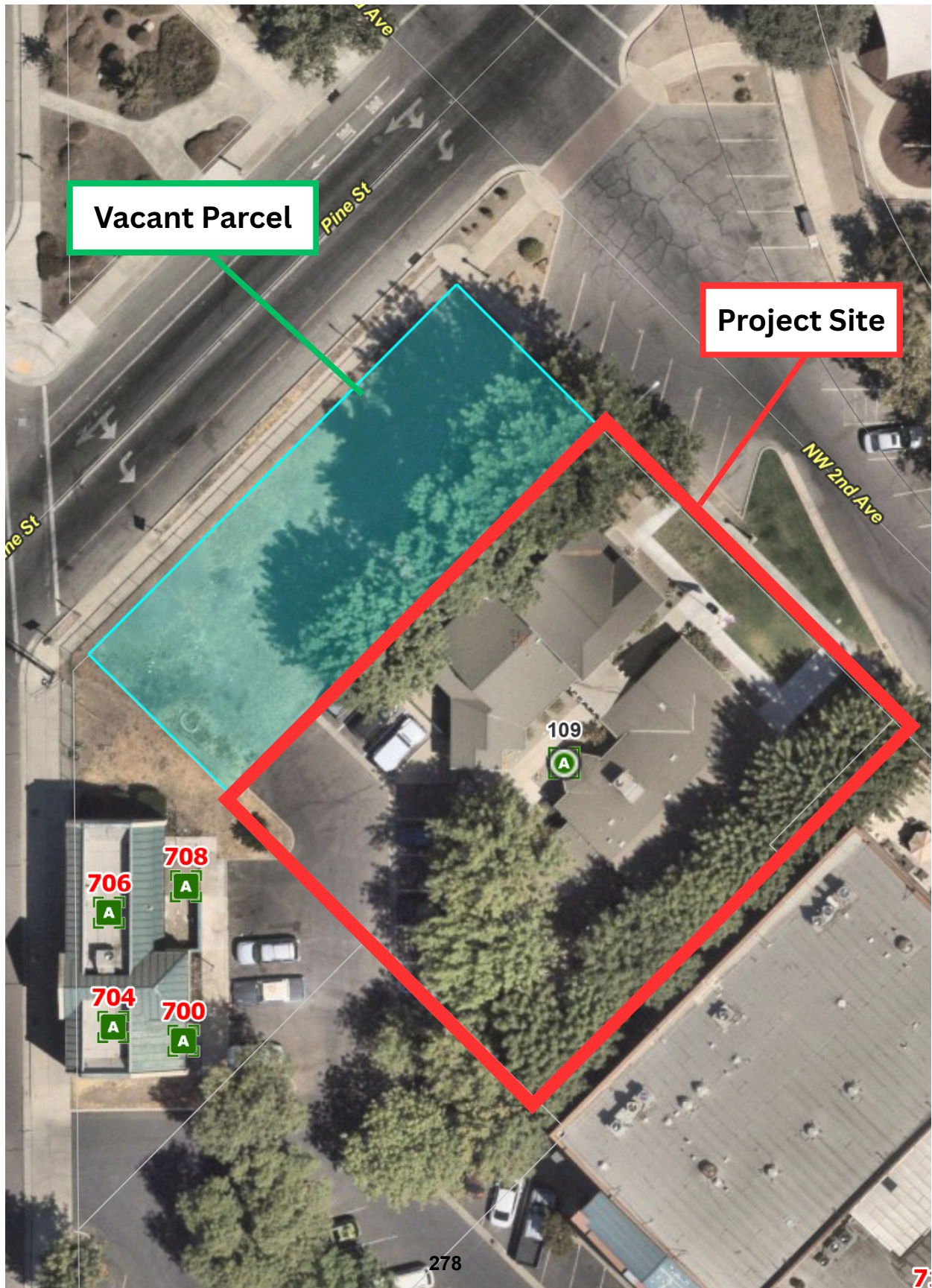


Exhibit "G"

Vacant Parcel NW of project site at corner of NW 2nd Ave & Pine St

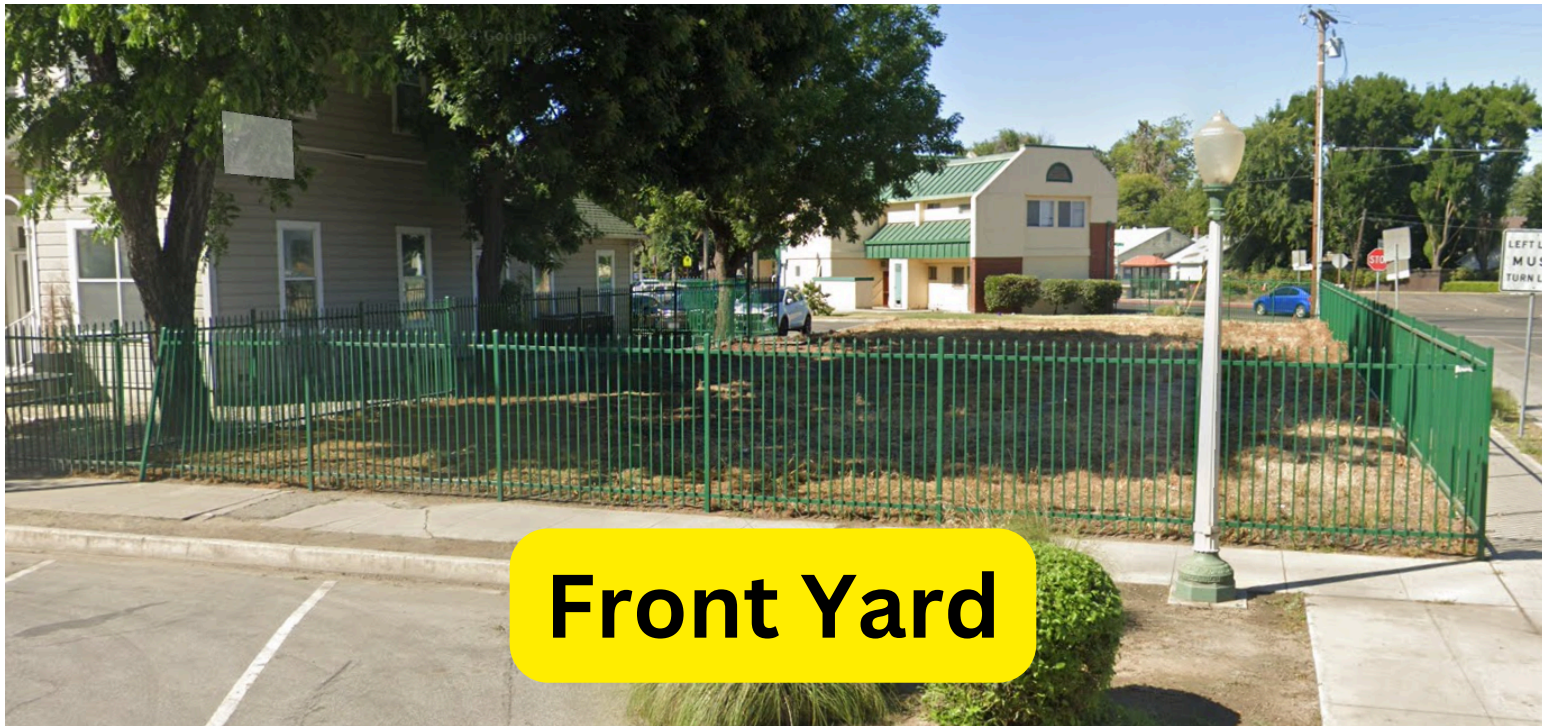


Exhibit "H"

700 N Locust Parcel SW of project site at corner of N Locust St & Pine St

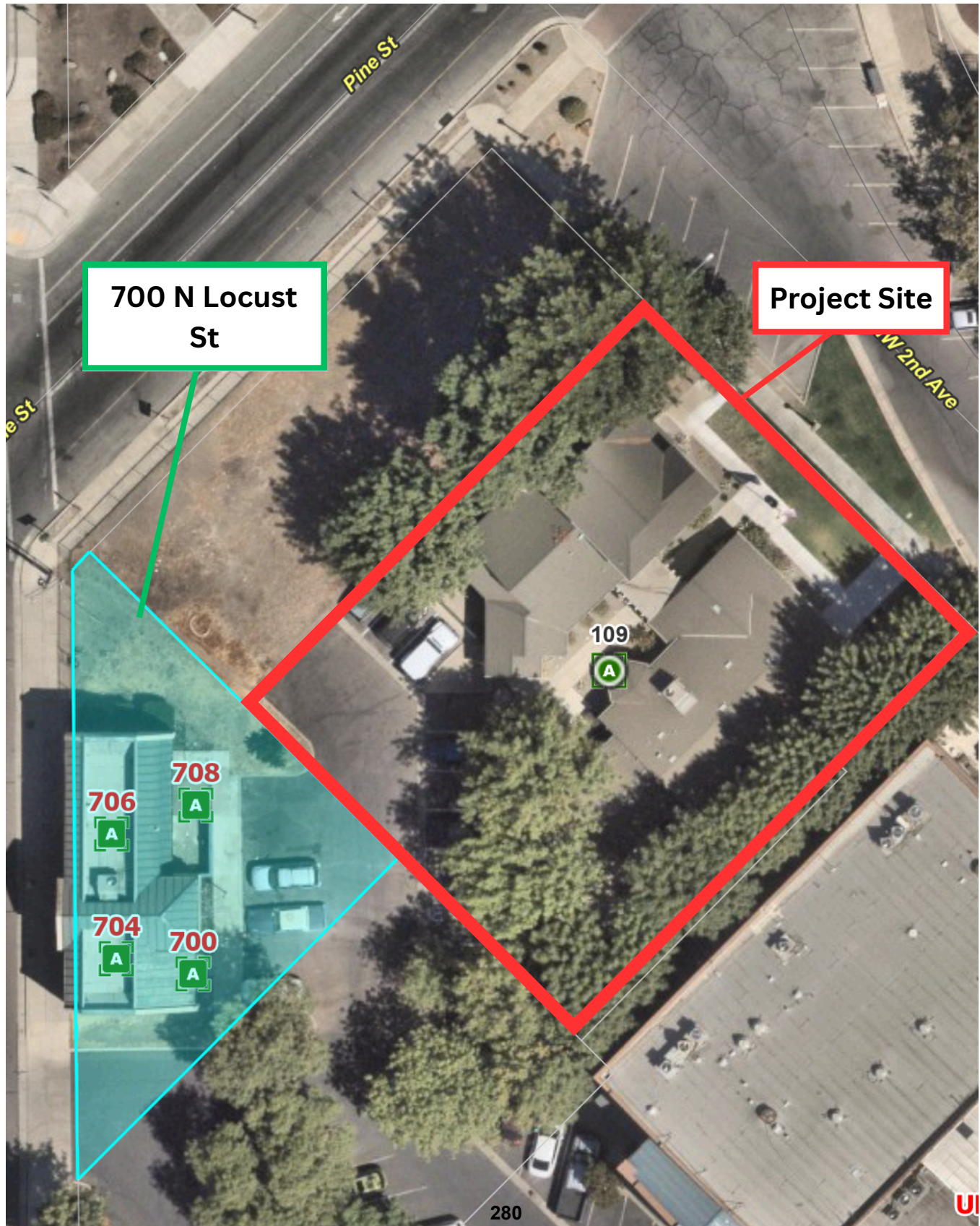
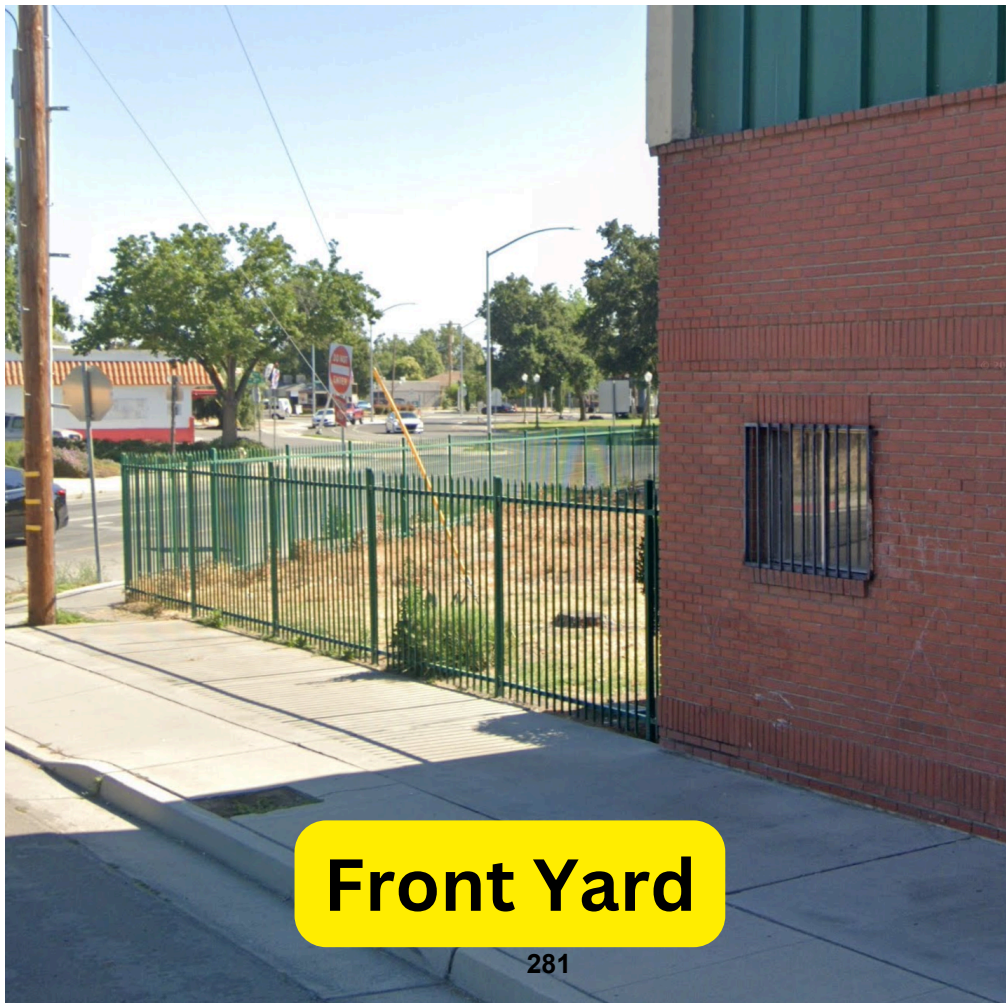
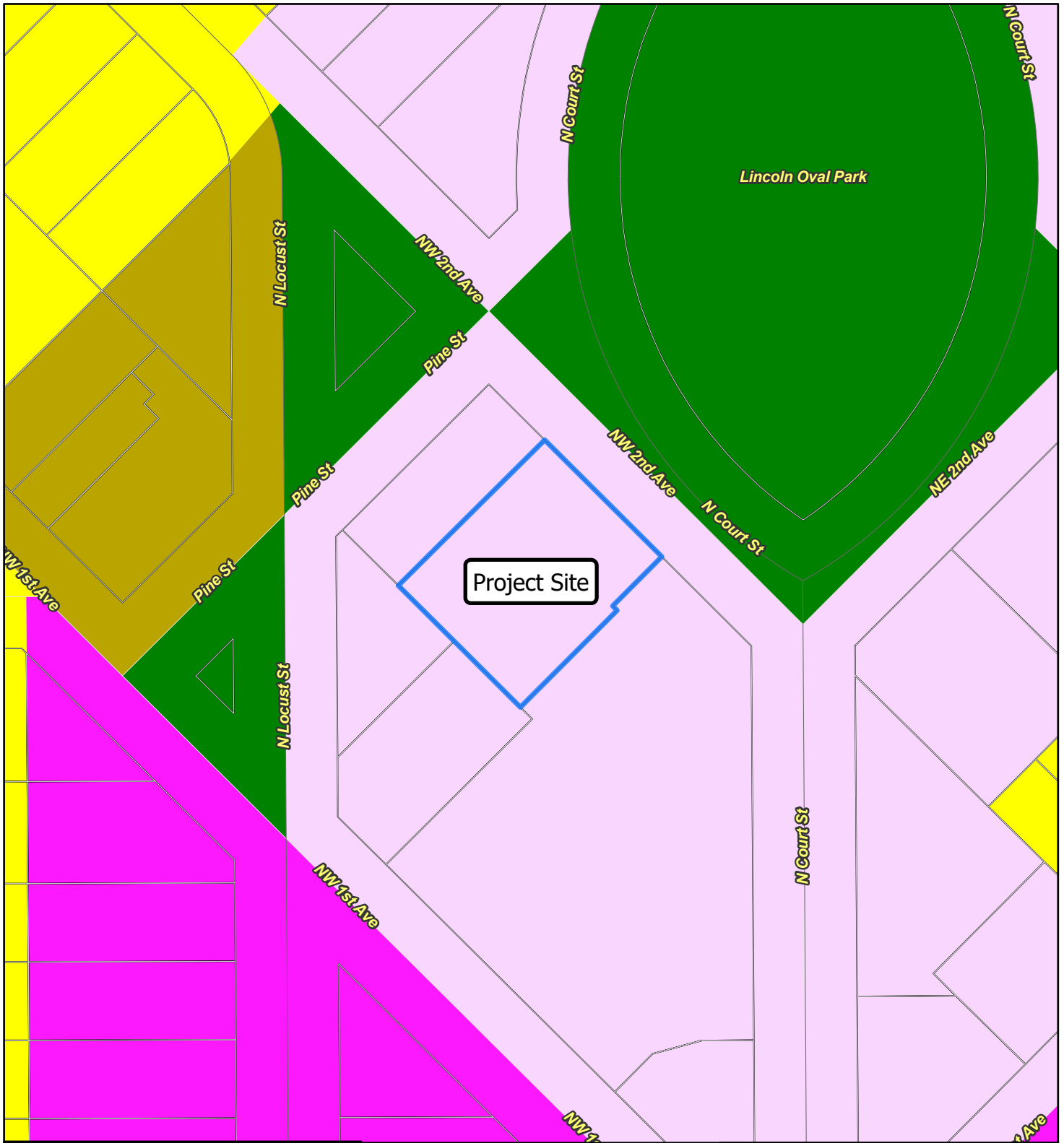


Exhibit “H”

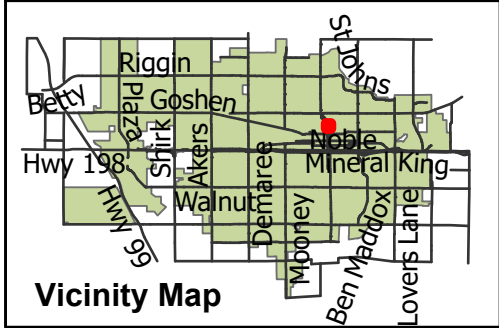
**700 N Locust Parcel
SW of project site at corner of
N Locust St & Pine St**





Project Site

Lincoln Oval Park

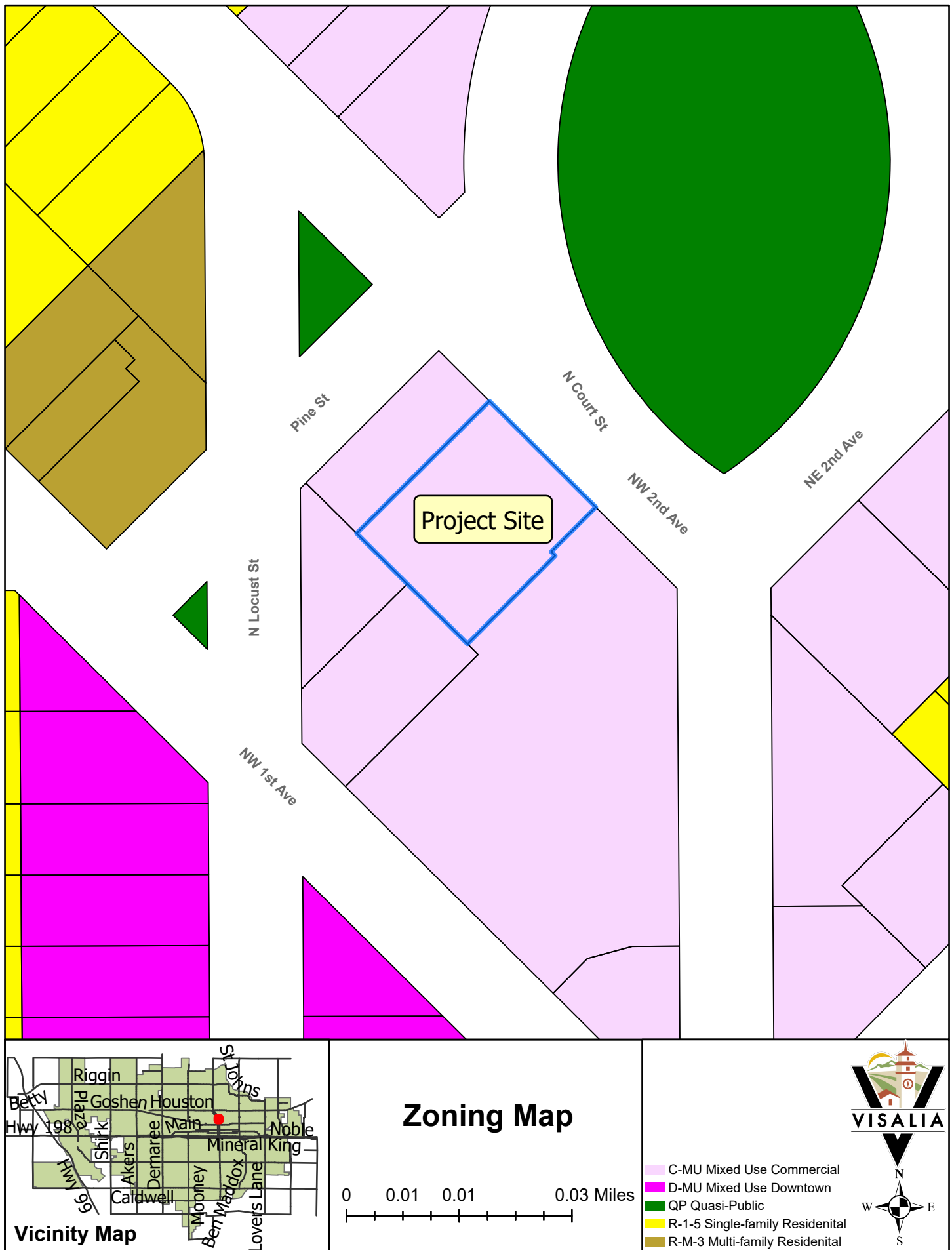


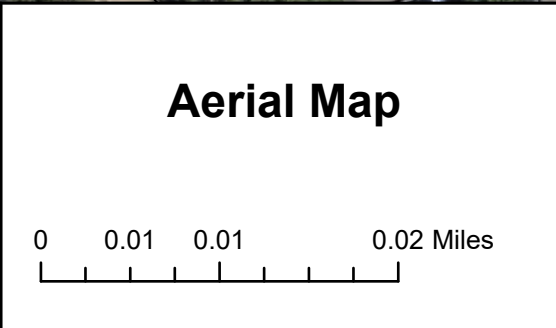
Vicinity Map

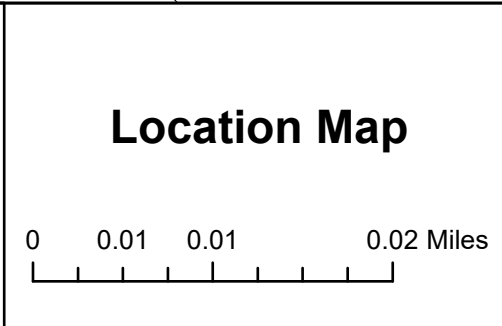
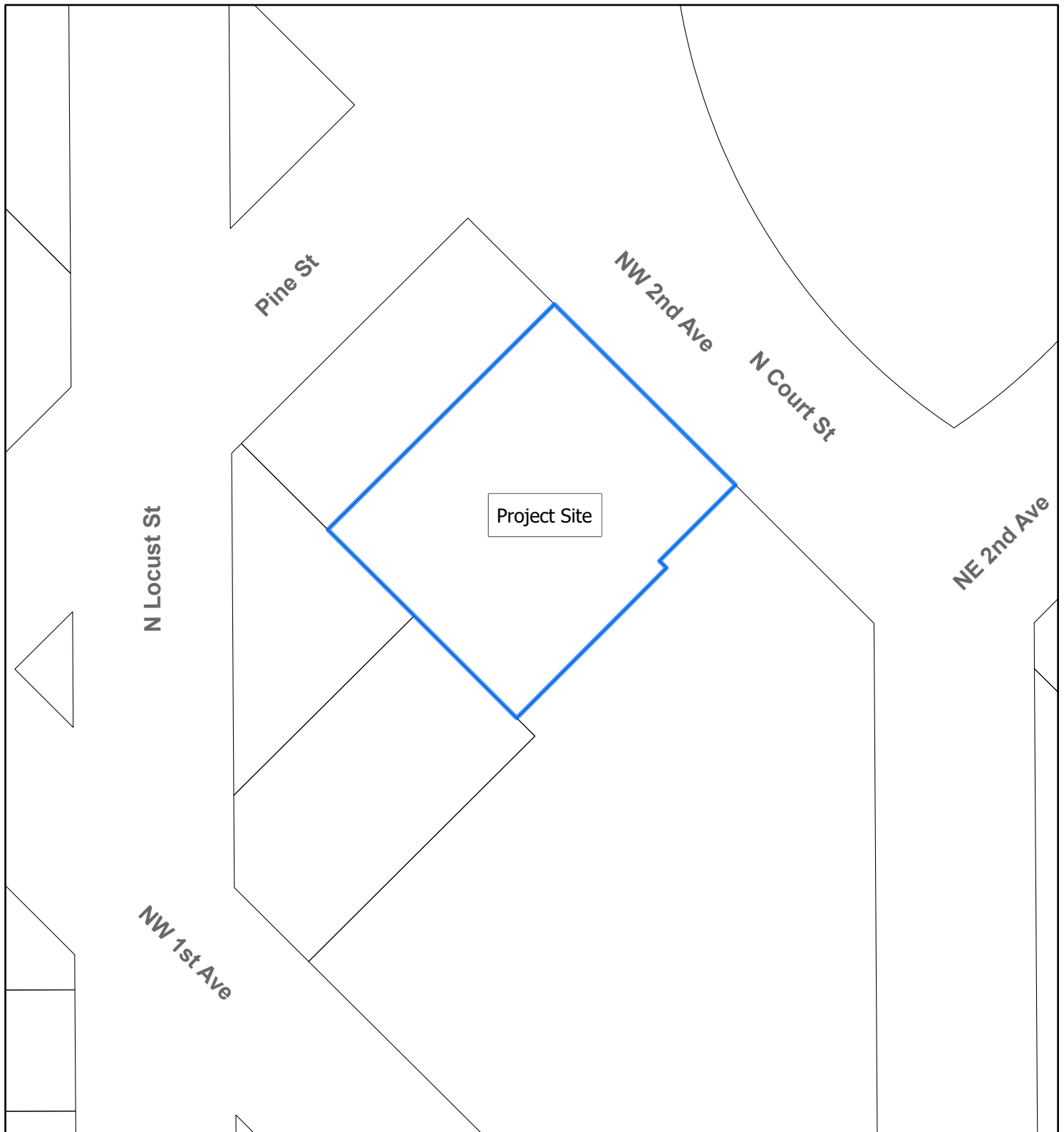
General Plan Land Use Map

- Commercial Mixed Use
- Downtown Mixed Use
- Parks/Recreation
- Residential High Density
- Residential Low Density











REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 10, 2025

PROJECT PLANNER: Jarred Olsen, Principal Planner
Phone: (559) 713-4449
Email: jarred.olsen@visalia.city

SUBJECT: Variance No. 2025-07: A request by American Inc. to allow a variance to the frontage yard setbacks to allow for a 7 to 8 foot tall fence within its frontage yard setbacks. The site is located at the southeast corner of West Goshen Avenue and North Miller Park Court. (APN: 073-160-012 and -023).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2025-07, as conditioned, based upon the findings and conditions in Resolution No. 2025-63. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Variance No. 2025-07, based on the findings and conditions in Resolution No. 2025-63.

PROJECT DESCRIPTION

Variance No. 2025-07 is a request for a variance to the 25- and 15-foot frontage yard setbacks in conjunction with the construction of an existing 7- to 8-foot tall wrought iron and slatted chain link fence on an approximately 5.6-acre site as illustrated in Exhibit "A". The site, former UPS distribution facility, is currently being reoccupied and redeveloped as an extension to American Inc.'s facilities which is located to the east of the project site at 1345 North American Street.

The Industrial (I) zone requires setbacks from streets based on their street classifications. Goshen Avenue, a Circulation Element Map-designated Arterial street, requires a 25-foot setback. Miller Park Court, a Circulation Element Map-designated Local street, requires a 15-foot setback. The fence section of the zoning ordinance limits fence in Industrial zones within these setbacks to three to four feet tall, provided that the additional one foot for a four foot tall fence is not of a solid material (Section 17.36.070.D).

As shown in the site plan (see Exhibit "A"), a 7-foot wrought iron fence is proposed along the property's Goshen Avenue frontage, about 19.5 feet from property line, and wraps around the corner to about 180 feet down its Miller Park Court frontage. The fence then changes both height and materials to an 8-foot tall slatted chain link fence, continuing down the property's remaining Miller Park Court frontage. The proposed Miller Park Court chain link fence is proposed to be on portions of the property line and 10 feet setback from said property line (see Exhibit "A"). The fence follows the site's existing parking stalls/parking lot. The requested setback cannot be accommodated through an Administrative Adjustment, and thus this Variance request is necessary to execute the applicant's proposal.

The applicant has prepared responses to the five required variance findings to support their request, which are included as Exhibit "B". The applicant's findings explain that applying the required setbacks for the "I" zone on this property would result in an unreasonable hardship.

BACKGROUND INFORMATION

General Plan Land Use Designation	Industrial
Zoning	I (Industrial)
Surrounding Zoning and Land Use	North: M-1 (Tulare County) / Vehicle wrecking South: I (Industrial) / Unpaved trailer storage East: I (Industrial) / Industrial and manufacturing West: I (Industrial) / Equipment sales
Environmental Review	Environmental Document No. 2025-47
Special District	None
Site Plan	Site Plan Review No. 2025-173

Related Projects

Variance No. 2021-02 approved the placement of an eight-foot tall electrified fence along the perimeter of a rental facility yard in the Industrial zone, located at 1220 North Century Street (approximately 0.6 miles east of this application).

PROJECT EVALUATION

Staff Recommendation

Staff's recommendation to approve the variance for the wrought iron and chain link fence locations as depicted on the applicant's site plan is based upon the applicant's proposed findings and the benefit of attaining a superior site design and configuration with regards to maximizing the site's development potential.

Analysis

Staff reviewed the applicant's request and site plan, in addition to review of surrounding developments. The subject property was previously used as a distribution facility for the United Parcel Service (UPS).

As shown in the site plan (see Exhibit "A"), a 7-foot wrought iron fence is proposed along the property's Goshen Avenue frontage, about 19.5 feet from property line, and wraps around the corner to about 180 feet down its Miller Park Court frontage. The fence then changes both height and materials to an 8-foot tall slatted chain link fence, continuing down the property's remaining Miller Park Court frontage. The proposed Miller Park Court chain link fence is proposed to be on portions of the property line and 10 feet setback from said property line (see Exhibit "A"). The fence follows the site's existing parking stalls/parking lot. In front of the parking stalls on each frontage are parking lot lights, which are also proposed to be located within the fenced area.

Findings for the Variance

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided proposed variance findings in Exhibit "B" intended to justify their goal of being able to encroach into the required frontage yard setbacks as summarized 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: The site will house work vehicles and equipment which needs to be secured at night. A three-foot high fence along the frontage per Section 17.36.707 subdivision D of the Zoning Ordinance will not provide the security needed, but a seven-foot high fence will. To assist in the beautification concern a decorative wrought iron fence is being used along with dry river rock landscaping will occur along the street frontages. Along Miller Park Court (north / west corner) the fencing can not be place at the 15' setback due to existing conc. curb / parking. An eight-foot tall chain link fence with privacy slats will occur along the south / west end of the Miller Park Court. This fence is needed to screen the stored equipment from public view for security and provide a cleaner appearance from the street.

Analysis: Concur with applicant. As mentioned below under Related Plans and Policies, the intent of the zoning district's setbacks are to "achieve a high quality visual impact necessary to sustain an attractive and viable industrial area". The applicant proposes decorate wrought iron fencing along the major street, Goshen Avenue, and slatted privacy fence along Miller Park Court (a local street) starting about 150 feet back from Goshen Avenue. Preventing the property from adequately protecting and screening its uses 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;*

Applicant: This site has existing concrete curbing and parking which hinders the fence placement within the required 25' along Goshen and 15' along Miller Park Court.

Analysis: Concur with applicant. While the proposed fencing is new, the site was previously allowed to develop with a parking lot closer to property line than what is currently allowed. A full height fence is generally allowed where vehicles are allowed to park.

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: Enforcement of the required fence setbacks would prevent a fence from being installed and providing the security needed.

Analysis: Concur with applicant. Most of the surrounding R-M-2 properties in this neighborhood are developed with setbacks similar to what is being proposed on the subject site. Properties in the surrounding area are developed with dwelling units as close as five feet on one side of the elongated lot (as is the case on the property directly to the north) with the access drive on the opposite site of the elongated lot. The literal interpretation of the Zoning Ordinance would deprive the applicant of developing the property in a similar fashion to surrounding properties.

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: Granting the variance will provide the same equipment / vehicle security as given to other properties within the same industrial zone.

Analysis: Concur with applicant. Newer developments are required to have their full-height fences and parking lots outside of required yards.

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: Granting the variance will not. The use of a decorative black wrought iron fencing is complementary to the surrounding properties. The use of a chain link fence with privacy slats will provide a cleaner look from the street.

Analysis: Concur with applicant. The granting of a variance to setbacks for fences is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Environmental Review

The project is considered Categorically Exempt under Section 15301 “Existing Facilities” of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended, as approval of the Variance would permit an existing private structure. (Environmental Document No. 2025-47)

RECOMMENDED FINDINGS

1. *That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.*

The intent of the Industrial zoning district’s setbacks are to “achieve a high quality visual impact necessary to sustain an attractive and viable industrial area”. The applicant proposes wrought iron fencing along Goshen Avenue, and slatted privacy fence along Miller Park Court (a local street) starting about 150 feet back from Goshen Avenue. Preventing the property from adequately protecting and screening its uses would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance’s intention of the Industrial zoning district’s setbacks.

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 to other properties classified in the same zone.*

The site was previously developed at a time that allowed a parking lot closer to property line than what is currently allowed. Where a full-height fence would be allowed to enclose a parking lot with a new development, the Industrial zone district’s frontage yard setbacks would preclude the applicant from doing so.

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

As previously mentioned in Finding No. 2, newer developments in the vicinity of the project are required to have their parking lots meet current setback standards, which would also allow a full-height fence to also be built at the front of the parking lot. The literal interpretation of the Zoning Ordinance would deprive the applicant of developing the property in a similar fashion to surrounding properties.

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.*

As previously mentioned in Finding Nos. 2 and 3, development in the vicinity are developed with parking lots (and fencing) behind the frontage yard setback. Granting this variance would not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the Industrial 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.*

The proposed variance to the setback will not encroach on the public right-of-way or onto adjacent properties. Sight visibility at driveways and corner cutoffs are maintained.

6. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for Implementation of CEQA (Environmental Document No. 2025-47).

RECOMMENDED CONDITIONS OF APPROVAL

1. That Variance No. 2025-07 shall be developed consistent with Exhibit “A”.
2. That the comments and applicable conditions of Site Plan Review No. 2025-173 be met.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

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. 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. 2025-63
- Environmental Document No. 2025-47
- Exhibit “A” – Site Plan
- Exhibit “B” – Applicant’s Variance Findings
- Site Plan Review No. 2025-173 Comments
- General Plan Land Use Map
- General Plan Circulation Element Map
- Zoning Map
- Aerial Map

RELATED PLANS AND POLICIES

Zoning Ordinance

Chapter 17.22

INDUSTRIAL ZONES

17.22.060 Development standards in the I-L and I zones.

A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: seventy-five (75) feet.
- C. Minimum required yards (building setbacks):
 - 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 - 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 - 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 - 4. Rear: zero (0) feet;
 - 5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;
 - 6. Side: zero (0) feet;
 - 7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
 - 8. Side abutting railroad right-of-way: twenty-five (25) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 - 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 - 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 - 4. Rear: zero (0) feet;
 - 5. Rear yards abutting an R-1 or R-M zone district: ten (10) feet;
 - 6. Side: zero (0) feet;
 - 7. Side yards abutting an R-1 or R-M zone district: ten (10) feet;
 - 8. Side abutting railroad right-of-way: twenty-five (25) feet.
- E. Additional standards:

1. Properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners' association formed at the time of subdivision.

2. An eight-foot masonry wall is required along property line where a site abuts an R-1 or R-M zone district.

Chapter 17.36

FENCES, WALLS AND HEDGES

17.36.070 Industrial zones.

The following standards shall apply to sites within an I-L or I zone:

A. Where a site within an I-L or I zone adjoins an R-A, R-1 or R-M zone a concrete block or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. A use not conducted entirely within an enclosed structure, on a site across a street or alley from an R-A, R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than seven feet in height, if the site plan review staff finds said use to be unsightly.

C. Open storage of materials and equipment shall be permitted only within an area screened by a concrete block or masonry wall not less than six feet in height, which is adjacent to a public street or a residence provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet; provided, that the additional one-foot height is not of a solid material.

E. Exceptions may be granted in accordance with Chapter 17.42.

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.

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, off-street parking facilities, accessory dwelling unit standards pursuant to Sections 17.12.140 through 17.12.200, and downtown building design criteria pursuant to Section 17.58.082 through 17.58.088; in accordance with the procedures prescribed in this chapter.

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 that would result from the strict interpretation and enforcement of this title;
 5. The application shall be accompanied by such sketches or drawings that 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.

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 that is the subject of the hearing.

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the city planning commission.

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.

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.

17.42.110 Appeal to city council.

The decision of the city planning commission on a variance or exception application shall be subject to the appeal provisions of Section 17.02.145.

17.42.120 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 that was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure that 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.

17.42.130 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.

17.42.140 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.

RESOLUTION NO. 2025-63

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2025-07, A REQUEST TO ALLOW FOR A 7-8 FOOT TALL FENCE WITHIN ITS FRONTAGE YARDS. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF WEST GOSHEN AVENUE AND NORTH MILLER PARK COURT. (APN: 073-160-012 AND -023).

WHEREAS, Variance No. 2025-07 is a request to allow the placement of a seven- to eight-foot tall fence within the frontage yards in the Industrial Zone. The project site is located at 10609 West Goshen Avenue (APNs: 073-160-012 and -023); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission regarding Variance No. 2025-07 on November 10, 2025; and,

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2025-07, as conditioned by staff, to be in accordance with Chapter 17.42 of the Zoning Ordinance of the City of Visalia based on 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 Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented and based on findings made in association with the approval of Variance No. 2025-07:

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 intent of the Industrial zoning district's setbacks are to "achieve a high quality visual impact necessary to sustain an attractive and viable industrial area". The applicant proposes wrought iron fencing along Goshen Avenue, and slatted privacy fence along Miller Park Court (a local street) starting about 150 feet back from Goshen Avenue. Preventing the property from adequately protecting and screening its uses would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance's intention of the Industrial zoning district's setbacks.

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.*

The site was previously developed at a time that allowed a parking lot closer to property line than what is currently allowed. Where a full-height fence would be allowed to enclose

a parking lot with a new development, the Industrial zone district's frontage yard setbacks would preclude the applicant from doing so.

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.*

As previously mentioned in Finding No. 2, newer developments in the vicinity of the project are required to have their parking lots meet current setback standards, which would also allow a full-height fence to also be built at the front of the parking lot. The literal interpretation of the Zoning Ordinance would deprive the applicant of developing the property in a similar fashion to surrounding properties.

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

As previously mentioned in Finding Nos. 2 and 3, development in the vicinity are developed with parking lots (and fencing) behind the frontage yard setback. Granting this variance would not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the Industrial 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.*

The proposed variance to the setback will not encroach on the public right-of-way or onto adjacent properties. Sight visibility at driveways and corner cutoffs are maintained.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Variance on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2025-07 shall be developed consistent with Exhibit "A".
2. That the comments and applicable conditions of Site Plan Review No. 2025-173 be met.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

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

Variance No. 2025-07

PROJECT TITLE

10609 West Goshen Avenue, located at the southeast corner of West Goshen Avenue and North Miller Park Court (APNs: 073-160-012 and -023)

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

Request to vary fence height and location standards to allow for an existing 7-8 foot fence located within frontage yard setbacks.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, Attn: Jarred Olsen. Phone: (559) 713-4449. Email: Jarred.Olsen@visalia.gov

NAME OF PUBLIC AGENCY APPROVING PROJECT

American Inc., 1345 North American Street, Visalia, CA 93291, Attn: Martin Hale. Phone: (559) 786-7107. Email: mhale@aminc.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

American Inc., 1345 North American Street, Visalia, CA 93291, Attn: Martin Hale. Phone: (559) 786-7107. Email: mhale@aminc.com

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 15301**
☐ Statutory Exemptions- State code number:

The project proposes to permit an existing overheight fence. None of the exceptions under Section 15300.2 of the CEQA Guidelines apply.

REASON FOR PROJECT EXEMPTION

Jarred Olsen, Principal Planner

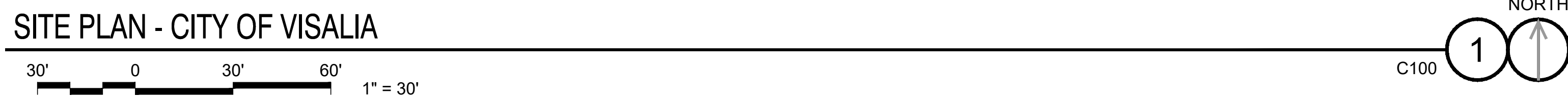
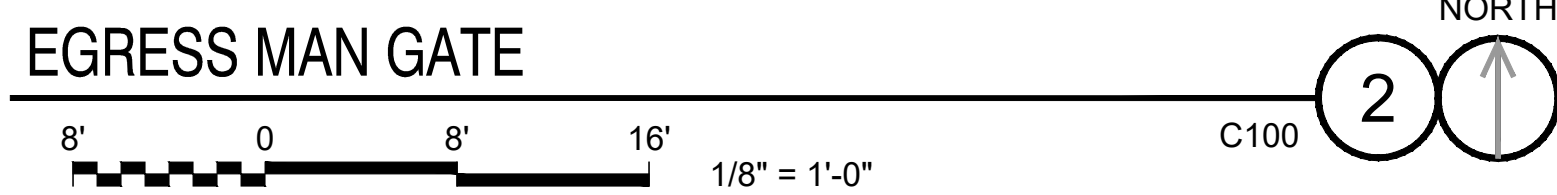
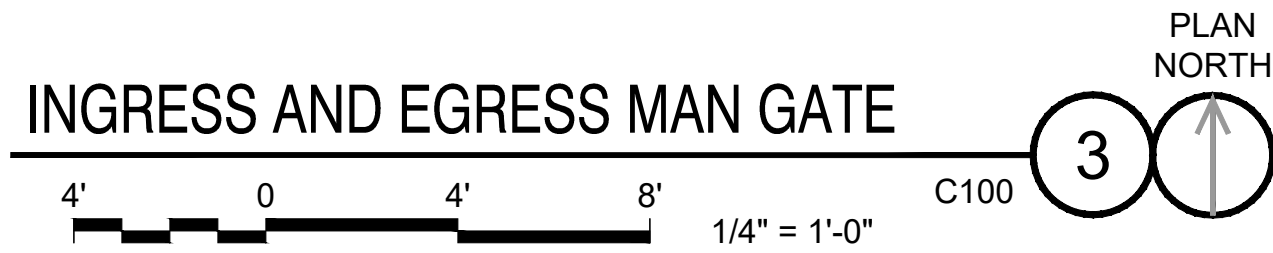
CONTACT PERSON

(559) 713-4449

October 22, 2025

DATE





C100

VARIANCE SUPPLEMENTAL Form V-1

VARIANCE BEING REQUESTED:

EXISTING CODE STANDARD:

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;

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;

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.



September 17, 2025

Site Plan Review No. 2025-173:

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 an Administrative Adjustment and a Building Permit which is stated on the attached Site Plan Review comments. You may now proceed with filing your permits to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **August 6, 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



VISALIA

Planning & Community Preservation Department
Planning Division

MEETING DATE August 6, 2025
SITE PLAN NO. 2025-173

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

☐

☐ HISTORIC PRESERVATION

☒ OTHER: Admin Adj/Lot Merge

☐ **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: August 6, 2025

SITE PLAN NO: 2025-173

PROJECT TITLE: New Fencing Project

DESCRIPTION: To install a new 7' high wrought iron fence along the northern and west property which will have (2) access gates. There will also be a new 8' tall chain link fence along the west property along with (1) access gate. Along with the new chain link fence the existing chain link fencing along the southern and eastern property line will have privacy slats added.

APPLICANT: Martin C. Hale

ADDRESS: 10609 West Goshen Avenue

LOCATION TITLE: 10609 West Goshen Avenue

APN TITLE: 073-160-023

ZONING: I (Industrial)

GENERAL PLAN: Industrial

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Building Permit
- Administrative Adjustment

PROJECT SPECIFIC INFORMATION: August 6, 2025

1. Revise the site plan to accurately depict all existing property boundaries.
2. Obtain a Building Permit and comply with the requirements of the Building Division regarding fence placement.
3. Obtain approval of an Administrative Adjustment for fence height and setbacks.
4. It is highly recommended that a Lot Merger be processed to merge the two properties in the project area.
5. Comply with the requirements of the Building and Engineering Divisions.

NOTES:

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

Applicable sections of the Visalia Municipal Code:

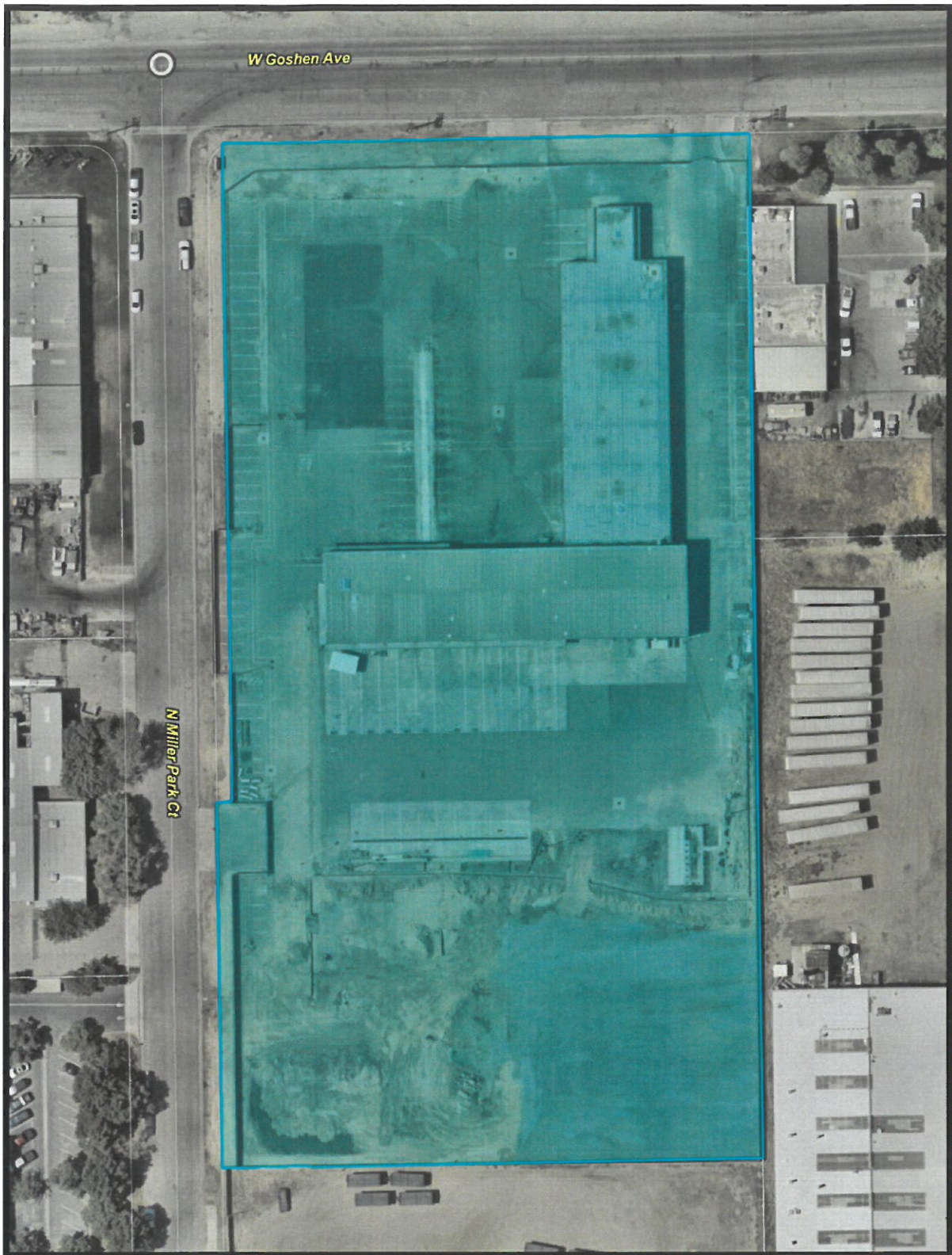
- 17.22 Industrial Zones
- 17.36.050 Fence, Walls and Hedges – Commercial and mixed-use zones

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: _____





**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 4 DATE: AUGUST 6, 2025

SITE PLAN NO.: 25-173
PROJECT TITLE: NEW FENCING PROJECT
DESCRIPTION: INSTALL 7' WROUGHT IRON AND 8' CHAIN LINK FENCING
APPLICANT: MARTIN HALE
PROP OWNER: AMERICAN INCORPORATED
LOCATION: 10609 W GOSHEN AVE
APN: 073-160-023

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.
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. Project shall be required to get a building permit, plan check and inspection fees will apply.**
- 2. Site plan does not accurately show existing parcel(s). Verify with county APN sheet and update site plan accordingly.**
- 3. Vehicle gate access appears to comply with required 20' setback from face of curb for passenger vehicles. If any gate will be used by vehicles larger than passenger vehicles or pick-ups, the gate setback distance will need to be re-evaluated for compliance.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-173**

Date: **08/06/2025**

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: **07/01/2025**)

(Project type for fee rates: **LIGHT INDUSTRIAL**)

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

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

Reimbursement:

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

Sarah MacLennan

Sarah MacLennan

City of Visalia
Building: Site Plan
Review Comments

SPR 25/73
NEW FENCING PROJECT
10609 W GOSHEN AVE

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

- ☒ A building permit will be required. FOR NEW IMPROVEMENTS For information call (559) 713-4444
- ☒ Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- ☐ Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- ☒ Meet State and Federal requirements for accessibility for persons with disabilities.
- ☒ A path of travel, parking and common area must comply with requirements for access for persons with disabilities. 20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' & ADA UPGRADES.
- ☐ All accessible units required to be adaptable for persons with disabilities.
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☐ Maintain fire-resistive requirements at property lines.
- ☐ A demolition permit & deposit is required. For information call (559) 713-4444
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- ☐ Plans must be approved by the Tulare County Health Department. For 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 36" MIN. WIDE MAN GATE
TO PROVIDE ACCESS TO THE
PUBLIC WAY

V. L. GARCIA 2/6/25
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	August 6, 2025
Item #	4
Site Plan #	25173
APN:	073160023

- 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.
- **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.
- **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.
- **Special comments:** pedestrian gate shall be provided with appropriate hardware to provide egress to the public way.

Corbin Reed
Fire Marshal



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

Date: 08/05/25
Item: 4
Site Plan: SPR25173
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:
Add bushes to prevent homeless from sleeping by fence.
- ☐ Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 6, 2025

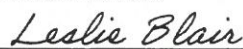
ITEM NO: 4 Added to Agenda MEETING TIME: 09:45
SITE PLAN NO: [SPR25173](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: New Fencing project
DESCRIPTION: To install a new 7' high wrought iron fence along the northern and west property which will have (2) access gates. There will also be a new 8' tall chain link fence along the west property along with (1) access gate. Along with the new chain link fence the existing chain link fencing along the southern and eastern property line will have privacy slats added.
APPLICANT: Martin C Hale - Applicant
APN: 073160023
ADDRESS: 10609 W GOSHEN AVE
LOCATION: South / East corner of W. Goshen Ave and N. Miller Park Ct

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:

- What are the sizes of vehicles accessing site? If passenger vehicle only, then 20-ft minimum setback for gate from face of curb is acceptable. If larger vehicle, additional space may be required. Provide information on size of vehicles and operations of site.



Leslie Blair

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

25173

August 6, 2025

<input type="checkbox"/>	No comments.
<input checked="" type="checkbox"/>	See comments below
<input type="checkbox"/>	Revisions required prior to submitting final plans. See comments below.
<input type="checkbox"/>	Resubmittal required. See comments below.
<input type="checkbox"/>	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
<input type="checkbox"/>	ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
<input type="checkbox"/>	Customer must provide combination or keys for access to locked gates/bins
<input type="checkbox"/>	Type of refuse service not indicated.
<input type="checkbox"/>	Location of bin enclosure not acceptable. See comments below.
<input type="checkbox"/>	Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
<input type="checkbox"/>	Inadequate number of bins to provide sufficient service. See comments below.
<input type="checkbox"/>	Drive approach too narrow for refuse trucks access. See comments below.
<input type="checkbox"/>	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
<input type="checkbox"/>	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
<input type="checkbox"/>	Bin enclosure gates are required
<input type="checkbox"/>	Hammerhead turnaround must be built per city standards.
<input type="checkbox"/>	Cul - de - sac must be built per city standards.
<input type="checkbox"/>	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
<input type="checkbox"/>	Area in front of refuse enclosure must be marked off indicating no parking
<input type="checkbox"/>	Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
<input type="checkbox"/>	Customer will be required to roll container out to curb for service.
<input type="checkbox"/>	Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
<input type="checkbox"/>	Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
<input checked="" type="checkbox"/>	City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
Comment	Solid Waste has no comments regarding the proposed fencing project.
Jason Serpa, Solid Waste Manager, 559-713-4533	
Edward Zuniga, Solid Waste Supervisor, 559-713-4338	
Nathan Garza, Solid Waste, 559-713-4532	

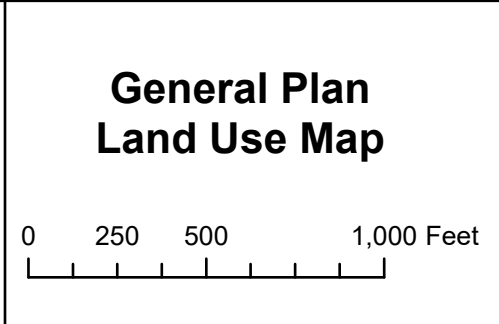
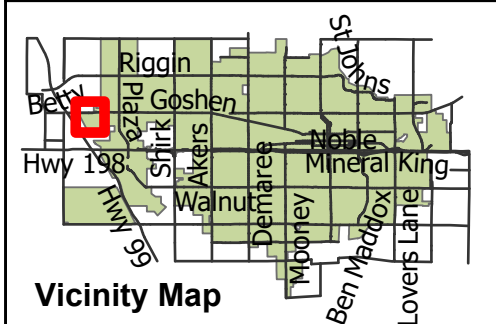
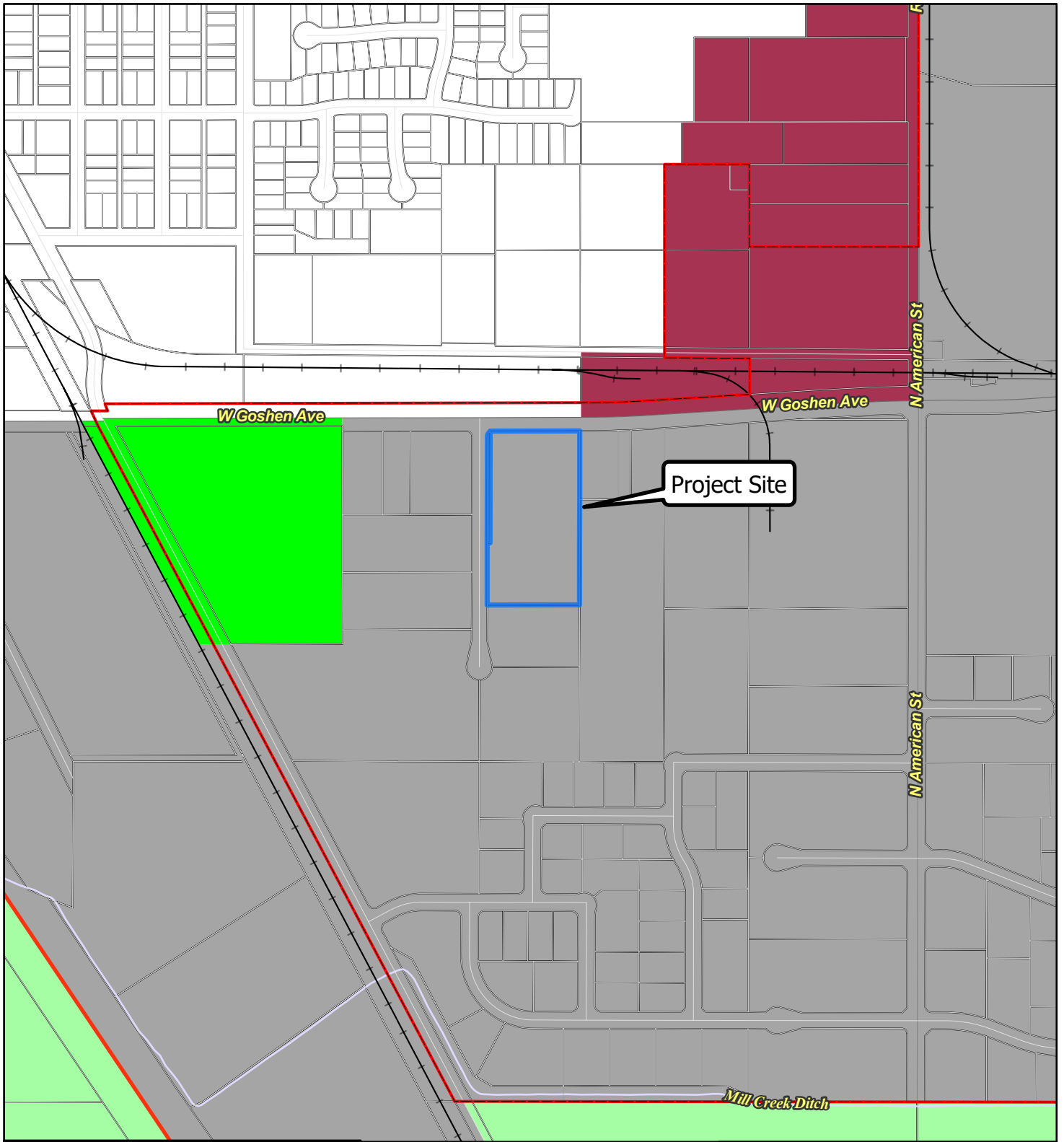
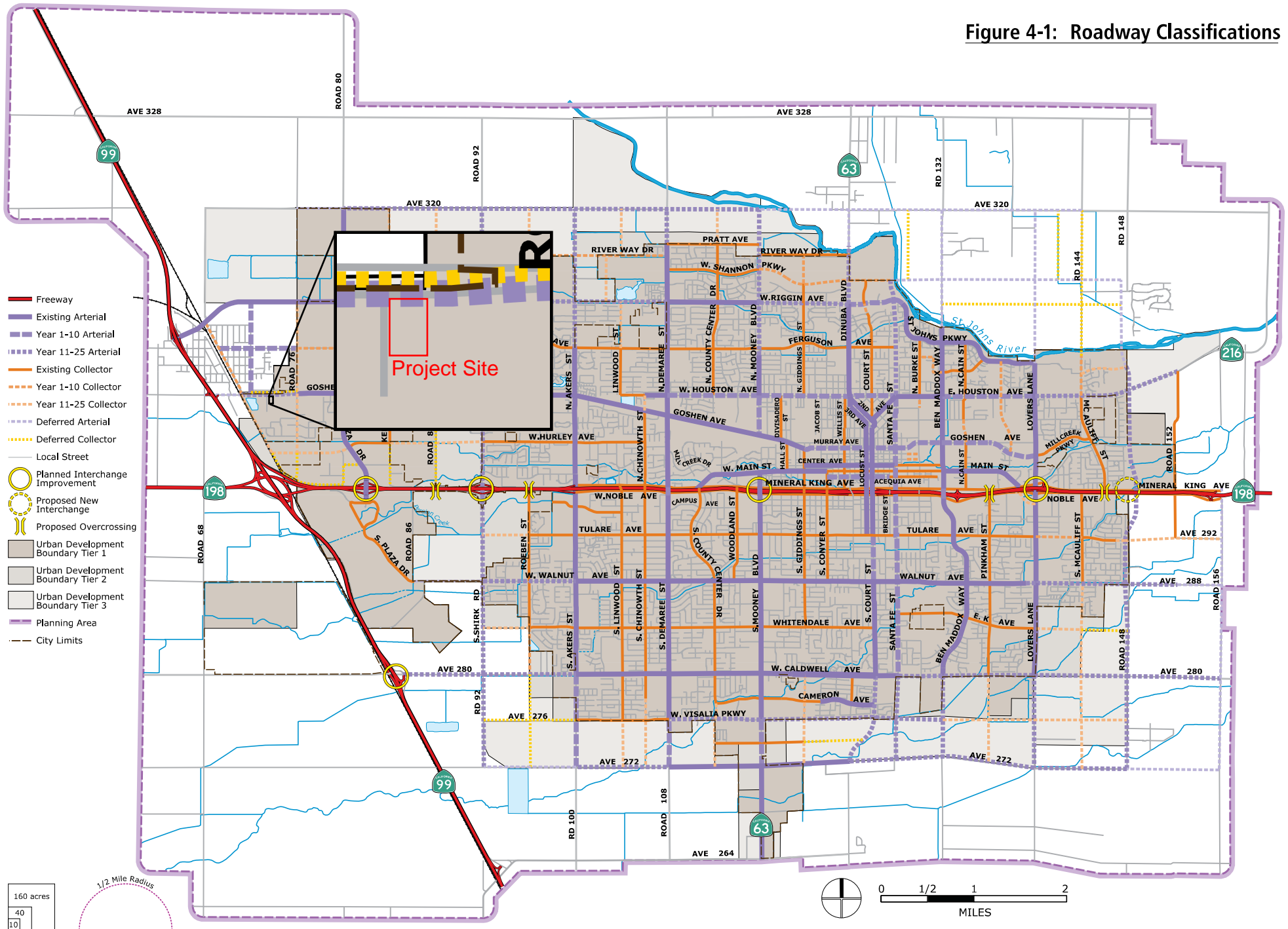
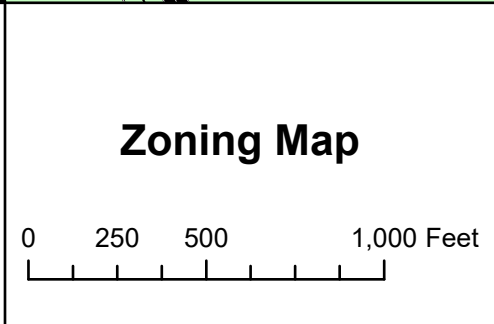
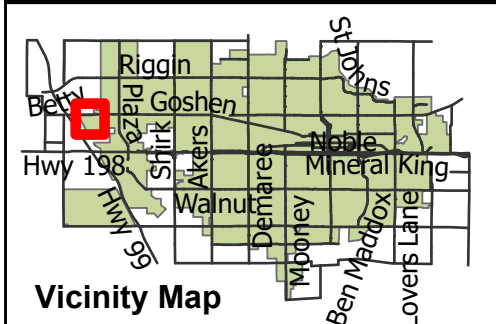
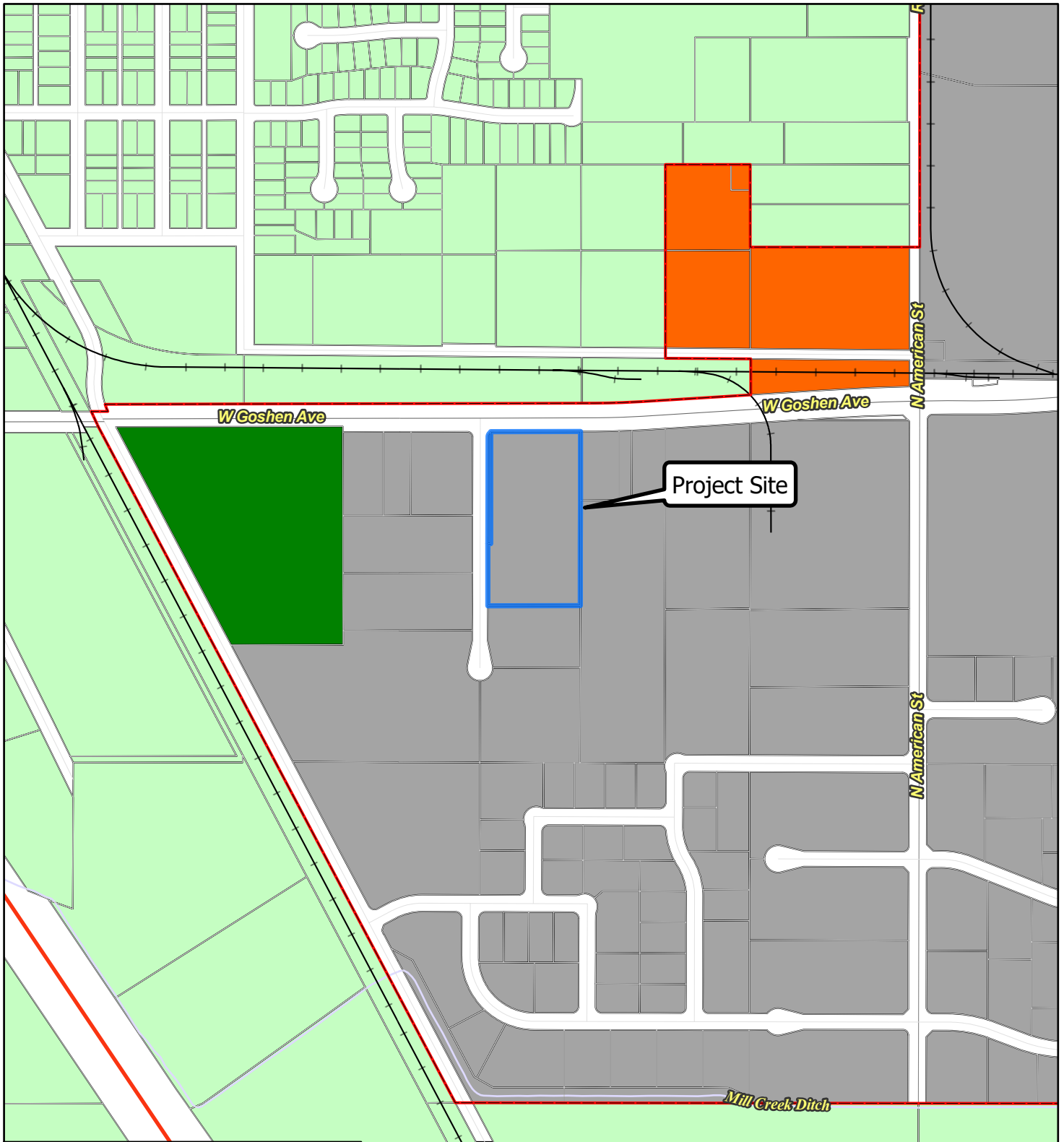
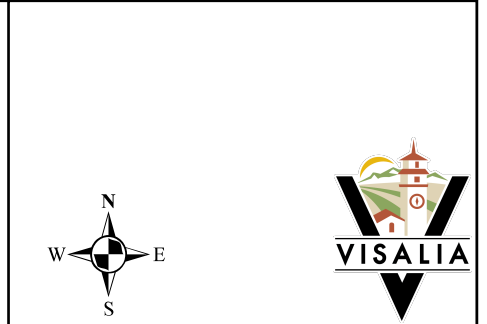
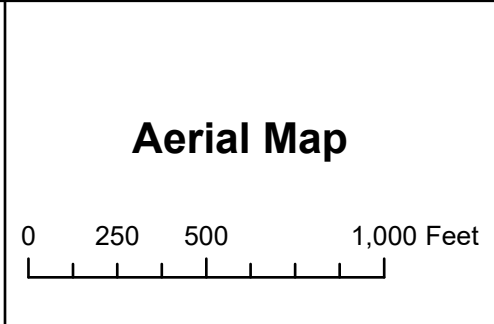
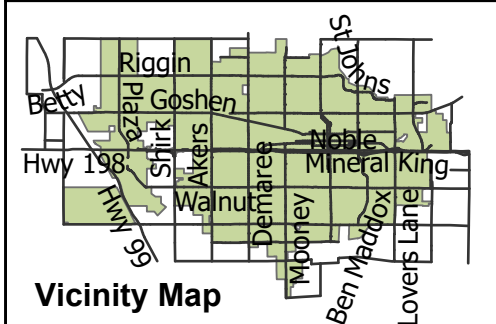
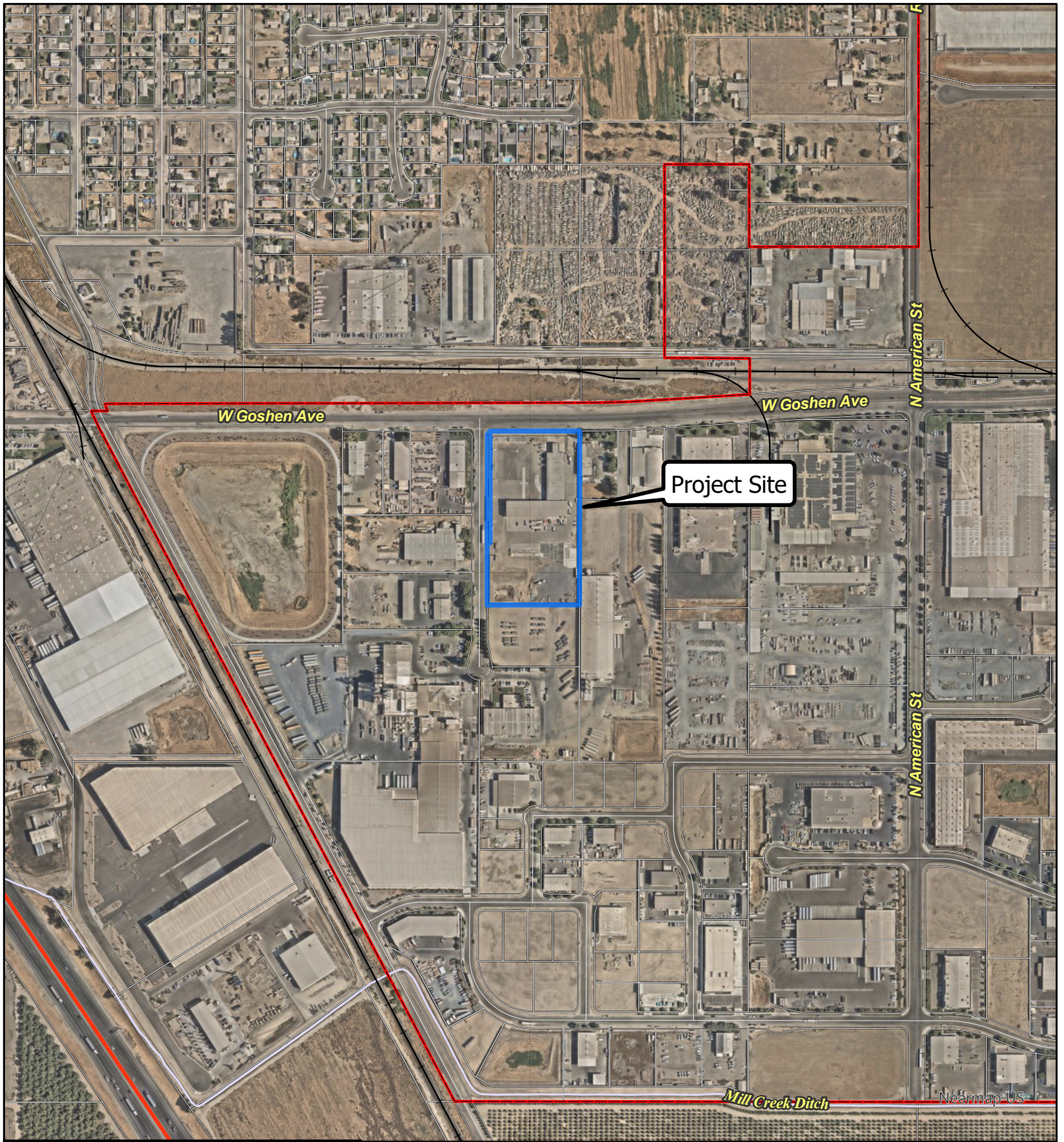


Figure 4-1: Roadway Classifications









REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 10, 2025

PROJECT PLANNER: Brandon Smith, Principal Planner
Phone: (559) 713-4636
E-Mail: brandon.smith@visalia.gov

SUBJECT: Zoning Text Amendment No. 2025-04: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), as to implement Program 2.7 for Missing Middle Housing, Program 3.17 for Planning for Large Sites, and Program 5.2 for Emergency Shelters, all contained in the City of Visalia 6th Cycle Housing Element.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2025-51, recommending that the City Council approve adoption of Zoning Text Amendment No. 2025-04. This recommendation is based on the findings contained therein and summarized as follows:

- The Zoning Text Amendment is consistent with the adopted Implementation Programs 2.7, 3.17, and 5.2 of the General Plan 6th Cycle Housing Element.
- The Zoning Text Amendment is consistent with the goals, objectives, and policies of the City's General Plan.

RECOMMENDED MOTION

I move to recommend that the City Council approve Zoning Text Amendment No. 2025-04, based on the findings and conditions in Resolution No. 2025-51.

PROJECT DESCRIPTION AND BACKGROUND

Zoning Text Amendment (ZTA) No. 2025-04 is a city-initiated request to implement Zoning Ordinance text amendments that stem from the adoption of the 6th cycle 2023-2031 Housing Element Update. The Housing Element was adopted by the City Council on December 18, 2023, and subsequently found by State Housing and Community Development (HCD) to be in full compliance with state Housing Element law. Following adoption, the Housing Element is implemented through a series of implementation programs. Failure to adopt changes as specified in the Housing Element programs may result in various consequences if the City does not have a housing element in compliance with Housing Element Law, including ineligibility or delay in receiving certain state funds, referral to the California Office of the Attorney General, court-imposed financial penalties, the loss of local land use authority to a court-appointed agent, and the application of the “builder’s remedy.”¹

The proposed ZTA represents the second series of changes being undertaken to help fulfill the intended outcomes or objectives of the Housing Element (to help remove or overcome constraints to housing development). Specifically, this ZTA responds to aspects of three implementation programs that the Element identified to be completed by 2025. The three implementation programs and the actions/objectives, as summarized from the Housing Element, are:

¹ Gov. Code, §§ 65585, subds. (j), (l)(1), (i); 65589.5, subd. (d)(5).

A. Amend residential development standards in the Zoning Ordinance to allow for and promote missing middle-density housing types (Portion of Program 2.7)

The City will review and amend residential development standards to allow for and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (examples may include duplexes, triplexes, courtyard buildings, and townhomes) to encourage the development of housing types affordable to the local workforce.

Specifically, the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios, particularly in high resource, low-density, infill parcels. The City shall meet with local developers, property owners, and non-profits agencies to identify constraints and potential incentives to infill and missing middle development in 2024 and shall adopt revised standards for such projects in 2025.

B. Adopt incentives to encourage the development of large Regional Housing Needs Assessment (RHNA) sites over 10 acres (Portion of Program 3.17)

To facilitate the development of affordable housing on large RHNA sites (over 10 acres) included in the sites inventory as lower-income capacity, ... the City shall facilitate parceling at appropriate sizes (0.5 to 10 acres). The City, by 2025, shall adopt incentives including, but not limited to, expedited approval of lot splits or creation of new parcels; waiving of the public hearing requirement related to parcel maps; waiving of the public hearing requirement related to approval of large multifamily uses (provided the project is affordable by deed-restriction), additional density bonus, lot coverage, or allowable height; and fee waivers, reductions, or deferral.

C. Allow emergency shelters as a use permitted by right in a zone that is suitable for residential uses in compliance with Assembly Bill 2339 (Portion of Program 5.2)

To ensure compliance with Government Code section 65583(a)(4), as amended by AB 2339, the City shall amend the Zoning Code to allow emergency shelters by right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual Point In Time (PIT) count; provide capacity analysis compliant with State law.

All amendments are being proposed as a means for fulfilling the implementation programs described above and thereby complying with the requirements stated in the City's adopted 6th cycle Housing Element of the General Plan.

The three implementation programs provide the City with flexibility in determining how to fulfill each program's objectives. Each program allows the City to choose the standards or strategies, tailored to what is best for the City, to achieve the necessary outcome. This approach is different from Zone Text Amendment Nos. 2024-05 and 2025-03, processed in December 2024 and September 2025, which both had more explicit changes to aspects of the Zoning Ordinance that the City had to adopt to be compliant with State law.

Because each of these implementation programs leaves it to the City to decide what form or type of Zoning Ordinance text amendments to pursue, the Planning Division prepared agenda items on these three implementation programs that were discussed at the August 19, 2025 joint meeting of the City Council and Planning Commission (the two agenda items are attached as Exhibits "A" and "B"). Where feasible, staff has considered the comments and direction given at this joint meeting to prepare the recommended changes that are the basis for this Zone Text Amendment.

As stated above, the City has options in determining how to meet the program objectives, but must move forward with implementation. The City must demonstrate that it is diligently pursuing and meeting the timeframes for completing individual programs in the Housing Element, or face penalties if the state determines that the City is not making changes to bring its Ordinance into compliance with State law. This includes the risk of having the City's Housing Element fall out of compliance and losing the ability for future housing grant opportunities.

Additional ZTAs to implement remaining implementation programs for more complex updates to the Zoning Ordinance will be implemented roughly each year through 2031 through one or more separate ZTA processes in each year. Each ZTA allows for the code changes to be vetted publicly through the public hearing process.

The entire Housing Element can be accessed at the following link:

https://www.housevisalia.com/images/docs/VHEGP_HE_Compliant_2024-09-25.pdf

PROJECT ANALYSIS

A. Amend residential development standards in the Zoning Ordinance to allow for and promote missing middle-density housing types (Portion of Program 2.7)

Program 2.7 directs the City to conduct an evaluation of existing development standards in the Zoning Ordinance to identify potential constraints and potential incentives towards development of “missing middle housing”. Missing middle housing is characterized by a range of low to medium density range housing types located within residential neighborhoods and providing a more affordable alternative to the local workforce.

Housing types may include duplexes, triplexes, townhomes, and cottage homes; however, the density and composition of missing middle housing can vary based on the setting of the community. Housing in a more urban and/or walkable area of the city could entail multi-unit and multi-story structures. Conversely, housing in existing single-family neighborhoods could entail smaller detached dwelling units or duplexes developed in a manner that maintains the neighborhood's existing character. The latter example has to an extent been sanctioned in California through accessory dwelling units (ADUs), Senate Bill (SB) 9 ministerial duplexes, and SB 9 ministerial lot splits. Visalia already has a track record of approving units through SB 9 and updating its ADU ordinance to be compatible with State law.

Recommendation Based on Joint Meeting Discussion

For the purpose of meeting the Housing Element's prescribed timeframe of adopting revised standards by 2025, staff is pursuing amendments to the Zoning Ordinance that support and further streamline the types of units allowed in Visalia's Residential (i.e., R-1-5, R-M-2 and R-M-3) and Mixed Use (i.e., D-MU and C-MU) zones, which already include ADUs, duplexes, small lots, and townhomes. Seven specific suggestions to change the Municipal Code were introduced and described at the joint meeting held on August 19, 2025, where members of the City Council and Planning Commission individually indicated their view toward each suggestion (see Exhibit “A” for the staff report from this meeting). Based on the outcome of that discussion, five of the seven suggestions are being carried forward as recommendations in this Zoning Text Amendment.

Ongoing Study of Missing Middle Concepts on Infill Parcels

It must be noted that also on August 19, 2025, the City Council and Planning Commission were presented with concepts where the City could expand its range of building types and allow for a greater mix of dwelling units and sizes in two types of areas:

1. Areas more walkable and within close proximity to locally serving retail and transportation, and having a Single-Family Residential or Downtown Mixed Use zone and traditional lot sizes.
2. Infill areas with undeveloped or underdeveloped lots, that have a Single-Family Residential zone with 5,000 sq. ft. minimum lot size but being larger sized (e.g., above 20,000 sq. ft.).

Of these options presented, members of the Council and Commission provided comments that desired a preference toward pursuing infill properties, particularly in the Tier I Urban Development Boundary, and providing tools, discounts, and incentives to develop on these sites. These comments have given staff the means to look deeper into coming up with specific opportunities and amendments that can be applied towards these properties. Such changes would require a greater amount of time to study and should not be rushed to meet the 2025 timeframe. Rather, staff plans to pursue this aspect of Missing Middle Housing independently from this currently proposed Zoning Ordinance code changes and incorporate a greater level of engagement with property owners and developers before returning to the Council and Commission for further review of potential infill property development incentives.

Staff Recommended Proposals

The suggested amendments below would be in keeping with the language of Housing Element Program 2.7, which states *“the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios”*.

The following suggestions are crafted for and fit directly into Visalia’s Zoning Ordinance. The objectives of these ideas are:

- To provide more clarity on allowed unit types and the development standards within the R-1-5 residential zone.
- To further streamline the approval process of residential entitlements on more routine actions in the Residential and Mixed Use zones, when it can be found that there are no land use compatibility issues.
- To provide more options for units to meet setback requirements in the Residential zones, particularly on lots that are constrained by lot depth.

Where potential changes to the City’s Municipal Code are shown, new/additions to text is specified by underline & italics while deletions are specified by ~~strikeout~~.

- 1. Rename the “Single-family residential zone - 5,000 square foot minimum site area” (abbreviated as R-1-5) to the “Single-family residential zone” (abbreviated as R-1).**

Clean up language in the R-1 Zone regulations to clearly state that lots under 5,000 square foot site area are permitted.

The literal name of the R-1-5 zone implies that all lots shall have a minimum lot size of 5,000 square feet; however, the R-1-5 zone clearly allows for lots below 5,000 square feet as well. Zoning Ordinance Section 17.12.135 allows for single-family residences without a minimum lot size. The City has seen many examples of this type of development, often in the form of planned unit developments. All development within the R-1-5 zone must comply with General Plan Policy LU-P-55, which allows for development at 2 to 10 dwelling units per gross acre in the zone.

Removing the “-5” lot size qualifier from the R-1-5 zone name will help provide a clearer message that single-family residential or low density residential development meeting the density range (2 to 10 units per acres) is allowed in the zone.

The recommendation would change the R-1-5 zone name to R-1. This change alone would create a conflict with Zoning Ordinance Section 17.06.010(B), which currently says the three Single-family Residential zones (R-1-5, R-1-12.5 and R-1-20) are collectively identified as Single-family Residential zones and abbreviated as R-1 throughout the Zoning Ordinance. To overcome this conflict, the recommendation would further change Section 17.06.010(B) to read that the three Residential zones will be collectively abbreviated as “R-S” throughout the Zoning Ordinance. This follows the same protocol as Section 17.06.010(C), where the two Multi-family Residential zones (R-M-2 and R-M-3) are collectively abbreviated as R-M throughout the Zoning Ordinance.

The zone names R-1-12.5 and R-1-20, which respectively require lot sizes with a minimum of 12,500 and 20,000 square feet, would remain unchanged.

It should further be noted that the changes affect the naming of the zones only and do not change the zoning designations on any property in the City.

Staff recommendation: Staff recommends text amendments to replace the zone name from R-1-5 to R-1, with amendments that further clarify the allowed lot sizes and the requirements for obtaining those lot sizes, and changing the abbreviated R-1 reference for all three single-family residential zones to be referred collectively as R-S.

Recommended Changes to Zoning Ordinance: Changes would be made to Sections 17.06.010, 17.12.020, 17.12.040, 17.12.050, 17.12.080, 17.12.090, and any other section in the Municipal Code containing a reference to either R-1-5 or the collective abbreviation of R-1.

2. Work to remove Planned Unit Development / Conditional Use Permit requirements for simple lot splits.

Over the past several years, the Planning Division has processed an ample number of tentative parcel maps for oversized residential properties, splitting the property between two (2) and four (4) parcels. Lot splits that include the creation of an access easement require a Planned Unit Development (PUD), processed as a conditional use permit entitlement. In cases where a PUD is only needed to establish an easement and not to create common lots or to request a deviation from setbacks, or creation of private streets, the PUD process may be seen as an unnecessary additional entitlement which adds cost and processing but has no other practical application for development standard deviations.

This code amendment would waive the PUD requirement for lot splits that result in the creation of parcels without public street frontage (i.e. landlocked parcels) and require no more than the establishment of an access easement for vehicular or pedestrian purposes. The access easement would be allowed in lieu of meeting the R-1-5 zoning designation requirement of a minimum 40-foot public street frontage requirement.

Staff recommendation: Staff recommends text amendments stating that Planned Developments are not necessary to accompany a tentative parcel map if certain development criteria are met, as defined in new Section 17.26.090.

Recommended Changes to Zoning Ordinance: Changes would be made to Sections 17.12.040, 17.26.050, and 17.26.090.

3. Reduce the Single-Family Residential Zone’s 25-foot rear yard setback requirement, or apply a reduced rear yard setback for lots located on the interior of a subdivision (i.e. not on the perimeter adjacent to existing developments).

Note: The City Council and Planning Commission did not provide consistent favor on this suggestion as initially presented and recommended obtaining more input on this suggestion before proceeding.

Staff recommendation: Staff will continue to study this concept as part of its ongoing study of Missing Middle concepts. No action is recommended by staff.

4. Remove the Conditional Use Permit requirement for Multi-Family Residential development of less than two acres in site area.

The City of Visalia's R-M zones allow multi-family dwellings as a use permitted by right, currently up to 80 units per site. While sites may be developed with multi-family dwellings, the City's development standards for the R-M zones state that the division of any R-M zoned property less than two acres shall be approved as a part of a conditional use permit.

Staff recommendation: This change was already incorporated into Zone Text Amendment No. 2025-03, as part of the Municipal Code Update to reduce the minimum site area associated with sites in the R-M and Commercial zones. This change was presented to Planning Commission on September 22, 2025, and approved by City Council on October 20, 2025. Thus, no further action is needed.

5. Remove the Multi-Family Residential Zone's development standard for a minimum 10-foot side yard that provides access to more than one dwelling unit.

Visalia's setback requirement for side yards in the multi-family residential zone is 5 feet, per Zoning Ordinance Section 17.16.080. The following excerpt (Subsection B) of this regulation requires a larger side yard (minimum 10 feet) in circumstances as follows:

B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.

This subsection is intended to apply when a side yard contains a pedestrian walkway that leads to and provides direct access to two or more dwelling units located within the site.

The Planning Division has found that this subsection tends to be overlooked when staff reviews multi-family residential developments. While the subsection is intended to provide a wider, and thus more appealing entry within the site, it can conversely be seen as unutilized space that serves no purpose for requiring a greater setback, especially on smaller tract lots in older parts of the City.

Staff recommendation: Staff recommends a text amendment to remove the 10-foot setback requirement for side yards that provide access to more than one dwelling unit, thereby placing a 5-foot side yard setback for all multi-family residential uses.

Recommended Changes to Zoning Ordinance: Changes would be made to Section 17.16.080.

6. Consider reducing parking space requirements for residential uses meeting certain criteria.

Note: The City Council and Planning Commission did not provide consistent favor on this suggestion as initially presented, and recommended obtaining more input on this suggestion before proceeding.

Staff recommendation: Staff will continue to study this concept as part of its ongoing study of Missing Middle concepts. No action is recommended by staff.

7. In Mixed Use Zones (D-MU and C-MU), remove Conditional Use Permit requirement when adding units to a site with established housing units.

The Zoning Ordinance currently allows new or expansion of residential uses as a conditionally allowed use in all the City's commercial, office, and industrial ones, including the Downtown Mixed Use (D-MU) and Commercial Mixed Use (C-MU) zones. In 2022, in response to a Housing Element program to find creative ways to allow residential uses as permitted by-right in

these zones, a Zoning Text Amendment was approved to allow residential units as a “mixed use” in an existing building containing one or more commercial or office uses.

In the past 10 years, City staff has processed two Conditional Use Permits which have added a new residential unit to a property in the D-MU zone with existing legally established units. The locations of these CUPs were at 117 E. Main Street and 405 N. West Street. The requests were approved by Planning Commission without concern or protest.

In response to these recent requests, and in response to the General Plan and Zoning Ordinance that encourage a mix of commercial, service, office, and residential land uses, staff recommends expanding the ability for sites with pre-established residential uses to add to the number of dwelling units on the site as a use permitted by-right, rather than with a CUP. The basis for removing the discretionary component is that there would be no new land uses being introduced to these sites with pre-established residential uses, and thus surrounding land uses are already conditioned to have existing residential uses. The by-right use would be subject to maintaining the General Plan’s density range requirements.

Staff recommendation: Staff recommends a text amendment to the Zones Use Table, adding a new line item for “Residential Units, New or Expansion, on a site with one or more legally established dwelling units, maintaining General Plan density standards”, and permitting the use by right in the D-MU and C-MU zones.

Recommended Changes to Zoning Ordinance: Changes would be made to Section 17.25.030.

B. Adopt incentives to encourage the development of large Regional Housing Needs Assessment (RHNA) sites over 10 acres (Portion of Program 3.17)

The State has established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres. Although it is possible and has been demonstrated by Visalia that parcels over 10 acres can be developed with lower-income households, housing developers may still face challenges on such sites such as an uncertain outcome of a tentative map that is subject to Planning Commission or uncertainty in receiving financing on a project based on the necessity of a public hearing. In Visalia’s current Regional Housing Needs Assessment (RHNA) Sites Inventory, there are thirteen sites over 10 acres in size that contain a multi-family zoning designation (R-M-2 and/or R-M-3). Of those sites, ten sites are assigned Low and/or Moderate Income Level unit requirements.

In response to “large sites” over 10 acres, Housing Element Implementation Program 3.17 commits the City to take measures to facilitate and remove constraints toward parceling these sites to appropriate sizes (0.5 and 10 acres). The Program directs the City, by 2025, to adopt incentives to encourage the development of large RHNA sites potentially including, but not limited to:

- Expedited approval of lot splits or creation of new parcels.
- Waiving of the public hearing requirement related to parcel maps.
- Waiving of the public hearing requirement related to approval of large multifamily uses (provided the project is affordable by deed-restriction)
- Additional density bonus, lot coverage, or allowable height.
- Fee waivers, reductions, or deferral.

On August 19, 2025, the City Council and Planning Commission were presented with this program and the above list of possible incentives. Staff’s recommendation from the above list of incentives was to prepare a Text Amendment waiving the public hearing requirement (i.e. allow ministerial processing) for parcel maps that propose dividing large (i.e. minimum 10 acre) sites into smaller

parcels (minimum 0.5 acres). Parcel maps would be eligible for ministerial processing if they were to contain an R-M-2 or R-M-3 zoning designation or if they have a RHNA site inventory unit requirement for Lower or Moderate Income Level. This type of request would be like the SB 9 urban lot split process that the State has enacted ministerial approvals for, and which the City of Visalia has developed a track record for approving.

Based on comments received from the joint meeting on August 19, 2025, which reflected a desire to maintain transparency by holding public hearings where feasible for sites with a multi-family residential designation, staff is recommending that a Tentative Parcel Map entitlement be waived for sites over 10 acres in size and with a specific RHNA site inventory unit requirement for Lower or Moderate Income Level or which contain an R-M-2 and/or R-M-3 zoning. A Conditional Use Permit would still be required for any individual parcel which develops above 80 units (per the current Zoning Ordinance threshold for conditional uses in the R-M zone).

Staff Recommendation: For the purpose of choosing only selected sites / parcels to waive the public hearing requirement for parcel maps, the Zone Text Amendment will add a new overlay district entitled Large Housing Element Sites (HE) Affordable Housing Overlay as an Article and Section to Zoning Ordinance Chapter 17.06, Zone Classifications. The overlay contains a total of only thirteen parcels, as defined by a table in the Ordinance that for each site specifies its location, address if applicable, APN, zoning designation, and size in acres. A map illustrating the thirteen parcels is included as Exhibit “C”. Please note the “thirteen parcels” are highlighted by a blue border and enumerated per the Map ID number in Exhibit “C” as identified below.

Sites larger than 10 acres with Lower and Moderate Income Capacity and R-M-2 / R-M-3 Zoning

<u>Map ID</u>	<u>Location</u>	<u>APN</u>	<u>Zoning</u>	<u>Acres</u>
44	Riverway Ave & Linwood St	077-060-024	R-1-5, R-M-2	72.49
51	Lovers Lane & Packwood Creek	101-050-041	O-PA, QP, R-1-5, R-M-2	35.06
70	E Houston Ave & N Irma St	098-050-005	QP, R-M-2	11.01
76	2639 E Noble Ave	100-080-003	C-MU, R-M-2	13.45
77	Ivanhoe Dr & Comstock St	103-020-068	R-1-5, R-M-2	12.10
97	Visalia Pkwy & Woodland St	121-440-002	QP, R-M-2, R-M-3	23.02
100	Cameron Ave & Vintage St	122-340-002	C-R	18.63
107	1818 E Goshen Ave	098-050-002	C-N, R-M-2, R-M-3	11.36
108	E Douglas Ave & N O'Malley St	098-050-003	R-M-2, R-M-3	11.35
116	1641 E Tulare Ave	100-390-002	R-1-5, R-M-3	10.16
118	E Caldwell Ave & S Santa Fe St	123-220-044	C-MU, R-M-3	12.38
123	Cameron & Stonebrook	122-340-001	R-M-3	10.43
125	Riggin & Roeben	077-100-100	R-M-3	29.31

The new Section specifies that development which meet two standards – that the parcel map subdivides an existing parcel to create no more than four new parcels, and that all newly created parcels are no smaller than one-half (0.5) acre and no larger than ten (10) acres – shall be approved by obtaining a Site Plan Review Permit. This is the same process used for SB 9 urban lot splits.

Recommended Changes to Zoning Ordinance: A new section would be added and entitled Section 17.06.070, Large Housing Element Sites (HE) Affordable Housing Overlay, which contains the table of sites included in the overlay and the criteria for allowing ministerial approval of the map.

C. Allow emergency shelters as a use permitted by right in a zone that is suitable for residential uses in compliance with Assembly Bill 2339 (Portion of Program 5.2)

Assembly Bill (AB) 2339, passed in 2022 (see Exhibit “E” for full text), places new requirements on the regulation of emergency shelters and requires cities to identify one or more zones allowing residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use permit and that are suitable for residential uses.

The identified zoning designation(s) shall include “sufficient sites” meeting the requirements of having sufficient site capacity, which is assessed based upon the City’s count of persons experiencing homelessness from the most recent point-in-time count.

When defining a zoning designation where emergency shelters are allowed by-right, State law as amended by AB 2339 states that a City shall identify a zone that contains:

- vacant sites zoned for residential use, or
- a zone that contains vacant sites zoned for nonresidential use that allows residential development. This latter option can only be selected if it can demonstrate that the district is located near amenities and services, which may include:
 - health care,
 - transportation,
 - retail,
 - employment, and
 - social services.

Before the passage of AB 2339, the City identified the Light Industrial (I-L) zone as the one zone that allows emergency shelters as a permitted use; however, it is not located near all the amenities and services listed above. Because Visalia’s code does not comply with this new legislation, one or more new zones must be identified.

Note: The bill also limits the types of standards that shelters shall be subject to, such as maximum number of beds, length of stay, parking, and provisions of security and onsite management. These standards were previously revised to meet the requirements of AB 2339 through Zoning Text Amendment No. 2025-03, recommended for approval by the Planning Commission on September 22, 2025, and approved by the City Council on October 20, 2025.

At the joint meeting on August 19, 2025, the Planning Division presented an analysis of Zoning and Sufficient Sites Capacity (see Exhibit “B” for the staff report from this meeting). The findings of the analysis can be summarized as follows.

- The **Commercial Mixed Use (C-MU)** and **Downtown Mixed Use (D-MU)** zones rank as the best suited zones for providing amenities and services. However, the D-MU zone only scarcely meets the vacant land requirement (2 acres are required; 3 acres are available).
- The **Regional Commercial (C-R)** and **Office Professional / Administrative (O-PA)** zones are the next best suited zones for providing amenities and services. Although these zones do not offer social services or retail, the City could make the case that these zones include a strong presence of all but one of the listed amenities and services, and that all have transportation which can be used to access the balance of the services.
- The following zones would not be suitable: **Neighborhood Commercial, Service Commercial, Office Conversion, Business Research Park, Light Industrial & Industrial, Quasi-Public.**

There was no consensus made among Council and Commission members at the joint meeting regarding the appropriate zone. However, multiple comments were made regarding the undersaturation of shelters and support services south of State Route 198, and that an overlay zone could be considered to capture properties that are south of State Route 198. Therefore, staff is recommending the creation of an Emergency Shelter overlay district, consisting of only vacant sites within the C-MU zone district that are located south of State Route 198.

Staff Recommendation: For the purpose of choosing only vacant sites within the C-MU zone district located south of State Route 198, the Zone Text Amendment will add a new overlay district entitled Large Emergency Shelters Overlay Zone to existing Zoning Ordinance Section 17.32.130 pertaining to Emergency Shelters in compliance with AB 2339. The overlay contains a total of 70 parcels, as defined by a table in the Ordinance that for each site specifies its location, APN, zoning designation, and size in acres.

A map of the sites is included as Exhibit “D”. The map illustrates that the locations can be generally classified as the following vicinities:

- Demaree Street & Noble Avenue
- Lovers Lane & Noble Avenue
- Demaree Street & Caldwell Avenue
- Santa Fe Street & Caldwell Avenue
- Mooney Boulevard

The amended Section specifies that in accordance with State law, Government Code Section 65583, the zone where emergency shelters are allowed as a permitted use without a conditional use permit is the Emergency Shelters Overlay Zone.

Together with the amended section, a text amendment to the Zones Use Table would amend the line item for “Emergency Shelters” to reflect that the use is permitted by right in the Overlay District portions of the C-MU zone district, and to change the use in the I-L zone district from permitted by-right to requiring a Conditional Use Permit.

Other zone districts that already allow Emergency Shelters with a Conditional Use Permit and are not changing with this ZTA are the Service Commercial zone district, Commercial Mixed Use zone district outside of the proposed Overlay District, and the Quasi-Public zone district.

Recommended Changes to Zoning Ordinance: Section 17.32.130 entitled Emergency Shelters would be amended, and the Zone Use Table in Section 17.25.030 would be amended as described above.

Environmental Review:

The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that the project is exempted from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed text amendments, which largely pertain to expanding the scope of residential uses and emergency shelters which are already allowed within the city will not have a significant effect on the environment.

RECOMMENDED FINDINGS

1. That the Zoning Text Amendment is consistent with the intent of the General Plan, Housing Element, and Zoning Ordinance and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, as described in the following Housing Element Policies:

Housing Element Policy 2.7 - The City will review and amend residential development standards to allow for and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., duplexes, triplexes, courtyard buildings, townhomes) to encourage the development of housing types affordable to the local workforce.

Specifically, the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios, particularly in high resource, low-density, infill parcels. The City shall meet with local developers, property owners, and non-profits agencies to identify constraints and potential incentives to infill and missing middle development in 2024 and shall adopt revised standards for such projects in 2025.

Housing Element Policy 3.17 - The City shall allow for further subdivision or development of specific plans for sites larger than 10 acres that are identified in the Housing Element sites inventory and shall facilitate development at the expected affordability level for the sites. The City shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, City financial resources (e.g., HOME funds), expedited processing, and other incentives to facilitate development on these sites, with priority given to sites in higher resource areas.

To facilitate the development affordable housing on large sites included in the sites inventory as lower-income capacity, ... the City shall facilitate parceling at appropriate sizes (0.5 to 10 acres), provide expedited ministerial approval of lot splits or creation of new parcels, apply development standards to promote affordability and remove constraints to achieving maximum density, and waive, reduce, or defer fees associated with subdivision.

Housing Element Policy 5.8 - To ensure compliance with Government Code section 65583(a)(4), as amended by AB 2339, the City shall:

- Amend the Zoning Code to allow emergency shelters by right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual PIT count; provide capacity analysis compliant with State law.

2. That the waiving of the public hearing requirement related to the processing of parcel maps on certain housing sites identified in the current 6th-cycle Housing Element that are inventoried to meet moderate and lower income capacity assumptions will encourage the development of these sites. As stated in the Housing Element, the State Housing and Community Development Department established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres, and this action would assist affordable housing developers that may be unable to finance the scale of a project necessitated by parcels greater than 10 acres.
3. That the Zone Text Amendment will not have a negative impact on the City's housing stock, as the amendments will aid the development of sites listed on the City's sites inventory list for Visalia's Regional Housing Needs Allocation.

4. That the Zone Text Amendment as it relates to missing middle-density housing types will further support the development of housing types within density ranges that are consistent to those specified in the General Plan Land Use Element for the Residential Low Density, Residential Medium Density, Residential High Density, Downtown Mixed Use, and Commercial Mixed Use land use designations.
5. That the Zone Text Amendment is consistent, where applicable, with portions of State law, including but not limited to Government Code Section 65000 et. seq.
6. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption) as the proposed zone text amendment will not in and of themselves have an effect on the environment, and that the affected sites will continue to allow for residential development consistent with the land use designations and the respective density ranges specified in the Visalia General Plan Land Use Element.

APPEAL INFORMATION

The Planning Commission's recommendation on the Zoning Text Amendment is advisory only and is automatically passed to the City Council for final action.

Attachments:

- Related Plans and Policies
- Notice of Exemption
- Resolution No. 2025-51
- Exhibit "A" – Staff Report from August 19, 2025 Meeting regarding Missing Middle Housing
- Exhibit "B" – Staff Report from August 19, 2025 Meeting regarding Emergency Shelters
- Exhibit "C" – Location Map of Large RHNA Sites over 10 Acres
- Exhibit "D" – Location Map of Emergency Shelter Overlay District
- Exhibit "E" – Full Text of Assembly Bill 2339

RELATED PLANS AND POLICIES

Zoning Ordinance [Title 17 of Visalia Municipal Code]

Chapter 17.44 ZONING AMENDMENTS

17.44.010 Purpose.

As a general plan for Visalia is put into effect, there will be a need for changes in zoning boundaries and other regulations of this title. As the general plan is reviewed and revised periodically, other changes in the regulations of this title may be warranted. Such amendments shall be made in accordance with the procedure prescribed in this chapter. (Ord. 2017-01 (part), 2017: prior code § 7580)

17.44.020 Initiation.

A. A change in the boundaries of any zone may be initiated by the owner of the property within the area for which a change of zone is proposed or by his authorized agent. If the area for which a change of zone is proposed is in more than one ownership, all of the property owners or their authorized agents shall join in filing the application, unless included by planning commission resolution of intention.

B. A change in boundaries of any zone, or a change in a zone regulation, off-street parking or loading facilities requirements, general provision, exception or other provision may be initiated by the city planning commission or the city council in the form of a request to the commission that it consider a proposed change; provided, that in either case the procedure prescribed in Sections [17.44.040](#) and [17.44.090](#) shall be followed. (Ord. 2017-01 (part), 2017: prior code § 7581)

17.44.030 Application procedures.

A. A property owner or his authorized agent may file an application with the city planning commission for a change in zoning boundaries on a form prescribed by the commission and that said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which the change in zoning boundaries is proposed, the authorized agent of the owner, 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. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show the applicant's proposal;
5. Additional information as required by the historic preservation advisory board.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of processing the application. (Ord. 2017-01 (part), 2017: prior code § 7582)

17.44.040 Public hearing—Notice.

The city planning commission shall hold at least one public hearing on each application for a change in zone boundaries and on each proposal for a change in zone boundaries or of a zone regulation, off-street parking or loading facilities requirements, general provisions, exception or other provision of this title initiated by the commission or the city council. Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing

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 that is the subject of the hearing. (Ord. 2017-01 (part), 2017: prior code § 7583)

17.44.050 Investigation and report.

The city planning staff shall make an investigation of the application or the proposal and shall prepare a report thereon that shall be submitted to the city planning commission. (Ord. 2017-01 (part), 2017: prior code § 7584)

17.44.060 Hearing.

A. At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence as to why or how the proposed change is necessary to achieve the objectives of the zoning ordinance prescribed in Section [17.02.020](#).

B. If the commission's recommendation is to change property from one zone designation to another, the commission may recommend that conditions be imposed so as not to create problems adverse to the public health, safety and general welfare of the city and its residents. (Ord. 2017-01 (part), 2017: prior code § 7585)

17.44.070 Action of city planning commission.

The city planning commission shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section [17.02.020](#). The commission shall transmit a report to the city council recommending that the application be granted, conditionally approved, or denied or that the proposal be adopted or rejected, together with one copy of the application, resolution of the commission or request of the Council, the sketches or drawings submitted and all other data filed therewith, the report of the city engineer and the findings of the commission. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7586)

17.44.080 [Reserved].

17.44.090 Action of city council.

A. Upon receipt of the resolution or report of the city planning commission, the city council shall review the application or the proposal and shall consider the resolution or report of the commission and the report of the city planning staff.

B. The city council shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section [17.02.020](#). If the council finds that the change is required, it shall enact an ordinance amending the zoning map or an ordinance amending the regulations of this title, whichever is appropriate. The city council may impose conditions on the change of zone for the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the city and its residents. If conditions are imposed on a change of zone, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification or change in ownership of the property. Said conditions may be removed only by the city council after recommendation by the planning commission. If the council finds that the change is not required, it shall deny the application or reject the proposal. (Ord. 2017-01 (part), 2017: prior code § 7587)

17.44.100 Change of zoning map.

A change in zone boundary shall be indicated on the zoning map. (Ord. 2017-01 (part), 2017: prior code § 7589)

17.44.110 New application.

Following the denial of an application for a change in a zone boundary, no application for the same or substantially the same change shall be filed within one year of the date of denial of the application. (Ord. 2017-01 (part), 2017: prior code § 7590)

17.44.120 Report by city planner.

On any amendment to the zoning code changing property from one zone classification to another, the city planner shall inform the planning commission and the city council of any conditions attached to previous zone changes as a result of action taken pursuant to Sections [17.44.060](#), [17.44.070](#) and [17.44.090](#). (Ord. 2017-01 (part), 2017: Ord. 9605 § 30 (part), 1996: prior code § 7591)

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4359

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

Zoning Text Amendment No. 2025-04

PROJECT TITLE

City Wide

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), as to implement Program 2.7 regarding Missing Middle Housing, Program 3.17 regarding Planning for Large Sites, and Program 5.2 regarding Emergency Shelters, all contained in the 6th Cycle Housing Element.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, Attn: Brandon Smith, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4636,
brandon.smith@visalia.city

NAME OF LEAD AGENCY APPROVING PROJECT

City of Visalia, Attn: Brandon Smith, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4636,
brandon.smith@visalia.city

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

N/A

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- ☐ Ministerial - Section 15183
☐ Emergency Project - Section 15071
☐ Categorical Exemption - State type and Section number:
☒ Statutory Exemptions- State code number: **15061(b)(3)**

Adoption of an ordinance amendment is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared for the project because the section states that the project is exempted from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

REASON FOR PROJECT EXEMPTION

Brandon Smith, Principal Planner

CONTACT PERSON

(559) 713-4636

AREA CODE/PHONE

October 22, 2025

DATE

Brandon Smith, AICP

ENVIRONMENTAL COORDINATOR

RESOLUTION NO. 2025-51

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF ZONING TEXT AMENDMENT NO. 2025-04: A REQUEST BY THE CITY OF VISALIA TO AMEND VISALIA MUNICIPAL CODE TITLE 17 (ZONING ORDINANCE), AS TO IMPLEMENT PROGRAM 2.7 FOR MISSING MIDDLE HOUSING, PROGRAM 3.17 FOR PLANNING FOR LARGE SITES, AND PROGRAM 5.2 FOR EMERGENCY SHELTERS, ALL CONTAINED IN THE CITY OF VISALIA 6TH CYCLE HOUSING ELEMENT, APPLICABLE CITYWIDE IN VISALIA.

WHEREAS, as required by California law, the City of Visalia has prepared an update (i.e., 6th Cycle Update) to its Housing Element to reflect the current Regional Housing Needs Allocation (RHNA) cycle of 2023-2031; and,

WHEREAS, one implementation program (i.e. 2.7) required by the California Department of Housing and Community Development for the 6th Cycle Update of the Housing Element is to amend residential development standards in the Visalia Zoning Ordinance to allow for and promote missing middle-density housing types and adopt revised zoning standards related to such housing types; and,

WHEREAS, one implementation program (i.e. 3.17) required by the California Department of Housing and Community Development for the 6th Cycle Update of the Housing Element is to adopt incentives to encourage the development of large Regional Housing Needs Assessment (RHNA) sites (over 10 acres), such as but not limited to waiving of the public hearing requirement related to parcel maps; and,

WHEREAS, one implementation program (i.e. 5.2) required by the California Department of Housing and Community Development for the 6th Cycle Update of the Housing Element is to adopt a text amendment to the Visalia Zoning Ordinance to allow emergency shelters in compliance with Assembly Bill 2339, including but not limited to allowing emergency shelters by right with appropriate development standards in a zone that is suitable for residential uses as a permitted use without a conditional use or other discretionary permit, and,

WHEREAS, said amendment pertaining to implementation program 3.17 would result in a new Overlay District entitled Large Housing Element Sites (HE) Affordable Housing Overlay as a new Section 17.06.070 to Chapter 17.06, Zone Classifications, and the certain sites to be contained in the Overlay District will be subject to the approval of certain types of tentative parcel maps as a ministerial approval without discretionary action, applicable to thirteen properties; and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on November 10, 2025; and,

WHEREAS, the Planning Commission of the City of Visalia considered the Zone Text Amendment in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and 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 that the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (common sense exemption), as the proposed zone text amendment will not in and of themselves have an effect on the environment, and that the affected sites will continue to allow for residential development consistent with the land use designations and the respective density ranges specified in the Visalia General Plan Land Use Element.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15061(b)(3).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed Zone Text Amendment based on the following specific findings and evidence presented:

1. That the Zoning Text Amendment is consistent with the intent of the General Plan, Housing Element, and Zoning Ordinance and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, as described in the following Housing Element Policies:

Housing Element Policy 2.7 - The City will review and amend residential development standards to allow for and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., duplexes, triplexes, courtyard buildings, townhomes) to encourage the development of housing types affordable to the local workforce.

Specifically, the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios, particularly in high resource, low-density, infill parcels. The City shall meet with local developers, property owners, and non-profits agencies to identify constraints and potential incentives to infill and missing middle development in 2024 and shall adopt revised standards for such projects in 2025.

Housing Element Policy 3.17 - The City shall allow for further subdivision or development of specific plans for sites larger than 10 acres that are identified in the Housing Element sites inventory and shall facilitate development at the expected affordability level for the sites. The City shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, City financial resources (e.g., HOME funds), expedited processing, and other incentives to facilitate development on these sites, with priority given to sites in higher resource areas.

To facilitate the development affordable housing on large sites included in the sites inventory as lower-income capacity, ... the City shall facilitate parceling at appropriate sizes (0.5 to 10 acres), provide expedited ministerial approval of lot splits or creation of new parcels, apply development standards to promote affordability and remove constraints to achieving maximum density, and waive, reduce, or defer fees associated with subdivision.

Housing Element Policy 5.8 - To ensure compliance with Government Code section 65583(a)(4), as amended by AB 2339, the City shall:

- Amend the Zoning Code to allow emergency shelters by right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual PIT count; provide capacity analysis compliant with State law.
2. That the waiving of the public hearing requirement related to the processing of parcel maps on certain housing sites identified in the current 6th-cycle Housing Element that are inventoried to meet moderate and lower income capacity assumptions will encourage the development of these sites. As stated in the Housing Element, the State Housing and Community Development Department established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres, and this action would assist affordable housing developers that may be unable to finance the scale of a project necessitated by parcels greater than 10 acres.
 3. That the Zone Text Amendment will not have a negative impact on the City's housing stock, as the amendments will aid the development of sites listed on the City's sites inventory list for Visalia's Regional Housing Needs Allocation.
 4. That the Zone Text Amendment as it relates to missing middle-density housing types will further support the development of housing types within density ranges that are consistent to those specified in the General Plan Land Use Element for the Residential Low Density, Residential Medium Density, Residential High Density, Downtown Mixed Use, and Commercial Mixed Use land use designations.
 5. That the Zone Text Amendment is consistent, where applicable, with portions of State law, including but not limited to Government Code Section 65000 et. seq.
 6. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption) as the proposed zone text amendment will not in and of themselves have an effect on the environment, and that the affected sites will continue to allow for residential development consistent with the land use designations and the respective density ranges specified in the Visalia General Plan Land Use Element.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Zone Text Amendment described herein in Attachments 'A', 'B', and 'C', in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.

Resolution No. 2025-51

Attachment 'A' Pertaining to Implementation of Program No. 3.17

Section 1. Chapter 17.06, Zone Classifications, of the Visalia Zoning Ordinance, is hereby amended to add a new Article and Section to be entitled Section 17.06.070, "Large Housing Element Sites (HE) Affordable Housing Overlay", to read as follows, as specified by italics & underline for additions:

Title 17 ZONING

Chapter 17.06, Zone Classifications

Article 1. General

17.06.010 Establishment of zone names.

17.06.020 Establishment of zones by map.

17.06.030 Division of the zoning map.

17.06.040 Uncertainty of zone boundaries.

17.06.050 Boundary changes because of annexation or right-of-way abandonment.

~~17.06.060 Designated Housing Element Sites (HE) Overlay~~

Article 2. Overlay Zones

17.06.060 Designated Housing Element Sites (HE) Overlay

17.06.070 Large Housing Element Sites (HE) Affordable Housing Overlay

A. Purpose. The purpose of the Large Housing Element Sites (HE) Affordable Housing overlay district is to establish a waiver of the tentative parcel map and the associated hearing requirements before the city Planning Commission for certain properties that are in excess of ten (10) acres in size and are listed on the Regional Housing Needs Allocation sites inventory of the City's Housing Element with a designation for moderate or lower income housing pursuant to California Housing Law or having a zone designation of R-M-2 or R-M-3.

B. Designation of HE Affordable Housing Overlay Sites. The HE Affordable Housing Overlay is applied to the following parcels, as identified in the Year 2023-2031 (6th Cycle) Housing Element as potential sites for lower income housing.

Sites larger than 10 acres with Lower and Moderate Income Capacity and R-M-2 / R-M-3 Zoning

<u>Map ID</u>	<u>Location</u>	<u>APN</u>	<u>Zoning</u>	<u>Acres</u>
44	Riverway Ave & Linwood St	077-060-024	R-1-5, R-M-2	72.49
51	Lovers Lane & Packwood Creek	101-050-041	O-PA, QP, R-1-5, R-M-2	35.06
70	E Houston Ave & N Irma St	098-050-005	QP, R-M-2	11.01
76	2639 E Noble Ave	100-080-003	C-MU, R-M-2	13.45
77	Ivanhoe Dr & Comstock St	103-020-068	R-1-5, R-M-2	12.10
97	Visalia Pkwy & Woodland St	121-440-002	QP, R-M-2, R-M-3	23.02
100	Cameron Ave & Vintage St	122-340-002	C-R	18.63
107	1818 E Goshen Ave	098-050-002	C-N, R-M-2, R-M-3	11.36
108	E Douglas Ave & N O'Malley St	098-050-003	R-M-2, R-M-3	11.35
116	1641 E Tulare Ave	100-390-002	R-1-5, R-M-3	10.16
118	E Caldwell Ave & S Santa Fe St	123-220-044	C-MU, R-M-3	12.38
123	Cameron & Stonebrook	122-340-001	R-M-3	10.43
125	Riggin & Roeben	077-100-100	R-M-3	29.31

C. Ministerial approval of parcel map.

1. Ministerial approval. A parcel map is eligible for ministerial review if the parcel is for any parcel in the HE Affordable Housing Overlay or for any portion of a parcel in the HE Affordable Housing Overlay that was previously subdivided and the parcel meets the performance standards under subsection (B) of Section 17.06.070. No tentative parcel map shall be required.

2. Advisory agency. For parcels maps that are ministerially reviewed under this Article, the Site Plan Review Staff shall be the advisory agency referred to in Article 2 of the Subdivision Map Act that is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land. The City Planner and City Engineer shall make a finding in support of approval of a parcel map that the proposed map is consistent with the Municipal Code, the Map Act, and other applicable law with respect to parcel size, zoning, and density.

3. Review by Site Plan Review Staff. Review of parcel maps under this Article shall include ministerial review by the Site Plan Review Staff in accordance with subsection (B) of Section 16.28.030.

4. Final parcel map. Once the Site Plan Review staff declares their intention to allow the project to proceed to filing of a final parcel map, the applicant shall proceed with filing a final parcel map in accordance with Section 16.28.120.

D. Development standards. Notwithstanding any other provision of this article, the Site Plan Review Staff shall ministerially approve a parcel map only if it determines that the parcel map meets all the following requirements.

1. The parcel map subdivides an existing parcel to create no more than four new parcels.

2. All newly created parcels are no smaller than one-half (0.5) acre and no larger than ten (10) acres.

Resolution No. 2025-51

ATTACHMENT 'B' Pertaining to Implementation of Program No. 2.7

Section 1. City of Visalia Municipal Code is hereby amended as follows, as specified by italics & underline for additions and ~~strikeout~~ for deletions.

10.16.210 Parking commercial vehicles in residential district.

B. For the purpose of this section the following definitions are defined as follows:

1. A "residence district" shall mean those districts or areas zoned as residential and indicated as such on the city general plan land use and zoning maps, including land use designations of very-low, low, medium and high density residential, and zoning designations of R-1-5, R-1-12.5, R-1-20, R-M-2, and R-M-3.

2. Class A CDL as defined per the State of California Department of Motor Vehicles Commercial Driver Handbook.

3. Class B CDL as defined per the State of California Department of Motor Vehicles Commercial Driver Handbook.

C. Notwithstanding the provisions of subsection A. of this section, for those properties with a zoning classification of R-1, R-1-12.5, R-1-20, R-M-2, and R-M-3, which also have a lot size greater than ten thousand (10,000) square feet it is lawful to park or permit to be parked a commercial vehicle requiring a Class A or Class B license on private property if all of the following conditions are met: ...

12.36.050 General standards.

B. The amount of land required for each type of dwelling unit shall be based on the average number of persons per household for each dwelling unit type which has been estimated by the most recent federal census or a State census taken pursuant to Section 40200 et seq., of the Government Code. The amount of land required for park and recreation facilities for each dwelling unit type are established as follows:

Dwelling Type	Zoning District	Average Persons Per Household	Acres/Dwelling Unit
Single-Family	R-4 <u>S</u>	3.1	.0124
Multiple Family	R-M	2.4	.0096
Mobile Homes		2.4	.0096

15.52.190 Landscaping and screening.

C. Mobile home parks shall provide solid perimeter screen fencing, a maximum of six feet in height, along all side and rear property lines where the park adjoins a ~~R-A~~, R-4S or R-M district;

Section 2. City of Visalia Municipal Code Title 17, Zoning Ordinance, is hereby amended as follows, as specified by italics & underline for additions and ~~strikeout~~ for deletions.

17.04.030 Definitions.

"Quasi-public use" means any use that is listed as a conditional use within the R-4S zone.

17.06.010 Establishment of zone names.

A. In order to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, several classes of zones are established to be known as follows:

4. Single-family residential zone – ~~5,000 square foot minimum site area~~, abbreviated as R-1-~~5~~;

B. The R-1-20, R-1-12.5, and R-1-~~5~~ zones may be collectively identified as Single-family Residential zones, and abbreviated as R-4S.

17.08.050 Required conditions.

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review Staff.

17.08.130 Fences, walls, and hedges.

B. Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are not allowed within thirty (30) feet of an R-4S or R-M zone. Exceptions to this section may be granted in accordance with Chapter 17.38.

17.10.050 Required conditions.

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review ~~Committee~~Staff.

17.10.130 Fences, walls, and hedges.

B. Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are not allowed within thirty (30) feet of an R-4S or R-M zone. Exceptions to this section may be granted in accordance with Chapter 17.38.

17.12.010 Purpose and intent.

In the R-4S single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-4S zone districts.

17.12.020 Permitted uses.

In the R-4S single-family residential zones, the following uses shall be permitted by right:

A. One-family dwellings on a lot with the minimum site area as specified in Section 17.12.050, including lots with lot area of between 3,600 and 4,999 square feet if developed in accordance with Sections 17.12.135(A) and (B);

17.12.030 Accessory uses.

In the R-4S single-family residential zone, the following accessory uses shall be permitted, subject to specified provisions: ...

17.12.040 Conditional uses.

In the R-4S single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

A. Planned development subject to the provisions of Chapter 17.26. A Planned development is required to create lots having less than 3,600 square feet lot area, in accordance with Section 17.12.135(C). A Planned development is not necessary to accompany the processing of a tentative parcel map if meeting the development criteria set forth in Section 17.26.090;

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1-5, <u>unless developed in accordance with Section 17.12.135.</u>	5,000 square feet
R-1-12.5	12,500 square feet

R-1-20 20,000 square feet

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

Zone	Interior Lot	Corner Lot
R-1-5, <u>unless developed in accordance with Section 17.12.135.</u>	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

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

17.12.060 Number of dwelling units per site.

In the R-4S single-family residential zone, not more than one dwelling unit shall be located on each site, notwithstanding Chapter 17.14 pertaining to accessory dwelling units, and notwithstanding California Government Code Section 65852.21(a) which allows two residential units on a site.

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1-5	<u>Unless developed in accordance with Section 17.12.135, F</u> fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

17.12.090 Side yards.

A.Unless developed in accordance with Section 17.12.135, F the minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

17.12.100 Rear yard.

In the R-4S single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions: ...

17.12.110 Height of structures.

In the R-4S single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

17.12.120 Off-street parking.

In the R-4S single-family residential zone, subject to the provisions of Chapter 17.34.

17.12.130 Fences, walls and hedges.

In the R-4S single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

17.12.135 Lot area less than 5,000 square feet.

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

17.14.040 Where Allowed.

In compliance with California Government Code Section 66314, accessory dwelling units shall be allowed by-right (ministerially permitted) in any zone which allows residential uses. Specifically, the City's Agriculture zone (A), Open Space zone (OS), Single-family residential zones (R-1-5, R-1-12.5, and R-1-20), and Multi-family residential zones (R-M-2 and R-M-3) shall allow accessory dwelling units by-right.

This Section also applies to mixed-use zoning districts which allow residential and zones which allow residential as a conditionally permitted use. Specifically, the City's Commercial zones (C-N, C-R, C-S, C-MU, and D-MU, Office zones (O-PA and O-C), and Industrial zones (BRP, I-L, and I) shall allow accessory dwelling units by-right.

17.14.060 Types of Accessory Dwelling Units.

An accessory dwelling unit approved under this Chapter may be one of, or a combination of, the following types:

D. Junior Accessory Dwelling Unit. A junior accessory dwelling unit is a unit that meets all the following (see Section 17.14.110 (Standards Applicable to Junior Accessory Dwelling Units) for additional regulations):

1. Shall only be allowed on parcels zoned Single-family Residential (R-1-5, R-1-12.5, or R-1-20) and that include an existing or proposed single-family dwelling.

17.16.040 Conditional uses.

R. Residential structures up to four stories in height in the R-M-3 Zone District when the proposed structure is adjacent to an R-4S Zone District.

17.16.100 Height of structures.

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be four (4) stories in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-4S site, the second and subsequent stories shall be designed to limit visibility from the second and third story to the R-4S site. Structures specified under Section 17.16.090(B) shall be exempt.

17.16.080 Side yards.

A. The minimum side yard for a permitted or conditional use shall be five feet subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

~~B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.~~

17.16.160 Screening.

All parking areas adjacent to public streets and R-4S sites shall be screened from view subject to the requirements and procedures of Chapter 17.28.

17.16.170 Screening fence.

Where a multiple family site adjoins an R-4S site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained.

17.18.060 Development standards in the C-N zone.

The following development standards shall apply to property located in the C-N zone:

A. Minimum site area: five (5) acres.

B. Maximum building height: fifty (50) feet.

C. Minimum required yards (building setbacks):

1. Front: fifteen (15) feet;

2. Rear: zero (0) feet;

3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;

4. Side: zero (0) feet;

5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;

6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: fifteen (15) feet;
2. Rear: five (5) feet (except where a building is located on rear property line);
3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

17.18.070 Development standards in the C-R zone.

The following development standards shall apply to property located in the C-R zone:

A. Minimum site area: five (5) acres.

B. Maximum building height: fifty (50) feet.

C. Minimum required yards (building setbacks):

1. Front: twenty (20) feet;
2. Rear: zero (0) feet;
3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
4. Side: zero (0) feet;
5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: twenty (20) feet;
2. Rear: five (5) feet (except where a building is located on rear property line);
3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

17.18.080 Development standards in the C-S zone.

The following development standards shall apply to property located in the C-S zone:

A. Minimum site area: five thousand (5,000) square feet.

B. Maximum building height: sixty (60) feet.

C. Minimum required yards (building setbacks):

1. Front: ten (10) feet;
2. Rear: zero (0) feet;
3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
4. Side: zero (0) feet;

5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
1. Front: ten (10) feet;
 2. Rear: five (5) feet (except where a building is located on rear property line);
 3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
 6. Street side on corner lot: ten (10) feet.

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

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

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

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

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

A. Minimum site area: No minimum.

B. Maximum building height: one hundred (100) feet.

C. Minimum required yards (building setbacks):

1. Front: zero (0) feet;

2. Rear: zero (0) feet;

3. Rear yards abutting an R-4S or R-M zone district: zero (0) feet;

4. Side: zero (0) feet;

5. Side yards abutting an R-4S or R-M zone district: zero (0) feet;

6. Street side yard on corner lot: zero (0) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: five (5) feet (except where a building is located on property line);

2. Rear: zero (0) feet;

3. Rear yards abutting an R-4S or R-M zone district: zero (0) feet;

4. Side: five (5) feet (except where a building is located on side property line);

5. Side yards abutting an R-4S or R-M zone district: five (5) feet except where a building is located on side property);

6. Street side on corner lot: five (5) feet (except where a building is located on property line).

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

17.20.050 Development standards in the O-PA zone.

The following development standards shall apply to property located in the O-PA zone:

A. Minimum site area: five (5) acres.

B. Maximum building height: fifty (50) feet.

C. Minimum required yards (building setbacks):

1. Front: fifteen (15) feet;

2. Rear: zero (0) feet;

3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;

4. Side: zero (0) feet;

5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;

6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: fifteen (15) feet;
2. Rear: five (5) feet;
3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet. (Ord. 2017-01 (part), 2017)

17.22.060 Development standards in the I-L and I zones.

A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:

A. Minimum site area: five (5) acres.

B. Maximum building height: seventy-five (75) feet.

C. Minimum required yards (building setbacks):

1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
4. Rear: zero (0) feet;
5. Rear yards abutting an R-4S or R-M zone district: twenty (20) feet;
6. Side: zero (0) feet;
7. Side yards abutting an R-4S or R-M zone district: twenty (20) feet;
8. Side abutting railroad right-of-way: twenty-five (25) feet.

D. Minimum required landscaped yard (setback) areas:

1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
4. Rear: zero (0) feet;

5. Rear yards abutting an R-4S or R-M zone district: ten (10) feet;
6. Side: zero (0) feet;
7. Side yards abutting an R-4S or R-M zone district: ten (10) feet;
8. Side abutting railroad right-of-way: twenty-five (25) feet.

E. Additional standards:

1. Properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners' association formed at the time of subdivision.
2. An eight-foot masonry wall is required along property line where a site abuts an R-4S or R-M zone district.

17.25.030 Commercial, Office, and Industrial Zone Use Table

D. [Table 17.25.030, Commercial, Mixed Use, Office, and Industrial Zones Use Matrix]

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	

Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	C	C	C	C	C	C	C	C	C	
<u>Residential Units, New or Expansion, on a site with one or more legally established dwelling units, maintaining General Plan density standards</u>				P	P						

17.26.050 Application procedures.

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

...

B.Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal

shall be processed as a conditional use permit and shall require a site plan review permit. An application for planned development is not necessary to accompany the processing of a tentative parcel map if meeting the development criteria set forth in Section 17.26.090. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following: ...

17.26.090 Development standards for tentative parcel maps exempt from a planned development.

A. Exemption. Notwithstanding any other provision of this chapter, a planned development is not necessary to accompany the processing of a tentative parcel map if meeting the development standards set forth in this section.

B. Development standards. The waiving of a planned development is allowed if the project meets the following development standards:

1. The parcel has a zoning designation of R-S or R-M.

2. The project entails a parcel map that subdivides an existing parcel to create no more than four new parcels.

3. An easement with a minimum width of eighteen (18) feet width is provided for access and utility purposes, which provides access to all parcels within the parcel map. The width of said easement may be split between two parcels as to provide a single access drive originating from two public street fronting parcels.

4. 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 with the recording of the Final Parcel Map. The agreement shall include provisions for the upkeep of any common usable open space on the parcel, if applicable.

5. For properties with a zoning designation of R-S:

a. A minimum 20-foot buildable area setback shall be provided on one side of each non-public street fronting parcel, not to be located on the same side containing the access easement, for every parcel within the parcel map.

b. A minimum 5-foot buildable area setback shall be provided on all other sides of each non-public street fronting parcel, for every parcel within the parcel map.

c. A minimum one thousand two hundred and fifty (1,250) square feet of usable open yard area, not including the access easement, shall be maintained on each parcel.

d. All parcels shall have a minimum lot size of that corresponds to Section 17.12.050, and in no case shall any lot be smaller than five thousand (5,000) square feet.

6. For properties with a zoning designation of R-M:

a. A minimum 15-foot buildable area setback shall be provided on one side of each non-public street fronting parcel, not to be located on the same side containing the access easement, for every parcel within the parcel map.

b. A minimum 5-foot buildable area setback shall be provided on all other sides of each non-public street fronting parcel, for every parcel within the parcel map.

c. A minimum of five (5) percent of the site shall be maintained as usable open yard area, not including the access easement. The usable open yard areas cumulatively may be for use by an individual unit, or as common open space, or as a combination of both.

d. All parcels shall have a minimum lot size of six thousand (6,000) square feet.

17.30.015 Development standards.

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-4S 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-4S 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-4S, 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-4S zoned property.

17.32.060 Subdivision sales offices.

In an R-4S or R-M zone, no sales offices of any character shall be permitted in any subdivision except one sales office in a subdivision of not less than five acres located not less than one hundred fifty (150) feet from any existing dwelling outside of the subdivision. Any temporary sales office in a subdivision may be located in a model home on a lot located in the subdivision.

17.32.150 Bed and breakfast facilities.

D. Development Criteria for Traditional Bed and Breakfast Facilities. Traditional bed and breakfast facilities are permitted, pursuant to a site plan review permit, in R-4S and R-M zoned areas located within the boundaries of the historic district and on individual properties located outside the historic district when such properties are listed on the local register of historically significant structures. In order for a site plan review permit to be approved, the following development criteria shall be met:

1. All standards of the underlying zoning district including, but not limited to, height, lot and yard requirements, and lot coverage shall apply;
2. One additional off-street parking space shall be provided for each room available for lodging purposes. Tandem parking shall not be deemed as meeting this requirement;
3. The owner of the facility shall reside on site;
4. Bed and breakfast facilities shall be subject to all applicable building, fire, health and safety codes;
5. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;
6. The scale and appearance of the bed and breakfast facility shall remain primarily residential in character; all buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

The site plan review staff and/or the planning commission shall have authority to grant or deny applications for bed and breakfast facilities based upon design and aesthetic criteria, as well as all other provisions of this section;

7. One externally lighted sign shall be allowed at the facility. The sign may be either wall mounted or free standing and shall not exceed six square feet in area. A freestanding sign shall not exceed five feet in height. The historic preservation board shall have authority to review and approve, approve with conditions, or deny the location, size, materials and design of any sign proposed in conjunction with a bed and breakfast facility, subject to the above area and height limitations;
8. Bed and breakfast facilities shall be operated by the permanent occupants of the facility. No more than one person not residing at the facility shall be employed in the operation of the facility;
9. In no case shall any bed and breakfast facility be approved on a site on which the dwelling has been the subject of a garage conversion pursuant to the regulations of Chapter 17.32 governing such conversions.

E. Development Criteria for Bed and Breakfast Inns. Bed and breakfast inns are permitted as a conditional use in R-4S and R-M zoned areas located within the boundaries of the historic district and on individual properties located outside the historic

district when such properties are listed on the local register of historically significant structures. In order for a conditional use permit for a bed and breakfast inn to be approved, the following development criteria shall be met:

1. All of the provisions and criteria listed in Section 17.32.150(D) for traditional bed and breakfast facilities, with the exception of subsections (D)(3) and (D)(8) of this section. However, the planning commission may require one or more of these criteria as conditions to be met in specific instances;
2. A bed and breakfast inn facility shall consist of no more than two residential dwellings on a maximum of two adjacent parcels. A facility consisting of more than one dwelling or parcel shall be considered a single facility. Adjacent parcels shall be adjoining contiguous parcels that are not separated by a public right-of-way.
3. The owner of the bed and breakfast inn shall reside at the facility. If more than one person who resides off the facility is employed, one additional off-street parking space for every two such employees shall be provided.

17.32.166 Short-term rental permits.

B. In addition to all other requirements of this chapter, and notwithstanding any contrary provisions in this Code, short-term rentals are subject to the following operational standards in all R-4S and R-M zones citywide: ...

17.32.260 Applicability.

The provisions of this article shall apply only to parcels ten thousand (10,000) square feet in area or larger that are located within the R-1-5, R-1-12.5, and R-1-20 zones, or as determined by City Planner subject to criteria set forth in Section 17.02.170.

17.34.030 Standards for off-street parking facilities.

All off-street parking facilities shall conform with the following standards:

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-4S 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.

17.36.010 Purpose.

The purpose of this chapter is to control location and height of fences as may be required by city laws, rules and regulations to safeguard life or limb, property and public welfare. Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are specifically prohibited in any R-4S or R-M zone.

17.36.030 Single-family residential zones.

The following standards shall apply to sites within an R-4S zone: ...

17.36.050 Commercial and mixed use zones.

The following standards shall apply to sites within a C-N, C-R, C-S, C-MU, or D-MU zone:

A. Where a site in the C-N, C-R, C-S, C-MU, or D-MU zone adjoins an R-4S or R-M zone, either a concrete block masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained or a landscaped buffer be provided as approved by the planning commission. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height, if the city planning commission finds said use to be unsightly. A landscaped buffer can be approved by the planning commission in place of a required wall as an exception.

C. 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 not less than six feet in height; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material.

E. Exceptions may be granted in accordance with Chapter 17.42.

17.36.060 Office zones (O-PA, O-C, BRP).

The following standards shall apply to sites within a O-PA, O-C, or BRP zone:

A. Where a site in the OPA, O-C, or BRP zone adjoins an R-A, R-4S or R-M zone a concrete or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard, and suitably maintained. A landscaped buffer can be approved by the planning commission in place of the wall as an exception. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. No fence or wall in the OPA, O-C, or BRP zone shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material.

C. Exceptions may be granted in accordance with Chapter 17.42.

17.36.070 Industrial zones.

The following standards shall apply to sites within an I-L or I zone:

- A. Where a site within an I-L or I zone adjoins an R-A, R-4S or R-M zone a concrete block or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.
- B. A use not conducted entirely within an enclosed structure, on a site across a street or alley from an R-A, R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than seven feet in height, if the site plan review staff finds said use to be unsightly.
- C. Open storage of materials and equipment shall be permitted only within an area screened by a concrete block or masonry wall not less than six feet in height, which is adjacent to a public street or a residence provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.
- D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet; provided, that the additional one-foot height is not of a solid material.
- E. Exceptions may be granted in accordance with Chapter 17.42.

Resolution No. 2025-51

Attachment 'C' Pertaining to Implementation of Program No. 5.2

Section 1. City of Visalia Municipal Code Title 17, Zoning Ordinance, is hereby amended as follows, as specified by italics & underline for additions and ~~strikeout~~ for deletions.

Chapter 17.25 Uses in the Commercial, Mixed Use, Office, and Industrial Zones

17.25.030 Commercial, Office, and Industrial Zone Use Table

D. [Table 17.25.030, Commercial, Mixed Use, Office, and Industrial Zones Use Matrix]

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix											
P = Use is Permitted by Right C = Use Requires Conditional Use Permit											
T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
Emergency Shelters			C	<u>P*</u> <u>C</u>	C				<u>P</u> <u>C</u>		17.32.130 P* Permitted in Overlay District, Section 17.32.130

Chapter 17.32 Special Provisions

17.32.130 Emergency shelters.

B. Permits.

1. Emergency shelters are allowed as identified in the Zones Use Matrix included in Table 17.25.030. In accordance with State law, Government Code Section 65583, the zone where emergency shelters are allowed as a permitted use without a conditional use permit is the I-L (Light Industrial) zone Emergency Shelters Overlay Zone, located on certain sites within the C-MU (Commercial Mixed Use) zone district as specified in subsection E of Section 17.32.130.

E. Emergency Shelters Overlay Zone.

A. Purpose. The purpose of the Emergency Shelters (ES) overlay district is to establish an overlay district within the Commercial Mixed Use zone district where emergency shelters are permitted by-right in accordance with State law, Government Code Section 65583. The overlay district has been established on certain vacant sites within the C-MU (Commercial Mixed Use) zone district based upon its demonstrated compliance with State law as a nonresidential zoning district that allows for residential development, having sufficient sites with sufficient capacity, wherein the sites are located near amenities and services that include health care, transportation, retail, employment, and social services.

B. Designation of Emergency Shelters (ES) overlay district sites. The Emergency Shelters (ES) overlay district is applied to the following parcels.

APN_NO	Area (Acres)	Specific Location	General Location	ZONING
95010065	3.53	Demaree & Noble, SE corner	Demaree & Noble	C-MU
95010070	2.03	Demaree & Noble, SE corner	Demaree & Noble	C-MU
95010073	1.08	Demaree & Campus, NE corner	Demaree & Noble	C-MU
100050013	1.91	1819 E Noble Ave	Lovers & Noble	C-MU
100060011	2.42	2227 E Noble Ave	Lovers & Noble	C-MU
100060012	0.57	2227 E Noble Ave	Lovers & Noble	C-MU
100070007	0.14	Demaree & Goddard, SE corner	Lovers & Noble	C-MU
100070032	0.36	Demaree & Goddard, SE corner	Lovers & Noble	C-MU
100070062	1.66	Demaree & Goddard, SE corner	Lovers & Noble	C-MU
100070063	1.68	Demaree & Goddard, SE corner	Lovers & Noble	C-MU
100090035	1.41	645 S Lovers Lane	Lovers & Noble	C-MU
100120019	6.07	Lovers Lane & Tulare, NW corner	Lovers & Noble	C-MU
100640039	1.77	Caldwell & Stover, NW corner	Caldwell & Santa Fe	C-MU
100720028	11.39	Lovers Lane & Caldwell, NW corner	Lovers & Noble	C-MU
101030030	1.47	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU
101030031	1.78	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU
101030032	4.08	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU
101030033	2.19	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU
101030034	0.58	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU
119340021	1.40	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU
119730004	1.50	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU
119730008	0.85	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU
119730009	1.06	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU
121380006	0.25	2358 S Mooney Blvd	Mooney Blvd	C-MU
121560001	2.34	3750 S Demaree St	Mooney Blvd	C-MU
121560002	2.34	3812 S Demaree St	Mooney Blvd	C-MU
121560030	0.14	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560031	0.13	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560034	0.09	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560035	0.11	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU

121560036	0.11	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560037	0.10	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560038	0.11	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560039	0.10	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560040	0.17	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560041	0.18	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560042	0.14	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121560043	0.12	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU
121580001	3.77	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU
121580006	0.91	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU
121580007	1.52	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU
121580008	0.79	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU
121670010	14.22	Mooney & Ave 268, NW corner	Mooney Blvd	C-MU
122290012	0.36	1740 W Caldwell Ave	Mooney Blvd	C-MU
122290013	0.49	1740 W Caldwell Ave	Mooney Blvd	C-MU
122290014	0.50	1740 W Caldwell Ave	Mooney Blvd	C-MU
122300048	0.34	3335 S Fairway St	Mooney Blvd	C-MU
122332023	0.46	1447 W Caldwell Ave	Mooney Blvd	C-MU
122480006	0.80	6400 S Mooney Bl	Mooney Blvd	C-MU
122480011	0.47	6604 S Mooney Bl	Mooney Blvd	C-MU
122480014	0.36	6604 S Mooney Bl	Mooney Blvd	C-MU
122480020	0.65	6604 S Mooney Bl	Mooney Blvd	C-MU
122480021	2.30	6604 S Mooney Bl	Mooney Blvd	C-MU
123220044	7.53	Caldwell & Santa Fe, NE corner	Caldwell & Santa Fe	C-MU R-M-3
123270054	0.39	311 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123400005	5.71	Caldwell & Santa Fe, SE corner	Caldwell & Santa Fe	C-MU
123450007	0.16	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450008	0.32	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450009	0.30	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450011	0.16	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450013	0.15	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450014	0.12	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450021	0.18	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450022	0.13	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450023	0.13	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450026	0.46	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU
123450027	0.81	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU
123450028	0.45	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU
123450032	2.22	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU
123450033	2.57	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU



Visalia City Council

Staff Report

Visalia City Council
707 W. Acequia
Visalia, CA 93291

File #: 25-0364

Agenda Date: 8/19/2025

Agenda #: 3.

Agenda Item Wording:

Updates to City regulations and zoning districts to allow for a mix of dwelling types and sizes, including limited promotion of missing middle-density housing types, and to the public hearing requirements related to parcel maps and large multi-family uses, in fulfillment of General Plan Housing Element Implementation Programs 2.7 and 3.17.

Prepared by:

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Department Recommendation:

Staff recommends that the City Council and Planning Commission consider the information provided in the report and provide comments and guidance as directed.

Recommendations provided by the City Council will be used as a basis for a Zoning Ordinance Text Amendment to adopt revised residential development standards to encourage the development of housing types affordable to the local workforce, fulfillment of Housing Element Implementation Program 2.7 and 3.17.

Program 2.7 Missing Middle Housing:

Visalia's Housing Element Program 2.7 directs the City to conduct an evaluation of existing development standards in the Zoning Ordinance to identify potential constraints and potential incentives towards development of "missing middle housing". The program entails public outreach to local developers, property owners, and non-profit agencies, and adopting revised standards for such development in 2025.

Missing middle housing is characterized by a range of low to medium density range housing types, such as duplexes, triplexes, townhomes, and cottage homes, located within residential neighborhoods and providing a more affordable alternative to the local workforce. They may also include a triplex or a fourplex on a single lot. Figure 1 below provides an illustration of unit types typically associated with missing middle housing. According to the National League of Cities (<https://www.nlc.org/article/2024/01/23/what-is-missing-middle-housing/>), this housing supply is considered "missing" because such building types have often been illegal or difficult to build since the innovation of single-family zoning in the 1940s. Thus, much of the existing middle housing stock built prior to the 1940s is experiencing a decline in quality, safety, and accessibility. The target audience for missing middle housing can span from singles and young couples to baby boomers and retirees, who may not be willing to take on the cost and maintenance burden of a detached single-family home.



Fig. 1: Missing Middle Housing Types (image credit: City of Bellingham, Washington)

The density and composition of missing middle housing can vary based on the setting of the community. Housing in a more urban and/or walkable area of the city could entail multi-unit and multi-story structures. Conversely, housing in existing single-family neighborhoods could entail smaller detached dwelling units or duplexes developed in a manner that maintains the neighborhood's existing character. The latter example has to an extent been sanctioned in California through accessory dwelling units (ADUs), Senate Bill (SB) 9 ministerial duplexes, and SB 9 ministerial lot splits.

Visalia already has a track record of approving units through SB 9 and updating its ADU ordinance to be compatible with State law. Program 2.7 calls for the City to adopt revised standards to incentivize such development, particularly in "high resource, low-density, infill parcels". High resource areas, while not defined in Program 2.7, could be inferred to, in the context of the Housing Element, as areas with positive economic, educational, and environmental outcomes, as considered by the California Tax Credit Allocation Committee (TCAC).

In Visalia, the predominant housing product being constructed throughout the City are single-family detached houses - be it on traditional sized lots or in small lot subdivisions - followed by apartment-style multi-family residences. Only a small percentage of units being constructed are in other forms of housing, such as ADUs or duplexes/triplexes/fourplexes.

Following is a breakdown of units by housing type among permits issued between 2020 and 2024:

Residential Permit Category	2020	2021	2022	2023	2024	2025*
Single-Family Houses	599	632	540	317	236	349
Units in Structures with 5+ units	0	76	615	12	307	10
Units in Structures with 2-4 units	6	126	76	0	20	22
Accessory Dwelling Units	2	5	16	22	37	21
* 2025 is through August 1, 2025						

Direction Sought on Missing Middle Housing

Based on the information as noted above, and to identify ways to establish provisions to implement Program 2.7, staff seeks direction and comments on whether the City of Visalia should consider expanding its range of building types in high resource, infill parts of the City. If directed to proceed, further direction is needed on which focus area the City of Visalia should seek to promote and/or allow for a greater mix of dwelling units and sizes. Two types of areas that could be considered for an expansion of unit types are described here:

- 1. Areas and neighborhoods that are more walkable and within close proximity to locally serving retail and transportation options, that have a zoning designation of R-1 and/or Downtown Mixed Use (DMU) and have traditional lot sizes (e.g. 5,000 to 10,000 square feet).** (See Attachment 1 for map location.)

To incentivize parcels that are already in close proximity to retail and transit, the Council may consider allowing more diverse housing options such as duplexes, triplexes, courtyard buildings, and townhomes.

This example is the closest resemblance to the national concept that has been coined as “Missing Middle Housing”, defined as “house-scale buildings with multiple units in walkable neighborhoods”. (reference: <https://missingmiddlehousing.com/about-2/>)

Attachment 1 is included for the intent to illustrate heavily travelled corridors with transit that provide access to locally serving retail. The areas shown in buffer represent a 100-foot buffer from transit lines. Residential-zoned parcels within these buffers, together with parcels within the Downtown Mixed Use zone containing residential uses, could be incentivized.

- 2. Infill areas with undeveloped or underdeveloped lots, that have a zoning designation of R-1-5 and have larger lot sizes (for example, 20,000 square feet and above).** (See Attachment 2 for locations and clusters of R-1-5-zoned lots with >20,000 sq. ft.)

To incentivize under-developed lots or vacant bypassed parcels, the Council may consider allowing, in limited cases, missing middle housing on larger-sized lots as a “by-right” use, without having to subdivide a lot. Large size lots frequently have surplus land that is vacant or is underdeveloped, thereby not being used to its highest and best potential. Planning staff has found that such lots are interspersed throughout the City, and in some circumstances already have more than one dwelling unit on them.

As shown on Attachment 2, infill sites that are undeveloped or underdeveloped are interspersed throughout the city, but more so in the northeast and southeast quadrants. Other sites are located in the vicinity of Walnut & Chinowth, Mineral King & Linwood, and Hurley north of Chinowth.

The code change would introduce opportunities for these lots to increase the number of dwelling units, while maintaining development within the range of the Low Density Residential land use designation (i.e., 2 to 10 dwelling units per acre).

Sites having a zoning of R-1-12.5 and R-1-20 would be excluded since these areas are predominantly developed as established neighborhoods and since their zoning intends for only one unit on larger lot sizes.

Missing middle housing types that could be considered for these lots could be one or more of the following: duplexes, triplexes, and cottage homes. A maximum unit count could be imposed based on site area (e.g. one unit for every 5,000 square feet, not to exceed 8 units per site).

If implemented, any new construction of missing middle housing would be subject to the City’s recently adopted objective design standards. Additionally, staff would recommend adding criteria to ensure that the construction of MMH is in areas that are best suited for meeting their objectives, such as affordability and accessibility. Units within gated communities generally do not fall into this context.

Alternative: Zoning Ordinance Amendments to streamline Single-family Development

As an alternative to Examples 1 and 2 above, direction could be provided to implementing amendments to the Zoning Ordinance that support and further streamline the types of units allowed in Visalia's Residential (i.e., R-1-5, R-M-2 and R-M-3) and Mixed Use (i.e., D-MU and C-MU) zones, which already include ADUs, duplexes, small lots, and townhomes.

The suggested amendments below would be in keeping with the language of Housing Element Program 2.7, which states "*the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios*".

The following suggestions are crafted for and fit directly to Visalia's Zoning Ordinance. The objectives of these ideas are:

- To provide more clarity on allowed unit types and the development standards within the R-1-5 residential zone.
- To further streamline the approval process of residential entitlements on more routine actions in the Residential and Mixed Use zones, when it can be found that there are no land use compatibility issues.
- To provide more options for units to meet setback requirements in the Residential zones, particularly on lots that are constrained by lot depth.

Where potential changes to the City's Municipal Code are shown, new/additions to text is specified by underline & italics while deletions are specified by ~~strikeout~~.

1. Rename the "Single-family residential zone - 5,000 square foot minimum site area" (abbreviated as R-1-5) to the "Single-family residential zone" (abbreviated as R-1).

Clean up language in the R-1 Zone regulations to clearly state that lots under 5,000 square foot site area are permitted.

The literal name of the R-1-5 zone implies that all lots shall have a minimum lot size of 5,000 square feet; however, the R-1-5 zone clearly allows for lots below 5,000 square feet as well. Section 17.12.135 allows for single-family residences without a minimum lot size. The City has seen many examples of this type of development, often in the form of planned unit developments. All development within the R-1-5 zone must comply with General Plan Policy LU-P-55, which allows for development at 2 to 10 dwelling units per gross acre in the zone.

Removing the "-5" lot size qualifier from the R-1-5 zone name will help provide a clearer message that single-family residential or low density residential development meeting the density range (2 to 10 units per acres) is allowed in the zone.

The zone names for R-1-12.5 and R-1-20, which respectively require lot sizes with a minimum of 12,500 and 20,000 square feet, would remain unchanged.

Changes would be made to Sections 17.06.010, 17.12.020, 17.12.040, and 17.12.050 as follows.

17.06.010 Establishment of zone names.

A.4. Single-family residential zone—5,000-square-foot minimum site area, abbreviated as R-1-5;

17.12.020 Permitted uses.

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

A. One-family dwellings, including lots with lot area of 3,600 square feet and above if developed in accordance with Sections 17.12.135(A) and (B);

17.12.040 Conditional uses.

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

A. Planned development subject to the provisions of Chapter 17.26. Planned developments are required to create lots having a lot area of 3,600 square feet or less, in accordance with Section 17.12.135(C).;

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
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R-1-5	5,000 square feet, <u>unless developed in accordance with Section 17.12.135.</u>
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R-1-12.5	12,500 square feet
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R-1-20	20,000 square feet
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2. Work to remove Planned Unit Development / Conditional Use Permit requirements for simple lot splits.

Over the past several years, the Planning Division has processed an ample number of tentative parcel maps for oversized residential properties, splitting the property between 2 and 4 parcels. Lot splits that include the creation of an access easement require a Planned Unit Development (PUD), processed as a conditional use permit entitlement. In cases where a PUD is only needed to establish an easement and not to create common lots or to request a deviation from setbacks, or creation of private streets, the PUD process may be seen as an unnecessary additional entitlement which adds cost and processing but has no other practical application for development standard deviations.

The City could consider waiving the PUD requirement for lot splits that result in the creation of parcels without public street frontage (i.e. landlocked parcels) and require no more than the establishment of an access easement for vehicular or pedestrian purposes. The access easement would be allowed in lieu of meeting the R-1-5 zoning designation requirement of a minimum 40-foot public street frontage requirement.

Alternately, the City could allow the parcel map “by-right” without a tentative parcel map requirement.

Changes would be made to Subdivision Ordinance Section 16.28.040 and Zoning Ordinance Section 17.12.040 if directed to proceed with these updates.

3. Reduce the Single-Family Residential Zone’s 25-foot rear yard setback requirement, or apply a reduced rear yard setback for lots located on the interior of a subdivision (i.e. not

on the perimeter adjacent to existing developments).

Current development trends in the region and state have seen residential homebuilders request subdivisions with smaller average lot sizes, together with residential plots that would necessitate setbacks below City standard requirements. Visalia's single-family setback requirements have remained unchanged since 2004, when an Ordinance was approved to reduce the 25-foot front yard setback to 15 feet for living space and 22 feet for front-loading garages. The setbacks for side yards (5 feet) and rear yards (25 feet, or 20 feet for one-story structures meeting open space requirements) have been in place for several decades.

Many California jurisdictions have adopted ordinance updates for rear yard setbacks of less than 25 feet. Rear yard setbacks in nearby large cities include 5 feet in Tulare (5,000 sq. ft. min. lot size), 10 feet in Fresno (5,000 sq. ft. min. lot size), and 20 feet in Clovis (6,000 sq. ft. min. lot size). In addition, recent trends for cities to accommodate missing middle housing have seen further reductions in rear yard setback requirements.

The City could consider a reduction in the minimum rear yard setback requirement to easily facilitate standard production plans onto lots within subdivisions in Visalia. The City has often been challenged to find solutions for homebuilders that cannot fit one or more of their production plans on lots, typically located on shallower cul-de-sac or knuckle lots, or when a homebuilder acquires a previously approved subdivision. Being that the City has often processed Variance entitlements to overcome plot plans not able to meet setbacks, a reduction in the minimum rear yard setback requirement would reduce staff's workload in processing Variance applications.

Furthermore, if there is concern regarding the interface of new residences with reduced rear yard setbacks that back onto the rear yards of established residences, the City could further consider applying a reduced rear yard setback only to lots that do not back onto existing residences. New subdivisions could utilize a reduced rear yard setback requirement, except for those lots on the perimeter of the subdivision adjacent to existing developments or major roadways (i.e., arterial and collector streets).

4. Remove the Conditional Use Permit requirement for Multi-Family Residential development less than two acres in site area.

The City of Visalia's R-M zones allow multi-family dwellings as a use permitted by-right, currently up to 80 units per site. While sites may be developed with multi-family dwellings as such, the City's development standards for the R-M zones state that the division of any R-M zoned property less than two acres shall be approved as a part of a conditional use permit.

This standard may be considered as a constraint towards the development of multi-family residential opportunities by imposing a discretionary process on a use that would otherwise be a permitted by-right use. Furthermore, the standard implies that the development of such uses may be limited to only larger sites. This constraint is identified in the City's 6th Cycle Housing Element, and Program 5.8 in the Housing Element commits the City to amend its Zoning Ordinance to overcome this constraint.

Staff therefore recommends that the ordinance be revised and reduce the two acre requirement. Changes would be made to Section 17.16.050 as follows.

17.16.050 Site area and configuration.

A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit. The minimum site area shall be 6,000 square feet. One-family dwellings may be allowed with a site area less than 6,000 square feet subject to the granting of a conditional use permit.

5. Remove the Multi-Family Residential Zone's development standard for a minimum 10-foot side yard that provides access to more than one dwelling unit.

Visalia's setback requirement for side yards in the multi-family residential zone is 5 feet, per Zoning Ordinance Section 17.16.080. The following excerpt (Subsection B) of this regulation requires a larger side yard (minimum 10 feet) in circumstances as follows:

B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.

This subsection is intended to apply when a side yard contains a pedestrian walkway that leads to and provides direct access to two or more dwelling units located within the site.

The Planning Division has found that this subsection tends to be overlooked when staff reviews designs of multi-family residential developments. While the subsection is intended to provide a wider, and thus more appealing entry within the site, it can conversely be seen as unused space that serves no purpose for requiring a greater setback. The setback can further be seen as creating an unnecessary hardship towards smaller sized parcels (e.g. under one-half acre).

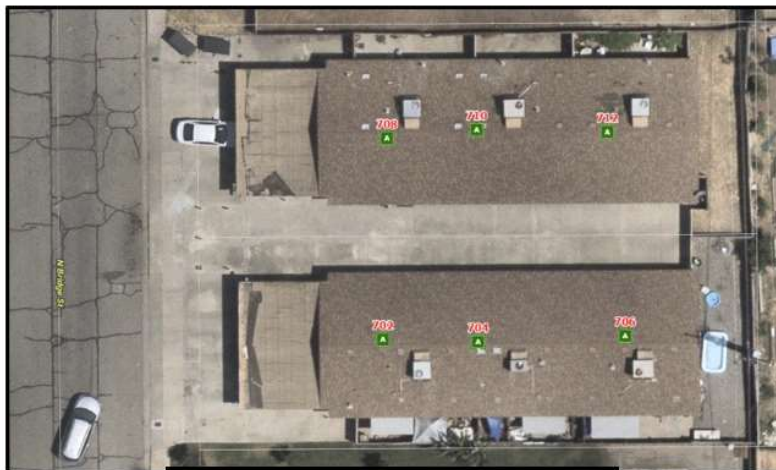


Fig. 2: Example of R-M zoned property with 5-foot side yard

As seen in the adjoining illustration labeled as Figure 2, the multi-family units' pedestrian walkway that provides access to multiple units towards the rear would be required to be built at a minimum 10-

foot setback from property line, rather than the 5-foot setback that is currently depicted.

Changes would be made to Section 17.16.080 as follows.

17.16.080 Side yards.

A. The minimum side yard for a permitted or conditional use shall be five feet subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

~~B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.~~

6. Consider reduced parking space requirements for residential uses meeting certain criteria.

In 2022, the California legislature signed into law Assembly Bill 2097 which prohibits jurisdictions from mandating parking for land use projects that are located within one-half mile of a major stop. In this context, major transit stops are defined as any major transit stop located at the intersection of two or more bus routes with a frequency of service of 15 minutes or less. In Visalia, Transit Route 1 is the City's only transit route which meets the criteria

In compliance with state law, the City has refrained from imposing parking minimums within a half mile distance of Route 1, despite that Visalia's Zoning Ordinance currently has not been updated to align with the parking exemptions under AB 2097.

Staff recommends in favor of adding language within the City's Parking Facilities Chapter of the Ordinance to address that properties meeting criteria under AB 2097 shall be exempt from parking requirements.

If the Council recommends in favor of extending allowing missing middle housing types on large sized R-1 zoned lots, as described in Section C above, then parking requirements for housing on these lots could be reconsidered to require 1.5 parking spaces per unit rather than 2 spaces per unit, which matches the City's requirement for multi-family residential uses.

7. In Mixed Use Zones (D-MU and C-MU), remove Conditional Use Permit requirement when adding units to a site with established housing units.

The Zoning Ordinance currently allows new or expansion of residential uses as a conditionally allowed use in all of the City's commercial, office, and industrial ones, including the Downtown Mixed Use (D-MU) and Commercial Mixed Use (C-MU) zones. In 2022, in response to a Housing Element program to find creative ways to allow residential uses as permitted by-right in these zones, a Zoning Text Amendment was approved to allow residential units as a "mixed use" in an existing building containing one or more commercial or office uses.

In the past 10 years, City staff has processed two Conditional Use Permits which have added a new residential unit to a property in the D-MU zone with existing legally established units. The locations of these CUPs were at 117 E. Main Street and 405 N. West Street. The requests were approved by Planning Commission without concern or protest. In response to these recent

requests, and in response to the General Plan and Zoning Ordinance that encourage a mix of commercial, service, office, and residential land uses, Staff recommends expanding the ability for sites with pre-established residential uses to add to the number of dwelling units on the site as a use permitted by-right, rather than with a CUP. The basis for removing the discretionary component is that there would be no new land uses being introduced to these sites with pre-established residential uses, and thus surrounding land uses are already conditioned to having existing residential uses. Staff would further recommend that residences be allowed by-right subject to maintaining the General Plan's density range requirements.

Changes would be made to Section 17.16.080 as follows.

Section 17.25.030 Commercial, Office, and Industrial Zone Use Table

D. [Table 17.25.030, Commercial, Mixed Use, Office, and Industrial Zones Use Matrix]

	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	identified Chapter or Section)
R28	Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	C	C	C	C	C	C	C	C	C	
<u>R29</u>	<u>Residential Units, New or Expansion, on a site with one or more legally established dwelling units, maintaining General Plan density standards</u>				<u>P</u>	<u>P</u>						

Housing Element Program 3.17 Planning for Large Sites

The State has established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres. It is possible and has been demonstrated by Visalia that parcels over 10 acres can be developed with lower-income households; however, affordable housing developers may face greater challenges on such sites such as being unable to finance the scale of a larger project. In Visalia's current Regional Housing Needs Assessment (RHNA) Sites Inventory, there are six sites over 10 acres in size that have either Low or Moderate Income Level unit requirements.

In response to "large sites" over 10 acres, Housing Element Implementation Program 3.17 commits the City to take measures to facilitate and remove constraints toward parceling these sites to appropriate sizes (0.5 and 10 acres).

The objectives to be achieved by this program, as stated in the program, are as follows:

By 2025, adopt incentives to encourage the development of large RHNA sites (over 10 acres) potentially including, but not limited to,

- *expedited approval of lot splits or creation of new parcels;*
- *waiving of the public hearing requirement related to parcel maps;*
- *waiving of the public hearing requirement related to approval of large multifamily uses (provided the project is affordable by deed-restriction),*
- *additional density bonus, lot coverage, or allowable height;*
- *and fee waivers, reductions, or deferral.*

Staff Recommendation:

Staff recommends that from the above list of objectives to assist with the development of large sites, a Text Amendment (to Visalia Municipal Code Title 16 Subdivisions) be initiated to waive the public hearing requirement (i.e. allow ministerial processing) for parcel maps that propose to divide large (i.e. minimum 10 acre) sites into smaller parcels (minimum 0.5 acres). Parcel maps may have ministerial approvals if they contain an R-M-2 or R-M-3 zoning designation, or if they have RHNA site inventory unit requirement for Lower or Moderate Income Level. This type of request would be similar to the SB 9 urban lot split process that the State has enacted ministerial approvals for, and which the City of Visalia has developed a track record for approving.

Staff would further recommend that the City Council provide guidance on any further incentives to encourage the development of large sites.

Zoning Text Amendment for Program 5.8:

For informational purposes, staff is providing a heads up of an upcoming ZTA associated with Program 5.8 to adopt state requirements. No direction is being sought on these updates since they are mandated in order to comply with State law.

Visalia's Housing Element Program 5.8 directs the City to process Municipal Code Updates for a variety of regulations in order to come into compliance with state law. Therefore, staff will also be processing a separate Zoning Text Amendment before the end of 2025 (as required by the Housing Element) to complete the municipal code updates.

For the purpose of providing advance notice and disclosure to the Council and Commission, the list of Municipal Code Updates as defined in Program 5.8 is included as Attachment "C".

Next Steps:

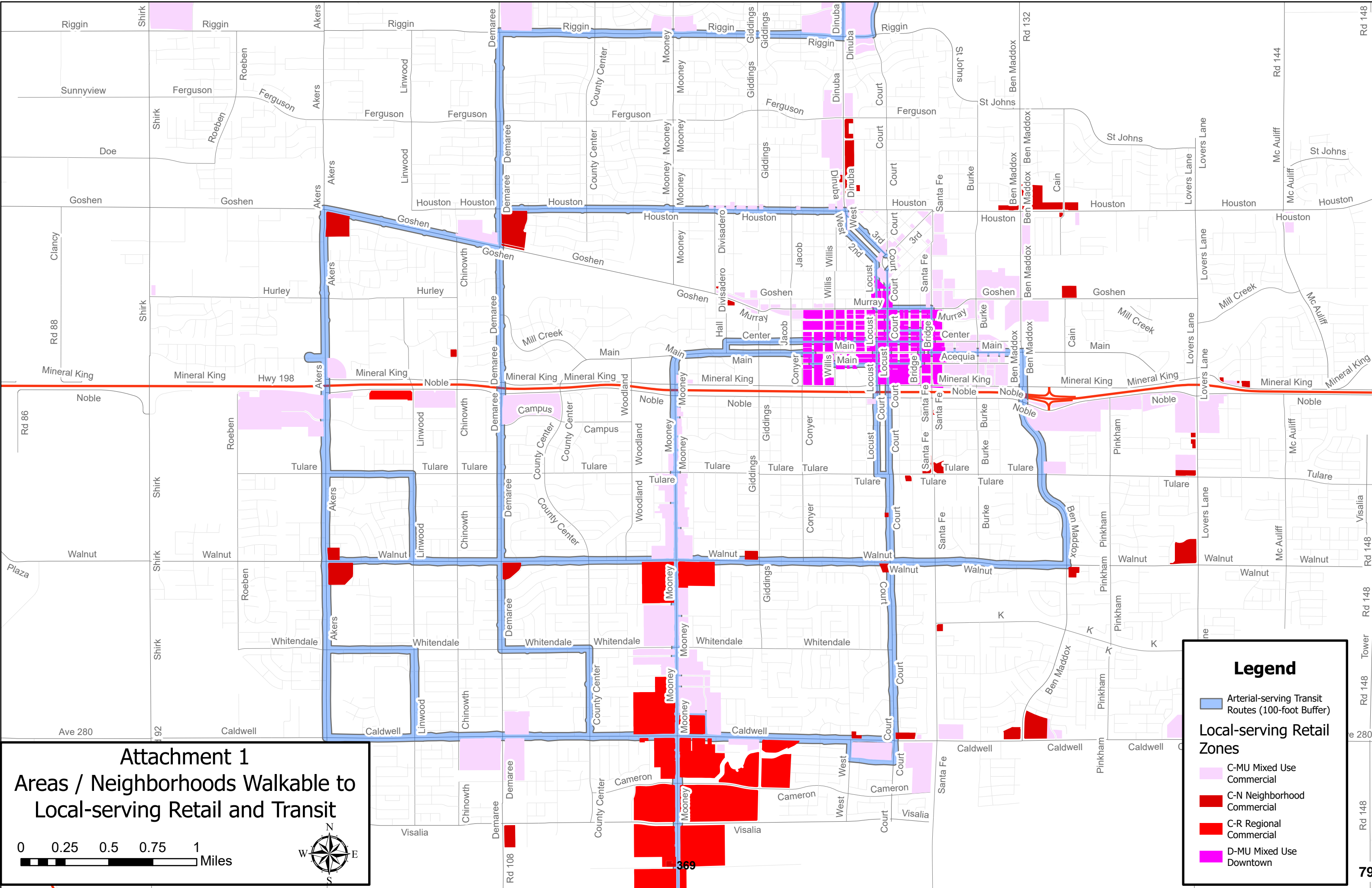
Recommendations provided will be used as a basis for a Zoning Ordinance Text Amendment to adopt revised residential development standards to encourage the development of housing types affordable to the local workforce, in fulfillment of Housing Element Implementation Program 2.7, and to adopt revised parcel map requirements for large sites, in fulfillment of Housing Element Implementation Program 3.17. The Zoning Ordinance Text Amendment will be formally noticed and heard as a public hearing item before the Planning Commission and City Council.

Recommended Motion (and Alternative Motions if expected):

I recommend to provide direction to staff in preparation of an upcoming Zoning Text Amendment to implement Housing Element Programs 2.7 and 3.17.

Attachments:

1. City map illustrating areas and neighborhoods that are more walkable and within close proximity to locally serving retail and transportation options
2. City map illustrating undeveloped or underdeveloped lots that have a zoning designation of R-1-5 and have larger lot sizes (>20,000 square feet)
3. Housing Element Implementation Program 5.8



Attachment 1 Areas / Neighborhoods Walkable to Local-serving Retail and Transit

0 0.25 0.5 0.75 1 Miles



Legend

Arterial-serving Transit Routes (100-foot Buffer)

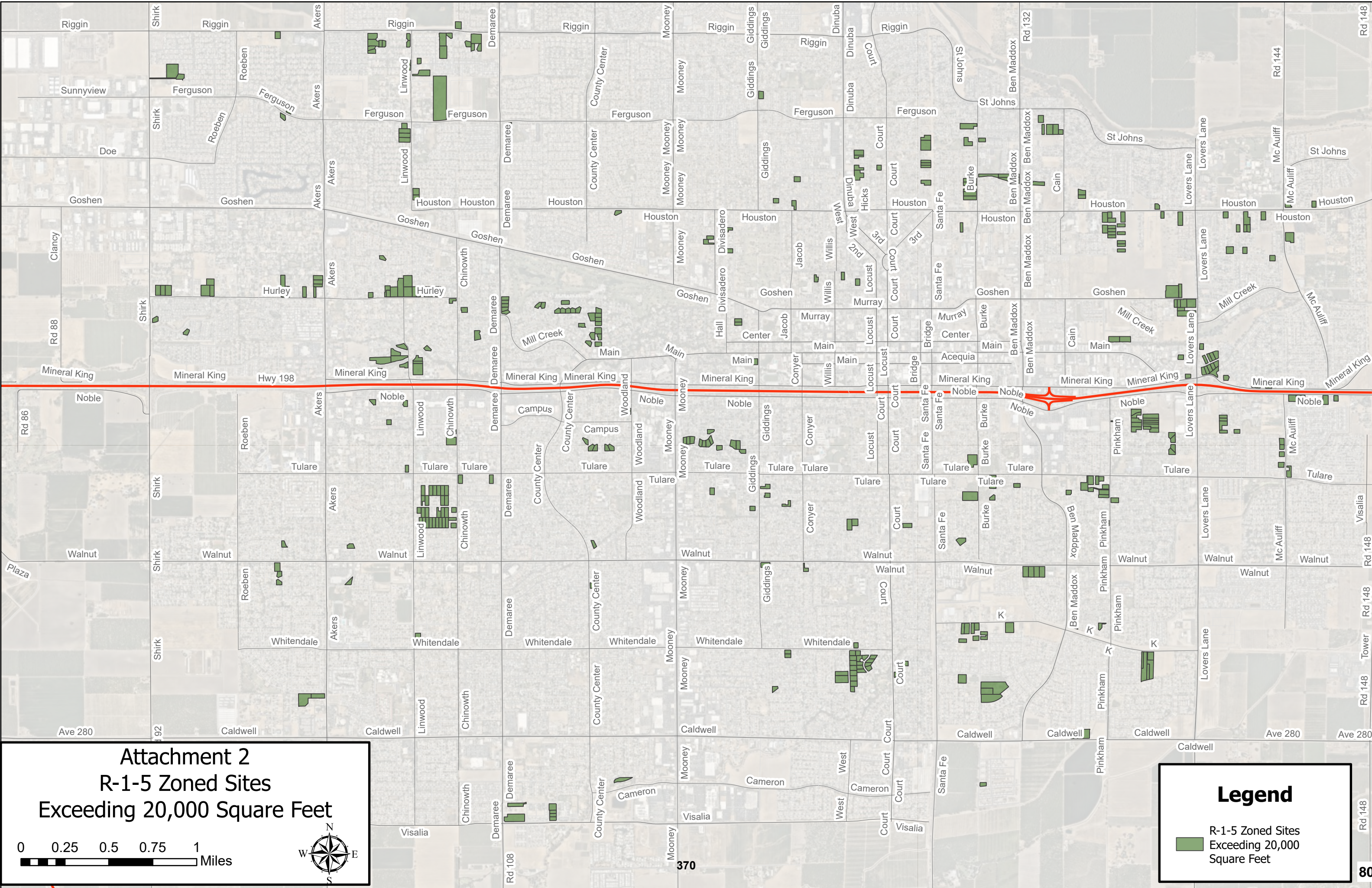
Local-serving Retail Zones

C-MU Mixed Use Commercial

C-N Neighborhood Commercial

C-R Regional Commercial

D-MU Mixed Use Downtown



Attachment 2

R-1-5 Zoned Sites

Exceeding 20,000 Square Feet

00.250.50.751

Miles

N

W

E

S

Legend

R-1-5 Zoned Sites
Exceeding 20,000
Square Feet

Attachment 3:
HE Program 5.8 Municipal Code Updates

HE Program 5.8 Municipal Code Updates	
Implementation Program Actions	Code Section
To remove constraints to a variety of housing types and ensure compliance with State law, the City shall amend the municipal code to:	
1. Allow Transitional and supportive housing by-right in the O-C zone.	17.25.030
2. Regarding emergency shelters, reduce development standards related to proximity to other emergency shelters, schools, and low barrier navigation centers to 300 feet, remove additional setback and perimeter wall requirements, and require only parking sufficient to meet the needs of facility employees but not more than what is required of residential or commercial uses in the same zone.	17.32.130
3. Allow accessory dwelling units (ADUs) by-right in all zones allowing residential uses, in compliance with State law.	Completed
The City will defer to State ADU and Junior ADU law until a compliant ADU Ordinance is adopted.	
4. Allow for at least two dwelling units per lot in all R-1 zones (R-1-20, R-1-12.5, and R-1-5) consistent with SB 9.	Completed
5. Provide streamlined ministerial review and a preliminary application process in compliance with SB 330 and SB 35.	N/A
6. Permit large residential care facilities with objectivity and certainty in all residential zones, subject only to the same requirements of residential uses of similar form in the same zones.	New Sections 17.32.145, 17.32.147
7. Adopt reduced parking standards for affordable multifamily developments and multifamily projects with small units (single-room occupancy, studio, and 1-bedroom units) of no more than one parking stall per unit.	17.34.020
8. Permit low barrier navigations centers by right (without conditional use or other discretionary permit) in nonresidential zones permitting residential uses.	17.25.030
9. Reduce lot size requirements in the R-M, C, C-MU, and D-MU zones (no more than one acre in the C-MU zone and no more than 20,000 square feet in the C and D-MU zones) to remove constraints to multifamily housing development and promote affordability.	17.16.050; 17.18.060; 17.18.070; 17.19.060
10. Provide a ministerial process for approving reasonable accommodation requests, including objective findings for approval, limited to decision-making criteria regarding fundamental alteration of zoning and land use and financial and administrative burden. (New Program, consultant)	New Section 17.02 Article 4
Implementation Program Actions	
Within two years of adoption of the Housing Element	



Visalia City Council

Visalia City Council
707 W. Acequia
Visalia, CA 93291

Staff Report

File #: 25-0363

Agenda Date: 8/19/2025

Agenda #: 2.

Agenda Item Wording:

Updates to City regulations and zoning districts that allow emergency shelters, in fulfillment of General Plan Housing Element Implementation Program 5.2 and Assembly Bill 2339.

Prepared by:

Brandon Smith, Principal Planner, (559) 713-4636, brandon.smith@visalia.city
Paul Bernal, Planning and Community Preservation Director, (559) 713-4025, paul.bernal@visalia.city

Department Recommendation: Staff recommends that the City Council and Planning Commission consider the information provided in the staff report and provide comments and guidance as directed. Recommendations provided by the City Council will be used as a basis for a Zoning Ordinance Text Amendment to confirm one or more new zone districts where emergency shelters are permitted “by-right”.

Summary:

Assembly Bill (AB) 2339, passed in 2022 (see Attachment 1 for full text), places new requirements on the regulation of emergency shelters and requires cities to identify one or more zones allowing residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use permit (CUP) or other discretionary permit and that are suitable for residential uses.

The identified zoning designation(s) shall include “sufficient sites” meeting the requirements of having sufficient site capacity, which is assessed based upon the City’s count of persons experiencing homelessness from the most recent point-in-time count.

The bill also limits the types of standards that shelters shall be subject to, such as maximum number of beds, length of stay, parking, and provisions of security and onsite management.

When defining a zoning designation where emergency shelters are allowed by-right, a City shall identify a zone that contains:

- vacant sites zoned for residential use, or
- a zone that contains vacant sites zoned for nonresidential use that allow residential development. This latter option can only be selected if it can demonstrate that the designation is located near amenities and services, which may include:
 - health care,
 - transportation,
 - retail,
 - employment, and

- social services.

Before the passage of AB 2339, the City identified the Light Industrial (I-L) zone as the one zone that allows emergency shelters as a permitted use; however, it is not located near all the amenities and services listed above. Because Visalia's code does not comply with this new legislation, one or more new zones must be identified.

Assembly Bill 2339 is tied to the state's housing element legislation; in fact, the new code section (Government Code 65583(a)(4)) is tucked in with the list of required contents of a housing element. Therefore, when Visalia adopted its 6th cycle Housing Element in 2023, an implementation program (Program 5.2) was included to update the Zoning Ordinance to comply with this code section by the end of 2025.

For background purposes, emergency shelters and low barrier navigation centers are defined as follows:

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

"Low barrier navigation center" shall have the same meaning as that term is defined in California Government Code Section 65660, specifically a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following.

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Prior Zoning Text Update by City Council for Emergency Shelters and LBNC:

In 2021, in response to the prior 5th cycle Housing Element update, City staff processed a Zoning Text Amendment to consider additional zoning districts or locations for the permitted 'by-right' or conditionally allowed use of *emergency shelters* and *low barrier navigation centers* and develop performance standards for these uses.

The City Council and Planning Commission held a work session to discuss these matters and to provide direction on potential updates to the Zoning Ordinance. The Zoning Text Amendment, adopted April 18, 2022, resulted in the adoption of new performance standards for both uses; however, no new zones were selected other than retaining the I-L zone as the required zone where emergency shelters would be permitted by-right, though the Service Commercial and Commercial Mixed Use zones were added as zones where emergency shelters are subject to the CUP process.

Since the new law under AB 2339 limits the types of standards that emergency shelters (which by definition includes navigation centers) shall be subject to, certain standards from the 2022 Zoning Text Amendment must be revised or removed.

Current Allowed Locations of Emergency Shelters and Navigation Centers:

The current allowed locations for both uses are as follows:

	<u>Permitted</u>	<u>Conditionally Allowed</u>
<i>Emergency Shelters</i>	- Light Industrial 	- Service Commercial - Commercial Mixed Use - Quasi-Public
<i>Low Barrier</i>	- Downtown Mixed Use	- All other Commercial,
<i>Navigation Centers</i>	- Commercial Mixed Use 	- Office, and Industrial Zones - Quasi-Public

Zoning and Capacity Analysis of Emergency Shelters:

a) Sufficient Sites Capacity. Government Code Sections 65583(a)(4)(I) and (a)(4)(J)(7) state that the zoning designation where emergency shelters are allowed as a permitted use shall have sufficient sites, assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period.

Visalia had a point-in-time count of **434 persons** in 2023 (reference: Kings Tulare Homeless Alliance 2023 P.I.T. count report, page 47. Accessed at <https://www.kthomelessalliance.org/pit>).

State law further states that the number of persons that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person. This would translate to a site or combined sites having a minimum area of **86,800 square feet (434 * 200), or 1.99 acres**. For reference, Visalia Navigation Center (3525 N. Court Street) accommodates 100 persons within a 19,883 square foot building on a 2.91-acre site.

As shown in the table below, most of Visalia's non-residential zones have more than ample vacant land (i.e. 40 or more acres). The Downtown Mixed Use (D-MU) zone only has 3 acres of undeveloped land, which is one acre above the minimum area. The Office Conversion (O-C zone) has no vacant land.

	<u>C-N</u>	<u>C-R</u>	<u>C-S</u>	<u>C-MU</u>	<u>D-MU</u>	<u>O-PA</u>	<u>O-C</u>	<u>BRP</u>	<u>I-L</u>	<u>I</u>	<u>QP</u>
# Acres Vacant Land	40	114	97	237	3	42	0	87	88	1370	90
Scores	0-none	1-low	2-med	3-high							

Source: City Council Item Transmittal: Update on Remaining Acreage in Tier 1. 4/6/202
GIS layer "Parcels_Dev_Undev_2020" (for QP zone)

b) Zoning Analysis. Government Code Sections 65583(a)(4)(H) states that the zone designation(s) where emergency shelters are allowed by-right shall contain vacant sites zoned for residential use, or vacant sites zoned for nonresidential use that allow residential development that can demonstrate that the designation is located near certain types of amenities and services. The following is a brief analysis of Visalia's zones for residential and nonresidential use for exploring which zones could

comply with state law.

Visalia's **three residential zones, R-1-5, R-M-2, and R-M-3**, all have more than ample vacant land and are therefore eligible for being zones where emergency shelters may be allowed by-right. While the residential zones are viable in the city and meet state law requirement, the sites' proximity to existing residents have the potential to impact the most people and could lead to impacts upon established neighborhoods if an emergency shelter is not properly managed.

Regarding Visalia's non-residential zones, staff has analyzed the availability of amenities and services in each zone. It should be noted that state law says the zoning designation "may include" these five types of amenities and services, or that "the local government will provide free transportation to services or offer services onsite". The table below illustrates the suitability of each amenity / service in each zone, scored on a level of 0 to 3, and provides a grand total, with 15 being the highest possible score for a zone. Attachment 2 contains references and listings of providers that were the basis of the rankings.

	<u>C-N</u>	<u>C-R</u>	<u>C-S</u>	<u>C-MU</u>	<u>D-MU</u>	<u>O-PA</u>	<u>O-C</u>	<u>BRP</u>	<u>I-L</u>	<u>I</u>	<u>QP</u>
Health Care	0	1	0	2	3	3	0	0	0	0	2
Transportation	2	2	1	2	3	2	2	1	1	1	2
Retail	2	3	0	3	2	0	0	0	0	0	0
Employment	1	3	2	2	3	2	0	1	1	3	1
Social Services	0	0	0	3	2	2	0	0	0	1	1
TOTAL	5	9	3	12	13	9	2	2	2	5	6

Scores: 0=none 1=low 2=med 3=high

As illustrated above, the **Commercial Mixed Use (C-MU)** and **Downtown Mixed Use (D-MU)** zones rank among the highest and are the only zones which contain all types of amenities and services. As previously noted, the D-MU zone only scarcely meets the vacant land requirement. The **Regional Commercial (C-R)** and **Office Professional / Administrative (O-PA)** zones rank the next highest. While these zones respectively do not offer social services or retail, the City could make the case that these zones include a strong presence of all but one of the listed amenities and services, and that all have transportation which can be used to access the balance of the services.

The following zones would not be suitable for the reasons described:

- Neighborhood Commercial: Does not contain or is within proximity of any health care or social services, and is in proximity to only a limited number of businesses/employment centers, including Walmart and Save Mart.
- Service Commercial: Does not contain or is within proximity of any health care, retail, or social services, and has no transit service east of Ben Maddox Way.
- Office Conversion: Has no available vacant land; does not contain or is within proximity of any health care, retail, employment, or social services.
- Business Research Park: Does not contain or is within proximity of any health care, retail, or

social services.

- Light Industrial & Industrial: Does not contain or is within proximity of any health care, retail, or social services, and has limited transit services within the industrial park.
- Quasi-Public: Does not contain or is within proximity of any retail, and has limited access to employment and social services.

Recommend Changes to Performance Standards:

Housing Element Implementation Program 5.2 list out the specific revision which need to be made to the City's regulations pertaining to Emergency Shelters in order to become compliant with Government Code section 65583(a)(4), as amended by AB 2339. These are listed below together with the specific changes that will be made to the Municipal Code in a forthcoming Zoning Text Amendment. Changes to City of Visalia Municipal Code, as specified by underline & italics for additions and ~~strikeout~~ for deletions.

- *Amend the Zoning Code to allow emergency shelters by-right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual PIT count; provide capacity analysis compliant with State law. (Compliance with GC §65583(a)(4)(C) and §65583(a)(7))*

See the **Zoning and Capacity Analysis**.

- *Amend the Zoning Code to expand the definition of emergency shelter to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. (Compliance with GC §65583(a)(4)(C))*

Changes are recommended to Chapter 17.04 Definitions as follows:

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. For purposes of this definition, "emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

- *Amend parking standards to require only the number of spaces sufficient for all staff working in the facility and no more than what is required of residential and commercial uses in the same zone. (Compliance with GC §65583(a)(4)(B)(ii))*

Changes are recommended to Section 17.32.130(D)(2) as follows. The code would be changed to require one (1) vehicle parking space per employee. Bicycle parking provisions would remain unchanged.

D. Standards for permitted by-right uses. The standards in this subsection must apply to any emergency shelter that is a use permitted by-right. These standards shall be used as guidelines for any emergency shelter that is a use conditionally allowed in other zones, wherein a deviation from any such standard may be requested and considered as part of an application for conditional use permit.

1. Beds. The maximum number of beds for an emergency shelter as a use permitted by-right is one hundred (100).

2. Parking. One (1) vehicle parking space shall be provided ~~per ten (10) beds and one (1) parking space shall be provided per employee.~~ Up to five (5) visitor spaces shall be provided for service providers based on the actual need as determined by the city. The City Planner has the authority to require an extra one (1) vehicle parking space ~~per ten (10) beds for emergency shelters established in response to a natural or man-made disaster.~~ A covered and secured area for bicycle parking shall be provided for use by staff and clients; commensurate with demonstrated need, but no less than a minimum of eight (8) bike parking spaces.

- *Amend the Zoning Code to reduce the minimum proximity to other emergency shelters, schools, or low barrier navigation centers to 300 feet. (Compliance with GC §65583(a)(4)(B)(v))*

Changes are recommended to Section 17.32.130(C)(1) and (C)(2) as follows. This results in the distance being reduced from the current regulation of a 1,000-foot separation. The site development standard regarding distances from a front property line of any existing dwelling unit has also been removed.

C. Site development standards. The following standards are applicable to any permitted by right or conditionally allowed emergency shelter.

1. An emergency shelter may not be located closer than ~~one thousand (1,000)~~ three hundred (300) feet to a school (a school is herein defined as an existing or planned public or parochial elementary school, middle school, high school, or licensed day care facility) or another emergency shelter or low barrier navigation center.

2. ~~An emergency shelter may not be located closer than twenty-five (25) feet to the front property line of any existing dwelling unit.~~

- *Amend the Zoning Code to remove the requirement that shelters incorporate a seven-foot perimeter wall on any sides abutting residential uses. (Compliance with GC §65583(a)(4)(B), since this requirement is not on the list of allowable objective standards that local governments can impose.)*

Changes are recommended to Section 17.32.130(C)(3) as follows. The entire section will be removed.

3. ~~An emergency shelter shall incorporate a seven (7) foot height perimeter wall constructed of concrete block, brick or stucco if the shelter is adjacent to any dwelling units. The perimeter wall is only required on sides abutting residential uses.~~

Required Update to Navigation Centers:

In 2019, Assembly Bill (AB) 101 became law in California and specifically mandated low barrier navigation centers (LBNCs; generally speaking, a service-oriented shelter) to be permitted-by-right in mixed use zones and in non-residential zones permitting multi-family housing. Thus, under state law, two mixed zone districts in Visalia permit LBNCs by-right: Downtown Mixed Use and Commercial Mixed Use.

Staff interpreted in the 2021 ZTA that since the City allows multi-family residential uses in any non-residential zone with a CUP, LBNCs by extension would be conditionally permitted in these zones

(i.e. all Commercial, Office, and Industrial zones). However, upon review of the current Housing Element, it was determined that LBNCs must be allowed “by-right” in these zones as well. Therefore, the current Housing Element includes Implementation Program No. 5.8 to amend all nonresidential zones to allow LBNCs by-right.

An alternative path toward compliance with State law with regard to LBNCs would be to amend the Zoning Ordinance’s Zone Use Table to change one or more non-residential zones from allowing multi-family residential uses with a CUP to not allowed. This type of approach may have some impact on City practice since in the last 20+ years there have been a few requests (e.g. once every two years) for multi-family residential uses in non-residential zones. Zone districts that have the recipient of CUPs for multi-family uses have been the Downtown Mixed Use zone, Commercial Mixed Use zone, Regional Commercial zone, Neighborhood Commercial zone, and Office Professional/Administrative zone. By comparison, there has historically only been one request to allow a LBNC in the City (i.e. Visalia Navigation Center, which located in the Commercial Mixed Use where by State law must be a permitted use. It should be further noted that three non-commercial zones - Downtown Mixed Use, Commercial Mixed Use, and Regional Commercial - contain sites on the Housing Element “RHNA” site inventory.

Next Steps:

Recommendations and direction provided to staff will be used as a basis for a Zoning Ordinance Text Amendment to revise the zone district(s) where emergency shelters and low barrier navigation centers will be permitted by-right and/or conditionally allowed will be formally noticed and heard as a public hearing item before the Planning Commission and City Council.

Recommended Motion (and Alternative Motions if expected):

I recommend that staff proceed with initiating a Zone Text Amendment that would allow emergency shelters to be permitted by-right in the (per Council Direction) zone.

Attachments:

1. Full text of Assembly Bill 2339
2. Reference sheet containing listings of providers and sources of information

Attachment 1:
Sections of AB 2339 Pertaining to Emergency Shelters

Assembly Bill No. 2339

CHAPTER 654

An act to amend Sections 65583 and 65863 of the Government Code, relating to land use.

[Approved by Governor September 28, 2022. Filed with Secretary of State September 28, 2022.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2339, Bloom. Housing element: emergency shelters: regional housing need.

(1) The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes a housing element. Existing law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of a community. Existing law also requires that the housing element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels.

This bill would revise the requirements of the housing element, as described above, in connection with zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The bill would delete language regarding emergency shelter standards structured in relation to residential and commercial developments and instead require that emergency shelters only be subject to specified written, objective standards. The bill would specify that emergency shelters for purposes of these provisions include other interim intervention, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care.

The bill would require that identified zoning designations where emergency shelters are allowed to include sites that meet at least one of certain prescribed standards. In this regard, the bill would require those sites to be either (1) vacant and zoned for residential use; (2) vacant and zoned for nonresidential use if the local government can demonstrate how the sites are located near amenities and services that serve people experiencing homelessness; or (3) nonvacant if the site is suitable for use as a shelter in the current planning period, as specified. The bill would also authorize a local government to accommodate its need for emergency shelters on sites owned by the local government if it demonstrates that the sites will be made available for emergency shelter during the planning period, they are suitable for residential use, and the sites are located near amenities, as specified. The bill would require the identified zoning designations to include sufficient sites to accommodate the need for shelters, as specified. The bill would also require that the number of people experiencing homelessness that can be accommodated on each identified site under these provisions be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, except as specified.

Attachment 1:
Sections of AB 2339 Pertaining to Emergency Shelters

(2) The Planning and Zoning Law requires a city, county, or city and county to ensure that its housing element inventory, as described, or its housing element program to make sites available, as described, can accommodate its share of the regional housing need at all times throughout the planning period.

This bill would require each city, county, or city and county to ensure that its housing element inventory or its housing element program can accommodate its remaining unmet share of the regional housing need and any remaining unaccommodated portion of the regional housing need, as defined, from the prior planning period, at all times throughout the planning period.

Existing law also prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

The bill would instead prohibit a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need, as defined, from the prior planning period, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

(3) By imposing various new duties on local governments with regard to the administration of housing elements, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Digest Key

Vote: MAJORITY Appropriation: NO Fiscal Committee: YES Local Program: YES

Bill Text

The people of the State of California do enact as follows:

Attachment 1:
Sections of AB 2339 Pertaining to Emergency Shelters

SECTION 1.

Section 65583 of the Government Code is amended to read:

65583.

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(4) (A) The identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses. The identified zoning designations shall include sufficient sites meeting the requirements of subparagraph (H) with sufficient capacity, as described in subparagraph (I), to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zoning designation or designations that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zoning designation or designations with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zoning designations where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards that apply to emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters.

(B) Emergency shelters shall only be subject to the following written, objective standards:

- (i) The maximum number of beds or persons permitted to be served nightly by the facility.
- (ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
- (iii) The size and location of exterior and interior onsite waiting and client intake areas.

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(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(C) For purposes of this paragraph, “emergency shelter” shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

(D) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(E) If a local government has adopted written, objective standards pursuant to subparagraph (B), the local government shall include an analysis of the standards in the analysis of constraints pursuant to paragraph (5).

(F) A local government that can demonstrate, to the satisfaction of the department, the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction’s need and the needs of the other jurisdictions that are a part of the agreement for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zoning designation where new emergency shelters are allowed with a conditional use permit.

(G) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zoning designations for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(H) The zoning designation or designations where emergency shelters are allowed, as described in subparagraph (A), shall include sites that meet at least one of the following standards:

(i) Vacant sites zoned for residential use.

(ii) Vacant sites zoned for nonresidential use that allow residential development, if the local government can demonstrate how the sites with this zoning designation that are being used to satisfy the requirements of paragraph (1) are located near

Attachment 1: Sections of AB 2339 Pertaining to Emergency Shelters

amenities and services that serve people experiencing homelessness, which may include,

- health care,
- transportation,
- retail,
- employment, and
- social services,
- or that the local government will provide free transportation to services or offer services onsite.

(iii) Nonvacant sites zoned for residential use or for nonresidential use that allow residential development that are suitable for use as a shelter in the current planning period, or which can be redeveloped for use as a shelter in the current planning period. A nonvacant site with an existing use shall be presumed to impede emergency shelter development absent an analysis based on substantial evidence that the use is likely to be discontinued during the planning period. The analysis shall consider current market demand for the current uses, market conditions, and incentives or standards to encourage shelter development.

(I) The zoning designation or designations shall have **sufficient sites** meeting the requirements of subparagraph (H) to accommodate the need for shelters identified pursuant to paragraph (7). The number of people experiencing homelessness that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, unless the locality can demonstrate that one or more shelters were developed on sites that have fewer square feet per person during the prior planning period or the locality provides similar evidence to the department demonstrating that the site can accommodate more people experiencing homelessness. Any standard applied pursuant to this subparagraph is intended only for calculating **site capacity** pursuant to this section, and shall not be constructed as establishing a development standard applicable to the siting, development, or approval of a shelter.

(J) Notwithstanding subparagraph (H), a local government may accommodate the need for emergency shelters identified pursuant to paragraph (7) on sites owned by the local government if it demonstrates with substantial evidence that

- the sites will be made available for emergency shelter during the planning period,
- they are suitable for residential use, and
- the sites are located near amenities and services that serve people experiencing homelessness, which may include
 - health care,
 - transportation,
 - retail,

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- employment, and
- social services, or
- that the local government will provide free transportation to services or offer services onsite.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on the **capacity** necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in **an adopted 10-year plan to end chronic homelessness** and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

Attachment 2:

Reference sheet containing listing of providers and sources of information

Health Care

Name	Address	Zone
Family HealthCare Network	400 East Oak Avenue	D-MU
Visalia Medical Clinic	5400 West Hillsdale Avenue	O-PA
Kaweah Health Hospital	400 West Mineral King Avenue	D-MU
United Health Center	4038 South Mooney Blvd	C-R
Visalia Health Care Center	2611 North Dinuba Boulevard	C-MU
Kaweah Health Urgent Care	3600 West Flagstaff Avenue	O-PA
Kaweah Health Prompt Care	1110 South Ben Maddox Way	C-MU
Kaweah Health Urgent Care	1633 South Court Street	O-PA
Kaweah Health South Acres Campus	820 South Akers Street	O-PA

Transportation

The City of Visalia transit map was utilized to determine the extent of each zone district covered by transit.

https://www.visalia.city/depts/general_services/transit/bus_map_and_schedule_information/default.asp

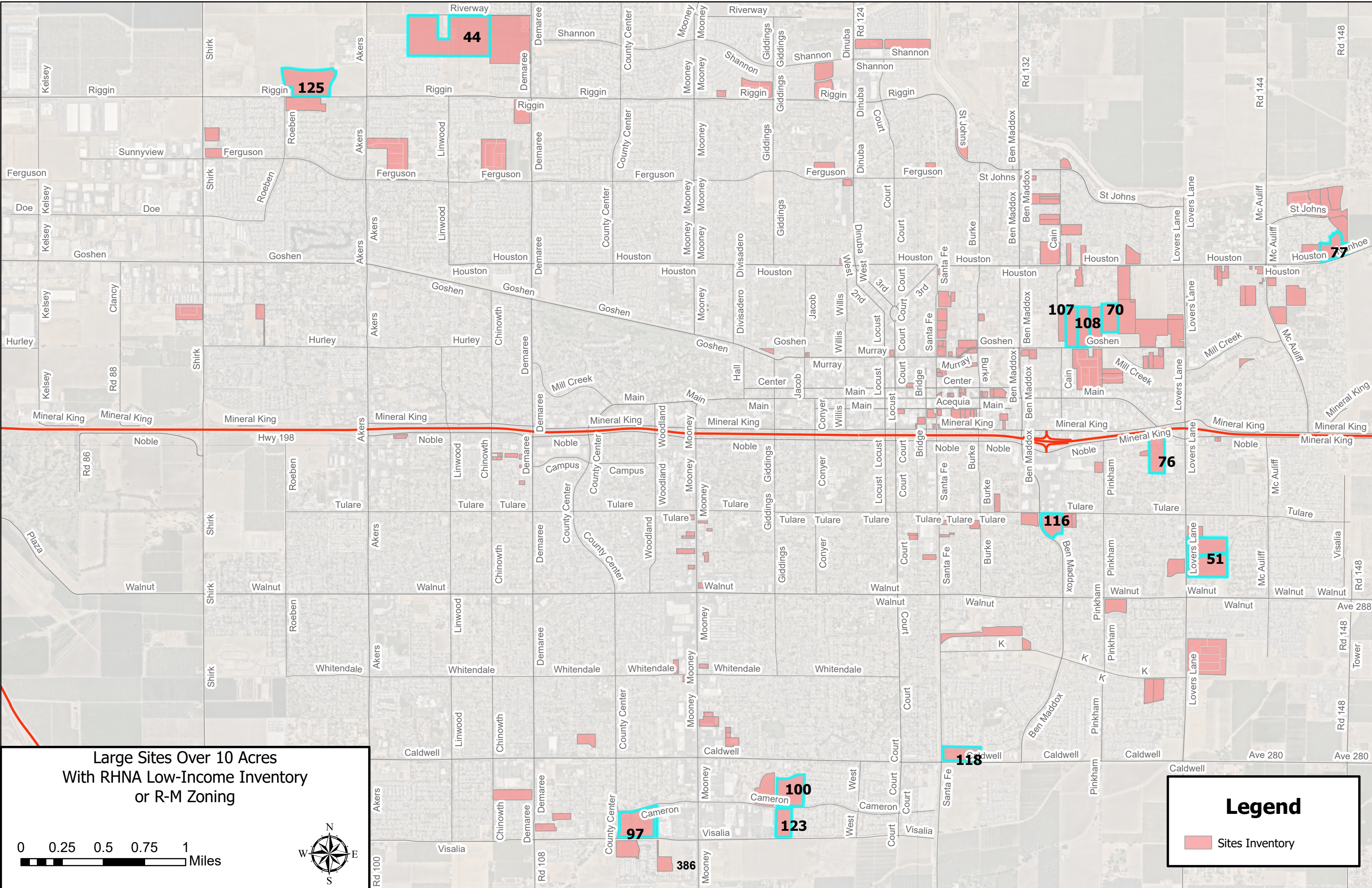
Retail

Refer to City of Visalia Zoning Map and Zone Use Table of the Zoning Ordinance

Top Employers	Number of Employees	Zone
Tulare County	5,105	D-MU, O-PA
Kaweah Delta Medical Center	4,550	D-MU, O-PA
Visalia Unified School District	2,913	R, QP, O-PA
Visalia Mall	1,200	C-R
VF Outdoor	1,012	I
Walmart	840	C-MU, C-R, C-N
Graphic Packaging	757	I
College of the Sequoias	705	QP
City of Visalia	646	D-MU, C-S
UPS	600	I


Social Services

Name	Address	Zone
TulareWORKs (CalWORKs)	1845 North Dinuba Boulevard	C-MU
Child Welfare Services	6330 South Mooney Blvd., Ste. 104	C-MU
Child Welfare Services	3346 West Mineral King Avenue	O-PA
Veterans Service Office	3348 West Mineral King Avenue	O-PA
Dept of Child Support Services	8040 West Doe Avenue	I
Social Security Administration	1901 East Noble Avenue	C-MU
Family Services of Tulare County	Various	D-MU
First 5 Tulare County	816 West Acequia Avenue	D-MU



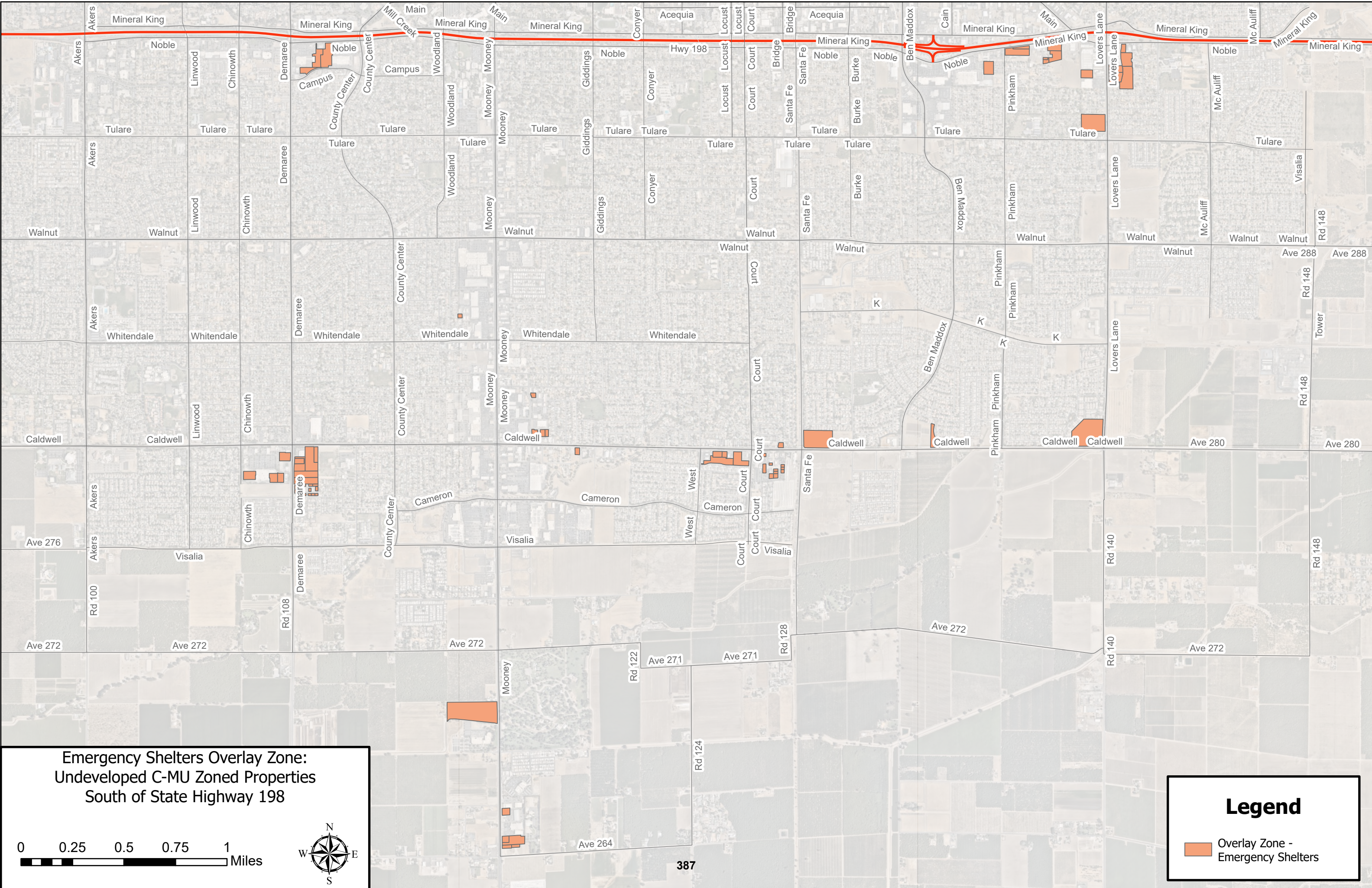
Large Sites Over 10 Acres
With RHNA Low-Income Inventory
or R-M Zoning

0 0.25 0.5 0.75 1 Miles

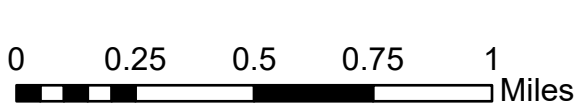


Legend


 Sites Inventory



Emergency Shelters Overlay Zone:
Undeveloped C-MU Zoned Properties
South of State Highway 198



Legend

 Overlay Zone -
Emergency Shelters

Attachment 1:
Sections of AB 2339 Pertaining to Emergency Shelters

Assembly Bill No. 2339

CHAPTER 654

An act to amend Sections 65583 and 65863 of the Government Code, relating to land use.

[Approved by Governor September 28, 2022. Filed with Secretary of State September 28, 2022.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2339, Bloom. Housing element: emergency shelters: regional housing need.

(1) The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes a housing element. Existing law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of a community. Existing law also requires that the housing element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels.

This bill would revise the requirements of the housing element, as described above, in connection with zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The bill would delete language regarding emergency shelter standards structured in relation to residential and commercial developments and instead require that emergency shelters only be subject to specified written, objective standards. The bill would specify that emergency shelters for purposes of these provisions include other interim intervention, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care.

The bill would require that identified zoning designations where emergency shelters are allowed to include sites that meet at least one of certain prescribed standards. In this regard, the bill would require those sites to be either (1) vacant and zoned for residential use; (2) vacant and zoned for nonresidential use if the local government can demonstrate how the sites are located near amenities and services that serve people experiencing homelessness; or (3) nonvacant if the site is suitable for use as a shelter in the current planning period, as specified. The bill would also authorize a local government to accommodate its need for emergency shelters on sites owned by the local government if it demonstrates that the sites will be made available for emergency shelter during the planning period, they are suitable for residential use, and the sites are located near amenities, as specified. The bill would require the identified zoning designations to include sufficient sites to accommodate the need for shelters, as specified. The bill would also require that the number of people experiencing homelessness that can be accommodated on each identified site under these provisions be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, except as specified.

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(2) The Planning and Zoning Law requires a city, county, or city and county to ensure that its housing element inventory, as described, or its housing element program to make sites available, as described, can accommodate its share of the regional housing need at all times throughout the planning period.

This bill would require each city, county, or city and county to ensure that its housing element inventory or its housing element program can accommodate its remaining unmet share of the regional housing need and any remaining unaccommodated portion of the regional housing need, as defined, from the prior planning period, at all times throughout the planning period.

Existing law also prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

The bill would instead prohibit a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need, as defined, from the prior planning period, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

(3) By imposing various new duties on local governments with regard to the administration of housing elements, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Digest Key

Vote: MAJORITY Appropriation: NO Fiscal Committee: YES Local Program: YES

Bill Text

The people of the State of California do enact as follows:

Attachment 1:
Sections of AB 2339 Pertaining to Emergency Shelters

SECTION 1.

Section 65583 of the Government Code is amended to read:

65583.

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(4) (A) The identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses. The identified zoning designations shall include sufficient sites meeting the requirements of subparagraph (H) with sufficient capacity, as described in subparagraph (I), to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zoning designation or designations that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zoning designation or designations with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zoning designations where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards that apply to emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters.

(B) Emergency shelters shall only be subject to the following written, objective standards:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

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(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(C) For purposes of this paragraph, “emergency shelter” shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

(D) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(E) If a local government has adopted written, objective standards pursuant to subparagraph (B), the local government shall include an analysis of the standards in the analysis of constraints pursuant to paragraph (5).

(F) A local government that can demonstrate, to the satisfaction of the department, the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction’s need and the needs of the other jurisdictions that are a part of the agreement for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zoning designation where new emergency shelters are allowed with a conditional use permit.

(G) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zoning designations for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(H) The zoning designation or designations where emergency shelters are allowed, as described in subparagraph (A), shall include sites that meet at least one of the following standards:

(i) Vacant sites zoned for residential use.

(ii) Vacant sites zoned for nonresidential use that allow residential development, if the local government can demonstrate how the sites with this zoning designation that are being used to satisfy the requirements of paragraph (1) are located near

Attachment 1: Sections of AB 2339 Pertaining to Emergency Shelters

amenities and services that serve people experiencing homelessness, which may include,

- health care,
- transportation,
- retail,
- employment, and
- social services,
- or that the local government will provide free transportation to services or offer services onsite.

(iii) Nonvacant sites zoned for residential use or for nonresidential use that allow residential development that are suitable for use as a shelter in the current planning period, or which can be redeveloped for use as a shelter in the current planning period. A nonvacant site with an existing use shall be presumed to impede emergency shelter development absent an analysis based on substantial evidence that the use is likely to be discontinued during the planning period. The analysis shall consider current market demand for the current uses, market conditions, and incentives or standards to encourage shelter development.

(I) The zoning designation or designations shall have **sufficient sites** meeting the requirements of subparagraph (H) to accommodate the need for shelters identified pursuant to paragraph (7). The number of people experiencing homelessness that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, unless the locality can demonstrate that one or more shelters were developed on sites that have fewer square feet per person during the prior planning period or the locality provides similar evidence to the department demonstrating that the site can accommodate more people experiencing homelessness. Any standard applied pursuant to this subparagraph is intended only for calculating **site capacity** pursuant to this section, and shall not be constructed as establishing a development standard applicable to the siting, development, or approval of a shelter.

(J) Notwithstanding subparagraph (H), a local government may accommodate the need for emergency shelters identified pursuant to paragraph (7) on sites owned by the local government if it demonstrates with substantial evidence that

- the sites will be made available for emergency shelter during the planning period,
- they are suitable for residential use, and
- the sites are located near amenities and services that serve people experiencing homelessness, which may include
 - health care,
 - transportation,
 - retail,

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- employment, and
- social services, or
- that the local government will provide free transportation to services or offer services onsite.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on the **capacity** necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in **an adopted 10-year plan to end chronic homelessness** and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.