



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 28, 2025

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

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

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

STAFF RECOMMENDATION

Annexation No. 2024-05

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

Tentative Subdivision Map No. 5602

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

RECOMMENDED MOTION

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

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

PROJECT DESCRIPTION

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

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



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

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

BACKGROUND INFORMATION

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

RELATED PROJECTS

None.

ADJACENT PROJECTS

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

PROJECT EVALUATION

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

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

Annexation No. 2024-05

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

General Plan Consistency

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

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

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

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

Street Connectivity and Improvements

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

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

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

Development Standards

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

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

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

Infrastructure Improvements (Storm Drainage & Sanitary Sewer)

Water Service

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

Storm Drainage

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

Sanitary Sewer

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

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

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

Landscape and Lighting District (LLD) and Block Walls

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

Oak Tree Preservation (VMC Chapter 12.24)

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

Agricultural Land Preservation Program Ordinance (VMC Chapter 18)

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

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

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

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

Housing Accountability Act (Government Code section 66589.5)

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

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

Subdivision Map Act Findings

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

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

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

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

Environmental Review

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

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

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

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

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

RECOMMENDED FINDINGS

Annexation No. 2024-05

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

Blankenship Tentative Subdivision Map No. 5602

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

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

RECOMMENDED CONDITIONS

Annexation No. 2024-05

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

Tentative Subdivision Map No. 5602

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

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

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

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

APPEAL INFORMATION

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

Attachments:

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

RELATED PLANS AND POLICIES

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

General Plan Land Use Policies:

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 17.12

SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

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

17.12.015 Applicability.

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

17.12.050 Site area.

The minimum site area shall be as follows:

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

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

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

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

17.12.060 One dwelling unit per site.

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

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

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

R-1-12.5 Thirty (30) feet

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

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

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

17.12.090 Side yards.

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

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

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

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

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

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

17.12.100 Rear yard.

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

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

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

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

17.12.110 Height of structures.

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

17.12.120 Off-street parking.

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

17.12.130 Fences, walls and hedges.

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

Chapter 12.24 OAK TREE PRESERVATION Article 1. Purpose and Definitions

12.24.010 Purpose.

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

B. The provisions of this chapter are enacted to:

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

12.24.020 Definitions.

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

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

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

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

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

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

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

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

Article 2. Destruction Prohibition - Removal Permit Requirements

12.24.025 Willful destruction of oak trees prohibited.

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

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

12.24.030 Oak tree removal permit required.

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

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

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

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

12.24.035 Removal standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12.24.037 Mitigation requirements.

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

12.24.040 Notice of action and appeals.

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

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

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

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

12.24.050 Emergencies.

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

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

Article 3. Pruning Standards and Requirements

12.24.060 Pruning notice required

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

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

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

1. The name, address and telephone number of the property owner.
2. The name, address and telephone number of the person(s) intending to prune the tree.
3. The date(s) of the pruning.
4. A description of the tree(s) to be pruned including the approximate size and location of the tree with sufficient specificity to enable the city manager to precisely locate and identify the subject tree(s).
5. If the work is to be performed in any public right-of-way, proof of insurance coverage for general liability, property damage, and workers' compensation in case of injury or damage to person or property.
6. Proof of the possession of a valid city business license.

D. A copy of the notice must be in the possession of the person pruning the oak tree at all times during the course of the work being performed.

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

12.24.070 I.S.A. pruning standards.

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

12.24.080 Copies of standards on file.

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

12.24.090 Enforcement.

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

12.24.100 Public assistance for property owners.

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

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

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

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

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

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

12.24.110 Oak maintenance fund.

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

Article 4. Development proposals; protection of oak trees

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

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

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

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

12.24.130 Building permits.

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

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

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

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

12.24.140 Willful destruction of oak trees.

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

12.24.150 City projects.

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

Article 5. Enforcement

12.24.155 Enforcement.

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

12.24.160 Nuisances.

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

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

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

12.24.170 Abatement.

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

12.24.180 Notice of hearing to abate.

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

NOTICE OF HEARING TO ABATE NUISANCE

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

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

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

12.24.190 Form of proper service of notice.

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

12.24.200 Hearing by city council.

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

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

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

12.24.210 Service on owner of resolution to abate.

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

12.24.220 Record of cost for abatement.

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

12.24.230 Hearing and proceedings.

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

12.24.240 Assignment of costs against property--Lien.

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

12.24.250 Authority.

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

12.24.260 Penalties.

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

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

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

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

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

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

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

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

12.24.270 Severability.

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

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

TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 25 EAST, M.D.B.&M IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

OCTOBER, 2024

OWNERS:

GERALD BLANKENSHIP JR. & JEAN KRISTY BLANKENSHIP
TRUSTEES OF THE BLANKENSHIP FAMILY TRUST UNDER TRUST AGREEMENT DATE FEBRUARY 8, 1996
&
GERALD B. BLANKENSHIP JR.

APPLICANT:

SAN JOAQUIN VALLEY HOMES
5607 AVE DE LAS ROBLES
Visalia, California 93291

ENGINEER:

AWEngineering
810 Acacia Ave.
Visalia, California 93291
(559) 713-6139
Awlliams@awe-inc.com

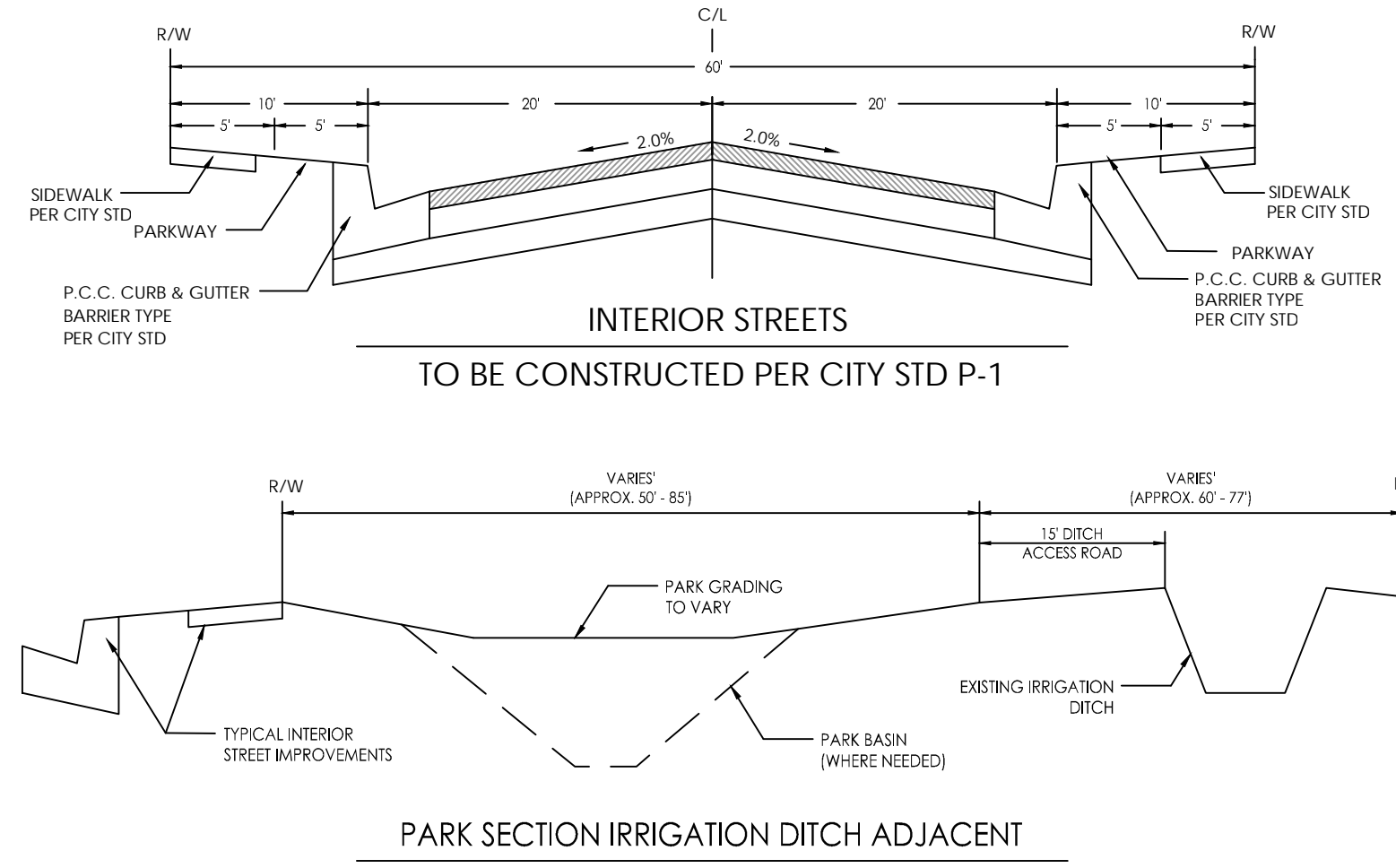
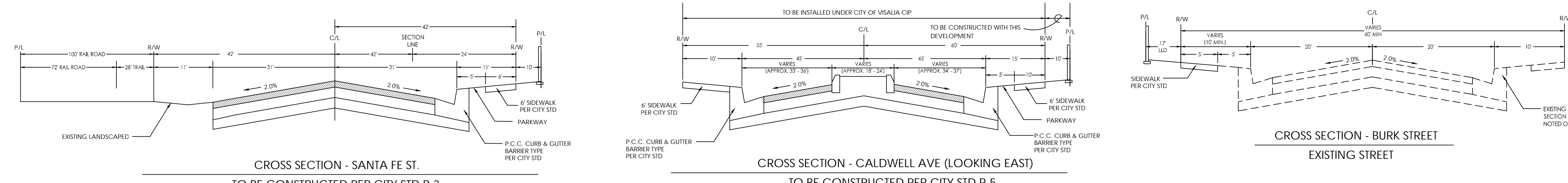
LOT COUNT

PHASE 1: 123
PHASE 2: 80
TOTAL LOT COUNT: 203

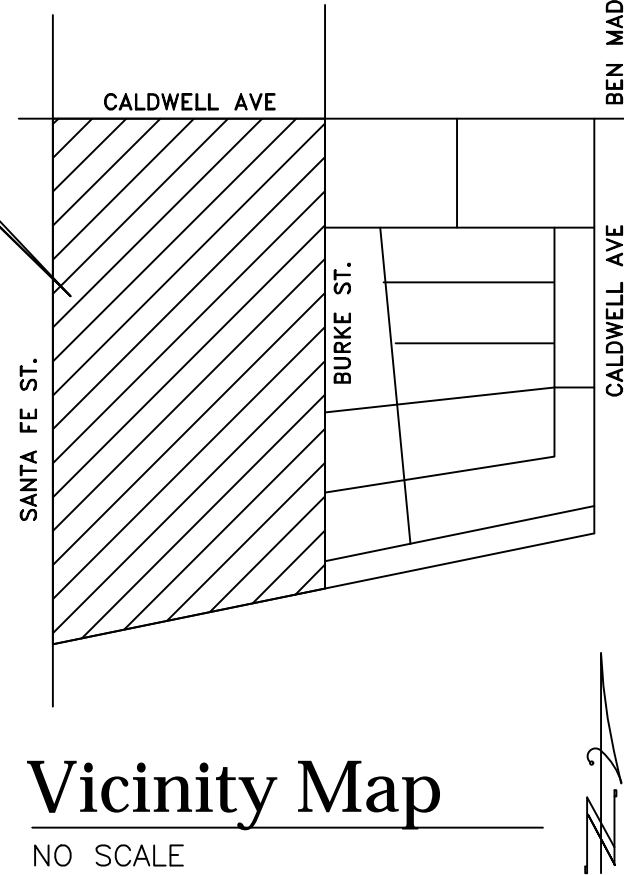
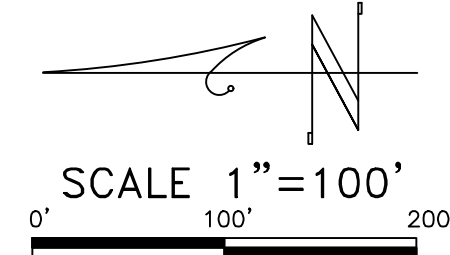
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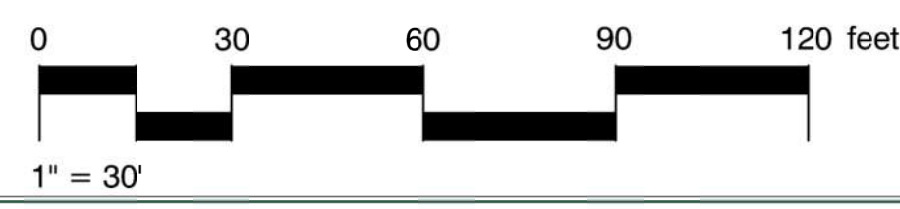
EXISTING PROPERTY USE: AG/RES
PROPOSED PROPERTY USE: RES.
A.P.N.: 123-400-001 & 005
ZONING (E.): AE-20
ZONING (N): R-1.5
WATER: CAL WATER
SEWAGE: CITY OF VISALIA
STORM DRAIN: CITY OF VISALIA
FLOOD ZONE: AE/X
TOTAL AREA: 62.53 AC.
7.04 AC. (COMMERCIAL, C-MU)
50.27 AC. (RESIDENTIAL, R-1.5)
3.59 AC. (PARK/BASIN AREA)
1.63 AC. (DITCH ACCESS ROAD)

ACCEPTED
ENGINEERING: AR
DATE: 4.11.25

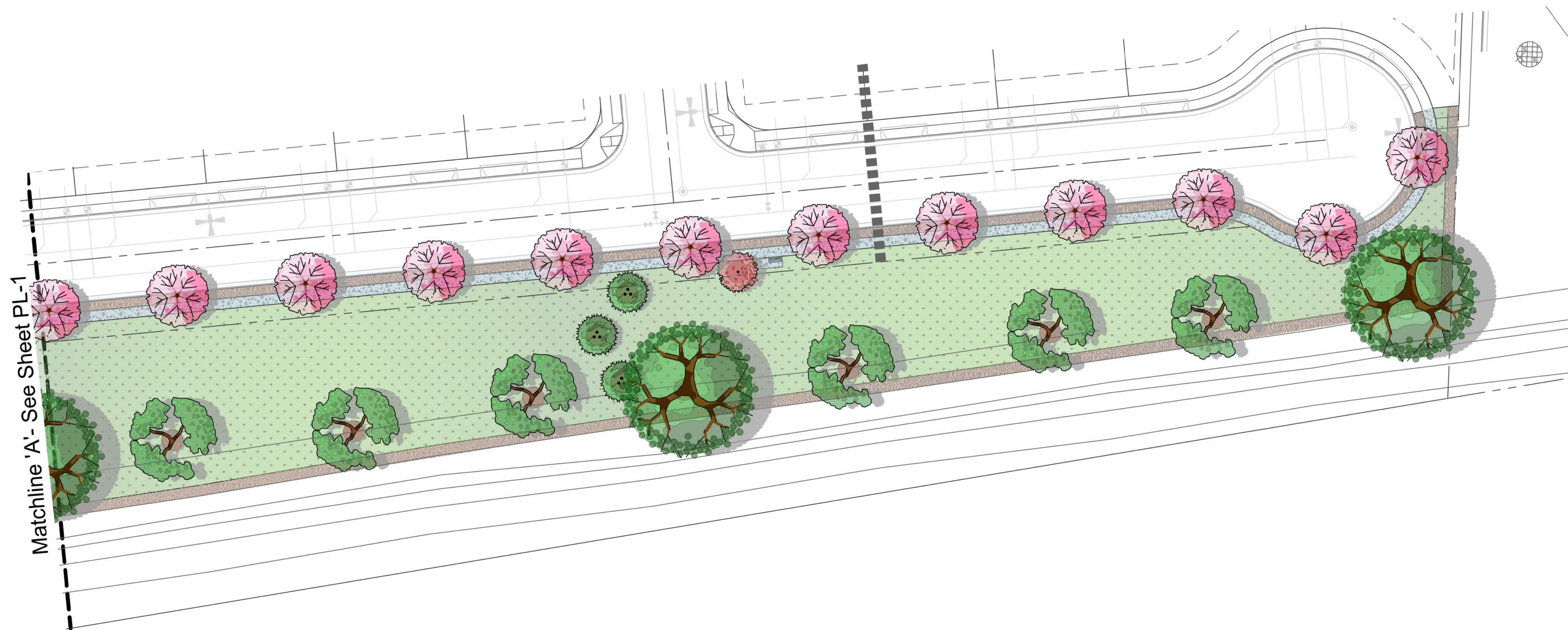


SUBJECT
PROPERTY

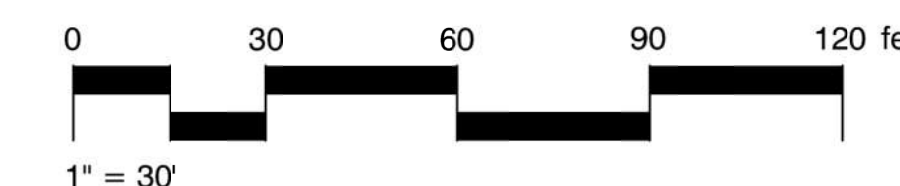




PRELIMINARY LANDSCAPE PLAN
BLANKENSHIP SUBDIVISION
VISALIA, CA



Matchline 'A'- See Sheet PL-1



PRELIMINARY LANDSCAPE PLAN

BLANKENSHIP SUBDIVISION

VISALIA, CA

Notes:
1 - Graphic quantities take precedence over written quantities
2 - All plants shall be of quality as prescribed in the details and specifications.
Any tree not meeting such requirements shall be removed from the site and replaced at no cost to the owner.
3 - Trees shall not be planted within:
a. 6'-0" of drive approaches
b. 6'-0" of sewer lines
c. 6'-0" of water lines
d. 10'-0" of fire hydrants
e. 20'-0" of light standards
4 - All quantities and amounts shown on the plans are best estimates for the benefit of the contractor. In field conditions may vary compared to what is shown on the plans. Therefore, it is the Contractor's responsibility to verify all lengths, square footages, and amounts prior to bidding the project.



Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache



Acer buergerianum Trident Maple



Quercus virginiana Southern Live Oak



Platanus racemosa 'Roberts' Roberts California Sycamore



Quercus lobata Valley Oak

Schematic Tree Legend

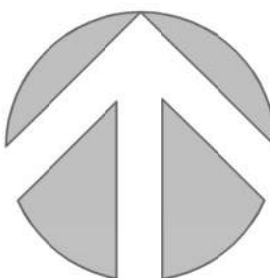
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	TYPE	USE	WUCOLS	STYLE	CA NATIVE	QTY	UNIT COST	TOTAL
TREES											
	AB	Acer buergerianum Trident Maple	15 gal	Deciduous	Accent Tree	Medium	Standard	No	4	\$65	\$260
	PK	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	15 gal	Deciduous	Street Tree	Low	Standard	No	22	\$105	\$2,310
	PM	Platanus racemosa 'Roberts' Roberts California Sycamore	15 gal	Deciduous	Specimen Tree	Medium	Standard	Yes	16	\$75	\$1,200
	QL	Quercus lobata Valley Oak	15 gal	Deciduous	Specimen Tree	Low	Standard	Yes	6	\$125	\$750
	QV	Quercus virginiana Southern Live Oak	36"box	Evergreen	Screen Tree	Low	Standard	No	9	\$65	\$585
TOTAL COST:											\$5,105

Schematic Material Legend

	SIDEWALK	6,892 sf	\$6/sq.ft.	\$41,352
	PLANTING AREA This includes the cost for plant material, planting soils, irrigation and installation.	18,308 sf	\$5/sq.ft.	\$91,540
	TURF This includes the cost of planting soils, irrigation and hydroseeding with the cost of installation.	92,381 sf	\$5/sq.ft.	\$461,905
	DETENTION BASIN	49,248 sf	\$2.16/sq.ft.	\$106,376
	BACKGROUND Includes demolition/removal, rough grading, wet and dry utilities.	170,205 sf	\$3.18/sq.ft.	\$541,252
TOTAL COST:				\$1,242,425

Schematic Plant Palette

<u>Shrubs and Groundcover</u>	
Achillea spp.	Yarrow
Agave spp.	Maguey
Aloe spp.	Aloe
Arctostaphylos spp.	Manzanita
Artemisia sp. + cvs.	Coastal Sage
Baccharis sp. + cvs.	Coyote Bush
Bouteloua gracilis + cvs.	Blue Gamma Grass
Calamagrostiss sp. + cvs.	Reed Grass
Callistemon 'Little John'	Dwarf Bottlebrush
Carex sp.	Sedge
Carpenteria californica	Bush Anemone
Ceanothus sp. + cvs.	Wild Lilac
Chondropetalum tectorum	Cape Rush
Cistus sp. + cvs.	Rockrose
Cotoneaster 'Coral Beauty'	Prostrate Cotoneaster
Correa x 'Ivory Bells'	Ivory Bells Australian Fuchsia
Dasyliroton spp.	Desert Spoon
Dianella sp. + cvs.	Blue Flax Lilly
Echium candicans	Pride of Madera
Eriogonum sp. + cvs.	Buckwheat
Hesperaloe parvifolia	Red Yucca
Heteromeles arbutifolia cvs.	Toyon
Juniperus sp. + cvs.	Juniper
Lantana x 'New Gold'	New Gold Lantana
Lavendula sp. + cvs	Lavender
Leuchophyllum sp. + cvs.	Texas Ranger
Leymus 'Canyon Prince'	Wild Rye
Mahonia repens	Creeping Mahonia
Muhlenbergia sp.	Muhly Grass
Nepeta x faassennii 'Walkers Low'	Catmint
Olea 'Lil Olie'	Dwarf Olive
Pennisetum sp. + cvs.	Feather Grass
Penstemon sp. + cvs.	Beard Tongue
Rhamnus californica cvs.	Coffeeberry
Rhamnus alaternus	Italian Buckthorn
Rhus integrifolia	Lemonadeberry
Rosemarinus sp. + cvs.	Rosemary
Salvia sp. + cvs.	Sage
Teucrium sp. + cvs.	Germander
Verbena lilacina 'De La Mina'	De La Mina Verbena
Westringia fruticosa + cvs.	Coast Rosemary
Yucca sp. + cvs.	Yucca
Zauschneria sp. + cvs.	California Fuchsia



NORTH

PRELIMINARY LANDSCAPE PLAN
BLANKENSHIP SUBDIVISION
VISALIA, CA



October 31, 2024

Site Plan Review No. 2024-177-1:

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

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

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

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

Respectfully,

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

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

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



Planning Division

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

MEETING DATE September 4, 2024
SITE PLAN NO. 2024-117-1
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

☐ Planning

☐ Engineering prior to resubmittal plans for Site Plan Review.

☐ Solid Waste

☐ Parks and Recreation

☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

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

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

☒ Your plans must be reviewed by:

☐ CITY COUNCIL

☐ REDEVELOPMENT

☒ PLANNING COMMISSION

☐ PARK/RECREATION

☒ TSM

☐ HISTORIC PRESERVATION

☐ OTHER:

☐ **ADDITIONAL COMMENTS:**

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

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: September 4, 2024

SITE PLAN NO: 2024-177-1
PROJECT: Blankenship
DESCRIPTION: THE PROJECT IS A 62 ACRE 200 LOT SUBDIVISION ON THE SE CORNER OF CALDWELL AVE AND SANTA FE ST. THE PROJECTS APN NUMBERS ARE 123-400-005 AND 123-400-001
APPLICANT: NIC PETERS
LOCATION TITLE: SOUTHEAST CORNER OF S. SANTA FE STREET AND E. CALDWELL AVENUE
APN TITLE: 123-400-001, 005
GENERAL PLAN: Residential Low Density, Commercial Mixed Use
ZONING: Tulare County Jurisdiction

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Annexation
- Tentative Subdivision Map
- Conditional Use Permit
- Traffic Impact Analysis
- Biological Study
- Cultural Resources Study
- Tribal Consultation under AB 52
- Agricultural Mitigation Program

PROJECT SPECIFIC INFORMATION: September 4, 2024

1. All previous comments still apply.
2. The applicant is requested to detail compliance with pocket park criteria of the Visalia General Plan, Open Space and Conservation Element.
3. Tulare Irrigation Canal is not identified as a water way, there is concern for the scale of open area abutting it. The applicant shall work with TID to identify the required development setback.
4. Double fronting lots will be required to provide an LLD lot along them.
5. The cul-de-sacs are required to have pedestrian access points.

PROJECT SPECIFIC INFORMATION: July 3, 2024

6. The project site is subject to both the Residential Low Density and Commercial Mixed Use land use designations (R-1-5 Single Family Residential, 5,000 sq. ft. minimum site area and C-MU Mixed Use Commercial).
7. The following shall be required:
 - a. Annexation of the project site into the Visalia City Limits;
 - b. Tentative Subdivision Map, including the following:
 - i. Phasing Plan;
 - ii. Site Plan showing the entire project site with street and lot dimensions;
 - iii. Operational Statement/Project Narrative;
 - iv. Building Elevations.
 - v. Landscape Plan. The rendering shall also indicate any amenities within the open space areas.
 - vi. Lot Exhibits for unconventional lots confirming that residences can be placed and meet required

setbacks (for example Lots 101, 109, 172).

c. Conditional Use Permit, for the development of residential lots within a commercial zone.

8. The project shall be subject to the Agricultural Mitigation Program.
9. Tribal consultation as required by AB 52 shall be conducted for the project. If requested by a tribe, a Cultural Resources Study and records searches through the California Historical Resources Information System and Native American Heritage Commission may be required.
10. A Biological Study shall be required.
11. A Traffic Impact Analysis shall be required.
12. Fencing/block wall details shall be provided on the site plan, including material, height, and location.
13. A sewer analysis shall be provided for the project site.
14. Correct the positioning of the north arrow on the site plan.
15. The site plan shall depict proposed improvements at the southern end of the project site.
16. The site plan shall depict how the road at the southeast corner of the project site will connect with the subdivision to the east.
17. The site plan shall identify the adjacent creek and show any proposed trails, improvements, and 25 foot riparian setbacks.
18. The site plan shall identify any outlots proposed.
19. Depict any amenities proposed in the parking/ponding basin. It is highly recommended that the park be centrally located within the subdivision, and approximately 2 to 5 acres in size.
20. A conceptual development plan shall be provided for the commercial portion of the project site.
21. The cul-de-sac between Lots 111 and 112 shall be removed, and replaced with an access to Burke Avenue.
22. The project shall accurately depict the area C-MU / Commercial Mixed Use area at the northwest corner of the project site. It appears smaller than what is designated.
23. It is recommended that a street connection be provided from the subdivision to the commercial area.

Note:

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

Sections of the Municipal Code to review:

Title 16 Subdivisions

17.12 Single-Family Residential Zone

17.34 Off-street parking and loading facilities

17.34.020(A)(1) Single-family dwelling

17.36 Fences Walls and Hedges

17.36.030 Single-family residential zones

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

Signature: 



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 4 DATE: SEPTEMBER 4, 2024

SITE PLAN NO.: 24-117~1
PROJECT TITLE: BLANKENSHIP
DESCRIPTION: THE PROJECT IS A 62 ACRE 200 LOT
SUBDIVISION.
APPLICANT: NIC PETERS
PROP. OWNER: BLANKENSHIP GERALD JR & JEAN KRISTY
(TRS)
LOCATION: SE CORNER OF CALDWELL AND SANTA FE
APN: 123-400-005, 123-400-001

SITE PLAN REVIEW COMMENTS

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

- : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **Install any City master planned storm drain infrastructure. See additional comments.**
- ☒ Show Valley Oak trees with drip lines and adjacent grade elevations. ☒ Protect Valley Oak trees during construction in accordance with City requirements. ☒ A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☐ A pre-construction conference is required.
 - ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - ☒ Relocate existing utility poles and/or facilities. **Required with all public street widening/construction**
 - ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **As necessary per required road improvements. .**
 - ☒ Provide "R" value tests: **1 each at each intersection and 300' intervals**
 - ☒ Traffic indexes per city standards: **Refer to Arterial and Local street City standards.**
 - ☒ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications. **Caldwell, Santa Fe, and local streets**
 - ☒ All lots shall have separate drive approaches constructed to City Standards. **REFER TO CITY STDS**
 - ☒ Install street striping as required by the City Engineer. **DETERMINED AT TIME OF CIVIL REVIEW**
 - ☒ Install sidewalk: **varies** ft. wide, with **5'** ft. wide parkway on **Ben Maddox, Caldwell, and local streets.**
 - ☒ Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
 - ☒ Abandon existing wells per City of Visalia Code. A building permit is required.
 - ☒ Remove existing irrigation lines & dispose off-site. ☒ Remove existing leach fields and septic tanks.
 - ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - ☒ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

☒ Comply with prior comments ☒ Resubmit with additional information ☒ Redesign required

Additional Comments:

1. **Subdivision to widen and install Santa Fe roadway to City's 84' Collector stds. Refer to City stds. Complete remaining frontage improvements along subdivision to the west. Project to adhere to current City std cross section and install 10' parkway, 5' sidewalk, and 10' landscape lot to block wall. Site plan to provide cross section of the street, including existing west layout with respect to ROW.>>>Still applies.**
2. **Provide cross sections of all roads.>>> Cross section of Santa Fe to be revised per Collector Stds. Caldwell cross section to show outlot, blockwall, 5' pkwy, and 10' dual path as shown on CIP project.**
3. **Comment to provide cross section of ditch channel.>>> still not addressed.**
4. **Storm water retention will be required with subdivision. Additional SD main installation in accordance with City master plan will be required in Santa Fe. Project to design infrastructure to temp basin to allow future abandonment and reroute to SD trunk line. The City's future basin is located on the West side of Santa Fe just south of Visalia Parkway. Further coordinate with City Engineer for conformance to SD master plan update.>>> Still applies. Temp basin location appears to be adequate.**
5. **Project to connect to existing SS main on Santa Fe.>>>Still applies.**

6. *Project subject to ongoing analysis and update of the City's Storm Drain and Sewer master plans. Additional improvements may apply.>>>Still applies. Coordinate with City staff accordingly.*
7. *Public improvements required to be installed by development include, but may not be limited to, curb & gutter, sidewalk, parkway landscaping, street lighting, pavement, road transitions, utility relocations, undergrounding, storm and sewer extensions, curb ramp returns, ditch culverts, block walls, signal modification, and medians.>>>Still applies.*
8. *Developer shall coordinate with CIP division for improvements along Caldwell Ave. The current CIP project will complete frontage improvements along Caldwell Ave. Contact project manager Eric Bons for coordination. CIP project is scheduled for bid this fall. >>>Still applies. City expects to award contract before end of year and estimates 12-15 month duration of construction.*
9. *Santa Fe is identified in the City's Transportation Impact Fee (TIF) program. Portions of roadway improvements (travel lanes and median) and costs to construct are applicable for reimbursement in the form of TIF credits towards future impact fees assessed with residential permits. Further coordination with City Engineer is required.>>>Still applies.*
10. *Development will incur impact fees due at time of final map and building permits.>>>Still applies.*
11. *Current design does not allow for connection of southern street with existing street at the east of subdivision. Redesign required, or provide turnaround at street terminal.*
12. *TSM to define out lots. >>> comment still not addressed.*
13. *TID dedication set back shall be 15' min, 18' requested. Show top of ditch on TSM and dedication setback along TSM boundary.>>>Still applies.*
14. *TSM to show how civils will layout City Std for infrastructure. Show curb alignment improvements.*
15. *TSM shall show Section Lines and dedication areas to meet city street section.*
16. *Project to provide master plans for storm, sewer, streetlight, landscaping etc., if phased.>>>Still applies.*
17. *Street intersections are required to be right angles or as close to 90 degrees as possible.>>>Still applies, see traffic comments.*
18. *Provide storm drain calcs for proposed basin at time of civil review.>>>Still applies.*
19. *City is currently reviewing the Culvert Crossing at Santa Fe, and will provide further details and instructions. Coordinating with City engineer will be required.>>>Design and widening of Santa Fe at culver crossing is required.*

Additional Comments (08/21/2024):

20. *In order for the Engineering Division to adequately define improvements that will be required with each phase of the proposed development, please detail if project will be phased and proposed improvement with each of the phases. Phasing plan may initiate additional comments.>>>Still applies*
21. *Site plan to clearly show lot sizes, dimensions, lettered outlots to be dedicated to the City, block wall locations, radius at curb returns, and any remainders.>>>Still applies*
22. *Install directional pedestrian ramps at street intersections.>>>Still applies*

- 23. Provide pedestrian path connection to Burk Ave. at the end of cul-de sacs.>>>Still applies
- 24. Comply with City Std for P-16 and P-17 for Cul-De-Sac and street bulb out connection.>>>Still applies
- 25. Project may be impacted by future Visalia Parkway road alignment. Further coordinate with City Engineer.>>>Still applies
- 26. Comply with City Oak Tree Ordinance for removal or construction around Valley Oak trees. Coordinate with Urban Forestry. >>>Still applies
- 27. Provide additional information of the commercial parcel. Will this parcel be created with TSM or left as a remainder?>>>Still applies
- 28. Be mindful of drive approach locations for commercial mixed use parcel. Refer to City Std. C-32 for Drive approach locations. >>>Still applies
- 29. Pocket park to be included in the LLD.>>>Still applies
- 30. Comply with FEMA requirements for parcels located in Flood Zone AE. >>>Still applies

Additional Comments (09/04/2024):

- 31. Parcel Map may be required to provide access restriction along Caldwell Ave.
- 32. Blue Border shall include entire existing parcel to waterway. Entire site shall be developed.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-117-I**
Date: **08/21/2024**

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

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

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

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

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$1,018/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$55/LF (SANTA FE)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	
<input checked="" type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total	
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,300/AC

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

City Reimbursement:

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



Sarah MacLennan

City of Visalia

Building: Site Plan
Review Comments

SPR 24177-1
BLANKENSHIP
123400001

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

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

Additional comments: _____

Signature

VAL CARCIA 9/4/24



Site Plan Comments

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

Date	September 4, 2024
Item #	4
Site Plan #	24177-1
APN:	123400001

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Traffic calming devices shall be prohibited unless approved by the fire code official. Visalia Fire Department current standards for approved traffic calming are speed tables that can be traversed at 25 miles per hour.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



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

Date: 09/04/24
Item: 4
Site Plan: SPR24177-1
Name: Robert Avalos

Site Plan Review Comments

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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 4, 2024

ITEM NO: 4 Added to Agenda MEETING TIME: 09:45
SITE PLAN NO: [SPR24177-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Blankenship
DESCRIPTION: This is a new proposed residential subdivision located at 841 E. Caldwell Ave Visalia CA.

The site location is outside of the City limits and as such it would not allow for an online application. City instructed applicant to use City's address and APN for submission purposes
APPLICANT: Steve Macias - Applicant
Steve Macias - Applicant
OWNER: BLANKENSHIP GERALD JR & JEAN KRISTY (TRS)
APN: 123400001

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

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

Leslie Blair

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

Additional Comments:

- Access for future commercial/mixed use will be right in/out only on Caldwell. Caldwell to have full median. Driveway access location on both Caldwell and Santa Fe to be located a minimum of 200-ft from the intersection.
- Most southerly East-West roadway. How does this align with intersection at Burke?
- Long roadways 900-ft or longer will induce speeding. Traffic calming measures required in design.
- Residential intersections required to have a minimum straight tangent 100-ft. for all legs.
- Provide AASHTO intersection sight triangles for intersections to ensure proper sight distance is achieved.
- 4-legged local road intersection will require traffic calming raised intersection.
- Decel lane evaluation required in traffic study. See COV Procedures for TIA for minimum threshold criteria.
- VMT analysis may be required unless screened out.

Leslie Blair

Leslie Blair



CALIFORNIA WATER SERVICE

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

Site Plan Review Comments From:

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

Date: 09/04/2024

Item #: 5

Site Plan #: 24-177-1

Project: Blankenship

Description: Subdivision

Applicant: Steve Macias

APN: 094-302-023

Address: SEC of Santa Fe and Caldwell

The following comments are applicable when checked:

- ☒ No New Comments
- ☐ Pulled from agenda

☒ Water Mains

Comments:

- ☐ - Water main fronting your project
- ☒ - No existing water main fronting this project – Water main will need to be installed on Caldwell from Santa Fe to 360' (+/-) east of Burke (any water main that is installed on Caldwell will need to be tied into that water main that currently stops west of the railroad tracks), on Santa Fe from Caldwell to the south property line of your project on Santa Fe, and on the interior portion of your subdivision.

☒ Water Services

Comments:

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

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

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

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

☒ Fire Hydrants

Comments:

- Fire hydrants will be installed per the Visalia Fire Departments requirements.
- If new fire hydrants are required for your project off an existing water main:





-Cal Water will utilize our own contractor (West Valley) for the installation.

-This work is to be paid for by the property owner/developer.

CALIFORNIA WATER SERVICE

☒ **Backflow Requirements**

Comments:

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

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

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

Additional Comments:

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



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

24177-1

September 4, 2024

<input type="checkbox"/>	No comments.
<input checked="" type="checkbox"/>	See comments below
<input type="checkbox"/>	Revisions required prior to submitting final plans. See comments below.
<input type="checkbox"/>	Resubmittal required. See comments below.
<input checked="" type="checkbox"/>	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
<input type="checkbox"/>	ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
<input type="checkbox"/>	Customer must provide combination or keys for access to locked gates/bins
<input type="checkbox"/>	Type of refuse service not indicated.
<input type="checkbox"/>	Location of bin enclosure not acceptable. See comments below.
<input type="checkbox"/>	Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
<input type="checkbox"/>	Inadequate number of bins to provide sufficient service. See comments below.
<input type="checkbox"/>	Drive approach too narrow for refuse trucks access. See comments below.
<input type="checkbox"/>	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
<input checked="" type="checkbox"/>	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
<input type="checkbox"/>	Bin enclosure gates are required
<input type="checkbox"/>	Hammerhead turnaround must be built per city standards.
<input type="checkbox"/>	Cul - de - sac must be built per city standards.
<input type="checkbox"/>	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
<input type="checkbox"/>	Area in front of refuse enclosure must be marked off indicating no parking
<input type="checkbox"/>	Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
<input checked="" type="checkbox"/>	Customer will be required to roll container out to curb for service.
<input type="checkbox"/>	Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
<input type="checkbox"/>	Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
<input type="checkbox"/>	City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
<input type="checkbox"/>	City standard (3-can) services to be assinged per address.
Comment	Jason Serpa, Solid Waste Manager, 559-713-4533 Edward Zuniga, Solid Waste Supervisor, 559-713-4338
	Nathan Garza, Solid Waste, 559-713-4532

Susan Currier

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

Hi Josh and Susan,

This email summarizes Caltrans response to the following site plans:

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

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

Thank you,

