



October 27, 2021

**Site Plan Review No. 21-180:**

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **September 29, 2021**. 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".

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE

September 29, 2021

SITE PLAN NO.

2021-180

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

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Parks and Recreation

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Fire Dept.

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**REVISE AND PROCEED** (see below)

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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.

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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

☐

Annexation

☒

PLANNING COMMISSION

☐

PARK/RECREATION

☒

CUP

☐

HISTORIC PRESERVATION

☐

OTHER – LAFCO - Annexation

☒

**ADDITIONAL COMMENTS:**

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

**BUILDING/DEVELOPMENT PLAN**  
**REQUIREMENTS**  
**ENGINEERING DIVISION**

☒ Adrian Rubalcaba 713-4271  
☐ 713-

ITEM NO: 10 DATE: SEPTEMBER 29, 2021

SITE PLAN NO.: 21-180  
PROJECT TITLE: MEDICAL CLINIC  
DESCRIPTION: 6526 SF MEDICAL CLINIC IN AN EXISTING 10,200 SINGLE STORY, MULTI-TENANT COMMERCIAL BUILDING (CR)  
APPLICANT: MATT NOHR  
PROP OWNER: AVE MOONEY LLC  
LOCATION: 3221 S MOONEY BLVD  
APN: 121-100-054

**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 **PROVIDE ACCESSIBILITY ONSITE**
- ☒ 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 ALL WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- ☒ CalTrans Encroachment Permit required. ☒ CalTrans comments required prior to issuing building permit.  
Contacts: David Deel (Planning) 488-4088;
- ☐ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- ☐ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- ☐ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☐ Prepared by registered civil engineer or project architect. ☐ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☐ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- ☐ Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- ☒ Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- ☐ Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- ☐ Traffic indexes per city standards:



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

**Additional Comments:**

- 1. Proposed medical use within existing retail commercial building will incur development impact fees. Refer to page 3 for applicable fees and summary.***
- 2. Provide upgrades to accessibility onsite per City standards.***
- 3. Comply with City parking lot standards. As shown, refresh and install striping/signage accordingly.***
- 4. Comply with City parking lot standards.***
- 5. Red painting of the curb on the south side of drive aisle, between Mooney right-of-way & first onsite drive way will be required.***
- 6. A building permit is required, standard plan check and inspection fees will apply.***

## SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-180**

Date: **9/29/2021**

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

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

(Fee Schedule Date: **8/21/2021**)

(Project type for fee rates: **MED OFFICE**)

☒ Existing uses may qualify for credits on Development Impact Fees. **RETAIL + INFILL**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	$\$16,772/1\text{KSF} - (\$15,391\text{CR}) = \$1,381$ $\text{REDUCE BY 25\% (INFILL)} = \$1,035.75$ $\$1,035.75/1\text{KSF} \times 6.5 = \$6,732$
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	$[\$103/1\text{KSF} - (\$26.40\text{CR})] \times 6.5 = \$498$ <b>TREATMENT PLANT FEE:</b> $[\$244/1\text{KSF} - (\$58\text{CR})] \times 6.5 = \$1,209$
<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.



**Adrian Rubalcaba**

# SITE PLAN REVIEW COMMENTS

**Cristobal Carrillo, Planning Division, 559-713-4443**

Date: September 29, 2021

SITE PLAN NO: 2021-180  
PROJECT TITLE: Medical Clinic  
DESCRIPTION: 6526 sf Medical Clinic in an Existing 10,200 sf Single Story, Multi-Tenant Commercial Building. (C-R)  
APPLICANT: Matt Nohr  
PROP. OWNER: Ave Mooney LLC  
LOCATION TITLE: 3221 S. Mooney Blvd.  
APN TITLE: 121-100-054  
GENERAL PLAN: Regional Commercial  
EXISTING ZONING: C-R (Regional Commercial)

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## **Planning Division Recommendation:**

- ☒ Revise and Proceed  
☐ Resubmit

## **Project Requirements**

- Conditional Use Permit
- Building Permit
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** September 29, 2021

1. A Conditional Use Permit shall be required.
2. Floor plans shall be provided.
3. Building elevations shall be provided.
4. A Landscape plan shall be provided.
5. An Operational Statement shall be provided.
6. Parking onsite is insufficient to support both the use and existing dental clinic onsite. The applicant shall either enter into a Shared Parking/Use Agreement with an adjacent site to provide additional parking, or shall demonstrate with the Conditional Use Permit submittal that previously approved Administrative Adjustments have reduced parking demand sufficiently to allow establishment of the clinic use.

## **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):**

8.36 Noise

17.18 Commercial Zones

17.32.080 Maintenance of landscaped areas.

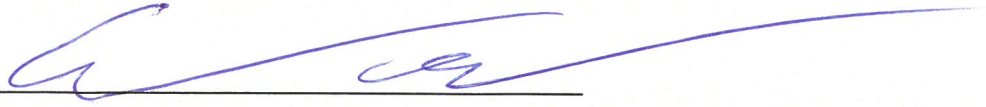
17.34 Off-street parking and loading facilities

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 \_\_\_\_\_



City of Visalia  
Building: Site Plan  
Review Comments

SPR 21180  
MEDICAL CLINIC  
3221 S MOONEY BLVD

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. *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. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- ☐ 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 ACCESSIBLE ROUTE TO THE TRASH ENCLOSURE. INDICATE IF THIS IS A LICENSE CLINIC TO OSHPD 3 STANDARDS.

VAL GARCIA 9/28/21  
Signature



**Site Plan Comments**

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

Date	September 30, 2021
Item #	10
Site Plan #	21180
APN:	121100054

- 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 2019 California Fire Code (CFC), 2019 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. 2019 CFC 505.1
- 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. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2019 CFC 506.1

Corbin Reed  
Fire Marshal



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

Date: 9/28/21  
Item: 10  
Site Plan: 21-180  
Name: NATE HENRY

### 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:  
Proper exterior lighting
- ☐ Traffic Concerns:  
\_\_\_\_\_
- ☒ Surveillance Issues:  
Interior/Exterior cameras / video surveillance
- ☒ Line of Sight Issues:  
Low shrubs / vegetation
- ☐ Other Concerns:  
\_\_\_\_\_

# **SITE PLAN REVIEW COMMENTS**

## **CITY OF VISALIA TRAFFIC SAFETY DIVISION**

**September 29, 2021**

**ITEM NO: 10**

SITE PLAN NO: SPR21180

PROJECT TITLE: Medical Clinic

DESCRIPTION: 6526 sf Medical Clinic in an Existing 10,200 sf Single Story, Multi-Tenant Commercial Building. (C-R)

APPLICANT: Matt Nohr

OWNER: AVE MOONEY LLC

APN: 121100054

LOCATION: 3221 S MOONEY BLVD UNI

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

- ☒ No Comments
- ☐ See Previous Site Plan Comments
- ☐ Install Street Light(s) per City Standards.
- ☐ Install Street Name Blades at            Locations.
- ☐ Install Stop Signs at            Locations.
- ☐ Construct parking per City Standards PK-1 through PK-4.
- ☐ Construct drive approach per City Standards.
- ☐ Traffic Impact Analysis required (CUP)
  - ☐ Provide more traffic information such as (see additional comments below). Depending on development size, characteristics, etc., a TIA may be required.
- ☐ Additional traffic information required (Non Discretionary)
  - ☐ Trip Generation - Provide documentation as to concurrence with General Plan.
  - ☐ Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
  - ☐ Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

**Additional Comments:**

*Leslie Blair*

**Leslie Blair**