Visalia City Council

Meeting Agenda - Final

Visalia City Council
707 W. Acequia
Visalia, CA 93291

Mayor Brett Taylor
Vice Mayor Liz Wynn
Council Member Steve Nelsen
Council Member Emmanuel Hernandez Soto
Council Member Brian Poochigian

Monday, March 16, 2026 **7:00 PM** **City Council Chambers**

ROLL CALL

CALL TO ORDER WORK SESSION - 4:00 PM (Unless otherwise noted)

PUBLIC COMMENTS

Citizens are now invited to comment on issues within the jurisdiction of the Visalia City Council and items listed on the Closed Session agenda. The Council asks that you keep your comments concise and positive. Creative criticism, presented with appropriate courtesy, is welcome. Each speaker will be allowed three minutes, and a timer will notify you when your time is expired. Please begin your comments by stating and spelling your name and providing your city of residence.

WORK SESSION AND ACTION ITEMS (as described)

1. **Capital Improvement Program** - Continue review of select fiscal year 2026/27 and 2027/28 Capital Improvement Program Budgets and future capital projects. Funds to be reviewed are Gas Tax, SB1, Measure R Local & Regional, Transportation Impact Fees, Landscape & Lighting, State Transportation and NE Capital Improvement. **25-0540**

2. **Measure N 10-year plan and proposed two-year budget** - Review the proposed 10-year plan (2027-2037) and approve the 2026/27 & 2027/28 proposed budget. **25-0718**

3. **Prohousing Designation Program discussion** - Receive an overview presentation on the California Department of Housing and Community Development Prohousing Designation Program, discuss the City of Visalia's potential standing in meeting the application requirements, and provide direction on the filing of an application. **25-0699**

4. **Cannabis Ordinance Discussion** - Receive and review draft Cannabis Ordinance, draft cannabis business application and selection process, and provide staff with direction on changes to these documents, and authorize an amendment to the existing HdL contract to assist staff in a fee nexus study to set all applicable fee amounts for the cannabis business program by appropriating $12,000 from the General Fund for this contract amendment. *This item is scheduled for the Work Session; if not completed, it may be continued during the Regular Session portion of this meeting*. **25-0675**

5. **New City Website Update** - First look at website and details on launch. *This item is scheduled for the Work Session; if not completed, it may be continued during the Regular Session portion of this meeting.* **25-0711**

ADJOURN TO CLOSED SESSION - 6:00 PM (Or, immediately following Work Session)

CALL TO ORDER REGULAR SESSION - 7:00 PM

PLEDGE OF ALLEGIANCE LED BY: California Cadet Corps, 427th Pioneer Battalion at Mt Whitney High School

INVOCATION LED BY: Jeremy Van Nieuwenhuyzen of Central Valley Christian Schools

PUBLIC COMMENTS

This is the time for general public comment on issues within the jurisdiction of the Visalia City Council. Each speaker tonight may speak for up to 3 minutes during this general comment period on a matter that is not on this agenda.

The public may also make one comment for up to 3 minutes prior to the consideration of the Consent Calendar, and immediately before any regular agenda item is heard. The Council asks that you keep you comments concise and positive. Creative criticism, presented with appropriate courtesy, is welcome.

Each speaker will be allowed three minutes and a timer will notify you when your time is expired. Please begin your comments by stating and spelling your name and providing your city of residence.

ITEMS OF INTEREST

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion.

This is the time for members of the public to provide public comment on an item on the Consent Calendar. Comments will not be taken individually by the public if an item is pulled by a Council Member. Each speaker is allowed up to 3 minutes, and a timer will notify you when your time is expired. Please begin your comments by stating and spelling you name and providing your city of residence.

1. **Authorization to read ordinances by title only.** 25-0692

2. **Amendment and extension to the operations and management agreement for Plaza Park Raceway** - Authorize the City Manager to execute an amendment and extension to the Operations and Management Agreement with One Four Promotions for Plaza Park Raceway. 25-0017

3. **Approve Developer Reimbursement Agreement and appropriate of funds** - Authorize the City Manager to execute the reimbursement agreement associated with Sycamore Heights Subdivision located at the northeast corner of Akers Street and Ferguson Avenue; and further authorize the additional appropriation of $297,931.92 from the Transportation Impact Fee Fund. 25-0671

4. **Record Final Parcel Map** - Request authorization to record the final parcel map for Tentative Parcel Map No. 2024-09, located along the north side of East Roosevelt Avenue, approximately 200 feet east of North Vista Street; authorize the intention and formation of Open Space District No. 26-01 (Resolution Nos. 2026-09 and 2026-10 required). 25-0672

5. **Housing Element annual progress report for calendar year 2025** - Adoption of a resolution accepting the Housing Element annual progress report for calendar year 2025 and finding that it satisfies the city's reporting requirements to the state. 25-0673

6. **Authorize purchase of replacement Solid Waste commercial delivery trucks** - Approve the purchase of two (2) solid waste commercial delivery trucks from Ray Gaskin Service in the amount not to exceed $226,770.14 and appropriate an additional $118,270.14 from the Solid Waste Enterprise Fund. 25-0690

7. **Appropriation of State Transit and Intercity Rail Capital Program (TIRCP) funding -** Authorize the appropriation of $1,246,000 from the Transit Capital Fund for funding allocated from the State Transit and Intercity Rail Capital Program for the project approval and environmental document phase of the Cross Valley Express project. 25-0708

8. **Water Conservation - Stage 2** - Consider reauthorization of Stage 2 of the Visalia Water Conservation Ordinance and adopt Resolution 2026-15. **25-0710**

9. **Grant Award** - Adoption of Resolution No. 2026-14 accepting a grant award in the amount of $2,000,000 from the Board of State and Community Corrections Board of the California Violence Intervention and Prevention authorize the City Manager to execute the grant agreement documents and appropriate a total of $2,000,000. **25-0714**

10. **Notice of completion -** Authorize the filing of a notice of completion for the traffic signal improvements at the intersection of St. Johns Parkway and Burke Street. **25-0684**

11. **Award contract for emergency culvert replacement** - Authorize the City Manager to award an emergency construction contract to Dawson-Mauldin, LLC for the Evans Ditch culvert replacement on Conyer Street project, in the amount of $435,070 and authorize the appropriation of $590,000 from the Gas Tax (111) fund. **25-0716**

12. **Authorization to purchase computers** - Authorize the City Manager to enter into a purchase agreement with Dell to purchase replacement computers utilizing the National Association of Procurement Officials (NASPO) ValuePoint competitively bid agreement in the amount of $719,000 and appropriate $185,300 from various funds. **25-0619**

REGULAR ITEMS AND PUBLIC HEARINGS (Items continued from the Work Session, if any)

Comments related to regular Items and Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item. The Mayor may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. **Appeal -** A Public Hearing to consider an appeal of the Planning Commission’s approval of Condition of Approval No. 3 of Resolution No. 2025-71, requiring the drive-thru hours of operation to cease at 10:00 P.M. every day of the week for Conditional Use Permit No. 2025-32, which was a request to construct a 4,130 square foot building with a drive-thru to operate from 6:00 A.M. to 2:00 A.M. seven days a week. The site is located at the southeast corner of West Caldwell Ave and South Stonebrook Street in the C-R (Regional Commercial) zone (APN: 122-390-002). **25-0696**

2. **Fire Department rates and fees** - Modification to Fire Department's inspection-related rates and fees schedule to adjust fees to a current rate and to simplify the fee structure to accommodate the City's new business license software. **25-0682**

CLOSED SESSION REPORT

ADJOURNMENT

UPCOMING CITY COUNCIL MEETINGS

1. Upcoming City Council Meetings **25-0693**

Monday, April 6, 2026 @ 7:00 p.m. at 707 W. Acequia

Thursday, April 20, 2026 @ 7:00 p.m. at 707 W. Acequia

Note: Meeting dates and times are subject to change, check posted agenda for correct details. In compliance with the American Disabilities Act, if you need special assistance to participate in meetings contact 713-4512.

Written materials relating to an item on this agenda submitted to the Council after distribution of the agenda are available for public inspection in the Office of the City Clerk, 220 N. Santa Fe Street, Visalia CA 93292, during normal business hours.

Visalia City Council

Staff Report

File #: 25-0540 **Agenda Date:** 3/16/2026 **Agenda #:** 1.

Agenda Item Wording:
Capital Improvement Program - Continue review of select fiscal year 2026/27 and 2027/28 Capital Improvement Program Budgets and future capital projects. Funds to be reviewed are Gas Tax, SB1, Measure R Local & Regional, Transportation Impact Fees, Landscape & Lighting, State Transportation and NE Capital Improvement.

Prepared by: Nichol Ritchie, Finance Manager Nichol.Ritchie@Visalia.gov, (559) 713-4379; Renee Nagel, Finance and Technology Director Renee.Nagel@Visalia.gov, (559) 713-4375.

Department Recommendation: It is recommended that the City Council receive this third Capital Improvement Program (CIP) presentation and provide directions as appropriate. Council is scheduled to take a motion on the CIP budget with the operating budget in June 2026. No formal action is required or requested at this time.

Summary:
The Capital Improvement Program (CIP) represents a comprehensive six-year planning document that outlines the City's proposed capital investments in infrastructure, facilities, and equipment. The first two fiscal years (FY 2026/27 and FY 2027/28) are proposed for adoption and appropriation, while the subsequent four years are included for long-range planning purposes to provide transparency regarding anticipated infrastructure needs, funding capacity, and future project timing.

Only the first two years of the CIP will be appropriated in the proposed two-year budget and therefore warrant the greatest level of review.

This CIP includes proposed capital projects that address regulatory requirements, street maintenance and rehabilitation, traffic signal improvements, corridor capacity enhancements, and development-related transportation infrastructure. These investments support the continued maintenance and improvement of the City's transportation network and help accommodate future growth while maintaining safe and efficient travel throughout the community.

Background Discussion:
Capital Review Process:

This item represents Council's initial opportunity to review a focused portion of the City's proposed Capital Improvement Plan for Fiscal Years 2026/27 and 2027/28. The CIP is being presented in a series of meetings from February through April 2026 to allow for a more detailed and manageable review of projects by funding category and infrastructure type.

The two fiscal years (2026/27 and 2027/28) are proposed for adoption and appropriation. Four additional years are shown for planning purposes only to assist the City Council in evaluating long-

term infrastructure needs, funding sustainability, and the potential impacts of future development and regulatory requirements. Amounts shown in the outer years are not appropriated within the two-year budget and are subject to change based on funding availability, grant awards, development activity, and updated master plans.

Staff have prepared a detailed PowerPoint presentation summarizing the proposed capital projects within the identified funds discussed below. CIP project managers will be available during the presentation to provide technical information, respond to Council questions, and clarify project scope, funding sources, and implementation timelines.

To assist Council in its review, staff recommends the following:

- Staff will present a summary of proposed project appropriations by fund.

- It is recommended that Council review the proposed capital projects included within the identified funds and provide direction to staff by either tentatively concurring with the proposed appropriations or requesting revisions, prioritization adjustments, or additional information on specific projects.

- No formal action is required this evening. At Council's direction, staff will incorporate any requested changes and return with updated information, if needed, at subsequent CIP review meetings.

- Upon completion of the review process, a finalized Capital Improvement Plan document will be prepared and included with the City's Operating Budget for formal adoption in June 2026.

The Capital Improvement Plan includes capital projects and equipment purchases of $10,000 or more. Capital projects are budgeted separately from the operating budget using separate capital funds. This separation provides greater transparency into long-term infrastructure investments and ensures that one-time capital costs do not distort ongoing operating expenditure or service-level analysis.

Funds For Review

The eight funds to be reviewed today include one impact fee and several special revenue funds.

- Impact Fee funds hold revenue from fees imposed upon new development to pay for infrastructure improvements necessary to accommodate growth. These funds may only be used for the purchase or construction of new or expanded infrastructure related to the growth from development.

- Special Revenue Funds collect money that must be used for a specific purpose and provide accountability and transparency to taxpayers and rate payers requiring funding to be spent for an intended purpose.

Transportation Funding included in this report represents the primary revenue sources available to the city for the construction, improvement, and maintenance of public roadways and related transportation infrastructure. Funding sources include Gas Tax, SB1 Road Maintenance and Rehabilitation funds, Measure R Local and Regional funds, Transportation Impact Fees, State Transportation funds, Landscape and Lighting District funds, and Northeast Capital Improvement funds.

These revenues are primarily used to support the ongoing maintenance and rehabilitation of Visalia's street network, traffic signal systems, and transportation infrastructure, as well as to construct new roadway improvements needed to accommodate future growth and development within the city.

The only transportation capital funding excluded from this item is street maintenance funded by Measure N, which is subject to additional budget requirements. Measure N proposed budget items is being presented to Council tonight in a separate agenda item.

The Public Opinion Annual Survey has shown consistently over the years that maintenance of City roads, traffic signs, and signals is a high priority for the citizens of Visalia. The Pavement Management System (PMS) is used to prioritize and schedule the maintenance of Visalia's streets. New construction of City infrastructure, including roads, is driven by development, and the funds to be discussed tonight include projects which have been based upon projections of growth and development in the City of Visalia. Construction of new, and improvement of existing street infrastructure, supports and encourages new development.

The Funds to be discussed in today's meeting are listed in Table 1: Capital Budget Funds for Review March 16, 2026. The table shows the funds and the total recommended capital appropriation for each budget year.

Table 1: Capital Budget Funds for Review - March 16, 2026

Fund Name	Fund #	2026-27	2027-28	2028-32
Gas Tax	111	4,034,700	3,728,700	20,618,100
SB1 Road Maintenance & Rehabilitation	113	5,403,600	3,900,000	17,028,400
Measure R Local	131	3,800,585	2,529,200	17,961,450
Measure R Regional	133	-	5,000,000	5,000,000
Transportation Impact Fee	241	7,846,250	11,464,400	67,352,250
Landscape & Lighting	273	945,000	745,000	4,140,000
State Transportation	281	275,000	1,833,300	1,100,000
NE Capital Improvement	291	468,700	25,600	805,700
Total Projects		**$22,773,835**	**$29,226,200**	**$134,005,900**

Several projects are funded by multiple funds; however, each fund only shows its contribution to the project. Projects that include funding from multiple funds will list each fund's contribution in the project description. Below is a description of each fund and highlights of proposed projects. A detail project list, by fund, is included in Attachment A.

Gas Tax - Fund 111

This fund receives the local portion of state excise taxes on gasoline and diesel fuel which is distributed to cities under sales and excise taxes-sections 2103-2107.5 on the sale of transportation fuels of the California Streets and Highways Code which are levied by the State. Gas Tax funds may

be used for construction, improvements, and maintenance of public streets and roadways.

Gas Tax funding is programmed to preserve and maintain the City's existing street infrastructure and to support ongoing transportation system reliability throughout the city. Projects funded through Gas Tax revenues typically include pavement rehabilitation, traffic signal improvements, traffic calming measures, and other roadway maintenance activities that extend the useful life of existing infrastructure.

Gas Tax funding also supports the replacement of specialized streets maintenance equipment used by the Streets Division to perform pavement preservation and roadway maintenance activities. Most projects for construction and improvement of city streets are programmed with Measure R, Transportation Impact Fees and other State and Federal grant programs which are typically housed in the State Transportation Fund (281).

S81-Road Maintenance and Rehabilitation Act (RMRA) - Fund 113

This fund, which was established under Section 2032(H)(2) of the Streets and Highway Code with the adoption of SB1, provides funding to address maintenance of local streets and roads. Eligible uses include road maintenance and rehabilitation, safety projects, railroad grade separations, complete street components, and traffic control devices. Projects eligible for SB1 funding are required to be identified in detail and adopted through local government resolutions prior to receiving state funds. SB1 funding has allowed the city to begin addressing deferred maintenance within its transportation infrastructure and supports long-term rehabilitation of priority roadway corridors identified through the City's Pavement Management System (PMS).

For the FY 2026/27 and FY 2027/28 budget periods, SB1 funding is programmed for several roadway rehabilitation projects throughout the city to increase structural strength and extend the service life of the city streets. In addition to these corridor projects, this fund has three projects proposed in the two -year budget. The two largest projects are listed below:

- **Acequia & Center Rehabilitation ($3.7M):** This project is to rehabilitate the pavement on Acequia and Center Street from Willis to Santa Fe. This consists of areas of a dig outs, full reconstruction, and a grind and overlay. In addition to these improvements the project will also upgrade existing curb ramps to meet current ADA and PROWAG guidelines. Lastly, the project will incorporate some traffic signal improvements at intersections throughout the corridor.

- **Annual Pavement Rehabilitation - SB1 ($3.9M):** The SB1 program continues to fund the Annual Pavement Rehabilitation Program, which rehabilitates various streets throughout Visalia based on priority rankings established through the Pavement Management System. Street rehabilitation is done to improve the ride quality, add structural strength, and extend the life expectancy of a street. This project is a longer lasting and important maintenance project for City streets that will be coordinated with the Public Works Department and Engineering through analysis from Pavement Management System.

Measure R Local - Fund 131

This fund receives monies from the local portion of the Measure R one-half cent transportation sales tax approved by voters of Tulare County in November of 2006. Local agencies collectively receive

one-third of all Measure R revenues for local transportation projects. These funds may be expended on transportation improvements as determined by each local jurisdiction and with the Measure R Expenditure Plan administered by the Tulare County Transportation Authority.

The Measure R Local fund proposes 18 projects, with 14 requesting appropriations in the 2-year portion of the budget. These projects include roadway widening projects, corridor rehabilitation, traffic signal improvements, and neighborhood connectivity enhancements. These projects support improvements to the City's transportation network, enhance traffic safety and mobility, and provide infrastructure needed to accommodate future growth.

These projects coordinate with other transportation funding sources to maximize available funding and deliver larger infrastructure improvements throughout Visalia.
The two largest projects are listed below:

- **Shirk Street Widening - Walnut to Noble ($2M):** This project includes widening of Shirk Street from two lanes to four lanes with a center median, including installation of master storm trunk line, ditch culvert extension, curb and gutter, pavement, bike lanes, street lighting, utility pole relocations, median landscaping improvements. The project is necessary to alleviate traffic congestion, support future development, and improve overall corridor capacity and safety within the City's transportation network. This project is multi-funded for a total of $21 million.

- $4.8M from Measure R Local, includes prior funding of $131K
- $1M from Measure R Trailways
- $5M from Measure R Regional, includes prior funding of $727K
- $2.5M from Storm Sewer Construction, including prior funding of $241K
- $43K from Wastewater Trunkline prior funding
- $4.8M from Transportation Impact Fee, includes prior funding of $1.3M.

- **Traffic Signal Modifications - Lovers Lane and Walnut Ave ($1.6M):** This project includes traffic signal modifications and associated improvements at Lovers Lane and Walnut Avenue to accommodate future roadway widening and increased traffic demands generated by new developments in the area. Improvements will include installation of additional signal heads, pole modifications, and adjustments to signal timing and configuration. The city is responsible for implementing signal improvements to maintain operational efficiency and safety at the intersection between Lovers Lane and McAuliff St. Multi-funded project total of $3.8m.

- $1.1M from Transportation Impact in prior year funding
- $1.6M from Measure R Local, including $725K prior year funding
- $275K from State Transportation

Measure R Regional - Fund 133

This fund receives monies from the regional portion of the Measure R one-half cent transportation sales tax approved by voters of Tulare County in November of 2006. Regional projects in Tulare County collectively receive one-half of all Measure R revenues. The Tulare County Transportation Authority (TCTA) administers the Measure R Expenditure Plan, which establishes how these funds may be allocated for regional transportation improvements. Measure R Regional funding supports larger transportation infrastructure projects that provide mobility benefits beyond a single jurisdiction. These projects typically focus on improving regional roadway connectivity, increasing traffic capacity,

and enhancing safety along major transportation corridors.

Measure R Regional is proposing 2 projects, with 1 requesting appropriations in the 2-year portion of the budget discussed below.

- **Shirk/SR 198 Improvements ($5M):** This project includes the design and construction of corridor and interchange improvements along Shirk Road in the vicinity of SR-198, including traffic signal installation at Shirk Street and SR-198 ramp intersections and roadway improvements along the east side of Shirk Street from the westbound on/off ramps to Walnut Avenue. Improvements will address capacity constraints, enhance safety, and improve circulation in a high-growth area. Work includes roadway improvements along the east side of Shirk Street from the westbound on/off ramp to Hillsdale. This project is multi-funded for a total of $6.6 million.
  - $450K from Measure R Local, including prior year funding of $336K
  - $450K from Transportation Impact Fee's Fund, including prior year funding of $336K
  - $5M from Measure R Regional

Transportation Impact Fees (TIF) - Fund 241

This fund is derived from developer fees collected at the time of building permit issuance or, if requested by the developer, at the time of occupancy. These funds may only be used for the construction of new street improvements and expansion of transportation facilities required to support growth as included in the Circulation Element of the City's General Plan.

TIF Program: When the City approves a development project, it commits to providing the necessary community-wide public improvements, including transportation infrastructure, needed to support that development. In establishing development impact fees, staff evaluates the infrastructure needs identified in the General Plan and its Circulation Element to determine the cost of improvements necessary to accommodate future growth. Impact fees serve as the funding source of last resort and are intended to ensure that new development contributes its proportionate share toward the cost of infrastructure improvements required to support growth.

To balance the Transportation Impact Fee Fund for the proposed two-year budget, projects were deferred to the outer years. Staff is currently working with a Consultant on a nexus study to increase the impact fees and will be brought back to in June 2026.

This fund is proposing 20 projects, with 14 requesting appropriations in the 2-year portion of the budget. The two largest projects requested in the two years is listed below:

- **Linwood Street Extension - North of Riggin ($3.6M):** This project includes the design and construction for the extension of Linwood Street north of Riggin Ave. The roadway will be located within & along the westerly portion of the current Modoc Basin footprint w/a signalized connection at Riggin Ave & extend north across Modoc Ditch. Construction of Linwood St. alignment north of Riggin Ave up to Modoc Ditch to accommodate access to the Tier II Urban Development Boundary north of the Modoc Basin. This project will build the extension of Linwood St with a signalization connection at Riggin Ave & extend north up to Modoc Ditch. This project will coordinate with and follow the Linwood St Embankment Project. Contingent upon development in the North. This project is multi-funded for total of $5.7 million.

- $464K FY 2026/27 from Transportation Impact for (Design), includes prior year funding of $300K
  - $3.2M FY 2027/28 for (Construction)
- $182K FY 2026/27 from Storm Sewer for (Design)
  - $1.2M FY 2027/28 for (Construction)
- $50K FY 2026/27 from Wastewater Trunkline for (Design)
  - $344K FY 2027/28 for (Construction)

- **Riggin Widening - Roben & Akers ($2.6M):** This project includes curb & gutter, pavement, medians, streetlights, and other infrastructure such as fire hydrants and drainage inlets. Also, includes relocation of SCE facility. Construction of this segment will help to complete the 4-lane arterial from Hwy 63 to Hwy 99 on Riggin Avenue, providing a major East-West corridor along the North side of Visalia. Construction contingent upon federal grant funding from state/federal grant funds which need an additional $3 million. This project is multi-funded for a total $7.6 million.
  - $390K from Measure R Regional
  - $5.6M from Transportation Impact Fee
  - $1.6M from the State Transportation fund
  - $4.8M from Transportation Impact Fee, including prior year funding of $1.3M.

Landscape and Lighting - Fund 273

This fund receives property tax assessments on properties located within each Landscape and Lighting (L&L) District and is used for the maintenance and improvement of community landscaping, lighting, and related infrastructure within those districts. Funds may only be used within each individual L&L District for costs identified in the engineer's report prepared at the time the district was established.

The 6-Year Capital Plan includes projects for eligible street maintenance and enhancements for L&L districts with available funding that include landscaping, sidewalk repair, and irrigation controller replacements. The operating portion of this fund which provides for the regular maintenance of the L&L districts will be brought to Council in June along with the operating budget. In 2005, newly formed L&L Districts began to include street maintenance in their engineer's reports and assessment amounts. Based upon the street maintenance schedule included in the individual L&L's engineer's reports, reclamite, crack seal, overlay, and cape seal projects are proposed during the 2-year portion of the CIP budget.

All L&L's which include street maintenance also include an automatic inflation of the annual assessment amount. The cash balance of each L&L is evaluated annually and automatic increases only take effect if they are found to be necessary. Street maintenance projects for individual L&L's will be grouped together annually and combined with other like projects for bidding to achieve any available economies of scale.

State Transportation - Fund 281

This fund is derived from one-quarter cent of statewide sales tax collected and returned to each County in accordance with the Local Transportation Development (LTD) Act. These funds are administered locally through the Tulare County Association of Governments (TCAG). The primary

use of these funds is to support public transit services. After transit funding requirements are met, remaining revenues and discretionary funds may be used for local street and road purposes, including bicycle and pedestrian facilities improvements.

Transportation-related grants funds awarded to the City of Visalia may also be accounted for within this fund. These monies are restricted and must be used only for eligible transportation projects in accordance with the requirements of their individual funding sources. The State Transportation fund includes four proposed projects in the 6-Year Capital Plan with three projects proposed to receive appropriations in the 2-year budget. These projects support transportation infrastructure improvements throughout the city. Projects included in the two-yar portion of the Capital Improvement Plan represent a combination of transportation system improvements and infrastructure projects supported by State Transportation Funding sources administered through TCAG.

NE Capital Improvement - Fund 291

This fund is derived from fees paid by developers, builders, and subdividers for projects located withing the Northeast Specific Plan area. These funds are used to construct infrastructure improvements necessary to support development within the Northeast area of the City, including transportation improvements, storm drainage facilities, parks, landscaping, and other amenities identified in the Northeast Specific Plan.

Projects included in the Capital Improvement Plan for this fund support infrastructure necessary to accommodate growth and development within the Northeast planning area.

This fund is proposing 2 projects and is in the 2-year portion of the budget. These projects support the continued development of infrastructure and community amenities necessary to accommodate growth within the Northeast Specific Plan area. The largest project requested in this fund is the following:

- **Road 148 improvement - Houston to Murray:** This project includes the design and construction of approximately 0.61 miles of roadway improvements to establish a north-south arterial corridor. The project includes roadway construction, trail improvements, drainage facilities, and other associated infrastructure necessary to support development in the surrounding area.

Each Funds proposed projects is listed in detail in Attachment A.

Next Capital Funds to be Reviewed

As mentioned earlier, Capital Funds will be presented to Council during the months of February through May. This allows Council to conduct their review of the proposed CIP budget in manageable groupings. Funds listed at prior Council meetings are listed in Table 2: Capital Funds Reviewed. The table shows the date the funds were reviewed by Council.

Table 2: Capital Funds Reviewed

FUND	DESCRIPTION
2/17/26	
231	Wastewater Trunkline
232	Sewer Connection
401	Building Safety
406	Animal Services
411	Airport
431	Wastewater
441	Solid Waste

FUND	DESCRIPTION
3/2/26	
132	Measure R Bike/Trail
211	Recreation Facilities
221	Storm Sewer
222	Storm Sewer Deficiency
224	Ground Water Recharge
261	Waterway Construction
481	Storm Sewer Maintenance

The proposed presentation schedule is listed below in Table 3: Capital Funds to be reviewed by Council in future Council Sessions.

Table 3: Capital Funds Reviewed at Prior Council Session

FUND	DESCRIPTION
4/6/26	
103	Corp Yard Impact Fee
401	Building Safety (Changes)
501	Fleet Maintenance
502	Vehicle Replacement
503	Measure T Police Vehicle Replace
504	Measure T Fire Vehicle Replace
505	Measure N Vehicle Replace
511	Information Services

FUND	DESCRIPTION
4/20/26	
001	General Fund
012	Police Unclaimed Funds
105	Police Impact Fees
106	Fire Impact Fee
157	Baseball
413	Convention Center
621	Narcotics Forfeiture

Spring 2026	
*311	CDBG
*141	Measure N

* *These funds will be reviewed seperately from the Capital Budget process accord the requirements of the individual funding, but will be included in the final budg document for informational purposes.*

Fiscal Impact:
The Capital Improvement Plan is presented as a six-year planning document, with FY 2026/27 and FY 2027/28 proposed for adoption and appropriation, and the remaining four years are provided for long-term planning purposes only. The attached financial schedules (Attachment A) provide a comprehensive summary of each fund, including beginning cash balances, projected revenues, operating expenditures, proposed capital expenditures, and estimated ending fund balances over the six-year planning forecast. These projections are based on current revenue trends, adopted fee

structures, development activity assumptions, grant funding availability, and known capital project commitments.

Revenue projections used in the CIP are based on current trends in gas tax allocations, Measure R transportation sales tax revenues, development activity projections, adopted fee structures, anticipated grant funding, and other restricted transportation revenue sources. Expenditure projections reflect currently identified capital improvement needs, project cost estimates, and known capital project commitments.

For the two-year proposed budget period, total recommended capital appropriations across the funds under review are as follows:

FY 2026/27: $22.8M
FY 2027/28: $29.2M

These appropriations support a variety of transportation infrastructure improvements, roadway rehabilitation projects, traffic signal improvements, growth-related transportation infrastructure, and related capital investments necessary to maintain and enhance the City's transportation network.

in addition to the projects proposed for appropriation in the two-year budget period, an additional $134M in CIP projects are identified in the outer planning years to reflect anticipated future infrastructure needs and long-term capital planning; however, these amounts are not appropriated and are subject to change based on funding availability, project prioritization, and Council direction during future budget cycles.

Several of the proposed capital projects are multi-funded and leverage a combination of impact fees and special revenue sources, and grant funding. In such cases each fund included in this report reflects only its proportional share of the total project cost, consistent with the City's capital budgeting practices and nexus requirements.

Operating and maintenance impacts associated with the proposed capital projects are expected to be minimal in the near term and, where applicable, are incorporated into the respective operating budgets of the departments responsible. Certain infrastructure improvements may result in incremental maintenance obligations; however, these costs will be evaluated and addressed through the City's annual operating budget process.

While approximately $7.37M in project funding is initially supported by the General Fund in current year for the City Inclusive Park, these costs are anticipated to be fully offset by grant funding and other external revenue sources. As a result, no net long-term General Fund impact is anticipated for the proposed CIP projects included in this review. The identified funding sources consist primarily of restricted transportation revenues, voter-approved sales tax revenues, development-related impact fees, and other dedicated infrastructure funding sources. Overall, the proposed CIP represents a coordinated investment in the City's transportation infrastructure and supports the continued maintenance rehabilitation, and expansion of the City's roadway network necessary to accommodate existing transportation needs and anticipate future growth.

No appropriation or budget action will result from this review item. The final CIP will be presented for adoption and appropriation with the City's Operating Budget in June 2026.

Prior Council Action: None

Other: None

Alternatives: None

Recommended Motion (and Alternative Motions if expected):
No motion is requested or required at this time.

Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 3/16/2026

Attachments:
Attachment A - Summary of proposed Capital Projects by Fund
Attachment B - Directory of Map Points and Maps

Strategic Goal:

☒ **Economic Vitality**	☒ **Organizational Excellence**	☒ **Fiscal Strength**	☒ **Infrastructure & Growth**	☒ **Quality of Life**

16-Mar-26

Fund Name	Fund #	2026-27	2027-28	2028-32
Gas Tax	111	4,034,700	3,728,700	20,618,100
SB1 Road Maintenance & Rehabilitation	113	5,403,600	3,900,000	17,028,400
Measure R Local	131	3,800,585	2,529,200	17,961,450
Measure R Regional	133	-	5,000,000	5,000,000
Transportation Impact Fee	241	7,846,250	11,464,400	67,352,250
Landscape & Lighting	273	945,000	745,000	4,140,000
State Transportation	281	275,000	1,833,300	1,100,000
NE Capital Improvement	291	468,700	25,600	805,700
Total Projects		**$22,773,835**	**$29,226,200**	**$134,005,900**

The following pages contain a detailed listing of the capital project requests for review by the fund including a summary of cash flow for each.

Gas Tax - 111 (2370)
2026/27 - 2031/32 Capital Improvement Program

Fund Description: This fund includes monies derived from Sections 2103, 2105, 2106, 2107 and 2107.5 of the Streets and Highways Code. These revenues come from special taxes (excise taxes) on the sale of transportation fuels which are levied in addition to the state sales tax. Allocations are generally distributed on the basis of population and registered vehicles. This fund also receives money from the State Highway Fund that is distributed to each region based on population and road miles. Funds are to be used only for construction, improvements and maintenance of streets and roads.

Cash Balance Summary

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Beginning Cash Balance	543,300	115,400	10,900	(63,300)	101,400	(880,400)
Gas Tax Apportionment (Sections 2105, 2106, 2107, 2107.5)	2,645,000	2,671,500	2,698,200	2,711,700	2,714,400	2,714,400
Gas Tax Swap (Prop 42) (Sections 2103)	1,370,300	1,390,900	1,404,800	1,418,800	1,433,000	1,447,300
Gas Tax Stp-Str Hwy Exchange (RSTP Funds)	900,000	900,000	900,000	900,000	900,000	900,000
Misc + Interest Earnings	155,800	145,800	100,000	80,000	80,000	80,000
Services Provided - Signal Lights	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)
Services Provided - Street Lights	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)
Services Provided - Traffic Maintenance	(163,200)	(166,500)	(169,800)	(173,200)	(176,700)	(180,200)
Services Provided - Street Sweeping	(683,300)	(697,000)	(710,900)	(725,100)	(739,600)	(754,400)
Other Services Provided/Allocations	(47,800)	(50,500)	(51,500)	(52,500)	(53,600)	(54,700)
Capital Improvements - New Construction, Improvements and Administration	(2,124,700)	(1,617,000)	(1,695,000)	(1,445,000)	(2,519,300)	(6,898,800)
Capital Improvement - Street Maintenance	(1,910,000)	(1,910,000)	(1,980,000)	(1,980,000)	(2,050,000)	(2,050,000)
Capital Improvements - Vehicle and Equipment Replacements or Additions	0	(201,700)	0	0	0	0
Total Resources Available for Future Projects	**115,400**	**10,900**	**(63,300)**	**101,400**	**(880,400)**	**(6,246,800)**

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Projects for New Construction, Improvements and Administration:											
1	Upgrade Traffic Signal Controllers: This project will replace obsolete traffic signal controllers with newer Model 2070 controllers that provide enhanced processing capability and compatibility with the City's which possesses updated processing and capacity for integration into the traffic management system. Originally, 127 controllers required replacement with 43 controllers remaining to be upgraded. This project supports improved traffic flow, safety, and long-term system efficiency throughout the City's signal network. Funding will upgrade the remaining controllers over the course of two years starting FY 24-25. Includes prior year funding of $282k from Gas Tax (111).	Eng	CP0285	- -	N/A	50,000					
2	Calibration of Pavement Management Plan: This project provides consultant services to re-survey the City's street network and update data within the existing Pavement Management Program (PMP). The work includes roadway condition assessments, database updates, and city-wide regulatory sign inventory. Updated data will support deflection testing and database development to further aid in proper maintenance planning, prioritization of rehabilitation projects, and long-term asset management. The collected Information is used to update GIS maps with new streets added to the network and Public Works uses the data for maintenance.	Eng	CP0703	- -	N/A						552,200
3	Johnson St at Mill Creek Culvert Replacement: Project includes the design and construction for the replacement of the Mill Creek box culvert at Johnson Street and the overlying street structural section. Project will replace the existing structure in-kind. Project total of $2.16m.	Eng	New	- -	B26					450,700	1,711,100
4	Willis St at Mill Creek Culvert Replacement: Project includes the design and construction for the replacement of the Mill Creek box culvert at Willis Street and the overlying street structural section. Project will replace the existing structure in-kind. Project total of $2.16m.	Eng	New	- -	B25					450,700	1,711,100
5	Annual Traffic Counts, Survey, and Supplemental Services: Ongoing project supports traffic monitoring activity, speed survey & supplemental engineering services to assist staff with traffic analysis and to relieve vehicle congestion. Data collected is used to evaluate intersection performance, identify traffic trends, and support signal timing optimization. The program also helps maintain school zones and traffic calming efforts by providing reliable data for decision-making. Annual traffic counts ensure appropriate traffic control measures are implemented and support economic development, roadway planning, and coordinated traffic signal operations citywide.	Eng	CP8101	- -	N/A	65,000	65,000	65,000	65,000	65,000	75,000

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Projects for New Construction, Improvements and Administration: *(Continued)*											
6	Neighborhood Traffic Maintenance: The program funds the installation of traffic calming devices in residential neighborhoods when established criteria are met, in accordance with the City's Neighborhood Traffic Management Program (NTMP). The program addresses resident concerns related to speeding, traffic volumes, and neighborhood safety. Traffic calming measures may include signage, striping, or other approved devices designed to improve livability and enhance neighborhood quality of life. The (NTMP) provides a structured process for neighborhood requests and prioritizes projects based on documented traffic conditions and safety needs.	Eng	CP8282	- -	N/A		30,000		30,000		30,000
7	Traffic Calming Services & Software: This project provides professional services and software tools to support daily traffic management and transportation planning activities. Services include the procurement and implementation of traffic calming and traffic analytics software capable of aggregating and analyzing data such as vehicle speed, traffic volumes, and roadway performance across arterial, collector, and local streets. The platform will enable staff to monitor traffic counts, validate speed complaints, conduct corridor analysis, support federal and state reporting requirements, and streamline data visualization and organization. This investment enhances the City's ability to proactively address traffic safety concerns and implement data-driven traffic calming strategies.	Eng	New	- -	N/A		17,000				
8	Annual Roadway Preliminary Engineering: This project is for preliminary engineering and design work needed for potential roadway capital projects and ancillary engineering work such as improvement standards and standard specifications, providing an operating budget for preliminary work on future projects involving grants and routine items that may not be captured in a specific capital improvement project.	Eng	CP9699	- -	N/A	175,000	175,000	100,000	100,000	100,000	100,000
9	Annual Developer Reimbursements: This CIP provides reimbursement for eligible public infrastructure improvements constructed within the public right-of-way by private developers. Reimbursements are issued in accordance with approved development agreements and City policies. This project supports timely delivery of infrastructure while ensuring consistency with City standards. Ongoing maintenance of completed improvements is funded through separate City CIP programs and operational budgets, ensuring long-term sustainability of reimbursed assets.	Eng	CP9207	- -	N/A	70,000	70,000	70,000	70,000	70,000	70,000
10	Annual Bike Plan Implementation: This annual project will implement the most recent Bike Plan, which includes striping bike lanes and adding signs to improve safety for bicyclists, as well as improvement of traffic flow for vehicles and bikes. These improvements support recommendations from the City's adopted Active Transportation Plan (ATP). Where applicable with other roadway CIP's, these funds will be used to implement bike lanes.	Streets	CP9923	- -	N/A	30,000	30,000	30,000	30,000	30,000	30,000
11	Road Rehabilitation - RSTP: Regional Surface Transportation Program (RSTP) funds are exchanged to State Highway Exchange funds and distributed based on population. This CIP is to account for the estimated amount of State Highway Account funds to be received. Funds may be used for the rehabilitation and preservation of public roads subject to the eligibility criteria under the Surface Transportation Program.	Eng	CP0753	- -	N/A		900,000	900,000	900,000	900,000	900,000
12	Street Light Replacement - St Johns Parkway: Replacement of the deteriorating overhead street light poles on St. John's Parkway from McAuliff to Burke. Twenty-six (26) wooden decorative streetlights on St John's Parkway between Burke and McAuliff are deteriorating and are becoming a safety issue. This project would upgrade the poles to current City standard marbleize poles with dual mast arms including replacement of conduit as needed. Project will include the relocation of five (5) electrical meter boxes for these overhead lights. Construction planned to be built in three (3) phases over three (years); FY 27/28, FY 28/29, and FY 29/30. Multi funded project total $1.4m from $1.1m Gas Tax (111) and $216k MR Local (131).	Eng	CP0708	- -	B30	27,700	330,000	530,000	250,000		
13	Stevenson Mill Creek Culvert Replacement: Design and construction for the replacement of the Mill Creek Box Culvert at Stevenson St and the overlying street structural section. Project will replace the existing structure in-kind. Existing sewer main may need to be lowered. Multi funded project total of $2m from $1.9m Gas Tax - State Highway Exchange Funds (111) and $189k WWTP (431).	Eng	New	- -	B2	957,000					
14	Garden Street Settlement Repair: (Construction) Project will address the road and sidewalk subsidence on Garden Street between Main St and Center Ave by removing the impacted asphalt and sidewalk, excavating the poorly compacted fill material on either side of the Mill Creek Culvert, backfilling with engineered fill, and installing new pavement, curb, gutter, and sidewalk. Subsidence around the Mill Creek culvert on Garden St has been a known issue for many years, but the issue has become more visible recently. The settlement of the pavement and sidewalk is due to poorly compacted fill material adjacent to the culvert installed prior to standardized backfill and compaction requirements. Total Project $870k. $120k design in prior year budget FY 2025/26 using Measure N Funds (141) and $750k from Gas Tax (111).	Roads	CP0802		B24	750,000					
15	West St Mill Creek Culvert Replacement: Design and construction for the replacement of the Mill Creek Box Culvert at West St and the overlying street structural section. Project will replace the existing structure in-kind. Existing sewer main may need to be lowered. Multi funded project total of $2.4m from $2.2m Gas Tax (111) and $207k WWTP (431).	Eng	New	- -	B3					452,900	1,719,400

Gas Tax - 111 (2370) - *Continued*
2026/27 - 2031/32 Capital Improvement Program

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Projects for Street Maintenance throughout the City:											
16	Annual Stop Sign Installation: Annual stop signs installation contract for arterial/collector intersections. As traffic volumes increase in the city, various intersections meet the California Manual of Uniform Traffic Control Devices (MUTCD) criteria for stop signs. When criteria are met, stop signs should be installed in a timely manner.	Roads	CP0037	$	N/A	25,000	25,000	25,000	25,000	25,000	25,000
17	Annual Traffic Signal Optimization Project (TSOP): This project is to optimize the traffic signal operations along various corridors within the city. The optimization of the traffic signals will minimize traffic delays and as a result reduce vehicle emissions. This is part of the traffic management system to aid the flow of traffic along the city corridors.	Eng	CP0193	- -	N/A	30,000	30,000	30,000	30,000	30,000	30,000
18	Annual Street Name Sign Replacement: Annual replacement of Street Name Signs (SNS) to bring them into compliance with correct design and reflectivity per the Manual on Uniform Traffic Control Devices (MUTCD). SNS's are a means of direction for emergency services. This will allow replacement of SNS's citywide to maintain visibility for first responders to prevent slowing down response times. This will also standardize the SNS's citywide making the manufacturing and replacing process easier for the city and subcontractors. The city has 8,000 SNS's and an average of 1,000 SNS's will be replaced annually.	Roads	CP0406	- -	N/A	80,000	80,000	80,000	80,000	80,000	80,000
19	Annual Battery Backup Maintenance: Annual replacement of existing and new batteries to ensure traffic signals (TS) remain operational in an emergency due to electricity loss. There are 140 TS in the City, with approximately 70% of them installed with battery backup systems. Backup power service allows each traffic signal to operate during power outages to provide safety for motorists. Each signal controller requires 4 batteries when replaced, with a lifespan of 4-6 years per battery.	Roads	CP0407	- -	N/A	30,000	30,000	30,000	30,000	30,000	30,000
20	Annual Traffic Signal Maintenance: Replacement of aging traffic signal cabinets, existing in-pavement vehicle detection with video detection and other minor upgrades to existing signalized intersections. As the existing equipment fails or is damaged, replacement of existing traffic signal cabinets allows for use of new equipment as the City's Intelligent Transportation System expands. Allows for the attachment of a battery backup system during power outages. Replacement of existing in-pavement vehicle detection with video detection allows for greater flexibility for pavement repair and modifications to the lane configurations.	Roads	CP0550	- -	N/A	100,000	100,000	100,000	100,000	100,000	100,000
21	Annual Overhead Street Light Upgrade: Upgrade approximately 500 Overhead Street Lights from High Pressure Sodium to LED over the next 5-7 years. The overhead LEDs are more energy efficient and provide better visual aid to first responders. Also, Edison and Caltrans lights have already been upgraded with LEDs. This project will provide consistency throughout the city. In addition, the current High Pressure Sodium lights require frequent replacement of ballasts and ignitors that are becoming difficult to procure.	Roads	CP0705	- -	N/A	50,000	50,000	50,000	50,000	50,000	50,000
22	Annual Pave Outs: Restore pavement that has been cut away during replacement of damaged curb and gutter, and approach ways that are not adjacent property owners' responsibilities. This will improve environmental conditions and maximize use of roadways throughout the City. Pavement preservation and rehabilitation are essential in maintaining the largest City asset, public roadways. Without these funds, the roadways will deteriorate causing poor riding conditions.	Roads	CP9094	- -	N/A	25,000	25,000	25,000	25,000	25,000	25,000

Gas Tax - 111 (2370) - *Continued*
2026/27 - 2031/32 Capital Improvement Program

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Projects for Street Maintenance: *Continued*											
23	Annual Traffic Striping: The existing pavement markings need to be repainted to follow the California Manual of Uniform Traffic Control Devices (MUTCD). This repainting of the pavement markings will provide delineation of travel lanes, turn lanes, crosswalks, curb markings and other pavement markings on the roadways throughout the City.	Roads	CP9226	- -	N/A	200,000	200,000	220,000	220,000	240,000	240,000
24	Annual Pavement Overlay: This is a cost-effective way to extend the useful life of a street with asphalt in minor stages of deterioration. a street with asphalt in minor stages of deterioration. Provides additional structure and strength to existing asphalt, as well as a smoother and safer traveling surface. Pavement preservation and rehabilitation are essential in maintaining the largest City asset, public roadways. Without these funds, the roadways will deteriorate causing poor riding conditions.	Roads	CP9525		N/A	850,000	850,000	900,000	900,000	950,000	950,000
25	Annual Dig Outs: Remove and replace isolated, deteriorated pavement on various city streets. This will improve the quality of city streets, reduce pothole patching, delay the need for costly reconstruction and possibly reduce claims from damage to vehicles. Pavement preservation and rehabilitation are essential in maintaining the largest City asset, public roadways. Without these funds, the roadways will deteriorate causing poor riding conditions.	Roads	CP9508	- -	N/A	100,000	100,000	100,000	100,000	100,000	100,000
26	Annual Pothole Patching: Patch portions of pavement, temporarily, with an asphalt cold mix. Pothole patching is an effective and fast method of preventative maintenance on small portions of pavement that have deteriorated due to water penetration into the base. Pavement preservation and rehabilitation are essential in maintaining the largest City asset, public roadways. Without these funds, the roadways will deteriorate causing poor riding conditions.	Roads	CP9515	- -	N/A	300,000	300,000	300,000	300,000	300,000	300,000
27	Annual Replace Traffic Signs: Replace regulatory, warning, and guide traffic signs that do not meet the reflectivity compliance based on the Manual of Uniform Traffic Control Devices (MUTCD). Includes contracting services of signs for blank purchases, fabrications, refurbishments, and recycling of old signs. This funding is only for City owned traffic signs.	Roads	CP9555	- -	N/A	120,000	120,000	120,000	120,000	120,000	120,000
Projects for Vehicle and Equipment Replacements or Additions:											
28	Replace Ingersol Rand Roller - EQ Asphalt Compactor Ing Budget Year / Unit / Year / Age / Hours 2027-28 / 314855 / 1999 / 29 / 1,111	Roads	New	- -	N/A		201,700				
Capital Improvement Total:						**$ 4,034,700**	**$ 3,728,700**	**$ 3,675,000**	**$ 3,425,000**	**$ 4,569,300**	**$ 8,948,800**

Notes: Multi-funded means this is only this fund's portion of the total amount budgeted. These projects are funded from multiple sources and the full budget is shown in the "Multi-Fund 301".

The Budget Impact column shows the estimated annual impact of the project on the operating budget for maintenance once completed or purchased.

- - No Annual Maintenance Costs (or no increase over existing cost)
$ Annual Maintenance cost is $5,000 or less
$$ Annual Maintenance costs is $5,000 to $25,000
$$$
$$$$

SB1 Road Maintenance and Rehabilitation Act - 113 (2390)
2026/27 - 2031/32 Capital Improvement Program

Fund Description: This fund was established under section 2032(H)(2) of the Streets and Highway Code with the adoption of SB1. The Road Maintenance and Rehabilitation Act (RMRA) addresses maintenance on the local street and road system. Funding may be spent on road maintenance and rehabilitation, safety projects, railroad grade separations, complete street components, and traffic control devices.

Cash Balance Summary

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Beginning Cash Balance	2,246,700	1,013,300	1,233,400	0	169,800	264,400
SB1 - Road Maintenance and Rehabilitation	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000
Interest Earnings	275,000	225,000	200,000	175,000	100,000	100,000
Operating and Allocations	(4,800)	(4,900)	(5,000)	(5,200)	(5,400)	(5,600)
Capital Improvements	(5,403,600)	(3,900,000)	(5,328,400)	(3,900,000)	(3,900,000)	(3,900,000)
Total Resources Available for Future Projects	**1,013,300**	**1,233,400**	**0**	**169,800**	**264,400**	**358,800**

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1	Riggin Rehabilitation: This project is to rehabilitate the pavement on Riggin Avenue from Demaree Street to Mooney Boulevard. This consists of areas of a 2.5' overlay, dig outs, and a grind and overlay. In addition to these improvements the project will also upgrade some of the existing curb ramps to meet current ADA and PROWAG guidelines. Lastly, the project will incorporate some traffic signal improvements at intersections throughout the corridor.	Eng	New	- -	B20	1,732,300					
2	Acequia & Center Rehabilitation: This project is to rehabilitate the pavement on Acequia and Center Street from Willis to Santa Fe. This consists of areas of a dig outs, full reconstruction, and a grind and overlay. In addition to these improvements the project will also upgrade existing curb ramps to meet current ADA and PROWAG guidelines. Lastly, the project will incorporate some traffic signal improvements at intersections throughout the corridor.	Eng	CP0601	- -	B22	3,671,300					
3	Annual Pavement Rehabilitation-SB1: Rehabilitation of various streets throughout the City of Visalia based on priority list established by the Pavement Management System (PMS). Street rehabilitation is done to improve the ride quality, add structural strength, and extend the life expectancy of a street. This project is a longer lasting and important maintenance project for City streets that will be coordinated with the Public Works Department through analysis from Pavement Management System.	Eng	CP0290	- -	N/A		3,900,000		3,900,000	3,900,000	3,900,000
4	Whitendale Ave Road Rehab - Whitendale Ave Road Rehab from Mooney Blvd to Court Street. This project is to rehabilitate the pavement on Whitendale Street from Mooney Boulevard to Court Street. This consists of areas of a dig outs, full reconstruction, and a grind and overlay. In addition to these improvements the project will also upgrade existing curb ramps to meet current ADA and PROWAG guidelines. Lastly, the project will incorporate some traffic signal improvements at intersections throughout the corridor.	Eng	CP0760	- -	D6			5,328,400			
	Capital Improvement Total:					**$ 5,403,600**	**$ 3,900,000**	**$ 5,328,400**	**$ 3,900,000**	**$ 3,900,000**	**$ 3,900,000**

Notes: Multi-funded means this is only this fund's portion of the total amount budgeted. These projects are funded from multiple sources and the full budget is shown in the "Multi-Fund 301".

The Budget Impact column shows the estimated annual impact of the project on the operating budget for maintenance once completed or purchased.

- - No Annual Maintenance Costs (or no increase over existing cost)	$$$
$ Annual Maintenance cost is $5,000 or less	$$$$
$$ Annual Maintenance costs is $5,000 to $25,000	

Measure R Local - 131 (2410)
2026/27 - 2031/32 Capital Improvement Program

Fund Description: This fund receives monies from the local portion of the Measure R ½ cent Transportation Sales Tax approved by voters of Tulare County in November of 2006. Local agencies collectively receive 1/3 of all Measure R revenues for local projects. These funds are to be expended in accordance with the Measure R expenditure plan as administered by the Tulare County Transportation Authority (TCTA).

Cash Balance Summary

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Beginning Cash Balance	637,200	1,451,915	3,528,015	(2,503,185)	(1,288,335)	1,641,265
Measure R Local Funding	4,213,300	4,255,400	4,298,000	4,341,000	4,384,400	4,428,200
Investment Earnings	450,000	400,000	350,000	300,000	250,000	250,000
Allocations	(48,000)	(50,100)	(51,600)	(53,100)	(54,700)	(56,300)
Capital Improvements	(3,800,585)	(2,529,200)	(10,627,600)	(3,373,050)	(1,650,100)	(2,310,700)
Total Resources Available for Future Projects	**1,451,915**	**3,528,015**	**(2,503,185)**	**(1,288,335)**	**1,641,265**	**3,952,465**

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1	Miscellaneous Pedestrian Improvements: Provides miscellaneous pedestrian accessibility improvements citywide, including installation of curb ramps, sidewalks, and related infrastructure to improve pedestrian mobility and safety. Improvements will address gaps in the pedestrian network, eliminate accessibility barriers, and enhance connectivity between key destinations and corridors. The project will support compliance with ADA accessibility standards and may include preliminary engineering, design and construction as funding becomes available. These improvements also help the city to leverage grant opportunities by providing local match funding and advancing shovel-ready pedestrian safety projects. for grants as they become available.	Eng	CP0558	- -	N/A	150,000	150,000	150,000	150,000	150,000	150,000
2	Mill Creek Parkway - Lovers Lane to McAuliff:Includes data collection, traffic analysis, and design to evaluate operational safety improvements along Mill Creek Parkway and associated intersections, including McAuliff Street and Lovers Lane/Mill Creek Parkway. The study will assess potential lane reconfigurations, intersection control treatments, and corridor improvements to address traffic growth and future development. Planned improvements may include striping modifications, signal coordination, and replacement of outdated infrastructure. The project supports long-term corridor capacity safety and mobility while aligning with planned roadway widening and regional transportation planning efforts. Design Phase (2024/25) and construction Phase (2025/26) intersection control treatment which may include traffic signal; Cape seal along Mill Creek Parkway; Striping Mill Creek Parkway to convert from 2 lanes to 4-lanes and planned replacement of existing wooden median lights. Multi funded project total of $3.6m. $637k from Measure R Local (131) including $2m prior year funding, and $275k from LTF Funds (281-LTF) prior year funding.	Eng	CP0658	$	B28	637,200					
3	Shirk and Ferguson Traffic Signal: Install traffic signal at Shirk and Ferguson including design and construction. The current all-way stop intersection meets the traffic signalization criteria defined by the California Manual on Uniform Control Devices (MUTCD) as determined through the data collected with the Annual Traffic Data Collection Contract. Based on MUTCD traffic signal warrant analysis and the City of Visalia traffic signalization procedures, the intersection of Shirk and Ferguson meets the criteria for a traffic signal. Multi-funded project total of $932k from $269K LTF (281) prior year and $175K Measure R Local (131) including $490k prior year funding.	Eng	CP0529	$	A14	174,635					
4	Shirk/SR 198 Improvements: Design and construction of corridor and interchange improvements along Shirk Road in the vicinity of SR-198, including traffic signal installation at Shirk Street and SR-198 ramp intersections and roadway improvements along the east side of Shirk Street from the westbound on/off ramps to Walnut Avenue. Improvements will address capacity constraints, enhance safety, and improve circulation in a high-growth area. Work includes roadway improvements along the east side of Shirk Street from the westbound on/off ramp to Hillsdale Multi funded project total of $6.6m. $450k from Measure R Local (131) including prior year funding of $336k, $450k from Transportation Impact (241) including prior year funding of $336k, and $5m from Measure R Regional (133).	Eng	CP0630	$	A13	66,200	383,300				

Measure R Local - 131 (2410) - *Continued*
2026/27 - 2031/32 Capital Improvement Program

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
5	Shirk Street Widening - Walnut to Noble: Widening of Shirk Street from two lanes to four lanes with a center median, including installation of master storm trunk line, ditch culvert extension, curb and gutter, pavement, bike lanes, street lighting, utility pole relocations, median landscaping improvements. The project is necessary to alleviate traffic congestion, support future development, and improve overall corridor capacity and safety within the City's transportation network. Multi funded total of $21m. $4.8m from MR Local (131) including prior year funding of $131K, $1m from Measure R Trailways (132), $5m from Measure R Regional (133) including prior year funding of $727k, $2.5m from Storm Sewer Construction (221) including prior year funding of $241k, $43k from prior year funding from Wastewater Trunkline (231), and $4.8m from Transportation Impact Fee (241) including prior year funding of $1.3m.	Eng	CP0656	$	C4	2,026,450		2,800,000			
6	Highland Community Connectivity: This project improves multimodal connectivity and safety within the Highland area by enhancing pedestrian, bicycle, and vehicular access between schools, parks, and key neighborhood destinations. Improvements may include intersection enhancements, infrastructure upgrades, bike lanes and traffic calming measures at strategic locations to support safe routes and neighborhood circulation. This project is partially funded through an Active Transportation Program (ATP) grant and State ATP funds, with additional local matches of $5.47m. Multi funded project total $6.4m. $900k from Measure R Local (131) and $5.4m from State-ATP (281) prior year funding.	Eng	CP0801	- -	B31	250,000		653,000			
7	Rd 148 from Tulare Ave to Caldwell Ave: Design and construction of approx. 8,800 ft (1.6 mi.) of Rd148, including segments of Tulare Ave & Walnut Ave. This will be a 4-lane, north-south arterial along the Rd148 alignment, in coordination with Caltrans, SCE, the Railroad, and adjacent facilities. Project includes design, right of way, relocation of SCE poles; a signalized railroad crossing; Class 1 multi-use path; new culvert crossing at Cameron Creek. Walnut to Caldwell segment is in Tier 3 of the Gen Plan. Construction will occur in phases; FY 28/29 Ph 1 Tulare to Walnut, FY 30/31 Ph 2 Walnut to RR, and FY 31/32 Ph 3 RR to Caldwell. Project total of $36m. $1.1m from Measure R Trailways (132), $1.5m from MR Local (131) including prior year funding of $681k, $25.8m from TIF (241) including prior year funding of $686k, $2.4m from Storm Sewer Construction (221), and $4.8m from Wastewater Trunkline (231).	Eng	CP0526	$$$	D2		57,700	272,200	138,900	197,500	205,700
8	Accessibility Upgrades & Barrier Removal: This project will provide funding to address identified accessibility issues in the public right-of-way to help ensure the City complies with Federal and State requirements. CIP complies with the City's existing ADA Transition Plan and is a critical component to implementing upcoming revisions to the transition plan. Costs shown are sufficient to improve 4 curb ramps at one intersection every other year. However, funds from this CIP can be used to address smaller concerns, or can be combined with a larger multi-funded, street improvement project located in identified areas of concern.	Eng	CP0292	- -	N/A	48,200		267,000		267,000	
9	NW Quadrant At-Grade Railroad Crossing: Study to determine location for new at-grade crossing (possibly Linwood St, Chinowth St, or Preston/Roeben St) & abandonment of existing crossing to accommodate development in NW quadrant. Includes installation of new pavement, curb, gutter, sidewalk, traffic signal, railroad warning devices, signage and striping, and upgrade of railroad tracks at recommended location. Also includes public outreach, abandonment of existing RR crossing and moderate updates to two adjacent intersections north & south of new crossing. FY24/25 Preliminary Engineering & Environmental, PS&E, Right of Way and Permitting. FY27/28 Construction. Multi funded project total of $7.1m. $2.5m from Measure R Local (131) including $340k prior year funding and $3.7m from Transportation Impact Fees (241) including $623k prior year funding.	Eng	CP0524	$	A17	217,400		2,244,300			
10	Plaza Dr & Facility Connectivity: Install City owned fiber optic connectivity to the existing airport facilities, Animal Control Center, and WWTP utilizing existing communication conduit and installing new conduit. The fiber optic cable will connect to the Walnut Ave SIC & Connectivity project and extend the City's ITS to the north side of Hwy-198 at Crowley Ave and Plaza Dr to allow for other connections to the traffic signal along Plaza Dr. Construction contingent upon grant funding from state/federal grant funds. Multi funded project total of $1.7m from $340k Airport (411), $25k IS (511), $75K from Measure R (131) with prior year funding $100k, prior year funding of $430K WWTP (431) and $1.16m prior year funding from State Transportation (281-CMAQ).	Eng	CP0664	- -	A4	75,000					

Measure R Local - 131 (2410) - *Continued*
2026/27 - 2031/32 Capital Improvement Program

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
11	Laura Avenue at Garden Street Improvements: This project will Install curb, gutter, and asphalt along improvements along Laura Avenue near the intersection of Laura Avenue and Garden Street to address roadway deficiencies and improve circulation. A portion of Garden Street is currently encroaching into the public right-of-way and will be removed by others as part of coordinated improvements. The project will widen Laura Avenue to accommodate two-way traffic and include new curb and gutter to enhance roadway function, drainage, and safety. These improvements support localized standards within the corridor.	Eng	New	- -	D7		100,000	255,000			
12	Traffic Signal Modifications at Lovers Lane and Walnut Ave: This project includes traffic signal modifications and associated improvements at Lovers Lane and Walnut Avenue to accommodate future roadway widening and increased traffic demands generated by new developments in the area. Improvements will include installation of additional signal heads, pole modifications, and adjustments to signal timing and configuration. The city is responsible for implementing signal improvements to maintain operational efficiency and safety at the intersection between Lovers Lane and McAuliff St. Multi-funded project total of $3.8m. $1.1m from Transportation Impact (241) prior year funding, $1.6m from Measure R Local (131) including $725k prior year funding and $275k from State Transportation (281).	Eng	CP0521	$	D8		1,644,600				
13	Battery Backup System Traffic Signals: This project provides the installation of Battery Backup System (BBS) at selected traffic signals at various locations throughout the city. Intersections are selected from a priority list based on traffic volumes. The BBS will allow each traffic signal to operate during power outages to provide safety to motorists. With a BBS, the traffic signal will be able to detect when there is a disruption to the power supply and immediately switch over to the emergency BBS. Implementation will be coordinated with the City's Emergency Vehicle Preemption program to improve system reliability and emergency response efficiency.	Eng	CP0226	$	N/A		170,000		170,000		170,000
14	Design & Construction - Major Street Rehab - Conyer St & Giddings St: Design and construction for the rehabilitation of Conyer Street from Walnut Avenue to Main Street and Giddings Street from Whitendale Avenue to Murray Avenue. Project will include rehabilitating the existing pavement, upgrading the traffic signals with video detection cameras, repairing damaged curb and gutter, constructing sidewalks, upgrading existing curb ramps to meet American with Disabilities Act (ADA) standards, and restriping to add buffered Class 2 bike lanes throughout. Construction is contingent upon receiving a state/federal grant. Multi funded project total of $5.4m. $2.5m from Measure R Local (131) including prior year funding of $369k and $2.5m from pending grant funding from (281).	Eng	CP0552	- -	D5			2,526,250			
15	Akers St & Ferguson Ave Improvements: Widen Ferguson Ave approx. 700 ft from Akers St to match existing curb on north bound of Akers St; widen Akers St approx. 350 ft from Ferguson Ave to match existing curb from 1-lane to 2-lanes including bike lane. Improvements include relocation of existing utility poles on NE side of Ferguson Ave, relocation of NE traffic signal, reconstruction of four ADA ramps, roadway improvements to Ferguson Ave from Akers St to Kent St, and a bike lane on Akers St from Ferguson Ave to Riggin Ave. Multi funded project total of $4.1m. $2m from Measure R Local (131) and $2m from Transportation Impact (241).	Eng	New	$	A6			784,850	1,285,950		
16	Annual Traffic Control Signal Installation: This project will allow for construction of one traffic signal per year as identified by the data collected with the Annual Traffic Data Collection contract. The data will be analyzed to determine which intersections meet the traffic signal criteria as defined by the California Manual on Uniform Traffic Control Devices. Future funds will address one intersection per year. Based on MUTCD warrant analysis and City of Visalia systems. Multi-funded annual project from $275k LTF (281) and $675k Measure R Local (131).	Eng	New	$	N/A			675,000	675,000	675,000	675,000

Measure R Local - 131 (2410) - *Continued*
2026/27 - 2031/32 Capital Improvement Program

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
17	Santa Fe Street & Oakhurst Street Improvements / K Avenue: This project includes installation of new sidewalks, curb and cutter, and associated frontage improvements along K Avenue between Santa Fe Street and Oakhurst Street to enhance pedestrian accessibility and drainage continuity. Improvements will address gaps in pedestrian infrastructure, ADA accessibility, and support safer neighborhood connectivity. The project also provides needed continuity for drainage and supports ongoing efforts to upgrade substandard roadway segments withing developed areas of the city. Project total of $1.4m.	Eng	New	- -	D9					360,600	1,110,000
18	Rd148 from Houston Ave to Murray Ave: Design & construction of approx. 3,200 lf (0.61 mi.) of Road 148, from Houston Ave. to Murray Ave. This will be a 4-lane, north-south arterial along the Rd148 alignment will include construction of the corresponding 10' wide Class 1 trail along the west side, along the SCE towers. Project will include design, environmental (CEQA & NEPA), right of way, Caltrans coordination, and state/federal permitting due to new culvert crossing Mill Creek. Development in east Visalia, around SR 198, requires another north/south arterial. Project total of $16.3m from $671K Measure R Trailways (132), $3.7m from Parks & Rec (211) including prior year funding of $415k, $8.8m from Transportation Impact (241) including prior year funding of $1.3m, $525k from Storm Sewer Construction (221), $506k from Wastewater Trunkline (231), $1.1m from Measure R Local (131), and $1m from Northeast Capital (291).	Eng	CP0525	$$	B9	155,500	23,600		953,200		
Capital Improvement Total:						**$ 3,800,585**	**$ 2,529,200**	**$ 10,627,600**	**$ 3,373,050**	**$ 1,650,100**	**$ 2,310,700**

Notes: Multi-funded means this is only this fund's portion of the total amount budgeted. These projects are funded from multiple sources and the full budget is shown in the "Multi-Fund 301".

The Budget Impact column shows the estimated annual impact of the project on the operating budget for maintenance once completed or purchased.

- -	No Annual Maintenance Costs (or no increase over existing cost)	$$$
$	Annual Maintenance cost is $5,000 or less	$$$$
$$	Annual Maintenance costs is $5,000 to $25,000	

Measure R Regional - 133 (2430)
2026/27 - 2031/32 Capital Improvement Program

Fund Description: This fund receives monies from the Regional Portion of the Measure R 1/2 cent Transportation Sales Tax approved by voters of Tulare County in November of 2006. Regional projects in Tulare County collectively receive 1/2 of all Measure R revenues. The Tulare County Transportation Authority (TCTA) administers the Measure R expenditure plan which restricts how this money can be spent.

Cash Balance Summary

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Beginning Cash Balance	0	0	0	0	0	0
Measure R Regional Funding	0	5,000,000	5,000,000	0	0	0
Capital Improvements	0	(5,000,000)	(5,000,000)	0	0	0
Total Resources Available for Future Projects	**0**	**0**	**0**	**0**	**0**	**0**

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1	Shirk/SR 198 Improvements - Design and construction of corridor and interchange improvements along Shirk Road in the vicinity of SR-198, including traffic signal installation at Shirk Street and SR-198 ramp intersections and roadway improvements along the east side of Shirk Street from the westbound on/off ramps to Walnut Avenue. Improvements will address capacity constraints, enhance safety, and improve circulation in a high-growth area. Work includes roadway improvements along the east side of Shirk Street from the westbound on/off ramp to Hillsdale Multi funded project total of $6.6m. $450k from Measure R Local (131) including prior year funding of $336k, $450k from Transportation Impact (241) including prior year funding of $336k, and $5m from Measure R Regional (133).	Eng	CP0630	$	A13		5,000,000				
2	Shirk Street Widening - Walnut to Noble: Widening of Shirk Street from two lanes to four lanes with a center median, including installation of master storm trunk line, ditch culvert extension, curb and gutter, pavement, bike lanes, street lighting, utility pole relocations, median landscaping improvements. The project is necessary to alleviate traffic congestion, support future development, and improve overall corridor capacity and safety within the City's transportation network. Multi funded total of $21m. $4.8m from MR Local (131) including prior year funding of $131K, $1m from Measure R Trailways (132), $5m from Measure R Regional (133) including prior year funding of $727k, $2.5m from Storm Sewer Construction (221) including prior year funding of $241k, $43k from prior year funding from Wastewater Trunkline (231), and $4.8m from Transportation Impact Fee (241) including prior year funding of $1.3m.	Eng	CP0656	$	C4			5,000,000			
	Capital Improvement Total:					**$ -**	**$ 5,000,000**	**$ 5,000,000**	**$ -**	**$ -**	**$ -**

Notes: Multi-funded means this is only this fund's portion of the total amount budgeted. These projects are funded from multiple sources and the full budget is shown in the "Multi-Fund 301".

The Budget Impact column shows the estimated annual impact of the project on the operating budget for maintenance once completed or purchased.

- - No Annual Maintenance Costs (or no increase over existing cost)	$$$
$ Annual Maintenance cost is $5,000 or less	$$$$
$$ Annual Maintenance costs is $5,000 to $25,000	

Transportation Impact Fee - 241 (2520)
2026/27 - 2031/32 Capital Improvement Program

Fund Description: This fund is derived from fees collected at the time of building permit issuance. Funds can be used only for new street improvements and expansion of transportation infrastructure related to growth.

Cash Balance Summary

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Beginning Cash Balance	11,712,300	11,950,450	8,518,450	(1,782,300)	(23,042,300)	(24,978,400)
Transportation Impact Fees	7,162,500	7,312,500	7,678,100	8,062,000	8,303,900	8,553,000
Interest Earnings	1,000,000	800,000	633,600	100,000	50,000	50,000
Operating Expenditures and Allocations	(78,100)	(80,100)	(82,500)	(85,000)	(87,600)	(90,200)
Capital Improvements	(7,846,250)	(11,464,400)	(18,529,950)	(29,337,000)	(10,202,400)	(9,282,900)
Total Resources Available for Future Projects	**11,950,450**	**8,518,450**	**(1,782,300)**	**(23,042,300)**	**(24,978,400)**	**(25,748,500)**

Additional Information: A nexus study is currently being conducted and will be brought to Council in June 2026 to potentially increase fees. To balance the fund in the two years proposed, projects were deferred to outer years.

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1	Annual Developer Reimbursement: Provides reimbursement to developers for additional costs incurred when constructing required arterial & collector streets with their development. Additional cost is the difference between "development requirement" & requirement to accommodate for future development in area. Project cost based upon current agreements, estimates of future projects and estimated completion dates. To implement the Circulation Element. Funded 100% from Transportation Impact Fee.	Eng	CP9130	- -	N/A	2,000,000	2,000,000	1,100,000	1,100,000	1,100,000	1,100,000
2	Annual Transportation Impact Fee (TIF) Administration: This CIP funds staff time used to update the circulation element and to implement the transportation impact fee program. The supplies used by staff are budgeted under a separate City CIP. This CIP also funds public assets constructed in the public right of way. The continued and ongoing maintenance of the improvements completed under this CIP is maintained by a separate City CIP.	Eng	CP9633	- -	N/A	10,000	10,000	10,000	10,000	10,000	10,000
3	Santa Fe Street-Houston to Riggin (DESIGN): This project will develop plans, specs and estimate for construction of a 4-lane, north-south, arterial along the old Santa Fe Railroad alignment where City owns ROW and tracks have been removed. Project also includes environmental review (CEQA and NEPA), public outreach and construction easement acquisition. Public outreach and coordination will be required due to the established neighborhoods on both sides of the corridor. Construction easements will be necessary for block wall construction during the future street construction project. The block wall will stretch along the entire length of Houston to Riggin (approx. 5,000 feet).	Eng	CP0714	- -	B21	646,300					
4	Kelsey St Modoc Culvert: Construct a Culvert crossing at Kelsey Street over the Modoc Ditch between Riggin Avenue and Riverway Avenue. This project includes culvert construction and associated infrastructure improvements, with curb, gutter and paving to be completed in coordination with adjacent industrial development. This culvert crossing is a critical is identified in the General Plan Circulation Element and is a critical component to improving access, circulation, and connectivity within the industrial park and surrounding growth areas. Total project cost of $880k.	Eng	New	- -	A18	227,900	652,900				
5	Rd 148 from Tulare Ave to Caldwell Ave: Design and construction of approx. 8,800 lf (1.6 mi.) of Rd148, including segments of Tulare Ave & Walnut Ave. This will be a 4-lane, north-south arterial along the Rd148 alignment, in coordination with Caltrans, SCE, the Railroad, and adjacent facilities. Project includes design, right of way, relocation of SCE poles; a signalized railroad crossing; Class 1 multi-use path; new culvert crossing at Cameron Creek. Walnut to Caldwell segment is in Tier 3 of the Gen Plan. Construction will occur in phases; FY 28/29 Ph 1 Tulare to Walnut, FY 30/31 Ph 2 Walnut to RR, and FY 31/32 Ph 3 RR to Caldwell. Project total of $36m. $1.1m from Measure R Trailways (132), $1.5m from MR Local (131) including prior year funding of $681k, $25.8m from TIF (241) including prior year funding of $686k, $2.4m from Storm Sewer Construction (221), and $4.8m from Wastewater Trunkline (231).	Eng	CP0526	$$$	D2	1,111,500	1,591,700	7,510,100	3,832,100	5,449,000	5,675,500
6	Rd148 from Houston Ave to Murray Ave: Design & construction of approx. 3,200 lf (0.61 mi.) of Road 148, from Houston Ave. to Murray Ave. This will be a 4-lane, north-south arterial along the Rd148 alignment will include construction of the corresponding 10' wide Class 1 trail along the west side, along the SCE towers. Project will include design, environmental (CEQA & NEPA), right of way, Caltrans coordination, and state/federal permitting due to new culvert crossing Mill Creek. Development in east Visalia, around SR 198, requires another north/south arterial. Project total of $16.3m from $671K Measure R Trailways (132), $3.7m from Parks & Rec (211) including prior year funding of $415k, $8.8m from Transportation Impact (241) including prior year funding of $1.3m, $525k from Storm Sewer Construction (221), $506k from Wastewater Trunkline (231), $1.1m from Measure R Local (131), and $1m from Northeast Capital (291).	Eng	CP0525	$$	B9	27,000	204,700		7,316,000		

Transportation Impact Fee - 241 (2520) - *Continued*
2026/27 - 2031/32 Capital Improvement Program

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
7	Rd 148 - St Johns Parkway to Houston Ave: Design and construction of approximately 0.3 miles of a four-lane north-south arterial roadway to support continued development in east Visalia. The project includes environmental documents (CEQA & NEPA), right-of-way, Caltrans coordination, and construction of Class 1 multi-use trail along the corridor. This segment is a critical component in establishing an additional north-south arterial connection near SR-198 to accommodate future traffic demand and growth. Project total of $5m. $256K from Measure R Trailways (132), $4.7m from Transportation Impact (241), and $130k from Storm Sewer Construction (221).	Eng	New	$$	B17	641,400	96,000		3,960,500		
8	Linwood Street Extension (North of Riggin): Design and construction for the extension of Linwood Street north of Riggin Ave. The roadway will be located within & along the westerly portion of the current Modoc Basin footprint w/a signalized connection at Riggin Ave & extend north across Modoc Ditch. Construction of Linwood St. alignment north of Riggin Ave up to Modoc Ditch to accommodate access to the Tier II Urban Development Boundary north of the Modoc Basin. This project will build the extension of Linwood St with a signalization connection at Riggin Ave & extend north up to Modoc Ditch. This project will coordinate with and follow the Linwood St Embankment Project. Contingent upon development in the North. Multi funded project total of $5.7m including FY 25/26 PS&E $300k funding from Transportation Impact Fee (241). FY 26/27 PS&E total from $464k Transportation Impact Fee (241), $182k Storm Sewer Construction (221), $51k Wastewater Trunkline (231); FY 27/28 Construction $4.7m total from $3.2m Transportation Impact Fee (241), $1.2m Storm Sewer Construction (221), and $344k Wastewater Trunkline (231).	Eng	CP0715	$	A6	463,900	3,162,200				
9	Shirk Street Widening - Walnut to Noble: Widening of Shirk Street from two lanes to four lanes with a center median, including installation of master storm trunk line, ditch culvert extension, curb and gutter, pavement, bike lanes, street lighting, utility pole relocations, median landscaping improvements. The project is necessary to alleviate traffic congestion, support future development, and improve overall corridor capacity and safety within the City's transportation network. Multi funded total of $21m. $4.8m from MR Local (131) including prior year funding of $131K, $1m from Measure R Trailways (132), $5m from Measure R Regional (133) including prior year funding of $727k, $2.5m from Storm Sewer Construction (221) including prior year funding of $241k, $43k from prior year funding from Wastewater Trunkline (231), and $4.8m from Transportation Impact Fee (241) including prior year funding of $1.3m.	Eng	CP0656	$	C4	2,026,450		2,800,000			
10	Shirk/SR 198 Improvements - Design and construction of corridor and interchange improvements along Shirk Road in the vicinity of SR-198, including traffic signal installation at Shirk Street and SR-198 ramp intersections and roadway improvements along the east side of Shirk Street from the westbound on/off ramps to Walnut Avenue. Improvements will address capacity constraints, enhance safety, and improve circulation in a high-growth area. Work includes roadway improvements along the east side of Shirk Street from the westbound on/off ramp to Hillsdale Multi funded project total of $6.6m. $450k from Measure R Local (131) including prior year funding of $336k, $450k from Transportation Impact (241) including prior year funding of $336k, and $5m from Measure R Regional (133).	Eng	CP0630	$	A13	66,200	383,300				
11	Shirk Street Widening Over Mill Creek: This project constructs a 330-foot culvert extension at the Mill Creek crossing between Hillsdale Avenue and School Avenue and includes extension of the existing storm drain line and associated infrastructure. The improvements are required to support the planned widening of Shirk Street and to ensure adequate stormwater conveyance capacity in the corridor while accommodating future traffic and development demands. Multi funded project total of $5.5m. $339k from Measure N (141) prior year funding, $4.9m from Transportation Impact (241) including prior year funding of $4.2m, and $325k from Storm Sewer (221) including prior year funding of $140k.	Eng	CP0305	$	A11		723,900				
12	East Side Regional Park (ESRP) On-Site Streets & Site Layout: Preliminary engineering and design of internal circulation streets and supporting infrastructure; including McKinley Ave. (4,400 LF) and Villoy Ave. (3,000 LLF) within the East Side Regional Park area, including utilities (water, sewer, gas, and electric), roadway alignments, drainage improvements, lighting, and parking analysis. The project also updates the site master plan to guide long-term facility placement and phased park development while supporting coordinated infrastructure planning. Excludes design of play fields, buildings, and other public recreation facilities. Construction budgeted in FY 29/30, construction schedule to be further refined. Multi funded project total of $24m. $1.5m from Measure R Trailways, $16.8m from Parks & Rec (211) including prior year funding of $1.9m, $5.5m from Transportation Impact (241) including prior year funding of $621k, and $307k from Wastewater Trunkline (231).	Eng	CP0668	$$$	B10	528,300			4,314,300		
13	Riggin Widening - Roeben-Akers: This project includes curb & gutter, pavement, medians, streetlights, and other infrastructure such as fire hydrants and drainage inlets. Also, includes relocation of SCE facility. Construction of this segment will help to complete the 4-lane arterial from Hwy 63 to Hwy 99 on Riggin Avenue, providing a major East-West corridor along the North side of Visalia. Construction contingent upon federal grant funding from state/federal grant funds which need an additional $3m. Multi funded project total of $7.6m. $390k Prior Year funding from Measure R Regional (133), $5.7m from Transportation Impact (241) including prior year funding of $3m, and $1.6m from the State Transportation (281) fund. Possibly receiving $3m from potential grant.	Eng	CP0628	$	A15		2,639,700				

Transportation Impact Fee - 241 (2520) - *Continued*
2026/27 - 2031/32 Capital Improvement Program

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
14	Modoc Basin/Linwood Embankment: Modoc Basin Trail: Construct approximately 3900 ft of 10' - 12' wide trail around Modoc basin landscaped with native trees and shrubs following City of Visalia Urban forestry standards, for use by the surrounding community. Includes solar lighting, benches, trash receptacles, and trail signage. A chain link fence will also be constructed around the Modoc basin according to the city standards D-42. The addition of this trail to the Modoc Basin will serve as a future connection to the larger bicycle infrastructure throughout the city. Project total of $2.8m includes prior year funding of $2.2m. Maintenance cost estimated to be $44k per year. Linwood Street Embankment: Design and construction for the embankment of the future extension of Linwood Street north of Riggin Avenue. The embankment will be approximately located within and along the westerly portion of the current Modoc Basin footprint. Establishment and rough grading of the Linwood Street alignment north of Riggin Avenue is needed to accommodate access to the Tier II Urban Development Boundary north of the Modoc Basin. This project will build up the embankments and rough grades in preparation for the future extension of Linwood Street with preliminary engineering. Modoc Basin Improvements: Define the ultimate basin footprint and configuration with preliminary and engineering design for the Modoc basin in 24/25, and construction beginning 27/28. Includes a Geotechnical report and study to determine how the conceptual two compartment basin can serve as both recharge and flood control. Grading and Construction of the Modoc Basin ultimate footprint will accommodate flood control purposes for Tier II Urban Development around and north of the Modoc Basin. Multi funded project total of $1.4m from $717k Ground Water Recharge (224) and $717k Storm Sewer Construction (221).	Eng	CP0797	$	A7	97,300					
15	Ben Maddox Widening: Widen Ben Maddox from Center Ave to Goshen Ave. Project includes widening Ben Maddox to full 110 ft, 4 lane divided arterial. Improvements include paving, curb, gutter, sidewalk, ADA ramps, streetlights, landscaping and irrigation conduit. Project will require coordination with utilities to relocate poles, property owners to relocate and install drive approaches, and acquire ROW. ROW acquisition is required from multiple property owners along Ben Maddox. Total project cost of $4.6m.	Eng	New	- -	B29			2,088,900			2,497,400
16	NW Quadrant At-Grade Railroad Crossing: Study to determine location for new at-grade crossing (possibly Linwood St, Chinowth St, or Preston/Roeben St) & abandonment of existing crossing to accommodate development in NW quadrant. Includes installation of new pavement, curb, gutter, sidewalk, traffic signal, railroad warning devices, signage and striping, and upgrade of railroad tracks at recommended location. Also includes public outreach, abandonment of existing RR crossing and moderate updates to two adjacent intersections north & south of new crossing. FY24/25 Preliminary Engineering & Environmental, PS&E, Right of Way and Permitting. FY27/28 Construction. Multi funded project total of $7.1m. $2.5m from Measure R Local (131) including $340k prior year funding and $3.7m from Transportation Impact Fees (241) including $623k prior year funding.	Eng	CP0524	$	A17			3,684,300			
17	Goshen Widening (North): Widen north half of Goshen Avenue from Ben Maddox to Burke Street. Project includes widening Goshen to full 84 ft, 2 lane collector. Improvements include paving, curb, gutter, sidewalk, ADA ramps, streetlights, landscaping and irrigation conduit. Project will require coordination with utilities to relocate poles, property owners to relocate and install drive approaches, and acquire ROW. Total project cost of $1.6m.	Eng	New	- -	B27			551,800		1,083,400	
18	Akers St & Ferguson Ave Improvements: Widen Ferguson Ave approx. 700 ft from Akers St to match existing curb on north bound of Akers St; widen Akers St approx. 350 ft from Ferguson Ave to match existing curb from 1-lane to 2-lanes including bike lane. Improvements include relocation of existing utility poles on NE side of Ferguson Ave, relocation of NE traffic signal, reconstruction of four ADA ramps, roadway improvements to Ferguson Ave from Akers St to Kent St, and a bike lane on Akers St from Ferguson Ave to Riggin Ave. Multi funded project total of $4.1m. $2m from Measure R Local (131) and $2m from Transportation Impact (241).	Eng	New	$	A6			784,850	1,285,950		
19	Santa Fe Street - Houston to Riggin (Construction): Construct a 4-lane, north-south, arterial along old Santa Fe Railroad. Includes, grading, new structural section, curb and gutter, a storm drain system, median, street lighting, striping, landscaping and irrigation, and block wall installation. Construction also includes single box culvert (100' long) over Modoc Ditch, upgrading signal at the Riggin intersection, signalized pedestrian crosswalk at the Modoc Ditch Trail crossing, and interconnect conduit for entire length of the project. Project contingent upon grant funding from state/federal grant. Multi funded project total of $15m. $7.5m from Transportation Impact Fee (241) and $7.5m from pending grant funding from (281).	Eng	New	$$	B21				7,518,150		
20	Visalia Parkway Sanitary Sewer Trunkline - Santa Fe to Lovers Lane: Design and construction of a new 30" sanitary sewer trunkline along the Visalia Parkway (Ave. 276) alignment between Santa Fe St and Lovers Lane. Project includes purchase of Right of Way (ROW), new trunkline at a depth of approximately 17-feet, new 60" manholes, clearing & grubbing, demolition, sheet & shoring, and some bores under existing creeks and ditches. Design FY 29/30; RW FY 30/31; Construction FY 31/32. Trunkline will serve parcels in Tier 3. Total project cost of $14.6m from $12m Wastewater Trunkline (231), and $2.6m Transportation Impact (241).	Eng	New	- -	D1					2,560,000	
Capital Improvement Total:						**$7,846,250**	**$11,464,400**	**$18,529,950**	**$29,337,000**	**$10,202,400**	**$9,282,900**

Notes: Multi-funded means this is only this fund's portion of the total amount budgeted. These projects are funded from multiple sources and the full budget is shown in the "Multi-Fund 301".

The Budget Impact column shows the estimated annual impact of the project on the operating budget for maintenance once completed or purchased.

- -	No Annual Maintenance Costs (or no increase over existing cost)	$$$
$	Annual Maintenance cost is $5,000 or less	$$$$
$$	Annual Maintenance costs is $5,000 to $25,000	

Landscape and Lighting - 273 (2730)
2026/27 - 2031/32 Capital Improvement Program

Fund Description: Funding from property tax assessments on property owned within each Landscape and Lighting (L&L) District for maintenance of common areas, street maintenance and landscaping. Funds to be used only within each individual L&L District for costs included in the engineer's report prepared at the time of the creation of each L&L. Increases in the assessment amount paid by each property owner or changes to the approved expenditures must be voted upon by the owner's of the property located within each L&L.

Cash Balance Summary

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Streets Beginning Cash Balance	8,048,000	8,382,000	8,920,545	8,998,658	9,471,361	9,613,678
Streets Maintenance Assessments	909,000	913,545	918,113	922,703	927,317	931,953
Landscape Maintenance Assessments for Capital	370,000	370,000	370,000	370,000	245,000	245,000
Capital Improvements	(945,000)	(745,000)	(1,210,000)	(820,000)	(1,030,000)	(1,080,000)
Total Resources Available for Future Projects	**8,382,000**	**8,920,545**	**8,998,658**	**9,471,361**	**9,613,678**	**9,710,631**

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1	Annual Reclamite Landscape & Lighting Districts: Placement of a petroleum-based emulsion to rejuvenate drying and worn pavement surfaces. As part of the implementation of the Pavement Management System, the Pavement Management Plan and field review has identified candidate streets for the Reclamite treatment. Treatment is a cost-effective method to extend the good condition of a street for a longer duration prior to a more extensive and expensive pavement treatment technique. Pavement preservation and rehabilitation are essential in maintaining the City's largest assets: public roadways. Without these funds, the roadways will deteriorate causing poor riding conditions.	Streets & Traffic	CP8358	- -	N/A	200,000	0	410,000	20,000	300,000	350,000
2	Annual Crack Seal in Landscape and Lighting Districts: Placement of rubber type-based product in cracked pavement to reduce water penetration, helping to maintain the structural strength of the asphalt and limit degradation, reduce potholes and prevent cracks from getting larger. Pavement preservation and rehabilitation is essential in maintaining the largest City assets, public roadways. Without these funds, the roadways will deteriorate causing poor riding conditions.	Streets & Traffic	CP0089	- -	N/A	75,000	75,000	80,000	80,000	85,000	85,000
3	Annual Street Maintenance - L&L Districts: Pavement overlay patching is an effective and fast method of preventative maintenance on smaller portions of pavement that have deteriorated. Pavement preservation and rehabilitation is essential in maintaining the largest City assets, public roadways. Without these funds, the roadways will deteriorate causing poor riding conditions and ultimately leave the City liable.	Streets & Traffic	New	- -	N/A	300,000	300,000	350,000	350,000	400,000	400,000
4	Irrigation Controller Replacement Program - This project is to replace outdated and no longer support currently used controllers throughout City L&L's with new Hunter and Toro controllers that can be monitored online.	Urban Forestry	CP0718	- -	N/A	125,000	125,000	125,000	125,000		
5	Annual Landscape and Lighting District Enhancement Project: This project would complete landscape enhancement projects within landscape districts with adequate funding and in need of irrigation restoration and/or plant material replacement.	Urban Forestry	CP0716	- -	N/A	100,000	100,000	100,000	100,000	100,000	100,000
6	Pocket Park Amenity Repair and Replacement Project - This project will complete repairs and replacement of Pocket Park amenities such as benches, tables, and playground equipment that have been damaged or become too old to repair.	Urban Forestry	New	- -	N/A	100,000	100,000	100,000	100,000	100,000	100,000
7	Landscape and Lighting District Sidewalk Repair Project: This project will identify and repair sidewalk locations that need repair, what type of repair, and will plot locations on GIS mapping. Funding requested is projected to complete necessary repairs but will be reassessed in next 2-year budget process.	Urban Forestry	CP0717	- -	N/A	45,000	45,000	45,000	45,000	45,000	45,000
	Capital Improvement Total:					**$ 945,000**	**$ 745,000**	**$ 1,210,000**	**$ 820,000**	**$ 1,030,000**	**$ 1,080,000**

Notes: Multi-funded means this is only this fund's portion of the total amount budgeted. These projects are funded from multiple sources and the full budget is shown in the "Multi-Fund 301".

The Budget Impact column shows the estimated annual impact of the project on the operating budget for maintenance once completed or purchased.

- - No Annual Maintenance Costs (or no increase over existing cost)
$ Annual Maintenance cost is $5,000 or less
$$ Annual Maintenance costs is $5,000 to $25,000
$$$
$$$$

State Transportation - 281 (2810)
2026/27 - 2031/32 Capital Improvement Program

Fund Description: This fund is derived from 1/4 cent of statewide sales tax collected and returned to each County in compliance with the Local Transportation Development Act. First priority of funds is public transit (buses); remaining monies, as well as various discretionary revenues, may be used for road and street purposes, including bike/pedestrian facilities. This fund also receives monies from Tulare County Association of Government (TCAG), State Transportation Improvement Program (STIP), and Congestion Mitigation and Air Quality (CMAQ). These monies are to be used only for approved transportation projects.

Cash Balance Summary

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Beginning Cash Balance	34,500	34,500	34,500	34,500	34,500	34,500
LTD (Local Transportation Development Funds)	275,000	275,000	275,000	275,000	275,000	275,000
Other Grant Funding:						
STBGP - (Surface Transportation Block Grant Program)		**1,308,300**				
Other Grant Funding (Various)		**250,000**				
Capital Improvements	(275,000)	(1,833,300)	(275,000)	(275,000)	(275,000)	(275,000)
Total Resources Available for Future Projects	**34,500**	**34,500**	**34,500**	**34,500**	**34,500**	**34,500**

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1	Riggin Widening - Roeben-Akers: Project includes curb & gutter, pavement, medians, streetlights, and other infrastructure such as fire hydrants and drainage inlets. Also, includes relocation of SCE facility. Construction of this segment will help to complete the 4-lane arterial from Hwy 63 to Hwy 99 on Riggin Ave, providing a major East-West corridor along the North side of Visalia. Construction contingent upon federal grant funding from state/federal grant funds which need an additional $3m. Multi funded project total of $7.6m. $390k Prior Year funding from Measure R Regional (133), $5.7m from Transportation Impact (241) including prior year funding of $3m, and $1.6m from the State Transportation (281) fund. Possibly receiving $3m from potential grant.	Eng	CP0628	$	A15		1,558,300				
2	Traffic Signal Modifications at Lovers Lane and Walnut Ave: This project includes traffic signal modifications and associated improvements at Lovers Lane and Walnut Avenue to accommodate future roadway widening and increased traffic demands generated by new development in the area. Improvements will include installation of additional signal heads, pole modifications, and adjustments to signal timing and configuration. The city is responsible for implementing the signal improvements to maintain operational efficiency and safety at the intersection. between Lovers Lane and McAuliff St. Multi-funded project total of $3.8m. $1.1m from Transportation Impact (241) prior year funding, $1.6m from Measure R Local (131) including $725k prior year funding and $275k from State Transportation (281).	Eng	CP0521	$	D8		275,000				
3	Annual Traffic Control Signal Installation: This project will allow for construction of one traffic signal per year as identified by the data collected with the Annual Traffic Data Collection contract. The data will be analyzed to determine which intersections meet the traffic signal criteria as defined by the California Manual on Uniform Traffic Control Devices. Future funds will address one intersection per year. Based on MUTCD warrant analysis and City of Visalia systems. Multi-funded annual project from $275k LTF (281) and $675k Measure R Local (131).	Eng	New	$	N/A			275,000	275,000	275,000	275,000
4	Mill Creek Parkway - Lovers Lane to McAuliff: Includes data collection, traffic analysis, and design to evaluate operational safety improvements along Mill Creek Parkway and associated intersections, including McAuliff Street and Lovers Lane/Mill Creek Parkway. The study will assess potential lane reconfigurations, intersection control treatments, and corridor improvements to address traffic growth and future development. Planned improvements may include striping modifications, signal coordination, and replacement of outdated infrastructure. The project supports long-term corridor capacity safety and mobility while aligning with planned roadway widening and regional transportation planning efforts. Design Phase (2024/25) and construction Phase (2025/26) intersection control treatment which may include traffic signal; Cape seal along Mill Creek Parkway; Striping Mill Creek Parkway to convert from 2 lanes to 4-lanes and planned replacement of existing wooden median lights. Multi funded project total of $3.6m. $637k from Measure R Local (131) including $2m prior year funding, and $275k from LTF Funds (281-LTF) prior year funding.	Eng	CP0658	$	B28	275,000					
	Capital Improvement Total:					**$275,000**	**$1,833,300**	**$275,000**	**$275,000**	**$275,000**	**$275,000**

Notes: Multi-funded means this is only this fund's portion of the total amount budgeted. These projects are funded from multiple sources and the full budget is shown in the "Multi-Fund 301".

The Budget Impact column shows the estimated annual impact of the project on the operating budget for maintenance once completed or purchased.

- - No Annual Maintenance Costs (or no increase over existing cost)	$$$
$ Annual Maintenance cost is $5,000 or less	$$$$
$$ Annual Maintenance costs is $5,000 to $25,000	

NE Capital Improvements - 291 (2570)
2026/27 - 2031/32 Capital Improvement Program

Fund Description: This fund is derived from fees paid by developers builders, and subdividers for project located int he Northeast Specific Plan Area to fund the construction of storm drain facilities, parks, bike paths, medians, block walls, landscaping, and amenities identified in the Northeast Specific Plan.

Cash Balance Summary

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Beginning Cash Balance	984,400	555,600	572,500	615,900	(145,500)	(100,300)
Revenues (Fees and Interest)	41,100	43,800	44,700	45,600	46,500	47,400
Services Provided/Allocations	(1,200)	(1,300)	(1,300)	(1,300)	(1,300)	(1,300)
Capital Improvements	(468,700)	(25,600)	0	(805,700)	0	0
Total Resources Available for Future Projects	**555,600**	**572,500**	**615,900**	**(145,500)**	**(100,300)**	**(54,200)**

#	Project Description (100 word limit)	Dept	Project # (or "new")	Budget Impact	Map Ref	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1	Rd148 from Houston Ave - Murray Ave: Design & construction of approx. 3,200 ft (0.61 mi.) of Road 148, from Houston Ave. to Murray Ave. This will be a 4-lane, north-south arterial along the Rd148 alignment will include construction of the corresponding 10' wide Class 1 trail along the west side, along the SCE towers. Project will include design, environmental (CEQA & NEPA), right of way, Caltrans coordination, and state/federal permitting due to new culvert crossing Mill Creek. Development in east Visalia, around SR 198, requires another north/south arterial. Project total of $16.3m from $671K Measure R Trailways (132), $3.7m from Parks & Rec (211) including prior year funding of $415k, $8.8m from Transportation Impact (241) including prior year funding of $1.3m, $525k from Storm Sewer Construction (221), $506k from Wastewater Trunkline (231), $1.1m from Measure R Local (131), and $1m from Northeast Capital (291).	Eng	CP0525	$$	B9	168,700	25,600		805,700		
2	City Inclusive Park: Development of an inclusive community park funded primarily through the State of California Prop 68 Grant Program. Original amount from Prop 68 grant funding was $7,829,352 and $51,000 to be absorbed by Parks & Rec, however due to inflationary construction cost increases since the original 2021 application. This project currently reflects a $1.9M shortfall that staff is actively evaluating. The park will provide accessible recreational amenities and community space in the Oak Street corridor between Burke St. and Imagine U Children's Museum, supporting equity, accessibility, and neighborhood revitalization goals. Project total of $9.7m from $7.8m State grant and $1.6m Parks & Rec (211) including $51k prior year funding and $300k from NE Capital Improvement (291).	Eng	CP0595	- -	B19	300,000					
	Capital Improvement Total:					**$468,700**	**$25,600**	**$ -**	**$805,700**	**$ -**	**$ -**

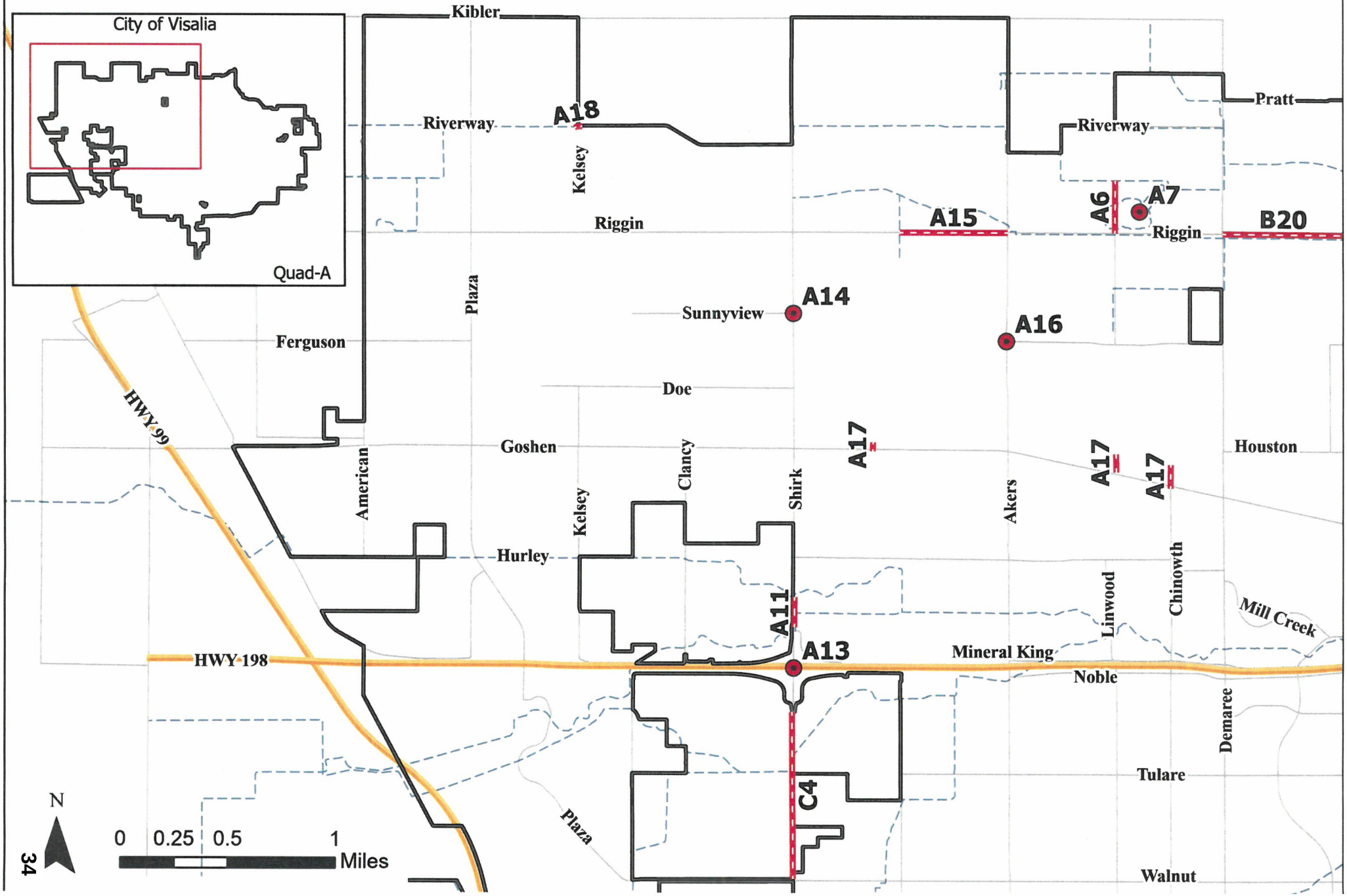
Notes: Multi-funded means this is only this fund's portion of the total amount budgeted. These projects are funded from multiple sources and the full budget is shown in the "Multi-Fund 301".

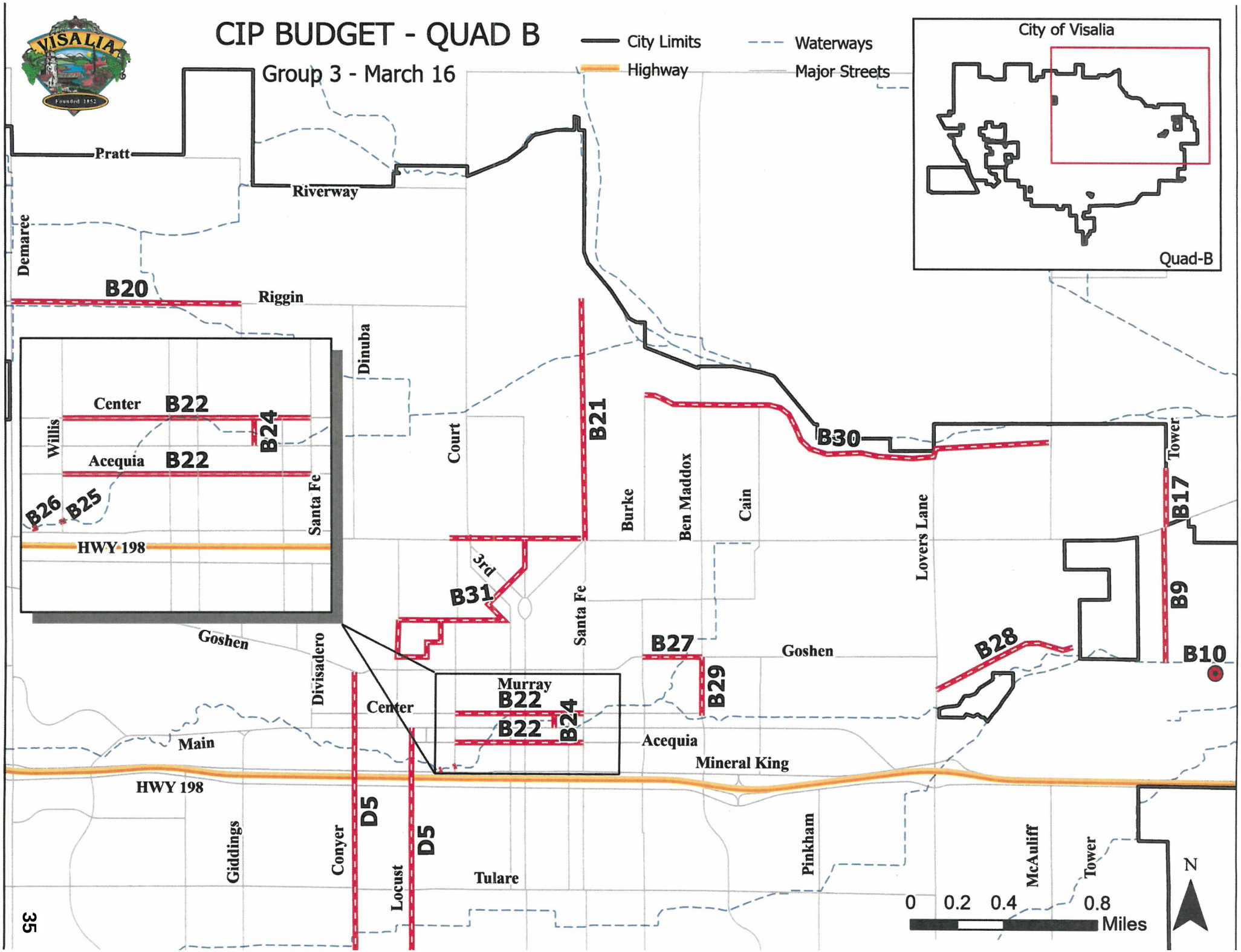
The Budget Impact column shows the estimated annual impact of the project on the operating budget for maintenance once completed or purchased.

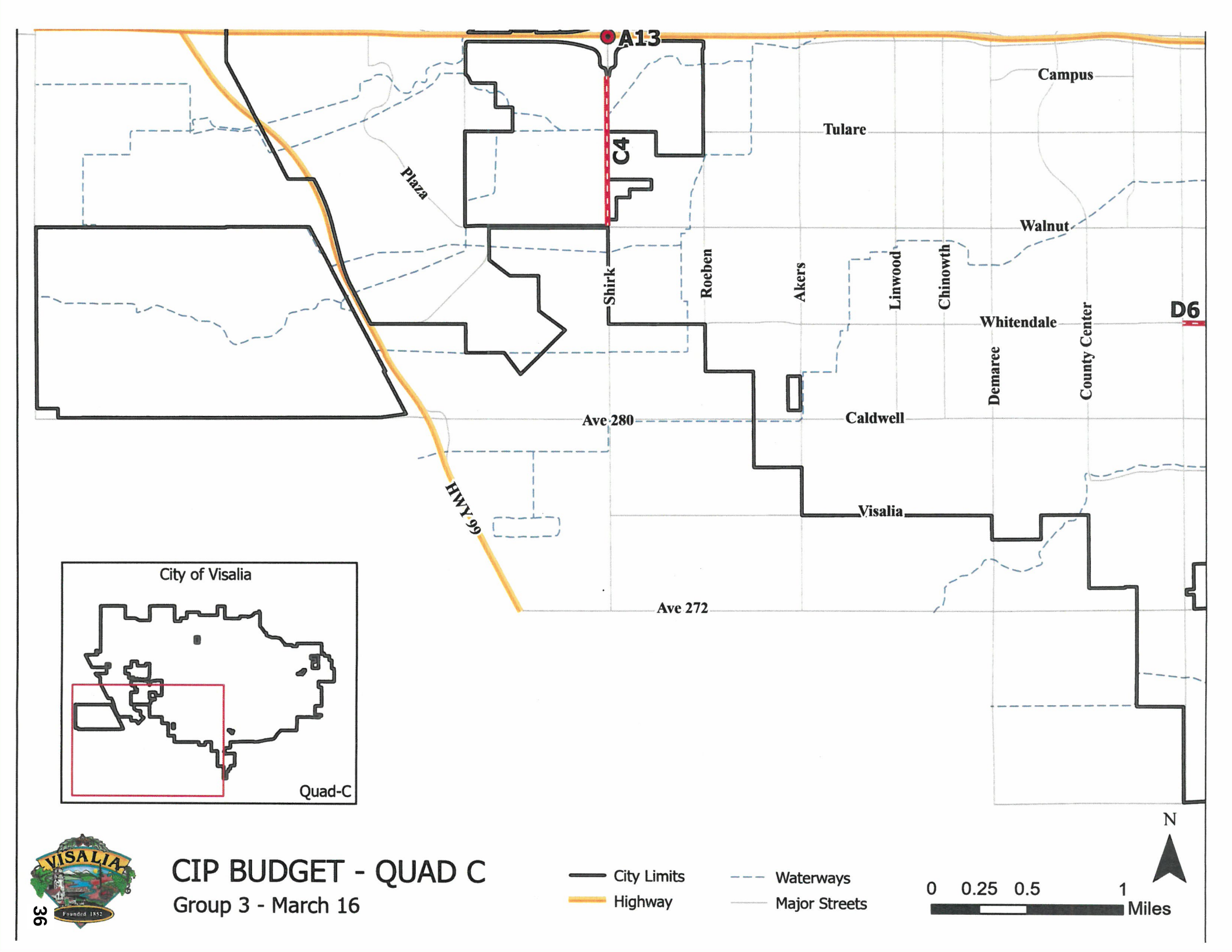
- - No Annual Maintenance Costs (or no increase over existing cost)	$$$
$ Annual Maintenance cost is $5,000 or less	$$$$
$$ Annual Maintenance costs is $5,000 to $25,000	

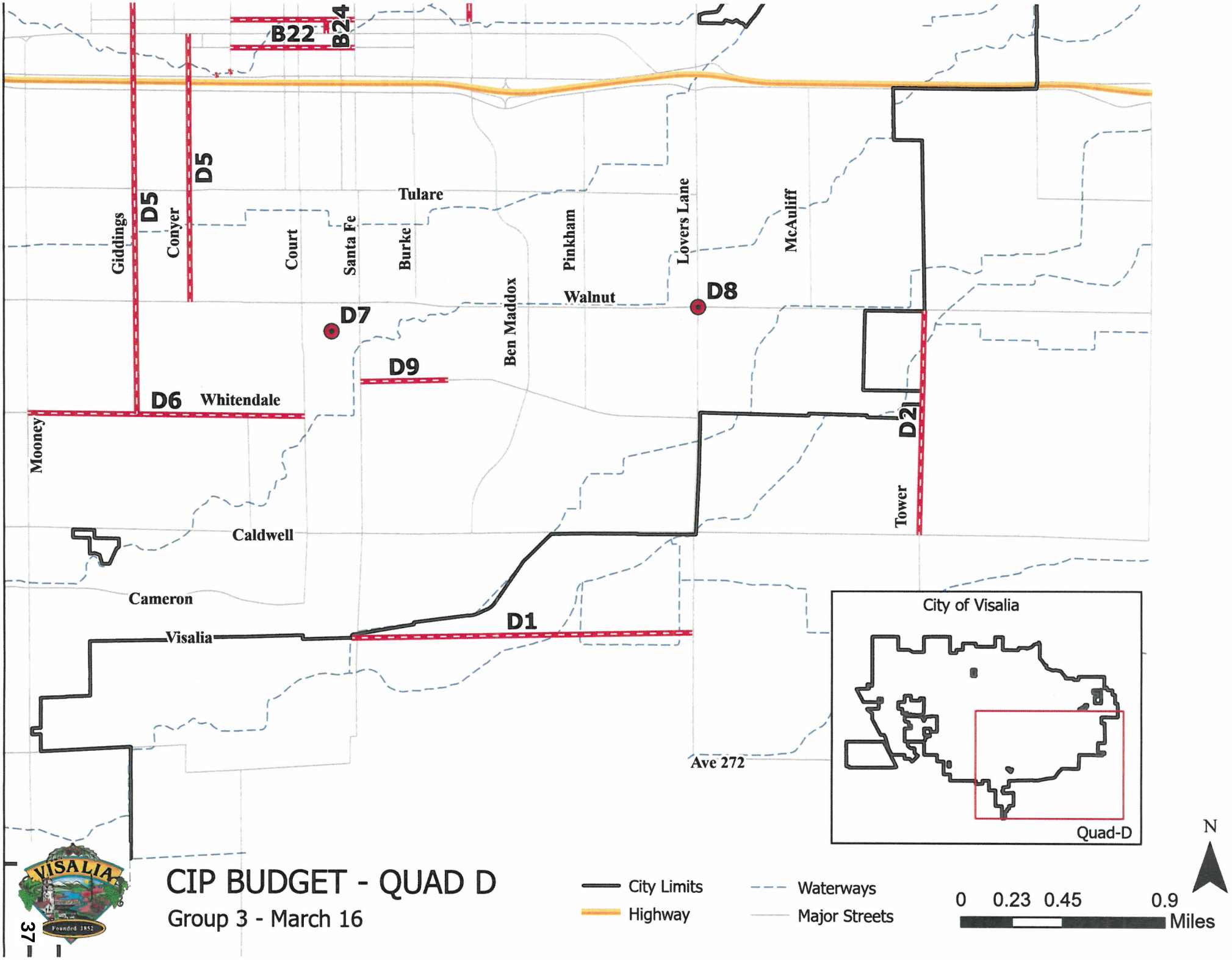
CIP BUDGET - QUAD A

Group 3 - March 16




CIP BUDGET - QUAD B
Group 3 - March 16
City Limits
Highway
Waterways
Major Streets
City of Visalia
Quad-B
Pratt
Riverway
Demaree
B20
Riggin
Dinuba
Center
B22
Acequia
B22
Willis
B24
B26
B25
Santa Fe
HWY 198
Court
B21
B30
Burke
Ben Maddox
Cain
Lovers Lane
Tower
B17
B9
B10
3rd
B31
Goshen
Divisadero
Santa Fe
B27
B29
B28
Goshen
Murray
B22
B22
B24
Center
Acequia
Main
Mineral King
HWY 198
Giddings
Conyer
D5
D5
Locust
Tulare
Pinkham
McAuliff
Tower
0 0.2 0.4 0.8
Miles
N
35


A13
Campus
Tulare
C4
Plaza
Walnut
Shirk
Roeben
Akers
Linwood
Chinowth
Whitendale
D6
Demaree
County Center
Ave 280
Caldwell
HWY 99
Visalia
Ave 272
City of Visalia
Quad-C
N
CIP BUDGET - QUAD C
Group 3 - March 16
City Limits
Highway
Waterways
Major Streets
0 0.25 0.5 1
Miles


B22
B24
D5
D5
Giddings
Conyer
Court
Santa Fe
Burke
Tulare
Ben Maddox
Pinkham
Lovers Lane
McAuliff
Walnut
D8
D7
D9
D6
Whitendale
Mooney
D2
Tower
Caldwell
Cameron
Visalia
D1
Ave 272
City of Visalia
Quad-D
N
0 0.23 0.45 0.9
Miles
City Limits
Highway
Waterways
Major Streets
CIP BUDGET - QUAD D
Group 3 - March 16
VISALIA
Founded 1852

File #: 25-0718 **Agenda Date:** 3/16/2026 **Agenda #:** 2.

Agenda Item Wording:
Measure N 10-year plan and proposed two-year budget - Review the proposed 10-year plan (2027-2037) and approve the 2026/27 & 2027/28 proposed budget.

Agenda Date: 03/16/2026

Prepared by: Renee Nagel, Finance and Technology Director,559-713-4375, Renee.Nagel@visalia.gov, Amee Swearingen, Budget Analyst, 559-713-4170, Amee.Swearingen@visalia.gov

Department Recommendation: Review the proposed 2027-2037 10-year plan for Measure N and approve the 2026/27 & 2027/28 proposed budget.

Summary:
Measure N has been able to enhance the City by adding and equipping 57 essential positions, growing youth services, and improving streets, parks, trails, and buildings over the last nine fiscal years. Next fiscal year completes the original plan. The proposed new 10-year plan is a continuation of current services and continues to add additional resources.

Background Discussion:
In November of 2016, the voters of Visalia passed a ½ cent Sales Tax Override, Measure N also known as Visalia Essential City Services Measure. Sales Tax from Measure N provides essential city services such as police, fire, and recreation, as well as maintenance of parks, trails, and roads. The measure uses a detailed, 10-year plan which includes hiring of personnel, construction of capital projects and equipment purchases.

As part of the measure, Council adopted an Accountability Ordinance (Ordinance 16-21) to establish accountability measures as outlined:

Revenue Requirements:

- 10% of budgeted revenues must be maintained in an Uncertainty Fund. This money can only be accessed during a fiscal emergency;
- 10% of budgeted revenues must be deposited into the following two categories:
  - 2% into Youth Programs
  - 8% into Maintenance and Emerging Needs

Expenditure Requirements:

- Tax money shall not be used for debt service payments;
- The annual expenditure plan must be approved by Council after the following process has occurred:

- City Manager makes a recommendation to City Council and makes changes as requested by Council;
- Staff receives comments and recommendation by Sales Tax Oversight Board;
- Staff conducts two public hearings at regular Council Meetings to consider expenditure plan.

Sales Tax Oversight Board:
The Oversight Board will consist of 11 members that are appointed by Council and various organizations that will serve two-year terms. Members may be reappointed to serve up to two additional two-year terms (total of 3 terms).

Annual Procedural Review:
Each year the City shall provide an annual Independent accountants' aeport on Applying agreed-upon procedures to account for the tax revenues received and expenditures made to ensure consistency with the program guidelines and expenditure plans. This report was recently presented to Council in January 2026 with the City's financial statements for FY 24/25.

Effectiveness Reviews:
The ballot measure ordinance requires an effectiveness review every eight years from the operative date of the ordinance. The operative date is April 1, 2017; thus, the first review must occur on or before April 1 every 8 years. The first effectiveness review was presented to Council on March 17,2025 and was approved to continue for another 8 years (2033).

Current 10-Year Plan:
The plan is currently in the 9th year and has had amendments throughout the years to add additional staff, programs and capital. The final year of the original plan is FY 26/27 and is the first year of the upcoming two-year budget that is currently being prepared. A new plan will need to be approved to allow the second year of the proposed budget (FY 27/28) to be appropriated. Below is the current amended 10-year plan's elements broken out by category.

Essential Services

Police:

- Hired personnel and purchased the required equipment & vehicles for the following positions:
  - 29 Police Officers
  - 4 Community Service Officers
  - 11 Professional Staff
- Implemented the body worn camera program and continue to fund with Measure N

Streets:

- Funds approximately $4 million annually which totaled $39.5 million over the 10 year plan.
- Completed the Downtown Street Light Replacement Project totaling $9.2 million.

Fire:

- Funded personnel and purchased the following equipment & vehicles:

- Funded 1 Administrative Captain and 1 Deputy Chief
- Purchased Ladder Truck
- Purchased Mobile Aire Truck

- Constructed Station 56 located on Lovers Lane
- Design and Construct Station 51
- Implemented Paramedic Squad Program which consisted of hiring personnel & purchasing equipment & vehicles for the following positions:
  - 6 Paramedics
  - 1 EMS Coordinate

Parks and Recreation:

- Hired Personnel and purchased essential equipment & vehicles for the following positions:
  - 1 Landscape Inspector
  - 1 Park Maintenance Technician
  - 1 Park Maintenance Worker
  - 1 Recreation Coordinator
- Funded additional maintenance for a total of $2.2 million over 10 years. Each category received approximately $55 thousand annually:
  - Trailway maintenance
  - Tree maintenance
  - Building maintenance
  - Parks maintenance

Maintenance & Emerging Needs 8%

- Funded deferred building maintenance totaling $6.3 million over the last nine years.

Youth 2%

- Set aside $2.4 million for youth programs. Of this $1.2 was spent over the last 9 years:
  - Manual Hernandez Clubhouse
  - Funded grants for youth programs
  - Funding for the PAL League Activities

Uncertainty Fund Balance

- Maintained the Uncertainty Fund at 30% of operating expenditures. As of June 30, 2025, the amount was $3.1 million.

- A new policy was adopted in June 2024 that changes the calculation to be the same as the General Fund Reserve which is 30% of operating expenditures from 10% of budget revenues.

Proposed New 10-Year Plan:

The new proposed 10-year plan continues with the original intent of the plan to provide essential city services and maintenance of parks, trails and roads. The plan will continue to fund everything that is in the current 10-year plan plus add additional full-time employees, capital and increase maintenance funding. Below are the additional items being proposed to add by category.

Essential Services

Police:

- Hire personnel and purchase the required equipment & vehicles for the following positions:
    - 7 Police Officers
    - 2 Community Service Officers
    - 2 Professional Staff

Streets:

- Annual street maintenance of $4 million increasing by .05% annually.

Fire:

- Design and Construct Station 57
- Purchase Station 57 engine
- Hire 3 of the required 9 full-time employees for Station 57

Parks and Recreation:

- Annual Trailway, Tree, Building and Parks maintenance increasing 2% annually:

Maintenance & Emerging Needs 8%

- Building maintenance of $1.1 to $1.5 million annually
- Remainder of the 8% of budget revenues to fund emerging needs

Youth 2%

- Fund a total of 2% of budgeted revenues for Police and Recreation youth programs

Uncertainty Fund Balance

- Maintain the Uncertainty Fund at 30% of operating expenditures.

The cost associated with the next 10-year plan which includes the current staffing, current programs, capital, and proposed additional expenditures is shown in Table 1: Measure N Next 10 Year Plan Projection.

Table 1: Measure N Next 10 Year Plan Projection

	Year 11 2027-28	Year 15 2031-32	Year 20 2036-37	Total	Comments
Measure N Total Revenues					
Sales Tax	20,173,600	22,595,200	26,194,000	**230,241,900**	
Interest & Misc Earnings	855,000	925,400	840,400	**8,647,400**	
Total Revenues	**21,028,600**	**23,520,600**	**27,034,400**	238,889,300	
Essential Services					
Revenues					
Sales Tax	18,156,200	20,335,700	23,574,600	**207,217,700**	
Interest & Misc Earnings	600,000	649,400	535,700	**5,855,600**	
Total Revenues	**18,756,200**	**20,985,100**	**24,110,300**	213,073,300	
Expenditures					
Police					
Continued Expenses From 1st 10	9,356,600	10,648,600	12,621,100	**108,937,100**	44 Employees
Personnel - Police Officers	173,600	571,400	1,462,600	**7,485,200**	7 New Employees
Personnel - Professional Staff	115,700	352,100	542,400	**3,236,900**	4 New Employees
New Personnel Equipment	9,000	10,900		**79,400**	
New Body Cam/in-Car	4,600	4,900		**36,200**	
New Vehicles	109,000	179,400		**987,800**	
Fire					
Continued Expenses From 1st 10	2,119,900	2,321,300	2,790,400	**23,895,100**	9 Employees
Station 57				**15,100,000**	
Engine 57				**1,500,000**	
Station 57 Personnel			774,200	**1,522,200**	3 New Employees
Streets Capital	4,020,000	4,100,000	4,205,000	**41,115,000**	Increase .05% annually
Parks & Recreation					
Continued Expenses From 1st 10	628,900	695,700	822,000	**7,126,600**	4 Employees
Trailway Maintenance	61,200	66,200	73,100	**669,800**	Increased 2% annually
Tree Maintenance	61,200	66,200	73,100	**669,800**	Increased 2% annually
Building Maintenance	61,200	66,200	73,100	**669,800**	Increased 2% annually
Parks Maintenance	61,200	66,200	73,100	**669,800**	Increased 2% annually
State Sales Tax Fees	237,200	256,600	283,200	**2,595,600**	
Total Expenditures	**17,019,300**	**19,405,700**	**23,793,300**	216,296,300	
2% Youth - Police & Rec					
Revenues					
Sales Tax	403,500	451,900	523,900	**4,604,900**	
Interest	51,000	55,200	60,900	**558,100**	
Total Revenues	**454,500**	**507,100**	**584,800**	5,163,000	
2% Youth - Police & Rec Exp	**403,500**	**451,900**	**523,900**	4,604,900	
8% Maintenance & Emerging Needs					
Revenues					
Sales Tax	1,613,900	1,807,600	2,095,500	**18,419,300**	
Interest	204,000	220,800	243,800	**2,233,700**	
Total Revenues	**1,817,900**	**2,028,400**	**2,339,300**	20,653,000	

Expenditures				
Building Maintenance	1,500,000	1,200,000	1,200,000	**12,000,000**
Emerging Needs	561,900	607,600	895,500	**6,867,300**
Total Expenditures	**2,061,900**	**1,807,600**	**2,095,500**	**18,867,300**

The proposed plan was established in order to be balanced, with the forecasted revenues covering expenditures. Sales Tax revenue was forecasted conservatively by growing 2.5% in the first two years and then growing 3% every year after that. Staff was conservative with ongoing expenditures but still able to add personnel and increase annual maintenance. The new fire station (Station 57) is using cash from fund balance. If revenues are higher and/or expenditures are lower then the plan, the annual budget can be amended to add one-time capital projects or increase the annual street maintenance. Staff encourage street maintenance to be high on the list to receive additional revenues as available due to streets maintenance receiving a lesser percentage increase annually than the other categories. Costs associated with street maintenance is growing due to new development and rising costs. Like the first plan, elements can be moved forward or pushed out based on needs.

The detailed sheet showing each year of the plan and when elements are added is included as Attachment A.

2026-2027 & 2027-2028 Proposed Budget

To ensure that the Measure N budget will be adopted with the rest of the City funds in June; staff is presenting the recommended fiscal year 2026/27 & 2027/28 budgets to start the approval process. FY 2026/27 is the last year of the current 10-year plan and is budgeted according to the plan. FY 2027/28 reflects the first year of the proposed 10-year plan. If Council makes changes to the proposed plan tonight, staff will adjust the budget to reflect the changes.

The budget includes the amended expenditure plan as shown in Table 2 - 2026/27 Proposed Measure N Plan (Year 10). The recommended budget for the 2026/27 budget is $39.6 million. This budget does not include any expenditures for the Emerging Needs category which will be brough back to Council and the Oversight Committee once a policy and/or plan has been established.

Table 2
2026/27 Proposed Measure N Amended Plan (Year 10)

Polic	29	Police Officers	5,321,400	***2% Youth Programs***	
	15	Professional Staff	2,317,900	Youth Programs	393,600
	2	Police Cars & Equipment	217,000		
	1	Replace Wrecked Vehicle	91,500	***8% Maintenance & Emerging Needs***	
		Operating Expenses	1,087,400	Building Maintenance	1,500,000
		Body Cameras	515,300	Emerging Needs*	-
			9,550,500	***Total***	1,500,000
Roads		Street Maintenance	4,000,000	***Vehicle Replacement***	
				Replace Wrecked Vehicle	17,500
Parks	2	Park Maintenance Emp.	223,300		
& Rec	1	Urban Forest Emp.	118,000	***Grand Total***	**39,582,800**
	1	Recreation Coordinator	134,900		
		Trailsway Maintenance	60,000		
		Tree Maintenance	60,000	*Note: Emerging Needs money will not be	
		Building Maintenance	60,000	appropriated until staff returns to Council wit	
		New Park Maintenance	60,000	recommended policy/plan.	
		Operating Expenses	127,100		
			843,300		
Fire	9	Deputy Chief, Admin Capt, & Sqaud Staffing	1,659,300		
		Operating Expenses	387,000		
		Additional Appropriation Sta 51	21,000,000		
			23,046,300		
Other		State Fees, Audits, Accounting	231,600		
			231,600		
		Essential Serivces Total	**37,671,700**		

In FY 2026/27, the plan adds 1 professional staff and 2 police officers for the Police Department. The budget for these positions includes equipment and vehicles. In addition, staff is requesting three additional amendments to the plan.

The first amendment is to replace a 2021 patrol unit (212664) that was involved in a front- end collision resulting in a total loss in March 2024. The replacement cost is $109,000. Staff is requesting to appropriate $109,000. This vehicle is multi-funded with $91,500 being funded from Measure N Essential Services Fund and $17,500 from the Measure N Vehicle Replacement Fund.

Second amendment is to add an additional appropriation of $21 million for the construction of Fire Station 51. If the costs come in lower than estimated, any remaining funds will go back to fund balance. The construction contract is anticipated to be awarded in fall of 2026.

Third amendment is adding back the building maintenance project in the Maintenance and Emerging Needs Fund (8%). As outlined in the plan, the building maintenance project was funded in the first five years and was not funded in years 6-10. Staff recommends funding the building maintenance project in FY 2026/27 for $1.5 million. This project was originally established to replace and update facilities that are funded by the General Fund. Unfortunately, the 5 years of funding was not enough to cover the high costs to replace/repair roofs, replace HVACs, and repair facilities.

The recommended budget for FY 2027/28 is $19.2 million as shown in Table 3 - 2027/28 Proposed Measure N Plan (Year 11).

Table 3
2027/28 Proposed Measure N Amended Plan (Year 11)

Polic	30	Police Officers	5,721,300	***2% Youth Programs***		
	16	Professional Staff	2,515,600	Youth Programs		403,500
	1	Police Cars & Equipment	122,600			
		Operating Expenses	1,114,900	***8% Maintenance & Emerging Needs***		
		Body Cameras	527,800	Building Maintenance		1,500,000
			10,002,200	Emerging Needs*		-
					Total	1,500,000
Roads		Street Maintenance	4,020,000			
Parks	2	Park Maintenance Emp.	233,200			
& Rec	1	Urban Forest Emp.	123,100		***Grand Total***	**19,156,500**
	1	Recreation Coordinator	141,300			
		Trailsway Maintenance	61,200			
		Tree Maintenance	61,200	*Note: Emerging Needs money will not be appropriated until staff returns to Council with a recommended policy/plan.		
		Building Maintenance	61,200			
		New Park Maintenance	61,200			
		Operating Expenses	131,300			
			873,700			
Fire	9	Deputy Chief, Admin Capt, & Sqaud Staffing	1,719,500			
		Operating Expenses	400,400			
			2,119,900			
Other						
		State Fees, Audits, Accounting	237,200			
			237,200			
		Essential Serivces Total	**17,253,000**			

In FY 2027/28, the plan adds 1 professional staff and 1 police officer for the Police Department. The budget for these positions includes equipment and vehicles. All other expenditures increased based on estimated costs and growth per the proposed plan.

Measure N Sales Tax

Measure N sales tax is projected to be higher than the plan as shown in Table 4 - Measure N Sales Tax Projections. This large difference is due to several reasons: the plan being conservative, Visalia continuing to have growth in commercial and residential development, higher cost of goods which increases sales tax, and new regulations on how sales tax is collected and paid from e-commerce purchases.

The table also shows a spike in sales tax in FY 20/21 & FY 21/22 due to the multi-year COVID stimulus money that the Federal Government issued. This one-time money lead to a decrease in FY 22/23 and 23/24 which allowed the sales tax to realign. Last fiscal year, Measure N sales tax

increased by 1.8% and is projected to have growth of 2.5% for FY 25/26, 26/27 and 27/28.

Table 4
Measure N Sales Tax Projection

	20/21 Origina Plan	20/21 Actuals	21/22 Origina Plan	21/22 Actuals	22/23 Origina Plan	22/23 Actuals	23/24 Origina Plan	23/24 Actuals	24/25 Origina Plan	24/25 Actuals	25/26 Origina Plan	25/26 Projected	26/27 Origina Plan	26/27 Proposed
Sales Tax	11.5	16.9	11.7	19.7	11.9	19.5	12.2	18.4	12.4	18.7	12.7	19.2	12.7	19.7
Difference		5.4		8.0		7.6		6.2		6.3		6.5		7.0

In order to meet the requirements of tracking revenues and expenditures by categories, Measure N is tracked in 5 separate funds. Essential Services, 2% Youth Programs, 8% Maintenance and Emerging Needs, Economic Uncertainty, and Vehicle Replacement. Table 5 - Measure N Fund Balance Summary, shows each fund's projected ending cash for both years based on the proposed 2 -year budget.

Table 5
Measure N Fund Balance Summary

2026/27 - Year 10	Beginning Cash	Projected Revenues	Expenditures	Transfer	Ending Cash
Essential Services	25,494,977	18,463,500	37,671,700	(288,960)	5,997,817
8% Maint & Emerging Needs	6,296,307	1,774,500	2,038,800		6,032,007
2 % Youth Programs	1,723,160	443,600	393,600		1,773,160
Measure N Operating Funds	**33,514,444**	**20,681,600**	**40,104,100**		**13,802,984**
Economic Uncertainty	3,647,550			288,960	3,936,510
Vehicle Replacement	2,104,002	333,300	17,500		2,419,802
Measure N Total	**39,265,996**	**21,014,900**	**40,121,600**	**288,960**	**20,159,296**

2027/28 - Year 11	Beginning Cash	Projected Revenues	Expenditures	Transfer	Ending Cash
Essential Services	5,997,817	18,756,200	17,253,000	(217,260)	7,283,757
8% Maint & Emerging Needs	6,032,007	1,817,900	2,061,900		5,788,007
2 % Youth Programs	1,773,160	454,500	403,500		1,824,160
Measure N Operating Funds	**13,802,984**	**21,028,600**	**19,718,400**		**14,895,924**
Economic Uncertainty	3,936,510			217,260	4,153,770
Vehicle Replacement	2,419,802	343,300			2,763,102
Measure N Total	**20,159,296**	**21,371,900**	**19,718,400**	**217,260**	**21,812,796**

Measure N Economic Uncertainty Fund
The Measure N policy for the economic uncertainty fund was amended last fiscal year to be 30% of operating expenditures instead of 10% of budgeted revenues. The balance of the uncertainty fund is $1.2 million as of June 30, 2025.

Budget Process
Staff is recommending for Council to approve the next 10-year plan and the two-year budget. If approved by Council, staff will present both items to the Measure N Oversite Committee for comments and will return to Council to conduct two public hearings. Any changes made to the new 10-year plan will be incorporated in the budget recommendation.

Fiscal Impact including annual maintenance and operating costs: None

Prior Council Action: N/A

Alternatives: N/A

Recommended Motion (and Alternative Motions if expected):
I move to approve the proposed 2027-2037 Measure N Plan and the fiscal year 2026-27 & 2027-28 budgets and continue with the Measure N expenditure approval process.

Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 06/30/2026

Attachments: Attachment 1 - Measure N 10-Year Plan (2027-2037)

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☒ **Economic Vitality**	☒ **Organizational Excellence**	☒ **Fiscal Strength**	☒ **Infrastructure & Growth**	☒ **Quality of Life**

Measure N -10 Year Plan (Years 11-20)

	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	
Measure N Total Revenues	2.5%	2.5%	3%	3%	3%	3%	3%	3%	3%	3%	
Sales Tax	20,173,600	20,677,900	21,298,200	21,937,100	22,595,200	23,273,100	23,971,300	24,690,400	25,431,100	26,194,000	
Interest & Misc Earnings	855,000	872,100	889,500	907,300	925,400	943,900	787,100	802,800	823,900	840,400	
Total Revenues	**21,028,600**	**21,550,000**	**22,187,700**	**22,844,400**	**23,520,600**	**24,217,000**	**24,758,400**	**25,493,200**	**26,255,000**	**27,034,400**	
Essential Services Revenues											
Sales Tax	18,156,200	18,610,100	19,168,300	19,743,400	20,335,700	20,945,800	21,574,200	22,221,400	22,888,000	23,574,600	
Interest & Misc Earnings	600,000	612,000	624,200	636,700	649,400	662,400	500,000	510,000	525,200	535,700	
Total Revenues	**18,756,200**	**19,222,100**	**19,792,500**	**20,380,100**	**20,985,100**	**21,608,200**	**22,074,200**	**22,731,400**	**23,413,200**	**24,110,300**	
Expenditures											
Police											
Salary and Benefits	7,947,600	7,945,300	8,223,400	8,511,200	8,809,100	9,117,400	9,436,500	9,766,800	10,108,600	10,462,400	44 Employees
Operating Expenditures	1,114,900	1,148,300	1,182,700	1,218,200	1,268,100	1,319,500	1,372,500	1,427,100	1,483,300	1,527,800	
Body Cameras/Tazers	527,800	538,400	549,200	560,200	571,400	582,800	594,500	606,400	618,500	630,900	
Capital - Vehicles	-	-	-	-	-	-	-	-	-	-	
Personnel - Sworn	173,600	179,700	365,700	378,500	571,400	771,100	977,800	1,191,700	1,413,100	1,462,600	7 New Employees
Personnel - Non Sworn	115,700	222,300	230,100	238,200	352,100	364,400	377,200	390,400	404,100	542,400	4 New Employees
New Personnel Equipment	9,000	-	9,900	-	10,900	11,500	12,100	12,700	13,300		
New Body Cam/in-Car	4,600	-	4,900	-	4,900	5,100	5,500	5,600	5,600		
New Vehicles	109,000	55,000	115,600	-	179,400	126,400	130,200	134,100	138,100		
Fire											
Salary and Benefits	1,719,500	1,687,200	1,746,300	1,807,400	1,870,700	1,936,200	2,004,000	2,074,100	2,146,700	2,221,800	9 Employees
Operating Expenditures	400,400	412,400	424,800	437,500	450,600	464,100	478,000	507,300	537,500	568,600	
Station 57						1,100,000	14,000,000				
Engine 57						1,500,000					
Station 57 Personnel									748,000	774,200	3 New Employees
Streets Capital	4,020,000	4,040,000	4,060,000	4,080,000	4,100,000	4,121,000	4,142,000	4,163,000	4,184,000	4,205,000	Increased .05% annually
Parks and Recreation											
Salary and Benefits	497,600	494,200	511,500	529,400	547,900	567,100	586,900	607,400	628,700	650,700	4 Employees
Operating Expenditures	131,300	135,200	139,300	143,500	147,800	152,200	156,800	161,500	166,300	171,300	
Trailway Maintenance	61,200	62,400	63,600	64,900	66,200	67,500	68,900	70,300	71,700	73,100	Increased 2% annually
Tree Maintenance	61,200	62,400	63,600	64,900	66,200	67,500	68,900	70,300	71,700	73,100	Increased 2% annually
Building Maintenance	61,200	62,400	63,600	64,900	66,200	67,500	68,900	70,300	71,700	73,100	Increased 2% annually
Parks Maintenance	61,200	62,400	63,600	64,900	66,200	67,500	68,900	70,300	71,700	73,100	Increased 2% annually
Downtown Street Lights	-	-	-	-	-	-	-	-	-	-	
State Sales Tax Fees	237,200	241,900	246,700	251,600	256,600	261,700	266,900	272,200	277,600	283,200	
Total Expenditures	**17,253,000**	**17,349,500**	**18,064,500**	**18,415,300**	**19,405,700**	**22,670,500**	**34,816,500**	**21,601,500**	**23,160,200**	**23,793,300**	
EOY Surplus/(Deficit)	**1,503,200**	**1,872,600**	**1,728,000**	**1,964,800**	**1,579,400**	**(1,062,300)**	**(12,742,300)**	**1,129,900**	**253,000**	**317,000**	

	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	
Beginning Cash	**5,997,817**	**7,283,757**	**9,113,127**	**10,655,247**	**12,481,687**	**13,828,527**	**12,557,427**	**(400,933)**	**501,147**	**294,217**	
EOY Surplus/(Deficit)	1,503,200	1,872,600	1,728,000	1,964,800	1,579,400	(1,062,300)	(12,742,300)	1,129,900	253,000	317,000	
Prior Year Capital Roll Over											
Transfer to Uncertainty Fund	217,260	43,230	185,880	138,360	232,560	208,800	216,060	227,820	459,930	230,730	
Ending Cash Balance	**7,283,757**	**9,113,127**	**10,655,247**	**12,481,687**	**13,828,527**	**12,557,427**	**(400,933)**	**501,147**	**294,217**	**380,487**	
Uncertainty Fund Balance	**3,933,120**	**3,976,350**	**4,162,230**	**4,300,590**	**4,533,150**	**4,741,950**	**4,958,010**	**5,185,830**	**5,645,760**	**5,876,490**	**30% Operating Expenditures**
2% Youth - Police & Rec											
Beginning Cash	**1,773,160**	**1,824,160**	**1,876,160**	**1,929,160**	**1,983,260**	**2,038,460**	**2,094,760**	**2,152,160**	**2,210,660**	**2,270,360**	
Revenue											
Sales Tax	403,500	413,600	426,000	438,700	451,900	465,500	479,400	493,800	508,600	523,900	
Interest	51,000	52,000	53,000	54,100	55,200	56,300	57,400	58,500	59,700	60,900	
2% Youth - Police & Rec Exp	403,500	413,600	426,000	438,700	451,900	465,500	479,400	493,800	508,600	523,900	
Ending Cash Balance	**1,824,160**	**1,876,160**	**1,929,160**	**1,983,260**	**2,038,460**	**2,094,760**	**2,152,160**	**2,210,660**	**2,270,360**	**2,331,260**	
8% Maintenance & Emerging Needs											
Beginning Cash	**6,032,007**	**5,788,007**	**5,996,107**	**6,208,407**	**6,424,907**	**6,645,707**	**6,870,907**	**7,100,607**	**7,334,907**	**7,573,907**	
Revenue											
Sales Tax	1,613,900	1,654,200	1,703,900	1,755,000	1,807,600	1,861,800	1,917,700	1,975,200	2,034,500	2,095,500	
Interest	204,000	208,100	212,300	216,500	220,800	225,200	229,700	234,300	239,000	243,800	
Expenditures											
Building Maintenance	1,500,000	1,100,000	1,100,000	1,100,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	
Emerging Needs	561,900	554,200	603,900	655,000	607,600	661,800	717,700	775,200	834,500	895,500	
Prior Year Capital Roll Over											
Ending Cash Balance	**5,788,007**	**5,996,107**	**6,208,407**	**6,424,907**	**6,645,707**	**6,870,907**	**7,100,607**	**7,334,907**	**7,573,907**	**7,817,707**	

Blue = New/Changing items

Visalia City Council

Staff Report

File #: 25-0699 **Agenda Date:** 3/16/2026 **Agenda #:** 3.

Agenda Item Wording:
Prohousing Designation Program discussion - Receive an overview presentation on the California Department of Housing and Community Development Prohousing Designation Program, discuss the City of Visalia's potential standing in meeting the application requirements, and provide direction on the filing of an application.

Agenda Date: 03/16/2026

Prepared by:
Brandon Smith, Principal Planner, brandon.smith@visalia.gov, (559) 713-4636;
Margie Perez, Housing Specialist, margie.perez@visalia.gov, (559) 713-4460;
Paul Bernal, Planning and Community Preservation Director, paul.bernal@visalia.gov, (559) 713-4025;

Department Recommendation:
Receive the staff report and presentation, and provide staff with comments and/or direction on whether to proceed with filing an application for the City of Visalia to receive a Prohousing Designation with HCD. If staff receives direction to file an application, then the City Council will need to provide additional input and direction on which additional Prohousing policies staff shall pursue and complete in order to achieve the total score of 30 points, or more for a jurisdiction to be eligible for a "bonus award" in the Prohousing Incentive Program.

Summary:
The purpose of this work session is to provide the City Council with an overview of the California Department of Housing and Community Development (HCD) Prohousing Designation Program, and to seek direction on whether to file an application in order to receive this "Designation". Benefits of receiving a "Prohousing Designation" include earning additional scoring points in many state funding programs, and access to the Prohousing Incentive Program (PIP) which offers exclusive, additional non-competitive funding to assist jurisdictions to assist with implementing housing policies. A Prohousing Designation supports the City's strategic goals of demonstrating economic strength, displaying organizational excellence, and pursuing infrastructure and growth.

The work session will further provide City Council with staff's assessment of the City's eligibility for achieving a Prohousing Designation based on how it fares in meeting the application's scoring criteria. Upon an initial assessment of the scoring criteria, staff has found that the City complies with several Prohousing Policies and is close to reaching the minimum 30 points necessary for a complete application. Regardless, the City will need to furnish additional items, with support from the City Council, to have a complete application. An overview on what additional items could be considered is discussed in further detail under the "Application Scoring Criteria - Achieving 30 Points or More" section below.

A Prohousing Designation allows jurisdictions to receive funding points for competitive state affordable housing funding opportunities and to apply to the Prohousing Incentive Program (PIP) funds. PIP is intended to reward Prohousing designated local governments with additional funding to accelerate affordable housing production and preservation. A jurisdiction based on Visalia's population is eligible for a base award amount of $750,000, with an additional bonus award of up to $500,000 for a total of $1,250,000.

Background Discussion:

What is the Prohousing Designation Program?

The Prohousing Designation Program (PDP, or Program) was created by the California State Legislature through the 2019-2020 Budget Act. The Program seeks to reward jurisdictions for going above and beyond what is required by state housing laws toward accelerating housing production. Jurisdictions who seek to achieve the Prohousing Designation must demonstrate through their application into the program how they promote vibrant and inclusive communities through land use and zoning reforms.

The policies, concepts, and standards that direct HCD's review and consideration toward Prohousing include the following:

- The jurisdiction's actions to facilitate the planning, approval, or construction of a variety of housing types (e.g., increasing zoned capacity for supply, facilitating affordability for all income levels, removing regulatory barriers to development, and streamlining approval).
- The jurisdiction's accomplishment of integrated planning and development consistent with the state planning priorities and/or the regional transportation plan.
- The jurisdiction's meaningful actions to foster communities with adequate, affordable, and accessible housing and transportation infrastructure.
- The jurisdiction's collaboration with public entities to align policies and programs, and with private entities to implement policies and to leverage funding and other resources.
- The jurisdiction's compliance with established housing law and recent housing reform statutes (e.g., the Housing Accountability Act, the Streamlined Ministerial Approval Process).

What are the Benefits of Receiving a Designation?

Receiving a designation earns jurisdictions, and their affordable housing development partners, additional scoring points in many state competitive funding programs that supports projects like the Lofts at Fort Visalia, Rancho Colegio, and Crescent Meadows senior housing project (indicated by *), including:

- Affordable Housing & Sustainable Communities (AHSC) *
- Infill Infrastructure Grant (IIG) *
- Local Partnership Program (LPP)
- Solutions for Congested Corridors (SCCP)
- Sustainable Transportation Planning Grants (STPG) *(could be beneficial for Visalia)*

- Transit and Intercity Rail Capital Program (TIRCP)
- Transformative Climate Communities (TCC) *(could be beneficial for Visalia)*
- State Homeownership Super NOFA *(could be beneficial for Visalia)*

Additionally, the Prohousing Incentive Program (PIP) offers exclusive, additional funding to designated jurisdictions to assist them in implementing Prohousing Policies. The PIP is currently in Round 4 of its Notice of Funding Availability (NOFA).

A jurisdiction based on Visalia's population is eligible for a base award amount of $750,000 with an additional Bonus Award of up to $500,000. For the purpose of calculating the Bonus Award, a jurisdiction's Prohousing Designation score will be multiplied by 10,000. For example, an applicant with a score of 35 points will be eligible to receive up to a $350,000 Bonus Award in addition to the base award (maximum $500,000). Thus, it would be beneficial for the City of Visalia to submit an application with more than 30 scoring points (i.e. up to 50 points); however, doing so may require the City to commit toward complying with and completing more actions that demonstrate meeting Prohousing policies.

What can be Funded with PIP?

Eligible applicants must use award funds towards planning or implementation activities related to housing and community development, limited to the following activities (pursuant to Health and Safety Code Section 50470(b)(2)(D)):

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, and moderate-income households, including necessary operating subsidies.
2. Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high-cost areas.
3. Matching portions of funds placed into local or regional housing trust funds.
4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund.
5. Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded through the Veterans Housing and Homelessness Prevention Bond Act of 2014.
6. Assisting persons who are experiencing or at risk of homelessness, including providing rapid rehousing, rental assistance, navigation centers, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
7. Accessibility modifications.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes.
9. Homeownership opportunities, including, but not limited to, down payment assistance.
10. Fiscal incentives or matching funds to local agencies that approve new housing for extremely low-, very low-, low-, and moderate-income households.

For Example, in 2024, as part of Round 3 of the NOFA, the County of Tulare who was awarded a Prohousing Designation received $1.1 million in PIP funds and utilized their PIP towards first-time

homeowner assistance. Other jurisdictions have used PIP towards affordable housing development, local housing trust match funding, and homeless development and operational activities.

The following are City of Visalia projects or programs that could be funded with its PIP allocation:

- Affordable housing development (i.e., 2nd phase of the Crescent Meadows senior-citizen affordable housing development to be developed by Self-Helf Enterprises).
- Visalia Navigation Center operational assistance.*
- Eden House operational assistance.*
- Warming Center operational assistance.*
- An emergency shelter development and/or operational assistance.*
- Tenant-based rental assistance for people experiencing or at-risk of homelessness.
- Updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities' strategies.
- Updates to zoning ordinances.
- Environmental analyses that eliminate the need for project-specific review.
- Local process improvements that expedite local planning and permitting.

* Operational assistance may include the following costs: personnel, leasing/rent, utilities, facility maintenance, telephone, internet, supplies, equipment, janitorial services, security, and/or client assistance.

Does the City Need to Re-Apply Each Year?

A Prohousing Designation expires three years from the first day of January following the date of that jurisdiction's designation. For example, if Visalia were issued a designation on April 15, 2026, it will remain in effect through December 31, 2029, and expires on January 1, 2030.

Application Requirements

A Prohousing Designation Program Application Template is included as Attachment 1 to this staff report, and an application checklist is found on page 4 of the application.

The following are the major components of the application:

- Resolution: A duly adopted and certified formal resolution for the Prohousing Designation Program. *(A sample form for this formal resolution is found in Attachment 1, Appendix 1.)*
- Self-Scoring Sheet: [*Some of the Prohousing Policies are briefed further in the next section below.*] The jurisdiction completes the Self-Scoring Sheet which demonstrates that the candidate jurisdiction follows Prohousing Policies across all four categories in a manner that adds to 30 or more points. The scoring sheet must indicate if an implementation program of the Prohousing Policy has already been enacted or is proposed, documentation that the implementation program has been implements, and the applicable number of points and Enhancement Category points. *(See Appendix 3 for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)*
- Statement of Practices Toward Homeless Encampments: The jurisdiction must complete a one-page summary describing how it upholds and enacts moral and ethical practices toward

the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022) *(A template that assists jurisdiction with describing its position and practices is found in Attachment 1, Appendix 5.)*

- Public Participation: The jurisdiction must confirm that it has conducted a 30-day diligent public participation process before submitting an application for formal review and initiating the 60-day review period by HCD. A jurisdiction may provide a draft application to HCD for preliminary review, and follow up with public participation. Outreach would be directed to all segments of the community but must include representation of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers. Outreach would entail providing the draft application and any supporting documentation to the public and noticing of the meeting where the City Council intends to submit a Prohousing application. The 30-day public participation process includes a public hearing for members of public to provide public comment on the draft Prohousing application at the start of the 30 days. *(A checklist confirming that a jurisdiction complies with this requirement is found in Attachment 1, Appendix 6.)*

Application Scoring Criteria - Achieving 30 Points or More

Points are tallied by a jurisdiction being compliant with multiple Prohousing Policies grouped into four categories. In total there are 48 Policies with each policy having different point values, cumulating 74 points possible. Additional points can be claimed if an Enhancement Factor is cited where the policy is part of a *"unified, multifaceted strategy to promote multiple planning objectives such as efficient land use, climate change solutions, and/or hazard mitigation."* Jurisdictions can also elect to propose a new policy and then have a two-year implementation timeframe to complete it.

Staff currently believes that it can score, if HCD concurs, **approximately 24 points from existing and enacted efforts**. A full list of the Prohousing Policies that the City can claim points on is included as Attachment 2. Following are just a few of the policies that the City can claim points on:

- 1H Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones. (1 point) Response: The City's D-MU and C-MU "mixed use" zones both allow residential uses including, in certain circumstances, by right.
- 2D Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits. (2 points) Response: The City's goal and demonstrated practice is to take less than four months to issue a building permit on a by right use.
- 3A Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. (3 points) Response: Self-Help Enterprises received impact fee credits (for infill development) for the Lofts at Fort Visalia and impact fee deferrals for Rancho Colegio.
- 4H Directed residual redevelopment funds to accelerate the production of affordable housing. (1 point) Response: Residual redevelopment funds are used to accelerate affordable housing production like the Lofts and Majestic Gardens.

It should be noted that it is beneficial for the City to find and identify more scoring opportunities, beyond the 30-point minimum, in order to be eligible for up to a $200,000 additional Bonus Award in PIP funds, as explained above.

Therefore, in an effort to explore and potentially achieve more than 30 points, should the City Council direct staff to proceed with filing an application, staff seeks additional input and direction from City Council on which additional Prohousing Policies which contribute to the acceleration of housing production staff shall pursue and complete to be eligible for a Bonus Award.

Following is a list of potential Policies that the City could pursue. The list below represents **26 additional points from potential policies** which, combined with the City's established policies, could potentially achieve 50 points. *Please note, as part of the application process, HCD and staff will need to discuss how the City meets the policies to achieve the points allocated per section. Further documentation may be required to demonstrate compliance through this process.*

- 1C Designate additional sufficient site to accommodate 125 to 149 percent of Visalia's current RHNA allocation, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory. (2 points)

  Staff Review: City staff has reviewed the potential requirements needed to achieve these points based on the City's current RHNA allocation as identified in Visalia's current Housing Element Table 71 "Adequacy of Residential Site Inventory" table. Based on the undertaking and time allocated to ensuring Visalia has enough sites to accommodate Visalia's RHNA allocation, staff conclude the work needed to identify additional sites to meet the 125 to 149 percent threshold cannot be pursued given the resources needed to analyze additional potential sites for RHNA purposes. Staff concludes there are other policies listed where points can be obtained to meet the 30 point threshold.

- 1D Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements. (2 points)

  Staff Review: Under state density bonus law, a project that qualifies under these provisions can achieve an increase of 50% of the units allowed per the City's density ranges. Visalia processed two recent projects that sought a density bonus, Demaree/Houston and Caldwell/Lovers Lane, with only one project proceeding with development at this time. At this time, staff would not recommend increasing additional density beyond the state requirements.

- 1E Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, and in a manner that exceeds the requirements of SB 9. (2 points)

  Staff Review: State law already permits an ADUs and JADUs to be developed by-right in single-family residential areas, in addition to the primary residential unit. Furthermore, developments under SB 9 allow for up to four dwelling units if developed under the provisions of SB 9. Staff conclude that the number of units already permitted under ADU law or SB 9 is sufficient, and increasing the number of units beyond state law would be excessive for residential areas. Staff concludes there are other policies listed where points can be obtained to meet the 30 point threshold.

- 1F Eliminating minimum parking requirements for residential development as authorized by state law; adopting vehicular parking ratios that are less than the relevant ratio thresholds in state law; or adopting maximum parking requirements at or less than ratios pursuant to state law. (2 points)

  Staff Review: Staff would not recommend reducing the number of minimum parking requirements for residential developments at this time. Reduction in parking requirements for

certain residential developments is already considered if the project meets affordability provisions such as senior housing, but a reduction to all residential parking ratios cannot be adequately considered at this time.

- 2A Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing. (3 points)

  Staff Review: City of Visalia already has ministerial approval processes for certain limited types of multifamily, up to 80 units, and mixed-use housing, when adding units to existing mixed uses. Pursuant to the March 2nd work session item, staff will prepare a subdivision streamlining ordinance which will establish a streamlined process for single-family residential subdivision maps. With inclusion of this proposed policy and an anticipated completion date, Staff believes that it now supports this policy.

- 2E Absence or elimination of public hearings for projects consistent with zoning and the general plan. (2 points)

  Staff Review: Similar to policy 2A, pursuant to the March 2nd work session item, the subdivision streamlining ordinance will in certain circumstances eliminate public hearings for subdivision entitlements consistent with zoning and the general plan. With inclusion of this proposed policy and an anticipated completion date, Staff believes that it now supports this policy.

- 2F Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households. (2 points)

  Staff Review: If supported by council, staff can update its internal policy to reduce the target completion date for plan check review of deed restricted affordable units, for example, from 30 to 20 calendar days. Doing so reallocates staff resources to complete plan checks more expediently and should not compromise staff's ability to perform a thorough plan check.

- 2G Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan. (1 point)

  Staff Review: The City's site plan review process could arguably be seen to comply with this policy since it entails review by all city divisions and departments for compliance with respective regulations and policies, including zoning regulations. Compliance with this policy, therefore, may simply require consultation with state and directing to the existing municipal code regarding site plan review.

- 2J Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing. (1 point)

  Staff Review: Similar to policy 2F, staff can update its internal policy to reduce the target completion date for planned check review of ADUs/JADUs, for example, from 30 to 20 calendar days, or for its pre-approved ADU, for example, from 20 to 15 days. Doing so reallocates staff resources to complete plan checks more expediently and should not compromise staff's ability to perform a thorough plan check.

- 3B Adoption of policies that result in less restrictive requirements than state law to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing

improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages. (2 points)

Staff Review: Planning staff already provides technical assistance to the public regarding ADU/JADU development requirements. In addition, the City has a "Permit-Ready ADU Program", which allows property owners to select from a variety of ADU plans which have been pre-approved. Staff seeks Council direction on exploring with HCD to see if the City's current ADU program is eligible for points under 3B.

- 3C Adoption of other fee reduction strategies, including fee deferrals and reduced fees for housing for persons with special needs. (1 point)

  Staff Review: The City already allows deferral of fees as detailed in the City's municipal code for certain impact fees (ex., traffic, sewer, storm, etc.). Staff seeks Council direction on exploring with HCD to see if the City's current fee deferral program is eligible for a point under 3C.

- 3H Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households. (1 point)

  Staff Review: Similar to policy 2A and 2E, pursuant to the March 2nd work session item, the subdivision streamlining ordinance will, in certain circumstances, eliminate public hearings for subdivision entitlements consistent with zoning and the general plan. With inclusion of this proposed policy and an anticipated completion date, staff believes that it now supports this policy.

- 4E A comprehensive program that complies with the Surplus Land Act and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases. (2 points)

  Staff Review: When opportunities present themselves, the city has made publicly owned land available for affordable housing to organizations and entities expressing interest, as was done with the old lumberyard site in 2019 that ultimately developed as the Lofts at Fort Visalia. However, surplus land sales have seldom been implemented in Visalia, and the city would need to be cautious towards authoring a program that would not put the city between a rock and a hard place if affordable housing may not be considered the highest and best use for a property. Implementation of this policy may require a lengthier discussion up front and extensive consultation with the city attorney's office and Finance Department staff on the merits of such a program.

- 4G Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households. (2 points)

  Staff Review: Although presented as an option to City Council, general funds are regularly used for a variety of city investments and are seldom used for housing production. One recent exception has been single-family residences constructed by Self-Help Enterprises on NW 5th Ave. Unless directed by Council, this may otherwise be viewed as a significant shift in practice.

- Enhancement Factor 6 Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas. (1 point)

  Staff Review: The City has two locations that could meet the intent of this enhancement factor. These sites could further be discussed with HCD staff.

Please note that Council can direct staff to consider all or some of the policies listed above that may help in achieving the necessary points for an application submittal that seem reasonable and achievable based on internal practices the City already implements but may not be codified or written in policy that will help in demonstrating to HCD that the City of Visalia is a Prohousing community. Examples of procedures already implemented include our commitments to building permit review timelines for housing projects.

What Additional Actions are Required by the City Council to File Application?

The City Council would need to adopt a formal resolution for the Prohousing Designation Program (a sample form for this formal resolution is found in Attachment 1, Appendix 1). Proceeding with filing the application would require the consideration and adoption of a formal resolution, to be considered as a future agendized item.

Fiscal Impact including annual maintenance and operating costs: There is no cost in filing an application. If the City files and is awarded a Prohousing Designation, the City will be eligible to receive funding through the Prohousing Incentive Program, potentially gaining up to $1.25 million in additional funds per annual application.

Prior Council Action: N/A

Alternatives: N/A

Recommended Motion (and Alternative Motions if expected):
Receive the staff report and presentation and direct staff to proceed with filing the application with HCD.

Environmental Assessment Status: None required. This is an informal stall report, and the direction by Council to file an application and to consider which additional Prohousing Policies that staff shall pursue and complete do not constitute a project unto itself that requires environmental review.

CEQA Review: None.

Deadline for Action: 03/16/2026

Attachments:

1. Prohousing Designation Program Application Template
2. Draft City of Visalia Point Tally on Prohousing Policy Scoring Sheet
3. Prohousing Designation Program presentation slides prepared by HCD
4. Prohousing Incentive Program presentation slides by HCD

5. City PowerPoint presentation slides

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☒ **Economic Vitality**	☒ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☐ **Quality of Life**

Prohousing Designation Program Application

State of California
Governor Gavin Newsom

Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
Department of Housing and Community Development

Megan Kirkeby, Deputy Director
Division of Housing Policy Development

651 Bannon Street
Sacramento, CA 95811

Website: http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program
Email: ProhousingPolicies@hcd.ca.gov

February 2025

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program ("**Prohousing**" or "**Program**"), which is administered by the Department of Housing and Community Development ("**Department**") pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof ("**Regulations**"). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strikethrough~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Self-Scoring Sheet and Sample Self-Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Self-Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 provides a sample template to assist applicants with confirming the treatment of homeless encampments within the jurisdiction is consistent with USICH's "7 Principles for Addressing Encampments."

Appendix 6 provides a checklist to confirm that a Diligent Public Participation Process was conducted.

Appendix 7 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

	Yes	No
Application Information	☐	☐
Certification and Acknowledgement	☐	☐
The Legislative Information form is completed.	☐	☐
The Threshold Requirements Checklist is completed.	☐	☐
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See **Appendix 1** for the Formal Resolution for the Prohousing Designation Program form.)	☐	☐
If applicable, the Proposed Policy Completion Schedule is completed. (See **Appendix 2**.)	☐	☐
The Self-Scoring Sheet is completed. (See **Appendix 3** for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)	☐	☐
One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See **Appendix 5** for a template to assist.)	☐	☐
The checklist confirming that a Diligent Public Participation process was conducted. (See **Appendix 6** for the template.)	☐	☐
Additional information and supporting documentation (Applicant to provide as **Appendix 7**.)	☐	☐

Application Information

Applicant (Jurisdiction):	
Applicant Mailing Address:	
City:	
ZIP Code:	
Website:	
Authorized Representative Name	
Authorized Representative Title:	
Phone:	
Email:	
Contact Person Name:	
Contact Person Title:	
Phone:	
Email:	
Total Self-Score (Based on Appendix 3):	

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No.), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: _____

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District		
State Senate District		

Applicants can find their respective State Senate representatives at https://www.senate.ca.gov/, and their respective State Assembly representatives at https://www.assembly.ca.gov/

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	☐	☐
The applicant has adopted a Compliant Housing Element.	☐	☐
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	☐	☐
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	☐	☐
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Code section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	☐	☐
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	☐	☐
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	☐	☐

Scoring Criteria
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Scoring Criteria
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	2
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Scoring Criteria
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Scoring Criteria
Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Self-Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Self-Scoring Sheet for each Prohousing Policy.

- **Category Number**: Select the relevant category number from the relevant Scoring Criteria list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy**: Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed**: Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type**: For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies**: Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 7**.
- **Points**: Enter the appropriate number of points using the relevant Scoring Criteria list in this application.
- **Enhancement Category Number (optional)**: If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Scoring Criteria list in this application.
- **Enhancement Points (optional)**: If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points**: Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Formal Resolution for the PROHOUSING Designation Program

RESOLUTION NO. **[INSERT RESOLUTION NUMBER]**

A RESOLUTION OF THE GOVERNING BODY OF
[INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program ("Program"), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development ("Department") has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program ("**Program Regulations**"), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the **[INSERT THE NAME OF THE CITY OR COUNTY]** ("Applicant") desires to submit an Application for a Prohousing Designation ("Application").

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.

2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.

3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction

that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").

5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.

6. [**INSERT THE TITLE OF THE APPLICANT'S AUTHORIZED SIGNATORY**] is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of , 2024, by the following vote:

AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE: DATE:

NAME: TITLE:

Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes

Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet

Self-Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points

Sample Self-Scoring Sheet

Note: This is a Sample Self-Scoring Sheet; an actual submission may include more specificity when an applicant completes the "Concise Written Description of Prohousing Policy."

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9.	E	Zoning code	Electronic copy attached	3	6	1	4
1C	Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by	P	Resolution	Electronic copy attached	2	1	2	4

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points
	total or income category.							
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.	E	Zoning code	Electronic copy attached	2			2
1G	Zoning that that is designed to increase affordable housing for a range of types and for extremely low-income households.	E	Zoning code	Electronic copy attached	1	1	2	3
1H	Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial).	E	Zoning code	Electronic copy attached	1	1	2	3
1L	Other zoning and land use actions that measurably support the Acceleration of Housing Production.	P	Resolution	Electronic copy attached	1			1
2B	Streamlined program-level CEQA analysis and certification of general plans,	E	Zoning code	Electronic copy attached	2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points
	community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.							
2G	Consolidated permit processes that minimize the levels of review and approval required for projects.	E	Zoning code	Electronic copy attached	1			1
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1	1	2	3
2N	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
3B	Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3I	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.	E	Zoning code	Electronic copy attached	2	2	1	3
4E	Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing.	E	Zoning code		2			2
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		2			2
4M	Other actions that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					33		12	45

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Scoring Criteria Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Homeless Encampment Template

Subchapter 6.6 Prohousing Designation Program requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)

  _____

  _____

  _____

- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)

  _____

  _____

  _____

- **Principle 3: Conduct Comprehensive and Coordinated Outreach –** Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)

  _____

  _____

  _____

- **Principle 4: Address Basic Needs and Provide Storage –** Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

  _____

  _____

  _____

- **Principle 5: Ensure Access to Shelter or Housing Options –** Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)

  _____

  _____

  _____

- **Principle 6: Develop Pathways to Permanent Housing and Supports –** Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)

  _____

  _____

  _____

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure –** Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

  _____

  _____

  _____

Certification and Authorization:

_____ _____

Signature of Authorized Representative Date

Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	☐	☐
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	☐	☐
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	☐	☐
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	☐	☐

Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.	Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.	☐	☐

Certification and Authorization:

Signature of Authorized Representative Date

Appendix 7: Additional Information and Supporting Documentation

Draft Prohousing Designation Scoring Sheet
City of Visalia

Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Possible Points	Actual Points	Possible Additional Points	Y/N & Comments
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3			No. City has 124% per Table 71.
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3			No, but see Category 1E.
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2		2	Maybe. Would need to add 1% of sites (+/- 120 units). This could be attainable if City really scours parcels. Pro = it doesn't change City procedures. City should ask HCD if it can get credit for units issued in 6th cycle.
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2		2	Maybe. Needs Council approval.
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2		2	Maybe. Potentially more likely than missing middle housing. Might be able to allow one additional ADU Per GC 66314.
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2		2	Maybe. Needs Council approval.
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	2			No. May occur with future Housing Element programs if supported by CIty.
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1	1		Yes. D-MU and C-MU zones allow residential.
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1	1		Yes. Section 17.12.135.

1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1			No. Never been considered.
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1			No. Needs Council approval.
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1			?
	Total	**21**	**2**	**8**	

Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Possible Points	Actual Points	Points per 2026 Update	Y/N & Comments
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3		3	Currently being considered for Subdivision & Parcel Maps. City already has ministerial for MFR and mixed-use. See also 2E and 3H.
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2	2		Carleton Acres Specific Plan has 1000s of units approved through EIR.
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28)	2	2		The City has given Statuatory Exemptions to the 3 Maracor projects & several infoll projects. Review State law.
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2	2		Yes, but needs to be documented.
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2		2	See also 2A and 3H. Currently being considered for Subdivision & Parcel Maps.
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	2		2	Possibly, but must figure out how. Would have little impact on City codes.
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1		1	Maybe. Perhaps building permit review. Must be discussed internally.
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1	1		Yes. SFR adopted. MFR in 2026.
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1	1		Yes. Site Plan Review.
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1		1	Maybe, for pre-approved ADUs. Also see 2F. Perhaps review times for pre-approved ADUs can be reduced.
2K	Establishment of a standardized application form for all entitlement applications.	1	1		Yes, debuted in 2025.
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1	1		Yes, Planning Division TSM and MFR.
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1	1		Yes, but needs to adopt policy
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1			?

Total	**21**	**11**	**9**

Category 3: Reduction of Construction & Development Costs

Category	Prohousing Policy Description	Possible Points	Actual Points	Points per 2026 Update	Y/N & Comments
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees)	3	3		Yes. SHE received an impact fee credits for the Lofts and impact fee deferrals for Rancho Colegio. See Affordable Housing Infill Incentive Program.
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2		2	Maybe. Only pre-approved ADU plans. Would need to discuss further.
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1		1	May occur with 2026 HE Programs if supported by City. The TIF Infill Credit Criteria & Downtown Business District Credit could qualify. The City already allows deferrals.
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1			No.
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1			No, not likely.
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1			No, but check with Building.
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas	1			No.
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1		1	See also 2A and 2E. Currently being considered for Subdivision & Parcel Maps. May occur with future Housing Element programs.
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1			?
	Total	**12**	**3**	**4**	

Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Possible Points	Actual Points	Points per 2026 Update	Y/N & Comments
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2			No.
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2			No. Does CDBG / HOME count? No, a local housing trust fund is separate from CDBG and HOME funds.

4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2	2		Yes. The City has affordability restrictions to prevent converting to market rate.
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2			No, but discuss with Self-Help if they have any ideas. They might do this elsewhere.
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2		2	Maybe. May occur with future Housing Element programs if supported by City.
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2			EIFDs are being considered for commercial, but not housing.
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2		2	General Funds paid for 2 NW 5th Ave lots to develop affordable single-family homes sold to low-income first-time homebuyers. However, General Funds were only used once to accelerate the production of affordable housing with the NW 5th Avenue project. This is not the norm
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1	1		Yes, residual redevelopment funds are used to accelerate affordable housing production like the Lofts and Majestic Gardens. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1	1		Yes, annually the City dedicates HOME funds for the development of affordable housing LI households. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1			No.
4K	Providing operating subsidies for permanent Supportive Housing.	1	1		Yes. The City provides operating subsidies for Permanent Supportive Housing via ERF and HOME TBRA. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1	1		Yes, The City provides subsidies for extremely low-income households via ERF and HOME TBRA. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)

4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1	1		All our affordable housing developments promote, develop, and leverage financial resources for affordable housing or LI households. HCD confirmed that Category 4 is not restricted to local funds, state and federal funds are acceptable. (see HCD email)
	Total	**20**	**7**	**4**	

Enhancement Factors

Category	Prohousing Policy Description	Possible Points	Actual Points	Points per 2026 Update	Y/N & Comments
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2			
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1			
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012).	1			
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1			
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1			
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1		1	Santa Fe/Beech & Riggin/Linwood are rezones.
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1			
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1	1		We have an active Fair Housing contract with CSET to conduct outreach, campaign, and provide education on fair housing resources.
	Total	**9**	**1**	**1**	
	Total	**83**	**24**	**26**	

Required Points	30		Green indicates "Yes" responses
Actual Points	24		Yellow indicates "Maybe" responses
Difference	6		

Prohousing Designation Program

California Department of Housing and Community Development

PROHOUSING DESIGNATION

Created by the Legislature through the 2019-2020 Budget Act, the Prohousing Designation and Incentive Programs seek to:

1. Increase housing opportunities throughout California and address the state's housing crisis
2. Offer flexibility in achieving Designation (many pathways through scoring)

Over the counter process & in-house TA

WHY BE PROHOUSING?

Receive priority processing and additional funding points when applying for select grant programs:

- Affordable Housing & Sustainable Communities Program
- Infill Infrastructure Grant Program
- Transformative Climate Communities
- Solutions for Congested Corridors
- Local Partnership Program
- Transit and Intercity Rail Capital Program
- Sustainable Transportation Planning Grant Program

Also receive eligibility for the Prohousing Incentive Program

PROHOUSING PRINCIPLES

Increase development capacity and variety

Streamline housing process

Planning consistent with state priorities

Collaborate to align policies and programs

Promote equitable communities

Prohousing Designated Jurisdictions
(as of April 2025)

1. Alameda
2. Berkeley
3. Brea
4. Citrus Heights
5. Crescent City
6. El Cerrito
7. Emeryville
8. Eureka
9. Fairfield
10. Fontana
11. Healdsburg
12. Long Beach
13. Los Altos
14. Los Angeles
15. Los Angeles County
16. Moreno Valley
17. Mountain View
18. Napa
19. Needles
20. Oakland
21. Petaluma
22. Pinole
23. Placer County
24. Rancho Cordova
25. Rancho Cucamonga
26. Redwood City
27. Richmond
28. Riverside
29. Rohnert Park
30. Roseville
31. Sacramento
32. Sacramento County
33. Salinas
34. San Diego
35. San Diego County
36. San Francisco
37. San Leandro
38. San Luis Obispo
39. San Luis Obispo County
40. Santa Cruz
41. Santa Monica
42. Santa Rosa
43. Sonoma County
44. South Lake Tahoe
45. South San Francisco
46. Stockton
47. Tulare County
48. Ukiah
49. Walnut Creek
50. West Hollywood
51. West Sacramento
52. Windsor
53. Yuba County

APPLICATION PROCESS

- Submit existing and proposed policies related to housing development, with supporting documentation
- Minimum one policy per topic area
- 30 points required out of 154 possible points
- HCD has 60 days to review your application then provide feedback
- Proposed Policies must be completed within two years of applications submittal
- Designation expires 3 years from the January 1st following your designation award date.

Favorable Zoning and Land Use	Acceleration of Housing Production Timeframes	Reduction of Construction and Development Costs	Providing Financial Subsidies	Enhancement Points

THRESHOLD REQUIREMENTS

Compliant housing element and annual progress reports

All current cycle rezones complete – per Gov Code 65583(c)(1)

Compliance with all relevant housing laws, including no active HAU violations

Current on all Housing Element Commitments

Compliance with 7 Principles for Addressing Encampments

Signed Formal Resolution

Diligent Public Participation Process

PUBLIC PARTICIPATION

- Applicants must complete a "diligent" public participation process that includes outreach to all segments of the community
- **"Diligent"** means:
  - Outreach through a variety of methods and languages – (ex. outreach through email lists used for the Housing Element is appropriate)
  - Includes effort to engage individuals or representatives of lower-income and special needs households and other stakeholders
  - Posting the complete Prohousing application (including scoring criteria and thresholds) for minimum of 30 days
    - Following HCD's review, if substantive changes are required, subsequent versions must be posted for 7 days
  - The application must be part of a public hearing or informative meeting, presenting at a Council or BoS meeting at the start of the 30 days is appropriate
  - Consider comments and incorporate as needed

7 PRINCIPLES FOR HOMELESS ENCAMPMENTS

- Submit a summary confirming treatment of homeless encampments and how will comply with the constitutional rights of persons experiencing homelessness
- Best practices must be consistent with the United States' Interagency Council on Homelessness: "7 Principles for Addressing Encampments"
- Template available in Appendix 5 of the application
- HCD is providing technical assistance to local governments

Appendix 5: Homeless Encampment Template

Pursuant to Section 6604, applicants are required to confirm that its treatment of encampments on public property within the jurisdiction complies with, and will continue to comply with, the constitutional rights of persons experiencing homelessness.

Each jurisdiction's response will be based on the context and unique needs of the homeless population they serve. The United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" provides best practice guidance on how local governments develop and implement comprehensive policies and practices to support communities when interfacing with persons that are unhoused and occupying public property.

Please complete this form to demonstrate how the applicant has enacted best practices in the jurisdiction related to the treatment of unhoused individuals occupying public property. Attach and reference any supporting documentation along with page numbers accordingly.

Name of Jurisdiction: _____

1. Was the Jurisdiction awarded Encampment Resolution Funding (ERF) Program funds (Yes/No)?

   If so, indicate the round of funding (i.e., ERF-1, ERF-2-L, ERF-2-R, ERF-3-L, or ERF-3-R), the date the grant was awarded, and attach the approved proposal.

   Round of funding: _____

   Date of grant award: _____

2. What is the Jurisdiction's role in the Coordinated Entry System (lead, support, etc.)? Max. 100 characters. If applicable, attach any supporting documents.

   _____

   _____

3. Does the Jurisdiction receive a direct allocation of federal funds from HUD (Yes/No)? If so, indicate the type of federal funds, the award amount, and how the federal funds are being utilized to serve the homeless population. Also, attach the jurisdiction's consolidated plan. Max. 100 characters.

   Type of federal funds: _____

   Award amount: _____

   How the federal funds are being utilized:

   _____

   _____

SCORING REQUIREMENTS

30 point minimum

Minimum 1 item per category

Favorable zoning and land use

Accelerate housing production timeframes

Reduce construction and development costs

Provide financial subsidies

Enhanced scoring

- Demonstrates policies aligned with Principles
- Additional points per scoring item

FAVORABLE ZONING AND LAND USE

+3 Rezones sufficient sites to accommodate 150% or more of regional housing needs by total and income category

+3 Permits missing middle (duplex, triplex, four-plex, etc.) housing uses

+2 Eliminates parking requirements, and establishes parking maximums

ACCELERATING PRODUCTION TIMEFRAMES

+3 Establishes ministerial approval processes for a variety of housing types

+2 Documents practice of streamlining housing development

+1 Priority permit processing for ADUs, multifamily, affordable housing

REDUCING CONSTRUCTION & DEVELOPMENT COSTS

+3 Provides impact fee waivers or reduction

+1 Promotes innovative housing types that reduce costs

+1 Reduces transportation-related infrastructure costs

+1 Provides pre-approved or prototype plans for missing middle housing types

PROVIDING FINANCIAL SUBSIDIES

- +2 Local Housing Trust Funds
- +2 ADU grants and Low Interest Loan Programs
- +2 Land Donations Through Surplus Land Program
- +2 Enhanced Infrastructure Financing Districts

ENHANCED SCORING

Applicants may seek to add enhancement points for any one category

- Only one enhancement per category (ex. Enhancement #1 for category 1A)
- Jurisdictions must provide a description of how their policies meet enhancement criteria

Enhancements range from:

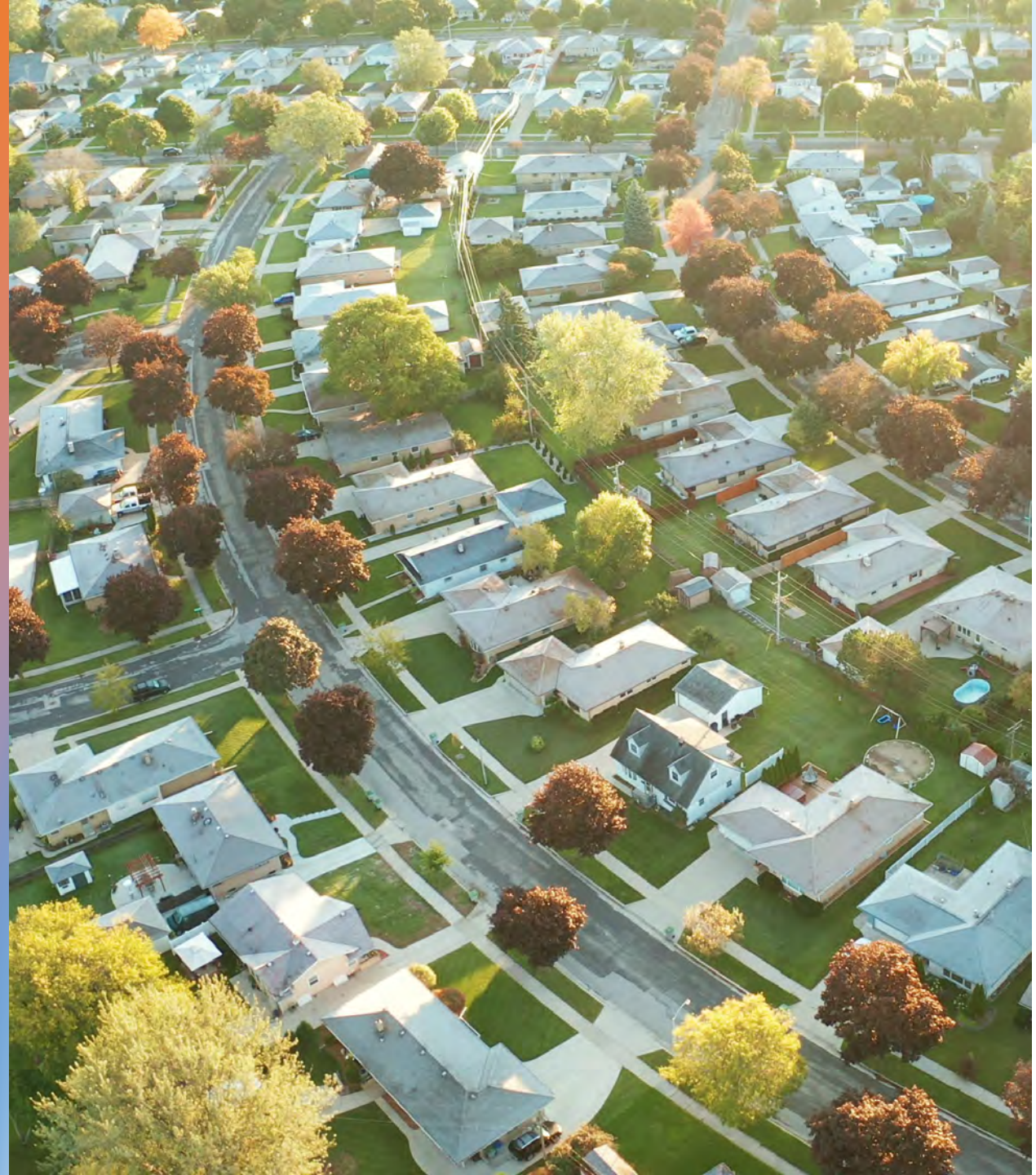
- #1. A policy or program representing one element of a unified, multi-faceted strategy to promote multiple planning objectives.

to

- #8. Policies that involve meaningful actions towards Affirmatively Furthering Fair Housing.

BEST PRACTICES (RURAL)

- **City of Needles Category 1E**: Going above ADU law by permitting up to five ADUs by-right.
- **City of Crescent City Category 2D**: Maintains a streamlined permitting review and processing that does not exceed four months.
- **City of Ukiah Category 4H**: Created the Housing Services Division to administer federal, state, and local housing development programs.

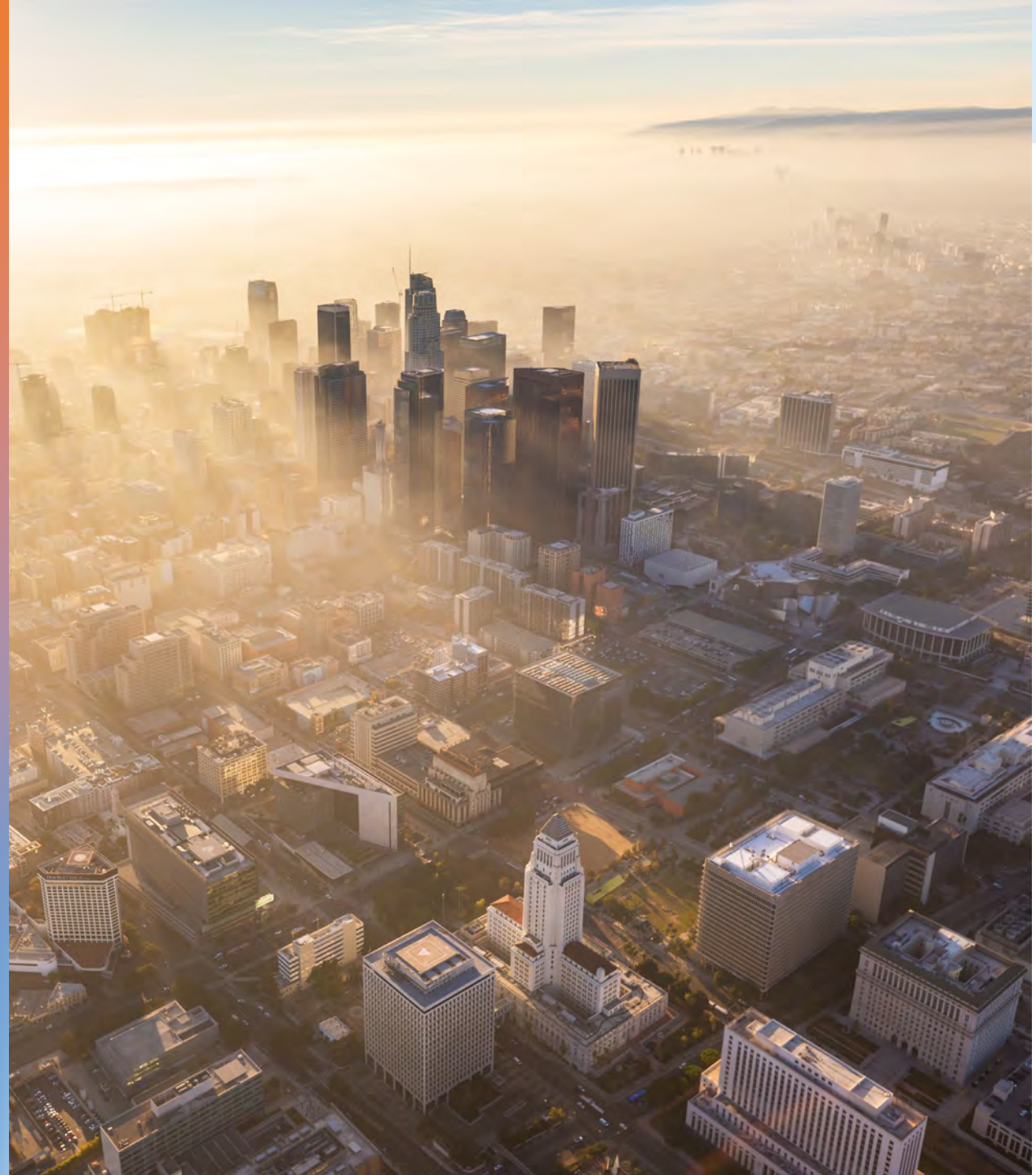


BEST PRACTICES (SUBURBAN)

- **City of Emeryville Category 1A**: Identified 19 sites to exceed their Regional Housing Needs Assessment by 203%. Locations prioritize enhancing connectivity and livability.

- **City of Walnut Creek Category 1D**: Adopted the Community Benefits program, provides opportunities to developers to receive greater height limits, FAR, & density bonuses

- **City of Salinas Category 3D**: Approved modular construction for a 50-unit affordable housing development for low-income households in the first project to utilize modular construction methods on the Central Coast.



BEST PRACTICES (URBAN)

- **City of Riverside Category 2C**: Public Permit Portal streamlines development projects without visiting City Hall. Applicants remotely submit permit applications, electronic plans, pay fees, track progress, complete permit issuance, and schedule and receive inspection results.

- **City of Redwood City Category 3B**: Pre-approved ADU construction plans with over-the-counter approval within a week.

- **City of Santa Monica Category 4B**: Directs general sales tax funds from a 2016 voter initiative into its Housing Trust Fund to create new affordable housing projects.

Monitoring and Revocation (Purpose)

- The Department shall monitor Prohousing Designations on an ongoing basis and may revoke a Prohousing Designation at any time for:
  - Failing to enact or implement a proposed Prohousing Policy
  - Failing to facilitate the planning, approval, or construction of a variety of housing types
  - Failing to implement integrated planning and development consistent with state planning priorities
  - Failing to meets its obligations to Affirmatively Further Fair Housing
  - Failing to comply with state housing law
  - Failing to take action or has taken action inconsistent with a housing element

Monitoring and Revocation (Process)

- The Department shall notify the Jurisdiction within 30 days, in writing, of any review that it commences
- Jurisdiction will have 30 days to respond and include a schedule of corrective action
- The Department shall issue a **preliminary finding** to the jurisdiction within 75 days of its notification of review
  - Preliminary findings will include: a preliminary determination that a violation has been made, a corrective action plan, and deadline to comply
  - Deadline to comply shall be no later than 90 days from the preliminary finding
- Jurisdiction will respond within 30 days of notification of the preliminary finding
- The Department shall issue a **final determination** within 75 days of the deadline for the jurisdiction's response to the preliminary finding
  - Final determination shall state whether the violation has been resolved and, if not, that the jurisdiction's designation has been revoked
- Jurisdictions may reapply to the program after remedying the violations identified in the final determination

Thank you for your time and we look forward to assisting you develop your jurisdiction's application!

If you have any questions regarding the Prohousing Designation Program (PDP), please contact prohousingpolicies@hcd.ca.gov.

FAQ and other technical assistance materials available at https://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program

Subscribe to HCD's Email Signup to be notified of any program updates

What is the Prohousing Incentive Program?

PROHOUSING INCENTIVE (PIP) PROGRAM

PIP is intended to reward Prohousing jurisdictions with additional funding to accelerate affordable housing production and support preservation

PIP Overview

- Designed to reward Prohousing designated local governments with funding to support housing policies and programs
  - Eligible uses: predevelopment and development of affordable housing, accessibility modification, homeownership opportunities, assisting person experiencing or at risk of homelessness and much more
  - Jurisdictions that have not received PIP funding in the past will be prioritized in new rounds

- On June 12, 2023, HCD announced 18 jurisdictions to receive more than $33 million as part of the first round of Prohousing Incentive Pilot Program Funding

- On August 1, 2024, PIP Round 2 awarded over $15 million to 19 jurisdictions

PIP Program Requirements

Threshold	• Eligible Applicants may submit a PIP application simultaneously with the PDP application, or after submitting the PDP application
Eligible Uses	• Similar uses as Permanent Local Housing Allocation (PLHA) and SB 2 Planning Grant
Award Amounts	• Geographic Categories • Base + Bonus Awards

*PIP Awards cannot be made until Prohousing Designation is conferred

Awardees

Round 1

- Southern California
  - City of San Diego: $5,000,000
  - City of Riverside: $2,440,000
  - County of San Diego: $2,400,000
  - City of Los Angeles: $4,900,000
  - City of Needles: $445,000
- Bay Area
  - City of Emeryville: $575,000
  - City of Redwood City: $890,000
  - City of Oakland: $2,390,000
  - City of El Cerrito: $620,000
- San Joaquin Valley
  - City of Stockton: $2,370,000
  - City of Fresno: $2,064,891.45
- Sacramento Area
  - City of Sacramento: $2,500,000
  - City of West Sacramento: $970,000
  - Yuba County: $960,000
  - City of Rancho Cordova: $960,000
  - City of Roseville: $1,610,000
- Central Coast
  - City of Salinas: $1,650,000
- North State and Sierra Nevada
  - City of Ukiah: $455,000

Awardees

Round 2

- Southern California
  - City of Santa Monica: $1,000,000
  - City of West Hollywood: $750,000
  - City of Brea: $660,000
  - City of Rancho Cucamonga: $1,150,000
  - City of Fontana: $1,090,000
- Bay Area
  - City of Pinole: $650,000
  - City of Berkeley: $1,250,000
  - City of Rohnert Park: $670,000
  - City of Healdsburg: $560,000
  - City of South San Francisco: $890,000
  - City of Mountain View: $870,000
  - City of Petaluma: $840,000
  - City of Fairfield: $774,253.08
- Sacramento Area
  - City of Citrus Heights: $960,000
  - City of South Lake Tahoe: $620,000
- Central Coast
  - City of Santa Cruz: $500,000
  - City of San Luis Obispo: $750,000
- North State and Sierra Nevada
  - City of Crescent City: $650,000
  - City of Eureka: $630,000

Project Examples

City of Rohnert Park

Financial incentive of $670,000 for predevelopment and/or development of affordable housing in Downtown.

City of Citrus Heights

Partnership with Habitat for Humanity to design, develop, and construct 26 new single-family units for very low- and low-income families.

City of Santa Monica

Allocation of $1,000,000 towards preventing homelessness through short-term rental assistance for vulnerable renters.

City of Mountain View

Allocation of funds for architectural drawings, design/engineering/green building consulting, environmental consulting, local permit fees, and administration costs for a housing project.

City of San Luis Obispo

Allocation of $750,000 from Affordable Housing Fund to support affordable housing construction, prioritizing the Transitions Mental Health Association Palm Street Studios project.

PROHOUSING PROGRAM INFORMATION

- Technical Assistance is currently being provided through prohousingincentive@hcd.ca.gov.
- FAQs are available at https://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program.
- Subscribe to HCD's Email Signup to be notified of any program updates.

VISALIA
A BETTER WAY OF LIVING

Planning & Housing Divisions

Prohousing Designation Discussion

City Council
March 16, 2026

VISALIA
A BETTER WAY OF LIVING

Introduction

- State HCD offers a Prohousing Designation Program to incentivize jurisdictions that go above and beyond and use innovative ways to increase housing opportunities.

- Prohousing is completely optional and offers non-competitive funding to be used toward housing development or assistance programs.

- Staff finds that Visalia is close to reaching the minimum requirements for a complete application.

- Staff is seeking Council's direction whether to proceed with filing an application.

VISALIA
A BETTER WAY OF LIVING

What is Prohousing?

The Prohousing Designation Program was created through 2019-2020 Legislature.

Receiving a Designation offers two primary incentives:

1. Gives additional scoring points in many state competitive funding programs, which have supported projects like The Lofts at Fort Visalia, Rancho Colegio & Crescent Meadows.
2. Access to the Prohousing Incentive Program (PIP), a non-competitive funding program to assist jurisdictions with implementing Prohousing Policies.

PIP is currently in Round 4 of its NOFA.

VISALIA
A BETTER WAY OF LIVING

Funding Available Through PIP

Base Award Amount: $750,000

+

***Bonus Award: up to $500,000, equal to a jurisdiction's Prohousing Designation Score x 10,000**

=

Maximum Possible: $1,250,000

*Visalia could receive a minimum $1,050,000, based on the minimum required score of 30, but is eligible to receive a maximum of $1,250,000 if its Prohousing Designation score is 50+.

VISALIA
A BETTER WAY OF LIVING

Project Activities that can be funded with PIP

- Affordable housing development (i.e., Crescent Meadows Phase 2)
- Visalia Navigation Center operational assistance
- Eden House operational assistance
- Warming Center operational assistance
- An emergency shelter development and/or operational assistance
- Tenant-based rental assistance for people experiencing or at-risk of homelessness

Operational assistance may include the following costs: personnel, leasing/rent, utilities, facility maintenance, telephone, internet, supplies, equipment, janitorial services, security, and/or client assistance.

VISALIA
A BETTER WAY OF LIVING

City Activities that can be funded with PIP

- Updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities' strategies.
- Updates to zoning ordinances.
- Environmental analyses that eliminate the need for project-specific review.
- Local process improvements that expedite local planning and permitting.

VISALIA
A BETTER WAY OF LIVING

Application Requirements

- **Resolution** – Adopted prior to filing
- **Self-Scoring Sheet**
  - Demonstrating compliance with Prohousing Policies
  - Must score 30 points minimum
- **Statement of Practices Towards Homeless Encampments**
  - Template provided in Appendix of Prohousing application
- **Public Participation** – 30-day diligent public participation process with public hearing

VISALIA
A BETTER WAY OF LIVING

Scoring – Visalia complies with the following Prohousing Policies

Category 1: Favorable Zoning and Land Use

1H Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial).

1I Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity.

VISALIA
A BETTER WAY OF LIVING

Scoring – Visalia complies with the following Prohousing Policies

Category 2: Acceleration of Housing Production Timeframes

2B Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of … specific plans with accompanying EIRs

2C Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions

2D Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.

VISALIA
A BETTER WAY OF LIVING

Scoring – Visalia complies with the following Prohousing Policies

Category 2: Acceleration of Housing Production Timeframes (continued)

2H Absence, elimination, or replacement of subjective development and design standards with objective development and design standards

2I Establishment of one-stop-shop permitting processes

2K Establishment of a standardized application form for all entitlement applications.

2L Publicly posting status updates on project permit approvals on the internet.

2M Limitation on the total number of hearings for any project to three or fewer.*

*An internal policy must be adopted

VISALIA
A BETTER WAY OF LIVING

Scoring – Visalia complies with the following Prohousing Policies

Category 3: Reduction of Construction & Development Costs

3A Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households.

VISALIA
A BETTER WAY OF LIVING

Scoring – Visalia complies with the following Prohousing Policies

Category 4: Providing Financial Subsidies

4C Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation).

4H Directed residual redevelopment funds to accelerate the production of affordable housing.

4I Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to lower-income households.

VISALIA
A BETTER WAY OF LIVING

Scoring – Visalia complies with the following Prohousing Policies

Category 4: Providing Financial Subsidies (continued)

4K Providing operating subsidies for permanent supportive housing.

4L Providing subsidies for housing affordable to extremely low-income households.

4M Other policies that quantifiably promote, develop, or leverage financial resources for housing affordable to lower-income households.

Visalia's affordable housing developments promote, develop, and leverage financial resources for affordable housing or low-income households.

VISALIA
A BETTER WAY OF LIVING

Scoring – Visalia complies with the following Prohousing Policies

Enhancement Factors

8 Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to State law, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.

Visalia has an active fair housing contract with CSET to conduct outreach, campaign, and provide education on fair housing resources.

Total Score is 24 Points based on City's compliance with all preceding Policies

VISALIA
A BETTER WAY OF LIVING

Additional Prohousing Policies to achieve 30 points or more

Category 1: Favorable Zoning and Land Use

1C Designate additional sufficient site to accommodate 125 to 149 percent of Visalia's current RHNA allocation, by total and income category. (2 points)

1D Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements. (2 points)

1E Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law and SB 9 requirements. (2 points)

1F Eliminating minimum parking requirements; adopting vehicular parking ratios less than thresholds in state law, or maximum parking requirements at or less than ratios in state law. (2 points)

VISALIA
A BETTER WAY OF LIVING

Additional Prohousing Policies to achieve 30 points or more

Category 2: Acceleration of Housing Production Timeframes

2A Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing. (3 points)

2E Absence or elimination of public hearings for projects consistent with zoning and the general plan. (2 points)

Note: Commission and Council have directed staff to proceed with 2A and 2E at work sessions held February 9 and March 2.

VISALIA
A BETTER WAY OF LIVING

Additional Prohousing Policies to achieve 30 points or more

Category 2: Acceleration of Housing Production Timeframes (continued)

2F Priority permit processing or reduced plan check times for homes affordable to lower-income households. (2 points)

2G Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan. (1 point)

2J Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing. (1 point)

VISALIA
A BETTER WAY OF LIVING

Additional Prohousing Policies to achieve 30 points or more

Category 3: Reduction of Construction & Development Costs

3B Adoption of policies that result in less restrictive requirements than state law to reduce barriers for property owners to create ADUs/JADUs. (2 points)

3C Adoption of other fee reduction strategies, including fee deferrals and reduced fees for housing for persons with special needs. (1 point)

3H Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households. (1 point)

Note: Commission and Council directed staff to proceed with 3H at work sessions held February 9 and March 2.

VISALIA
A BETTER WAY OF LIVING

Additional Prohousing Policies to achieve 30 points or more

Category 4: Providing Financial Subsidies

4E A comprehensive program that complies with the Surplus Land Act and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to lower income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases. (2 points)

4G Prioritization of local general funds to accelerate the production of housing affordable to lower-income households. (2 points)

VISALIA
A BETTER WAY OF LIVING

Additional Prohousing Policies to achieve 30 points or more

Enhancement Factors

6 Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas. (1 point)

VISALIA
A BETTER WAY OF LIVING

OTHER BENEFITS

1. Provides opportunities to streamline and prioritize processing of ADU permits.
2. Provides increased opportunities for affordable housing.

VISALIA
A BETTER WAY OF LIVING

RECOMMENDED MOTION

- Direct staff to proceed with filing an application.
- If directed to proceed, then also provide direction on types / categories that staff will pursue.

Questions & Discussion

VISALIA

Visalia City Council

Staff Report

File #: 25-0675 **Agenda Date:** 3/16/2026 **Agenda #:** 4.

Agenda Item Wording:
Cannabis Ordinance Discussion - Receive and review draft Cannabis Ordinance, draft cannabis business application and selection process, and provide staff with direction on changes to these documents, and authorize an amendment to the existing HdL contract to assist staff in a fee nexus study to set all applicable fee amounts for the cannabis business program by appropriating $12,000 from the General Fund for this contract amendment. *This item is scheduled for the Work Session; if not completed, it may be continued during the Regular Session portion of this meeting.*

Agenda Date: 03/16/2026

Prepared by:
Devon Jones, Economic Development Manager, devon.jones@visalia.gov, (559) 713-4190; Paul Bernal, Planning and Community Preservation Director, paul.bernal@visalia.gov, (559) 713-4025; Jim Koontz, City Attorney

Department Recommendation:
Receive the staff report and presentation on the draft Cannabis Ordinance, City's Cannabis Business Application, and selection process and provide staff with any input or necessary changes to these documents prior to considering the ordinance and related material for adoption at a future City Council meeting.

In addition, staff recommends the City Council amend the existing sole source contract with HdL to assist staff in preparing a cannabis fee nexus study to determine all applicable processing fee amounts for the cannabis business program, by appropriating $12,000 from the General Fund for this contract amendment. Please note during the preparation of the cannabis ordinance, cannabis application and selection process, staff noted that no fee had been identified/adopted via a nexus study to charge applicants if/when an ordinance were to become adopted.

Summary:
The consultant, HdL, along with staff and the City Attorney's office, have prepared the draft Cannabis Ordinance (Chapter 4.04) based on input and feedback provided by City Council and Planning Commission in past work session meetings. The draft Cannabis Ordinance is currently worded to establish the number of businesses permitted to operate in the City of Visalia at zero; however, the draft ordinance effectively establishes the regulatory framework for such businesses to operate when Council elects to proceed with permitting such businesses to operate within the City of Visalia at a future date. This is based on prior direction from Council during work session discussions.

Furthermore, the storefront and non-storefront retail cannabis business application and selection processes for potential adoption by separate resolution have also been drafted per prior input received from Council. These processes are unique from the other cannabis business application processes (distributor, manufacturer, microbusiness, processor, delivery only medical marijuana retail, and testing laboratory) because these are the only two business license types that are

proposed to have restricted amounts. In both cases, Council input thus far has suggested three licenses per type.

Both the draft ordinance and draft application and selection processes are presented this evening for review before coming back to Council for formal adoption later this year. Additionally, the draft Zoning chapter (Chapter 17) edits indicating zones where such cannabis businesses are to be allowed to operate and definitions of such uses is provided for review as well. Important to note is that retail storefront buffer requirements are established in the Cannabis Ordinance itself.

Lastly, staff request the Council amend the existing sole source contract with HdL to assist staff in preparing a cannabis fee nexus study to determine all applicable fee amounts for administering the cannabis business program. During the preparation of the ordinance and related application and processing material, it became apparent that a fee nexus study had not been contemplated as there are several associated fees with the licensing process and City staff will need the assistance of HdL to accurately assess all costs associated with eventual implementation of a Cannabis Business License program.

The contract amendment request requires City Council authorization to appropriate $12,000 from the General Fund. Once a draft fee schedule is determined, staff will present to Council for review and adoption by separate resolution.

New Draft Cannabis Business Ordinance - Chapter 4.04:

The draft Cannabis Business Ordinance establishes the regulatory framework for commercial cannabis activities within the City of Visalia. The ordinance is crafted based on input from Council and recommendations from staff and the consultant. Highlights of language included in the Cannabis Business Ordinance are as follows:

Chapter 4.04.410 (see Attachment 1: Draft Ordinance)

- Hour restrictions of 9:00 A.M. to 9:00 P.M. for retail storefront and non-storefront and delivery services but no stated restrictions on other types of uses beyond retail. Hour restrictions for delivery only medical marijuana retail would follow state law only, which currently restricts from 6:00 A.M. to 10:00 P.M.

Chapter 4.04.170 (see Attachment 1: Draft Ordinance)

- Annual terms to expire June 30th to align with the City's regular business tax term.

Chapter 4.04.100 (see Attachment 1: Draft Ordinance)

- Limit number of cannabis business licenses at this time to zero. Council may change this at any time after ordinance adoption by resolution.

Chapter 4.04.340 (see Attachment 1: Draft Ordinance)

- Sensitive uses and buffer sizes for retail storefront buffer:
    - 600 foot buffer from existing:
        - Churches
        - Parks - not to include open space land use, trails or conservation easements
        - Schools - K-12, public and private
        - State licensed day care facilities

- "Youth centers"
- 100 foot buffer from all residential zoning

Chapter 4.04.130 (see Attachment 1: Draft Ordinance)

- Application and selection process to be codified by separate resolution.

Chapter 4.04.180 (see Attachment 1: Draft Ordinance)

- The City Manager is authorized to make all decisions concerning the issuance of renewal licenses.

Chapter 4.04.250 (see Attachment 1: Draft Ordinance)

- Similarly, appeals will be heard by an appointee designated by the City Manager.

Rescind Chapter 5.66:

Based on the adoption of the Cannabis Ordinance, staff is noting that Chapter 5.66 (which pertains to state mandate to permit delivery only medical marijuana retail businesses as a result of SB 1186) would effectively be outdated, and no longer valid. To reduce confusion and be more efficient and simplified for both staff and potential businesses, provisions in Chapter 5.66 are now incorporated into Chapter 4.04. This will also require some minor edits to Ch. 8.64 to be consistent as well.

Updates to Chapter 17 (Zoning):

In addition to the ordinance changes as noted above, updates to Chapter 17 (Zoning) are required and will be reviewed by Planning Commission before coming to Council for formal adoption. As identified in Attachment 4, the proposed edits that will be reviewed by Planning Commission include:

Chapter 17.25 Zone Use Matrix (see Attachment 4: Draft Zoning ordinance update)

- Permitted commercial cannabis businesses includes:
  - Retail storefront and non-storefront.
  - Cultivation: Only the 'Processor' sub license type which consists of businesses "that only trim, sift, cure, dry, grade, package or label cannabis." Given Visalia could offer a competitive location to conduct such activities without the potential concerns of the other cultivation use types (water consumption), this type will be considered.
  - Manufacturing.
  - Distribution.
  - Testing laboratory.
  - Microbusiness: Only to include 'Processor' Cultivation sub license type and only non-storefront Retail use type. Only zoning to consider for Microbusiness use type will be Light Industrial or Industrial.
  - Delivery only medical marijuana retail per state mandate.

- Specific zones where cannabis businesses will be conditionally permitted to operate (all based

on prior direction from Council):

- Retail storefront:
  - Conditionally Permitted in Regional Commercial (C-R), Commercial Mixed Use (CMU), and Service Commercial (C-S)
  - However, retail storefronts will not be allowed in the Microbrewery/Microwinery Overlay District (i.e., East Downtown area)

- Non-storefront retail will be conditionally permitted in Light Industrial (I-L) and Industrial (I) zones and specifically in the Visalia Industrial Park Overlay area only. This overlay area will encompass the appropriately zoned property mainly found west of Shirk Street but including the properties along Shirk between Doe Avenue and Grove Avenue.

- All other use types that may be allowed in I-L or I zones shall also be restricted to this Visalia Industrial Park Overlay.
  - Distributors, Manufacturers, Microbusiness, and Processors

- Testing Laboratories will be conditionally permitted in Commercial Mixed Use (C-MU), Professional/Administrative Office (O-PA), Business Research Park (BRP), and I-L and I zones.

- Delivery Only Medical Marijuana Retail will remain permitted by right in the I-L and I zones in order to be in compliance with SB 1186.

Business Application and Selection Process Resolution:

The following structure and required information materials for retail storefront and retail non-storefront cannabis business applications are as follows (see Attachments 2 and 3):

- Commercial Cannabis Business Application
- Financial Responsibility, Indemnity and Consent to Inspection Terms Agreement
- Agreement on Limitations of City's Liability, and Certifications, Assurances, Warranties, and Indemnification to City
- Property Owner Consent/Landlord Affidavit
- Proof Property Ownership or Lease Agreement/Letter of Intent to Lease
- Proof of insurability from an Insurance Company
- Zoning Verification Application
- Application Zoning Verification Letter
- Application fee
- Require background checks

Application Evaluation and Review

- Business Plan
    - Includes various elements of typical business plans, including in this case, items such as owner qualifications, past performance, budgets and pro forma, proof of capitalization, description of operations.
    - Requires demonstration of proof of capitalization in the form of documentation of cash or other liquid assets on hand, letters of credit, or other equivalent assets along with full budget for construction and operation.

- Location and Neighborhood Compatibility Plan
    - Should include elements typical for the City's site plan review submittals but also how the potential business will proactively address and respond to any neighborhood complaints or concerns (odor control plan, managing traffic, waste management plan, etc.) in order to address neighborhood compatibility.

- Safety and Security Plan
    - Should consider all possible fire, medical and hazardous situations, as well as all access control, inventory control, cash handling procedures. Complete policy/procedures manuals are not required at this point in the application process however, a great deal of review of the eventual requirements will need to be evident and detail will need to be provided at this stage.

- Community Benefits Plan
    - Based on prior input from Council and similar forms of development agreement requirements in the area, staff is recommending a minimum cash value of $50,000 or 1% of annual gross receipts, whichever is greater, annually. Here are some examples of what other jurisdictions have required in the area:
        - City of Tulare and Valley Pure: One-time payment of $100,000 and annual payments of $50,000 for various projects, plus the annual tax rate.
        - City of Tulare and Token Farms: 2% of its sales annually to a local nonprofit plus annual tax rate.
        - City of Porterville and City Culture Cannabis Club: yearly sum of $30,000.00 or 1% of Owner's annual gross receipts, whichever amount is greater.
        - City of Porterville and Haven: yearly sum of $30,000.00 or 1% of Owner's annual gross receipts, whichever amount is greater.
        - City of Lemoore and NHC Lemoore: Initial licensing fee of $200,000 (unless skate park and splash pad required relocation, in which it was $350,000), annual license fee of $12,860, $24,000 annually in charitable donations in the city, plus annual tax rate.

  - City of Lemoore and Valley Pure: any business license fees as part of cannabis program, 5% annual tax rate ("Revenue Raising Fee") to be renegotiated every 3 years, and their fair share of skate park and splash pad relocation project (50%).

- Staff is recommending disqualifying applicants if they have had a local cannabis business license suspended or revoked.

Lottery Selection (Merit based selection versus Lottery based selection):

Staff and the consultant, HdL, recommend the selection processes for any such Cannabis related business/use that may require limiting the number of licenses issued (e.g., retail storefront) should ultimately be done via a lottery draw method. This process is recommended in an effort to reduce exposure and risk to potential litigation and to best streamline the lengthy appeals process common with unselected applicants. Although Council expressed support for the "lottery" selection method, but noted their interest in measures to ensure quality applicants for the lottery process resulted in quality cannabis business operators, staff is confident the application and selection process and cannabis business ordinance guidelines presented will best result in quality operators being eligible for selection while also mitigating risk of lengthy appeal processing and litigation.

As drafted, the process includes thorough application requirements and thorough quality assurance review for submitted applications. Doing so establishes a rigorous up-front process to identify qualified firms for the lottery draw method while also keeping the process open to all qualified applicants. In addition, there are requirements applicable during the post selection process, or business establishment stage, to help ensure qualified firms are selected. Some of those requirements for retail storefront licensees include:

- All licensees will need to go through Site Plan Review.
- Public hearing will occur with the Conditional Use Permit hearing with planning commission.
- Selected applicants will have 12 months to acquire Conditional Use Permit, any other entitlements (if applicable), and any necessary building permits and begin construction.
    - Cannabis business renewal licenses will not be provided to licensees who do not meet this timeframe.
- Selected applicants will also have 24 months to acquire their Certificate of Occupancy for their cannabis business or risk license revocation.
- Additionally, a Cannabis Business License cannot be transferred or otherwise sold within the first 5 years of the date of issuance of the License.
    - Further, the owner of a Cannabis Business License shall not transfer ownership or control of the license to another person or entity unless and until the transferee obtains an amendment to the license from the City Manager stating that the transferee is now the licensee. Such an amendment may be obtained only if the transferee files an application with the City Manager in accordance with the provisions of the ordinance as though the transferee were applying for an original Cannabis Business License. The proposed transferee's application shall be accompanied by a transfer fee to be determined and the transferee's application will be treated as a new application.

Establishing Cannabis Program Fee Schedule:
As mentioned above, in order to complete the process of establishing all the rules and regulations to

be ready to begin accepting cannabis business interest in the City of Visalia, staff requires Council authorization to amend the existing sole source contract with HdL to assist in a fee nexus study to determine all applicable fee amounts for administering the cannabis business program. There are several associated fees with the licensing process and staff will need the assistance of HdL to accurately assess all costs associated with eventual implementation of a Cannabis Business License program.

This requires City Council authorization to appropriate $12,000 from the General Fund for this contract amendment. Once a draft fee schedule is determined, staff will present to Council for review and adoption by separate resolution.

Cannabis Application Process Request
Should Council desire at this time to start allowing such businesses to operate within the City, instead of passing the ordinance with number of cannabis licenses set at zero, staff would also request an amendment to the existing sole source contract with HdL to provide application submittal and review, and license review services to assist the City with quality assurance in the application processing and licensee selection process. HdL would host an online portal for cannabis businesses to submit license applications and collect application fee payments. In addition to hosting the online portal, HdL would provide ongoing technical support to cannabis applicants seeking to access and/or submit materials through the portal and review all cannabis business license application materials for completeness. Once the opportunity for submitting applications closes, the City would be provided online access to the submitted materials for the purpose of reviewing the applications for completeness. This amendment would require an estimated appropriation of an additional $120,000 from the General Fund for these additional services. Given the attached cost estimate from HdL, bases total cost on number of applications submitted this estimate assumes 30 retail storefront and retail non-storefront applications in total.

Next Steps:

- 1st reading of the Cannabis Business Ordinance at a future Council meeting.
    - As mentioned above, this will include rescinding 5.66 and also adopting a zoning text amendment following Planning Commission review
- Adopt a resolution establishing the application and selection process for both storefront and non-storefront retail cannabis business license applications given these are the only licenses to be limited.
- Adopt a resolution to set all applicable cannabis program fees following work with HdL.
- When Council wishes to allow cannabis business licenses to be eligible for issuance, staff will return with a separate resolution at that time. Additionally, staff will require the authority to contract with a consultant to assist with the application review and submittal, license review and overall quality assurance.

Fiscal Impact: $12,000 from General Fund to amend existing sole source contract with HdL to assist in preparing a fee nexus study to determine all applicable fees for cannabis business program.

Prior Council Action:

- On July 21, 2025, Council provided additional input re: the establishment of a cannabis

business ordinance and corresponding business application and selection review process.

- On May 5, 2025, Council provided initial input on draft cannabis business ordinance and corresponding business application and selection review process.
- On March 3, 2025, Council authorized staff to proceed with drafting a cannabis business ordinance for adoption but during the adoption process, set the number of businesses permitted to operate in the City to zero effectively establishing the regulatory framework for such businesses but not yet permitting such businesses to operate and amend the existing contract with HdL to include the additional scope of work totaling $24,600 and appropriate an additional $5,000 from the General Fund.
- On July 15, 2024, Council adopted an amended Resolution 2024-24 to place a cannabis tax measure on the November 2024 general election ballot.
- On June 17, 2024, Council conducted the second reading and adoption of Ordinance No. 2024-06, adding Chapter 3.14 (Cannabis Business Tax) to Title 3 of the Visalia Municipal Code to establish a tax on cannabis business activities within the city.
- On June 3, 2024, Council conducted the first reading of Ordinance No. 2024-06, adding Chapter 3.14 (Cannabis Business Tax) to Title 3 of the Visalia Municipal Code to establish a tax on cannabis business activities within the city and adopted Resolution 2024-24 to place a cannabis tax measure on the November 2024 general election ballot.
- On May 20, 2024, Council authorized staff to present an ordinance to include a local cannabis tax measure for voter consideration on the Tulare County November 2024 General Election ballot.
- On May 6, 2024, Council authorized staff to continue working with HdL to develop a local cannabis tax measure and ballot language to be included on the November 2024 ballot and appropriated $20,000 from the general fund for the development of tax measure informational materials.
- On November 20, 2023, Council conducted the second reading and adoption of Ordinance No. 2023-13 for Zoning Text Amendment No. 2023-02, a request by the City of Visalia to amend Visalia Municipal Code Chapter 17.25, add Section 17.32.167, amend Chapter 8.64, and add Chapter 5.66 in order to address upcoming state mandated changes as a result of the passage of SB 1186, and to establish objective standards for permitting delivery only medical marijuana retail establishments within the City of Visalia.
- On November 11, 2023, Council authorized the City Manager to award a contract to HdL Companies for an amount not to exceed $35,000, with a total budget of $40,000.
- On November 6, 2023, the City Council authorized the City Manager to award a contract to FM3 Research for an amount not to exceed $39,500, with a total budget of $45,000.
- On July 17, 2023, Council directed staff to initiate a zoning ordinance update to implement reasonable zoning regulations in response to SB 1186 and hire a consultant, via a sole source contract, to assist staff with the preparation of a potential tax measure specifically for cannabis sales for the 2024 general election and to identify potential revisions to cannabis regulations in Visalia.

Alternatives: In addition to the recommended motion, authorize staff to amend the existing sole source contract with HdL to provide application review services for both storefront and non-storefront retail cannabis business applications, appropriate an additional $120,000 from the General Fund for

this additional service, and authorize staff to amend the Draft Cannabis Business Ordinance to enable cannabis businesses to apply for necessary licenses to operate within the City.

Recommended Motion (and Alternative Motions if expected):
I move to authorize staff to amend the existing sole source contract with HdL to provide assistance with the preparation of a fee nexus study to determine all applicable fee amounts in the City's cannabis business program and appropriate $12,000 from the General Fund for this contract amendment.

Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 3/16/2026

Attachments:
- Attachment 1: Draft Ordinance
- Attachment 2: Draft Application Procedures - Retail storefront
- Attachment 3: Draft Application Procedures - Retail non-storefront
- Attachment 4: Draft Zoning ordinance update
- Attachment 5: Staff presentation
- Map 1: Final buffer map
- Map 2: Visalia Industrial Park Overlay
- HdL additional services cost estimate

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☒ **Economic Vitality**	☐ **Organizational Excellence**	☒ **Fiscal Strength**	☐ **Infrastructure & Growth**	☐ **Quality of Life**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA AMENDING CHAPTER 4.04 TO TITLE 4 OF THE VISALIA MUNICIPAL CODE, ENTITLED "COMMERCIAL CANNABIS ACTIVITY"

THE CITY COUNCIL OF THE CITY OF VISALIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 5.66 of the Visalia Municipal Code is hereby rescinded in its entirety.

SECTION 2. Title 4 of the Visalia Municipal Code is hereby amended to add Chapter 4.04 as follows:

CHAPTER 4.04

COMMERCIAL CANNABIS ACTIVITY

4.04.010	**Title**
4.04.020	**Purpose and Intent**
4.04.030	**Legal Authority**
4.04.040	**Commercial Cannabis Activities Prohibited Unless Specifically Authorized by this Chapter**
4.04.050	**Compliance with State and Local Laws and Regulations**
4.04.060	**Definitions**
4.04.070	**Cannabis Business License Required to Engage in Cannabis Business Activity**
4.04.080	**Evidence of Cannabis Owners and/or Employees Background Check Required**
4.04.090	**Personnel Prohibited from Holding a License or from Employment with a Cannabis Business Licensee**
4.04.100	**Maximum Number and Type of Authorized Cannabis Businesses Licensed**
4.04.110	**Community Benefits**
4.04.120	**City's Reservation of Rights**
4.04.130	**Procedure Guidelines and Review Criteria to Evaluate Cannabis Business Applications**
4.04.140	**Exercise of a Cannabis Business License**
4.04.150	**Scope of Approval**
4.04.160	**Reapplying for a Cannabis Business License**
4.04.170	**Term of a Cannabis Business License.**
4.04.180	**Renewal of Cannabis Business Licenses**
4.04.190	**Existing Cannabis Business Licensees.**
4.04.200	**Revocation of Licenses**
4.04.210	**Effect of State License Suspension**

DRAFT

4.04.220 Effect of State License Revocation
4.04.230 Appeals
4.04.240 Written Request for Appeal
4.04.250 Grounds for Appeal
4.04.260 Appeal Hearing Process
4.04.270 Administrative Hearing and Proceedings
4.04.280 Change in location; Updated Application Form
4.04.290 Transfer of Cannabis Business License
4.04.300 City Business License
4.04.310 Building Permits and Inspection
4.04.320 Authorization from the Planning Division
4.04.330 Right to Occupy and to Use Property
4.04.340 Location and Design of Cannabis Businesses
4.04.350 Limitations on City's Liability
4.04.360 Records and Recordkeeping
4.04.370 Security Measures
4.04.380 Fees and Charges
4.04.390 General Operating Requirements
4.04.400 Amendments to General Operating Requirements
4.04.410 Operating Requirements for Store Front/Retail Facilities
4.04.420 Operating Requirements for Non-Store Front Retailer
4.04.430 Retailer, Non-Store Front Retailer and Microbusiness Delivery Vehicle Requirements
4.04.440 Operating Requirements for Distributors
4.04.450 Operating Requirements for Testing Labs
4.04.460 Operating Requirements for Cannabis Manufacturing: Edibles and Other Cannabis Products; Sale of Edible and Other Cannabis Products
4.04.470 Commercial Cannabis Cultivation Prohibited
4.04.480 Operating Requirements for Out-of-City Delivery Services
4.04.490 Permissible Delivery Locations and Customers
4.04.500 Promulgation of Regulations, Standards and Other Legal Duties
4.04.510 Community Relations
4.04.520 Fees Deemed Debt to the City
4.04.530 License Holder Responsible for Violations
4.04.540 Inspection and Enforcement
4.04.550 Violations Declared a Public Nuisance

4.04.010 Title.

This Chapter shall be known as the Commercial Cannabis Activity Ordinance of the City of Visalia.

4.04.020 Purpose and Intent.

It is the purpose and intent of this Chapter to implement the provisions of the Medicinal and

DRAFT

Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") to accommodate the needs of medically-ill persons in need of cannabis for medicinal purposes as recommended by their health care provider(s), and to provide access to same. It is also the purpose and intent of this Chapter to provide access to adult-use cannabis for persons aged 21 and over as authorized by the MAUCRSA, while imposing sensible regulations on the use of land to protect the City's residents, neighborhoods, and businesses from disproportionately negative impacts. It is the purpose and intent of this Chapter to regulate the commercial cultivation, processing, manufacturing, testing, sale, delivery, and distribution of cannabis and cannabis products in a responsible manner to protect the health, safety, and welfare of the residents of the City and to enforce rules and regulations consistent with state law.

4.04.030 Legal Authority.

This Chapter is adopted pursuant to the authority granted to the City by Section 7 of Article XI of the California Constitution, Sections 50022.1-50022.8 and 50022.10 of the California Government Code, and the provisions of the MAUCRSA.

4.04.040 Commercial Cannabis Activities Prohibited Unless Specifically Authorized by this Chapter.

Except as specifically authorized by this Chapter, the commercial cultivation, manufacture, processing, storing, laboratory testing, labeling, sale, delivery, distribution, or transportation, of cannabis or cannabis products is expressly prohibited in the City.

4.04.050 Compliance with State and Local Laws and Regulations.

It is the responsibility of the owners and/or operators of any commercial cannabis business within the City limits to ensure that they operate in a manner compliant with this Chapter, all applicable state and local laws, and any regulations promulgated thereunder, including but not limited to the MAUCRSA.

4.04.060 Definitions.

All definitions pertaining to cannabis regulation that appear in Business and Professions Code Section 26001, as codified by the MAUCRSA, are hereby incorporated by reference. Definitions appearing in this ordinance are either those that are not covered by state law, pre-date the MAUCRSA, or are outside the scope of Business and Professions Code Section 26001.

(A) "Applicant" means a person or entity that submits an application for a Cannabis Business License under this Chapter.

(B) "Cannabis" shall have the same meaning as that appearing in Business and Professions Code Section 26001(f).

DRAFT

(C) "Caregiver" or "primary caregiver" has the same meaning as that term is defined in Health and Safety Code Section 11362.7.

(D) "City" shall mean the City of Visalia, California and shall include any officer, agent or employee of the City acting in their official capacity on behalf of the City in carrying out the provisions of this chapter.

(E) "City Manager" shall mean the City of Visalia City Manager or their designee.

(F) "Commercial cannabis business" or "cannabis business" means any business or operation which engages in medicinal or adult-use commercial cannabis activity.

(G) "Cannabis Business License" means a regulatory license issued by the City pursuant to this Chapter, to a commercial cannabis business and is required before any commercial cannabis activity may be conducted in the City. The initial license and annual renewal of a commercial cannabis business is made expressly contingent upon the business' ongoing compliance with all of the requirements of this Chapter and any regulations adopted by the City governing the commercial cannabis activity at issue.

(H) "Cannabis Business Licensee" or "Licensee" means a person or entity that has received a Cannabis Business License from the City as authorized under this Chapter.

(I) "Delivery only medical marijuana retail" is a "cannabis business" operated by a state licensed nonstorefront retailer possessing a current M-license and Type 9 license from CA Department of Cannabis Control where medical marijuana is made available, and/or distributed by method of delivery only, with no on-site customer services of any kind, to medicinal cannabis patients, as defined in Section 11362.7 of the Health and Safety Code, who possess a physician's recommendation that complies with Article 25 (commencing with Section 2525) of Chapter 5 of Division 2, or a qualified patient or primary caregiver for a qualified patient issued a valid identification card pursuant to Section 11362.71 of the Health and Safety Code.

(J) "Dispensing" means any activity involving the retail sale of cannabis or cannabis products from a retailer.

(K) "Distributor" shall have the same meaning as that appearing in Section 26070 of the Business and Professions Code, and have been issued, or intends to operate under a Type 11 or Type 13 license from the CA Department of Cannabis Control.

(L) "Limited-access area" means an area in which cannabis is stored or held and is only accessible to a licensee and authorized personnel.

(M) "Manufactured cannabis" means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, extraction or other

DRAFT

manufactured product intended for internal consumption through inhalation or oral ingestion or for topical application.

(N) "Manufacturer" shall have the same meaning as that appearing in Section 26130 of the Business and Professions Code, and have been issued, or intends to operate under any type of manufacturing license issued by the CA Department of Cannabis Control except for Type 7 as volatile solvent-based cannabis manufacturing uses shall be prohibited.

(O) "Manufacturing site" means a location that produces, prepares, propagates, or compounds cannabis or cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and is owned and operated by a person issued a valid Cannabis Business License for cannabis manufacturing from the City of Visalia and, a valid state license as required for manufacturing of cannabis products.

(P) "Medical Marijuana" means the use of marijuana for the purposes set forth in the Compassionate Use Act and the Medical Marijuana Program Act, which was adopted by California voters as Proposition 215 in 1996, found in California Health and Safety Code Sections 11362.5 and 11362.7 et seq.

(Q) "Microbusiness" shall mean a commercial cannabis business that has been issued, or intends to operate under a Type 12 license from the CA Department of Cannabis Control and may not conduct storefront retail activities or any form of cultivation activities other than that of the "Processor" sub license type of the Cultivation licenses issued by the CA Department of Cannabis Control.

(R) "Non-retail business" means a wholesale business which includes cultivation, processing, manufacturing, distribution, and/or testing labs.

(S) "Non-storefront retailer" is a subset of "Retailer" and is a licensed retail business that is closed to the public and provides product to customers solely by means of a delivery service which the retailer owns and controls.

(T) "Non-volatile solvent" means any solvent used in the extraction process that is not a volatile solvent as defined by state law. For purposes of this Chapter, a non-volatile solvent includes carbon dioxide (CO2) used for extraction and ethanol used for extraction or post-extraction processing.

(U) "Owner" means any of the following:

(1) A person with an aggregate ownership interest of 5 percent or more in the commercial cannabis business, unless the interest is solely a security, lien or encumbrance.

DRAFT

(2) An individual who manages, directs, or controls the operations of the commercial cannabis business, including but not limited to:

(a) A member of the board of directors of a nonprofit.
(b) A general partner of a commercial cannabis business that is organized as a partnership.
(c) A non-member manager or manager of a commercial cannabis business that is organized as a limited liability company.
(d) The trustee(s) and all persons who have control of the trust and/or the commercial cannabis business that is held in trust.
(e) An individual with the authority to provide strategic direction and oversight for the overall operations of the commercial cannabis business, such as the chief executive officer, president or their equivalent, or an officer, director, vice president, general manager or their equivalent.
(f) An individual with the authority to execute contracts on behalf of the commercial cannabis business.
(g) When an entity is an owner in a commercial cannabis business, all entities and individuals with a financial interest in the entity shall be disclosed to the City and may be considered owners of the commercial cannabis business. For example, this includes all entities in a multi-layer business structure, as well as the chief executive officer, members of the board of directors, partners, trustees and all persons who have control of a trust and managing members or non-member managers of the entity. Each entity disclosed as having a financial interest must disclose the identities of persons holding financial interests until only individuals remain.

(V) "Package" means any container or receptacle used for holding cannabis or cannabis products.

(W) "Park" means all parks and their associated open spaces, park amenities, buildings and recreation centers used by the public within the boundaries of the city limits of the city, and which are owned, operated and/or maintained by the city.

(X) "Patient" or "qualified patient" shall have the same meaning as that contained in California Health and Safety Code Section 11362.7 et seq., as it may be amended, and which includes within its definition a person who is entitled to the protections of California Health & Safety Code Section 11362.22.

(Y) "Person" shall mean any individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit.

(Z) "Person with an identification card" shall have the same meaning as that contained in California Health and Safety Code Section 11362.7.

DRAFT

(AA) “Processing” or “Processor” means a business or facility that conducts only trimming, drying, curing, grading, packaging, or labeling of cannabis and non-manufactured cannabis products.

(BB) “Retailer” or “Storefront Retailer” shall have the same meaning as that contained in Section 26070(a)(1) of the California Business and Professions Code.

(CC) “State license” means a permit or license issued by the State of California, or one of its departments or divisions, under the MAUCRSA and any subsequent related State of California legislation, to engage in cannabis activity. A state license alone will not authorize the holder to operate a cannabis business, as state law also requires a license or other authorization issued by a local jurisdiction.

(DD) “Testing Laboratory” shall have the same meaning as that appearing in Section 26100 of the Business and Professions Code, and have been issued, or intends to operate under a Type 8 license issued by the CA Department of Cannabis Control.

(EE) “Topical cannabis” means a product intended for external application and/or absorption through the skin. A topical cannabis product is not considered a drug as defined by California Health and Safety Code Section 109925.

(FF) “Transport” means the transfer of cannabis products from the licensed business location of one state licensee to the licensed business location of another state licensee, for the purposes of conducting cannabis activity authorized by the MAUCRSA which may be amended or repealed by any subsequent related State of California legislation. Transport can only be performed by state licensed distributors and does not include deliveries of cannabis or cannabis products.

(GG) "Volatile solvent" means a solvent as defined by Health and Safety Code Section 11362.3(b)(3) as of the effective date of this article and as subsequently amended.

(HH) “Youth center” means any:

(1) Public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to:

(a) Private youth membership organizations or clubs,
(b) Social service teenage club facilities, and
(c) Must be used for youth activities at least 60 percent of the time in a calendar year.

(2) This definition shall not include any private martial arts, yoga, ballet, music, art studio or similar studio of this nature nor shall it include any private gym, athletic

DRAFT

training facility, pizza parlor, dentist office, doctor's office primarily serving children or a location which is primarily utilized as an administrative office or facility for youth programs or organizations.

4.04.070 Cannabis Business License Required to Engage in Cannabis Business.

No person may engage in any cannabis business within the City including cultivation, manufacture, processing, laboratory testing, distributing, dispensing, or sale of cannabis or a cannabis product unless the person meets all of the following requirements:

(A) Possess a valid Cannabis Business License from the City;

(B) Possess a valid State of California Seller's Permit; and

(C) Is currently in compliance with all applicable state and local laws and regulations pertaining to the cannabis business and the cannabis activities, including the duty to obtain any required state licenses.

4.04.080 Evidence of Cannabis Owners and/or Employees Background Check Required.

(A) Any person who is an owner, employee or who otherwise works within a cannabis business must be legally authorized to do so under applicable state law.

(B) Cannabis business owners, operators, investors, managers, and employees shall be required to submit to a criminal background check for themselves and all persons in their employment.

(C) The City shall conduct criminal background checks which must at a minimum identify the following:

(1) Whether the individual applying for employment has ever been convicted of a violent felony as defined by California Penal Code 667.5 or equivalent offenses in other states;

(2) Whether the owner or employee has ever been convicted of a felony for hiring, employing, or using a minor in transporting, carrying, selling, giving away, preparing for sale, or peddling, any controlled substance to a minor; or selling, offering to sell, furnishing, offering to furnish, administering, or giving any controlled substance to a minor; or

(3) Whether the owner or employee has ever been convicted of a felony for drug trafficking with enhancements pursuant to Section 11370.4 or 11379.8 of the Health and Safety Code

DRAFT

(D) Evidence of a conviction of any the offenses enumerated in Section 4.04.080(c) of this Code shall be grounds for denial of employment.

(E) Violation of Section 4.04.080 of this Code shall be grounds for immediate suspension of the business' operating Cannabis Business License, pending a hearing before the City Manager within 30 days for a final determination of the status of the license.

(F) Employee permit required.

(1) Every employee or independent contractor working at a commercial cannabis business or involved in transportation/delivery related services for a cannabis business shall obtain an employee permit. It shall be the duty of the commercial cannabis business to ensure that employee permits are obtained from the Visalia Police Department prior to the employee or independent contractor commencing work. Persons who are listed as a business owner on a regulatory permit shall not be required to obtain an employee permit if such person also serves as an employee or contractor. All responsible parties, except the business owner, shall be required to obtain an employee permit.

(2) Each employee and independent contractor shall be required to provide the following information under penalty of perjury, so that the Visalia Police Department perform a background check:

(a) Name, current resident address, and telephone number;
(b) Date of birth;
(c) Tax identification number;
(d) Height, weight, color of eyes, and hair;
(e) Photographs for identification purposes;
(f) Be fingerprinted by the Police Department;
(g) Such other identification and information as deemed necessary by the Chief of Police and pertinent to the employee permit;
(h) Authorization for the city, its agents and employees to seek verification of the information contained within the application;
(i) The name of the business owner holding the regulatory permit and the operator for which such person is proposed to work.

4.04.090 Personnel Prohibited from Holding a License or from Employment with a Cannabis Business Licensee.

(A) Any person, including but not limited to any individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, in which any of the following actions or notices have been issued for non-compliance, shall not be eligible to obtain a Cannabis Business License from the City or from employment with a

DRAFT

Cannabis Business Licensee in the City of Visalia:

(1) The applicant has been denied a cannabis license or permit, or has had a cannabis license or permit suspended or revoked by any city, county, city and county or any other state cannabis licensing authority;

(2) The applicant was notified by the state, county, or city that it was conducting cannabis activity in violation of City ordinances, codes, and requirements, and failed to cure the violation in a timely manner;

(3) Evidence that the applicant is delinquent in payment of federal, state, or local taxes and/or fees, and took no steps to cure the delinquency when notified by the appropriate agencies;

(4) As of *[Insert Date]*, applicant was conducting cannabis activity in the City of Visalia in violation of local and state law.

(B) No person shall be issued a Cannabis Business License to operate if that person enters into either a verbal or written agreement to lease, sublease, or any other agreement for any terms of use of the premises granted by a property owner, commercial broker or any third party, that is in violation of Sections 4.04.080 and 4.04.090 (A) of this Code.

4.04.100 Number and Type of Authorized Cannabis Businesses Licensed.

Unless and until otherwise established by resolution of the City Council, the allowable number of any and all types of cannabis businesses as defined under Section 26050(a) of the California Business and Professions Code shall be set at zero, with the exception of Delivery only medical marijuana retail businesses which shall not be limited as required by CA Senate Bill 1186, The "Medicinal Cannabis Patients' Right of Access Act."

(A) The City Council may at any time by resolution choose to set an allowable number greater than zero for any or all types of cannabis businesses to be licensed to operate within the City, other than manufacturing using any volatile solvent or any commercial cultivation other than the Processor sub license type, as those uses shall be prohibited.

(B) The permissive language in this ordinance describing the terms and conditions under which any type of commercial cannabis business may operate shall not be interpreted to allow such businesses unless or until such time as the City Council sets an allowable number greater than zero by resolution as described under Section 4.04.100(A).

(C) The City Council shall not allow any person, business or facility that conducts commercial cannabis cultivation other than the Processor sub license type or manufacturing using any volatile solvent to be licensed to operate within the City other than by amendment to this ordinance.

DRAFT

4.04.110 Community Benefits.

(A) The application procedure process shall include a component on community benefits, which shall be negotiated and agreed to by the City.

(B) Any community benefits that a cannabis business agrees to provide shall be incorporated into the terms and conditions under which the cannabis business will operate with the City's approval, if and when a Cannabis Business License is issued. Such terms and conditions shall be in addition to the requirements of this Chapter.

(C) Delivery only medical marijuana retail business applicants are not required to execute a Community Benefit Agreement.

4.04.120 City's Reservation of Rights.

The City reserves the right to reject any or all applications for a Cannabis Business License. Prior to such license issuance, the City may modify, postpone, or cancel any request for applications, at any time without liability, obligation, or commitment to any party, firm, or organization, to the extent permitted under California law. Persons submitting applications assume the risk that all or any part of the program, or any particular category of license potentially authorized under this Chapter, may be cancelled at any time prior to license issuance. The City further reserves the right to request and obtain additional information from any candidate submitting an application. In addition to a failure to comply with other requirements in this Chapter, an application may be rejected for any of the following reasons:

(A) The application was received after the designated time and date of the deadline.

(B) The application did not contain the required elements, exhibits, or was not organized in the required format.

(C) The application was considered not fully responsive to the request for a license application, i.e. was substantially incomplete.

4.04.130 Procedure Guidelines and Review Criteria to Evaluate Cannabis Business Applications.

(A) The City Council shall adopt Procedure Guidelines and Review Criteria for the City's evaluation of cannabis business license applications by resolution.

(B) The Procedure Guidelines shall provide the process for soliciting applications including time frames, limitations, requirements, forms, and rules for completing applications.

(C) The Procedures Guidelines shall include an objective checklist of required documentation to ensure that all applications are complete and have provided all necessary information

DRAFT

to meet the required criteria.

(D) The Review Criteria shall include detailed instructions on the methodology to be used for the final selection process to determine which applicants will be granted licenses.

(E) The City Manager shall be authorized to prepare any necessary forms and adopt any necessary rules to implement the Procedure Guidelines and Review Criteria.

(F) At the time of filing, each applicant shall pay an application fee established by resolution of the City Council to cover all costs incurred by the City in the application process.

(G) A delivery only medical marijuana retail business may be issued their cannabis business license by demonstrating they completed background review requirements and that their proposed business will meet all applicable operational requirements and qualifications identified in Chapter 4.04 for a cannabis business and pay all appropriate fees.

4.04.140 Exercise of a Cannabis Business License.

(A) Each Cannabis Business License issued pursuant to this Chapter shall expire on June 30th following the date of issuance. Cannabis Business Licenses may be renewed as provided in section 4.04.180.

(B) A Cannabis Business License that has not begun operations at a site within Visalia shall be considered conditional and shall be exercised within twelve (12) months of issuance or be subject to revocation under section 4.04.200. Exercised shall be when any of the following occur:

(1) A Certificate of Occupancy has been issued,

(2) The permitted use(s) has commenced on the site, and

(3) A City Building Permit or Grading Permit is secured, and construction lawfully commenced.

4.04.150 Scope of Approval.

(A) If a location has not been in regular and continuous operation in the preceding four (4) months, it shall be considered abandoned unless mitigating circumstance occur which was beyond the control of the Licensee and an extension has been authorized by the City Manager.

(B) The approval of a new use shall terminate all rights and approvals of a Cannabis Business License occupying the same site or location.

DRAFT

4.04.160 Reapplying for a Cannabis Business License.

If an application is denied a license due to a disqualifying factor such as failing a background check or not complying with any state, or local jurisdictions regulatory requirements in which legal or administrative action has been taken, a new application may not be filed for one (1) year from the date of the denial. This section shall not apply to an approved applicant not awarded a license resulting from the City not selecting them for one of the licenses in the application process.

4.04.170 Term of a Cannabis Business License.

All licenses issued under the provisions of this chapter shall be effective for a period not to exceed one (1) year, other than their initial term which may be shorter or longer to align with the June 30th renewal date. The City Manager may renew a license through the procedures identified in section 4.04.180 of this Code.

4.04.180 Renewal of Cannabis Business Licenses.

(A) All Cannabis Business Licenses shall expire on June 30 of each year and shall require annual renewal. A Cannabis Business License granted to businesses that have not begun operations at a site within Visalia shall be automatically renewed but is subject to revocation if the Cannabis Business Licensee has not completed the requirements stated in section 4.04.140(B) within twelve months of the date the Cannabis Business License was initially issued by the City.

(B) An application for renewal of a Cannabis Business License shall be filed at least sixty (60) calendar days prior to the expiration date of the current license.

(C) The renewal application shall contain all the information required for new applications.

(D) The applicant shall pay a fee in an amount to be set by the City Council to cover the costs of processing the renewal license application, together with any costs incurred by the City to administer the program created under this Chapter.

(E) An application for renewal of a Cannabis Business License shall be rejected if any of the following exists:

(1) The application is filed less than sixty (60) days before its expiration or a shorter time period which shall be at the discretion of the City Manager.

(2) The Cannabis Business License is suspended or revoked at the time of the application.

(3) The Cannabis Business has not been in regular and continuous operation in the four (4) months prior to the renewal application or the approved extension of the

DRAFT

deadline from the City Manager. This does not apply to new cannabis businesses in their first cannabis business license year that may not have yet opened their business.

(4) The Cannabis Business has failed to conform to the requirements of the Cannabis Business License or this Chapter or any regulations adopted pursuant to this Chapter.

(5) The licensee fails or is unable to renew its State of California license.

(6) If the state has determined, based on substantial evidence, that the licensee or applicant is in violation of the requirements of the state rules and regulations and the state has determined that the violation is grounds for termination or revocation of the Cannabis Business License.

(F) The City Manager is authorized to make all decisions concerning the issuance of a renewal license. In making the decision, the City Manager is authorized to impose additional conditions to a renewal license, if it is determined to be necessary to ensure compliance with state or local laws and regulations or to preserve the public health, safety, or welfare. Appeals from the decision of the City Manager shall be handled pursuant to this Chapter.

(G) If a renewal application is denied, a person may file a new application pursuant to this Chapter not sooner than one (1) year from the date of the denial.

4.04.200 Revocation of Licenses.

(A) Cannabis Business Licenses may be revoked for any violation of any state or local laws, and/or rules, and/or standards, policies, procedures, or regulations in this Chapter relating to cannabis.

(B) A Cannabis Business License may be revoked from any Licensee that has not received their Certificate of Occupancy, is open, and operating within 24 months of initial issuance of their Commercial Cannabis Business License.

4.04.210 Effect of State License Suspension.

Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City until the State of California or its respective department or division reinstates or reissues the State license.

4.04.220 Effect of State Revocation.

Revocation of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City until the

DRAFT

State of California or its respective department or division takes appropriate action. Should the state revoke a license, the cannabis business owner may re-apply for a local license at such time as it can demonstrate that the grounds for revocation of the license by the state no longer exist or that the underlying deficiency has otherwise been cured.

4.04.230 Appeals.

Appeals relating to denial of an application or other process established by the City Council; to revoke or suspend a license; to deny renewal of an application for a license; or to add conditions to a license shall be conducted as prescribed in this Chapter.

4.04.240 Written Request for Appeal.

(A) Within ten (10) calendar days after the date of a decision of the City Manager to revoke, suspend or deny an initial or renewed license application or to add conditions to a license, an Applicant or Licensee may appeal such action by filing a written appeal with the City Clerk setting forth the reasons why the decision was not proper.

(B) At the time of filing the appellant shall pay the designated appeal fee, established by resolution of the City Council from time to time.

4.04.250 Grounds for Appeal.

(A) Denial of Initial License Decision. A hearing officer appointed by the City Manager will hear appeals that address the following issues:

(1) Any deviation from the City's published Procedure Guidelines and Review Criteria that adversely affected the applicant by altering the outcome of the City's decision on the Applicant's application. Examples of appealable deviations are:

(a) Failure on the part of the City to provide appropriate notification regarding changes to the application process via website postings and/or email to the Applicant prior to the time the application was submitted;

(b) Failure on the part of the City to provide an Applicant an equal opportunity to modify an application where that opportunity was provided to other applicants;

(B) Any appeal based upon this Section 4.04.250 must be supported by evidence that the Applicant presented the relevant information with completeness and in the appropriate section of the application. Information presented in the application that is incomplete in nature or that is relevant to a question posed by the City on the application form but appears in the incorrect section, even if complete, may be grounds for the dismissal of the appeal.

DRAFT

(C) A hearing officer appointed by the City Manager shall hear appeals relating to denial of a renewed application, to revoke or suspend a license, or to add conditions to an existing license.

4.04.260 Appeal Hearing Process.

(A) Within ten (10) calendar days after service of the notice of the decision of the City Manager to deny, revoke or suspend a license, to deny a renewed application for a license; or to add conditions to a license, the applicant or licensee may appeal such action by filing a written appeal with the City Clerk setting forth the reason why the decision was not proper. For an initial license application appeal, reasons shall be stated with specificity and shall address the issues outlined in Section 4.04.250 (a). Date of service shall mean the date when a notice or written decision was personally delivered to the Applicant or licensee or the date when the notice was caused to be delivered by certified, first class mail. In cases in which the city can verify delivery of a notice to an applicant or in which an applicant is documented as refusing delivery, lack of receipt of the notice cannot form the basis for an appeal. It should be noted this appeal hearing process is limited to appeals of discretionary actions taken by the City of Visalia under this Chapter 4.04 and does not apply to any appeal related to decisions under the City of Visalia Zoning Ordinance, including but not limited to decisions by the Visalia Planning Commission for a Conditional Use Permit, which are to be addressed under the Zoning Ordinance.

(B) The Notice of Appeal shall be in writing and signed by the person making the appeal ("Appellant"), or their legal representative, and shall contain the following:

(1) Name, address, and telephone number of the appellant.

(2) Specify decisions, actions, or a particular part thereof, made that are the subject of the appeal.

(3) Include a true and correct copy of the notice issued by the City Manager for which the appellant is appealing.

(4) State with specificity the reasons and grounds for making the appeal, including, but not limited to, a statement of facts upon which the appeal is based in sufficient detail to enable the City Council, or any appointed hearing officer, to understand the nature of the controversy, the basis of the appeal, and the relief requested.

(5) All documents or other evidence pertinent to the appeal that the appellant requests the hearing officer or body to consider at the hearing.

(6) An appeal fee as established by Resolution of the City Council.

DRAFT

(C) Failure of the City Clerk to receive a timely appeal constitutes a waiver of the right to appeal the notice issued by the City Manager. In this event, the City Manager's notice of revocation, nonrenewal, or suspension shall be final.

(D) In the event a written Notice of Appeal is timely filed, the nonrenewal, suspension, revocation shall not become effective until a final decision has been rendered and issued by the City Council or appointed hearing officer. Notices of appeal not served in a timely manner or served by non-operational business shall not serve to allow such business to operate pending appeal.

(E) If no appeal is timely filed in the event of a decision of nonrenewal, the Cannabis Businesses License shall expire at the conclusion of the term of the license. If no appeal is timely filed in the event of a decision supporting suspension or revocation, the suspension or revocation shall become effective upon the expiration of the period for filing a written Notice of Appeal.

4.04.270 Administrative Hearing and Proceedings.

(A) Review by City Manager, Appointed Hearing Officer or Body; Administrative Hearing and Proceedings.

(1) Appellants who file a timely written Notice of Appeal will be entitled to an administrative hearing before the City Manager, hearing officer or body as set forth by the City Council by Resolution.

(2) Upon receipt by the City Clerk of a timely-filed Notice of Appeal pertaining to suspensions, revocations, or non-renewals the City Clerk shall forward such appeal to the hearing officer who shall schedule a hearing within thirty days (30) days. In the event such hearing cannot be heard within that time period or a mutually agreed upon time with the appellant, then the City Clerk shall schedule the appeal to be heard within forty-five (45) days or as reasonably possible.

(3) The appellant(s) listed on the written Notice of Appeal shall be notified in writing of the date, time, and location of the hearing at least ten (10) days before the date of the hearing ("notice of appeal hearing").

(4) A request by an appellant or by the City to continue a hearing must be submitted to the City Clerk in writing no later than three (3) business days before the date scheduled for the hearing. The City Manager, appointed hearing officer or body may continue a hearing for good cause or on its own motion; however, in no event may the hearing be continued for more than thirty (30) calendar days, unless there is a stipulation by all parties to do so.

(B) At the date, time and location set forth in the Notice of Appeal hearing, the City Manager,

DRAFT

appointed hearing officer or body shall hear and consider the testimony of the appellant(s), City staff, and/or their witnesses, as well as any documentary evidence properly submitted for consideration.

(C) The following rules shall apply at the appeal hearing:

(1) Appeal hearings are informal, and formal rules of evidence and discovery do not apply. However, rules of privilege shall be applicable to the extent they are permitted by law, and irrelevant, collateral, undue, and repetitious testimony may be excluded.

(2) The City bears the burden of proof to establish the grounds for nonrenewal, suspension or revocation by a preponderance of evidence. Appellant(s) bear the burden of proof regarding denial of an Applicant's application.

(3) The issuance of the City Manager's notice constitutes prima facie evidence of grounds for the denial, nonrenewal, suspension or revocation.

(4) The hearing officer or body may accept and consider late evidence not submitted initially with the Notice of Appeal upon a showing by the appellant of good cause. The hearing officer or body shall determine whether a particular fact or set of facts amount to good cause on a case-by-case basis.

(5) The appellant may bring a language interpreter to the hearing at their sole expense.

(6) The City may, at its discretion, record the hearing by stenographer or court reporter, audio recording, or video recording. If the appellant requests from the City that a court reporter, stenographer, or videographer be used, appellant shall bear the costs of same and shall deposit such fees prior to commencement of the administrative hearing.

(D) If the appellant, or their legal representative, fails to appear at the appeal hearing, the City Manager, appointed hearing officer or body, may cancel the appeal hearing and send a notice thereof to the appellant by certified, first class mail to the address(es) stated on the Notice of Appeal. A cancellation of a hearing due to non-appearance of the appellant shall constitute the appellant's waiver of the right to appeal and a failure to exhaust all administrative remedies. In such instances, the City Manager's notice of decision is final and binding.

(E) Final Decision. Following the conclusion of the administrative hearing, the City Manager, appointed hearing officer or body shall issue a written decision within twenty (20) days which (i) determines if the action appealed from is affirmed or overturned and (ii) specifies the reasons for the decision.

DRAFT

(F) The written decision of the City Manager, appointed hearing officer or body shall provide that it is final and conclusive and is subject to the time limits set forth in California Code of Civil Procedure Section 1094.6 for judicial review.

(G) A copy of the written decision shall be served by certified, first class mail on the appellant. If the appellant is not the owner of the real property in which the cannabis business is located, or proposed to be located, a copy of the final decision may also be served on the property owner by first class mail to the address shown on the last equalized assessment roll. Failure of a person to receive a properly addressed final decision shall not invalidate any action or proceeding by the City pursuant to this Chapter.

4.04.280 Change in location; updated application form.

(A) If a Licensee at any time desires to change the location where any portion of the licensed activity is conducted, the Licensee shall first submit an updated application form to the City Manager for approval prior to the change in location. The process and the fees for the processing of the application form shall be the same as the process and fees set forth in Sections 4.04.180 and 4.04.280.

(B) Within fifteen (15) calendar days of any other change in the information provided in the updated application form or any change in status of compliance with the provisions of this Chapter, including any change in the cannabis business ownership or management members, the applicant shall file an updated application form with the City Manager for review along with an application amendment fee.

4.04.290 Transfer of Cannabis Business License.

(A) The owner of a Cannabis Business License shall not transfer ownership or control of the license to another person or entity unless and until the transferee obtains an amendment to the license from the City Manager stating that the transferee is now the licensee. Such an amendment may be obtained only if the transferee files an application with the City Manager in accordance with the provisions of this Chapter (as though the transferee were applying for an original Cannabis Business License). The proposed transferee's application shall be accompanied by a transfer fee in an amount set by resolution of the City Council (or if not set, shall be the same amount as the application fee). The transferee's application will be treated as a new application, and will be evaluated according to procedures adopted by the City Manager, pursuant to Section 4.04.130, or Resolution by the City Council.

(B) Cannabis Business Licenses issued through the grant of a transfer by the City Manager shall be valid for a period of one year, or until June 30th and shall be renewed in the same manner as a newly issued Cannabis Business License that is conditional on completion of the requirements described in sections 4.404.140(B), and 4.04.180(A), beginning on the day the City Manager approves the transfer of the license. Before the transferee's license

DRAFT

expires, the transferee shall apply for a renewal license and pay the appropriate fee in the manner required by this Chapter.

(C) A Cannabis Business License shall not be transferred when the City has notified the Licensee in writing that the license has been or may be suspended or revoked.

(D) Any attempt to transfer a Cannabis Business License either directly or indirectly in violation of this section is hereby declared a violation of the license and this ordinance. Such a purported transfer shall be deemed a ground for revocation of the license.

(E) A Cannabis Business License shall not be transferred or otherwise sold within the first five (5) years of the date of issuance of the Cannabis Business License. The City Manager may waive this restriction in the case of extenuating circumstances, not related to the amount of cannabis being sold, but which may include but are not limited to unforeseen personal issues of the owners of the business seeking to transfer the Cannabis Business License that make it impossible for them to continue operating in Visalia. The burden to show such circumstances will be on the owners of the business seeking to transfer the Cannabis Business License and the City Manager has the sole discretion in determining whether qualifying circumstances exist.

4.04.300 City Business Tax Certificate.

Prior to commencing operations, a cannabis business shall obtain a City of Visalia business tax certificate, which is separate from and in addition to the requirements for a Cannabis Business License under this Chapter 4.04.

4.04.310 Building Permits and Inspection.

Prior to commencing operations, a Cannabis Business Licensee shall be subject to a mandatory building inspection and must obtain all required permits and approvals which would otherwise be required for any business of the same size and intensity operating in that zone. This includes but is not limited to obtaining any required building permit(s), Fire Department approvals, Police Department approval, Code Enforcement, Planning, and County Health Department approvals, and any other applicable zoning and land use permit(s) and approvals.

4.04.320 Authorization from the Planning Division.

Prior to commencing operations, a Cannabis Business must obtain authorization from the Planning Division certifying that the business is located on a site that meets all of the requirements of Sections 4.04.310, 4.04.330 and 4.04.340 of this Code.

4.04.330 Right to Occupy and to Use Property.

Prior to the City ’s issuance of a Cannabis Business License pursuant to this Chapter, any person

DRAFT

intending to open and to operate a cannabis business shall first provide sufficient evidence of the legal right to occupy and to use the proposed location. If the proposed location will be leased from the property owner, the applicant shall be required to provide a signed and notarized statement from the owner of the property, acknowledging that the property owner has read this Chapter and consents to the operation of the cannabis business on the owner's property.

4.04.340 Location and Design of Cannabis Businesses.

(A) A cannabis business must meet land use and building standards pursuant to Title 15 and Title 17 of this Code, including:

(1) Conform with the City's general plan, any applicable specific plan, master plan, and design requirements.

(2) Comply with all applicable zoning and related development standards pursuant to Title 15 and Title 17 of this Code.

(3) Be constructed in a manner that minimizes odors to surrounding uses, and promotes quality design and construction, and consistency with the surrounding properties.

(4) Be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required for the development.

(5) Be served by streets and/or alleys adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

(6) Be provided with adequate electricity, sewerage, disposal, water, fire protection and storm drainage facilities for the intended purpose.

(B) A storefront retailer cannabis business must meet the following rules relating to proximity to sensitive uses:

(1) Shall be no closer than six hundred (600) feet from any zoned parcel in the City designated as a sensitive use under Section 4.04.340 (B) (2), and no closer than one hundred (100) feet from any zoned parcel in the City designated as a sensitive use under Section 4.04.340 (B) (3), that is in existence at the time the license is issued. The distance shall be determined by the horizontal distance measured in a straight line, without regard to intervening structures, as a radius from the primary entrance of the storefront retailer cannabis business to the property line of the sensitive use.

(2) Sensitive uses include:

(a) A school providing instruction in kindergarten or any grades 1 through 12,

DRAFT

(whether public, private, or charter, including pre-school, transitional kindergarten, and K-12).

(b) A State licensed commercial daycare center.

(c) A church.

(d) A Youth Center.

(e) Parks

(3) All City Residential use zones (single-family residential and multi-family residential)

(4) No storefront retailers shall be permitted in the Micro Brewery/Micro Winery Overlay District

(C) Cannabis businesses permitted to operate in light industrial or industrial zones shall only be permitted in the Visalia Industrial Park overlay.

(D) As indicated in VMC Section 17.32.167, Delivery only medical marijuana retail businesses shall not be located Within five hundred (500) feet of any existing or planned public, private, or parochial schools, elementary schools, middle schools, or high schools located either inside or outside of the city limits.

(1) As used in this section, "existing" means existing at the time the license application is submitted. "Planned" means property designated on the general plan of the city for such use, or other official planning documents of the city, or property owned or leased by the city for such use.

4.04.350 Limitations on City's Liability.

To the fullest extent permitted by law, the City of Visalia shall not assume any liability whatsoever with respect to having issued a Cannabis Business License pursuant to this Chapter or otherwise approving the operation of any cannabis business. As a condition to the approval of any Cannabis Business License, the applicant shall be required to meet all of the following conditions before they can receive the Cannabis Business License:

(A) Execute an agreement, in a form approved by the City Attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold the City of Visalia, and its officers, officials, employees, representatives, and agents, harmless, from any and all claims, losses, damages, injuries, liabilities or losses which arise out of, or which are in any way related to, the City 's issuance of the Cannabis Business License, the City 's decision to approve the operation of the cannabis business or activity, the process used by the City in making its decision, or the alleged violation of any federal, state or local laws by the

DRAFT

cannabis business or any of its officers, employees or agents.

(B) Maintain insurance at coverage limits, and with conditions thereon determined necessary and appropriate from time to time by the City Manager.

(C) Reimburse the City for all costs and expenses, including but not limited to legal fees and court costs, which the City may be required to pay as a result of any legal challenge related to the City's approval of the Applicant's Cannabis Business License or related to the City 's approval of a cannabis activity. The City, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any of the obligations imposed hereunder.

4.04.360 Records and Recordkeeping.

(A) Each owner and operator of a cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a Cannabis Business License issued pursuant to this Chapter), or at any time upon reasonable request of the City, each cannabis business shall file a sworn statement detailing the number and amount of sales by the cannabis business during the previous twelve-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes and fees paid or due to be paid. On an annual basis, each owner and operator shall submit to the City a financial audit of the business's operations conducted by an independent certified public accountant. Each licensee shall be subject to a regulatory compliance review and a gross receipts financial audit, where applicable, as determined by the City.

(B) Each owner and operator of a cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this paragraph shall be provided to the City Manager upon a reasonable request.

(C) All cannabis businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the growing and production or manufacturing, laboratory testing processes until purchase as set forth in the MAUCRSA.

4.04.370 Security Measures.

(A) A Cannabis Business Licensee shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products

DRAFT

and to deter and prevent the theft of cannabis or cannabis products at the cannabis business. Except as may otherwise be determined by the City Manager, these security measures shall include, but may not be limited to, all of the following:

(1) Exterior lighting systems (including motion sensors) for after-hours security as approved by the Police Chief and/or the Building and Engineering Director where applicable.

(2) Preventing individuals from remaining on the premises of the cannabis business if they are not engaging in an activity directly related to the licensed operations of the cannabis business. In cases in which the individual will not voluntarily leave the premises, the cannabis employee shall contact the Police Department.

(3) Establishing limited access areas accessible only to authorized cannabis business personnel.

(4) All finished cannabis goods at non-retail cannabis businesses shall be stored in secured and locked vault or vault-equivalent during non-operating hours. All safes and vaults used to store cash and/or cannabis goods shall be compliant with Underwriter Laboratories burglary-resistant and fire-resistant standards. All cannabis and cannabis products, including live clone plants that are being sold, shall be kept in a manner as to prevent diversion, theft, and loss.

(5) Installing 24-hour security surveillance cameras of at least high-definition (HD) quality to monitor all entrances and exits to and from the premises, all interior spaces within the cannabis business which are open and accessible to the public, all interior spaces where cannabis, cash, or currency, is being stored for any period of time on a regular basis and all interior spaces where diversion of cannabis could reasonably occur. All cameras shall record in color. All exterior cameras shall be in weather-proof enclosures, shall be located so as to minimize the possibility of vandalism, and shall have the capability to automatically switch to black and white in low light conditions. The cannabis business shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the City Manager, and that it is compatible with the City's software and hardware. In addition, if required, remote and real-time, live access to the video footage from the cameras shall be provided to the Police Chief at the expense of the licensee. Video recordings shall be maintained for a minimum of ninety (90) days and shall be made available to the Police Chief upon request. Video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the cannabis business and shall be capable of enlargement via projection or other means. Internet Protocol address information shall be provided to the Police Department by the cannabis business, to facilitate remote monitoring of security cameras by the Department or its designee. Each business shall have network security protocols that are certified by Underwriters Laboratories.

DRAFT

(6) Sensors shall be installed to detect entry and exit from all secure areas and shall be monitored in real time by a security company licensed by the State of California Bureau of Security and Investigative Services.

(7) Having a professionally installed, maintained, and monitored real-time alarm system by a security company licensed by the State of California Bureau of Security and Investigative Services. The licensee shall be required to obtain an alarm permit from the Police Department.

(8) Any security measures, such as bars, installed on the windows or the doors of the cannabis business shall be installed only on the interior of the building.

(9) Each cannabis business shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.

(10) Entrance areas are to be locked at all times and under the control of a designated responsible party that is either; (a) an employee of the cannabis business; or (b) a licensed security professional.

(11) Each cannabis business shall have an accounting software system in place to provide point of sale data as well as audit trails of both product and cash, where applicable.

(12) Each cannabis business shall demonstrate to the Police Chief, City Manager or their designees, compliance with the state's track and trace system for cannabis and cannabis products.

(13) Each cannabis business shall have a professionally installed video surveillance system, access control and intrusion alarm systems designed to protect the inventory, facility, and employees. Each business shall have network security protocols that are certified by Underwriters Laboratories.

(14) Emergency access and emergency evacuation plans that are in compliance with state and local fire safety standards.

(B) Each cannabis business shall identify a designated security representative/liaison to the City, who shall be reasonably available to meet with the City Manager regarding any security related measures and/or operational issues. The designated security representative/liaison shall, on behalf of the cannabis business, annually maintain a copy of the current security plan on the premises of the business, to present to the City Manager upon request that meets the following requirements:

(1) Confirms that a designated Manager will be on duty during business hours and will

DRAFT

be responsible for monitoring the behavior of employees.

(2) Identifies all Managers of the cannabis business and their contact phone numbers.

(3) Confirms that first aid supplies and operational fire extinguishers are located in the service areas and the Manager's office.

(4) Confirms that burglar, fire, and panic alarms are operational and monitored by a licensed security company 24 hours a day, seven days a week, and provides contact information for each licensed security company.

(5) Identifies a sufficient number of licensed, interior, and exterior security personnel who will monitor individuals inside and outside the cannabis business, the parking lot, any adjacent property under the business' control, and ensure that the parking lot is cleared of employees and their vehicles one-half hour after closing. All security personnel hired or contracted for by the licensee shall be licensed by the Bureau of Security and Investigative Services and shall comply with Chapters 11.4 and 11.5 of Division 3 of the Business and Professions Code.

(C) As part of the application and licensing process each cannabis business shall have a storage and transportation plan, which describes in detail the procedures for safely and securely storing and transporting all cannabis, cannabis products, any hazardous materials that may be used by the business, and any currency.

(D) The cannabis business shall cooperate with the City whenever the City Manager makes a request, with or without prior notice, to inspect or audit the effectiveness of any security plan or of any other requirement of this Chapter.

(E) A cannabis business shall notify the City Manager within twenty-four (24) hours after discovering any of the following:

(1) Significant discrepancies identified during inventory. The level of significance shall be determined by the regulations promulgated by the City Manager.

(2) Diversion, theft, loss, or any criminal activity involving the cannabis business or any agent or employee of the cannabis business.

(a) The loss or unauthorized alteration of records related to cannabis, customers or employees or agents of the cannabis business.

(b) Any other breach of security.

(F) Compliance with the foregoing requirements shall be verified by the City Manager prior to commencing business operations. The City Manager may supplement these security

DRAFT

requirements once operations begin, subject to review by the City Manager if requested by the business owner.

4.04.380 Fees and Charges.

(A) No person may commence or continue any cannabis activity in the City, without timely paying in full all fees and charges required for the operation of a cannabis activity. Fees and charges associated with the operation of a cannabis activity shall be established by resolution of the City Council which may be amended from time to time.

(B) All cannabis businesses authorized to operate under this Chapter shall pay all sales, use, business and other applicable taxes, and all license, permit, registration, and other fees required under federal, state, and local law. Each cannabis business shall cooperate with the City with respect to any reasonable request to audit the cannabis business' books and records for the purpose of verifying compliance with this section, including but not limited to a verification of the amount of taxes or fees required to be paid during any period.

(C) Prior to operating in the City and as a condition of issuance of a business license, the operator of each cannabis facility shall enter into an operational and/or community benefit agreement with the City setting forth the terms and conditions under which the cannabis facility will operate that are in addition to the requirements of this Chapter, including, but not limited to, public outreach and education, community service, payment of fees and other charges as mutually agreed, and such other terms and conditions that will protect and promote the public health, safety and welfare. Delivery only medical marijuana retail businesses are not required to enter into a community benefit agreement.

4.04.390 General Operating Requirements.

(A) Cannabis businesses may operate only during the hours specified in the Cannabis Business License issued by the City. Delivery only medical marijuana retail businesses shall abide by any applicable state law restricting hours of operation.

(B) Restriction on Sales and Consumption. Cannabis shall not be consumed by any person on the premises of any cannabis business. No person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages or tobacco on or about the premises of the cannabis business.

(C) No cannabis or cannabis products or graphics depicting cannabis or cannabis products shall be visible from the exterior of any property issued a Cannabis Business License, or on any of the vehicles owned or used as part of the cannabis business. No outdoor storage of cannabis or cannabis products is permitted at any time.

(D) Reporting and Tracking of Product and of Gross Sales. Each cannabis business shall have

DRAFT

in place a point-of-sale or management inventory tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the City. The cannabis business shall ensure that such information is compatible with the City's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review. Furthermore, any system selected must be approved and authorized by the City Manager prior to being used by the licensee.

(E) All cannabis and cannabis products sold, distributed, or manufactured shall be cultivated, manufactured, and transported by state licensed facilities that maintain operations in full conformance with the State and local regulations.

(F) Emergency Contact. Each cannabis business shall provide the City Manager with the name, telephone number (both land line and mobile, if available) of an on-site employee or owner to whom emergency notice can be provided at any hour of the day.

(G) Signage and Notices.

(1) In addition to the requirements otherwise set forth in this section, business identification signage for a cannabis business shall conform to the requirements of Chapter 17.48 Signs, including, but not limited to, seeking the issuance of a City sign permit.

(2) No signs placed on the premises of a cannabis business shall obstruct any entrance or exit to the building or any window.

(3) Each entrance to a cannabis business shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited.

(4) Signage for cannabis businesses other than storefront retailers shall be limited to that needed for identification only and shall not depict any image of cannabis or cannabis products nor shall it contain any logos or information that identifies, advertises, or lists the services or the products offered.

(5) Licensed cannabis businesses shall be prohibited from advertising any cannabis business utilizing a billboard (fixed or mobile), bus shelter, placard, or any type of sign within the City's jurisdiction that is prohibited under Section 17.48.040 of the VMC. This paragraph is not intended to place limitations on the ability of a cannabis business to advertise in other legally authorized forms, including on the internet, in magazines, or in other similar ways.

(H) Minors.

DRAFT

(1) Persons under the age of twenty-one (21) years shall not be allowed on the premises of a cannabis business and shall not be allowed to serve as a driver for a mobile delivery service. It shall be unlawful and a violation of this Chapter for any person to employ any person at a cannabis business who is not at least twenty-one (21) years of age.

(2) The entrance to the cannabis business shall be clearly and legibly posted with a notice that no person under the age of twenty-one (21) years of age is permitted to enter upon the premises of the cannabis business.

(I) Odor Control. Odor control devices and techniques shall be incorporated in all cannabis businesses to ensure that odors from cannabis are not detectable off-site. Cannabis businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the cannabis business. As such, cannabis businesses must install and maintain the following equipment, or any other equipment which the City Manager or his/her designee(s) determine is a more effective method or technology:

(1) An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;

(2) An air system that creates negative air pressure between the cannabis business's interior and exterior, so that the odors generated inside the cannabis business are not detectable on the outside of the cannabis business.

(J) Display of License and City Business License. The original copy of the Cannabis Business License issued by the City pursuant to this Chapter and the City issued business license shall be posted inside the cannabis business in a location readily visible to the public.

(K) Background Check. Pursuant to California Penal Code Sections 11105(b)(11) and 13300(b)(11), which authorizes City authorities to access state and local summary criminal history information for cannabis employment, licensing, or certification purposes and authorizes access to federal level criminal history information by transmitting fingerprint images and related information to the Department of Justice to be transmitted to the Federal Bureau of Investigation, every person listed as an owner, investor, manager, supervisor, employee, contract employee or who otherwise works in a cannabis business must submit fingerprints and other information deemed necessary by the Police Chief or his/her designee(s) for a background check by the City of Visalia Police Department. Pursuant to California Penal Sections 11105(b)(11) and 13300(b)(11), which

DRAFT

requires that there be a requirement or exclusion from cannabis employment, licensing or certification based on specific criminal conduct on the part of the subject of the record, no person shall be issued a license to operate a cannabis business or be allowed to work in a cannabis business unless they have first cleared the background check, as determined by the Police Chief or his/her designee(s), as required by this section. A fee for the cost of the background investigation, which shall be the actual cost to the City of Visalia to conduct the background investigation as it deems necessary and appropriate, shall be paid at the time the application for a Cannabis Business License is submitted. Evidence of a conviction of any of the offenses enumerated in Business and Professions Code Section 26057(b)(4), absent a Certificate of Rehabilitation, shall be grounds for immediate disqualification of the applicant.

(L) Loitering. The owner and/or operator of a cannabis business shall prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises. The cannabis business shall notify the Police Department if anyone continues to loiter around the building or premises after all reasonable action has been taken to remove the individual(s) and the action has failed to do so in a timely manner.

(M) Permits and other Approvals. Prior to the establishment of any cannabis business or the operation of any such business, the person intending to establish a cannabis business must first obtain all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to establish and to operate pursuant to Section 4.04.330 and all applicable requirements in this Chapter.

(N) Each cannabis operator shall establish minimum training standards for all employees. The City Manager shall have the discretion to require other training for the business operations should the City identify deficiencies or non-compliance issues with City or state requirements.

4.04.400 Amendments to General Operating Requirements.

The City Manager may develop other cannabis business operational requirements or regulations as are determined to be necessary to protect the public health, safety, and welfare.

4.04.410 Operating Requirements for Store Front/Retail Facilities.

(A) No more than the number of cannabis retailers adopted by Council resolution may operate within the City at any one time and shall be issued a license by the City.

(B) Retailers shall verify the age and all necessary documentation of each individual to ensure the customer is not under the age of eighteen (18) years. If the potential customer is 18 to 20 years old, retailer shall confirm the customer's possession of a valid doctor's recommendation and/or Health and Safety Code Section 11362.71 identification card

DRAFT

(Medical Marijuana Card). For adult-use purchases, retailers shall verify that all customers are 21 years of age or older for the purchase of cannabis or cannabis products.

(C) Individuals must show their government-issued identification, and, in the case of medical cannabis facilities, their physician's recommendation, or a cannabis card issued pursuant to Health and Safety Code Section 11362.71 in order to gain access into the retailer. The government-issued identification and, if applicable, doctor's recommendation or cannabis card must also be shown at the point-of-sale station at the time of purchase. Doctor recommendations are not to be obtained or provided at the retail location.

(D) Uniformed security personnel shall be on-site during all business hours and must have a security patrol when closed. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the City Manager, with such approval not to be unreasonably withheld. Security personnel shall monitor site activity, control loitering and site access, and to serve as a visual deterrent to unlawful activities.

(E) Retailers may have only that quantity of cannabis and cannabis products to meet the daily demand readily available for sale on-site in the retail sales area of the retailer. Additional product may be stored in a secured, locked area to which customers, vendors, and visitors shall not have access.

(F) All restroom facilities shall remain locked and under the control of management.

(G) Retailers authorized to conduct retail activities shall only serve customers who are within the licensed premises, or at a delivery address that meets the requirements of this division.

(1) The sale and delivery of cannabis goods shall not occur through a pass-through window or a slide-out tray to the exterior of the premises.

(2) Retailers shall not operate as or with a drive-in or drive-through at which cannabis goods are sold to persons within or about a motor vehicle.

(3) No cannabis goods shall be sold and/or delivered by any means or method to any person within a motor vehicle.

(4) All cannabis goods sold by a retail business shall be contained in child-resistant packaging.

(5) Retailers shall record point-of-sale areas and areas where cannabis goods are displayed for sale on the video surveillance system. At each point-of-sale location, camera placement must allow for the recording of the facial features of any person purchasing or selling cannabis goods, or any person in the retail area, with sufficient

DRAFT

clarity to determine identity.

(6) A retail licensee who is engaged in retail sale shall hire or contract for security personnel who are at least 21 years of age to provide security services for the licensed retail premises. All security personnel hired or contracted for by the licensee shall be licensed by the Bureau of Security and Investigative Services and shall comply with Chapters 11.4 and 11.5 of Division 3 of the Business and Professions Code.

(7) Panic buttons shall be installed in all storefront cannabis retailers with direct notification to the Police Department dispatch and shall be configured to immediately alert dispatch for the Police Department.

(8) Signage for storefront retailers shall not depict any image of cannabis or cannabis products. No banners, flags, snipe signs, billboards, or other prohibited signs may be used at any time. No cannabis business shall advertise by having a person holding a sign and advertising the business to passersby, whether such person is on the premises of the cannabis business or elsewhere including, but not limited to, the public right-of-way.

(H) Access to Retailer Premises.

(1) Access to the premises of a retail licensee shall be limited to individuals who are at least 21 years of age.

(2) Notwithstanding Section 4.04.390 (h)(1), individuals who are at least 18 years of age and in possession of a valid physician's recommendation shall be granted access to the premises of a retail licensee for the sole purpose of purchasing medicinal cannabis consistent with the physician's recommendation.

(I) Authorized Sales. A retailer shall only sell adult-use cannabis and adult-use cannabis products to individuals who are at least 21 years of age. A retailer shall only sell medicinal cannabis or medicinal cannabis products to individuals who are at least 18 years of age, but not yet 21, if those individuals are in possession of a valid physician's recommendation. Medicinal cannabis sales to individuals 21 years of age and older are unrestricted.

(J) Limited Access Areas. A retailer shall establish limited-access areas and permit only authorized individuals to enter the limited-access areas. Authorized individuals include individuals employed by the retailer as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited access area. All individuals granted access to the limited access area shall be at least 21 years of age, and if not employed by the retailer, shall be escorted at all times by an employee of the licensee. A retailer shall maintain a log of all individuals who are not employees who are

DRAFT

granted access to the limited access area. These logs shall be made available to the City Manager, Police Chief, or their designees upon request.

(K) Operating hours of the Store Front Retailer License shall be limited to the hours of 9:00 a.m. through 9:00 p.m., seven days a week.

(L) Store Front/Retail Security Requirements. All provisions incorporated within Section 4.04.370 of this Code (Security Measures), are directly applicable to and binding on all cannabis businesses including all Store Front/Retail businesses.

4.04.420 Retailer, Non-Store Front Retailer and Microbusiness Delivery Requirements.

(A) Non-Store Front Retailer License Owners and Operators are required to verify the age and the necessary documentation of each customer. They must ensure that medical customers are at least eighteen (18) years of age and verify that the customer has a valid doctor's recommendation. Doctor recommendations are not to be obtained or provided at the retail location. In the case of adult-use customers, they must verify that the customer is at least twenty-one (21) years of age. Sales shall only be made to persons matching this criteria.

(B) All Store Front Retailers, Non-Store Front Retailers (delivery) and Microbusinesses which conduct deliveries into or within the City of Visalia shall be required to obtain a license from the City of Visalia in order to conduct retail sales regardless of whether they are located in the City or another local jurisdiction.

(C) Operating hours of the Non-Store Front Retailer License or out of town retail delivery services shall be limited to the hours of 9:00 a.m. through 9:00 p.m., seven days a week. Delivery only medical marijuana retail businesses shall abide by any applicable state law restricting hours of operation.

4.04.430 Retailer, Non-Store Front Retailer and Microbusiness Delivery Vehicle Requirements.

Prior to commencing delivery operations, a cannabis Retailer, cannabis Non-Store Front Retailer and Microbusiness shall provide the following information to the City:

(A) Proof of ownership of the vehicle or a valid lease for any and all vehicles that will be used to deliver cannabis or cannabis products.

(B) The year, make, model, color, license plate number, and numerical Vehicle Identification Number (VIN) for any and all vehicles that will be used to deliver cannabis goods.

(C) Proof of insurance as required in Section 4.04.350(b) for any and all vehicles being used to deliver cannabis goods.

DRAFT

(D) The licensee shall provide the City with the information required by this section in writing for any new vehicle that will be used to deliver cannabis goods prior to using the vehicle to deliver cannabis goods.

(E) The licensee shall provide the City with any changes to the information required by this section in writing within thirty (30) calendar days.

4.04.440 Operating Requirements for Distributors.

(A) A distributor shall not store non-cannabis products or non-cannabis accessories that are to be sold to another party on any licensed premises. Additionally, a distributor shall not distribute non-cannabis products or non-cannabis accessories at a licensed premises. For the purposes of this section, non-cannabis products are any goods that do not meet the definition of cannabis goods as defined in Title 4, Division 19, Section 15000(i) of the California Code of Regulations.

(B) After taking physical possession of a cannabis goods batch, the distributor shall contact a testing laboratory and arrange for a laboratory employee to come to the distributor's licensed premises to select a representative sample for laboratory testing. The determination of which cannabis goods are to be included in the sample for laboratory testing shall be left to the sole discretion of the laboratory employee.

(C) A distributor shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the distributor's premises.

(D) The distributor shall ensure that the batch size from which the sample is taken meets the requirements of state law, specifically the testing provisions within the California Code of Regulations.

(E) A distributor or an employee of the distributor shall be physically present to observe the laboratory employee obtain the sample of cannabis goods for testing and shall ensure that the increments are taken from throughout the batch. The sampling shall be video-recorded, and the recording kept available to state and the City for a minimum of 180 days, pursuant to Title 4, Division 42, Section 5305 of the California Code of Regulations.

(F) A distributor shall not transport cannabis or cannabis products to a licensed or permitted retail facility until and unless it has verified that the cannabis or cannabis products have been tested and certified by a testing lab as being in compliance with state health and safety requirements pursuant to Title 16, Division 19, Sections 15705, 15710 and 15714 of the California Code of Regulations.

4.04.450 Operating Requirements for Testing Labs.

(A) Testing Labs shall be required to conduct all testing in a manner pursuant to Business and

DRAFT

Professions Code Section 26100 and shall be subject to state and local law. Each Testing Lab shall be subject to additional regulations as determined from time to time as more regulations are developed under this Chapter and any subsequent State of California legislation regarding the same.

(B) Testing Labs shall conduct all testing in a manner consistent with general requirements for the competence of testing and calibrations activities, including sampling using verified methods.

(C) All cannabis testing laboratories performing testing shall obtain and maintain ISO/IEC 17025 accreditation as required by the Department of Cannabis Control.

(D) Testing labs shall destroy any harvest batch whose testing sample indicates noncompliance with health and safety standards required by the Department of Cannabis Control unless remedial measures can bring the cannabis or cannabis products into compliance with quality standards as specified by law and implemented by the Department of Cannabis Control.

(E) Each operator shall ensure that a testing laboratory employee takes the sample of cannabis or cannabis products from the distributor's premises for testing required by state law and that the testing laboratory employee transports the sample to the testing laboratory.

(F) Except as provided by state law, a testing laboratory shall not acquire or receive cannabis or cannabis products except from a licensee or permittee in accordance with state law, and shall not distribute, sell, or dispense cannabis, or cannabis products, from the licensed or permitted premises from which the cannabis or cannabis products were acquired or received. All transfer or transportation shall be performed pursuant to a specified chain of custody protocol.

(G) A testing laboratory may receive and test samples of cannabis or cannabis products from a qualified patient or primary caregiver only if the qualified patient or primary caregiver presents the qualified patient's valid physician's recommendation for cannabis for medicinal purpose. A testing lab shall not certify samples from a qualified patient or primary caregiver for resale or transfer to another party, licensee or permittee. All tests performed by a testing laboratory for a qualified patient or primary caregiver shall be recorded with the name of the qualified patient or primary caregiver and the amount of the cannabis or cannabis products received.

4.04.460 Operating Requirements for Cannabis Manufacturing: Edibles and Other Cannabis Products; Sale of Edible and Other Cannabis Products.

(A) Cannabis manufacturing shall only be licensed pursuant to Section 4.04.460 of this Code or any subsequent created manufacturing state license as defined in MAUCRSA and may

DRAFT

be licensed to operate only within those zone districts as defined in the City's Municipal Code.

(B) Any compressed gases used in the manufacturing process shall not be stored on any property within the City in containers that exceeds the amount which is approved by the Visalia Fire Department and authorized by the regulatory permit. Each site or parcel subject to a Cannabis Business License shall be limited to a total number of compressed gas tanks as authorized by the Visalia Fire Department on the property at any time.

(C) Cannabis manufacturing facilities may use heat, screens, presses, steam distillation, ice water, ethanol, and other methods without employing solvents or gases to create keef, hashish, bubble hash, or infused dairy butter, or oils or fats derived from natural sources, and other extracts.

(D) If an extraction process uses a professional grade closed loop CO_2 gas extraction system every vessel must be certified by the manufacturer for its safe use as referenced in Section 4.04.450(f). The CO_2 must be of at least ninety-nine percent purity.

(E) Closed loop systems for compressed gas extraction systems must be commercially manufactured and bear a permanently affixed and visible serial number.

(F) Certification from an engineer licensed by the State of California, or by a certified industrial hygienist, must be provided to the Building and Engineering Department for a professional grade closed loop system used by any cannabis manufacturing manufacturer to certify that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices, including but not limited to:

(1) The American Society of Mechanical Engineers (ASME);

(2) American National Standards Institute (ANSI);

(3) Underwriters Laboratories (UL); or

(4) The American Society for Testing and Materials (ASTM)

(G) The certification document must contain the signature and stamp of the professional engineer or industrial hygienist and serial number of the extraction unit being certified.

(H) Professional closed loop systems, other equipment used, the extraction operation, and facilities must be approved for their use by the Fire Department and meet any required fire, safety, and building code requirements specified in the California Building Reference Codes.

DRAFT

(I) Cannabis Manufacturing Facilities may use food grade glycerin, ethanol, and propylene glycol solvents to create or refine extracts. Ethanol should be removed from the extract in a manner to recapture the solvent and ensure that it is not vented into the atmosphere.

(J) Cannabis Manufacturing Facilities creating cannabis extracts must develop standard operating procedures, good manufacturing practices, and a training plan prior to producing extracts for the marketplace.

(K) Any person using solvents or gases in a closed looped system to create cannabis extracts must be fully trained on how to use the system, have direct access to applicable material safety data sheets to handle, and store the solvents and gases safely.

(L) Parts per million for one gram of finished extract cannot exceed state standards for any residual solvent or gas when quality assurance tested.

4.04.470 Commercial Cannabis Cultivation Other Than Processor Sub License Prohibited.

(A) Commercial cannabis cultivation of all kinds, including Outdoor, Mixed-Light or Indoor Cultivation, other than the Processor sub license type as defined by the California Department of Cannabis Control, shall be prohibited within the City and shall not be allowed other than by amendment to this ordinance.

(B) Processor uses may conduct activities such as trimming, sifting, curing, drying, grading, packaging or labeling cannabis but not the growing of any amount of cannabis.

4.04.480 Operating Requirements for Out-of-City Delivery Services.

Prior to commencing operations, a cannabis out-of-City delivery service shall comply with the following requirements:

(A) Obtain from the City a business tax certificate authorizing the delivery of cannabis and cannabis products within the City limits. A copy of this tax certificate shall be retained by all drivers.

(B) The retail business operating the delivery service shall provide the City Manager with evidence of a valid state license for a cannabis business on whose authorization the delivery service is performing the delivery function.

(C) The retail business operating the delivery service shall furnish to the City Manager the year, make, model, license plate number, and numerical Vehicle Identification Number (VIN) for any and all vehicles that will be used to deliver cannabis goods.

4.04.490 Permissible Delivery Locations and Customers.

DRAFT

Cannabis delivery businesses licensed to engage in delivery of cannabis and cannabis products inside the City of Visalia are subject to the following requirements:

(A) A licensed cannabis business shall not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency.

(B) A licensed cannabis business shall comply with all requirements of state and local law pertaining to the Cannabis Business License and all subsequent policies, procedures and regulations which may be amended by the City Manager from time to time in order to enforce this Chapter.

(C) Any kiosk, i-Pad, tablet, smartphone, fixed location or technology platform, whether manned or unmanned, other than a retail location licensed by the city, that facilitates, directs, or assists the retail sale or delivery of cannabis or cannabis products is prohibited and shall be a violation of this Chapter.

4.04.500 Promulgation of Regulations, Standards and Other Legal Duties.

(A) In addition to any regulations adopted by the City Council, the City Manager is authorized to establish any additional rules, regulations and standards governing the issuance, denial or renewal of Cannabis Business Licenses, the ongoing operation of cannabis businesses and the City 's oversight, or concerning any other subject determined to be necessary to carry out the purposes of this Chapter.

(B) Regulations shall be published on the City's website.

(C) Regulations promulgated by the City Manager shall become effective upon date of publication. Cannabis businesses shall be required to comply with all state and local laws and regulations, including but not limited to any rules, regulations or standards adopted by the City Manager.

4.04.510 Community Relations.

(A) Each cannabis business shall provide the name, telephone number, and email address of a community relations contact to whom notice of problems associated with the cannabis business can be provided. Each cannabis business shall also provide the above information to all businesses and residences located within one hundred (100) feet of the cannabis business.

(B) During the first year of operation pursuant to this Chapter, the owner, manager, and community relations representative from each cannabis business holding a license issued pursuant to this Chapter shall attend meetings with the City Manager, and other interested parties as deemed appropriate by the City Manager, to discuss costs, benefits, and other community issues arising as a result of implementation of this Chapter. After

DRAFT

the first year of operation, the owner, manager, and community relations representative from each such cannabis business shall meet with the City Manager when and as requested by the City Manager.

(C) Cannabis businesses to which a license is issued pursuant to this Chapter shall develop a City approved public outreach and educational program for youth organizations and educational institutions that outlines the risks of youth addiction to cannabis, and that identifies resources available to youth related to drugs and drug addiction.

4.04.520 Fees Deemed Debt to the City.

The amount of any fee, cost or charge imposed pursuant to this Chapter shall be deemed a debt to the City that is recoverable via an authorized administrative process as set forth in the City ordinance or in any court of competent jurisdiction.

4.04.530 License Holder Responsible for Violations.

The person to whom a license is issued pursuant to this Chapter shall be responsible for all violations of the laws of the State of California or of the regulations and/or the ordinances of the City, whether committed by the licensee or any employee or agent of the licensee, which violations occur in or about the premises of the cannabis business whether or not said violations occur within the license holder's presence.

4.04.540 Inspection and Enforcement.

(A) The City Manager, or designee charged with enforcing the provisions of the City of Visalia Municipal Code, or any provision thereof, may enter the location of a cannabis business at any time, without notice, and inspect the location of any cannabis business as well as any recordings and records required to be maintained pursuant to this Chapter or under applicable provisions of State law.

(B) It is unlawful for any person having responsibility over the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this Chapter or under state or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this Chapter or under state or local law.

(C) The City Manager, or designee charged with enforcing the provisions of this Chapter may enter the location of a cannabis business at any time during the hours of operation and without notice to obtain samples of the cannabis to test for public safety purposes. Any samples obtained by the City of Visalia shall be logged, recorded, and maintained in accordance with established procedures by the City of Visalia's City Manager or these

DRAFT

regulations.

4.04.550 Violations declared a public nuisance.

Each and every violation of the provisions of this Chapter constitutes a misdemeanor and is hereby deemed unlawful and a public nuisance. The City reserves the right to pursue any available legal remedy to address violations of this Chapter.

SECTION 3. CEQA. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption) as the proposed ordinance will not in and of themselves have an effect on the environment.

SECTION 4. Severance. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. Publication. This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

SECTION 6. Effective Date. This ordinance shall become effective thirty days from the date of adoption.

DRAFT

City of Visalia

Planning Divison
315 E. Acequia Avenue
Visalia, California 93291
Phone: 559.713.4359
Email: planning@visalia.gov
https://www.visalia.gov

APPLICATION PROCEDURES & GUIDELINES FOR A STOREFRONT RETAIL COMMERCIAL CANNABIS BUSINESS LICENSE

Application Period
OPENS – _____
CLOSES – _____

Information regarding the Commercial Cannabis Business (CCB) Application process can be found on the City's website at https://www.visalia.gov/cannabis and includes the following:

- Application Procedures & Guidelines and Review Criteria
- Visalia Municipal Code (VMC) Chapter 4.04
- Visalia Municipal Code (VMC) Title 17 (Zoning Code)
- Property Owner Consent/Landlord Affidavit
- Financial Responsibility, Indemnity and Consent to Inspection Terms Agreement
- Commercial Cannabis Business (CCB) Application
- Background Check Portal Link
- Cannabis Website FAQ

APPLICANTS SHOULD MONITOR THE CITY'S WEB PAGE FOR ANY ADDITIONAL INFORMATION, FAQ'S, OR UPDATES. IT IS THE RESPONSIBILITY OF THE APPLICANT TO STAY INFORMED OF THIS INFORMATION.

The application period for a Storefront Retail Cannabis Business License to operate a Storefront Retail CCB in the City of Visalia ("City") will open on _____ and will close _____. Prior to closing the application period, the City will post a Notice of Application Deadline on the website link above. The Notice of Application Deadline will advise that the application period will close not later than 28 days from when the notice is posted. Applications and all related documents will be available on the City website link above along with these procedures. Applications must be submitted to the Planning Department in their entirety. Any incomplete application will be returned. Applications submitted before the deadline will be reviewed consistent with these guidelines and the VMC.

NUMBER OF BUSINESSES
Pursuant to Resolution No. 2026-XX the maximum number of Storefront Retail CCBs in the City is limited to three (3). The locational restrictions on Storefront Retail CCBs are listed in Visalia Municipal Code Chapter 4.04.

DRAFT

AMENDMENTS TO THE APPLICATION

If the City determines that a submitted application is incomplete or does not otherwise meet any or all of the requirements pursuant to any and all State and Local laws or regulations, the City shall send a Notice of Deficiency to the applicant generally describing the manner in which the application is incomplete or deficient. The applicant may resubmit omitted application material in order to correct any incompleteness or deficiencies. The applicant will not need to pay a new application fee. If an applicant fails to correct those sections deemed incomplete or deficient upon submission of the amendment, the application shall be rejected.

CITY'S RESERVATION OF RIGHTS

The City reserves the right to reject any and/or all applications, with or without cause or reason. The City may modify, postpone, or cancel the request for a CCB License without liability, obligation, or commitment to any party, firm, or organization. In addition, the City reserves the right to request and obtain additional information from any applicant to conduct a complete review of the application or an investigation into the truthfulness of the statements set forth in the application or provided at any stage of the application process.

The City reserves the right for the City Manager to waive minor informalities or irregularities, which are merely a matter of form and not of substance, or immaterial defect in an application or variation of an application from the exact requirements of the process that can be corrected or waived without being prejudicial to other applicants. The City Manager shall give the applicant an opportunity to cure any deficiency resulting from a minor informality or irregularity in an application or waive the deficiency.

APPLICATION PROCESS

This application process is delineated in Visalia Municipal Code Chapter 4.04. It is incumbent upon the applicant to review and comply with all State and Local applicable laws and regulations regarding the application process. Before submitting your application, review your application in its entirety to ensure that it is complete and accurate. Review the information regarding the Storefront Retail Cannabis Business License application process for a CCB on the City webpage provided on page one.

The following procedures generally outline the application evaluation and selection process, required materials, and other information necessary to apply for a CCB License to operate a Storefront Retail facility in the City of Visalia.

APPLICATION SUBMITTAL REQUIREMENTS

Applications must respond to all requirements outlined in the "Application Procedures & Guidelines for a Cannabis Business License." This can be found at https://www.visalia.gov/cannabis. Applicants must submit all required application materials together in one complete comprehensive application package. This can be done in person, or can be sent to the City via FED EX, UPS or any other common carrier delivery service as long is it a complete application. Electronic submissions such as Email, Dropbox, Google Docs, etc will not be accepted. Complete applications also must be submitted prior to the close of the application deadline.

The application package must include all the following documents with original wet signatures and notaries for each document (where applicable).

1. Commercial Cannabis Business Application;
2. Financial Responsibility, Indemnity and Consent to Inspection Terms Agreement;
3. Agreement on Limitations of City's Liability, and Certifications, Assurances, Warranties, and Indemnification to City;
4. Property Owner Consent/Landlord Affidavit;
5. Proof Property Ownership or Lease Agreement/Letter of Intent to Lease;

6. Proof of insurability from an Insurance Company;
7. Zoning Verification Application;
8. Application Zoning Verification Letter;
9. USB Flash Drive;
10. Application fee.

FLASH DRIVE CONTENT

All applicants must submit a USB flash drive containing one complete copy of the application submittal requirements as outlined in the below format. The application package and application fees must be received by the Planning Division at the same time.

Responses to the Evaluation Criteria (Sections 1-4 found in Appendix A of the Application Procedures & Guidelines) shall be limited to 200 pages. Responses pertaining to Financial Responsibility, Indemnity and Consent to Inspection Terms, Agreement on Limitations of City Liability, and Certifications, Assurances, Warranties, and Indemnification to City, Proof of Capitalization, Zoning Verification Application/Letter (ZVL), and Property Owner Consent/Lease Agreements, Property Owner/Landlord Affidavit, shall not be included in the 200 page limitation. Those responses should be saved in PDF files that are separate from the Evaluation Criteria (see below).

All materials must be submitted on a USB flash drive in a PDF format in the following files. Please submit the files in the correct format and organize correctly. Improper organization of your application may be grounds for rejection.

PDF File #1	Commercial Cannabis Business Application (pages 1-3), Financial Responsibility, Indemnity and Consent to Inspection Terms Agreement (pages F1-F2,) Agreement on Limitations of City Liability, and Certifications, Assurances, Warranties, and Indemnification to City (pages F3-F8), Property Owner Consent/Landlord Affidavit, Proof of Property Ownership or Lease Agreement/Letter of Intent to Lease, Proof of insurability, Zoning Verification Application, Application Zoning Verification Letter (ZVL), and Proof of Application Fee; and with required signatures and notaries for all documents (where applicable).
PDF File #2	Evaluation Criteria (Responses to Sections 1-7 of Appendix A limited to 200 pages).
PDF File #3	Proof of Capitalization (All bank statements, loan documents, promissory notes, financial and commitment letters).

BACKGROUND CHECK

Any person who is an owner, operator, manager and/or employee (collectively "Cannabis Business Person(s)") must undergo a criminal history background check to demonstrate they do not provide "good cause" for denial per VMC Chapter 4.04. Cannabis Business Person(s) who do not meet the criminal history eligibility requirements of Chapter 4.04 will be disqualified. The background form can be found online at https://www.visalia.gov/cannabis.

The initial background check fee for each Cannabis Business Person(s) shall be $____. This process will be required to meet the minimum threshold qualifications pursuant to VMC Chapter 4.04.

ZONING VERIFICATION LETTER (ZVL)

Prior to submitting a Cannabis Business License Application, an Applicant must obtain a Zoning Verification Letter from the Planning Department. To secure this letter, an Applicant must apply for the Zoning Verification Letter and pay all associated fees therewith. The Zoning Verification Letter must specify the intended use of the building (storefront retail cannabis), and the proposed building location.

Applicants must submit a Retail Cannabis Business Zoning Verification Application prior to _____.

The issuance of a Zoning Verification Letter does not constitute written evidence of permission given by the City or any of its officials to operate a cannabis business, nor does it establish a "permit" within the meaning of the Permit Streamlining Act, nor does it create an entitlement under the Zoning or Building Code. A regulatory license for a CCB does not constitute a permit that runs with the land on which the cannabis business is established. Please note that the cannabis business will require a discretionary permit.

FEES

All applicants shall be required to submit a fee of $_____. This amount will be charged against time spent by City staff and any consultant reviewing applications and administrating the application process. Applicants are advised that they may be required to pay additional amounts as required for the sole purpose of the City's completion of the application review process. However, there will also be a separate fee for the Zoning Verification Letter (ZVL) of $____ per site and the Background Check Fee of $____ per Cannabis Business Person(s).

Payment of all fees and monies must be made by a certified check, cashier's check or money order made payable to the City of Visalia. Please note the City will not accept cash or credit cards. All application fees are non-refundable.

SUBMITTAL DEADLINE

Completed applications must be received by the Planning Division by ____ p.m. on _____. Late applications will not be accepted.

APPLICATION EVALUATION, REVIEW AND APPROVAL PROCESS

PHASE I: DETERMINATION OF ELIGIBILITY

Applications must be completed and submitted in their entirety to move forward in the review process. Upon receiving a completed application, the application will be reviewed in its entirety using the Application Submittal checklist on Page 1 of the CCB Application. Applications determined to be eligible will be forwarded to the Consultant for Phase II (Application Evaluation and Review).

PHASE II: APPLICATION EVALUATION AND REVIEW

Applications will be evaluated by using the criteria listed below. See APPENDIX A for a description of the evaluation criteria:

- Section 1. Business Plan
- Section 2. Location and Neighborhood Compatibility Plan
- Section 3. Safety and Security Plan
- Section 4. Community Benefits Plan

Those applications which are determined to meet the requirements in each category will move on to Phase III of the application process. If the application is incomplete or does not otherwise meet the minimum requirements, the Applicant may resubmit those sections that have been deemed incomplete or deficient. Please note that Applicants may only amend their application one time, therefore, Applicants are encouraged to provide a quality application when resubmitting the requested information.

PHASE III: LOTTERY

If three (3) or fewer applications are submitted to Phase III, then all applications will advance in the

process. If four (4) or more applications are submitted to Phase III, then all submitted applications will be entered in the random lottery drawing, which will be conducted during regular business hours.

The City will announce the location, date, and time at least two (2) weeks before conducting the lottery drawing on the City's website linked above. The lottery drawing details will be emailed to all submitted applicants who have made it through to this phase, and any other interested person who has requested to receive cannabis lottery updates.

Results of the lottery drawing will be available immediately to those persons attending the lottery drawing in person. The City will also notify the applicants included in the lottery and post the lottery winners on the website at https://www.visalia.gov/cannabis.

PHASE IV: LICENSEE SELECTION PROCESS

The City Manager, or designee, may then issue a CCB license to selected applicants through the Lottery process. However, renewal of issued cannabis business license is conditioned upon the prevailing applicant obtaining all required land use approvals and building permits. The prevailing applicant(s) shall apply to the city's Planning Division to obtain any required land use approvals or entitlements for the licensee's location, and the Building Safety Division for any required building permits. First, prevailing applicant(s) will need to complete the City's Site Plan Review process and receive a 'Revise and Proceed' determination. Land use approvals shall include obtaining a Conditional Use Permit (CUP) and compliance with all applicable provisions of CEQA. An applicant has twelve (12) months from the lottery selection of an application to obtain a CUP and any necessary building permits pursuant to Chapter 4.04. The City Manager reserves the right to extend this deadline at their discretion.

The City Manager is authorized to make all decisions concerning the issuance of a commercial cannabis business license. In making the decision, the City Manager is authorized to impose additional conditions to the license, if it is determined to be necessary to ensure compliance with state or local laws and regulations or to preserve the public health, safety or welfare. Appeals from the decision of the City Manager shall be handled pursuant to Chapter 4.04.

Issuance of a CCB license does not create a land use entitlement. Furthermore, no licensee may begin operations, notwithstanding the issuance of a license, unless all of the state and local laws and regulations, including but not limited to the requirements of this article and of the license, have been complied with, until a state license is available and obtained by the permitted operator as set forth in Chapter 4.04 . If an applicant fails to obtain a state cannabis license within twelve (12) months of being granted a CCB license, said CCB license shall expire.

Notwithstanding anything in this article to the contrary, the City reserves the right to reject any or all applications if it determines it would be in the best interest of the City, taking into account any health, safety and welfare impacts on the community. Applicants shall have no right to a CCB license until a license is actually issued, and then only for the duration of the license's term. Each applicant assumes the risk that, at any time prior to the issuance of a license, the City Council may terminate or delay the program created under this article.

If an application is denied resulting from a disqualification, a new application may not be filed for one year from the date of the denial. However, if a license was not issued to an applicant as a result of not being selected in the initial process the applicant may apply again should the city open a future round of the application process.

Each person granted a CCB license shall be required to pay the license fee established by resolution of the City Council, to cover the costs of administering the commercial cannabis business license program created in this article prior to commencing business in the city.

APPEALS:

Any Applicant wishing to appeal any decision made in the application process, or the results of the Lottery, may appeal the decision within ten calendar (10) days of the Applicant receiving a notice that he/she would not move forward in the application process or be issued a license. Such appeals shall comply with the requirements of Visalia Municipal Code Chapter 4.04, *et seq*.

Note: Being awarded a Cannabis Business License does not constitute a land use entitlement and does not waive or remove the requirements of applying for and receiving permits for all construction including: electrical, plumbing, fire, Planning Department permits or reviews, and any other permits, licenses, or reviews as deemed necessary by the relevant departments or governmental entities in charge of said permits. Nor does the award of a Cannabis Business License guarantee that the plans submitted via the Cannabis Business License application process meet the standards or requirements in Chapter 4.04 and any other license requirements from other City departments or agencies. Further, it is understood and agreed to by the Applicant that 1) the business must receive their Certificate of Occupancy, be open, and operating within 24 months of initial issuance of the Commercial Cannabis Business License. If a business does not become operational as specified, any active Cannabis Business renewal license may be null and void, and of no further effect; and 2) the Cannabis Business License shall not be transferred or otherwise sold within the first five (5) years of the date of issuance of the Cannabis Business License. Violation of these two issues shall deed any Cannabis Business License null and void.

CONTACT

If you have any questions or would like an update on the status of your application, please contact the City of Visalia Planning Division 559.713.4359 or by email at planning@visalia.gov.

DRAFT

APPENDIX A: EVALUATION CRITERIA

All of the following information must be submitted on a USB flash drive in PDF format (Please do not submit any documents in Word format) when the application is initially filed for consideration as part of Phase I. All responsive documentation must be saved in three (3) individual digital files as described in the APPLICATION PROCEDURES & GUIDELINES FOR A COMMERCIAL CANNABIS BUSINESS LICENSE.

1. BUSINESS PLAN

1.1. Owner qualifications. Resumes are not to exceed two (2) pages per owner.
1.2. Evidence of any existing, valid CA Department of Cannabis Control licenses held by any member of the applicant team and length of time applicant has held such license.
1.3. A budget for construction, operation, and maintenance, compensation of employees, equipment costs, utility cost, and other operation costs.
1.4. Applicant must be able to demonstrate proof of capitalization in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets.
1.5. Pro forma for at least three (3) years of operation.
1.6. Fully describe hours of operation and opening and closing procedures.
1.7. Fully describe the day-to-day operations if you are applying for a **STOREFRONT RETAIL** license. This should include at a minimum the following criteria.
   A. Describe customer check-in procedures.
   B. Identify location and procedures for receiving deliveries during business hours.
   C. Identify the name of the Point-of-Sale system to be used and the number of Point-of-Sale locations.
   D. Estimate the number of customers to be served per hour/day.
   E. Describe the proposed product line to be sold and estimate the percentage of sales of flower and manufactured products.
   F. If proposed, describe delivery service procedures, number of vehicles and product security during transportation.
   G. Demonstrating CCB conformance to local and state laws. See VMC Chapter 4.04 as they pertain to storefront retail establishments in the City of Visalia.
   H. How cannabis and cannabis products will be tracked and monitored to prevent diversion. Describe the Point-of-Sale system to be used and how it will interact with the state's mandated track and trace system.

2. LOCATION AND NEIGHBORHOOD COMPATIBILITY PLAN

2.1. In addition to the location-related details provided in the Cannabis Business License Application (pages 1-3), the application shall include a thorough description of the proposed location, including but not limited to the overall property, building, and floor plan.
2.2. The application shall include at least one (1) photograph of the front (street side) of the building or street view of the vacant parcel.
2.3. Site Diagram for proposed location. In addition to diagrams submitted for other sections of the Cannabis Business License Application, applicants are expected to submit a premise/site diagram that focuses on the overall property, building. This diagram should show the overall parcel and adjoining or neighboring buildings that may be affected by the commercial cannabis business.
   A. A Site Diagram must be accurate, dimensioned and to-scale (minimum scale of ¼"). The diagram shall provide a detailed description of all available/shared parking spaces, driveway locations, and auxiliary buildings on the parcel. (Blueprints and engineering site plans are

DRAFT

not required at this point of the application process. Security features are not required for this section.)

2.4. Describe how the CCB will proactively address and respond to complaints related to noise, light, odor, litter, vehicle, and pedestrian traffic.
2.5. Describe how the CCB will be managed to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community.
2.6. Describe odor mitigation practices.
2.7. Identify potential sources of odor.
2.8. Describe odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the licensed premises.
2.9. Describe all proposed system maintenance.
2.10. Describe the waste management plan.
2.11. Describe outreach efforts to sensitive uses listed in the VMC, as well as other sensitive uses such as places of worship. Provide any letters of support received from such sensitive uses.

3. SAFETY AND SECURITY PLAN

The Safety and Security Plan should consider all possible fire, medical and hazardous situations, as well as all access control, inventory control, cash handling procedures. Complete policy/procedures manuals are not required at this point in the application process. Please only provide a description for each criterion which incorporates the following provisions:

3.1. The Safety section of the Safety and Security Plan shall be prepared and/or assessed by a professional fire prevention and suppression consultant.
3.2. Describe accident and incident reporting procedures.
3.3. Describe evacuation routes.
3.4. Location of fire extinguishers and other fire suppression equipment.
3.5. Describe procedures and training for all fire and medical emergencies.
3.6. The Security section of the Safety and Security Plan shall be prepared and/or assessed by a professional security consultant.
3.7. Premises Diagram. In addition to diagrams submitted for other sections of the application, applicants are expected to submit a premises diagram (or site plan) which, focuses on the proposed security measures and how they relate to the overall business. (Pursuant to CCR Title 4, Division 19, §15006. Premises Diagram).
   A. The diagram shall be accurate, dimensioned and to scale (minimum scale ¼"). The scale may be smaller if the proposed location exceeds more than a 1/2-acre parcel but must not be printed on larger than an 11" x 17" sheet of paper. (Blueprints and engineering site plans are not required at this point of the application process)
   B. The diagram must be drawn to scale and clearly identify property boundaries, entrances, exits, interior partitions, walls, rooms, windows, and doorways. The activity in each room and the location of all cameras must be identified in the diagram.
   C. Description of cannabis activity that will be conducted in each area of the premise. Commercial cannabis activities that must be identified on the diagram/site plan may include but are not limited to the following if applicable to the business operations; storage areas, batch sampling areas, loading/unloading of shipment areas, packaging and labeling, customer sales areas, training areas, employee break room areas, extractions, infusions, processing, and testing areas.
   D. Limited-access areas, defined as areas in which cannabis goods are stored or held and only accessible to licensees, or its employees or contractors and areas used for video surveillance monitoring and storage devices (Pursuant to CCR Title 4 Division 19, §15000 (ll) Limited-Access Area).
   E. Number and location of all video surveillance cameras.
3.8. Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company (if the company has been selected).
3.9. Briefly describe cash handling procedures.

DRAFT

3.10. Discuss how the CCB will utilize the services of on-site security guards. Include in the discussion:
   A. Number of guards.
   B. Hours guards will be on-site.
   C. Locations at which they will be positioned.
   D. Guards' roles and responsibilities.

4. COMMUNITY BENEFITS AND INVESTMENTS PLAN

The Cannabis Business License Application should describe all benefits the CCB will provide to the local community. A separate agreement between applicants that receive a Cannabis Business License, and the City will be required to confirm the details of community benefits and investment plan (See VMC Section 4.04.110). Community benefits may be in the form of volunteer services, monetary donations to local non-profit organizations, financial support of City-sponsored activities or organizations, in-kind donations to the City or other charitable organizations and/or any other economic incentives to the City. This may include in kind values with any volunteer hours calculated using Independent Sector's most current CA Value of Volunteer Time rate: https://independentsector.org/research/value-of-volunteer-time/.

4.1. An annual minimum cash value of financial support to the City of Visalia for qualifying activities to benefit the community in the amount of $50,000 or 1% of annual gross receipts, whichever amount is greater, is required.
4.2. Briefly describe the type of activities the Business will engage in as part of the community (business organizations, community projects, in-kind donations or other endeavors the Business anticipates participating in as a community member).
4.3. Describe the extent to which the Commercial Cannabis Business will be a locally managed enterprise whose owners and /or managers reside within or own a commercial business within the City of Visalia, or the Sphere of Influence for the City.
4.4. Describe the number of employees, title/position, and their respected responsibilities.
4.5. Applicant must disclose if any member of the applicant team has had a cannabis license suspended or revoked in any jurisdictions they operate or have operated in.

DRAFT

City of Visalia

Planning Divison
315 E. Acequia Avenue
Visalia, California 93291
Phone: 559.713.4359
Email: planning@visalia.gov
https://www.visalia.gov

APPLICATION PROCEDURES & GUIDELINES FOR A NON-STOREFRONT RETAIL COMMERCIAL CANNABIS BUSINESS LICENSE

Application Period
OPENS – _____
CLOSES – _____

Information regarding the Commercial Cannabis Business (CCB) Application process can be found on the City's website at https://www.visalia.gov/cannabis and includes the following:

- Application Procedures & Guidelines and Review Criteria
- Visalia Municipal Code (VMC) Chapter 4.04
- Visalia Municipal Code (VMC) Title 17 (Zoning Code)
- Property Owner Consent/Landlord Affidavit
- Financial Responsibility, Indemnity and Consent to Inspection Terms Agreement
- Commercial Cannabis Business (CCB) Application
- Background Check Portal Link
- Cannabis Website FAQ

APPLICANTS SHOULD MONITOR THE CITY'S WEB PAGE FOR ANY ADDITIONAL INFORMATION, FAQ'S, OR UPDATES. IT IS THE RESPONSIBILITY OF THE APPLICANT TO STAY INFORMED OF THIS INFORMATION.

The application period for a Non-Storefront Retail Cannabis Business License to operate a Non-Storefront Retail CCB in the City of Visalia ("City") will open on _____ and will close _____. Prior to closing the application period, the City will post a Notice of Application Deadline on the website link above. The Notice of Application Deadline will advise that the application period will close not later than 28 days from when the notice is posted. Applications and all related documents will be available on the City website link above along with these procedures. Applications must be submitted to the Planning Department in their entirety. Any incomplete application will be returned. Applications submitted before the deadline will be reviewed consistent with these guidelines and the VMC.

NUMBER OF BUSINESSES
Pursuant to Resolution No. 2026-XX the maximum number of Non-Storefront Retail CCBs in the City is limited to three (3). The locational restrictions on Non-Storefront Retail CCBs are listed in Visalia Municipal Code Chapter 4.04.

DRAFT

AMENDMENTS TO THE APPLICATION

If the City determines that a submitted application is incomplete or does not otherwise meet any or all of the requirements pursuant to any and all State and Local laws or regulations, the City shall send a Notice of Deficiency to the applicant generally describing the manner in which the application is incomplete or deficient. The applicant may resubmit omitted application material in order to correct any incompleteness or deficiencies. The applicant will not need to pay a new application fee. If an applicant fails to correct those sections deemed incomplete or deficient upon submission of the amendment, the application shall be rejected.

CITY'S RESERVATION OF RIGHTS

The City reserves the right to reject any and/or all applications, with or without cause or reason. The City may modify, postpone, or cancel the request for a CCB License without liability, obligation, or commitment to any party, firm, or organization. In addition, the City reserves the right to request and obtain additional information from any applicant to conduct a complete review of the application or an investigation into the truthfulness of the statements set forth in the application or provided at any stage of the application process.

The City reserves the right for the City Manager to waive minor informalities or irregularities, which are merely a matter of form and not of substance, or immaterial defect in an application or variation of an application from the exact requirements of the process that can be corrected or waived without being prejudicial to other applicants. The City Manager shall give the applicant an opportunity to cure any deficiency resulting from a minor informality or irregularity in an application or waive the deficiency.

APPLICATION PROCESS

This application process is delineated in Visalia Municipal Code Chapter 4.04. It is incumbent upon the applicant to review and comply with all State and Local applicable laws and regulations regarding the application process. Before submitting your application, review your application in its entirety to ensure that it is complete and accurate. Review the information regarding the Non-Storefront Retail Cannabis Business License application process for a CCB on the City webpage provided on page one.

The following procedures generally outline the application evaluation and selection process, required materials, and other information necessary to apply for a CCB License to operate a Non-Storefront Retail facility in the City of Visalia.

APPLICATION SUBMITTAL REQUIREMENTS

Applications must respond to all requirements outlined in the "Application Procedures & Guidelines for a Cannabis Business License." This can be found at https://www.visalia.gov/cannabis. Applicants must submit all required application materials together in one complete comprehensive application package. This can be done in person, or can be sent to the City via FED EX, UPS or any other common carrier delivery service as long is it a complete application. Electronic submissions such as Email, Dropbox, Google Docs, etc will not be accepted. Complete applications also must be submitted prior to the close of the application deadline.

The application package must include all the following documents with original wet signatures and notaries for each document (where applicable).

1. Commercial Cannabis Business Application;
2. Financial Responsibility, Indemnity and Consent to Inspection Terms Agreement;
3. Agreement on Limitations of City's Liability, and Certifications, Assurances, Warranties, and Indemnification to City;
4. Property Owner Consent/Landlord Affidavit;
5. Proof Property Ownership or Lease Agreement/Letter of Intent to Lease;

6. Proof of insurability from an Insurance Company;
7. Zoning Verification Application;
8. Application Zoning Verification Letter;
9. USB Flash Drive;
10. Application fee.

FLASH DRIVE CONTENT

All applicants must submit a USB flash drive containing one complete copy of the application submittal requirements as outlined in the below format. The application package and application fees must be received by the Planning Division at the same time.

Responses to the Evaluation Criteria (Sections 1-4 found in Appendix A of the Application Procedures & Guidelines) shall be limited to 200 pages. Responses pertaining to Financial Responsibility, Indemnity and Consent to Inspection Terms, Agreement on Limitations of City Liability, and Certifications, Assurances, Warranties, and Indemnification to City, Proof of Capitalization, Zoning Verification Application/Letter (ZVL), and Property Owner Consent/Lease Agreements, Property Owner/Landlord Affidavit, shall not be included in the 200 page limitation. Those responses should be saved in PDF files that are separate from the Evaluation Criteria (see below).

All materials must be submitted on a USB flash drive in a PDF format in the following files. Please submit the files in the correct format and organize correctly. Improper organization of your application may be grounds for rejection.

PDF File #1	Commercial Cannabis Business Application (pages 1-3), Financial Responsibility, Indemnity and Consent to Inspection Terms Agreement (pages F1-F2,) Agreement on Limitations of City Liability, and Certifications, Assurances, Warranties, and Indemnification to City (pages F3-F8), Property Owner Consent/Landlord Affidavit, Proof of Property Ownership or Lease Agreement/Letter of Intent to Lease, Proof of insurability, Zoning Verification Application, Application Zoning Verification Letter (ZVL), and Proof of Application Fee; and with required signatures and notaries for all documents (where applicable).
PDF File #2	Evaluation Criteria (Responses to Sections 1-7 of Appendix A limited to 200 pages).
PDF File #3	Proof of Capitalization (All bank statements, loan documents, promissory notes, financial and commitment letters).

BACKGROUND CHECK

Any person who is an owner, operator, manager and/or employee (collectively "Cannabis Business Person(s)") must undergo a criminal history background check to demonstrate they do not provide "good cause" for denial per VMC Chapter 4.04. Cannabis Business Person(s) who do not meet the criminal history eligibility requirements of Chapter 4.04 will be disqualified. The background form can be found online at https://www.visalia.gov/cannabis.

The initial background check fee for each Cannabis Business Person(s) shall be $____. This process will be required to meet the minimum threshold qualifications pursuant to VMC Chapter 4.04.

ZONING VERIFICATION LETTER (ZVL)

Prior to submitting a Cannabis Business License Application, an Applicant must obtain a Zoning Verification Letter from the Planning Department. To secure this letter, an Applicant must apply for the Zoning Verification Letter and pay all associated fees therewith. The Zoning Verification Letter must specify the intended use of the building (non-storefront retail cannabis), and the proposed building location.

Applicants must submit a Retail Cannabis Business Zoning Verification Application prior to _____.

The issuance of a Zoning Verification Letter does not constitute written evidence of permission given by the City or any of its officials to operate a cannabis business, nor does it establish a "permit" within the meaning of the Permit Streamlining Act, nor does it create an entitlement under the Zoning or Building Code. A regulatory license for a CCB does not constitute a permit that runs with the land on which the cannabis business is established. Please note that the cannabis business will require a discretionary permit.

FEES

All applicants shall be required to submit a fee of $_____. This amount will be charged against time spent by City staff and any consultant reviewing applications and administrating the application process. Applicants are advised that they may be required to pay additional amounts as required for the sole purpose of the City's completion of the application review process. However, there will also be a separate fee for the Zoning Verification Letter (ZVL) of $____ per site and the Background Check Fee of $____ per Cannabis Business Person(s).

Payment of all fees and monies must be made by a certified check, cashier's check or money order made payable to the City of Visalia. Please note the City will not accept cash or credit cards. All application fees are non-refundable.

SUBMITTAL DEADLINE

Completed applications must be received by the Planning Division by ____ p.m. on _____. Late applications will not be accepted.

APPLICATION EVALUATION, REVIEW AND APPROVAL PROCESS

PHASE I: DETERMINATION OF ELIGIBILITY

Applications must be completed and submitted in their entirety to move forward in the review process. Upon receiving a completed application, the application will be reviewed in its entirety using the Application Submittal checklist on Page 1 of the CCB Application. Applications determined to be eligible will be forwarded to the Consultant for Phase II (Application Evaluation and Review).

PHASE II: APPLICATION EVALUATION AND REVIEW

Applications will be evaluated by using the criteria listed below. See APPENDIX A for a description of the evaluation criteria:

- Section 1. Business Plan
- Section 2. Location and Neighborhood Compatibility Plan
- Section 3. Safety and Security Plan
- Section 4. Community Benefits Plan

Those applications which are determined to meet the requirements in each category will move on to Phase III of the application process. If the application is incomplete or does not otherwise meet the minimum requirements, the Applicant may resubmit those sections that have been deemed incomplete or deficient. Please note that Applicants may only amend their application one time, therefore, Applicants are encouraged to provide a quality application when resubmitting the requested information.

PHASE III: LOTTERY

If three (3) or fewer applications are submitted to Phase III, then all applications will advance in the

process. If four (4) or more applications are submitted to Phase III, then all submitted applications will be entered in the random lottery drawing, which will be conducted during regular business hours.

The City will announce the location, date, and time at least two (2) weeks before conducting the lottery drawing on the City's website linked above. The lottery drawing details will be emailed to all submitted applicants who have made it through to this phase, and any other interested person who has requested to receive cannabis lottery updates.

Results of the lottery drawing will be available immediately to those persons attending the lottery drawing in person. The City will also notify the applicants included in the lottery and post the lottery winners on the website at https://www.visalia.gov/cannabis.

PHASE IV: LICENSEE SELECTION PROCESS

The City Manager, or designee, may then issue a CCB license to selected applicants through the Lottery process. However, renewal of issued cannabis business license is conditioned upon the prevailing applicant obtaining all required land use approvals and building permits. The prevailing applicant(s) shall apply to the city's Planning Division to obtain any required land use approvals or entitlements for the licensee's location, and the Building Safety Division for any required building permits. First, prevailing applicant(s) will need to complete the City's Site Plan Review process and receive a 'Revise and Proceed' determination. Land use approvals shall include obtaining a Conditional Use Permit (CUP) and compliance with all applicable provisions of CEQA. An applicant has twelve (12) months from the lottery selection of an application to obtain a CUP and any necessary building permits pursuant to Chapter 4.04. The City Manager reserves the right to extend this deadline at their discretion.

The City Manager is authorized to make all decisions concerning the issuance of a commercial cannabis business license. In making the decision, the City Manager is authorized to impose additional conditions to the license, if it is determined to be necessary to ensure compliance with state or local laws and regulations or to preserve the public health, safety or welfare. Appeals from the decision of the City Manager shall be handled pursuant to Chapter 4.04.

Issuance of a CCB license does not create a land use entitlement. Furthermore, no licensee may begin operations, notwithstanding the issuance of a license, unless all of the state and local laws and regulations, including but not limited to the requirements of this article and of the license, have been complied with, until a state license is available and obtained by the permitted operator as set forth in Chapter 4.04 . If an applicant fails to obtain a state cannabis license within twelve (12) months of being granted a CCB license, said CCB license shall expire.

Notwithstanding anything in this article to the contrary, the City reserves the right to reject any or all applications if it determines it would be in the best interest of the City, taking into account any health, safety and welfare impacts on the community. Applicants shall have no right to a CCB license until a license is actually issued, and then only for the duration of the license's term. Each applicant assumes the risk that, at any time prior to the issuance of a license, the City Council may terminate or delay the program created under this article.

If an application is denied resulting from a disqualification, a new application may not be filed for one year from the date of the denial. However, if a license was not issued to an applicant as a result of not being selected in the initial process the applicant may apply again should the city open a future round of the application process.

Each person granted a CCB license shall be required to pay the license fee established by resolution of the City Council, to cover the costs of administering the commercial cannabis business license program created in this article prior to commencing business in the city.

APPEALS:

Any Applicant wishing to appeal any decision made in the application process, or the results of the Lottery, may appeal the decision within ten calendar (10) days of the Applicant receiving a notice that he/she would not move forward in the application process or be issued a license. Such appeals shall comply with the requirements of Visalia Municipal Code Chapter 4.04, *et seq*.

Note: Being awarded a Cannabis Business License does not constitute a land use entitlement and does not waive or remove the requirements of applying for and receiving permits for all construction including: electrical, plumbing, fire, Planning Department permits or reviews, and any other permits, licenses, or reviews as deemed necessary by the relevant departments or governmental entities in charge of said permits. Nor does the award of a Cannabis Business License guarantee that the plans submitted via the Cannabis Business License application process meet the standards or requirements in Chapter 4.04 and any other license requirements from other City departments or agencies. Further, it is understood and agreed to by the Applicant that 1) the business must receive their Certificate of Occupancy, be open, and operating within 24 months of initial issuance of the Commercial Cannabis Business License. If a business does not become operational as specified, any active Cannabis Business renewal license may be null and void, and of no further effect; and 2) the Cannabis Business License shall not be transferred or otherwise sold within the first five (5) years of the date of issuance of the Cannabis Business License. Violation of these two issues shall deed any Cannabis Business License null and void.

CONTACT

If you have any questions or would like an update on the status of your application, please contact the City of Visalia Planning Division 559.713.4359 or by email at planning@visalia.gov.

DRAFT

APPENDIX A: EVALUATION CRITERIA

All of the following information must be submitted on a USB flash drive in PDF format (Please do not submit any documents in Word format) when the application is initially filed for consideration as part of Phase I. All responsive documentation must be saved in three (3) individual digital files as described in the APPLICATION PROCEDURES & GUIDELINES FOR A COMMERCIAL CANNABIS BUSINESS LICENSE.

1. BUSINESS PLAN

1.1. Owner qualifications. Resumes are not to exceed two (2) pages per owner.
1.2. Evidence of any existing, valid CA Department of Cannabis Control licenses held by any member of the applicant team and length of time applicant has held such license.
1.3. A budget for construction, operation, and maintenance, compensation of employees, equipment costs, utility cost, and other operation costs.
1.4. Applicant must be able to demonstrate proof of capitalization in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets.
1.5. Pro forma for at least three (3) years of operation.
1.6. Fully describe hours of operation and opening and closing procedures.
1.7. Fully describe the day-to-day operations if you are applying for a **NON-STOREFRONT RETAIL** license. This should include at a minimum the following criteria.
   A. Identify location and procedures for receiving deliveries during business hours.
   B. Identify the name of the Point-of-Sale system to be used and the number of Point-of-Sale locations.
   C. Estimate the number of customers to be served per hour/day.
   D. Describe the proposed product line to be sold and estimate the percentage of sales of flower and manufactured products.
   E. If proposed, describe delivery service procedures, number of vehicles and product security during transportation.
   F. Demonstrating CCB conformance to local and state laws. See VMC Chapter 4.04.
   G. How cannabis and cannabis products will be tracked and monitored to prevent diversion. Describe the Point-of-Sale system to be used and how it will interact with the state's mandated track and trace system.

2. LOCATION AND NEIGHBORHOOD COMPATIBILITY PLAN

2.1. In addition to the location-related details provided in the Cannabis Business License Application (pages 1-3), the application shall include a thorough description of the proposed location, including but not limited to the overall property, building, and floor plan.
2.2. The application shall include at least one (1) photograph of the front (street side) of the building or street view of the vacant parcel.
2.3. Site Diagram for proposed location. In addition to diagrams submitted for other sections of the Cannabis Business License Application, applicants are expected to submit a premise/site diagram that focuses on the overall property, building. This diagram should show the overall parcel and adjoining or neighboring buildings that may be affected by the commercial cannabis business.
   A. A Site Diagram must be accurate, dimensioned and to-scale (minimum scale of ¼"). The diagram shall provide a detailed description of all available/shared parking spaces, driveway locations, and auxiliary buildings on the parcel. (Blueprints and engineering site plans are not required at this point of the application process. Security features are not required for this section.)

2.4. Describe how the CCB will proactively address and respond to complaints related to noise, light, odor, litter, vehicle, and pedestrian traffic.
2.5. Describe how the CCB will be managed to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community.
2.6. Describe odor mitigation practices.
2.7. Identify potential sources of odor.
2.8. Describe odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the licensed premises.
2.9. Describe all proposed system maintenance.
2.10. Describe the waste management plan.
2.11. Describe outreach efforts to sensitive uses listed in the VMC, as well as other sensitive uses such as places of worship. Provide any letters of support received from such sensitive uses.

3. SAFETY AND SECURITY PLAN

The Safety and Security Plan should consider all possible fire, medical and hazardous situations, as well as all access control, inventory control, cash handling procedures. Complete policy/procedures manuals are not required at this point in the application process. Please only provide a description for each criterion which incorporates the following provisions:

3.1. The Safety section of the Safety and Security Plan shall be prepared and/or assessed by a professional fire prevention and suppression consultant.
3.2. Describe accident and incident reporting procedures.
3.3. Describe evacuation routes.
3.4. Location of fire extinguishers and other fire suppression equipment.
3.5. Describe procedures and training for all fire and medical emergencies.
3.6. The Security section of the Safety and Security Plan shall be prepared and/or assessed by a professional security consultant.
3.7. Premises Diagram. In addition to diagrams submitted for other sections of the application, applicants are expected to submit a premises diagram (or site plan) which, focuses on the proposed security measures and how they relate to the overall business. (Pursuant to CCR Title 4, Division 19, §15006. Premises Diagram).
   A. The diagram shall be accurate, dimensioned and to scale (minimum scale ¼"). The scale may be smaller if the proposed location exceeds more than a 1/2-acre parcel but must not be printed on larger than an 11" x 17" sheet of paper. (Blueprints and engineering site plans are not required at this point of the application process)
   B. The diagram must be drawn to scale and clearly identify property boundaries, entrances, exits, interior partitions, walls, rooms, windows, and doorways. The activity in each room and the location of all cameras must be identified in the diagram.
   C. Description of cannabis activity that will be conducted in each area of the premise. Commercial cannabis activities that must be identified on the diagram/site plan may include but are not limited to the following if applicable to the business operations; storage areas, batch sampling areas, loading/unloading of shipment areas, packaging and labeling, customer sales areas, training areas, employee break room areas, extractions, infusions, processing, and testing areas.
   D. Limited-access areas, defined as areas in which cannabis goods are stored or held and only accessible to licensees, or its employees or contractors and areas used for video surveillance monitoring and storage devices (Pursuant to CCR Title 4 Division 19, §15000 (ll) Limited-Access Area).
   E. Number and location of all video surveillance cameras.
3.8. Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company (if the company has been selected).
3.9. Briefly describe cash handling procedures.
3.10. Discuss how the CCB will utilize the services of on-site security guards. Include in the discussion:
   A. Number of guards.

B. Hours guards will be on-site.
C. Locations at which they will be positioned.
D. Guards' roles and responsibilities.

4. COMMUNITY BENEFITS AND INVESTMENTS PLAN

The Cannabis Business License Application should describe all benefits the CCB will provide to the local community. A separate agreement between applicants that receive a Cannabis Business License, and the City will be required to confirm the details of community benefits and investment plan (See VMC Section 4.04.110). Community benefits may be in the form of volunteer services, monetary donations to local non-profit organizations, financial support of City-sponsored activities or organizations, in-kind donations to the City or other charitable organizations and/or any other economic incentives to the City. This may include in kind values with any volunteer hours calculated using Independent Sector's most current CA Value of Volunteer Time rate: https://independentsector.org/research/value-of-volunteer-time/.

4.1. An annual minimum cash value of financial support to the City of Visalia for qualifying activities to benefit the community in the amount of $50,000 or 1% of annual gross receipts, whichever amount is greater, is required.
4.2. Briefly describe the type of activities the Business will engage in as part of the community (business organizations, community projects, in-kind donations or other endeavors the Business anticipates participating in as a community member).
4.3. Describe the extent to which the Commercial Cannabis Business will be a locally managed enterprise whose owners and /or managers reside within or own a commercial business within the City of Visalia, or the Sphere of Influence for the City.
4.4. Describe the number of employees, title/position, and their respected responsibilities.
4.5. Applicant must disclose if any member of the applicant team has had a cannabis license suspended or revoked in any jurisdictions they operate or have operated in.

DRAFT

Zoning Text Amendment No. 2026-XX
Ordinance No. 2026-XX
EXHIBIT "A"

Section 1. The Visalia Municipal Code shall be changed as follows.

Section 2. Chapter 17.04 regarding new or modified definitions.

Changes to City of Visalia Municipal Code, as specified by *underline and italics* for additions and ~~strikeout~~ for deletions.

Section 17.04.030 Definitions.

The definitions set forth in this chapter shall apply to this title.

"Affordable housing" means, under state and federal statutes, housing that costs no more than thirty (30) percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

"Agricultural employee housing" shall have the same meaning as that term is defined in California Health and Safety Code Section 17008.5, specifically meaning housing occupied by an employee of an agricultural employer, as defined in Section 1140.4 of the Labor Code, or by a farm labor contractor, as defined in Section 1682 of the Labor Code.

"Alley" means a public way reserved as a secondary means of vehicular access to abutting property that is twenty-four (24) feet in width or less.

"Alter" means to do work that does not result in enlarging a building but that will prolong the life of the structure.

"Animal Day Care Facility" means an establishment where dogs, cats, or other small domestic animals are provided such services as day care for all or part of a day, obedience classes, training, grooming, exercising, socializing, or behavioral counseling, provided that overnight boarding is not permitted.

"Animal Hospital" means an establishment for dogs, cats, or other small domestic animals to receive medical or surgical treatment, whether emergency or non-emergency, and are cared for during the time of such treatment. Use as short-time boarding (i.e., as necessary for medical observation, monitoring, and treatment) shall be only incidental to such hospital use. An animal hospital which provides short term boarding may operate 24 hours a day in an Industrial zone or if specified in a conditional use permit.

"Auction House" means an establishment where the real or personal property of others is sold by a broker or auctioneer to persons who attend scheduled sales or events.

"Bail Bonds" means a facility that provides bail bonds, documents that ensure to the court system that a person facing charges, and who typically is in jail, will appear for future court appointments if released.

“Battery Energy Storage System” means a permanent facility that charges (i.e., collects energy) from an electrical grid or a power plant and then discharges that energy at a later time through an electrical grid.

"Boarding/Rooming house" means a dwelling in which lodging and meals are provided for compensation for more than three but not more than fifteen (15) persons not including members of the principal occupant's immediate family. Nursing homes as defined in this section are specifically not included.

"Block" means the properties abutting on one side of street and lying between intersections or between an intersection and the end of a street.

"Building" means any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or chattels or property.

“Cannabis Distributor” means a business operating legally under appropriate CA Department of Cannabis Control licensing that moves cannabis and/or cannabis products between cultivation, manufacturing, distribution, or retail premises that may store such products and arrange for testing of such products.

“Cannabis Manufacturer” means a business operating legally under appropriate CA Department of Cannabis Control licensing that manufactures cannabis containing products by state licensed methods except for volatile solvent-based extraction, as that use is prohibited.

“Cannabis Microbusiness” means a business operating legally under a Type 12 CA Department of Cannabis Control license that does not conduct storefront retail activities, manufacturing by volatile solvent-based extraction, or any form of cultivation activities other than that of the “Processor” sub license type of the Cultivation licenses issued by the CA Department of Cannabis Control.

“Cannabis Non-storefront Retailer” means a business operating legally under appropriate CA Department of Cannabis Control licensing that is closed to the public and provides product to customers solely by means of a delivery service which the retailer owns and controls.

“Cannabis Processor” means a business operating legally under appropriate CA Department of Cannabis Control licensing that conducts only trimming, drying, curing, grading, packaging, or labeling of cannabis and non-manufactured cannabis products.

“Cannabis Storefront Retailer” means a business operating legally under appropriate CA Department of Cannabis Control licensing that sells cannabis and/or cannabis products to the public from a physical storefront location, which can include delivery service.

“Cannabis Testing Laboratory” means a business operating legally under appropriate CA Department of Cannabis Control licensing that test cannabis goods prior to sale at a retailer.

“Car Sales” means the use of any building or premises, or portion thereof, as a retail establishment for the display and sale of new and/or used motor vehicles. The use may

also conduct warranty repair work and other repair service and the sales of parts and accessories as an accessory use to the sale of motor vehicles. This definition does not include an establishment that does not display any on-site vehicles, as such use shall be classified as a professional office.

"Check Cashing Facility" means a person or business that for compensation engages, in whole or in part, in the business of cashing checks, payday advances, warrants, drafts, money orders or other commercial paper serving the same purpose. "Check cashing facility" does not include a State or Federally chartered bank, savings association, credit union or industrial loan company. "Check cashing facility" does not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money order for minimum flat fee as a service that is incidental to its main purpose or business.

“Clinic” means a medical facility that operates as an urgent care or walk-in clinic, or is a multi-disciplinary or specialty cmedical group practice, that is limited to outpatient services or surgeries only and does not provide overnight stays. Treatment at the facility is provided by two or more physicians, dentists, or other professionals that provide health care, chiropractic, psychiatric, or psychology services. This classification does not include hospitals.

“Clothing Imprinting” means a commercial operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods upon clothing or garments, including but not limited to the use of stitching, sewing, lithography, and screen process printing.

“Commercial Bakery” means an establishment that is primarily engaged in manufacturing bread, bread-type rolls, and dry bakery products. The establishment will either not directly sell on the premises to consumers, or will conduct limited sales on the premises to consumers as an ancillary use to the bakery.

“Commercial Kitchen” means a facility equipped to prepare food or meals to be delivered off-site to a residential and/or commercial establishment, wherein the space is not open to patrons on-site.

"Communications equipment building" means building housing electrical and mechanical equipment necessary for the conduct of a public communications business with or without personnel. This definition does not apply to wireless telecommunication facilities and ancillary structures, and associated buildings, equipment, poles, towers, and lattice structures.

"Convalescent Home." See nursing home.

“Convenience Stores” Means a small retail establishment, generally but not limited to under 7,000 square feet, which can be located within or associated with another use, that offers for sale convenience goods such as prepackaged food and drink items, periodicals, and other convenience goods or household items for the convenience of the neighborhood. Such establishments may include the sales of alcohol and/or tobacco products; however, the sale of each such line of products shall clearly be accessory to the overall range of goods offered within the establishment. Convenience stores which

operate in a manner that meets the definition of “tobacco shop”, as defined in Section 8.46.030, shall be subject to the definition of “Tobacco Shop.” Convenience stores having the sale of alcohol which comprises the majority of gross sales shall be subject to the definition of “Liquor Store”, as defined in Section 17.04.030.

"Craft distillery" means an establishment that produces distilled spirits in quantities totaling less than 100,000 gallons per year that are served on site and/or sold for off-site consumption. Service and sale of distilled spirits must be in conjunction with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). Service of brewed beverages may be conducted with or without the service of food. Micro-distillery, boutique-style distillery, and artisan distillery are included in this definition.

"Dwelling" means a structure or portion thereof designed for or occupied for residential purposes excluding automobiles, trailers, hotels, motels, labor camps, tents, railroad cars, converted transit vehicles or any type of temporary structure.

"Dwelling, multi-family" means a structure containing more than one dwelling unit, designed for occupancy or occupied by more than one family.

"Dwelling unit" means one or more rooms with cooking facilities designed for occupancy by one family for living and sleeping purposes.

"Dwelling unit, accessory" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling situated.

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

"Employee housing" shall have the same meaning as that term is defined in California Health and Safety Code Section 17008, specifically meaning any portion of any housing accommodation, or property upon which a housing accommodation is located, if all of the following factors exist:

1. The accommodations consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobilehome, manufactured home, recreational vehicle, travel trailer, or other housing accommodations, maintained in one or more buildings or one or more sites, and the premises upon which they are situated or the area set aside and provided for parking of mobilehomes or camping of five or more employees by the employer.

2. The accommodations are maintained in connection with any work or place where work is being performed, whether or not rent is involved.

“Escape Room” means a type of indoor amusement facility consisting of one or more rooms wherein a group of persons within a room must solve a series of tasks and puzzles in order to exit from the room.

“Event Centers” means a facility operated by any person, entity, or organization where private parties may hold weddings, receptions, special gatherings, or other social, civic,

or entertainment activities. The facility may be indoors, outdoors, or a combination of both. This does not include retail sales, theaters, private clubs and lodges, athletic/playing fields, and hosting of sporting events. Other uses operated within the facility which are otherwise listed within the Zones Use Matrix, including but not limited to churches and specialized schools, may be allowed to utilize the facility without additional entitlements provided that such other uses are not the sole and primary use operated in the facility and are limited to indoor operation only.

"Family" means:

1. Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]; or

2. An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

"Farmer's market" means two or more farm-producers that sell their own agricultural products directly to the general public at a fixed location, which includes fruits and vegetables, meat, fish, poultry, dairy products, and grains.

"Fast food restaurant" means an establishment that offers quick food service for consumption on or off the premises. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping or containers.

"Fast food restaurant with drive-through" means an establishment that offers/delivers prepared food and/or beverages to customers in motor vehicles, regardless of whether or not it also serves prepared food and/or beverages for consumption either on or off the premises.

"Floor area, gross" means the total horizontal area in square feet of the several floors of a structure, including interior balconies, mezzanines, carports, and basements, but not including the area of the inner courts.

"Frontage, primary" means that portion of a parcel that is adjacent to the public right-of-way. For a corner lot, the frontage with the smallest dimension shall be considered as the primary frontage. There shall be only one primary frontage per parcel.

"Frontage, secondary" means on a corner lot, that portion of a parcel that is adjacent to a public right-of-way that is not the primary frontage.

“Galleries” mean an establishment engaged in the sale, loan, or display of art, photography, crafts, paintings, sculpture, or other works of art. This clarification does not include libraries or museums.

"Garage" or "carport" means an accessory structure or a portion of a main structure, having a permanent roof, and designed for the storage of motor vehicles.

"Garage, front-loading" means a garage or carport whose entry door/opening is facing the front lot line of the lot upon which it is located.

"Garage, repair" means a structure or a part thereof where motor vehicles are repaired or painted.

"Garage, side-loading" means a garage or carport whose entry door/opening is facing a side lot line of the lot upon which it is located.

"Garage, storage" means a structure or part thereof used for the storage, parking or servicing of motor vehicles, but not for the repair thereof.

"Gasoline service" means an operation that dispenses gasoline and motor fuel in conjunction with a companion permitted use or a self-service operation.

"Guest house" means living quarters within an accessory structure for use by temporary guests of the occupants of the premises having no cooking facilities and not rented or otherwise used as a separate dwelling.

“Heavy Manufacturing” means manufacturing of materials in a raw form. Any industrial use that generates considerable noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses or requires a significant amount of on-site hazardous chemical storage shall be classified under this land use. This use shall include any packaging of the product being manufactured on-site. Examples include but are not limited to the production of the following: agricultural equipment, aircraft equipment parts & supplies, large appliances, auto/truck manufacturing, industrial machinery.

“Hobby/Craft Manufacturing” means establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products.

"Home occupation" means any conduct of pecuniary gain by an art or profession; the offering of a service or conduct of a business, or handicraft manufacture of products within or from a dwelling in a residential zone that is clearly incidental and secondary to the use of the structure for a dwelling purpose and that does not change the character of the residential use.

"Hotel" or "motel" means a structure or portion thereof or a group of attached or detached structures containing individual guest rooms, suites, and/or meeting rooms (not to exceed three thousand five hundred (3,500) square feet in area), for the accommodation of transient occupants, provided that not more than fifty (50) percent of the guest units have kitchen facilities.

"Hospital, general" means a facility staffed and equipped to provide various types of intensified hospital care including, but not limited to, short- term care in acute medical, surgical and obstetrical services.

"Hospital, specialized" means a hospital, sanitarium, rest, nursing, or convalescent hospital care including, but not limited to, short-term care in acute psychiatric, drug addiction, or alcoholism cases or other specific illnesses.

"Household hazardous waste collection center" means city and county operated household hazardous waste collection center, a facility operated by the city and county for the collection, sorting, packing, storage and shipment of small quantities (less than five gallons or fifty (50) pounds per delivery) of hazardous wastes generated in the home. Such a facility would be operated with a state approved operating plan and would require approval of the city fire marshal. The facility would serve to implement the household hazardous waste recommendations of the approved Tulare County

hazardous waste management plan. Such a facility would occupy an area of not more than five hundred (500) square feet, and would not use power driven processing equipment. The facility must be located over five hundred (500) feet from existing residential uses. Waste materials collected would include, but not be limited to: pesticides, cleaners and polishes, oil-based paints, hobby supplies and other household items considered hazardous as a result of flammability, corrosiveness, toxicity or reactivity. Items such as used motor oil and lead-acid batteries would be collected for recycling.

"Household pets" means animals or birds ordinarily permitted in a dwelling and kept only for the company or pleasure provided to the occupants. Household pets shall not include horses, cows, goats, sheep, other equine, bovine, ovine or ruminant animals, pigs, predatory wild animals, chickens, ducks, geese, turkeys, pigeons (except as provided in Section 17.32), game birds, fowl that normally constitute an agricultural use, poisonous reptiles, and bees. Rodents and rabbits shall not exceed four per property.

“Indoor Amusement Facilities” means an establishment that provides entertainment activities or services in an indoor setting for a fee or admission charge. This definition includes uses that are listed separately in the zone use matrix (i.e. athletic and health clubs (racquet clubs), bowling alleys, ice & roller skating rinks pool halls, arcades, escape rooms, indoor playgrounds and trampoline parks). Uses which are not listed separately in the zone use matrix shall be classified as other Indoor Amusement Facilities.

"Junk yard" means a site or portion of a site on which waste, discarded or salvaged materials are bought, exchanged, stored, baled, cleaned, packed, disassembled or handled, including used furniture and household equipment yards, used lumber yards and the like; excepting a site on which such uses are conducted within a completely enclosed structure and excepting vehicle wrecking yards as defined in this section. An establishment for the sale, purchase or storage of used cars or salvaged machinery in operable condition and the processing of used or salvaged materials as part of a manufacturing operation shall not be deemed a junk yard.

“Kennel” means an establishment where dogs, cats, or other small domestic animals are boarded, trained, or bred.

“Light Manufacturing” means assembling or mixing, where previously processed components or manufactured parts produced off-site are fitted together into a complete machine or blended together to form a non-combustible and non-explosive product. The assembling or packaging shall not produce noise, vibration, hazardous waste materials, or particulate that create significant negative impacts to adjacent land uses. Odors produced on-site shall not negatively affect other businesses or properties in the area. Examples of assembling include but are not limited to the production of the following: computer hardware & parts, electric supplies, consumer goods, toys, mechanical components, industrial machinery, small vehicle assembly.

"Liquor store" means a retail establishment designed and operated for the primary purpose of selling alcohol. Food stores and convenience markets for which sales of food comprise the majority of gross sales, but also sell alcohol, shall not be considered as a "liquor store."

"Live Entertainment" means the performance by one (1) or more of any of the following performed live with amplified sound by one (1) or more persons, whether or not done for compensation and whether or not admission is charged: (I) musical act, including karaoke; (ii) theatrical act, including a play, revue, or stand-up comedy;(iii) dance;(iv) magic act;(v) disc jockey; or (vi) similar activity.

"Lodge" or "club" means an association of persons, whether incorporated or unincorporated, for some common purpose, but not including groups organized to render service carried on as a business.

"Lot, corner" means a site bounded by two or more adjacent street lines that have an angle of intersection of not more than one hundred thirty-five (135) degrees.

"Lot, interior" means a lot other than a corner lot.

"Lot, key" means the first lot to the rear of a reversed corner lot whether or not separated by an alley.

"Lot, reversed corner" means a corner lot whose side street line is substantially a continuation of the front lot line of the first lot to its rear.

"Lot, through" means a lot having frontage on two parallel or approximately parallel streets.

"Lot line, front" means a line separating an interior lot from a street, or a line separating the narrower street frontage of a corner lot from a street.

"Lot line, rear" means the line opposite the front lot line.

"Lot line, side" means any lot line other than a front or rear lot line that intersects a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line.

"Lot width" means the horizontal distance between the side lot lines, measured at right angles to the depth at a point midway between the front and rear lot lines.

"Low barrier navigation center" shall have the same meaning as that term is defined in California Government Code Section 65660, specifically a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following.

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

2. Pets.

3. The storage of possessions.

4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

"Market-rate housing" means housing that is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

"Massage Therapy Establishment" means an establishment offering massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body by a Certified Massage Therapist.

"Material" means any item that serves as crude or raw matter to be used or developed in conjunction with business or use.

“Media Studio” means a studio space dedicated to the recording, production, and/or editing of audio and/or visual art forms or the broadcast via radio, television, internet or other media of audio and/or visual art forms, or the combination of any of the above.

"Medical Office" means a medical facility that operates as an appointment-based medical group practice, that is limited to outpatient services or surgeries only and does not provide overnight stays. Treatment may be provided by one or more of the following: physician, dentist, optometrist, physical therapist, chiropractor, psychiatrist, psychologist, or similar health care professional.

"Mobile home" means a structure exceeding eight feet in width and forty (40) feet in length, having a chassis and designed to be movable, with kitchen, bathroom, and living facilities, designed for use as a single-family dwelling unit when connected to appropriate utility lines, and has no foundation other than wheels or temporary stabilizing units.

"Mobile home park" means any parcel, or contiguous parcels of land under single ownership designed or intended to be used to accommodate mobile homes on permanent or semi-permanent bases regardless of whether or not a charge is made for such accommodations.

"Mobile home site" means any portion of a mobile home park designated for the occupancy of one mobile home and approved on-site structures in connection with such occupancy.

"Mobile recycling unit" means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles that is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials.

“Museum” means an establishment serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge, and which may include as an accessory use the sale of goods to the public as gifts or for their own use, and the holding of meetings and social events.

"Nursery school" means the use of a site or portion of a site for organized programs devoted to the education or day care of ten or more pre-elementary school age children other than those resident on the site.

"Nursing home" means a structure operating as a lodging house in which nursing, dietary and other personal services are rendered to convalescent, invalids or aged persons not including persons suffering from contagious or mental diseases, alcoholism or drug addiction, and in which surgery is not performed and primary treatment, such as

customarily is given in hospitals and sanitariums, is not provided. A convalescent home shall be deemed a nursing home.

"Office" means a room or building where a particular kind of business or service for others is transacted but not including infrequent or occasional services rendered from a home.

"Office, main" means the principal location of a business where correspondence is directed, primary and current records are retained, and where the majority of the business is transacted.

"Office, temporary" means the secondary location of a business, separate and subordinate to a main office, the use of which is incidental to the main office and limited to short and specific periods of time.

"Patient" means any person who is under medical observation, care or treatment and shall include the following:

"Patient, ambulatory" means a person who is capable of demonstrating the physical ability and mental competence to leave the facility without the assistance of any person in case of an emergency.

"Patient, chronic or long-term" means a person with a prolonged illness, injury or disease including mental illness or mental or behavior disorder or other competent or incompetent person requiring an extended period of medical care and treatment.

"Patient, mentally retarded" means a person with a mental impairment who requires nursing care, protective supervision, training, or other services.

"Patient, short-term" means a person who is under medical observation, care or treatment of a short period of time and generally considered to be ambulatory.

“Personal Services” Means establishments that provide personal nonmedical elective procedures for the purpose of self-care. Procedures includes but is not limited to barber and beauty shops, day spas, tanning centers, and cosmeticians. These uses may include certain elective procedures for the improvement of health but not deemed necessary for improving health, such as botulinum toxin injections, laser hair removal, microneedling, medical spas, and similar aesthetic treatments. These uses may also include accessory retail sales of products related to the services provided. This definition does not include massage establishments or an establishment which includes massage services.

"Planned neighborhood commercial center" means a facility to provide for convenience shopping in the residential neighborhoods planned and controlled to the extent that any such areas will provide the vital services to the neighborhood in which it is located.

"Porte Cochere" means a roofed structure extending from the entrance of a building over an adjacent driveway to shelter those entering or exiting a vehicle, or a passageway through a structure designed to let vehicles pass from the street to an interior courtyard.

“Professional Office” means a place of employment occupied by a person or persons generally employed in a professional, administrative, or clerical position. This definition includes offices for accountants, advertising agencies, insurance agents, commercial art

and design services, non-retail financial institutions, real estate agents, architects, engineers, employment agencies, real-estate agents, counselors, and other similar professions. This does not include offices for persons employed in a medical field. Counseling or therapy services shall not include medical examinations, dispensing of drugs or medication, or other treatments normally conducted in a hospital or clinic.

“Professional Office with Social Services” means a professional office that generally provides group counseling or therapy services in a non-medical setting which includes the providing of social services or wraparound services, life skills training, recovery sessions for substance abuse, food distribution (not for on-site consumption), clothing distribution, and other programs not involving drug dispensing or psychologist counseling. This does not include offices for persons employed in a medical field, nor does it include any type of emergency shelter.

“Prototype Manufacturing or Makerspace” means a non-production scale manufacturing in an incubator workspace environment that can include such activities as machining, plasma cutting, sandblasting, ventilated painting, forging, casting, ceramics, and similar other industrial processes. Such workspaces may utilize tools and equipment including but not limited to three-dimensional (3D) printers, laser cutters, computer numerical control (CNC) machines, soldering irons, blacksmith equipment, and woodworking machinery.

"Public utility service yard" means an area for the storage of public utility vehicles and material and office facilities for installation, maintenance and construction personnel.

"Quasi-public use" means any use that is listed as a conditional use within the R-1 zone.

"Railroad right-of-way" means a strip of land of a maximum width of one hundred (100) feet only for the accommodation of a main line or branch line railroad tracks, switching equipment and signals, but not including lands on which stations, offices, storage buildings, spur tracks, sidings, section gang and other employee housing, yards or other uses are located.

"Recreational Vehicle." See travel trailer.

"Raw materials manufacture" means asphalt paving & roofing materials manufacture; concrete, gypsum & plaster products manufacture; cotton processing/cotton gins; glass manufacturers (crushing, melting, pressing, blowing, shaping); graphite refractories; tile & brick manufacturers; metal reduction, smelting, refining (steel mills, blast furnaces); mineral product manufacture (crushing, grinding, pulverizing); paper mills; plastic & rubber compounds; sawmills & planing mills; and similar raw materials manufacturing uses.

"Recyclable material" means reusable material including, but not limited to, metals, glass, plastic and paper that are intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials. Recyclable material may include used motor oil collected and transported in accordance with Section 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.

"Recycling facility" means a center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities may include the following:

1. Collection Facility. A collection facility means a center for the acceptance by donation, redemption, or purchase of recyclable materials from the public. Such a facility does not use power driven processing equipment except as indicated in "Recycling Facilities Criteria and Standards," as adopted or modified by resolution of the council of the city of Visalia. Collection facilities may include the following:

a. Reverse vending machine(s);

b. Small collection facilities that occupy an area of not more than five hundred (500) square feet, and are limited to handling only California CRV redeemable beverage containers, and may include:

1. A mobile unit,

2. Bulk reverse vending machines occupying more than fifty (50) square feet,

3. Kiosk type units that may include permanent structures,

4. Unattended containers placed for the donation of recyclable materials.

c. Large collection facilities that may occupy an area of more than five hundred (500) square feet and may include permanent structures.

2. Processing Facility. A processing facility means a building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Processing facilities include the following:

a. A light processing facility occupies an area under forty-five thousand (45,000) square feet of gross collection, processing and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding, and sorting of source separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers;

b. A heavy processing facility means any processing facility other than a light processing facility.

"Rest Home." See nursing home.

"Residential boarding facility" means a building or group of buildings containing individual rooms for the accommodation of residents and having a common kitchen facility.

“Residential Unit Reoccupation” means a single-family dwelling, situated in a non-residential zone classification and which does not contain any on-site commercial or office business, that occupies an existing structure that was originally fabricated for the intended purpose as a residential dwelling unit. The single-family dwelling may or may not have a business associated with a home occupation permit.

"Reverse vending machine(s)" means an automated mechanical device that accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically; provided, that the entire process is enclosed within the machine. In order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.

"Senior citizen residential development" means a residential development developed, substantially rehabilitated, or substantially renovated, for persons fifty-five (55) years of age or older, wherein all of the occupied dwelling units are occupied by at least one person who is fifty-five (55) years of age or older. This definition does not include nursing homes or other types of housing communities where nursing, dietary, or other personal services are provided.

"Sensitive Receptor" means a location, place or facility that contains people that have an increased sensitivity to air pollution or other environmental contaminants. Sensitive receptor locations may include, but are not limited to, schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling unit(s).

"Service station" means a place that supplies gasoline, diesel or other motor fuel to motor vehicles, and including grease racks or elevators, wash racks or pits, tire repairs, battery servicing and replacement ignition service, sales of motor vehicle accessories and other customary services for automobiles, but excluding painting, body work and steam cleaning.

"Shopping center" means two or more attached uses that are located on same property and jointly use ancillary facilities.

"Shopping center, major" means two or more uses located upon a site of ten acres or more with the major tenant occupying thirty thousand (30,000) square feet or more.

"Sign." See Chapter 17.48.

"Single room occupancy" means a living unit that has a gross floor area of between 120 and 220 sq. ft., typically that is furnished, with or without individual bathroom or kitchen facilities, that is intended for long term occupancy by their tenant or tenants.

"Sit down restaurant/café" means an establishment whose principal business is the sale of food and/or beverages to customers in a ready-to-consume state. Customers are normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed.

"Site" means a usable parcel of land.

"Site area" means the total horizontal area included within the property lines of a site.

"Site depth" means the horizontal distance between the front and rear lot lines of a site measured along a line midway between the side property lines.

"Site width" means the horizontal distances between the side property lines of a site measured at right angles to the depth at a point midway between the front and rear property lines.

"Smoke Shop/Tobacco Store" means any establishment, structure, facility, or stand that devotes more than thirty (30) percent of either its gross floor space or display area to the retail sale, display, marketing, bartering, trading or exchange of any combination of tobacco, tobacco products, or exchange of tobacco paraphernalia, including electronic smoking devices and accessories.

"Stable" means an accessory structure including but not limited to corral or paddock for the keeping of one or more horses owned by the occupants of the premises, and that are not kept for remuneration, hire, or sale.

"Stock yard" means an enclosed area where animals are temporarily held for concentrated feeding or displayed preliminary to slaughtering, shipping or resale.

"Street" means a thoroughfare, dedicated as such or acquired for public use as such, other than an alley, that affords the principal means of access to abutting land.

"Structure" means anything constructed or erected that requires location on the ground, including a building but not including a fence or a wall used as a fence that is seventy-two (72) inches in height or lower, or poles and appurtenances thereto used for the provision of public utilities as specifically excepted from the provision of this title pursuant to Section 17.02.040.

"Structure, accessory" means a detached subordinate structure located on the same site with the main structure or the main use of the land; attached structures open on three sides or more.

"Structure, main" means a structure housing the principal use of a site or functioning as the principal use.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population (as the term "target population" defined in Government Code Section 65582(i)), and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

"Transient occupancy" means occupancy, or entitlement to occupancy, by reason of concession, permit, right of access, license or other agreement for a period of thirty (30) consecutive calendar days or less.

"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

"Travel trailer" means any vehicle that at no time exceeds eight feet in width at its widest point and is less than forty (40) feet in length at its longest point, and is designed for human habitation, whether self-propelled or drawn by a motor vehicle, that is

intended for permanent or semi-permanent use and that has no foundation other than wheels and temporary stabilizing units.

“Tutoring Center” Means an establishment providing instruction to students typically on an individual basis, for personal or professional enrichment, involving scholastic, non-physical pursuits, including but not limited to academics, language instruction, music instruction, and computer training. Establishments providing instruction as a part of a certificate or degree granting program are not to be considered a Tutoring Center and subject to the most appropriate use found in the “Schools, Public and Private” section of Table 17.25.030.

"Use" means the purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered or enlarged on for which either a site or structure is or may be occupied or maintained.

"Vehicle wrecking yard" means a site or portion of a site on which the dismantling or wrecking of used vehicles, whether self-propelled or not, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts is conducted. The presence on a site of two or more motor vehicles that have not been capable of operating under their own power for thirty (30) days or more, or in the case of vehicles not self-propelled, that have not been towable or from which parts have been removed for reuse or sale, shall constitute prima facie evidence of a vehicle wrecking yard.

“Vocational or other Specialized Schools – Non-industrial Trades” means a school established to provide for the teaching of professional clerical, managerial, artistic, or similar skills or trades. This definition applies to schools that are owned and operated privately for profit, or not-for-profit, and that do not offer a complete educational curriculum. Examples include, but are not limited to, beauty, modeling, culinary, cosmetology, arts and media, music, accounting and finance, health and dental including nursing, legal, psychology, and technology. The definition does not include uses wherein the building contains a space dedicated for training of workforce skills, wherein the space is ancillary to the primary use.

“Vocational or other Specialized Schools – Industrial Trades” means a school established to provide for the teaching of industrial skills. This definition applies to schools that are owned and operated privately for profit, or not-for-profit, and that do not offer a complete educational curriculum. Examples include, but are not limited to, construction, industrial occupations, truck driving, machinery, vehicle repair and maintenance, and welding. The definition does not include uses wherein the building contains a space dedicated for training of workforce skills, wherein the space is ancillary to the primary use.

"Yard, front" means an area back from and parallel to the front property line on which no building, structure or portion thereof shall be permitted unless specifically permitted by this title.

"Yard, rear" means an area back from and parallel to the rear property line on which no building, structure or portion thereof shall be permitted unless specifically permitted by this title.

"Yard, side" means an area back from and parallel to the side property line on which no building, structure or portion thereof shall be permitted unless specifically permitted by this title.

(Ord. 2022-04 (part), 2022; Ord. 2020-09 (part), 2020; Ord. 2017-01 (part), 2017: Ord. 2015-01 § 1, 2015: Ord. 2012-10, 2012: Ord. 2012-02, 2012: Ord. 2004-20 (part), 2004: Ord. 2000-01 §§ 2, 3, 2000: prior code § 7220)

Section 4. Chapter 17.25 regarding new, modified, or deleted Zone Use Table line items.

In this section, changes are specified by underline for additions and ~~strikeout~~ for deletions.

Section 17.25.030 Commercial, Office, and Industrial Zone Use Table.

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
	USE	Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	A											
	AGRICULTURAL - FARMING											17.08
A1	Farmers' Market		P			P						
A2	Greenhouses (commercial growers)										P	
A3	Raising of Field, Truck or Orchard Crop & Horticultural Specialties						P	P	P	P		
A4	Riding Academies/Stables									C	C	
A5	Roadside Stands Selling Produce Grown on Site	T	T	T	T	T	T	T	T	T	T	
A6	ANIMAL DAY CARE FACILITY	P	C	P	P	C						
A7	ANIMAL SHELTERS/ HUMANE SOCIETIES									C	C	
	AUDITORIUMS (see THEATERS)											
	AUTOMOTIVE (for gas stations see SERVICE STATIONS)											
A8	Auto Leasing/Renting			P	C	C						

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
A9	Auto Dismantling/Wrecking/ Salvage Yards										C	17.32.070
A10	Auto Machine Shops			P						P		
A11	Auto Oil, Lube & Smog Test Shops	C	C	P	P	C						
A12	Auto Repairs, Major-Overhauling, Rebuilding, Painting		C	P	C	C						
A13	Automotive Supplies, Parts & Accessories	C	P		P	P						
A14	Automotive Upholsterers			P								
A15	Boat Sales/Service			P								
A16	Car Washing -self service	C	C	P	C	C						
A17	Car Washing – automated - Meeting All Standards in Section 17.32.168	C	P	P	P	C				C		17.32.168
A18	Car Washing – automated – Not Meeting All Standards in Section 17.32.168	C	C	C	C	C				C		17.32.168
A19	Car Sales - New & Used, More than four (4) vehicles on display			P		C						
A20	Car Sales – New & Used, one (1) to four (4) vehicles on display			P	P	P	P					

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
A21	Motorcycles, Sales and Service			P								
A22	RV/Boat Storage Yards			P						P		
A23	Recreational Vehicles Sales and Service			P						P		
A24	Tire Sales & Service (excluding major repairs) – stand alone	C	P	P	P	C						
A25	Tire Sales & Service (excluding major repairs) - located within the primary permitted use on the site		P	P	P							
A26	Towing/Road Service			P						P		
A27	Truck/Trailer Sales and/or Service			P						C		
A28	Truck Rental/Leasing			P								
	B											
	BANKS & FINANCIAL INSTITUTIONS											
B1	Stand-Alone Automatic Teller (ATM)	P	P	P	P	P	P	P	P	P	P	
B2	Office	P	P	P	P	P	P		P			

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	BED & BREAKFAST ACCOMMODATIONS											
B3	Traditional					C		C				17.32.150
B4	Inns					C		C				17.32.150
B5	BOARDING / ROOMING HOUSES					C						
	BUS DEPOTS											
B6	Station (passenger services)			C		C			C			
B7	Repair Yard & Shops			P						P	P	
B8	Public & Private Transfer Point		C	C	C	C			C	C	C	
	C											
	CANNABIS											4.04
C1	Cannabis Distributor									C	C	In Visalia Industrial Park Overlay only

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
C2	Cannabis Manufacturer									C	C	In Visalia Industrial Park Overlay only
C3	Cannabis Microbusiness									C	C	In Visalia Industrial Park Overlay only
C4	Cannabis Non-storefront Retailer									C	C	In Visalia Industrial Park Overlay only
C5	Cannabis Processor									C	C	In Visalia Industrial Park Overlay only

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
C6	Cannabis Storefront Retailer		C	C	C							Not allowed in Micro-brewery / Micro-winery Overlay District
C7	Cannabis Testing Laboratory				C		C		C	C	C	
C8	Delivery only medical marijuana retail									P	P	17.32.167 8.64
C~~9~~1	CATERING SERVICES			P	P	P				P	P	
C10~~2~~	CEMETERIES & MAUSOLEUMS											17.52
C11~~3~~	CHRISTMAS TREE SALES LOTS / OTHER SEASONAL COMMERCIAL USES / SPECIAL EVENTS	T	T	T	T	T						
	CHURCHES & OTHER RELIGIOUS INSTITUTIONS											
C12~~4~~	Up to 200 Seats			C	C	C	C	C		C		

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
C13~~5~~	More than 200 Seats					C	C	C				
	COMMUNICATIONS											
C14~~6~~	Communications Equipment Building	C		P	P	C	C		C	P	P	
C15~~7~~	Media Studio				P	P	P	P				
C16~~8~~	Radio and TV Broadcasting Studios - with antenna off-site		P	P	P	P			C	P	P	
C17~~9~~	Radio and TV Broadcasting Studios - with antenna on-site			C	C					P	P	
C18~~0~~	Wireless telecommunication facilities – more than 100 feet away from property planned/ zoned residential	C	C	C	C	C	C		C	P	P	17.32.163
C19~~1~~	Wireless telecommunication facilities - within 100-ft of property planned/zoned residential	C	C	C	C	C	C			C	C	17.32.163
	D											
	DAYCARE, LICENSED											
D1	Adult - 12 or fewer adults	P	P	P	P	P	P	P	P	P	P	
D2	Adult - 13 or more adults	C	C	C	C	C	C	C	C	C	C	

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
D3	Children - 14 or fewer	P	P	P	P	P	P	P	P	P	P	
D4	Children - 15 or more	C	C	C	C	C	C	C	C	C	C	
D5	In Conjunction with Primary Use	P	P	P	P	P	P		P	P	P	
	DRIVE-THRU LANES											
D6	Drive-Thru Lanes Meeting All Standards in Sect. 17.32.162	P	P	P	P		P		P			17.32.162
D7	Drive-Thru Lanes Not Meeting All Standards in Sect. 17.32.162	C	C	C	C		C		P			17.32.162
D8	Drive-Thru Lanes in Industrial Zone									P	P	17.32.161
	E											
	EATING & DRINKING ESTABLISHMENTS											
E1	Bars/Taverns - within 300 feet of any residence/public use	C	C		C							
E2	Bars/Taverns - not within 300 feet of any residence/public use		P		C							
E3	Micro-breweries / micro-wineries (with or without restaurants)	C	P	C	C	C			C	C	C	17.63

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
E4	Craft distilleries			P	C	C				C	C	Craft distilleries Permitted in 17.63 Overlay District
E5	Cafeterias	P	P	P	P	P	C		P	C	C	
E6	Quick Service/Fast Food Restaurants	P	P	P	P	P	C		P			See Lines D8 and D9 of Table 17.25.030 for Drive-thru lane zoning require-ments.
E7	Quick Service/Fast Food Restaurants (Industrial Zone)									P	P	17.32.161
E8	Live Entertainment		C		C	C						17.04
E9	Sit-Down Restaurant/Cafe	P	P	P	P	P	P	P	P	P		
E10	EVENT CENTERS		C		C	C	C					
	F											

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
F1	FLORIST	P	P	P	P	P		C				
F2	FORTUNETELLING / PALM READER				P							5.20
	FUEL STORAGE											
F3	Propane/Butane				P					P	P	
F4	Propane/Butane (maximum 2000 gallons)		P	P								
F5	Propane/Butane within 50 feet of Planned/zoned Residential				C					C	C	
F6	Propane/Butane within 50 feet of Planned/zoned Residential (maximum 2000 gallons)		C	C								
F7	Above Ground Tanks dispensing Class I, II, and III-A liquids - within 100 feet of a residential use or residential zoned property	C	C	C	C	C			C	C	C	17.32.025
F8	Above Ground Tanks dispensing Class I, II, and III-A liquids - more than 100 feet from a residential use or residential zoned property	P	P	P	P	P			P	P	P	17.32.025
F9	Pump & Underground Storage Tank - 500 gallons or less									P	P	
F10	Pump & Underground Storage Tank - more than 500 gallons									P	P	

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
F11	Petroleum & Petroleum Products Storage									C	C	
	Public Fuel Dispensing (see Service Stations)											
F12	FUNERAL HOME / MORTUARY			C	C	C	C					
	G											
G1	GALLERIES – ART / PHOTOGRAPHY / CRAFTS	P	P	P	P	P						
	H											
H1	HOME OCCUPATION BUSINESSES	P	P	P	P	P	P	P	P	P	P	17.32.030
	HOTELS AND MOTELS											
H2	Hotels and Motels, located 250 feet or more from an existing residence		P		P	C	P		C			
H3	Hotels and Motels, located less than 250 feet from an existing residence		C		C	C	C		C			
	I											
	J											
	K											

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
K1	KENNELS (LOCATED 500 FEET OR MORE FROM A RESIDENTIAL ZONE)			P	C					P	P	
	L											
	LAUNDRY / DRY CLEANERS											
L1	Dry Cleaners (cleaning plant)	P	P	P	P	P			P			
L2	Dry Cleaners (cleaning plant including carpet/rug cleaning and dyeing)			P	P					P		
L3	Diaper Supply Service			P	P					P		
L4	Linen & Uniform Supply Service			P	P					P		
L5	Self service	P	P	P	P	P						
	M											
	MANUFACTURING / ASSEMBLING											
	Building & Construction Trade											
M1	- building materials yards (storage & distribution)			P						P	P	
M2	- cabinetmaker/carpenter shops			P						P	P	

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M3	- concrete & ready-mix manufacture & distribution									C	C	
M4	- contractor's equipment storage yards			P						P	P	
M5	- drilling/dredging/ditching service			P							P	
M6	- sheet metal shop			P						P		
	Chemical Products, except as more specifically described below (manufacturing, blending, compounding, packaging, bottling)											
M7	- laboratories (i.e., organic/inorganic)								P	P	P	
M8	- paint, dye & glue manufacturers									C	P	
M9	- pharmaceuticals						C		C	P	P	
M10	- manufacture of raw plastic materials, colorants, liquids, powders, resins									C	P	
M11	- soap detergent & other cleaning preparations									C	P	
	Food & Beverage - Preparation & Bottling/Packing & Distribution											

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M12	- animal & marine fats & oils (refining & rendering)										C	
M13	- beer & ale distributors			P						P	P	
M14	- breweries and wineries producing 60,000 barrels or less per year									P	P	
M15	- breweries and wineries producing more than 60,000 barrels per year										C	
M16	- commercial bakeries			P	C					P	P	
M17	- commercial kitchens	C	C	P	C	C				P	P	
M18	- dairy products processing & packaging									C	C	
M19	- fruit & vegetable brokers & shippers									P	P	
M20	- grain, feed & flour mills										P	
M21	- ice manufacturers & storage			P						P	P	
M22	- meat & poultry product processing including butchering/slaughtering										C	
M23	- meat and food locker, packaging			P						P	P	

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M24	- nut processing (dehydrating, hulling & drying)										P	
M25	- packaging of previously prepared food items			P		P			P	P	P	
M26	- processing, canning & packing food products										P	
M27	- refinery for food products, i.e. sugar										C	
M28	- snack food preparation, packaging									P	P	
M29	- beverage distribution									P	P	
M30	- beverage manufacturing										C	
M31	- vegetable oil mills										P	
M32	Flammable/Combustible Liquids										C	13.32.027
M33	Heavy Equipment/Machine Manufacturing (i.e., agricultural equipment, aircraft equipment parts & supplies, large appliances, auto/truck manufacturing, industrial machinery)										C	
M34	Kiln works for clay and pottery products									P	P	

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M35	Light Manufacturing/Assembly (i.e., computer hardware & parts, electric supplies, consumer goods, etc.)								C	P	P	
M36	Hobby/Craft Manufacturing			P	P	P						
M37	Prototype Manufacturing, non-production scale, Makerspace								C	P	P	
	Printing & Publishing Industry											
M38	- desktop, blueprint & photocopy		P	P		P			P	P		
M39	- publishing, printing &/or binding (newspapers, magazines, brochures, books, etc.)			P					P	P	P	
	Products Manufactured/ Assembled from Previously Prepared Materials											
M40	- manufacture of paper & plastic packaging & cartons								C	P	P	
M41	- clothing assembly/imprinting			P	P	P				P	P	
M42	- metal fabrication & die cutting			P						P	P	
M43	- rubber & plastic product manufacturing									C	P	
M44	- textile mills (dyeing, weaving, knitting, cutting)										P	

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M45	- packaging/distribution of prepared materials (non-food items)								P	P	P	
M46	Raw Materials Manufacture										C	17.04
M47	Stone mills/monument yards									C	P	
	Trucking, Warehousing, and Internet Fulfillment Centers											
M48	- combined office/warehouse-type buildings (not exceeding 25% of total building area)			P						P	P	
~~M49~~	~~- Delivery only medical marijuana retail~~									~~P~~	~~P~~	~~17.32.167~~ ~~5.66~~ ~~8.64~~
M49 ~~50~~	- general warehousing & storage			P						P	P	
M50 ~~1~~	- local bus charter			P						P		
M51 ~~2~~	- moving companies/trucking/storage			P						P	P	
M52 ~~3~~	- refrigerated warehouses/storage			P						P	P	
M53 ~~4~~	- school bus yards			P						P		

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M54~~5~~	- trucking & freight forwarding terminal			C						P	P	
M55~~6~~	MASSAGE THERAPIST	C	P		C	C	C	C				
	MEDICAL FACILITIES/SERVICES (for medical/dental offices see OFFICES)											
M56~~7~~	Hospitals, Acute Care (general medical/surgical)					C	C					
M57~~8~~	Ambulance Services/Medical Transport			C	C	C	C		C			
M58~~9~~	Convalescent Hospitals / Senior Care Facilities / Nursing Homes / Hospices				C	C	C					
M59~~60~~	Clinics	C	P		P	C	P		P	C	C	
M60~~1~~	Dialysis Centers and Blood Donation Centers		C	C	P	C	C			C		
M61~~2~~	Laboratories (medical testing & diagnostic)				P	C	C		P			
M62~~3~~	Medical Equipment/supplies (oxygen, prosthetics, walkers, etc.)		P	P	P	P	P					
M63~~4~~	Psychiatric Hospitals, including Treatment of Substance Abuse						C					
M64~~5~~	Rehabilitation Hospitals				C	C	C					

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M655 ~~6~~	MUSEUMS		P			P	P					
	N											
	O											
	OFFICES											
	General Business and Professional (i.e., data processing services, employment agencies, insurance agencies, etc.)											
O1	- less than 2,000 sq. ft.	P	P	P	P	P	P	P	P			
O2	- 2,000 sq. ft. to 6,000 sq. ft.	C	P	C	P	P	P	P	P			
O3	- more than 6,000 sq. ft.	C	C	C	P	P	P	P	P			
O4	- up to 25% of total leased area for center	P	P				P	P	P			
O5	- more than 25% of total leased area for center	C	C				C	C	C			
O6	Medical	P	P		P	P	P	P	P			
O7	Professional office with social services	C	C		P	C	P	C				

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
O8	Offices Associated with Industrial Uses (not exceeding 25% of total building area)			P					P	P	P	
	P											
P1	PARCEL DELIVERY SERVICES / PARCEL DISTRIBUTION (UPS, FEDERAL EXPRESS, ETC.)			P	P		C			P		
P2	PARKING FACILITIES FOR OFF-SITE USES		C	P	P	C	C		C	C	C	17.34.060
P3	PARK & RIDE	C				C			C	P	P	
	PERSONAL SERVICES											
P4	Stand Alone	P	P	P	P	P	P	P				
P5	Located with the Primary Permitted Use on the Site	P	P		P	P	P			P	P	
P6	Tattooist	P	P	P	P	P	P	P				
	PHOTOCOPY SERVICES / DESKTOP PUBLISHING											
P7	With Printing Press		P	P	C	C	C		P	P		
P8	Without Printing Press	P	P	P	P	P	P	P	P	P		

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	PHOTOGRAPHY / PHOTO SERVICES											
P9	Photography Studio	P	P	C	P	P	C	P				
P10	Photography Labs/Blue Printing/Microfilming (developing, printing - no retail on site)			P	P	C	C		P	P		
P11	Photography labs (developing, printing - no retail on site)			P	P	C			P	P		
P12	Photography Labs with Retail on Site	P	P	P	P	P						
P13	PLANNED UNIT DEVELOPMENTS	C	C	C	C	C	C	C	C	C	C	17.26
P14	PRIVATE CLUBS AND LODGES		C		C		C					17.32.115
P15	PRIVATE POSTAL SERVICE (MAIL BOXES, MAILING SERVICE) (SEE ALSO PARCEL DELIVERY SERVICES)	P				P				P		
	PUBLIC COMMUNITY SERVICES											
P16	Community & Recreation Centers	C			C	C						
P17	Community Gardens	C			C	C						
P18	Fire Stations	C	P	P	P	P	P		C	P	P	

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
P19	Police Stations & Substations	C	P	P	P	P	P		P	P	P	
P20	Post Offices				P	P	P					
P21	Public Buildings, Offices & Grounds	C	P		C	P	C		C			
P22	Public Libraries	C			C	P	C		C			
P23	Public Parks/Playgrounds	C		C	C	P						
P24	Post Office Substations	C	P		P	P	P		P	P		
	Q											
	R											
	RAILROADS											
R1	Freight Stations, Repair & Yards									C	C	
R2	Passenger Stations					C						
	RECREATION FACILITIES											
R3	Athletic and Health Clubs (gymnasiums, fitness centers, racquet clubs)	P	P		P	C	C		C			

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R4	Athletic and Health Clubs (gymnasiums, fitness centers, racquet clubs) less than 5,000 sq. ft.	P	P	P	P	P	P		P	P		
R5	Aquatic Centers	C	C		C	C	C		C			
R6	Athletic/Playing Fields				C							
R7	Bowling Alleys		P		P	C						
R8	Circus, Carnivals, Fairs & Festivals, Revivals/Assemblies		T	T	T	T			T	T		
R9	Dance, Yoga & Music Studios	P	P	P	P	P	P		P	P		
R10	Escape Rooms		P		P	P	P			C		
R11	Martial Arts	P	P	P	P	P	P		P	P		
R12	Golf Courses & Driving Ranges				C							
R13	Miniature Golf Courses		C		C							
R14	Ice & Roller Skating Rinks		P		P							
R15	Indoor Playgrounds and Trampoline Parks	P	P		P					C		
R16	Indoor Amusement Facilities		P		C	C						

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R17	Pool Halls/Billiard Parlors	P	P		P	C						
R18	Video Machines/Coin-Operated Games - 1 to 4 machines	P	P		P	P			P			17.32.120
R19	Video Arcade	P	P		P	P						17.32.120
R20	Other Recreational Facilities	C	C	C	C	C			C	C	C	
R21	Rifle and Pistol Range, indoor	C	C	C	C	C			C	C	C	
	RECYCLING FACILITIES											
R22	Heavy Processing			C						C	P	17.32.160
R23	Light Processing			C						P	P	17.32.160
R24	Large Collection			C						P	P	17.32.160
R25	Small Collection	C	C	C	C					P	P	17.32.160
R26	Reverse Vending Machines	P	P	P	P	P			P	P	P	17.32.160
R27	Household Hazardous Waste Collection Center			P						P		17.32.160
	RESIDENTIAL (see also Residential Zones)											

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R28	Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	C	C	C	C	C	C	C	C	C	
R29	Group/Foster Homes, Licensed - 1 - 6 individuals in addition to residing family						C					
R30	Group/Foster Homes, Licensed - more than 6 individuals						C					
R31	Emergency Shelters									P		
R32	Emergency/Temporary Housing					C				C	C	
R33	Single Room Occupancy (SRO) units					C						
R34	Residential Unit Reoccupation	P	P	P	P	P	P	P	C	C	C	
	RETAIL											
	General Merchandise											
R35	- less than 4,000 sq. ft.	P	P		P	P			C			
R36	- 4,000 to 6,000 sq. ft.	P	P		P	P						
R37	- 6,001 to 40,000 sq. ft.	C	P		P	P						

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R38	- 40,001 to 60,000 sq. ft.		P		P	C						17.32.050
R39	- over 60,000 sq. ft.		P		C	C						
	Building/Landscape Materials											
R40	- Lumberyards; fencing stores/yards			P						P		
R41	Garden Centers/Nurseries - located within primary use	P	P	P	P							
R42	Garden Centers/Nurseries - stand alone	C		P	C					P		
R43	Glass Stores (windows, etc. for auto, residential, commercial)			P	P							
R44	Home Improvement	P	P	P	P	P						
	Drugstore/Pharmacy											
R45	- including general retail merchandise	P	P		P	P	C					17.32.050 17.32.055
R46	- not including general retail merchandise, 1,500 sq. ft. or more	P	P		P	P	P		P			
R47	- not including general retail merchandise, up to 1,500 sq. ft.	P	P		P		P					
R48	Farm Equipment Sales			P						P		

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R49	Feed Stores			P	C							
	Food Stores											
R50	- convenience store	P	P	C	P	P			C	C	C	
R51	- liquor store within 300 feet of residential/public use		C		C	C						
R52	- liquor store not within 300 feet of residential/public use	C	C		C	P						In C-R zone, 5,000 sq. ft minimum building area in per Ordinance 2012-08
R53	- specialty food stores (bakery, delicatessen, butcher shop, meat market, health food, gourmet/imported food, etc.)	P	P		P	P	C		C			17.32.050
R54	- supermarkets/grocery stores	P			P	P						17.32.050
R55	-wine tasting with sales	C	P	C	C	C			C	C	C	
R56	Furniture & Furnishings - new		P	P	P	P						
R57	Furniture & Furnishings - secondhand *up to 10,000 square feet	P	P	P	P	P						

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R58	Gun Shops - within primary use	P	P		P	P						
R59	Gun Shops - stand alone		P		P	P						
	Magazine/Newspaper Sales (Freestanding Booth/Stand/ Kiosk)											
R60	- indoor	C	P	P	P	P	P		P			
R61	- outdoor	C	C	C	C	C	C		C			
R62	Pawnshops				C	C						
R63	Pet Stores	P	P		P	P						17.32.050
R64	Pool/Spa Supplies/Equipment	P	P	P	P	P				P		17.32.050
R65	Smoke Shops (retail of cigarettes and smoke devices / paraphernalia)				C	C						
	S											
	SCHOOLS, PUBLIC AND PRIVATE (see also Quasi-Public and Residential Zones)											
S1	Preschool/After-School Care	C			C	C	C	C				
S2	Elementary Schools, K-6 or K-8	C	C	C	C	C	C					

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S3	Middle Schools	C	C	C	C	C	C					
S4	High Schools	C	C	C	C	C	C					
S5	Colleges/Universities (academic)		C		C	C			C			
S6	Vocational or other Specialized Schools – Non-industrial trades		C	C	C	C	P	P	P			
S7	Vocational or other Specialized Schools – Industrial trades		C	P	C	C	C		P	P	P	
S8	After Hours Academic Education Facilities (After 6:00 p.m.)		C		C	C	P		P			
S9	Tutoring Centers	P	C		P	P	P					
	SERVICE, COMMERCIAL											
S10	Air Conditioning Shops			P						P		
S11	Appliance, Electrical Equipment, Tools (disassemble & repair)	P		P	P	P						
S12	Check-Cashing Service	P	P		P	P						
S13	Chemical Stripping/Powder Coating			P						P	P	
S14	Chrome & Anodizing Shops			P						P	P	

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S15	Courier Services			P	P	P	C		P			
S16	Auction House			C						C		
S17	Bail Bonds				P	P	P					
S18	Equipment Rental – conducted outdoors			P	C					P		
S19	Equipment Rental – conducted indoors		P	P	P	P				P		
S20	Exterminators/Fumigators			P						P		
S21	Gunsmith Shops, including incidental retail			P	P	C				P		
S22	Heavy Machinery and Equipment (welding, cutting, grinding, casting, etc.)			P						P	P	
S23	Janitorial Service			P								
S24	Lawn Maintenance & Tree Trimming			P						P		
S25	Locksmiths	P	P	P	P	P						
S26	Other Household & Maintenance Services			P						C		
S27	Pet Grooming / Dog Training (conducted indoors)	P	P	P	P	P						

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S28	Repair Shops (tools, non-automotive, mechanical equipment)			P						P		
S29	Sharpening Service - tools, knives, saw blades, lawn mowers, etc.			P						P		
S30	Sharpening Service - small tools not including saw blades and lawn mowers	P		P	P					P		
S31	Sheltered Workshops	C		P	C				C	P		
S32	Shoe Repair Shops	P	P	P	P	P						
S33	Sign Painting & Fabrication			P						P		
S34	Taxidermists			P						P		
S35	Tailor, Dressmaking, & Alterations	P	P	P	P	P						
S36	Upholstering Shops (furniture only)			P	P					P		
S37	Upholstering Shops - Showroom with minimum 35% of gross receipts to be retail sales					C						
	SERVICE STATIONS											
S38	Fuel dispensing only - not including major auto repair services of any kind	C	C	P	C	C			C	P		

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S39	Also including major auto repair services		C	P	C					C		
S40	Also including light servicing of trucks			P						C		
S41	STORAGE TANKS, NON-FUEL									P	P	
S42	SWAP MEETS										C	
	T											
T1	TAXI/LIMOUSINE SERVICE			P	P	P			P			
	THEATERS											
T2	Auditoriums		C			C						
T3	Drive-in				C							
T4	Movie		C		C	C						
T5	Live Performance		C		C	P						
	U											
U1	UNENCLOSED SOLID WASTE TRANSFER STATIONS										C	

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	UTILITIES											
U2	Battery Energy Storage System										C	
U3	Business Offices		P	P	P	P	P		P			
U4	Electric Distribution Substations	C	C	C	C		C	C	C	C	P	
U5	Elevated Pressure Tanks	C	C	P	P		C		C	P	P	
U6	Gas Regulator Stations	C	C	P	C	C	C		C	P	P	
U7	Public Service Pumping Stations	C	C	P	C		C		C	P	P	
U8	Payment Centers	P			P	P	P		P			
U9	Public Utility Service Yards			P	C					P		
	V											
	VETERINARY SERVICES											
V1	Animal Hospitals (no boarding)	P	C	P	P		C			P	P	
V2	Animal Hospitals(including short term boarding of animals)	C		C	C					P	P	
	W											

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
		Commercial and Mixed Use Zones					Office Zones			Indus-trial Zones		Special Use Standards (See identified Chapter or Section)
	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
W1	WHOLESALE COMMERCIAL ESTABLISHMENT			P						P		
	WAREHOUSING/STORAGE											
W2	- primary use									P	P	
W3	- not to exceed 20% of gross floor area of permitted use	P	P	P	P	P			P	P	P	
W4	- in excess of 20% of gross floor area of permitted use	C	C	C	C	C			C	P	C	
W5	Mini Storage Facilities			P	C					P	C	
	X											
	Y											
	Z											
	OTHER											
OT1	Other Uses Similar in Nature and Intensity as Determined by the City Planner	P	P	P	P	P	P	P	P	P	P	
OT2	Other Uses Similar in Nature and Intensity as Determined by the City Planner Subject to the Granting of a Conditional Use Permit	C	C	C	C	C	C	C	C	C	C	

Section 5. Chapter 17.32 regarding new or modified Special Provisions.

17.32.167 Delivery only medical marijuana retail.

F. Other Delivery only medical marijuana retail standards Delivery only medical marijuana retail establishments must also meet all requirements of Chapter *4.04 –*

Commercial Cannabis Activity~~5.66 - Regulations and Requirements for Cannabis Businesses Permitted to Operate Under California State Law~~.

Section 6. CEQA. The project is exempt under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption); and

Section 7. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstances, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivision, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Visalia hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

Section 8. Construction. The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

Section 9. Effective Date. This Ordinance shall take effect thirty days after its adoption.

Section 10. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

VISALIA

Zoning

- Agriculture
- Airport
- Business Research Park
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown
- Industrial
- Light Industrial
- Professional / Administrative Office
- Office Conversion
- Quasi-Public
- Open Space
- 20000 SF Min Site Area
- 12500 SF Min Site Area
- 5000 SF Min Site Area
- 3000 SF Min Site Area
- 1200 SF Min Site Area
- County Areas

- 600 ft Buffer from Sensitive Areas
- 100 ft Buffer from Residential Zoning
- Churches
- Youth Centers
- State License Day Care
- K-12 Schools
- Downtown Prohibition Area
- City Limits

N

VISALIA

AVE 320
RD 68
RD 80
RD 92
RD 100
RIGGIN
HWY 99
AVE 310
ELDER
BETTY
AVE 308
FRONTAGE
CAMP
RD 72
PLAZA
SUNNYVIEW
DOE
RD 76
KELSEY
RASMUSSEN
AVE 304
GOSHEN
SHIRK
AKERS
HURLEY
RD 88
NEELEY
AVE 296
HWY 198

General Plan

- Agriculture
- Airport
- Business Research Park
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown
- Industrial
- Light Industrial
- Professional / Administrative Office
- Office Conversion
- Quasi-Public
- Open Space
- 20000 SF Min Site Area
- 12500 SF Min Site Area
- 5000 SF Min Site Area
- 3000 SF Min Site Area
- 1200 SF Min Site Area
- County Areas

- City Limits
- Visalia Industrial Park

N

HdL Companies

January 30, 2026

Devon Jones
Economic Development Manager
City of Visalia
315 E. Acequia
Visalia, CA 93291

Re: Cannabis Business Application Services

The City of Visalia has engaged the services of HdL Companies to assist with the development of a cannabis tax ordinance and associated regulatory program for the City, along with analysis and general subject matter expertise. The City is now currently requesting that HdL further assist the City with preparation of a cost recovery fee analysis and the development and implementation of a process to review all permit application documents to ensure they are complete and include all required information.

HdL provides services related to the business application process only on a case-by-case basis. Our involvement is strictly limited to non-competitive, quality assurance only processes where all applicants deemed complete will either be allowed to move forward to the permitting process or will be entered into a lottery in cases where there are more applications than available licenses. Our involvement also requires that the City agree to indemnify HdL against any and all claims arising from the City's use of the products and services provided by HdL.

We have provided our service descriptions below for the City's consideration, along with the estimated costs. Were the City wishing to move forward with any of these services, HdL would develop a formal proposal with more detailed cost estimates and a not-to-exceed figure based on discussions with the City at that time. Please understand that HdL will not vary from the services as described, nor from the indemnification requirement. Please let us know if you would like for HdL to provide a formal proposal for these services or if you have any questions.

Cost Recovery Fee Analysis

HdL will conduct a fiscal analysis to determine appropriate application and permitting fees. The analysis shall consider the costs of all City staff time, overhead, fringe benefits, consultants and any other services associated with each step of the cannabis permitting and regulatory process, including both initial application processing and annual permit renewals. HdL staff has experience developing cannabis regulatory fees and doing a "fit gap" analysis of staff responsibilities and time allotted to this program to establish appropriate fees for the City's level of oversight and enforcement of the regulatory process.

Develop Permit Documentation Review Process

HdL shall design a process to review all cannabis business license documentation to ensure that each applicant has provided all necessary forms and documents and that they are complete and include all required information. This quality assurance process shall be designed to confirm that

applicants have addressed all requirements before being allowed to move forward to the final selection and/or permitting process. Applicants will be notified of any missing information or documentation and will be given an opportunity to cure any deficiencies. License applications that are determined to be complete will be forwarded to the City for consideration. Our process can be designed to accommodate a variety of final selection methods:

- First come / first served: Documents for each business license applicant will be reviewed in the order they are received. All license applications determined to be complete will be allowed to move forward to the permitting process, until the maximum number of permits available has been reached.
- Lottery: All license applications determined to be complete will be entered into a drawing conducted by the City from which applications will be selected at random, consistent with the number of permits available. Those applications selected will be allowed to move forward to the permitting process.

HdL shall provide all necessary application forms, as well as procedures, guidelines, indemnification forms, background information releases, and other required documents and shall ensure that all information desired by the City is incorporated into the cannabis business application form and procedures. HdL can also provide an online portal for applicants to submit all license application materials, upon request.

Application Submittal Portal

HdL will design and host an online portal for cannabis businesses to submit permit applications. If requested, the portal will facilitate collection of application fee payments, to recover the cost borne by the City in administering the application process. In addition to hosting the online portal, HdL will provide ongoing technical support to cannabis applicants seeking to access and/or submit materials through the portal. Once the opportunity for submitting applications has closed, the City will be provided online access to the submitted materials for purposes of reviewing the applications for completeness.

Review Permit Documentation

HdL staff shall screen all forms and documents submitted by applicants for cannabis business permits to ensure that they are complete based upon an objective checklist of required documentation. Once all required documents have been provided, HdL shall conduct a full review to ensure that they provide all required information and address all criteria established by the City. HdL's reviewers shall evaluate whether the forms and documents provide all information necessary to meet the City's requirements in each category. Applicants will be notified of any missing documents or information and will be given an opportunity to submit any missing information. Reviews shall be in conformance with the objective criteria established by the City's regulatory ordinance and application procedures guidelines.

Each application evaluation shall be completed within 60 days of the City receiving the full application, assuming reasonable cooperation by the applicant. HdL will provide the City with a

report for each application stating whether or not it meets all requirements and identifying any deficiencies or missing information that were not subsequently addressed by the applicant. The report may also include comments, observations or recommendations where warranted. The report will not include any numerical score nor will it provide any specific recommendation as to whether or not the business should be issued a license. Any such determination shall be solely at the discretion of the City.

The cost for this service may vary depending upon the specifics of the City's application process. Any change in cost shall be mutually agreed upon in consultation with the City prior to performance of the service. HdL's participation in any application process shall require that the City agree to indemnify HdL from and against any and all claims resulting or arising from City's use of the work products provided under the agreement. We have provided our preferred indemnification language below:

> *City shall indemnify, hold harmless, and defend Consultant (including its officers, agents and employees) from and against any and all claims (including all litigation, demands, damages, liabilities, costs, and expenses, and including court costs and attorney's fees) resulting or arising from City's use of the work products provided by Consultant under this Agreement.*

Services	Estimated Cost
Cost Recovery Fee Analysis Assumes up to 40 hours at $300/hr (billed at hourly rate)	$12,000[1]
Application Process Development Assumes between 30 and 40 hours at $300/hr; est. $9,000 - $12,000	Hourly Rate
Application Submittal Portal Initial setup cost and technical support will be billed at hourly rate	$100 per application
Review Permit Documentation	$3,500 per application
TOTAL NOT TO EXCEED	**TBD**
[1] Objective billed at hourly rate [2] Or at a flat rate to be determined in consultation with the City All City costs may be fully recoverable from applicants or permittees	

City of Visalia

City Council

Monday, March 16, 2026

Cannabis Business Ordinance Design Review #3

Cannabis Business Ordinance Design Review #3

Recommendation:
Receive report on draft Cannabis Ordinance, and cannabis business application and selection process and provide staff with any input or necessary changes for future ordinance and resolution adoption.

City will not begin accepting applications at time of adoption

Also, authorize amending the existing sole source contract with HdL to assist staff prepare a fee nexus study for all cannabis business program fee amounts and appropriate $12,000 from the General Fund for this contract amendment.

Cannabis Business Ordinance Design Review #3

Rescinding Chapter 5.66:

When adopting the Cannabis Ordinance, staff recommends rescinding Chapter 5.66.

To reduce confusion and be more efficient, provisions in Chapter 5.66 are now incorporated into Chapter 4.04.

This will also require some minor edits to Chapter. 8.64 to be consistent as well.

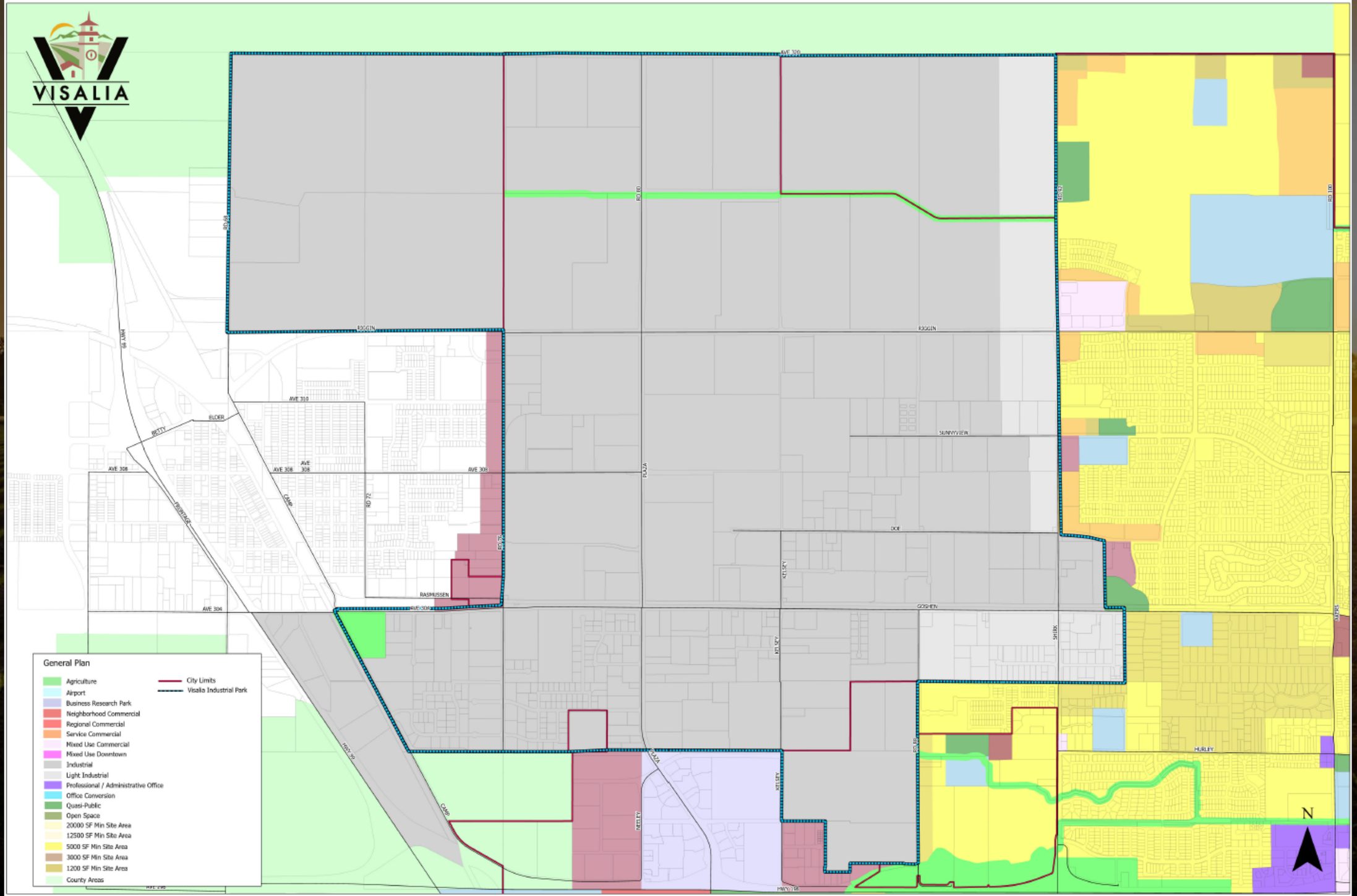
Cannabis Business Ordinance Design Review #3

Chapter 17 edits:

A Zoning update will is required primarily to indicate which zones cannabis businesses will be conditionally permitted:

- Retail Storefront: C-R, C-S, CMU (excluding Microbrewery Overlay)
- I-L, I: Non-storefront, Distributors, Manufacturers, Microbusiness, Processors (in Industrial Park Overlay only)
- Testing Laboratories: CMU, O-PA, BRP, I-L, I

Important to note: Retail storefront buffer requirements are established in the Cannabis Ordinance.


VISALIA
AVE 320
RD 68
RD 80
RD 100
RIGGIN
HWY 99
AVE 310
ELDER
BETTY
AVE 308
AVE 308
AVE 308
AVE 308
FRONTAGE
CAMP
RD 72
RD 76
PLAZA
SUNNYVIEW
DOE
KELSEY
RASMUSSEN
AVE 306
GOSHEN
SHIRK
HURLEY
RD 84
RD 88
RD 92
General Plan
Agriculture
Airport
Business Research Park
Neighborhood Commercial
Regional Commercial
Service Commercial
Mixed Use Commercial
Mixed Use Downtown
Industrial
Light Industrial
Professional / Administrative Office
Office Conversion
Quasi-Public
Open Space
20000 SF Min Site Area
12500 SF Min Site Area
5000 SF Min Site Area
3000 SF Min Site Area
1200 SF Min Site Area
County Areas
City Limits
Visalia Industrial Park
N

Cannabis Business Ordinance Design Review #3

Cannabis Business Ordinance Ch. 4.04:

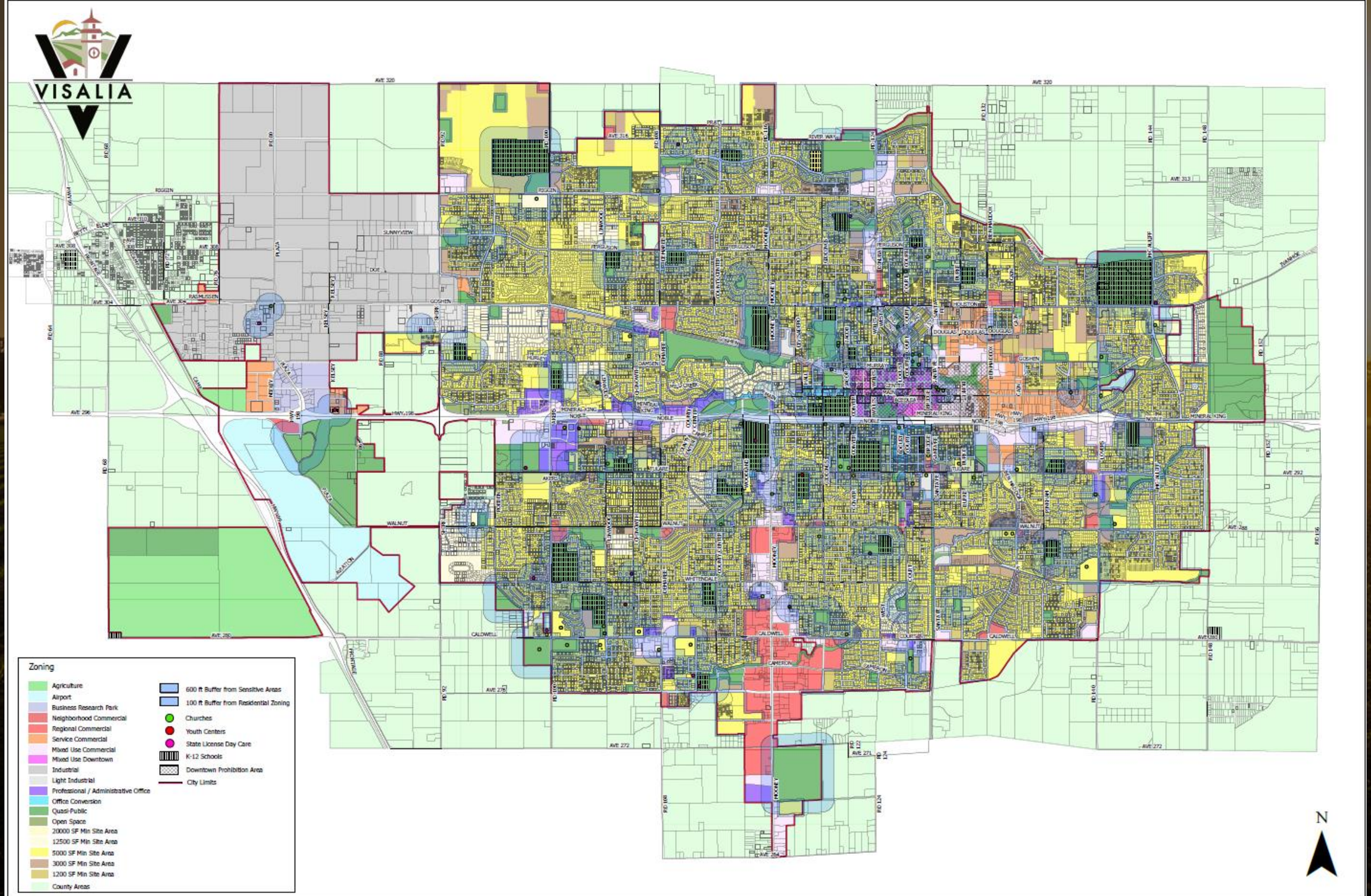
- Retail hour restrictions: 9AM - 9PM
- Annual license terms to expire June 30th to align with our regular business tax term.
- Application and selection process to be codified by separate resolution.
- City Manager is authorized to make all decisions concerning the issuance of renewal licenses.
- All appeals will be heard by an appointee designated by the City Manager.

Cannabis Business Ordinance Design Review #3

Sensitive uses and buffer sizes for retail storefront buffer:

- 600 foot buffer from existing:
  - Churches
  - Parks
  - Schools – K-12, public and private
  - State licensed day care facilities
  - Youth centers

- 100 foot buffer from all residential zoning


VISALIA
Zoning
Agriculture
Airport
Business Research Park
Neighborhood Commercial
Regional Commercial
Service Commercial
Mixed Use Commercial
Mixed Use Downtown
Industrial
Light Industrial
Professional / Administrative Office
Office Conversion
Quasi-Public
Open Space
20000 SF Min Site Area
12500 SF Min Site Area
5000 SF Min Site Area
3000 SF Min Site Area
1200 SF Min Site Area
County Areas
600 ft Buffer from Sensitive Areas
100 ft Buffer from Residential Zoning
Churches
Youth Centers
State License Day Care
K-12 Schools
Downtown Prohibition Area
City Limits
N

Cannabis Business Ordinance Design Review #3

Business Application and Selection Process Resolution:

- Commercial Cannabis Business Application
- Financial Responsibility, Indemnity and Consent to Inspection Agreement
- Agreement on Limitations of City's Liability (Indemnification)
- Property Owner Consent/Landlord Affidavit
- Proof Property Ownership or Lease Agreement
- Proof of insurability from an Insurance Company
- Zoning Verification Application and Letter
- Application fee
- Background Check(s)

Cannabis Business Ordinance Design Review #3

Business Application Evaluation and Review:

- Business Plan
- Location and Neighborhood Compatibility Plan
- Safety and Security Plan
- Community Benefits Plan
  - Licensees will be expected to pay an annual minimum to the City of $50,000 or 1% of annual gross receipts, whichever amount is greater.

Cannabis Business Ordinance Design Review #3

Community Benefits Examples Nearby:

- City of Tulare and Valley Pure: One-time payment of $100,000 and annual payments of $50,000, plus annual tax rate (10%).
- City of Tulare and Token Farms: 2% of its sales annually to a local nonprofit plus annual tax rate.
- City of Porterville and City Culture Cannabis Club and Haven: $30,000 annually or 1% of annual gross receipts, whichever amount is greater.
- City of Lemoore and NHC Lemoore: Initial licensing fee of $200,000 (unless skate park and splash pad required relocation, in which it was $350,000), annual license fee of $12,860, $24,000 annually in charitable donations in the city, plus annual tax rate (5%).

Cannabis Business Ordinance Design Review #3

Lottery Selection vs. Merit based:

- Lottery process is recommended in an effort to reduce exposure and risk to potential litigation and to best streamline the lengthy appeals process common with unselected applicants.

- Staff is confident the application and selection process and cannabis business ordinance guidelines presented will result in quality operators being eligible for selection while also mitigating risk of lengthy appeal processing and litigation.

Cannabis Business Ordinance Design Review #3

Lottery Selection vs. Merit based:

- Selected applicants will have 12 months to acquire CUP and any necessary building permits and begin construction. Renewal licenses will not be provided to licensees who do not meet this timeframe.
- Selected applicants will have 24 months to acquire their Certificate of Occupancy or risk license revocation.
- Cannabis Business License cannot be transferred or otherwise sold within the first 5 years of the date of issuance.
- A transferee must obtain an amendment to the license from the City Manager and the process is essentially a new application.

Cannabis Business Ordinance Next Steps

- 1st reading of the Cannabis Business Ordinance at a future Council meeting.
  - Will also include adopting a zoning text amendment following Planning Commission review.
- Adopt a resolution establishing application and selection process for both storefront and non-storefront retail.
- Adopt a resolution to set all applicable cannabis program fees.
- When Council wishes to allow cannabis business licenses to be eligible for issuance, or state mandates, pass separate resolution.
  - Staff will require a consultant to assist with the application review and selection process when appropriate.

Cannabis Business Ordinance Design Review #3

Recommended Motion:

I move to authorize staff to amend the existing sole source contract with HdL to provide assistance with the preparation of a fee nexus study to determine all applicable fee amounts in the City's cannabis business program and appropriate $12,000 from the General Fund for this contract amendment.

Additional input, Comments or Questions?

Visalia City Council

Staff Report

File #: 25-0711 **Agenda Date:** 3/16/2026 **Agenda #:** 5.

Agenda Item Wording:
New City Website Update - First look at website and details on launch. *This item is scheduled for the Work Session; if not completed, it may be continued during the Regular Session portion of this meeting.*

Agenda Date: 03/16/2026

Prepared by: Allison M. Mackey, Communications and Brand Manager, 559-713-4535 allison.mackey@visalia.gov, Shonna Oneal, Administrative Services Director, 559-713-4053 shonna.oneal@visalia.gov.

Department Recommendation: It is recommended that the Visalia City Council receive a presentation on the City's new website.

Summary:
In August of 2025, the City initiated a comprehensive redesign of its municipal website to modernize digital services, improve accessibility, and enhance the overall user experience for residents, businesses, and visitors. The website redesign project is now complete and is scheduled to officially launch on March 17, 2026.

Background Discussion:
The City's current website was launched in 2015 and has since become outdated and increasingly inadequate for meeting current standards. Notably, it lacked optimization for mobile devices, presented difficulties in submitting service requests, and did not comply with upcoming accessibility regulations. For these reasons, modernizing the City's website was both a strategic priority and a regulatory necessity.

At the direction of Council, City staff worked with the vendor CivicPlus to modernize the City's digital presence, enhance access to services, add security features, and foster greater civic engagement with a completely new website.

Goals and Objectives
At the Visalia City Council's 2025 Workshop, the Council's Strategic Priorities and Goals were set. Three specific sections of the document have items that are connected to the website process underway. These are 1) Growth and Infrastructure 2) Quality of Life and 3) Governance. At the top of this list is the Governance Year One Objective "Select a new website system and begin the transition of the website to be completed by April 2026. This process will include community outreach."

As previously reviewed by the Council in the summer of 2025, the overall goals of the project included:

- Replacement of Existing Website: Implement a modern, government-focused website platform.
- Technology Upgrade: Leverage up-to-date web, mobile, and social media technologies to enhance civic engagement.
- User Experience: Create a well-designed, intuitive, and easy-to-navigate website that offers a positive user experience.
- Content Management: Provide a streamlined, user-friendly content management system for staff to efficiently publish and manage content.
- Workflow Automation: Implement electronic review, approval, and publishing processes.
- Information Architecture: Redesign the structure and navigation of the City's website for improved usability and content discoverability.
- Program Compatibility: Ensure compatibility with existing programs and seamless integration with future tools, particularly those enabling virtual services and community engagement.
- Constituent Relationship Management (CRM): Integrate an updated VisaliaWorks with CivicPlus' SeeClickFix 311 CRM tool that allows residents to submit questions or service requests and centralizes all related communication, documentation, and task tracking serving as a new digital customer service module.
- Visual Identity: Develop a visually cohesive and brand-aligned website that reflects the City's logo and color palette.
- Accessibility and Compliance: Ensure full compliance with the Americans with Disabilities Act (ADA) and Web Content Accessibility Guidelines (WCAG) 2.2. This includes review of content quality, broken links and other usability issues, such as color contrast and recommendations on correcting and updating content through AudioEye and Acquia Optimize tools.
- Multilingual Access: Enable content translation to serve non-English-speaking residents and visitors.
- Data Security: Meet security standards consistent with local, state, and federal requirements.
- Content Migration: Migrate all key documents and content from the existing website into the new system.
- Public Records Act Request Management: Allow for the submission and central management of public records requests through NextRequest, the public records request management tool.
- Social Media Management: Archive and oversee multiple official social media accounts through ArchiveSocial, the social media management tool.

Community Outreach and Engagement

Consistent with Council's direction, community outreach was a foundational component of the redesign process. As requirements for government websites have changed, so have the needs and desires of the community. Community feedback played a central role in the planning and design of the new website.

City staff undertook the following steps to gather feedback that could be folded into the planning of the new City website:

- Survey: Launched in early September 2025, the survey was open for three weeks and included 10 questions. It was available digitally, in print versions and in both English and Spanish.
- Community Meetings: A total of four community meetings were held, where staff made presentations to those in attendance and then hosted "Listening Sessions" to receive public feedback.

- Additional outreach included information on the City website, a press release to media outlets which resulted in earned media in both digital and print outlets, information to community organizations, information sent to all City of Visalia Committee & Commissions and a presentation to the Citizens Advisory Committee, information in the City of Visalia Live & Play newsletter, print materials posted in City offices and lobbies, and coordinated social media posts and details across the City's social media channels.
- Internal Work: City staff across all departments participated in content audits and workflow evaluations of the current website to identify where operational efficiency and service delivery could be improved.

The feedback received was shared with the City New Website Committee, which is comprised of staff representatives from each City department. The valuable input provided by the public was then used in working with our project partners at CivicPlus on designing and building the new City of Visalia digital home. Utilizing CivicPlus allowed the City to consolidate several independent initiatives into a single, efficient platform managed by one vendor. This consolidation streamlined staff responsibilities, reduced costs, and improved service across the organization.

Feedback received through these efforts directly informed the website's structure, homepage layout, service-based navigation, and accessibility features.

A New Website, "A Better Way of Living"
City staff and CivicPlus have successfully completed development, content migration, quality assurance testing, and accessibility review of the new City of Visalia website. Staff have finalized training on the new content management system to ensure departments can independently maintain and update their information.

The new website will officially launch on March 17, 2026, providing residents with:

- A modern, clean design aligned with the City's identity
- Improved search functionality
- Simplified service-based navigation
- Enhanced accessibility features
- Mobile-optimized performance
- A City website that complies with the Americans with Disabilities Act (ADA) and Web Content Accessibility Guidelines (WCAG) 2.2.

The completion of the City's new website represents a significant investment in improving communication, transparency, and service delivery for residents, businesses, organizations, visitors and our greater community. The new website reflects input from residents and staff, aligns with current best practices, and positions the City for continued digital innovation.

A Living Platform
While the technical redesign phase of the project is complete, it is important to emphasize that a municipal website, or most any website, is never truly finished. The City of Visalia website is a living, dynamic communication platform that must evolve alongside community needs, service delivery enhancements, regulatory requirements, and technological advancements.

Post-launch, City staff will continue to:

- Update content to ensure accuracy and timeliness
- Monitor analytics and user behavior
- Refine content and navigation based on user feedback
- Maintain accessibility compliance
- Expand digital services and self-service tools

The launch of the new City of Visalia website marks the beginning of a new phase of our communications efforts and is focused on continuous improvement, rather than the conclusion of the effort.

Staff respectfully present the newly redesigned website to the Council and look forward to its official launch on March 17, 2026.

Fiscal Impact including annual maintenance and operating costs: There is no fiscal impact tied to the launch of the website. The website implementation cost was budgeted for $75,000 in a capital project. The CIP will fund Year 1 (FY 25/26) of this project's cost of $74,805 (CIP 3880-72000/CP0762-999), which includes a promotional discount of $47,726.00. Annual maintenance cost for Year 2 is 114,506.00, Year 3 is $120,232.00, Year 4 is $126,243.00 and Year 5 is $132,555.00. The five-year total is $568,341.00. Years 2-5 (FY 26/27-29/30) will be funded in the department's operating budget which will be included in future budgets.

Prior Council Action: 9/2/2025: Received update on new City website planning process and community outreach for resident feedback. 6/16/2025: Authorized the City Manager to enter into a (5) year service and software license agreement with CivicPlus for web services, including a new website, 311 resident service request system, public records request management system, social media monitoring and archiving, and accessibility monitoring, piggybacking the General Services Administration (GSA) Contract GS-35F-0124U, for a total of $570,000. 1/11/2025: Set Strategic Priorities and Goals that included Governance: Communication, Information & Feedback Year One Objective "Select a new website system and begin the transition of the website to be completed by April 2026. This process will include community outreach." 12/16/24: Council approved appropriating funds for the remaining American Rescue Plan Act (ARPA) projects. The approved projects included the website refresh.

Alternatives: Direct City staff to hold on the launch of the new City website or otherwise extend timeline for launch at a future date.

Recommended Motion (and Alternative Motions if expected):
No motion required.

Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 03/16/2026

Attachments: 1) New City Website Unveiling PowerPoint

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☒ **Economic Vitality**	☒ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☒ **Quality of Life**

VISALIA

New City Website First Look and Launch

Presented by:
Communications Division

March 16, 2026

SUMMARY

In August 2025, the City initiated a comprehensive redesign of our website to modernize digital services, improve accessibility and enhance the overall user experience.

The project is now complete and is scheduled to officially launch on March 17, 2026.

BACKGROUND DISCUSSION

Current Website Launched in 2015

- Modernizing the City website was both a strategic priority and a regulatory necessity.

Staff worked with CivicPlus to build the City's digital presence, enhance access to services, add security features and foster greater civic engagement with a completely new website.

FEDERAL COMPLIANCE

Department of Justice
Civil Rights Division Requirements

- Web Content Accessibility Guidelines (WCAG) Version 2.1, Level AA is the technical standard for state and local governments' web content and mobile apps.

- The City must achieve compliance by April 24, 2026, and remain compliant.

COUNCIL GOALS AND OBJECTIVES

Growth and Infrastructure

Quality of Life

Governance

At the top of this list is the Governance Year One Objective:
"Select a new website system and begin the transition to be completed by April 2026. This process will include community outreach."

PROJECT GOALS

- Replacement of Existing Website
- Technology Upgrade
- User Experience
- Content Management
- Workflow Automation
- Information Architecture
- Program Compatibility
- Constituent Relationship Management
- Visual Identity
- Accessibility and Compliance
- Multilingual Access
- Data Security
- Content Migration
- Public Records Act Request Management
- Social Media Management

COMMUNITY OUTREACH HIGHLIGHTS

Survey

Digital and hard copy survey in English and Spanish, open for three weeks.

Comment Period

Comments were submitted via email and social media through 9/24.

Meetings

A total of four meeting opportunities available for in-person.

A NEW WEBSITE, “A BETTER WAY OF LIVING”

New Website Ready to Launch March 17, 2026

- A modern, clean design aligned with the City’s brand
- Improved search functionality
- Simplified service-based navigation
- Mobile-optimized performance
- Compliance with Americans with Disabilities Act (ADA) and Web Content Accessibility Guidelines (WCAG) 2.2

PROJECT COMPONENTS

- New Website
- SeeClickFix (Formerly VisaliaWorks)
  Solution that empowers residents to report issues, identify repair needs, and ask questions.
- Social Media Archiving AKA Archive Social
  Social media archiving solution.
- NextRequest
  All-in-one public records request portal.
- AudioEye
  Digital accessibility tool, focuses on web accessability compliance

A LIVING PLATFORM

City staff will continue to:

- Update content to ensure accuracy and timeliness
- Monitor analytics and user behavior
- Refine content and navigation based on user feedback
- Maintain accessibility compliance
- Expand digital services and self-service tools

VISALIA

Website First Look

Let’s take our first look at the new www.visalia.gov

Visalia City Council

Staff Report

Visalia City Council
707 W. Acequia
Visalia, CA 93291

File #: 25-0692 **Agenda Date:** 3/16/2026 **Agenda #:** 1.

Agenda Item Wording:
Authorization to read ordinances by title only.

Visalia City Council

Staff Report

File #: 25-0017 **Agenda Date:** 3/16/2026 **Agenda #:** 2.

Agenda Item Wording:
Amendment and extension to the operations and management agreement for Plaza Park Raceway - Authorize the City Manager to execute an amendment and extension to the Operations and Management Agreement with One Four Promotions for Plaza Park Raceway.

Agenda Date: 3/16/2026

Prepared by:
John Lollis, Assistant City Manager, John.Lollis@visalia.gov, (559)713-4323

Department Recommendation:
Staff recommends the City Council authorize the City Manager to execute an amendment and extension to the operations and management agreement of Plaza Park Raceway with One Four Promotions, LLC for three (3) years.

Summary:
Authorize the City Manager to execute an amendment and extension to the operations and management agreement of Plaza Park Raceway with One Four Promotions, LLC for three (3) years, effective March 1, 2026 to February 28, 2029. The contract is still in draft form and maybe subject to changes as Staff and legal counsel works with the promotor on a final scope.

Background Discussion:
For more than twenty (20) years, the City had been leasing the Plaza Park Raceway to an outside vendor to utilize the arena for the purpose of providing vehicular races on the dates and times set annually and at the sole discretion of the City. In 2023, the City issued a Request for Proposals (RFP) for use of the Plaza Park venue for any purpose (not specifically racing), which three (3) entities expressed interest, however, only One Four Promotions, LLC (OFP) submitted a proposal.

At its meeting on March 18, 2024, the City Council approved a one-year operations and management agreement between the City and OFP effective March 1, 2024, for Plaza Park Raceway effective March 1, 2024 through February 28, 2025, and was subsequently extended an additional year through February 28, 2026. Pursuant to the Agreement, OFP operates, manages, and maintains the Raceway to provide racing events, with provisions for reimbursement by the City to OFP for completed and documented project items that are considered permanent fixtures and subject to prevailing wages in the event that the agreement is not extended for an additional four (4) years (2025-2028). In lieu of an annual rental payment of $34,200, the agreement calls for OFP to proceed with approved improvements to the raceway as part of the Plaza Park rebuild project (Exhibit A).

Racing events shall be limited to twenty (20) events per year, and OFP shall have the right to use the arena for racing and related activities only between the hours of 4:00 P.M. and 10:00 P.M. Mondays through Thursday and 4:00 P.M. and 11:00 P.M. on Friday and Saturday scheduled race nights.

OFP may also schedule practice sessions for individual racers on Wednesdays between the hours of 5:30 P.M. and 8:30 P.M. during the racing season, and is expressly prohibited from providing any other service or producing any other event without obtaining the prior written consent of the City at least sixty (60) days in advance of the proposed event.

Over the past two (2) years, OFP reports that racing spectator attendance has increased and the raceway has proven to be a draw for drivers, with almost 200 racers competing, mostly from California (136) and Arizona (24), but also from as far away as Australia (5) and New Zealand (1). OFP reports that approximately eighty (80) of the drivers reside within the Central Valley, including eighteen (18) in the Visalia area.

In the two (2) years that they have served as the Raceway operator, OFP has made significant non-permanent improvements to the venue and demonstrated good care and maintenance of the facility, reflected in the updated Exhibit A, with a valuation of over $750,000. OFP has stated that they have made sufficient improvements to the raceway to provide an above average racing experience for the next several years. While OFP had originally hoped to enter into a five-year agreement with the City with the option to extend up to twenty (20) years as operator of Plaza Park Raceway and continue too make major permanent improvements in the ensuing years,, the uncertainty around the plans for Plaza Park given the on-going Parks and Recreation masterplan does not make that a viable option at this time. The Company has requested that their current investment and on-going maintenance be accepted in lieu of rent for the next three years. In addition, the contract also relieves the City from making the improvements noted in the Exhibit for the same reasons. After the completion of the masterplan, the City and OTP can evaluate the feasibility of a longer-term agreement.

Staff believes that having a quality promoter that has made significant improvements to the facility, offers a different form of recreation and entertainment to the community, and attracts participants and spectators from outside the area is an attribute, and it is preferable to have the facility occupied and maintained over the next several years rather than left vacant and the City's responsibility to maintain, during the assessment process and future planning that is occurring as part of the Parks and Recreation masterplan.

Fiscal Impact:
In lieu of an annual rental payment of $35,247 increased annually using the California Consumer Price Index for All Urban Consumers (CCPI-U) over the three (3) year term of the Agreement, staff is recommending accepting the previous significant improvements and on-going maintenance as payment.

Prior Council Action:
March 18, 2024: Confirm Contract Approval (24-0101)

Alternatives: Per Council direction

Recommended Motion (and Alternative Motions if expected):
I move to authorize the City Manager to execute an amendment and extension to the operations and management agreement of Plaza Park Raceway with One Four Promotions, LLC for three (3) years with the understanding that the proposed contract is subject to changes.
Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 3/16/2026

Attachments:
1. Draft Operations and Management Agreement
2. Draft Operations and Management Agreement - Exhibit A
3. Operations and Management Agreement (2024)
4. Plaza Park Raceway Proposed Schedule (2026)

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☒ **Economic Vitality**	☐ **Organizational Excellence**	☐ **Fiscal Strength**	☐ **Infrastructure & Growth**	☒ **Quality of Life**

Operations and Management Agreement
Between One Four Promotions, LLC
and the CITY of Visalia
Regarding Plaza Park
Raceway

This AGREEMENT is made and effective March 1, 2026, by and between the CITY OF VISALIA, a Municipal Corporation and charter law city of the State of California (hereinafter "CITY"), and One Four Promotions, LLC (hereinafter "VENDOR").

RECITALS

WHEREAS, CITY owns the real property and improvements located at 700 S. Plaza Drive, which is known as the Plaza Park Raceway, hereinafter "ARENA"; and

WHEREAS, the purpose of this AGREEMENT is to document the terms and conditions under which the management and operations of ARENA will occur.

NOW, THEREFORE, based upon the terms contained herein, the parties agree as follows:

1. PURPOSE:

Operate, manage, and maintain ARENA and provide staff and programs, therefore.

The ARENA shall be used by the VENDOR for the purpose of providing vehicular races on the dates and times set annually and at the sole discretion of the CITY. Racing events shall be limited to twenty (20) events per year unless obtaining the prior written consent of CITY at least sixty (60) days in advance of any event in excess. Racing schedules must be submitted with an "Annual Operational Report" to the CITY no later than March 1 of every year. In the event that dates must be canceled due to natural occurrences or unforeseen circumstances, additional dates may be granted by the CITY. The VENDOR is permitted to schedule practice sessions for individual racers on Wednesdays between the hours of 5:30 p.m. to 8:30 p.m. during the racing season which is considered March 1st through November 30th of each year or as otherwise noted in the written annual schedule to be provided in advance to the CITY for approval, which shall not be unreasonably withheld by the CITY. A practice session is defined as a non-competitive use with a single vehicle on the track at a time. The VENDOR is expressly prohibited from providing any other service or producing any other event without obtaining the prior written consent of CITY at least sixty days (60) in advance of the proposed event.

2. HOURS OF OPERATION:

Unless prior arrangements have been made with CITY, the VENDOR shall have the right to use said ARENA for vehicular motor racing and related activities only between the hours of 4:00 p.m. to 10:00 p.m. Mondays through Thursdays and 4:00 p.m. to 11:00 p.m. on Fridays and Saturday scheduled race nights. As noted in Section 1 of this AGREEMENT, vehicle practice sessions shall in most instances only be permitted on Wednesdays . This AGREEMENT does not

authorize overnight camping.

3. TERM OF AGREEMENT:
The term of this AGREEMENT shall be for a period of three (3) years commencing on March 1, 2026, and ending on February 28, 2029, unless earlier terminated as provided herein.

In addition, the CITY and VENDOR may, but are not obligated to extend the term of the AGREEMENT by separate mutual written agreement between the Parties. Parties acknowledge that prior to any extension being executed the timeframe for the completion of the projects listed in Exhibit "A" shall be revised and CITY is not required to agree to any lease extension by VENDOR that does not contain a revised Exhibit "A" that is agreed on by both parties.

4. AUTHORIZED AGENTS:
The primary contact person on behalf of the CITY shall be the Assistant City Manager, City of Visalia 220 N Santa Fe Street, Visalia, California, 93291, (559) 713-4323. The primary contact on behalf of the VENDOR shall be Jake Hagopian, Managing Member, 14332 S. Chestnut, Fresno, CA 93725, (559) 974-8285.

5. TERMINATION:
CITY shall have the right to terminate this AGREEMENT by giving VENDOR ninety (90) days prior written notice by either personal delivery or first-class mail, postage prepaid, specifying the effective date of termination.

Either party shall have the right to terminate this AGREEMENT based on the other's failure to comply with the terms, covenants, and requirements contained herein. Prior to termination, the non-breaching party shall provide written notice to the other identifying the breach and providing for thirty (30) calendar days to cure. If not cured within that timeframe, the AGREEMENT shall be deemed terminated.

6. GROUNDS AND FACILITIES:
CITY hereby permits VENDOR to use the ARENA and grounds surrounding same in partial exchange for the operations contemplated herein and under the terms and conditions specified herein. The CITY, its officers, employees, or agents, shall have the right to enter into and upon the ARENA at all times, with CITY identification, and to protect any and all rights of the CITY. VENDOR shall supply CITY with key and alarm code to gain access for repairs and routine maintenance inspections. CITY shall notice VENDOR twenty-four (24) hours in advance of scheduled inspections or access needed for maintenance purposes, emergency situations requiring immediate access exempted.

VENDOR shall conform to all state and/or local laws and ordinances regarding the premises without limitations, including compliance with the local sound ordinance.

VENDOR shall conform to all industry safety standards for racing activities.

7. FACILITY RECONSTRUCTION AND PREVAILING WAGE LAWS:

VENDOR and CITY note that the modifications and additions as proposed for the years 2026 through 2028 and approved by the CITY with the Plaza Park Rebuild Budget and Timeline (Exhibit A), shall be paused while the CITY completes a separate Parks Master Plan. CITY and VENDOR agree that the CITY contribution requirements listed in Exhibit "A" will not be required to be paid by CITY until the City of Visalia Parks Master Plan is complete and this Agreement this Agreement is revised to include any modifications required under the Parks Master Plan. VENDOR will continue to work on any items listed in Exhibit "A" for years 2024-2025 that have not been completed but no projects scheduled for 2026 and beyond shall be required under this Agreement as modified.

VENDOR is aware of the requirements of the California Labor Code Section 1720, et seq., 1770, et seq., and California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements for work considered "public works" as that term is defined under Prevailing Wage Laws. VENDOR agrees that it shall comply with Prevailing Wage Laws and all of the requirements stated in the City of Visalia Labor Compliance Manual, a copy of which is available online at https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=32904 and the Labor Compliance Manual shall be considered to be included as part of this Agreement and binding on the VENDOR by reference. VENDOR acknowledges that they have reviewed and are aware of these requirements. VENDOR agrees to hold the CITY harmless and to indemnify and defend the CITY, with legal counsel reasonably acceptable to CITY, from all claims arising from the potential application of Prevailing Wage Laws under this Agreement.

8. VENDOR'S MAINTENANCE OF ARENA:

VENDOR shall be responsible for all routine maintenance and repairs of the ARENA. VENDOR shall maintain the ARENA free and clear of all trash, weeds, litter, and other debris and shall power wash the grandstand seating area at least once per year. VENDOR shall be responsible for the elimination of graffiti placed on any of the ARENA structures within forty-eight (48) hours of notice, including, but not limited to walls and fences.

VENDOR shall pay all expenses for the preparation and maintenance of the ARENA. VENDOR must erect and/or maintain safeguards along the track and grandstand area as deemed necessary by the CITY. VENDOR must replace and repair any damage to property and grounds within forty-eight (48) hours after each use to the satisfaction of the CITY.

All areas (grandstands, parking lots, grass areas) used by VENDOR, VENDOR's participants, or spectators, are to be cleaned no later than twenty-four (24) hours following each event. If areas are not cleaned to CITY standards and expectations, the CITY will clean or contract with an agency to perform clean up and will charge the direct cost plus twenty-five percent (25%) to the VENDOR.

The VENDOR shall furnish, install, operate, and maintain all equipment, fixtures, vehicles, and other improvements made to the ARENA in good order, condition, and repair. The VENDOR shall also keep all premises, furniture, fixtures, and equipment in good order, condition, and repair. When this AGREEMENT is

terminated, the VENDOR will vacate the premises leaving them in good order, condition, and repair, free of any hazardous material or waste, and in good condition satisfactory to the CITY.

VENDOR agrees to inspect the grandstand and earthwork supporting the grandstand prior to any event or practice held at the ARENA. This inspection shall be to confirm whether any structural issues, including but not limited to cracking, holes, or other signs of erosion have appeared in these areas. If VENDOR notices any signs of damage, then VENDOR shall cancel the scheduled event and notify CITY to request additional inspection. If cancellation of any scheduled events is due to structural concerns over the earthwork, then VENDOR agrees that it has no right or claim against CITY for any lost profits, contractual losses, or reimbursement of any expenses if termination or cancellation impacts scheduled events.

9. MAINTENANCE OF ARENA:

Maintenance and repairs to the facility shall be the responsibility of the VENDOR; this includes water service to the site, electricity to the site, and maintenance and repairs to permanent structures and CITY-owned improvements. The VENDOR shall make all necessary major repairs and maintenance to the extent authorized by the City with the Plaza Park Rebuild Budget and Timeline. Graffiti in the park or common areas, such as the back of the grandstand concession facility shall be the responsibility of the CITY.

CITY has reviewed the erosion of the earthwork upon which the grandstand is located with the VENDOR. Presently CITY has concluded that the structure is currently sound but will conduct regular inspections of the grandstand and supporting earthwork during the term of this AGREEMENT. VENDOR shall cooperate with CITY in scheduling these inspections. If the erosion continues to worsen then CITY may be required to terminate this AGREEMENT without notice or in the alternative require VENDOR to cancel all events and usage of the ARENA until repairs can be made.

10. OWNERSHIP OF PROPERTY AND EQUIPMENT:

Certain existing property at the ARENA is owned by VENDOR. This personal property includes the following: track (dirt material that comprises race surface), crash wall/rail and catch fence, scoreboard, ticket booths, storage containers, vehicles and equipment, concession appliances, equipment and inventory, and raceway signage. Upon written notice, VENDOR agrees to remove all of their property, supplies, and equipment within ninety (90) days of the conclusion or termination of this AGREEMENT.

11. IMPROVEMENTS:

Throughout the original term of this AGREEMENT and any extension to the AGREEMENT, the CITY agrees that the racetrack is the personal property of the VENDOR. When the AGREEMENT is concluded, the VENDOR shall remove the racetrack at its sole expense. The ARENA must be left clean, flat, and level to its original grade. At the CITY's option, the VENDOR may leave the track and/or other facilities or items that shall become the sole, unencumbered property of the CITY.

VENDOR hereby acknowledges the title of CITY in and to the premises in the AGREEMENT, including legal property improvements erected thereon, and hereby covenants and agrees never to assail, contest, or resist said title with the exception of the said racetrack.

12. EXCLUSIVE RIGHT:

VENDOR may grant others the right to promote special events. If this should occur, the VENDOR shall charge others only those fees and charges for rents, services, and deposits as previously approved, in writing, by the CITY. Said fees and charges shall be submitted and approved by the CITY a minimum of sixty (60) days in advance of the event. Secondary users must provide the CITY with insurance certificates meeting the requirements set forth in Section 24 of this Agreement for Commercial General Liability and Property Damage naming the City of Visalia as 'additionally Insured." The City of Visalia shall also require Liquor Liability Insurance if the secondary vendor is proposing to sell alcohol. All secondary vendors must provide a description of proposed activities to the CITY at least sixty (60) days in advance of the event and shall be responsible for meeting any additional insurance requirements requested by the City of Visalia Risk Management Division depending on the specific activities proposed by the secondary vendor.

13. USE BY THE CITY:

The CITY reserves the right to use the ARENA for other programs and events but shall not schedule motorized racing events that would compete with VENDOR's operation. The VENDOR will surrender the premises to the CITY on predetermined dates selected by the CITY giving the VENDOR a minimum of a sixty (60) day notice. At the time that the CITY uses the facility, the VENDOR shall have left the premises free of all litter, trash, and other debris and with all of the fixtures and facilities in good order and repair. A mutually agreed upon utility reimbursement for CITY's use shall be credited to the VENDOR. VENDOR reserves the right to provide concessions for any said event.

14. PAYMENTS TO THE CITY:

For the term of this AGREEMENT and in exchange for the improvements to the ARENA, the CITY will forego all rental payments from VENDOR. If VENDOR fails to proceed with the Plaza Park Rebuild Budget and Timeline (Exhibit A) or falls behind the projected timeline without due reason, rental payments will become due and payable as outlined below. Parties acknowledge that the timeframe for completion of these improvements shall be paused while the CITY completes a separate Parks Master Plan. CITY and VENDOR agree that the CITY contribution requirements listed in Exhibit "A" will not be required to be paid by CITY until the City of Visalia Parks Master Plan is complete and this Agreement this Agreement is revised to include any modifications required under the Parks Master Plan. VENDOR will continue to work on any items listed in Exhibit "A" for years 2024-2025 that have not been completed but no projects scheduled for 2026 and beyond shall be required under this Agreement.

VENDOR shall communicate with CITY in regards to any construction delays and all proper NOTICE shall be given to each party as noted in Section 30 of this agreement.

The payment to the CITY shall be $36,199 annually, paid in twelve (12) equal payments of $3,016.58 due on the first of every month following the effective date of this agreement. All payments are due thirty (30) days from invoice by CITY.

Each payment is due to CITY thirty (30) days from the invoice date. All payments not received by the due date shall be subject to a two percent (2%) late fee penalty of the full amount due.

Parties acknowledge that even though the rental amount may not be charged if VENDOR is in proceeding with the items described in Exhibit "A" the rental amounts described in this Section will be subject to annual price adjustment each and every year, beginning on the first anniversary date of this Agreement to reflect the percentage change in the Consumer Price Index, which for purposes of this Agreement shall be the California Consumer Price Index (all urban consumers, all items) as released by the California Division of Labor Statistics and Research. The adjustment will be calculated as follows, the annual rent shall be multiplied by the percentage increase in the Consumer Price Index for the last month released prior to each anniversary date of this Agreement. In no event shall the minimum annual rent be decreased.

VENDOR shall pay all expenses associated with the operation of premises, including utility fees, all necessary staff, offices, security, personnel, tools, supplies, and equipment for the safe and efficient operation of the Raceway program. VENDOR will provide all necessary personnel, equipment, supplies, and concession operations to serve the general public as well as participants in the pit area of the facility, ensuring that the areas meet applicable codes and regulations pertaining to their operation.

15. DESTRUCTION OF THE FACILITIES:
If the ARENA shall be wholly destroyed by fire or other casualty, the CITY may elect not to rebuild the same and may terminate this AGREEMENT by delivering written notice of such election to VENDOR within six (6) months of the occurrence of such destruction. The City shall not be responsible for any property owned by the VENDOR. If any of said ARENA shall be partly or completely destroyed or damaged by fire or other casualty, the CITY shall not be required to repair the same.

16. SURRENDER:
Upon the termination of this AGREEMENT, VENDOR shall surrender possession of the ARENA to the CITY and shall, at the time of surrender, leave the facility in as good order and condition as said facility was at the inception of this AGREEMENT, ordinary wear and tear, and damage by the elements, fire, earthquake, flood, act of God, or public calamity, excepted. Upon written notice, the VENDOR agrees to remove all of their property, supplies, and equipment within ninety (90) days of the conclusion or termination of this AGREEMENT.

17. QUIET ENJOYMENT:
VENDOR shall not cause or permit any act or thing to occur on the premises that shall constitute a nuisance, an unlawful act, or a disturbance to the quiet enjoyment of the CITY or any tenant of the CITY on adjacent or neighboring

properties. The VENDOR must abate or otherwise cause said nuisance to be eradicated within seventy-two (72) hours from receiving a written notice from the CITY that a nuisance exists.

In the event that the VENDOR has not either (a) taken corrective action within seventy-two (72) hours, or (b) filed an appeal with the CITY within seventy-two (72) hours, the CITY may enter and abate said nuisance to the expense of the VENDOR without any liability whatsoever to the CITY for monetary loss or anticipated profits of the VENDOR or others. Said appeal to the CITY shall be made in writing and be received by the CITY within seventy-two (72) hours after the VENDOR received notice of said nuisance.

18. UTILITIES AND SERVICES:
VENDOR shall be responsible for the payment of utility charges including electrical, telephone, and internet service, natural gas, trash collection, and alarm system. CITY shall read electrical meters, calculate utility charges, and invoice VENDOR for actual use on a quarterly basis. Electricity charges will be paid by VENDOR upon invoice from the CITY.

19. FOOD, BEVERAGE AND MERCHANDISE OPERATION:
VENDOR agrees that they will operate and manage the services and facilities in a reasonable business manner during the entire term of this AGREEMENT. Where such facilities are provided, VENDOR agrees that they will furnish and dispense foods and beverages of the best quality and shall maintain a high standard of service at least equal to or exceeding that of other similar establishments and consistent with prevailing industry standards.

VENDOR must obtain and maintain all necessary permits required for the operation of a concession facility, including Health Department Permits, business licenses, alcohol beverage control licenses, and others as applicable.

VENDOR shall be responsible for any and all controlled substances brought onto the premises by VENDOR or by VENDOR's authorization. VENDOR shall comply with all federal, state, and local regulations regarding the use and storage of controlled substances.

CITY reserves the right to prohibit the sale or rental of any item that it deems objectionable or beyond the scope of merchandise deemed necessary for proper services.

20. CODE OF CONDUCT:
VENDOR shall develop rules and regulations for the governing of race events entitled "Code of Conduct," which shall be approved by the CITY and enforced by the VENDOR.

21. SECURITY AND EMERGENCY PERSONNEL:
VENDOR shall provide a minimum of four (4) security guards for each racing event or one security guard for every one hundred and fifty (150) people in attendance, whichever is greater. The CITY has the sole discretion to require the VENDOR to provide more security guards for other types of events.

VENDOR must have an appropriate emergency response system for injury and fire including all applicable personnel.

22. INSTALLATION OF SIGNS:

VENDOR may install, operate, and maintain advertising signs facing the inside of the premises occupied by the VENDOR, and at such other places(s) in the ARENA area as may be mutually agreed upon by the CITY and the VENDOR. Any sign installed, operated, and maintained by the VENDOR will be the VENDOR's total financial responsibility. No signage may be placed in a position so that it faces outside of the ARENA without the written authorization of the CITY. Prior to the installation of any signs, the VENDOR shall obtain the written approval from the CITY as to the sign's size, design, and location, and the VENDOR shall obtain any and all necessary permits from the Planning Division in compliance with the City of Visalia ordinance. No reasonable marketing signage should be denied by the CITY.

23. NEGATION OF PARTNERSHIP

The CITY shall not become or be deemed to be a partner or joint venture with the VENDOR other than the relationship of a landlord or a tenant. The VENDOR shall not be considered an agent, an officer, or an employee of the CITY.

24. STANDARD OF SERVICE:

The VENDOR shall be responsible for the following standards of service:

a. All employees and other personnel who perform work for the VENDOR shall be neat and clean in appearance and courteous to all persons. The VENDOR shall be neat and clean in appearance and courteous to all persons. The VENDOR shall not permit any of their employees to conduct business in an offensive or objectionable manner.

b. The VENDOR shall be required to follow all reasonable rules and regulations of the CITY concerning the management, operation, or use of the ARENA, including, but not limited to, the "Code of Conduct".

25. INSURANCE:

a. Required Policies: VENDOR agrees to immediately secure and maintain during the term of this AGREEMENT, and prior to commencement of any special event or work hereunder, insurance coverage as follows:

i. Worker's Compensation: Worker's Compensation Insurance with statutory limits and Employer's Liability Insurance with limits of not less than One Million Dollars ($1,000,000) per incident. Such insurance shall comply with all applicable state laws.

ii. Commercial General Liability and Property Damage: Commercial general liability insurance with a combined single limit of not less than One Million Dollars ($1,000,000) per occurrence. Such insurance shall include products/ completed operations liability, owner's and agency's protective, blanket contractual liability, personal injury liability, and broad form property damage coverage.

iii. Commercial Automobile Public Liability and Property Damage: Automobile Public Liability and Property Damage Insurance with a combined single limit of not less than One Million Dollars ($1,000,000)

per occurrence.

iv. Liquor Liability Insurance with a limit of not less than One Million Dollars ($1,000,000) per occurrence.

b. Additional Insured: The General Liability/Property Damage & Automobile Liability/Property Damage policies shall:

i. Name CITY, its appointed and elected officials, officers, employees, and agents as additional insureds;

ii. Be primary with respect to any insurance or self-insurance programs maintained by CITY;

iii. Shall apply separately to each insured against whom a claim is made, or suit is brought, except with respect to limits of the insurer's liability;

iv. Contain standard cross-liability provisions.

c. No Material Change, Termination, or Expiration without Notification: Each required policy shall provide that such insurance shall not be materially changed, terminated, or allowed to expire except on thirty (30) days prior written notice to CITY.

d. No Subrogation: Each required policy shall be endorsed to include a waiver of subrogation against the CITY, its officers, officials, agents, and employees.

e. Duration: This insurance shall be maintained during the Term of this Agreement until the Term expires if an occurrence policy form is used. If a claims-made policy is used, coverage shall be maintained during the AGREEMENT Term period. VENDOR shall replace such certificates for policies expiring prior to the expiration of the Term of this AGREEMENT and shall continue to furnish certificates on an annual basis when utilizing claims-made form(s).

f. Failure to Maintain Insurance: If VENDOR for any reason fails to maintain insurance coverage which is required pursuant to this AGREEMENT; the same shall be deemed a material breach of this AGREEMENT. CITY, at its sole discretion, may terminate this AGREEMENT and obtain damages from VENDOR resulting from said breach. Alternatively, CITY may purchase such required insurance coverage, and without further notice to VENDOR, may deduct from monies agreed to be provided to VENDOR hereunder any premium costs advanced by CITY for such insurance.

26. INDEMNIFICATION:

VENDOR agrees to indemnify and save harmless CITY and its officers, appointed and elected officials, agents, employees, and assigns from and against any and all claims, demands, suits, loss, damage, injury, and liability, including cost and expenses incurred in connection therewith, resulting from, arising out of, or in any way connected with the performance of this AGREEMENT, including but not limited to delivery and unloading of supplies and equipment and the use of the ARENA by VENDOR or invitees of VENDOR such as spectators and persons participating in events, regardless of the passive, concurrent negligence on the part of the CITY or anyone acting under

its direction or control or on its behalf. It is further the intent of the parties that this indemnification requirement is not intended to relieve the CITY from liability for the active negligence of the CITY, its officers, appointed and elected officials, agents, and employees. This hold harmless clause is in no way an admission of liability on the part of the CITY, or any of its officers, officials, agents, or employees.

This indemnity and hold harmless provision, insofar as it may be adjudged to be against public policy, shall be void and unenforceable only to the minimum extent necessary so that the remaining terms of this indemnity and hold harmless provision may be within public policy and enforceable.

27. INDEPENDENT CONTRACTOR:
VENDOR represents it is a limited liability corporation and agrees that all employees, agents, subcontractors, and independent contractors hired in furtherance of the programs and activities of VENDOR are hired by VENDOR and not by CITY and are not employees, agents, or subcontractors of CITY.

28. NON-DISCRIMINATION:
VENDOR shall not discriminate in employment practices or provision of services hereunder on the basis of race, color, national origin, ancestry, gender, religion, disability, or political affiliation.

The VENDOR shall furnish its accommodations and/or services on a fair, equal, and just basis to all public users without unjust discrimination on the basis of race, creed, color, age, sex, and/or national origin and comply with public accommodation and access laws. The VENDOR shall charge fair and reasonable prices for each unit of service. The VENDOR may make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

29. RECORDS:
Promptly after executing all documents, including, but not limited to leases, subleases, concessions, occupancy agreements, and any amendments or modifications to the amount of payments, the VENDOR shall keep and retain as a record in full, true and exact copy of every document, receipt, and or bill which in any way pertains to or reflects "gross receipts" and "public expenses and charges for and accounting period."

Upon request from the CITY, during the term of this AGREEMENT, VENDOR shall furnish to CITY a verified statement of its cumulative total gross receipts. VENDOR shall at the same time, also furnish to CITY a year-to-date total of gross total receipts.

The VENDOR shall keep true and accurate records of attendance for each event, including paid and unpaid admissions and race car count by class.

The VENDOR shall keep all documents in full compliance as required by Section 7 Prevailing Wage Laws of this document.

30. NOTICES:

Any notice, demand, or communication required or permitted to be given by the terms of this AGREEMENT, or by any law, may be given by either party by depositing said notice, demand, or communication in the U.S. Mail, postage prepaid, addressed to the other at the party's address or any new address provided by such party in writing to the other. Service of said notice, demand, or communication shall be complete five (5) calendar days after deposit of said notice, demand, or communication in the mail.

Notices and communication concerning this AGREEMENT shall be sent to the following addresses:

CITY	VENDOR
City of Visalia	One Four Promotions
707 W. Acequia	14332 S. Chestnut
Visalia, CA 93291	Fresno, CA 93725
Attn: City Clerk	Attn: Jake Hagopian

Either party may, by notice to the other party, change the address specified above. Service of notice of change of address shall be complete when received at the designated address.

31. MISCELLANEOUS PROVISIONS:

a. Authority: CITY and VENDOR and their respective signatories represent that the signatory holds the position set forth below their signature and that the signatory is authorized to execute this AGREEMENT and to bind said party hereto.

b. Assignment: Neither this AGREEMENT nor any of the rights hereunder may be assigned without prior written consent of CITY.

c. Interpretation/Headings: The headings/captions are for convenience and reference only and are not intended to define or limit the scope of any provision and shall have no effect on the AGREEMENT's interpretation. When required by the context of this AGREEMENT, the singular shall include the plural.

d. Integration/Amendment: This AGREEMENT represents the complete and entire understanding between the parties as to those matters contained herein. This AGREEMENT may only be modified or amended in writing and signed by both parties.

e. Severability: If any term, condition, covenant, provision, or part thereof of this AGREEMENT is, or is declared, invalid, void, or unenforceable for any reason, the remainder of the AGREEMENT shall continue in full force and effect.

f. Governing Law: The laws of the State of California shall govern the interpretation and enforcement of this AGREEMENT and any legal actions arising out of the terms of this AGREEMENT shall be brought in Tulare County.

g. Attorney's Fees/Costs: In the event of legal action arising from this AGREEMENT, the prevailing party may pursue reimbursement for reasonable attorney fees..

h. Contract Enforcement: The City Manager of CITY shall be responsible for the enforcement of this AGREEMENT on behalf of CITY and shall be assisted therein by those officers and employees of City having duties in connection with the administration thereof.

i. Cumulative Rights and Remedies: Except as otherwise expressly stated in this AGREEMENT, the rights and remedies of the parties are cumulative, and the exercise by any party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies.

32. Airport contract language:

a. REGULATIONS - VENDOR shall not conduct, or allow to be conducted upon the Demised Premises, any dangerous or hazardous activities, or any activities considered to be a nuisance to the airport or its tenants and neighbors, and VENDOR agrees to abide by all applicable F.A.A. and U.S. Government rules and regulations, including, but not limited to the following:

i. The VENDOR for himself/herself, their heirs, personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the Demised Premises described herein for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the VENDOR shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted programs of the Department of Transportation and as said Regulations may be amended.

ii. The VENDOR for himself/herself, their personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

A. No person on the grounds of race, color, sex, age, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subject to discrimination in the use of said facilities; and

B. That in the construction of any improvements on, over, or under such land and the furnishing or services thereon, no person on the grounds of race, color, sex, age, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subject to discrimination; and

C. That the VENDOR shall use the Demised Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted programs of the Department of Transportation, and as said Regulations may be amended.

iii. It is understood and agreed that nothing contained herein shall be

construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958.

iv. VENDOR agrees to furnish service on a fair, equal, and not unjustly discriminatory basis to all users thereof, and to charge fair, reasonable, and not unjustly discriminatory prices for each unit or service, provided, that VENDOR may make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

v. The CITY reserves the right (but shall not be obligated to VENDOR to maintain and keep in repair the landing area of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of the VENDOR in this regard.

vi. The CITY reserves the right to further develop or improve the landing area and all publicly owned air navigation facilities of the airport as it sees fit, regardless of the desires or views of the VENDOR, and without interference or hindrance.

vii. The CITY reserves the right to take any action it considers necessary to protect aerial approaches of the airport against obstructions, together with the right to prevent VENDOR from erecting, or permitting to be erected, any building or other structure on the airport which in the opinion of the CITY would limit the usefulness of the airport or constitute a hazard to aircraft.

viii. During the time of war or national emergency, the CITY shall have the right to enter into an agreement with the United States Government for military or naval use of part or all of the landing area, the publicly owned air navigation facilities, and/or other areas or facilities of the airport. If any such agreement is executed, the provisions of this Lease, insofar as they are inconsistent with the provisions of the agreement with the Government, shall be suspended.

ix. It is understood and agreed that the rights granted by this Lease will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance, or development of the airport.

x. There is hereby reserved to the CITY, its successors, and assigns, for the use and benefit of the public, a free and unrestricted right of flight for passage of aircraft in the airspace above the surface of the Demised Premises herein conveyed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the airport.

xi. The Lease shall become subordinate to provisions of any existing or future agreement between the CITY and the United States of America, or any agency thereof relative to the operation, development, or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

b. CURRENT AND FUTURE AIRPORT REGULATIONS - This Lease and all rights conferred thereby shall at all times be subject to current and future

regulations governing any and all activities at the Visalia Municipal Airport to the same extent that such current and future regulations govern the activities of all persons using the facilities of the Visalia Municipal Airport and occupying structures thereon.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement on the date first written above.

CITY OF VISALIA

By:_____

Leslie Caviglia, City Manager

CONTRACT MANAGER

By:_____

John Lollis, Assistant City Manager

ATTEST

_____

City Clerk

One Four Promotions, LLC

Jake Hagopian, General Manager

APPROVED AS TO FORM

Attorney for City

PLAZA PARK REBUILD BUDGET

YEAR	#	ITEM	RFP EST COST	UPDATED BUDGET	START	COMPLETE	OFP COMPLETED		NOTE	FIXED CITY PROPERTY	
2024	1	Facility cleanup	$12,500.00	$38,000.00	2/1/2024	3/1/2024	$57,964.85	$57,964.85		$0.00	$0.00
	2	Misc. fence repairs	$7,500.00	$9,700.00	2/1/2024	3/1/2024	$9,670.00	$67,634.85	Move Pit Fence and misc repairs	$9,670.00	$9,670.00
	3	Tree Trimming	$5,000.00	$18,500.00	2/1/2024	3/1/2024	$18,500.00	$86,134.85	Trim Trees around facility, Tree removal from parking lot	$0.00	$9,670.00
	4	Handrail, light pole & building paint	$11,500.00	$41,000.00	2/1/2024	3/1/2024	$40,998.00	$127,132.85	Handrail, light pole, tower, guard rails, bldgs, bathrooms, walls	$40,998.00	$50,668.00
	5	Install handrail in tower	$375.00	$400.00	2/1/2024	3/1/2024	$375.00	$127,507.85		$375.00	$51,043.00
	6	Concrete seating patch	$2,400.00	$2,400.00	2/1/2024	3/1/2024	$4,000.00	$131,507.85	Patched	$4,000.00	$55,043.00
	7	Entrance landscape	$4,300.00	$12,300.00	2/1/2024	3/1/2024	$12,270.00	$143,777.85	Minor landscaping	$12,270.00	$67,313.00
	8	Speaker system upgrade	$108,000.00	$108,000.00	2/1/2024	3/15/2024	$108,000.00	$251,777.85	Speakers PO OFP, All wiring permanent	$10,240.00	$77,553.00
	9	Water supply infrastructure repairs	$0.00	$39,000.00	2/1/2024	3/15/2024	$38,932.00	$290,709.85	Numerous valves repaired, no meter installed	$38,932.00	$116,485.00
	10	Catch fence replacement South	$32,000.00	$49,500.00	2/1/2024	3/15/2024	$58,460.00	$349,169.85	Replaced fence and guardrail with 12' fence	$0.00	$116,485.00
	11	Catch fence replacement North	$32,000.00	$72,800.00	10/1/2024	12/1/2024	$72,780.00	$421,949.85	Replaced fence and guardrail with 12' fence	$0.00	$116,485.00
	12	Bathroom and septic repairs	$0.00	$16,300.00	2/1/2024	3/1/2024	$16,247.00	$438,196.85		$16,247.00	$132,732.00
	13	Waterline and water valve repairs	$0.00	$19,000.00	2/1/2024	3/1/2024	$18,932.00	$457,128.85		$18,932.00	$151,664.00
	14	Concession Stand repairs	$0.00	$37,000.00	2/1/2024	3/1/2024	$36,941.61	$494,070.46		$36,941.61	$188,605.61
	15	Pit shack repairs	$0.00	$3,900.00	2/1/2024	3/1/2024	$3,865.41	$497,935.87		$0.00	$188,605.61
	16	Merchandise booth relocate	$0.00	$6,600.00	2/1/2024	3/1/2024	$6,553.19	$504,489.06		$0.00	$188,605.61
	17	Electrical infrastructure repairs	$0.00	$29,600.00	2/1/2024	3/1/2024	$29,524.98	$534,014.04	Electrical panels, light pole feed, lights	$29,524.98	$218,130.59
	18	Track reshape and add clay	$0.00	$37,900.00	11/1/2024	11/21/2024	$37,810.00	$571,824.04		$0.00	$218,130.59
	19	Grandstand mildew removal	$0.00	$11,400.00	2/1/2024	2/15/2024	$11,400.00	$583,224.04		$0.00	$218,130.59
	20	Misc Facility Repairs	$0.00	$36,900.00	2/1/2024	10/1/2024	$36,877.25	$620,101.29	railings, walkways, doors	$36,877.25	$255,007.84
2025	21	Infield Irrigation and planting	$0.00	$25,000.00	2/1/2025	3/1/2025	$29,530.00	$649,631.29		$29,530.00	$284,537.84
	22	Track reshape and add clay phase 2	$0.00	$36,000.00	2/15/2025	2/21/2025	$36,040.00	$685,671.29		$0.00	$284,537.84
	23	Tree Removal	$0.00	$6,500.00	2/15/2025	2/21/2025	$6,500.00	$692,171.29		$6,500.00	$291,037.84
	24	Move North perimeter fence	$0.00	$17,000.00	2/10/2025	2/17/2025	$16,903.40	$709,074.69		$16,903.40	$307,941.24
	25	Backstretch containers	$0.00	$24,000.00	2/15/2025	4/1/2025	$21,685.00	$730,759.69		$0.00	$307,941.24
	26	North grandstand entrance construction	$3,500.00	$15,000.00	2/15/2025	4/1/2025	$7,850.00	$738,609.69		$3,250.00	$311,191.24
	27	Concrete seating repairs	$11,600.00	$11,600.00	6/1/2025	7/1/2025	$7,600.00	$746,209.69		$7,600.00	$318,791.24
	28	Concrete pad pit spaces, phase 1	$20,000.00	$35,000.00	6/1/2025	7/1/2025	$7,600.00	$753,809.69		$35,000.00	$353,791.24
2026	29	South perimeter fence landscaping	$5,000.00	$20,000.00	6/1/2026	12/31/2026	$0.00	$753,809.69		$20,000.00	$373,791.24
	30	North grandstand slope landscape	$26,000.00	$38,000.00	6/1/2026	12/31/2026	$0.00	$753,809.69		$38,000.00	$411,791.24
	31	Playground Install	$0.00	$50,000.00	6/1/2026	12/31/2026	$0.00	$753,809.69		$50,000.00	$461,791.24
2027	32	Concrete pad pit spaces, phase 2	$20,000.00	$35,000.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$35,000.00	$496,791.24
	33	LED Stadium Lighting Upgrade	$150,000.00	$750,000.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$750,000.00	$1,246,791.24
	34	South perimeter fence landscaping	$5,000.00	$20,000.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$0.00	$1,246,791.24
	35	Concession stand slab retaining wall/underpin	$46,800.00	$46,800.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$46,800.00	$1,293,591.24
	36	West embankment slope correction	$147,300.00	$250,000.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$250,000.00	$1,543,591.24
	37	Entrance ADA ramp	$37,400.00	$87,400.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$87,400.00	$1,630,991.24
	38	Concession stand rebuild	$358,000.00	$1,850,000.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$1,850,000.00	$3,480,991.24
	39	Bathroom Facility Upgrades/ADD	$0.00	$150,000.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$150,000.00	$3,630,991.24
	40	Electric meter separation	$67,500.00	$67,500.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$67,500.00	$3,698,491.24
	41	Solar Power Infrastructure/System	$100,000.00	$200,000.00	10/1/2027	12/31/2027	$0.00	$753,809.69		$200,000.00	$3,898,491.24
??	42	Cul De Sac Road	$0.00	$900,000.00	ASAP	ASAP	$0.00	$753,809.69		$900,000.00	$4,598,491.24
	43	Non potable water meter install	$6,500.00	$16,500.00	ASAP	ASAP	$0.00	$753,809.69		$16,500.00	$3,914,991.24
	44	Potable water connection with Cal Water	$26,000.00	$75,000.00	ASAP	ASAP	$0.00	$753,809.69		$75,000.00	$3,989,991.24
		TOTAL INVESTMENT	$1,246,175.00	$5,316,500.00			$753,809.69			$4,889,991.24	

CONTRACT YEAR	YEAR	RENT CREDIT	INVESTMENT	BALANCE
1	2024	$ (35,000.00)	$590,200.00	$ 555,200.00
2	2025	$ (35,000.00)	$170,100.00	$ 690,300.00
3	2026	$ (35,000.00)	$108,000.00	$ 763,300.00
4	2027	$ (35,000.00)	$3,456,700.00	$ 4,185,000.00
5	2028	$ (35,000.00)	$991,500.00	$ 5,141,500.00
6	2029	$ (35,000.00)		$ 5,106,500.00
7	2030	$ (35,000.00)		$ 5,071,500.00
8	2031	$ (35,000.00)		$ 5,036,500.00
9	2032	$ (35,000.00)		$ 5,001,500.00
10	2033	$ (35,000.00)		$ 4,966,500.00
		$ (350,000.00)	$5,316,500.00	

CITY PROP IMPVMENTS	$4,889,991.24
RENT CREDIT	$ (350,000.00)
CITY INVESTMENT REQUEST	$4,539,991.24
2026	$600,000.00
2027	$2,000,000.00
2028	$2,000,000.00
TOTAL	$4,600,000.00

Operations and Management Agreement
Between One Four Promotions, LLC
and the CITY of Visalia
Regarding Plaza Park Raceway

This AGREEMENT is made and effective March 1, 2024, by and between the CITY OF VISALIA, a Municipal Corporation and charter law city of the State of California (hereinafter "CITY"), and One Four Promotions, LLC (hereinafter "VENDOR").

RECITALS

WHEREAS, CITY owns the real property and improvements located at 700 S. Plaza Drive, which is known as the Plaza Park Raceway, hereinafter "ARENA"; and

WHEREAS, the purpose of this AGREEMENT is to document the terms and conditions under which the management and operations of ARENA will occur.

NOW, THEREFORE, based upon the terms contained herein, the parties agree as follows:

1. PURPOSE:
Operate, manage, and maintain ARENA and provide staff and programs, therefore.

The ARENA shall be used by the VENDOR for the purpose of providing vehicular races on the dates and times set annually and at the sole discretion of the CITY. Racing events shall be limited to 19 events for the 2024 year. Racing schedules must be submitted with an "Annual Operational Report" to the CITY no later than March 5, 2024. In the event that dates must be canceled due to natural occurrences or unforeseen circumstances, additional dates may be granted by the Assistant City Manager. The VENDOR is permitted to schedule practice sessions for individual racers on Wednesdays between the hours of 5:30 p.m. to 8:30 p.m. during the racing season which is considered March 1st through November 30th of each year. A practice session is defined as a non-competitive use with a single vehicle on the track at a time. The VENDOR is expressly prohibited from providing any other service or producing any other event without obtaining the prior written consent of CITY at least sixty days (60) in advance of the proposed event.

2. HOURS OF OPERATION:
Unless prior arrangements have been made with CITY, the VENDOR shall have the right to use said ARENA for vehicular motor racing and related activities only between the hours of 4:00 p.m. to 10:00 p.m. Mondays through Thursdays and 4:00 p.m. to 11:00 p.m. on Fridays and Saturday scheduled race nights. As noted in Section 1 of this AGREEMENT, vehicle practice sessions are only permitted on Wednesdays. This AGREEMENT does not authorize overnight camping.

3. TERM OF AGREEMENT:
The term of this AGREEMENT shall be one (1) year, commencing on March 1, 2024,

and ending on February 28, 2025, unless earlier terminated as provided herein.

4. AUTHORIZED AGENTS:
The primary contact person on behalf of the CITY shall be the Assistant City Manager, City of Visalia 220 N Santa Fe Street, Visalia, California, 93291, (559) 713-4323. The primary contact on behalf of the VENDOR shall be Jake Hagopian, Managing Member, 14332 S. Chestnut, Fresno, CA 93725, (559) 974-8285.

5. TERMINATION:
CITY shall have the right to terminate this AGREEMENT by giving VENDOR ninety (90) days prior written notice by either personal delivery or first-class mail, postage prepaid, specifying the effective date of termination.

Either party shall have the right to terminate this AGREEMENT based on the other's failure to comply with the terms, covenants, and requirements contained herein. Prior to termination, the non-breaching party shall provide written notice to the other identifying the breach and providing for thirty (30) calendar days to cure. If not cured within that timeframe, the AGREEMENT shall be deemed terminated.

If the CITY does not extend an Operations and Management Agreement for years 2 through 5 of the Plaza Park Rebuild Budget and timeline (2025-2028); the City shall be responsible to reimburse VENDOR for all completed project items that are considered permanent fixtures and subject to Prevailing Wages (Items 7, 9-11, and 13). Invoices and proof of payment will be required for reimbursement.

6. GROUNDS AND FACILITIES:
CITY hereby permits VENDOR to use the ARENA and grounds surrounding same in partial exchange for the operations contemplated herein and under the terms and conditions specified herein. The CITY, its officers, employees, or agents, shall have the right to enter into and upon the ARENA at all times, with CITY identification, and to protect any and all rights of the CITY. VENDOR shall supply CITY with key and alarm code to gain access for repairs and routine maintenance inspections. City shall notice VENDOR twenty-four hours in advance of scheduled inspections or access needed for maintenance purposes, emergency situations requiring immediate access exempted.

VENDOR shall conform to all state and/or local laws and ordinances regarding the premises without limitations, including compliance with the local sound ordinance.

7. FACILITY RECONSTRUCTION AND PREVAILING WAGE LAWS:
VENDOR shall only make approved modifications and additions as proposed for the year 2024 (Items 1-13) and approved by the CITY with the Plaza Park Rebuild Budget and timeline (Exhibit A).

VENDOR is aware of the requirements of the California Labor Code Section 1720, et seq., 1770, et seq., and California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements for work considered "public works" as that term is defined under Prevailing Wage

Laws. VENDOR agrees that it shall comply with Prevailing Wage Laws. VENDOR agrees to hold the CITY harmless and to indemnify and defend the CITY, with legal counsel reasonably acceptable to CITY, from all claims arising from the potential application of Prevailing Wage Laws under this Agreement.

Project tasks listed in the Plaza Park Rebuild Budget with expected completion in 2024 that are considered to be subject to the Prevailing Wage requirements are items 7, 9-11, and 13. All other items (1-6, 8, and 12) are considered to be facility maintenance that are done throughout the year and are not subject to these regulations. Notice is hereby given that certain tasks related to this project are considered public works projects and therefore, subject to DIR monitoring. All contractors and subcontractors performing work on Public Works Projects must: Register on an annual basis with the California Department of Industrial Relations (DIR) and furnish electronic payroll records to the Labor Commissioner

No contract will be awarded unless that contractor and/or subcontractors are registered with the California Department of Industrial Relations (DIR).

A contractor or subcontractor listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

If a project labor agreement (the term "project labor agreement" is defined in Public Contract Code 2500(b)(1) as a prehire collective bargaining agreement that establishes terms and conditions of employment for a specific construction project or projects and is an agreement described in Section 158(f) of Title 29 of the United States Code) is used, then it must comply with the taxpayer protection provisions set forth in Public Contract Code section 2500(a). City of Visalia has no ordinances requiring or prohibiting such agreements.

The following statements and requirements are to be included in all City of Visalia public work contracts that require the payment of prevailing wages in accordance with California Labor Code (CLC).

- ❑ As set forth in CLC section 1771.1(a), all contractors and subcontractors must be currently registered and qualified to perform public work pursuant to CLC section 1725.5 to be qualified to perform any public work for the City of Visalia. Proof of registration for each contractor and subcontractor listed on the bid is required.

- ❑ As set forth is CLC section 1771.4 (a)(1), notice is given that this project is a public work, subject to compliance monitoring and enforcement by the Department of Industrial Relations.

- ❑ As set forth in CLC section 1771.4(a)(2), the prime contractor is required by the City of Visalia to post job site notices, as prescribed by regulation. Information on required workplace postings may be found on the Department of Labor website at: http://www.dir.ca.gov/wpnodb.html.

- ❑ The contractor and each subcontractor shall maintain all project records required under CLC for public works projects and preserve them for a minimum 3-year period to begin on the date a Notice of Completion is filed for the project.

- ❑ In accordance with CLC section 1773.2, the contractor is required, by the City of Visalia, to post a copy of the determination of the Director of Labor Standards prevailing rate of per diem wages for each craft, classification, or type of worker needed to execute the contract at each job site.

- ❑ In accordance with labor code section 1776 and its enforcement (1771.4(a)(3)), for initial contracts awarded on or after April 1, 2015, each project contractor and subcontractor shall;

  - o Maintain and furnish directly to the Labor Commissioner, bi-weekly, a certified copy of each weekly payroll as specified in section 1776 containing a statement of compliance with labor code sections 1771, 1811, and 1815, signed under penalty of perjury.

  - o Make available or provide a certified copy of these payroll records and their supporting documentation within 10 days to all authorized parties upon written request and be subject to penalties for non-compliance as detailed in Labor Code section 1776.

  - o Inform the City of Visalia of the location of the payroll records kept in compliance with labor code section 1776(g) and notify the City of Visalia within 5 working days of any change in their location.

- ❑ The City of Visalia will comply with any prevailing wage monitoring and enforcement activities required by the labor compliance programs of the Department of Industrial Relations including the withholding of contract payments in the amount of any underpayment of prevailing wage and applicable penalties as directed by the Department of Labor Standards Enforcement in accordance with CLC section 1727(a). Any amount withheld will be released as directed by the Labor Commissioner upon receipt of a certified copy of a final order no longer subject to judicial review in accordance with CLC section 1742(f).

- ❑ As set forth in Labor Code section 1775(b), the following subcontractor provisions shall be included in any contract executed between the contractor and a subcontractor for the performance of work on this public work project:

- o As set forth in CLC section 1775(b)(1), any contract executed between a contractor and a subcontractor for the performance of work on a City of Visalia public works project shall include a copy of the provisions of Labor Code sections 1771, 1776, 1777.5, 1813, and 1815. ***These labor code sections must be included within or as attachments to the contract.***

- o As set forth in CLC section 1776, the subcontractor shall maintain and furnish directly to the Labor Commissioner, bi-weekly, a certified copy of each weekly payroll as specified in section 1776 containing a statement of compliance with labor code sections 1771, 1776, 1811 and 1815, signed under penalty of perjury.

- As set forth in CLC section 1775(b)(2), the contractor shall monitor the payment of the specified general prevailing rate of per diem wages by the subcontractor to the employees, by periodic review of the certified payroll records of the subcontractor.

- As set forth in CLC section 1775(b)(3), upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages, the contractor shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the subcontractor for work performed on the public works project.

- As set forth in CLC section 1775(b)(4), prior to making final payment to the subcontractor for work performed on the public works project, the contractor shall obtain an affidavit signed under penalty of perjury from the subcontractor that the subcontractor has paid the specified general prevailing rate of per diem wages to his or her employees on the public works project and any amounts due pursuant to Section 1813.

- ❑ In accordance with CLC section 1777.5(e), prior to commencing work on a contract for public work; every contractor shall submit contract award information to an applicable apprenticeship program that can supply apprentices to the site of the public work.

- ❑ Only apprentices, as defined in CLC section 3077, in training under apprenticeship standards approved by the Division of Apprenticeship Standards (DAP) and party to written apprentice agreements under CLC section 3070-3098 may be employed at the apprentice wage rate on public works.

- ❑ Unless exempted under CLC section 1777.5(j), a contractor working on a public works contract of $30,000 or more shall employ the number of apprentices or the ratio of apprentices to journeymen stipulated in the applicable apprenticeship standards (CLC 1777.5(n)). In no event shall the ratio be less than one hour of apprentice work for every five hours of journeyman work.

- ❑ The prime contractor is responsible for compliance with the requirements of CLC section 1777.5 for all apprenticeable occupations employed under the contract. As stated in 1777.5 (o), the apprenticeship requirement does not apply to contracts of general contractors or to contracts of specialty contractors not bidding for work through a general or prime contractor when the contract is less than thirty thousand dollars ($30,000).

- ❑ As stated in section 1777.7(e), the prime contractor will not be liable for any penalties assessed for violations of section 1777.5 if they have complied with the following requirements:

- The contract executed between the contractor and the subcontractor for the performance of work on the public works project shall include a copy of the provisions of sections 1771, 1775, 1776, 1777.5, 1813, and 1815. ***These labor code sections must be included within or as attachments to the contract.***

- The contractor shall continually monitor a subcontractor's use of apprentices required to be employed on the public works project pursuant to subdivision (d) of section 1777.5, including, but not limited to, periodic review of the certified payroll of the subcontractor.

- Upon becoming aware of a failure of the subcontractor to employ the required number of apprentices, the contractor shall take corrective action, including, but not limited to, retaining funds due to the subcontractor for work performed on the public works project until the failure is corrected.

- Prior to making a final payment to the subcontractor for work performed on the public works project, the contractor shall obtain a declaration signed under penalty of perjury from the subcontractor that the subcontractor has employed the required number of apprentices on the public works project.

❑ The prime contractor is required to provide a signed affidavit declaring their compliance with California Labor Code sections 1771 (prevailing wage) and 1777.5 (apprenticeship) for all workers employed on the contract before final payment will be made on the contract by the City of Visalia.

Contract inclusion and/or attachments: The following item is required to be included either in the body of, as attachments to, or addendums of all public work contracts:

❑ As set forth in CLC section 1773, the City of Visalia shall obtain the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which the public work is to be performed for each craft, classification, or type of worker needed to execute the contract from the Director of Industrial Relations. This will include the apprenticeship prevailing wage for all apprenticeable trades. In accordance with labor code section 1773.2, this information is to be included in the contract itself.

10 days before the closing date of the bid, the project manager will review the prevailing wage rates included in any requests for bid proposals for updates and issue an addendum to notify interested bidders of any changes. General prevailing wage determinations made by the director of industrial relations for journeyman and apprentices may be found at:

http://www.dir.ca.gov/OPRL/PWD/index.htm and
http://www.dir.ca.gov/OPRL/PWAppWage/PWAppWageStart.asp

8. VENDOR'S MAINTENANCE OF ARENA:

VENDOR shall be responsible for all routine maintenance and repairs of the ARENA. VENDOR shall maintain the ARENA free and clear of all trash, weeds, litter, and other debris and shall power wash the grandstand seating area at least once per year. VENDOR shall be responsible for the elimination of graffiti placed on any of the ARENA structures within forty-eight (48) hours of notice, including, but not limited to walls and fences.

VENDOR shall pay all expenses for the preparation and maintenance of the ARENA. VENDOR must erect and/or maintain safeguards along the track and grandstand area as deemed necessary by the CITY. VENDOR must replace and repair any damage to property and grounds within forty-eight (48) hours after each use to the satisfaction of

the CITY.

All areas (grandstands, parking lots, grass areas) used by VENDOR, VENDOR's participants, or spectators, are to be cleaned no later than twenty-four (24) hours following each event. If areas are not cleaned to CITY standards and expectations, the CITY will clean or contract with an agency to perform clean up and will charge the direct cost plus 25% to the VENDOR.

The VENDOR shall furnish, install, operate, and maintain all equipment, fixtures, vehicles, and other improvements made to the ARENA in good order, condition, and repair. The VENDOR shall also keep all premises, furniture, fixtures, and equipment in good order, condition, and repair. When this AGREEMENT is terminated, the VENDOR will vacate the premises leaving them in good order, condition, and repair, free of any hazardous material or waste, and in good condition satisfactory to the CITY.

VENDOR agrees to inspect the grandstand and earthwork supporting the grandstand prior to any event or practice held at the ARENA. This inspection shall be to confirm whether any structural issues, including but not limited to cracking, holes, or other signs of erosion have appeared in these areas. If VENDOR notices any signs of damage, then VENDOR shall cancel the scheduled event and notify CITY to request additional inspection. If cancellation of any scheduled events is due to structural concerns over the earthwork, then VENDOR agrees that it has no right or claim against CITY for any lost profits, contractual losses, or reimbursement of any expenses if termination or cancellation impacts scheduled events.

9. MAINTENANCE OF ARENA:

Maintenance and repairs to the facility shall be the responsibility of the VENDOR; this includes water service to the site, electricity to the site, and maintenance and repairs to permanent structures and CITY-owned improvements. The VENDOR shall make all necessary major repairs and maintenance to the extent authorized by the City with the Plaza Park Rebuild Budget and Timeline. Graffiti in the park or common areas, such as the back of the grandstand concession facility shall be the responsibility of the CITY.

CITY has reviewed the erosion of the earthwork upon which the grandstand is located with the VENDOR. Presently CITY has concluded that the structure is currently sound but will conduct regular inspections of the grandstand and supporting earthwork during the term of this AGREEMENT. VENDOR shall cooperate with CITY in scheduling these inspections. If the erosion continues to worsen then CITY may be required to terminate this AGREEMENT without notice or in the alternative require VENDOR to cancel all events and usage of the ARENA until repairs can be made.

10. OWNERSHIP OF PROPERTY AND EQUIPMENT:

Certain existing property at the ARENA is owned by One Four Promotions, LLC. This personal property includes the following: track (dirt material that comprises race surface), crash wall/rail and catch fence, scoreboard, ticket booths, storage

containers, vehicles and equipment, concession appliances, equipment and inventory, and raceway signage. Upon written notice, VENDOR agrees to remove all of their property, supplies, and equipment within ninety (90) days of the conclusion or termination of this AGREEMENT.

11. IMPROVEMENTS:

Throughout the original term of this AGREEMENT and any extension to the AGREEMENT, the CITY agrees that the racetrack is the personal property of the VENDOR. When the AGREEMENT is concluded, the VENDOR shall remove the racetrack at its sole expense. The ARENA must be left clean, flat, and level to its original grade. At the CITY's option, the VENDOR may leave the track and/or other facilities or items that shall become the sole, unencumbered property of the CITY.

VENDOR hereby acknowledges the title of CITY in and to the premises in the AGREEMENT, including legal property improvements erected thereon, and hereby covenants and agrees never to assail, contest, or resist said title with the exception of the said racetrack.

12. EXCLUSIVE RIGHT:

VENDOR may grant others the right to promote special events. If this should occur, the VENDOR shall charge others only those fees and charges for rents, services, and deposits as previously approved, in writing, by the CITY. Said fees and charges shall be submitted and approved by the CITY a minimum of sixty (60) days in advance of the event. Secondary users must provide the CITY with insurance certificates meeting the requirements set forth in Section 24 of this Agreement for Commercial General Liability and Property Damage naming the City of Visalia as 'additionally Insured." The City of Visalia shall also require Liquor Liability Insurance if the secondary vendor is proposing to sell alcohol. All secondary vendors must provide a description of proposed activities to the City at least sixty (60) days in advance of the event and shall be responsible for meeting any additional insurance requirements requested by the City of Visalia Risk Management Division depending on the specific activities proposed by the secondary vendor.

13. USE BY THE CITY:

The CITY reserves the right to use the ARENA for other programs and events but shall not schedule motorized racing events that would compete with VENDOR's operation. The VENDOR will surrender the premises to the CITY on predetermined dates selected by the CITY giving the VENDOR a minimum of a sixty (60) day notice. At the time that the CITY uses the facility, the VENDOR shall have left the premises free of all litter, trash, and other debris and with all of the fixtures and facilities in good order and repair. A mutually agreed upon utility reimbursement for CITY's use shall be credited to the VENDOR. VENDOR reserves the right to provide concessions for any said event.

14. PAYMENTS TO THE CITY:

For the term of this agreement and in exchange for the improvements to the ARENA, the CITY will forego all rental payments from VENDOR. If VENDOR fails to proceed with the Plaza Park Rebuild Budget and Timeline (Exhibit A) or falls behind the

projected timeline without due reason, rental payments will become due and payable as outlined below.

VENDOR shall communicate with CITY in regards to any construction delays and all proper NOTICE shall be given to each party as noted in Section 30 of this agreement.

The payment to the CITY shall be $34,200 annually, paid in 12 equal payments of $2,850.00 due on the first of every month following the effective date of this agreement. All payments are due thirty (30) days from invoice by CITY.

Each payment is due to CITY 30 days from the invoice date. All payments not received by the due date shall be subject to a two percent (2%) late fee penalty of the full amount due.

VENDOR shall pay all expenses associated with the operation of premises, including utility fees, all necessary staff, offices, security, personnel, tools, supplies, and equipment for the safe and efficient operation of the Raceway program. VENDOR will provide all necessary personnel, equipment, supplies, and concession operations to serve the general public as well as participants in the pit area of the facility, ensuring that the areas meet applicable codes and regulations pertaining to their operation.

15. DESTRUCTION OF THE FACILITIES:
If the ARENA shall be wholly destroyed by fire or other casualty, the CITY may elect not to rebuild the same and may terminate this AGREEMENT by delivering written notice of such election to VENDOR within six (6) months of the occurrence of such destruction. The City shall not be responsible for any property owned by the VENDOR. If any of said ARENA shall be partly or completely destroyed or damaged by fire or other casualty, the CITY shall not be required to repair the same.

16. SURRENDER:
Upon the termination of this AGREEMENT, VENDOR shall surrender possession of the ARENA to the CITY and shall, at the time of surrender, leave the facility in as good order and condition as said facility was at the inception of this AGREEMENT, ordinary wear and tear, and damage by the elements, fire, earthquake, flood, act of God, or public calamity, excepted. Upon written notice, the VENDOR agrees to remove all of their property, supplies, and equipment within ninety (90) days of the conclusion or termination of this AGREEMENT.

17. QUIETENJOYMENT:
VENDOR shall not cause or permit any act or thing to occur on the premises that shall constitute a nuisance, an unlawful act, or a disturbance to the quiet enjoyment of the CITY or any tenant of the CITY on adjacent or neighboring properties. The VENDOR must abate or otherwise said nuisance to be eradicated within SEVENTY-TWO (72) hours from receiving a written notice from the CITY that a nuisance exists.

In the event that the VENDOR has not either (a) taken corrective action within seventy-two (72) hours, or (b) filed an appeal with the CITY within seventy-two (72) hours, the CITY may enter and abate said nuisance to the expense of the VENDOR without any

liability whatsoever to the CITY for monetary loss or anticipated profits of the VENDOR or others. Said appeal to the CITY shall be made in writing and be received by the CITY within seventy-two (72) hours after the VENDOR received notice of said nuisance.

18. UTILITIES AND SERVICES:
VENDOR shall be responsible for the payment of utility charges including electrical, telephone, and internet service, natural gas, trash collection, and alarm system. CITY shall read electrical meters, calculate utility charges, and invoice VENDOR for actual use on a quarterly basis. Electricity charges will be paid by VENDOR upon invoice from the CITY.

19. FOOD, BEVERAGE AND MERCHANDISE OPERATION:
VENDOR agrees that they will operate and manage the services and facilities in a reasonable business manner during the entire term of this AGREEMENT. Where such facilities are provided, VENDOR agrees that they will furnish and dispense foods and beverages of the best quality and shall maintain a high standard of service at least equal to or exceeding that of other similar establishments and consistent with prevailing industry standards.

VENDOR must obtain and maintain all necessary permits required for the operation of a concession facility, including Health Department Permits, business licenses, alcohol beverage control licenses, and others as applicable.

VENDOR shall be responsible for any and all controlled substances brought onto the premises by VENDOR or by VENDOR's authorization. VENDOR shall comply with all federal, state, and local regulations regarding the use and storage of controlled substances.

CITY reserves the right to prohibit the sale or rental of any item that it deems objectionable or beyond the scope of merchandise deemed necessary for proper services.

20. CODE OF CONDUCT:
VENDOR shall develop rules and regulations for the governing of race events entitled "Code of Conduct," which shall be approved by the CITY and enforced by the VENDOR.

21. SECURITY AND EMERGENCY PERSONNEL:
VENDOR shall provide a minimum of four (4) security guards for each racing event or one security guard for every one hundred and fifty (150) people in attendance, whichever is greater. The CITY has the sole discretion to require the VENDOR to provide more security guards for other types of events.

VENDOR must have an appropriate emergency response system for injury and fire including all applicable personnel.

22. INSTALLATION OF SIGNS:
VENDOR may install, operate, and maintain advertising signs facing the inside of the

premises occupied by the VENDOR, and at such other places(s) in the ARENA area as may be mutually agreed upon by the CITY and the VENDOR. Any sign installed, operated, and maintained by the VENDOR will be the VENDOR's total financial responsibility. No signage may be placed in a position so that it faces outside of the ARENA without the written authorization of the CITY. Prior to the installation of any signs, the VENDOR shall obtain the written approval from the CITY as to the sign's size, design, and location, and the VENDOR shall obtain any and all necessary permits from the Planning Division in compliance with the City of Visalia ordinance. No reasonable marketing signage should be denied by the CITY.

23. NEGATION OF PARTNERSHIP

The CITY shall not become or be deemed to be a partner or joint venture with the VENDOR other than the relationship of a landlord or a tenant. The VENDOR shall not be considered an agent, an officer, or an employee of the CITY.

24. STANDARD OF SERVICE:

The VENDOR shall be responsible for the following standards of service:

a. All employees and other personnel who perform work for the VENDOR shall be neat and clean in appearance and courteous to all persons. The VENDOR shall be neat and clean in appearance and courteous to all persons. The VENDOR shall not permit any of their employees to conduct business in an offensive or objectionable manner.

b. The VENDOR shall be required to follow all reasonable rules and regulations of the CITY concerning the management, operation, or use of the ARENA, including, but not limited to, the "Code of Conduct".

25. INSURANCE:

a. Required Policies: VENDOR agrees to immediately secure and maintain during the term of this AGREEMENT, and prior to commencement of any special event or work hereunder, insurance coverage as follows:

i Worker's Compensation: Worker's Compensation Insurance with statutory limits and Employer's Liability Insurance with limits of not less than One Million Dollars ($1,000,000) per incident. Such insurance shall comply with all applicable state laws.

ii Commercial General Liability and Property Damage: Commercial general liability insurance with a combined single limit of not less than One Million Dollars ($1,000,000) per occurrence. Such insurance shall include products/ completed operations liability, owner's and agency's protective, blanket contractual liability, personal injury liability, and broad form property damage coverage.

iii Commercial Automobile Public Liability and Property Damage: Automobile Public Liability and Property Damage Insurance with a combined single limit of not less than One Million Dollars ($1,000,000) per occurrence.

iv. Liquor Liability Insurance with a limit of not less than One Million Dollars ($1,000,000) per occurrence.

b. Additional Insured: The General Liability/Property Damage & Automobile Liability/Property Damage policies shall:
   i Name CITY, its appointed and elected officials, officers, employees, and agents as additional insureds;
   ii Be primary with respect to any insurance or self-insurance programs maintained by CITY;
   iii Shall apply separately to each insured against whom a claim is made, or suit is brought, except with respect to limits of the insurer's liability;
   iv. Contain standard cross-liability provisions.

c. No Material Change, Termination, or Expiration without Notification: Each required policy shall provide that such insurance shall not be materially changed, terminated, or allowed to expire except on thirty (30) days prior written notice to CITY.

d. No Subrogation: Each required policy shall be endorsed to include a waiver of subrogation against the CITY, its officers, officials, agents, and employees.

e. Duration: This insurance shall be maintained during the Term of this Agreement until the Term expires if an occurrence policy form is used. If a claims-made policy is used, coverage shall be maintained during the AGREEMENT Term period. VENDOR shall replace such certificates for policies expiring prior to the expiration of the Term of this AGREEMENT and shall continue to furnish certificates on an annual basis when utilizing claims-made form(s).

f. Failure to Maintain Insurance: If VENDOR for any reason fails to maintain insurance coverage which is required pursuant to this AGREEMENT; the same shall be deemed a material breach of this AGREEMENT. CITY, at its sole discretion, may terminate this AGREEMENT and obtain damages from VENDOR resulting from said breach. Alternatively, CITY may purchase such required insurance coverage, and without further notice to VENDOR, may deduct from monies agreed to be provided to VENDOR hereunder any premium costs advanced by CITY for such insurance.

26. INDEMNIFICATION:

VENDOR agrees to indemnify and save harmless CITY and its officers, appointed and elected officials, agents, employees, and assigns from and against any and all claims, demands, suits, loss, damage, injury, and liability, including cost and expenses incurred in connection therewith, resulting from, arising out of, or in any way connected with the performance of this AGREEMENT, including but not limited to delivery and unloading of supplies and equipment and the use of the ARENA by VENDOR or invitees of VENDOR such as spectators and persons participating in events, regardless of the passive, concurrent negligence on the part of the CITY or anyone acting under its direction or control or on its behalf. It is further the intent of the parties that this indemnification requirement is not intended to relieve the CITY from liability for the active negligence of the CITY, its officers, appointed and elected officials, agents, and employees. This hold harmless clause is in no way an

admission of liability on the part of the CITY, or any of its officers, officials, agents, or employees.

This indemnity and hold harmless provision, insofar as it may be adjudged to be against public policy, shall be void and unenforceable only to the minimum extent necessary so that the remaining terms of this indemnity and hold harmless provision may be within public policy and enforceable.

27. INDEPENDENT CONTRACTOR:
VENDOR represents it is a limited liability corporation and agrees that all employees, agents, subcontractors, and independent contractors hired in furtherance of the programs and activities of VENDOR are hired by VENDOR and not by CITY and are not employees, agents, or subcontractors of CITY.

28. NON-DISCRIMINATION:
VENDOR shall not discriminate in employment practices or provision of services hereunder on the basis of race, color, national origin, ancestry, gender, religion, disability, or political affiliation.

The VENDOR shall furnish its accommodations and/or services on a fair, equal, and just basis to all public users without unjust discrimination on the basis of race, creed, color, age, sex, and/or national origin and comply with public accommodation and access laws. The VENDOR shall charge fair and reasonable prices for each unit of service. The VENDOR may make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

29. RECORDS:
Promptly after executing all documents, including, but not limited to leases, subleases, concessions, occupancy agreements, and any amendments or modifications to the amount of payments, the VENDOR shall keep and retain as a record in full, true and exact copy of every document, receipt, and or bill which in any way pertains to or reflects "gross receipts" and "public expenses and charges for and accounting period."

Upon request from the CITY, during the term of this AGREEMENT, VENDOR shall furnish to CITY a verified statement of its cumulative total gross receipts. VENDOR shall at the same time, also furnish to CITY a year-to-date total of gross total receipts.

The VENDOR shall keep true and accurate records of attendance for each event, including paid and unpaid admissions and race car count by class.

The VENDOR shall keep all documents in full compliance as required by Section 7 Prevailing Wage Laws of this document.

30. NOTICES:
Any notice, demand, or communication required or permitted to be given by the terms of this AGREEMENT, or by any law, may be given by either party by depositing

said notice, demand, or communication in the U.S. Mail, postage prepaid, addressed to the other at the party's address or any new address provided by such party in writing to the other. Service of said notice, demand, or communication shall be complete five (5) calendar days after deposit of said notice, demand, or communication in the mail.

Notices and communication concerning this AGREEMENT shall be sent to the following addresses:

CITY	VENDOR
City of Visalia	One Four Promotions
707 W. Acequia	14332 S. Chestnut
Visalia, CA 93291	Fresno, CA 93725
Attn: City Clerk	Attn: Jake Hagopian

Either party may, by notice to the other party, change the address specified above. Service of notice of change of address shall be complete when received at the designated address.

31. MISCELLANEOUS PROVISIONS:

a. Authority: CITY and VENDOR and their respective signatories represent that the signatory holds the position set forth below their signature and that the signatory is authorized to execute this AGREEMENT and to bind said party hereto.

b. Assignment: Neither this AGREEMENT nor any of the rights hereunder may be assigned without prior written consent of CITY.

c. Interpretation/Headings: The headings/captions are for convenience and reference only and are not intended to define or limit the scope of any provision and shall have no effect on the AGREEMENT's interpretation. When required by the context of this AGREEMENT, the singular shall include the plural.

d. Integration/Amendment: This AGREEMENT represents the complete and entire understanding between the parties as to those matters contained herein. This AGREEMENT may only be modified or amended in writing and signed by both parties.

e. Severability: If any term, condition, covenant, provision, or part thereof of this AGREEMENT is, or is declared, invalid, void, or unenforceable for any reason, the remainder of the AGREEMENT shall continue in full force and effect.

f. Governing Law: The laws of the State of California shall govern the interpretation and enforcement of this AGREEMENT and any legal actions arising out of the terms of this AGREEMENT shall be brought in Tulare County.

g. Attorney's Fees/Costs: In the event of legal action arising from this AGREEMENT, the the prevailing party may pursue reimbursement for reasonable attorney fees..

h. Contract Enforcement: The City Manager of CITY shall be responsible for the enforcement of this AGREEMENT on behalf of CITY and shall be assisted therein by those officers and employees of City having duties in connection

with the administration thereof.

i. Cumulative Rights and Remedies: Except as otherwise expressly stated in this AGREEMENT, the rights and remedies of the parties are cumulative, and the exercise by any party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies.

32. Airport contract language:

a. REGULATIONS - VENDOR shall not conduct, or allow to be conducted upon the Demised Premises, any dangerous or hazardous activities, or any activities considered to be a nuisance to the airport or its tenants and neighbors, and VENDOR agrees to abide by all applicable F.A.A. and U.S. Government rules and regulations, including, but not limited to the following:

i The VENDOR for himself/herself, their heirs, personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the Demised Premises described herein for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the VENDOR shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted programs of the Department of Transportation and as said Regulations may be amended.

ii The VENDOR for himself/herself, their personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

A. No person on the grounds of race, color, sex, age, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subject to discrimination in the use of said facilities; and

B. That in the construction of any improvements on, over, or under such land and the furnishing or services thereon, no person on the grounds of race, color, sex, age, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subject to discrimination; and

C. That the VENDOR shall use the Demised Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted programs of the Department of Transportation, and as said Regulations may be amended.

iii It is understood and agreed that nothing contained herein shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958.

iv. VENDOR agrees to furnish service on a fair, equal, and not unjustly

discriminatory basis to all users thereof, and to charge fair, reasonable, and not unjustly discriminatory prices for each unit or service, provided, that VENDOR may make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

v. The CITY reserves the right (but shall not be obligated to VENDOR to maintain and keep in repair the landing area of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of the VENDOR in this regard.

vi. The CITY reserves the right to further develop or improve the landing area and all publicly owned air navigation facilities of the airport as it sees fit, regardless of the desires or views of the VENDOR, and without interference or hindrance.

vii. The CITY reserves the right to take any action it considers necessary to protect aerial approaches of the airport against obstructions, together with the right to prevent VENDOR from erecting, or permitting to be erected, any building or other structure on the airport which in the opinion of the CITY would limit the usefulness of the airport or constitute a hazard to aircraft.

viii. During the time of war or national emergency, the CITY shall have the right to enter into an agreement with the United States Government for military or naval use of part or all of the landing area, the publicly owned air navigation facilities, and/or other areas or facilities of the airport. If any such agreement is executed, the provisions of this Lease, insofar as they are inconsistent with the provisions of the agreement with the Government, shall be suspended.

ix. It is understood and agreed that the rights granted by this Lease will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance, or development of the airport.

x. There is hereby reserved to the CITY, its successors, and assigns, for the use and benefit of the public, a free and unrestricted right of flight for passage of aircraft in the airspace above the surface of the Demised Premises herein conveyed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the airport.

xi. The Lease shall become subordinate to provisions of any existing or future agreement between the CITY and the United States of America, or any agency thereof relative to the operation, development, or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

b. CURRENT AND FUTURE AIRPORT REGULATIONS - This Lease and all rights conferred thereby shall at all times be subject to current and future regulations governing any and all activities at the Visalia Municipal Airport to the same extent that such current and future regulations govern the activities of all persons using the facilities of the Visalia Municipal Airport and occupying

structures thereon.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement on the date first written above.

CITY OF VISALIA

By: _____
Leslie Caviglia, City Manager

One Four Promotions, LLC

_____
Jake Hagopian, General Manager

CONTRACT MANAGER

By: _____
John Lollis, Assistant City Manager

ATTEST

_____
City Clerk
Chief Deputy

APPROVED AS TO FORM

_____
Attorney for City

MEYECON-01 SBORRELL

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776 HUB International Insurance Services Inc. 548 W Cromwell Avenue Suite 101 Fresno, CA 93711	CONTACT NAME: Stefanie Borrell PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: stefanie.borrell@hubinternational.com
INSURED Meyers Constructors, Inc. P O Box 3628 Fresno, CA 93650	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Valley Forge Insurance Company — 20508 INSURER B : The Continental Insurance Company — 35289 INSURER C : Columbia Casualty Company — 31127 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X	X	7018640284	4/1/2023	4/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 750,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	X	X	7018640298	4/1/2023	4/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			7018640303	4/1/2023	4/1/2024	EACH OCCURRENCE AGGREGATE	$ 4,000,000 $ 4,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A	R/L/B Equipment			7018640284	4/1/2023	4/1/2024		200,000
C	Prof/Pollution			CEO6080702330	4/1/2023	4/1/2024	1,000,000 Aggregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Plaza Park Raceway, 700 S Plaza St., Visalia, CA
City of Visalia & One Four Promotions
Endorsements attached: CNA75079XX1016, CNA75008XX11016, CA20481013, CA04441013.

CERTIFICATE HOLDER

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

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

I. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **coverage part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

   A. in the performance of your ongoing operations subject to such **written contract**; or

   B. in the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

      1. the **written contract** requires you to provide the additional insured such coverage; and

      2. this **coverage part** provides such coverage.

II. But if the **written contract** requires:

   A. additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or

   B. additional insured coverage with "arising out of" language; or

   C. additional insured coverage to the greatest extent permissible by law;

   then paragraph **I.** above is deleted in its entirety and replaced by the following:

   WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **coverage part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

III. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

   A. coverage broader than required by the **written contract**; or

   B. a higher limit of insurance than required by the **written contract**.

IV. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury**, **property damage**, or **personal and advertising injury** arising out of:

   A. the rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:

      1. the preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and

      2. supervisory, inspection, architectural or engineering activities; or

   B. any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **coverage part**.

V. Under **COMMERCIAL GENERAL LIABILITY CONDITIONS,** the Condition entitled **Other Insurance** is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this **coverage part**:

   Primary and Noncontributory Insurance

Copyright CNA All Rights Reserved. Includes copyrighted material of Insurance Services Office, Inc., with its permission.

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a **written contract** requires the insurance provided by this policy to be:

1. primary and non-contributing with other insurance available to the additional insured; or
2. primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

VI. Solely with respect to the insurance granted by this endorsement, the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;
2. send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and
3. make available any other insurance, and tender the defense and indemnity of any **claim** to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph **3.** does not apply to insurance on which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

VII. Solely with respect to the insurance granted by this endorsement, the section entitled **DEFINITIONS** is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this **coverage part**, provided the contract or agreement:

A. is currently in effect or becomes effective during the term of this policy; and

B. was executed prior to:

1. the **bodily injury** or **property damage**; or
2. the offense that caused the **personal and advertising injury**;

for which the additional insured seeks coverage.

Any coverage granted by this endorsement shall apply solely to the extent permissible by law.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

Copyright CNA All Rights Reserved. Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Waiver of Transfer of Rights of Recovery Against Others to the Insurer Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE
Name Of Person Or Organization:
Any person or organization with whom you have agreed in writing in a contract or agreement to waive any right of recovery against such person or organization, but only if the contract or agreement: 1. Is in effect or becomes effective during the term of this policy; and 2. Was executed prior to loss.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

Under **COMMERCIAL GENERAL LIABILITY CONDITIONS**, it is understood and agreed that the condition entitled **Transfer Of Rights Of Recovery Against Others To Us** is amended by the addition of the following:

With respect to the person or organization shown in the Schedule above, the Insurer waives any right of recovery the Insurer may have against such person or organization because of payments the Insurer makes for injury or damage arising out of the **Named Insured's** ongoing operations or **your work** included in the **products-completed operations hazard**.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

Copyright CNA All Rights Reserved. Includes copyrighted material of Insurance Services Office, Inc., with its permission.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Meyers Constructors, Inc.

Endorsement Effective Date: 04/01/2023

SCHEDULE

Name Of Person(s) Or Organization(s):
Any person or organization that the Named Insured is obligated to provide Insurance where required by a written contract or agreement is an insured, but only with respect to legal responsibility for acts or omissions of a person for whom Liability Coverage is afforded under this policy.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** – Covered Autos Coverages of the Auto Dealers Coverage Form.

Copyright, Insurance Services Office, Inc., 2011

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Meyers Constructors, Inc.

Endorsement Effective Date: 04/01/2023

SCHEDULE

Name(s) Of Person(s) Or Organization(s):
ANY PERSON OR ORGANIZATION FOR WHOM OR WHICH YOU ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT TO OBTAIN THIS WAIVER FROM US. YOU MUST AGREE TO THAT REQUIREMENT PRIOR TO LOSS.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

Copyright, Insurance Services Office, Inc., 2011

Exhibit A

PLAZA PARK REBUILD BUDGET

#	ITEM	EST. COST	START	COMPLETE	RUNNING TOTAL	OFP			FIXED CITY PROPERTY	
1	Facility cleanup	$12,500.00	2/1/2024	3/1/2024	$12,500.00	$12,500.00	$12,500.00		$0.00	$0.00
2	Misc. fence repairs	$7,500.00	2/1/2024	3/1/2024	$20,000.00	$0.00	$12,500.00		$7,500.00	$7,500.00
3	Tree Trimming	$5,000.00	2/1/2024	3/1/2024	$25,000.00	$5,000.00	$17,500.00		$7,500.00	$0.00
4	Handrail, light pole & building paint	$11,500.00	2/1/2024	3/1/2024	$36,500.00	$11,500.00	$29,000.00		$7,500.00	$0.00
5	Install handrail in tower	$375.00	2/1/2024	3/1/2024	$36,875.00	$0.00	$29,000.00		$7,875.00	$375.00
6	Concrete seating repair	$14,000.00	2/1/2024	3/1/2024	$50,875.00	$0.00	$29,000.00		$21,875.00	$14,000.00
7	Entrance ADA ramp & landscape	$41,700.00	2/1/2024	3/1/2025	$92,575.00	$0.00	$29,000.00		$63,575.00	$41,700.00
8	Speaker system upgrade	$108,000.00	2/1/2024	3/15/2024	$200,575.00	$108,000.00	$137,000.00		$63,575.00	$0.00
9	Non potable water meter install	$6,500.00	7/5/2024	8/2/2024	$207,075.00	$0.00	$137,000.00		$70,075.00	$6,500.00
10	Catch fence replacement South	$32,000.00	2/1/2024	3/15/2024	$239,075.00	$32,000.00	$169,000.00		$70,075.00	$0.00
11	Catch fence replacement North	$32,000.00	10/1/2024	12/1/2024	$271,075.00	$32,000.00	$201,000.00		$70,075.00	$0.00
12	South perimeter fence landscaping	$5,000.00	8/5/2024	9/1/2024	$276,075.00	$0.00	$201,000.00		$75,075.00	$5,000.00
13	Potable water connection with Cal Water	$26,000.00	10/1/2024	12/31/2024	$302,075.00	$0.00	**$201,000.00**	**2024**	**$101,075.00**	$26,000.00
14	Electric meter separation	$67,500.00	4/1/2025	12/31/2025	$369,575.00	$0.00			$67,500.00	$67,500.00
15	Concession stand slab retaining wall/underpin	$46,800.00	4/1/2025	5/1/2025	$416,375.00	$0.00	$0.00		$114,300.00	$46,800.00
16	West embankment slope correction	$147,300.00	10/1/2025	12/31/2025	$563,675.00	$0.00	$0.00		$261,600.00	$147,300.00
17	North grandstand slope landscape	$26,000.00	10/1/2025	12/31/2025	$589,675.00	$0.00	**$0.00**	**2025**	**$287,600.00**	$26,000.00
18	Concession stand rebuild	$358,000.00	10/1/2025	3/1/2026	$947,675.00	$0.00	$0.00		$358,000.00	$358,000.00
19	North grandstand entrance construction	$3,500.00	1/1/2026	3/1/2026	$951,175.00	$0.00	$0.00		$361,500.00	$3,500.00
20	Concrete pad pit spaces, phase 1	$20,000.00	2/1/2026	3/1/2026	$971,175.00	$0.00	$0.00		$381,500.00	$20,000.00
21	Concrete pad pit spaces, phase 2	$20,000.00	7/15/2026	8/1/2026	$991,175.00	$0.00	**$0.00**	**2026**	**$401,500.00**	$20,000.00
22	Solar Power Infrastructure/System	$100,000.00	10/1/2027	12/31/2027	$1,091,175.00	$0.00	**$0.00**	**2027/28**	**$100,000.00**	$100,000.00
23	LED Stadium Lighting Upgrade	$150,000.00	10/1/2028	12/31/2028	$1,241,175.00	$0.00	**$0.00**	**2029/30**	**$150,000.00**	$150,000.00
	TOTAL INVESTMENT	**$1,241,175.00**				**$201,000.00**				**$1,040,175.00**

CONTRACT YEAR	YEAR	RENT CREDIT	INVESTMENT	BALANCE
1	2024	$ (35,000.00)	$302,075.00	$ 267,075.00
2	2025	$ (35,000.00)	$287,600.00	$ 519,675.00
3	2026	$ (35,000.00)	$401,500.00	$ 886,175.00
4	2027	$ (35,000.00)	$100,000.00	$ 951,175.00
5	2028	$ (35,000.00)	$150,000.00	$ 1,066,175.00
6	2029	$ (35,000.00)		$ 1,031,175.00
7	2030	$ (35,000.00)		$ 996,175.00
8	2031	$ (35,000.00)		$ 961,175.00
9	2032	$ (35,000.00)		$ 926,175.00
10	2033	$ (35,000.00)		$ 891,175.00
		$ (350,000.00)	**$1,241,175.00**	

2026 PPR Schedule			
Thursday	March	26	Practice
Friday	March	27	KKM - Night 1
Saturday	March	28	KKM - Night 2
Sunday	March	29	KKM - Rain Date
Friday	April	3	Rain Date
Friday	April	24	Race #2
Friday	May	1	Race #3
Friday	May	15	Rain Date
Friday	May	22	Race #4
Friday	May	23	Race #5
Friday	June	12	Race #6
Friday	July	3	Speedweek
Friday	July	31	Race #7
Friday	August	7	Race #8
Friday	September	11	Race #9
Thursday	September	24	MHM - Night 1
Friday	September	25	MHM - Night 2
Saturday	September	26	MHM - Night 3
Saturday	*November*	*7*	*Banquet*
Wednesday	*November*	*18*	*USAC National Midgets*

Visalia City Council

Staff Report

File #: 25-0671 **Agenda Date:** 3/16/2026 **Agenda #:** 3.

Agenda Item Wording:
Approve Developer Reimbursement Agreement and appropriate of funds - Authorize the City Manager to execute the reimbursement agreement associated with Sycamore Heights Subdivision located at the northeast corner of Akers Street and Ferguson Avenue; and further authorize the additional appropriation of $297,931.92 from the Transportation Impact Fee Fund.

Agenda Date: 03/16/2026

Prepared by:
Sarah MacLennan, Assistant Engineer-(559)713-4271, sarah.maclennan@visalia.gov
Jason Huckleberry, Director of Eng & Building-(559)713-4495, jason.huckleberry@visalia.gov

Department Recommendation:
Staff recommends that City Council:

1. Authorize the City Manager to execute the reimbursement agreement in the amount of $310,870.16 for street improvements constructed along Akers Street and Ferguson Avenue, and for sewer facilities provided for a westerly extension, associated with the Sycamore Heights subdivision; and
2. Authorize an additional appropriation of $297,931.92 from the Transportation Impact Fee Fund (241).

Summary:
All the required improvements for Sycamore Heights subdivision have been completed and accepted by the City. The subdivision was developed by San Joaquin Valley Homes and contains 91 single-family residential lots and four lettered lots for parkway landscaping, block walls, and landscaping along with public streets.

As per the Subdivision Improvement Agreement, arterial and collector roadway improvements were required along the project street frontages. Akers Street is identified as a funded arterial and Ferguson as a collector in the City's Circulation Element and Transportation Impact Fee program. Consequently, portions of the required public improvements along Akers Street and Ferguson Avenue are eligible for reimbursement under the City's impact fee programs. The sanitary sewer improvements required as part of the subdivision included the addition of reimbursable sewer mains being extended to accommodate areas east of the Sycamore Heights development.

The total amount to be reimbursed to the developer is $310,870.16 for the excess in pavement and sewer facilities beyond the developer's responsibilities. Impact fees were paid by the developer for each residential building permit issued within the development. Credits were not applied at the time of building permit issuance, the reimbursement would be due in the form of a cash payment to the developer for the improvements.

Background Discussion:

Under Resolution No. 2008-58, adopted by City Council on December 1, 2008, the City will reimburse the developer for a portion of improvements made to streets designated in the City of Visalia Circulation Element as arterial and collector streets. Under Ordinance 2013-01, approved by Council on April 15, 2013, amendments were made to the timing of reimbursement paid by the City for private construction of planned transportation facilities. Per the TIF program stipulations, the developer will be fully reimbursed through credit of the Transportation Impact Fee (TIF) due at the time of building permit issuance and any balance remaining to be paid in cash within specific time periods following the issuance of a Notice of Completion.

On December 10, 2025, the reimbursement agreement for the Sycamore Heights Subdivision was reviewed and recommended for approval by the Development Reimbursement Review Committee (DRRC). The DRRC is comprised of staff from the Engineering & Building, Planning & Community Preservation and Finance Departments. The DRRC reviewed the reimbursement to ensure that the costs are reasonable compared to the City's costs for comparable capital projects

Fiscal Impact including annual maintenance and operating costs: The reimbursement will be made from the Transportation Impact Fee Fund (CP9130) in the amount of $297,931.92 and the Sewer Fund (CP9228) in the amount of $12,938.24.

Prior Council Action: Final map for Sycamore Heights Subdivision approved by Council for recordation on October 7, 2024.

Alternatives: None recommended

Recommended Motion (and Alternative Motions if expected):
I move to authorize:

1. The City Manager to execute the reimbursement agreement for improvements completed by the Sycamore Heights subdivision; and
2. An additional appropriation of funds of $297,931.92 from the Transportation Impact Fee Fund (241).

Environmental Assessment Status: N/A

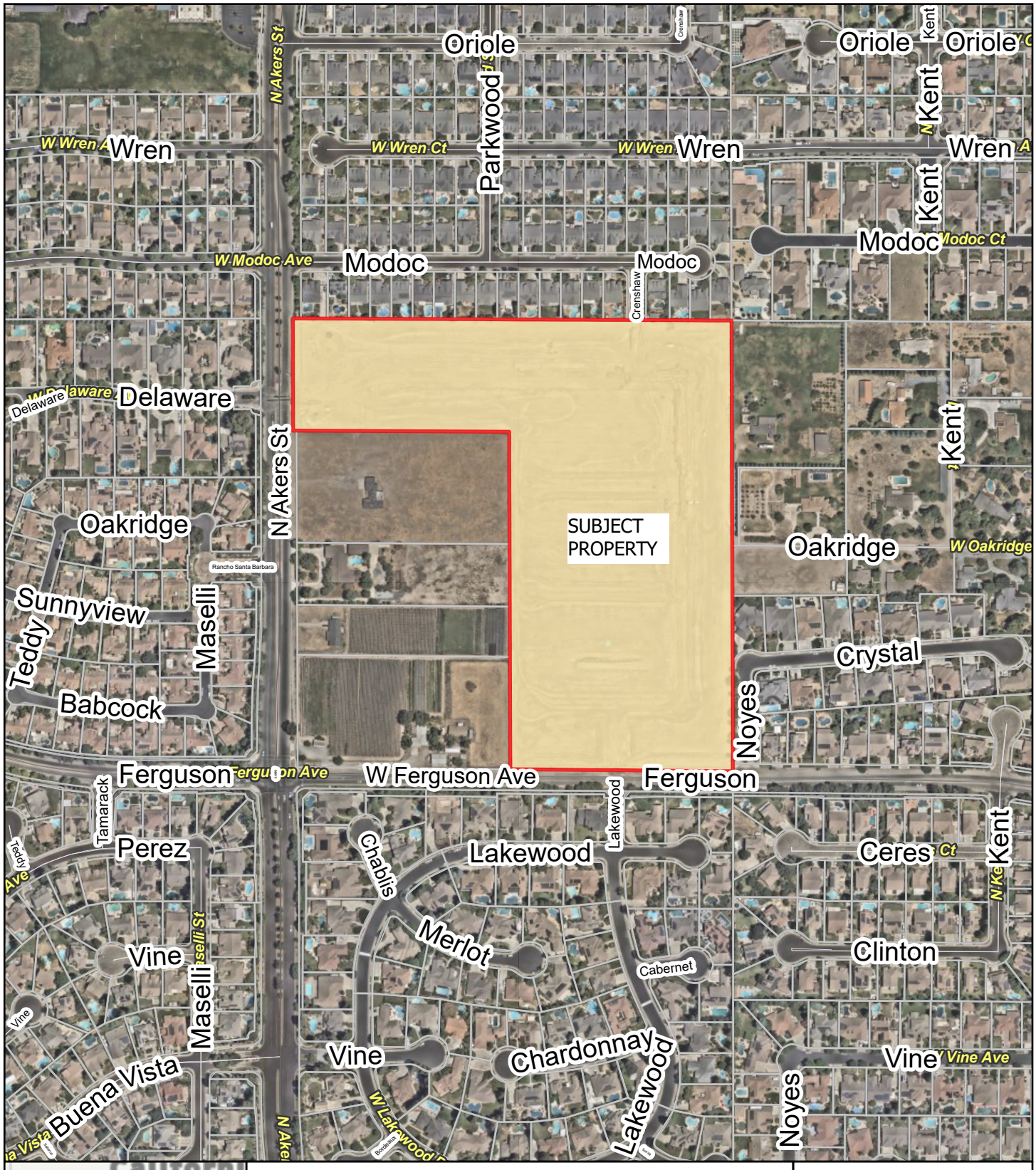
CEQA Review: N/A

Deadline for Action: 03/16/2026

Attachments:
1. Aerial
2. Reimbursement Agreement - DRAFT

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☐ **Economic Vitality**	☐ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☐ **Quality of Life**



Aerial Map
TSM 5577

Nearmap US, City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS, Esri, NASA, NGA, USGS

2024

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

N

0 250 500 Feet

CITY OF VISALIA

REIMBURSEMENT AGREEMENT
FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES INCLUDED
IN THE CITY'S IMPACT FEE PROGRAMS

This Agreement, dated as of the ___ day of _____, 2026, is entered into by and between the CITY OF VISALIA, a municipal corporation (the "City"), and PRESIDIO JJR MORGAN SYCAMORE RANCH 92, LLC (the "Developer").

RECITALS:

WHEREAS, Chapter 16.40 of the City of Visalia Municipal Code (the "Code") establishes development fees and special funds as part of the City's Storm Drain System Fee Program (the "Storm Drain Development Fee Program"); and

WHEREAS, Section 16.40.070 of the City of Visalia Municipal Code authorizes the City to enter into reimbursement agreements for the construction of facilities designated in the Storm Drain Development Fee Program upon application of property developers; and

WHEREAS, Chapter 16.44 of the City of Visalia Municipal Code establishes development fees and special funds as part of the City's Transportation Fee Program (the "Transportation Fee Program"); and

WHEREAS, Section 16.44.150 of the City of Visalia Municipal Code authorizes the City to enter into reimbursement agreements for the construction of planned transportation facilities designated in the Transportation Fee Program upon application of property developers; and

WHEREAS, City and Developer, as a condition for approval of the SYCAMORE HEIGHTS, pertaining to real property identified therein (the property and entitlements so described hereafter referred to as the Project") have entered into a Subdivision Improvements Agreement that sets forth Developer's obligations regarding the dedication of right-of-way and construction of planned transportation and storm drainage facilities and other public improvements, according to improvement plans titled SYCAMORE HEIGHTS, approved by the City on November 13, 2024 (hereafter collectively referred to as the "Facilities"); and

WHEREAS, City and Developer desire to set forth their mutual understandings regarding the manner in which the City shall reimburse Developer for the Facilities that are NON-SUPPLEMENTAL transportation facilities and the related right-of-way under the City's Transportation Fee Program requirements but have been required as conditions of approval for Developer's private development project and City maintains no proprietary interest in the overall project except for these specified public improvements;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the City and the Developer hereby agree as follows:

Section 1. Construction of Facilities

City and Developer acknowledge that the Facilities have been constructed in accordance with the terms of the Subdivision Improvements Agreements.

Section 2. Reimbursement Amounts

The City shall reimburse, through fee credits and cash payments as provided herein, the Developer for the planned Facilities based on the applicable unit costs shown in Exhibit 1, which is attached hereto and made a part hereof by reference. These costs shall be referred to as the "Programmed Costs" and show the costs to be reimbursed along with the division between storm drainage and transportation improvements. Planned transportation facilities that are non-supplemental improvements to the Project, and for which the Developer is entitled to be reimbursed for, are identified in Exhibit 1.

The City may request the Developer to construct supplemental planned facilities. Reimbursable supplemental facilities are listed and described separately in Exhibit 1. Adjustments to the reimbursable amounts contained in Exhibit 1 may be requested in the same manner as adjustments to the Programmed Costs as described below in Section 3.

Changes or variations in the Programmed Costs may be requested by the Developer pursuant to Section 3 of this Agreement.

Section 3. Adjustment to Programmed Costs

The Developer may, but is not required to, request the City adjust the Programmed Costs. In order to request an adjustment to the Programmed Costs, the Developer must provide the following:

(1) Copies of the original contract with the contractor and any change orders that have been agreed to by the Developer, contractor, and the City. The portion of each change order associated with the Facilities must be itemized separately;

(2) Copies of all invoices, with unconditional lien releases, submitted by the contractor;

(3) Copies of all checks issued by the Developer with related invoices indicated; and

(4) A summary tabulation of all contractor invoices and Developer payments.

If, when the final reconciliation of construction costs for the improvements to be reimbursed is conducted by the City, the actual construction costs for any of the Facilities so reimbursed exceeds the Programmed Costs for such Facilities, , the City Engineer shall review the items described above and determine if the Programmed Costs that will be credited/reimbursed to the Developer should be increased above the amount shown in Exhibit 1 to fairly reflect change orders or other changed circumstances and based in

comparison to the schedule of costs and land values contained in the Traffic Impact Fee Update Nexus Study City of Visalia, dated March 16, 2015. The City Engineer shall determine in his/her reasonable discretion how much of the actual construction costs should be included in an increase to the Programmed Costs, and if acceptable, the parties shall execute an amendment to this Agreement setting forth the adjusted Programmed Cost.

Section 4. Right to Reimbursement

Developer shall be reimbursed the final amount of the Programmed Cost in the manner as set forth in Section 5 below. Reimbursements payments by the City will not be made until all of the following requirements are met:

(1) All Facilities are completed and formally accepted by the City as shown by the issuance of a Notice of Completion by the City; and

(2) A reimbursement request is submitted to the City. The Developer must apply for reimbursement within four (4) years after the City has accepted the Facilities or within four years of January 30, 2009, the effective date of Ordinance No. 2008-14, which modified Chapter 16.44 of the Visalia Municipal Code to contain this requirement, whichever is later. The Developer waives all right to reimbursement from the City if they do not request reimbursement within this four-year limitation; and

(3) Thirty (30) days have passed since the City accepted the facilities and no claims of nonpayment have been filed with the City. If such claims have been filed, then the City will not reimburse the Developer until the claims are resolved.

Section 5. Reimbursement Method

Upon issuance of a Notice of Completion for the Facilities, Developer shall be reimbursed the Programmed Costs in the following manner(s):

5.1 **Credit Applied Towards Future Fees**. The Developer shall be credited with a total fee credit of $310,870.16 (“Fee Credit”). Such Fee Credit shall be available for offsetting impact fees associated with development of the Project and the Credit Total shall be distributed among the lots or pads that constitute the Project in the manner identified in Exhibit 1. The Fee Credit shall be recognized at the time of building permit issuance, but only if a Notice of Completion has been issued for the Facilities, and shall be available only to offset the fees indicated in Exhibit 1, as they shall be determined at that time. The Credit Total shall be deemed to attach to property constituting the Project as identified herein, and should Developer transfer such property or any portion thereof, the credit or appropriate portion thereof shall transfer automatically with such property. In the event the indicated credit is not taken at time of building permit issuance because a Notice of Completion for the Facilities has not been issued, then the fee shall be paid in full without credit, and the amount of credit

not taken shall be paid to Developer as a cash reimbursement within thirty (30) days of issuance of the Notice of Completion and upon the City receiving all the required final reimbursement items listed in Section 2.

Section 6. Transfer of Reimbursement Rights

Rights to cash payment reimbursements or fee credits granted to Developer pursuant to this Agreement may be transferred to other owners, builders, or developers only with the written consent of City. The notice must be signed by the Developer and the City, and an executed copy of the form shall be kept on file at the City.

Section 7. Limited City Obligation

The obligations arising from this Agreement are neither a debt of the City nor a legal or equitable pledge, charge, lien, or encumbrance upon any of its property or upon any of its income, receipts, or revenues, except the fees collected for the Facilities. Neither the General Fund nor any other fund of the City, except the applicable fund(s) associated with the Transportation Impact Fee Program, shall be liable for the payment of any obligations arising from this Agreement. The credit or taxing power of the City is not pledged for the payment of any obligation arising from this Agreement. No Developer shall compel the forfeiture of any of the City's property to satisfy any obligations arising from this Agreement.

Section 8. Liens, Claims, and Encumbrances

Prior to final acceptance and issuance of Notice of Completion for any Facilities by the City, the constructing Developer shall provide a written guarantee and assurance to the City that there are no liens, claims, or encumbrances on those Facilities, together with unconditional final releases from all contractors and material suppliers, and with copies of invoices and corresponding checks issued by the Developer for all items for which reimbursement is requested under this Agreement for the Facilities. Notwithstanding any other provision or term of this Agreement, the City shall have no obligation to make any reimbursement payments until the constructing Developer has cleared any and all liens, claims and encumbrances from the Improvements and provided the required documentation, guarantee and assurance in writing, to the satisfaction of the City.

Section 9. No Third-Party Beneficiary

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

Section 10. Attorney's Fee

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

Section 11. Notices

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

City:

City of Visalia
Engineering and Building Department
315 E. Acequia Ave.
Visalia, CA 93291
Attn: City Engineer

With a copy to:

City of Visalia
Finance Department
707 W. Acequia Ave.
Visalia, CA 93291
Attn: Finance Administrator

Developer:

PRESIDIO JJR MORGAN SYCAMORE RANCH 92, LLC
Attn: JOSEPH A. LEAL
1209 Orange Street
Wilmington, DE 19801

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

Section 12. Term

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

Section 13. Severability

If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, such portion shall be deemed severed from this Agreement and the remaining parts shall remain in full effect as though such invalid or unenforceable provision had not been a part of this Agreement.

Section 14. Binding on Successors and Assigns

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

Section 15. Governing Law; Venue

This Agreement is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the

terms of this Agreement, the venue for any legal action shall be with the appropriate court in the County of Tulare, State of California.

Section 16. Exhibits

The Exhibits attached hereto are hereby incorporated herein by this reference.

Section 17. Entire Agreement

This Agreement contains the entire agreement between the parties with respect to the matters contained herein and may be amended only by subsequent written agreement signed by all parties.

Section 18. Compliance with State Law.

Developer is aware of the requirements of California Labor Code Section 1720, et seq., 1770, et. seq., and California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements for work considered "public works" as that term is defined under Prevailing Wage Laws. Developer agrees that it shall comply with Prevailing Wage Laws and it is Developer's sole responsibility to confirm whether Prevailing Wage Laws are applicable. City shall provide Developer with a copy of the prevailing rates of per diem wages in effect at the commencing of this Agreement upon request by the Developer. Developer agrees to hold the City harmless and to indemnify and defend the City, with legal counsel reasonably acceptable to City, from all claims arising from the potential application of Prevailing Wage Laws under this Agreement.

DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and the year first written above.

CITY OF VISALIA,
A Municipal Corporation

Leslie B. Caviglia Date
City Manager/City Clerk

ATTEST:

Chief Deputy City Clerk Date

APPROVED AS TO FORM:

City Attorney Date

PRESIDIO JJR MORGAN SYCAMORE RANCH 92, LLC

Signature Date

Print Name

Title

DRAFT

EXHIBIT 1

Demolition

	Description	Quantity	Units	Unit Cost	Total Requested
1	Ferguson AC Demo/Removal	684	SF	$ 5.50	$ 3,762.00
2	Akers AC Demo/Removal	2,410	SF	$ 5.50	$ 13,255.00
3	Akers Curb & Gutter Demo	347	LF	$ 8.00	$ 2,776.00
4	Traffic Control	1	LS	$ 14,715.00	$ 14,715.00

Sanitary Sewer

	Description	Quantity	Units	Unit Cost	Total Requested
5	8" Pipe	144	LF	$ 40.50	$ 5,832.00
6	48" Manhole (including adjust to grade)	1	EA	$ 5,720.00	$ 5,720.00

Arterial/Collector

	Description	Quantity	Units	Unit Cost	Total Requested
7	Ferguson 5" AC/8" AB	16,165	SF	$ 5.50	$ 88,907.50
8	Akers				
9	7" AC/12" AB	4,257	SF	$ 7.90	$ 33,630.30
10	7" AC/12" AB (Median)	4,208	SF	$ 18.23	$ 76,711.84
11	Median Curb	524	LF	$ 24.00	$ 12,576.00
12	Concrete Stamped Median	1,106	SF	$ 9.50	$ 10,507.00
13	Offsite Striping & Signage	1	LS	$ 9,170.00	$ 9,170.00

Engineering Fee

14	Design & Construction Management	12%			$ 33,307.52

$ 310,870.16

DRAFT

Visalia City Council

Staff Report

File #: 25-0672 **Agenda Date:** 3/16/2026 **Agenda #:** 4.

Agenda Item Wording:
Record Final Parcel Map - Request authorization to record the final parcel map for Tentative Parcel Map No. 2024-09, located along the north side of East Roosevelt Avenue, approximately 200 feet east of North Vista Street; authorize the intention and formation of Open Space District No. 26-01 (Resolution Nos. 2026-09 and 2026-10 required).

Agenda Date: 03/16/2026

Prepared by: Jesus Carreno Nunez, Assistant Engineer, jesus.carreno@visalia.gov, (559)713-4268, Jason Huckleberry, Engineering and Building Director, Jason.huckleberry@visalia.gov, (559) 713-4495

Department Recommendation:
Staff recommends that the City Council authorize the recordation of the final parcel map for Tentative Parcel Map No. 2024-09, subdividing 0.56 acres of R-1-5 Single-family Residential designation into 4 residential parcels along the north side of East Roosevelt Avenue, approximately 200' east of North Vista Street and adopt Resolution Nos. 2026-09 and 2026-10 stating the intent and formation of Open Space District No. 26-01.

Summary:
Tentative Parcel Map No. 2024-09 is a request to subdivide a 0.56-acre parcel into four parcels measuring 0.14 acres, 0.15 acres, 0.15 acres, and 0.12 acres with the intent to construct a single-family residence on each individual parcel. There is currently a proposed development for parcel C; however, there are no permits submitted for the remaining parcels A, B, or D.

Background Discussion:
Tentative Parcel Map 2024-09 is being recorded to establish four parcels. One of the four parcels has submitted a permit for the construction of a single-family home. A private drive aisle along a portion of the west side of the property will provide access for ingress & egress and utility purposes. With the improvement of Parcel C, frontage improvements such as sidewalk, parkway, drive approach, and extension of East Roosevelt Avenue to its ultimate right-of-way.

The parcel map will also dedicate 20 feet of right of way for East Roosevelt Avenue to the city.

Open Space District
In 1988, City Council adopted an update to the original 1979 Northeast Area Specific Plan (NASP). The specific plan lays the groundwork for required public improvements specific to the Northeast area and the maintenance thereof. The improvements consist of sidewalks/bike paths, center medians, frontage landscaping, and decorative block walls. Policies 5 & 6 and Goal 5 of the NASP speak to the issue of formation of maintenance districts and collection of fees for all development in the Northeast Plan area.

The NASP improvements that are maintained through the Open Space Districts include bike paths, frontage landscaping, decorative block walls, and any center medians installed with the subdivision.

Tentative Parcel Map 2024-09 is located within the Northeast District area and is conditioned to contribute to the maintenance of Northeast area improvements. This will be accomplished through the formation of an Open Space District. Since the improvements are meant to be for the enjoyment and enhancement of the NASP, every lot formed is levied the same amount of $44.28; collected with the assessment of property taxes by the County of Tulare. The owner(s) of all land within the boundaries of the proposed open space district have filed a petition with the City requesting that an open space district be formed and have given their consent to the formation of the proposed district.

Pursuant to Title 16 (Subdivisions) of the Visalia Municipal Code, the City's authorization to record the final parcel map is a ministerial action. Specifically, Section 16.24.080 limits the City Council's action to the specific determination that the final parcel map conforms substantially to the contents of the tentative map, Chapter 16, and the Subdivision Map Act, and provides in pertinent part that "if the Council determines that the map is in conformity with the requirements of this Chapter, the Council shall approve the map (emphasis added)." Disapproval based upon any other reasons would be outside the authority of the Council for this particular action. The Council may reject any and all offers of dedication in the final parcel map pursuant to Section 16.24.080, and require that the City Engineer so indicate on the map, however staff's recommendation is that the City Council authorize recordation of the final parcel map and accept all offers of dedication as previously described in this report.

Fiscal Impact: Impact fees will be assessed at the time of development of each residential parcel. Parcels A-D will start contributing to the Open Space District (No-26-01) created for maintenance of common features related to this project. The annual lot assessment will be $44.28 per lot.

Prior Council Action: N/A

Alternatives: None recommended.

Recommended Motion (and Alternative Motions if expected):
I move to authorize the recordation of the final parcel map for Tentative Parcel Map No. 2024-09 and adoption of Resolution Nos. 2026-09 and 2026-10 for the intention and formation of Open Space District No.26-01.

Environmental Assessment Status: N/A

CEQA Review: Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 14314, Categorical Exemption No. 2024-42

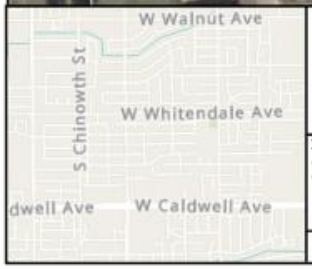
Deadline for Action: N/A

Attachments:
1. Aerial Map

2. Final Map
3. Resolutions No. 2026-09 and 2026-10

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☐ **Economic Vitality**	☐ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☐ **Quality of Life**



Aerial Map
Parcel Map 2024-09

Nearmap US, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

N

0 70 140 Feet

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON, FOR THE SPECIFIED PURPOSES:

1. RIGHT OF WAY FOR EAST ROOSEVELT AVENUE IN FEE TO THE CITY OF VISALIA.

BY: _____ _____
FELIPE DE J. CONTRERAS, OWNER DATE

BY: _____ _____
HERMILA A. CONTRERAS, OWNER DATE

BY: _____ _____
ALEXIS CONTRERAS, OWNER DATE

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }

COUNTY OF _____ }

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____ NAME _____

COUNTY OF _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }

COUNTY OF _____ }

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____ NAME _____

COUNTY OF _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0934E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN A FLOOD ZONE AREA DESIGNATED ZONE "X" (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING; AREAS OF 1% ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES.

PARCEL MAP NO. _____

LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 27, TOWNSHIP 18 SOUTH, RANGE 25 EAST,
MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

MAY, 2025

SHEET 1 OF 2

PREPARED FOR:

FELIPE DE J CONTRERAS,
HERMILA A. CONTRERAS &
ALEXIS CONTRERAS
3808 EAST SCHOOL AVENUE
VISALIA, CA 93292

PREPARED BY:

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

LEGAL DESCRIPTION

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

PARCEL 3 OF PARCEL MAP NO. 5047, FILED FOR RECORD AUGUST 31, 2023 IN PARCEL MAP BOOK 55, PAGE 15, TULARE COUNTY RECORDS.

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }

COUNTY OF _____ }

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

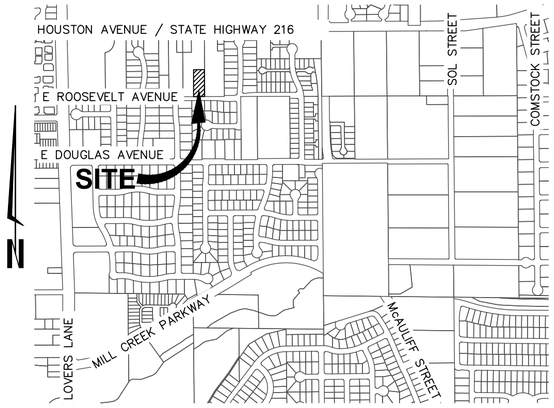
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____ NAME _____

COUNTY OF _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____



VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FELIPE DE J CONTRERAS, HERMILA A. CONTRERAS AND ALEXIS CONTRERAS ON MARCH, 2025 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED ON OR BEFORE MARCH 31, 2026 AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PROFESSIONAL LAND SURVEYOR
PETER PAO MOUA
No. 8413
STATE OF CALIFORNIA

_____
PETER PAO MOUA, P.L.S. 8413 DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THE THE MAP IS TECHNICALLY CORRECT.

PROFESSIONAL LAND SURVEYOR
MICHAEL E. LONG
EXP: 9-30-26
No. 6815
STATE OF CALIFORNIA

_____
MICHAEL E. LONG, P.L.S. 6815 DATE
CITY SURVEYOR

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP NO. 2024-09 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON AUGUST 26, 2024.

_____
PAUL BERNAL, DATE
PLANNING & COMMUNITY PRESERVATION DIRECTOR / CITY PLANNER

BOARD OF SUPERVISOR'S STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY STATE THE BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS PROVIDED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED THIS ____ DAY OF _____, 20_____.

JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY CLERK

CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THE _____ DAY OF _____, 20_____, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND, ON BEHALF OF THE PUBLIC, ACCEPTING, SUBJECT TO IMPROVEMENT, THE PUBLIC STREET, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN AND/OR STATED UPON THE MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA THIS _____ DAY OF _____, 20_____.

LESLIE B. CAVIGLIA
CITY MANAGER / CITY CLERK

_____
CHIEF DEPUTY CITY CLERK

RECORDER'S STATEMENT

DOCUMENT NO.: _____ FEE PAID:_____

FILED THIS _____ DAY OF _____, 20_____, AT _____ ____M.,

IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, TULARE COUNTY RECORDS, AT THE REQUEST OF MOUA ENGINEERING & SUVREYING LLC.

TARA K. FREITAS, CPA
TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY:_____
DEPUTY

ME Moua Engineering & Surveying LLC

TPM2024-09

PARCEL MAP NO. _____

LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 27, TOWNSHIP 18 SOUTH, RANGE 25 EAST,
MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

MAY, 2025

LEGEND:

- SUBJECT PROPERTY BOUNDARY
- PARCEL LINE
- SECTION LINE / STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- (1) 20' RIGHT OF WAY BEING DEDICATED TO THE CITY OF VISALIA IN FEE PER THIS MAP. IRREVOCABLE OFFER OF DEDICATION IN PARCEL 3 OF PARCEL MAP NO. 5407 TO THE CITY OF VISALIA BEING ABANDONED PER THIS MAP.

- ○ MONUMENT FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
- ● SET 3/4" X 30" IRON PIPE FLUSH, WITH PLASTIC PLUG LS8413
- ■ SET 1" WITNESS CORNER, 3/4" X 30" IRON PIPE, FLUSH, WITH PLASTIC PLUG LS8413
- T.C.R. TULARE COUNTY RECORDS
- N.T.S. NOT TO SCALE
- R&M RECORD & MEASURED
- (R) RADIAL

▨ INDICATES AREA AS AN EASEMENT FOR SHARED ACCESS FOR INGRESS & EGRESS & UTILITY PURPOSES PER SEPARATE INSTRUMENT

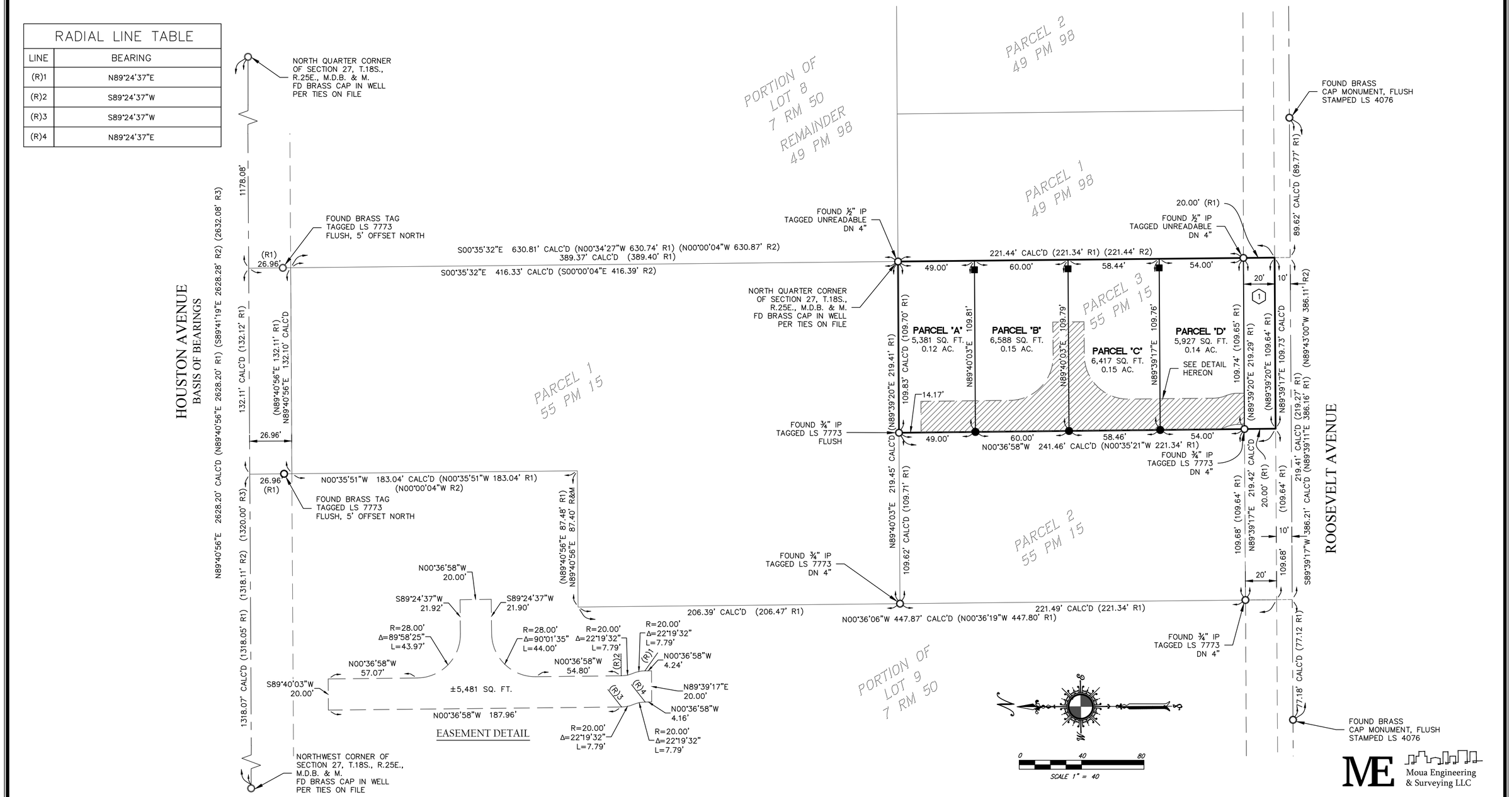
REFERENCES

(R1) RECORD DATA PER PARCEL MAP NO. 5407 RECORDED IN BOOK 55 OF PARCEL MAPS, AT PAGE 15, T.C.R.
(R2) RECORD DATA PER PARCEL MAP NO. 4893 RECORDED IN BOOK 49 OF PARCEL MAPS, AT PAGE 98, T.C.R.
(R3) RECORD DATA PER THE PLAT OF OAKS RECORDED IN VOLUME 7 OF MAPS, AT PAGE 50, T.C.R.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN, TAKEN TO BE N89°40'56"E AS PER PARCEL MAP NO. 5407, RECORDED IN BOOK 55 OF PARCEL MAPS, AT PAGE 15, T.C.R.

RADIAL LINE TABLE	
LINE	BEARING
(R)1	N89°24'37"E
(R)2	S89°24'37"W
(R)3	S89°24'37"W
(R)4	N89°24'37"E



Moua Engineering & Surveying LLC

RESOLUTION NO. 2026-09

A RESOLUTION OF THE VISALIA CITY COUNCIL
A RESOLUTION OF INTENTION TO FORM
OPEN SPACE DISTRICT NO. 26-01
PARCELS A-D OF TPM 2024-09

BE IT RESOLVED by the City Council of the City of Visalia, California, that:

1. In its opinion, the public interest and convenience require, and it is the intention of said Council to order the formation of a maintenance district in a portion of said City, pursuant to Title 12, Chapter 12.40 of the Ordinance Code of the City of Visalia, to be designated "Open Space District No. 26-01", by which name it shall hereafter be referred to and all subsequent proceedings, including the proceedings for the levy and collection of charges.

2. Said maintenance district, and the boundaries thereof, benefited and to be assessed for the maintenance and operation of improvements hereinafter referred to, are situated in the Northeast Specific Plan Area, City of Visalia, County of Tulare, State of California, and are particularly described on the attached map Exhibit A, and by this reference incorporated herein.

3. It is ordered that the expense of maintaining and operating parks and parkways, and appurtenance thereto, including, but not limited to, walkways, crosswalks, steps, safety zones, parking areas, platforms, seats, statuary, fountains, certain fencing, drainage facilities; poles, posts, wire, lights, conduits, tunnels, ramps and other suitable or necessary appliances for the purposed of lighting said places or public ways; water mains or sprinkler systems; and ornamental planning including lawns, shrubs and trees, all as now exist or may hereafter be constructed in or for said Maintenance District, and a benefit to said Maintenance District but not to benefit the City of Visalia as a whole, including the cost of necessary repairs, replacements, fuel, power, electric current, care, supervision and any and all other items necessary for the proper maintenance and operation thereof, shall be charged to the owners of residential units within said Maintenance District above described. Council has hereby determined that said district will benefit by the maintenance and operation of said improvements and that the amount of $44.28 per year will be charged and shall be collected either by billing by the City of Visalia or collected with property taxes by the County of Tulare.

PASSED AND ADOPTED: March 16, 2026 LESLIE B. CAVIGLIA, CITY CLERK

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

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-36 passed and adopted by the Council of the City of Visalia at a regular meeting held on March 16, 2026.

Dated: March 16, 2026 LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

RESOLUTION NO. 2026-10

RESOLUTION ORDERING THE FORMATION OF
OPEN SPACE DISTRICT NO. 26-01
PARCELS A-D OF TPM 2024-09

WHEREAS, pursuant to Title 12, Chapter 12.40 of the Ordinance Code of the City of Visalia, California, the City Council of said City did adopt resolution of intention to form Open Space District No. 26-01 in said CITY; and

WHEREAS, owners of all land within the boundaries of the proposed Open Space District No. 26-01 have filed their consent to the formation of the proposed district; and

WHEREAS, said Council did declare by adopting said resolution its intention to order, at the expense of maintaining and operating parks, parkways and appurtenance thereto, including, but not limited to; walkways, crosswalks, steps, safety zones, parking areas, platforms, seats, statuary, fountains, certain fencing, drainage facilities; poles, posts, wire, lights, conduits, tunnels, ramps and other suitable or necessary appliances for the purposes of lighting said places or public ways; water mains or sprinkler systems; and ornamental planting including lawns, shrubs and trees, all as now exist or may hereafter be constructed in or for said Maintenance District, and a benefit to said Maintenance District but not to benefit the City of Visalia as a whole, including the cost of necessary repairs, replacements, fuel, power, electric current, care, supervision and any and all other items necessary for the proper maintenance and operation thereof, shall be charged to the owners of residential units within said Maintenance District above described, which district said Council hereby determined will be a district benefited by the maintenance and operation of said improvements and that the amounts so charged are to be collected through billing by the City or with property taxes collected by the County of Tulare.

NOW, THEREFORE HEREBY BE IT RESOLVED and ordered as follows:

1. That the public interest and convenience require and a maintenance district is hereby formed for the maintenance and operation of parks and parkways and appurtenances thereto, including, but not limited to walkways, crosswalks, steps, safety zones, parking areas, platforms, seats, statuary, fountains, certain fencing, drainage facilities; poles, posts, wire, lights, conduits, tunnels, ramps and other suitable or necessary appliances for the purpose of lighting said places or public ways; water mains or sprinkler systems; and ornamental planting including lawns, shrubs and trees, all as now exist or may hereafter be constructed in or for said Maintenance District, and a benefit to said Maintenance District but not to benefit the City of Visalia as a whole, which district said Council hereby determines will be the district benefited by the maintenance operation of said improvements.

2. That said district be, and is hereby designated as “Open Space District No. 26-01”, by which name it shall hereafter referred to in all subsequent proceedings, including proceedings for the collection of charges in the amount of $44.28 per year; that such charges be collected either by billing by the City of Visalia or collected with property taxes by the County of Tulare.

3. That the district and the boundaries thereof benefited and to be assessed for the maintenance and operation of the improvements described are situated in Tulare County, State of California, City of Visalia and are particularly described on the attached map Exhibit A, and by this reference incorporated herein.

PASSED AND ADOPTED: March 16, 2026 LESLIE B. CAVIGLIA, CITY CLERK

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

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2026-10 passed and adopted by the Council of the City of Visalia at a regular meeting held on March 16, 2026.

Dated: March 16, 2026 LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

Exhibit “A”
Open Space District No. 26-01
PARCELS A-D TPM 2024-09
Fiscal Year 2025-26

APN #	Assessment	Parcel #	District	Open Space
103-330-104	$44.28	A	TPM 2024-09	No. 26-01
103-330-104	$44.28	B	TPM 2024-09	No. 26-01
103-330-104	$44.28	C	TPM 2024-09	No. 26-01
103-330-104	$44.28	D	TPM 2024-09	No. 26-01

Exhibit “A”
Open Space District No. 26-01
PARCELS A-D TPM 2024-09
Fiscal Year 2025-26

Visalia City Council

Staff Report

File #: 25-0673 **Agenda Date:** 3/16/2026 **Agenda #:** 5.

Agenda Item Wording:
Housing Element annual progress report for calendar year 2025 - Adoption of a resolution accepting the Housing Element annual progress report for calendar year 2025 and finding that it satisfies the city's reporting requirements to the state.

Agenda Date: 03/16/2026

Prepared by:
Brandon Smith, Principal Planner, (559) 713-4636, brandon.smith@visalia.gov;
Paul Bernal, Planning and Community Preservation Director, (559) 713-4025, paul.bernal@visalia.gov

Department Recommendation:
Staff recommends that the City Council receive the 2025 Housing Element Annual Progress Report (APR), adopt a resolution accepting the APR for Calander Year 2025 and finding that it satisfies the city's reporting requirements to the state, and authorize staff to forward the report to the State Department of Housing and Community Development (HCD).

Background Discussion:
Pursuant to State Housing Law (Government Code Section §65400(a)(2)), cities and counties are required to report their progress on implementing their current Housing Elements. The report includes a summary of the jurisdiction's housing activity, progress in reaching their Regional Housing Needs Assessment (RHNA) by income level, and progress in implementing the City's Housing Element's goals and programs.

The report is a useful tool for City officials, staff, citizens, and stakeholder groups interested in the City's housing trends, particularly as they relate to affordable housing. The report must be reviewed by the City Council, submitted to HCD by April 1st, and accepted by HCD. The failure to prepare and deliver the report on a timely basis incurs the risk of the City losing future housing grant funding opportunities.

The report demonstrates that the City follows all applicable State laws and policies pertaining to housing, and that the City is implementing its housing policies and programs as articulated in its 6th Cycle Housing Element adopted in December 2023, for the reporting period from December 31, 2023, through December 31, 2031.

Structure of the 2025 APR Form

The 2025 APR forms and tables are generally carried over from the previous year's format, but with a few new reporting requirements as follows.

- Table D, which reports implementation status of all the Housing Element Implementation Programs, has been significantly expanded to now include quantitative reporting requirements and supporting documentation towards the completion of each program. This is reflected in

the Table's additional columns.

- Table L requires the reporting of any new historic designations in Visalia that were added to a City, State, or Federal register and have been proposed for housing development projects. There were no such sites in 2025.

The APR continues to require listing and affordability determination of all "considered" housing projects (i.e., potential projects submitted to Site Plan Review), completed entitlements, and individual building permits for every individual housing unit. Jurisdictions report these units to gain credit against their RHNA housing unit requirements. The expanded reporting is in accordance with the State's enhanced focus on the housing development process.

All building permits involving new dwelling units must be tracked through to their final grant of occupancy. Only units that receive issuance of a building permit during the reporting period are counted toward the jurisdiction's RHNA allocation. Notwithstanding the interest in the jurisdiction's performance on providing affordable housing to lower income households, the APR requires detailed permit information for every new dwelling unit regardless of income.

The contents of the APR are described below along with their applicability to the City.

	Table Name	**Description**
Table A	Housing development applications submitted	Lists all applications deemed complete in 2025. Examples: Subdivision Maps, Conditional Use Permits, Site Plan Review applications receiving a "Revise & Proceed" and needing no further entitlements.
Table A2	Annual building activity report summary	Lists all dwelling units and developments that have received an entitlement, issued and/or finaled building permit in 2025. Examples: any building permits for new dwelling units, applications listed in Table A.
Table B	Regional Housing Needs Allocation (RHNA) Progress	Summary of permits issued by income level in each year of RHNA allocation.
Table C	Sites identified / rezoned to accommodate shortfall housing need	Lists all sites identified in a jurisdiction's re-zone program. **N/A for Visalia in 2025.** A re-zone program was previously adopted through ZTA 2024-05 on 12/16/2024.
Table D	Housing Element Program implementation status	Reports on the status and quantifiable outcomes of all 6th Cycle Housing Element programs.
Table E	Commercial development bonuses approved	**N/A for Visalia.** No such applications were received in the reporting period.
Table F	Units rehabilitated, preserved and acquired for alternative adequate sites	**N/A for Visalia. Optional table.**
Table F2	Above moderate income units converted to moderate income units	**N/A for Visalia. Optional table.**

Table G	Locally owned lands included in Housing Element sites inventory that have been sold, leased, or disposed	**N/A for Visalia.** No locally owned inventory land has been sold.
Table H	Locally Owned or Controlled Lands Declared Surplus	Lists sites designated as surplus. Currently none of these sites contain housing.
Table J	Student housing development with a density bonus approved	**N/A for Visalia.** No student housing applied for.
Table K	Tenant Preference Policy	**N/A for Visalia.** No tenant preference policy adopted by City.
Table L	Historical Resources	**N/A for Visalia.** There are no sites with historic designations that were added to the register and have been proposed for housing development projects.
LEAP Reporting	Status of proposed uses listed in LEAP application and the corresponding impact on housing	Reports on the City's progress towards its LEAP grant, which was approved in 2021.

Report Highlights:

Table A: Application Submittal Summary

Entitlement Applications. Entitlement applications reflecting a total of 552 units were submitted to the City and deemed complete in 2025, down from 926 units in 2024 and 1,878 units in 2023. This includes:

- Subdivision Maps. One subdivision (Pratt Family Ranch Tier 3; Mooney & Riverway; 293 units) was submitted and deemed complete and ultimately entitled in 2025. This subdivision is also reported in Table A2.
- Parcel Maps. Four parcel maps were submitted and deemed complete and ultimately entitled in 2025. These four maps yielded six additional lots.
- Conditional Use Permits & Variances. Two CUP and one Variance for multi-family residential units were submitted and deemed complete and ultimately entitled in 2025. (K & Santa Fe yielding 12 units; Shirk & Ferguson yielding 98 units, and 1826 S. Bridge St. yielding 8 units).

Site Plan Review "by-right" uses. Units tallied through Site Plan Review applications for "by-right" uses receiving a "revise & proceed" are approximately 134 units over eleven projects. This includes:

- Crescent Meadows, an 80-unit deed-restricted very low income development for senior citizens (Ferguson & Highland, Self-Help Enterprises). Building permits were also issued in 2025.
- A 22-unit deed-restricted very low income "Homekey" Development (627 S. Fulgham St., Housing Authority of Tulare County).

Table A2: Building Activity - Entitled, Issued, and Completed Units

Entitlement Applications. In addition to the applications listed under Table A, five additional applications reflecting a total of 593 units were approved by the Planning Commission in 2025. The

applications are:

- Carleton Acres medium density subdivision (Shirk & Sedona; 50 units)
- Jennings Estates subdivision / parcel map (1716 N. Cain St.; 22 units)
- Blankenship subdivision (Santa Fe & Caldwell; 200 units)
- Ritchie Ranch subdivision (Demaree & Shannon Pkwy; 320 units)
- CUP for 405 N. West St. (yielding 1 additional unit)

Building Permit Activity. Comparative data sets between 2025 and the previous four years' APR submittals are shown in the tables below. As shown in the table below, this represents a 17% increase in the total number of building permits issued between the calendar years 2024 and 2025. The increase in building permit activity is largely attributed to a rise in the number of single-family residential final maps recorded in 2025. ADU activity has also seen an increase for the 5th straight year.

The reduced number of permits issued for multi-family units in 2025 and the reduced number of units affordable to very low and low income categories is based on the issuance of permits for only one large-scale project in 2025 (Crescent Meadows, 80 units) rather than two large-scale projects in 2024 (Demaree-Houston, 222 units; Rancho Colegio, 80 units).

Residential Permit Category	2021	2022	2023	2024	2025
Issued building permits:					
ADUs	5	16	22	37	40
Single-Family Units	632	540	317	236	518
Multi-Family Units	204	695	12	327	144
Granted occupancy:					
ADUs	4	8	20	24	27
Single-Family Units	590	651	448	297	333
Multi-Family Units	2	43	296	170	245

Affordability by Income (issued permits)	2021	2022	2023	2024	2025
Above Moderate	76	124	165	184	523
Moderate	548	411	156	61	81
Low	170	657	16	197	66
Very Low	40	22	11	156	32
Acutely & Extremely Low	7	87	3	2	0
TOTAL	**841**	**1301**	**351**	**600**	**702**

Multi-Family Residential. The 144 multi-family units that were issued permits are all classified as affordable to the very low, low, or moderate income categories based on the density of the units underlying zone district, and based on estimated rent data from comparable units utilizing online data, as recommended by HCD. The largest contributing projects are:

- Crescent Meadows (Ferguson & Highland, 80 units),
- Lovers-Tulare Duplexes (NE corner Lovers Lane & Tulare Avenue, 25 units),

- 1818 E. Houston Avenue (10 units)

Deed restricted affordability. Permits issued for 79 multi-family units will be deed restricted, affordable to very low and low income households. These are affiliated with Crescent Meadows, to be managed by Self-Help Enterprises.

Accessory dwelling units. A total of 4 accessory dwelling units (ADUs) were issued permits classified as affordable to the low income category, 25 units affordable to the moderate income category, and 11 units affordable to the above moderate category. Income category determination is based on estimated rent data from comparable units (comparable being at the same relative location and the same number of bedrooms) utilizing online data, as recommended by HCD.

Single-family residential. A total of 6 market-rate single-family residences were issued permits classified as affordable to moderate income households, and 512 single-family residences affordable to the above moderate category. Income category determination is based on estimated sales data from comparable units (comparable being at the same relative location and the same number of bedrooms) utilizing online data, as recommended by HCD. For tract production homes, the income category determination is based on the actual sale price of the homes as reported or listed by the builder.

Affordability determination. Like in previous reporting years, affordability in the 2025 reporting year was determined based on an affordability calculator made available by State HCD through their website. The calculator assigns the following thresholds for income levels in Tulare County:

HCD Housing Affordability Calculator (Tulare County, 2025)			
	Rental (monthly rent)		
Affordability Level	1-bedroom	2-bedroom	3-bedroom
Above Moderate	$2,094 and above	$2,375 and above	$2,657 and above
Moderate	$1,343 to $2,093	$1,529 to $2,374	$1,717 to $2,656
Low	$779 to $1,342	$896 to $1,529	$1,012 to $1,717
Very Low	Below $779	Below $896	Below $1,012
	Ownership (sales price)		
Affordability Level	3-bedroom	4-bedroom	5-bedroom
Above Moderate	$311,600 and above	$339,530 and above	$367,460 and above
Moderate	$152,900 to $311,600	$168,200 to $339,530	$183,400 to $367,460
Low	Below $152,900	Below $168,200	Below $183,400

Table B: Regional Housing Needs Assessment (RHNA) Compliance:

The table reports the second full year (2025) of progress in the 6th cycle toward the City of Visalia's regional housing needs allocation.

Table D: Housing Element Implementation:

Four program accomplishments involved changes to the City's Zoning Ordinance to address the following Implementation Programs:

- Program 2.7, Missing Middle, to amend development standards to promote and streamline missing middle-density housing types.
- Program 3.17, Planning for Large Sites, to create an overlay district wherein parcels would be

exempted from a tentative parcel map entitlement if they were to subdivide into no more than four parcels and that all parcels were between 0.5 and 10 acres.

- Program 5.2, Emergency Shelters, resulting in the creation of an overlay district consisting generally of vacant parcels in the Commercial Mixed Use (CMU) zone where emergency shelters can locate as a by right use.
- Program 5.8, Municipal Code Update, to adopt the balance of municipal code updates intended to remove constraints toward a variety of housing types and comply with state law.

Also in 2025, City staff completed a transit needs study which identified actions towards connecting residents to job centers and other cities in the County. The study largely focused on the recent implementation of the Visalia Connect on-demand service and the forthcoming Reimagine Study as part of the Short Range Transit Plan update.

There were several additional outreach and financial accomplishments that took place in 2025.

- The City held 3 public hearings and 2 community meetings covering CDBG, HOME, and NSP funded programs, which included affordable housing programs (Program 1.4 - Housing Education; Program 3.7 - Inform Public).
- The City provided 47 emergency on-time rental assistance to low-income families to prevent homelessness. (Program 3.6 - Section 8 Housing Assistance Program)
- The city applied for four grants to support affordable housing. The city was awarded all four applications, including $11,970,000 in Homekey+ funds for the development of Crescent Meadows an 80-unit senior affordable housing complex. (Program 3.10 - Funding)
- The City provided $109K in PLHA funds for a Seasonal Emergency Low-Barrier Shelter (Warming Center), and $62,180K in PLHA funds for a transitional bridge housing project called Eden House for people experiencing homelessness. The City also provided $269,420 in PLHA funds, $250K in Successor Housing funds, and $1 million in ERF funds for the operation for the Visalia Navigation Center. (Program 5.2 - Homeless Shelter Program).
- The City provided $1.8 million in HOME-ARP and $1.5 million in Encampment Resolution Funds (ERF) for the development and operation of Majestic Gardens, a 42-unit permanent supportive housing project for households 30% AMI or lower. Five (5) units are also fully accessible for those with developmental disabilities. (Program 5.7 - Housing for Persons with Developmental Disabilities).
- The City partnered with CSET to provide fair housing education to ensure the City affirmatively furthers fair housing through lenders, landlords, realtors, and the community and handle fair housing complaints. (Program 7.1 - Fair Housing Enforcement and Outreach).

Fiscal Impact including annual maintenance and operating costs:
None. However, failure to submit the report in a timely manner exposes the City to risk of being ineligible for future State housing grant opportunities.

Prior Council Action: The 6th Cycle Housing Element Update (from which the Implementation Programs in Table D of the APR are reviewed) was approved by the City Council on December 18, 2023.

Alternatives: None.

Recommended Motion (and Alternative Motions if expected):
I move to adopt Resolution No. 2026-06 and direct staff to forward the Annual Progress Report to the State Department of Housing and Community Development.

Environmental Assessment Status: Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15306 (Information Collection).

CEQA Review: Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15306 (Information Collection).

Deadline for Action: 03/16/2026

Attachments: Resolution 2026-06; 2025 Annual Progress Report

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☒ **Economic Vitality**	☒ **Organizational Excellence**	☒ **Fiscal Strength**	☒ **Infrastructure & Growth**	☐ **Quality of Life**

RESOLUTION NO. 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA, ACCEPTING THE HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2025 AND FINDING THAT IT SATISFIES THE CITY'S REPORTING REQUIREMENTS TO THE STATE

WHEREAS, the Housing Element Annual Progress Report for Calendar Year 2025 has been prepared to comply with Government Code Section 65400(a)(2) and California Department of Housing and Community Development programs, and implements Housing Element Program 9.1: Implementation Reporting in order to provide information to the City Council, the Governor's Office of Land Use and Climate Innovation, the State Department of Housing and Community Development, the Tulare County Association of Governments, and the public as to the status of the implementation of the Housing Element programs, as well as mark the city's progress in meeting its share of the region's housing needs; and

WHEREAS, the City Planner has determined that the report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Visalia, as follows:

1. That the above recitations are true and correct.

2. That the Housing Element Annual Progress Report for Calendar Year 2025 (Attachment 1) is accepted, that it satisfies the city's reporting requirements to the state and that the City Planner is directed to submit the report to the Governor's Office of Land Use and Climate Innovation and the State Department of Housing and Community Development.

PASSED AND ADOPTED: March 16, 2026 LESLIE B. CAVIGLIA, CITY CLERK

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

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2026-06 passed and adopted by the Council of the City of Visalia at a regular meeting held on March 16, 2026.

Dated: March 17, 2026 LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

Please Start Here

General Information	
Jurisidiction Name	Visalia
Reporting Calendar Year	2025
Contact Information	
First Name	Brandon
Last Name	Smith
Title	Principal Planner
Email	brandon.smith@visalia.gov
Phone	5597134636
Mailing Address	
Street Address	315 E Acequia Ave
City	Visalia
Zipcode	93291

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_02_19_26

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Visalia	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	32
	Non-Deed Restricted	0
Low	Deed Restricted	47
	Non-Deed Restricted	19
Moderate	Deed Restricted	0
	Non-Deed Restricted	81
Above Moderate		523
Total Units		**702**

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	1
Single-family Detached	893	520	333
2 to 4 units per structure	0	2	0
5+ units per structure	209	90	226
Accessory Dwelling Unit	4	40	27
Mobile/Manufactured Home	0	0	0
Total	**1106**	**652**	**587**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	371	486
Not Indicated as Infill	216	216

Housing Applications Summary	
Total Housing Applications Submitted:	19
Number of Proposed Units in All Applications Received:	552
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	3	6
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	11	134
Discretionary	8	418

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	98
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Visalia
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bo Applica
1					2	3	4	5										6	7	8	9	10	11
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	20	0	32	40	47	112	0	206	95	552	0	0			
	119050046	LINWOOD E SIDE 100' S OF MARY	Linwood-Mary Residential Project	SPR25051	SFD	O	02/13/2025										1		1			NONE	No	No
	119050046	LINWOOD E SIDE 100' S OF MARY	Linwood-Mary Residential Project	SPR25051	ADU	R	02/13/2025								1				1			NONE	No	No
	119050046	LINWOOD E SIDE 100' S OF MARY	Linwood-Mary Residential Project	SPR25051	2-4	R	02/13/2025								6				6			NONE	No	No
	90060063	2233 N HIGHLAND ST	Crescent Meadows	SPR25111	5+	R	04/24/2025					32		47	1				80			NONE	No	No
	90104008	1425 N CONYER ST	Madigral SB 9 Lot Split	SPR25133	SFD	O	05/30/2025										1		1			SB 9 (2021) - Residential Lot Split	No	No
	119040021	WALNUT & LINWOOD, SE CORNER	Linwood-Walnut Apartment	SPR25151	5+	R	06/16/2025								6				6			NONE	No	No
	101041002	NOBLE, S SIDE BTWN VELIE & VISTA	Noble and Velie Development	SPR25159	2-4	R	07/05/2025								3				3			NONE	No	No
	101041002	NOBLE, S SIDE BTWN VELIE & VISTA	Noble and Velie Development	SPR25159	ADU	R	07/05/2025								1				1			NONE	No	No
	87090011	627 S FULGHAM ST	Tulare Homekey Development	SPR25142-1	2-4	R	07/17/2025			20					1				21			NONE	No	No
	122051032;	2127 S GIDDINGS ST	Giddings Senior Units	SPR25155-1	5+	R	11/12/2025								12				12			NONE	No	No
	122051032;	2127 S GIDDINGS ST	Giddings Senior Units	SPR25155-1	ADU	R	11/12/2025								2				2			NONE	No	No
	97242014	1344 S LIBERTY ST	Mota Parcel Map	TPM25-002	SFD	O	02/06/2025										1		1			NONE	No	No
	77640013	2507 N SHIRK ST	Park View Apartments	CUP25-022	5+	R	06/30/2025						40		58				98			NONE	No	No
	97282017, 97282018	1826 S BRIDGE ST	Colburn Multi-family	VAR25-003	2-4	R	06/30/2025								8				8			NONE	No	No
	98200012	1810 E HOUSTON AVE	Curiel Parcel Map	TPM25-006; CUP25-013	SFD	O	04/30/2025										1		1			NONE	No	No
78010028	78010033; 078110024	2100 W PRATT RD	Pratt Family Ranch Tier 3	TSM5605, TPM25-012	SFD	O	06/04/2025										202	91	293			NONE	No	No
	85530019	736 N TOMMY ST	Luis Mota TPM	TPM25-014	SFD	O	10/23/2025											1	1			NONE	No	No
	123122023	507 E K AVE	K & Santa Fe Apartments	CUP25-019	5+	R	06/30/2025								13				13			NONE	No	No
	77070045	2502 N AKERS ST	Akers & Ferguson Parcel Map	TPM25-016	SFD	O	11/05/2025											3	3			NONE	No	No
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					

Jurisdiction	Visalia
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 02/30/2023 - 02/30/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Color grey cooded cells calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | | | | | | | | | Affordability by Household Incomes - Building Permits | | | | | | | | | | | | | | | | | | Affordability by Household Incomes - Certificates of Occupancy | | | | | | | | | | | | | | | | | | Streamlining | Historic Sites | Infill | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | Term of Affordability or Deed Restriction | Demolished/Destroyed Units | | Density Bonus | | | | Notes |
|---|---|---

Jurisdiction	Visalia
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 02/30/2023 - 02/30/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| | | |

Jurisdiction	Visalia
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	8th Cycle 10/30/2023 - 10/30/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Color in grey column acts calculation formulas

Jurisdiction	Visalia
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	8th Cycle 10/30/2023 - 10/30/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculations formulas

Jurisdiction	Visalia	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2023-12/30/2023**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	61	-	-	-	-	-	-	-	63	-
	Non-Deed Restricted		-	-	2	-	-	-	-	-	-	-		
Very Low	Deed Restricted	3,741	-	-	82	32	-	-	-	-	-	-	**198**	**3,543**
	Non-Deed Restricted		4	-	17	-	-	-	-	-	-	-		
Low	Deed Restricted	2,306	-	-	156	47	-	-	-	-	-	-	**261**	**2,045**
	Non-Deed Restricted		2	-	37	19	-	-	-	-	-	-		
Moderate	Deed Restricted	1,321	-	-	-	-	-	-	-	-	-	-	**205**	**1,116**
	Non-Deed Restricted		63	-	61	81	-	-	-	-	-	-		
Above Moderate		3,423	77	-	184	523	-	-	-	-	-	-	**784**	**2,639**
Total RHNA		**10,791**												
Total Units			**146**	**-**	**600**	**702**	**-**	**-**	**-**	**-**	**-**	**-**	**1,448**	**9,343**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Visalia	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Visalia							
Reporting Year	2025	(Jan. 1 - Dec. 31)						

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
HE Program 1.1 Designate for Sufficient Land	Adopt text edits to the Zoning Ordinance to allow development by right on lower income sites RHNA sites identified on Table 63 within two years of the adoption deadline. Identify housing sites suitable to accommodate: · Very low income: 3,741 units · Low income: 2,306 units · Moderate income 1,321 units · Above Moderate income: 3,423 units · Total: 10,791 units No net loss of land designated for moderate-, low-, very low-, and extremely low-income categories.	12/31/2024	6th Cycle	Completed	The City passed Zoning Text Amendment No. 2024-05 on December 16, 2024 per City Council Ordinance No. 2024-17, to allow affordable residential development by-right on sites specified in Table 63 in accordance with Government Code Section 65583.2, subdivision (c). [The adopted City Council resolution is the Quantified Outcome.]	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59343
HE Program 1.2 Contact with City Officials	Conduct one discussion session by the Building Advisory Committee (BAC) quarterly meeting, and report back to the Committee on any issues raised within two CRC Quarterly meetings.	12/31/2031	6th Cycle	Continuous	There were no meetings of the Building Advisory Committee held in 2025. Members have termed out and the committee will need to be rebuilt. A meeting is anticipated in Q2 of 2026. [Supporting document is the City's Maddy List which shows that no members serve on the BAC.]	Meetings		https://www.visalia.city/civicax/filebank/blobdload.aspx?blobid=57728
HE Program 1.3 Conditional Use Permit Process	Provide a report to the Planning Commission on an annual basis that summarizes all multi-family residential projects considered by the Commission; in 2027, complete a mid-term evaluation of the cumulative impacts of the CUP process on multi-family development and revise the Zoning Ordinance to remove constraints.	12/31/2028	6th Cycle	Continuous	A report for the 2024 year was presented to the Planning Commission on May 12, 2025. [The report presented to Planning Commission on May 12, 2025 is the Quantified Outcome.] The mid-term evaluation of the cumulative impacts of the CUP process on multi-family development, due in 2027, is not yet started.	Meetings	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=57841
HE Program 1.3 Conditional Use Permit Process	Adopt objective design standards for multi-family residential development by 2026. [The adopted standards will be the Quantified Outcome.] Amend the Zoning Ordinance to provide a ministerial approval process for large multi-family developments up to 200 units by 2026. [The Zoning Ordinance Amendment will be the Quantified Outcome.]	12/31/2026	6th Cycle	Not Yet Started	Program & objective is parallel with HE Program 3.2. Objective design standards for multi-family development were not initiated in 2025; however, objective design standards for single-family residential were adopted in April 2025. Zoning Ordinance Amendment for large multi-family developments were not initiated in 2025.	Other	1	None.

HE Program 1.4 Housing Education	Schedule, coordinate and conduct at least one subject public meeting or stakeholder group seminar per year, targeting higher resource areas with a goal of engaging 100 households annually. Identify and engage local community organizations to discuss opportunities to increase engagement and education by 2025 with a goal of completing two engagement events/projects in partnership with these groups by 2027. Develop an outreach strategy based on community feedback by 2026 with a goal of engaging 10 percent of households in the city during the planning period. [This will be the Quantified Outcome.] Following implementation of the strategy, complete an annual review the City's outreach methods. Engage stakeholders and conduct a citywide resident survey in 2027 to obtain feedback about City outreach methods, prioritizing feedback from underrepresented residents. Revise the outreach strategy to respond to new opportunities and to remove ineffective actions in 2028.	12/31/2028	6th Cycle	In Progress	In 2025 the City discussed and formally met (on October 13) with Self-Help Enterprises, a local non-profit builder and housing partner, to agree to participate in the future engagement / engagement events regarding the myths and realities of multi-family and affordable housing. The City will continue to reach out to other non-profit groups to explore additional partnerships. In 2025 the City held 3 public hearings and 2 community meetings covering CDBG, HOME, and NSP funded programs, which included affordable housing programs. The Housing Authority of Tulare County annually hosts a public meeting to go over the Moving to Work Program Plan, which incorporates both the Section 8 and Public Housing Program. The public meeting takes place in mid-January of every year. Self-Help Enterprises (SHE) operates the Gateway program, which educates the public about affordable housing opportunities and provide direct homeownership preparedness and one-on-one counseling including credit counseling, budgeting, and general financial literacy.	Meetings	5	The City's Housing Specialist can be contacted to obtain public hearing notices.
HE Program 1.5 Project Status Report	Meet all prescribed processing timelines as contained in the City's Zoning Ordinance and Community Development Department policies and procedures. Establish a tracking system for the length of time taken to process entitlement requests. Staff shall review the tracking system on an ongoing basis to assess where specific types of permits can be processed more efficiently.	12/31/2024	6th Cycle	Continuous	The City continues to utilize its electronic permitting software (Accela) to track the progress and length of time for building permit processing against established goals, striving to establish industry leading review times, while continuing to monitor the efficiency for various permit types to improve further. In 2025, the Community Development Department maintained its annual efforts of meeting timelines, resulting in the City having over 99% over-target permits for the year. The City also uses an Excel spreadsheet to maintain a listing of all open entitlements, which tracks date submitted, date of public hearing / approval, and the resulting time to process entitlement requests.	Other	1	The City's Engineering & Building Department Head can be contacted to see reports generated by Accela. The APR Contact can be contacted to provide the internal spreadsheet that tracks all open entitlements.

HE Program 1.6: City-owned Sites/Surplus Land Act	Engage local affordable housing developers immediately to identify opportunities and potential incentives. Assess City-owned sites to determine most efficient use for affordable housing development within the first year following adoption. By 2026, implement an action plan to sell, or release an RFP to develop, City-owned land for affordable housing development based on the findings of the sites assessments and engagement with developers. By 2026, adopt incentives for affordable housing on City-owned sites based on engagement with the development community. Target Exclusive Negotiating Agreement in 2026. Target land use entitlements issuance in 2027 or 2028 and building permits in 2029. Through this program, encourage the development of 420 lower income units on City-owned sites in the planning period.	12/31/2029	6th Cycle	In Progress	In 2024, the City assessed the viability of housing on its six sites currently listed as surplus. In 2025, the City met further with the intent to find and explore other City-owned sites, since at least three of the six sites do not have future housing potential. No new site selections were made in 2025. Documentation of the implementation consists of internal staff-prepared profiles of the six sites. The City plans in 2026 to talk with management staff and developers and prepare an action plan.	Other	1	The APR Contact can provide the internal staff-prepared profiles of the six sites.
HE Program 1.7 Annexations to Accommodate Future Housing Needs	Annex area associated with annexation sites 1-6 listed on Table 69 into the city to facilitate the development of 314 lower-, 304 moderate-, and 1,344 above moderate-income units. Adopt additional incentives to promote affordability on annexation sites with potential lower-income capacity, including annexation sites 2 (Crandell/Belissa) and 5 (Carleton Acres). In 2027, evaluate progress toward completion in the planning period, and in the event that the annexations are not complete or parcels have been deemed infeasible, identify and rezone alternative sites to accommodate the RHNA by 2029.	12/31/2027	6th Cycle	In Progress	Following are details on the progress on the six annexations, conducted in 2024-2025: a) City Council approved the initiation of site 2 (Crandell / Belissa) on December 18, 2023, Per City Council Resolution 2023-60. b) LAFCO approved the annexation and recorded certificates of completion for site 1 (Pratt Family Ranch), site 2 (Crandell / Belissa), and site 5 (Carleton Acres) all in 2023 and 2024. c) As reported in 2024, Lot Line Adjustments for sites 1 and 2 are not necessary since the recordation of final parcel maps for multiple phases of this project will result in the creation of lots that can immediately facilitate development in accordance with approved entitlements. See item e for additional details. d) Final parcel maps for site 4 (Shepherds Ranch II; TPM 2022-03), site 5, (Carleton Acres; TPM 2023-04), and site 6 (Pearl Woods; TPM 2023-07) have all recorded in 2024 and 2025. e) As of 2025, five of the six sites had one or more final subdivision maps recorded. This resulted in a net total of 562 units. To date, no permits for lower-income units have been issued. In 2024, the City passed Zoning Text Amendment No. 2024-05 per City Council Ordinance No. 2024-17, to allow affordable residential development by-right on lower income sites specified in Table 69 (now Table 70) in accordance with Government Code Section 65583.2, subdivisions (h) and (i). Regarding infrastructure needs on these annexation sites, the Shirk Capacity Enhancement Project, entailing roadway widening and installation of sewer and storm drain lines, is currently under way and is fully funded using City funds. The Linwood Extension Project, a roadway extension, planned for City funding and occurring in 2026-2028, will also use City funds.	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59344

HE Program 2.1 Infill Site Inventory	Inventory document to be maintained at Community Development front counter and on City website, and to be updated on an annual basis.	12/31/2031	6th Cycle	Completed	The infill site inventory is maintained annually and is kept at the Community Development front counter as well as online. [The map diagram posted online is the Quantified Outcome.]	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=54564
HE Program 2.2 Incentives for Downtown Housing	40 units of residential converted from commercial space, or two new multi-family residential project per year targeting downtown Visalia.	12/31/2031	6th Cycle	Continuous	In 2025, an entitlement was approved that would result in one additional unit from conversion of existing space toward residential use in the downtown. This is noted in Table A2 at address 405 N. West Street. Supporting Documentation is the staff report. However, since no building permit was issued for the site in 2025, no units are counted.	Units		https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=57930
HE Program 2.3 Infrastructure Funding Program	Identify funding opportunities annually. Engage local non-profit agencies to explore opportunities annually. Apply for at least one qualifying grant during the planning period.	12/31/2031	6th Cycle	Continuous	In 2025 the City received a Notice of Award for an infrastructure project awarded through the Active Transportation Program: the Goshen-Visalia Corridor Connection Project. This is the reconstruction of an existing class 1 multi-use trail that links the infill areas in the key census tracts to the City's industrial park. The 6-mile path is popular in the community as it parallels a seldom used rail and has few at-grade crossings. Also in 2025, one Surface Transportation Program grant was awarded for a 0.5-mile segment of Riggin Avenue. This is located outside of the key infill areas but provides congestion relief on a roadway to connect these infill areas with industrial and shopping destinations. The Quantified Outcome is the number of qualifying grants applied for during the 6th cycle, in 2024 and 2025. Three other grants were applied for in key infill areas: Tracts 11, 12, and 17.01.	Other	5	The Financial Analyst for the Engineering Division can be contacted to receive a list of grant applications submitted for all years.
HE Program 2.4 Mixed Use Development	At least one qualifying project per year with a goal of facilitating the development of 40 units on mixed use sites. Facilitate mixed use development in walkable areas of central and downtown Visalia including census tracts 10.04, 11, 12, 17.01, 18, 20.02, and 20.08.	12/31/2031	6th Cycle	Continuous	In 2025 there were no projects involving mixed uses in the downtown that were issued building permits. Regarding mixed use projects reported in 2024, one which was entitled in Census Tract 11 did not apply for building permits. Outside the census tracts, the mixed use development containing 276 units applied for building permits in 2025, but none were issued. No supporting documentation is provided since no units were issued permits. Units from 2024 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	1	Table A2 of 2024 APR
HE Program 2.5 Incentives for Infill Affordable Housing	Provide a report to the Planning Commission on an annual basis that summarizes projects that have utilized the incentive program. Complete a mid-term evaluation of the Affordable Housing Infill Incentive Program in 2026; establish additional incentives based on the conclusions of this evaluation in 2027. Continue to implement the Affordable Housing Infill Incentive Program with a goal of facilitating development of 80 lower income units on infill sites, including 40 by 2027.	12/31/2028	6th Cycle	Continuous	A report for the 2024 year was presented to the Planning Commission on May 12, 2025. [The report presented to Planning Commission on May 12, 2025 is the Quantified Outcome.] A mid-term evaluation has not been initiated and is planned for 2026.	Meetings	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=57841

HE Program 2.6 Nonvacant Sites	Adopt incentives to encourage the development of new or more intense uses on nonvacant sites identified as lower-income capacity to meet the RHNA. [The incentives will be the Quantified Outcome.] Encourage the construction of 2,682 new lower-income units on 65 sites, as identified in Tables 65, 66, 67, and 68.	06/30/2027	6th Cycle	Not Yet Started	Adoption of incentives has not yet been initiated.	Other	1	None.
HE Program 2.7 Missing Middle	Evaluate development standards within the zoning code in 2025. To enhance housing mobility and housing choice, encourage the development of a variety of missing middle housing types in infill projects; support the development of ten missing middle housing developments between two and 8 units annually.	12/31/2025	6th Cycle	Completed	In 2025, the City conducted a review of residential development standards with the intent of supporting and further streamlining the variety of smaller units allowed in residential and mixed use zones. Meetings were held in the form of a work session to City Council and Commission on August 19, a public hearing to the Planning Commission on November 10, and a public hearing to the City Council on December 2. The process included engagement with local developers and the public, and included public comment given at all three meetings. The final changes to the City's regulations included the following: 1) removing references to minimum lot size in the R-1 zone name, 2) removing planned unit development / conditional use permit requirements for simple lot splits, 3) removing conditional use permit requirements for the creation of multi-family residential lots less than two acres in size, 4) reducing the required side yard setback for the R-M zone in certain circumstances, and 5) removing conditional use permit requirements for mixed use zones when adding units to a site with established housing units. The City passed the 2nd reading of Zoning Text Amendment No. 2025-04 on December 15, 2025 per City Council Ordinance No. 2025-15, to amend development standards to promote and streamline missing middle-density housing types. [The adopted City Council resolution is the Quantified Outcome.] Further, the City Council has voiced interest in continuing to study missing middle standards as it applies to vacant or under-developed infill lots. Additional meetings with the City Council and the local community are anticipated in 2026.	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59355; https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59354
HE Program 2.7 Missing Middle	Identify vacant sites with potential for missing middle housing development by 2025; engage property owners annually, with a goal of engaging 25 property owners each year. To enhance housing mobility, encourage the development of 200 moderate-income units in high resource areas.	12/31/2031	6th Cycle	Continuous	In 2025, vacant sites with missing middle housing potential were identified using GIS, and the City mailed information and available incentives to these property owners. The mailings resulted in a follow-up in person or phone engagement of at least one property owner. Also in 2025, the City continued to encourage and help facilitate the development of moderate income units in high resource areas. At least three such projects totaling 263 units were reported in Table A.	Households	62	The APR Contact can provide the letter sent to households and mailing labels for 62 households.

HE Program 3.1 Legislative Relief	There is no established Objective for this Program. Following is the Action: The City shall, through its State and Federal representatives, advocate for higher State and Federal financial commitments to low- and moderate-income housing programs to allow provide local governments with greater financial resources to meet Federal and State housing mandates. The City shall pursue housing legislation that establishes a permanent statewide fund to address the city's housing need. The City shall continue its practice of writing letters of support or opposition as warranted.	12/31/2031	6th Cycle	Continuous	Program & objective is parallel with HE Program 5.1. The City Council has adopted positions related to State legislation and Federal legislation, related to the promotion of the development of affordable, sustainable, and accessible housing, and the promotion of funding towards grants and housing. These were adopted in 2022 and have not been updated since. In 2025 there were no specific stance letters sent in correlation with housing programs.	Other	1	The APR contact person can be contacted to share the City's approved Federal and State legislative platforms, along with any letters sent in the reporting year.
HE Program 3.2 Multiple Family Developments	In combination with Program 1.3, adopt objective design standards for multi-family residential development by 2026 and amend the Zoning Ordinance to provide a ministerial approval process for large multi-family developments up to 200 units by 2026.	12/31/2026	6th Cycle	Not Yet Started	Program & objective is parallel with HE Program 1.3. Objective design standards for multi-family development were not initiated in 2025; however, objective design standards for single-family residential were adopted in April 2025. Zoning Ordinance Amendment for large multi-family developments were not initiated in 2025.	Other	1	None.
HE Program 3.2 Multiple Family Developments	Identify and adopt incentives for multifamily development in higher resource areas, potentially including additional lot coverage or an expedited process or reduced fees related to rezoning by 2027.	12/31/2027	6th Cycle	In Progress	In 2024, the City created and posted an updated statement describing existing incentives for multiple family developments. The statement is available as a published document at City Hall and maintained on the website. [This is the Supporting Document.] Identification and adoption of additional incentives has not yet been initiated.	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=40778
HE Program 3.2 Multiple Family Developments	Facilitate the development of 800 multi-family units (40 extremely low, 80 very low, 120 low, and 160 moderate, and 400 above moderate) over the planning period, targeting 50 percent in higher resource areas.	12/31/2031	6th Cycle	Continuous	In 2025, building permits were issued for a multi-family development (Crescent Meadows) totaling 79 deed-restricted affordable units in very low and low income categories, though not in a higher resource area. Building Permits were issued for a multi-family development (1818 E Houston Ave) totaling 10 units in the very low income category, and located in a high resource area. The balance of building permits issued were for multi-family developments totaling 50 units in the low income category and located in the highest resource area, as identified on Figure 55 of the Housing Element. Combined with permits issued in prior period years (2024), permits for a total of 467 multi-family units have been issued over the planning period, with over 50% of these in higher resource areas. Units from 2024 and 2025 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	467	Table A2 of 2024 APR; Table A2 of 2025 APR
HE Program 3.2 Multiple Family Developments	Publish a Housing Development Toolkit on City's website by December 2026.	12/31/2026	6th Cycle	Not Yet Started	Publication of a toolkit has not yet been initiated.	Other	1	None.
HE Program 3.2 Multiple Family Developments	Engage developers to promote objective design standards, available incentives and the Housing Development Toolkit annually.	12/31/2026	6th Cycle	Not Yet Started	Objective design standards, online toolkit, and adoption of incentives has not yet been initiated.	Other	1	None.

HE Program 3.3 First-Time Homebuyer Program	Assist 20 low- and moderate-income first-time homebuyers over the planning period.	12/31/2031	6th Cycle	In Progress	In 2025, partner organizations CSET and Self-Help Enterprises provided first-time homebuyer education workshops to assist in securing homeownership. Self-Help Enterprises also adminsters a countywide Downpayment Assistance Program.	Households	8	The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 3.3 First-Time Homebuyer Program	Advertise and hold four engagement events targeting residents in lower resource areas with a goal of engaging 400 households in these areas in the planning period.	12/31/2031	6th Cycle	In Progress	In 2025, partner organizations CSET and Self-Help Enterprises provided first-time homebuyer education workshops to assist in securing homeownership. Partner organization Self-Help Enterprises offers homebuyer assistance.			The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 3.4 Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits	Provide technical assistance for the issuance of one mortgage revenue bond, mortgage credit certificate, or low-income tax credit funded project with the goal of assisting 20 low- and moderate-income homebuyers during the planning period.	12/31/2031	6th Cycle					
HE Program 3.4 Mortgage Revenue Bonds, Mortgage Credit Certificates, Low Income Tax Credits	Publicize information on resources and programs for homebuyers on the City's website, with annual updates.	12/31/2024	6th Cycle	Completed	Information updated through 2025 has been prepared with the assistance of the San Joaquin Valley Housing Collaborative. Materials have been posted on the City website. The website is the supporting document.	Other	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
HE Program 3.5 FHA/HUD/HCD and Federal Housing Trust Programs or Available Government Funding	Contact local affordable housing borrowers at least annually to provide the most updated and any new information on available programs.	12/31/2031	6th Cycle	Continuous	Affordable housing borrowers and mobile home parks are notified of CDBG funded owner occupied single-family and mobile home repair programs at no cost to the homeowner. Information is also available on the City's website.	Households	640	The City's Housing Specialist can be contacted to obtain a Mobile Home Annual Report. The website is: https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
HE Program 3.6 Section 8 Housing Assistance Program	Assist 800 lower income families with rental housing assistance annually. The City shall engage the Housing Authority annually to explore additional funding sources, constraints to voucher use, and opportunities to expand voucher use in high and highest resource areas, with a goal of increasing voucher use by 20 percent in these areas. In coordination with the Kings/Tulare Homeless Alliance facilitate at least one workshop and/or education campaign for property owners and managers per year, potentially partnering with non-profit organizations and real estate professionals and organizations to reduce income discrimination.	12/31/2031	6th Cycle	In Progress	In 2025, the city provided 47 emergency on-time rental assistance to low-income families to prevent homelessness. The Housing Authority continues to oversee approximately 2,850 housing choice vouchers, 179 public housing units, and 764 affordable housing units in the City of Visalia.	Households	47	The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 3.7 Inform Public of Local, State, and Federal Housing Programs	Conduct at least one presentation annually to the local real estate industry and/or nongovernmental organizations regarding available housing sites, programs, and incentives.	12/31/2031	6th Cycle	In Progress	The City conducted three public hearings and two community meetings explaining current and upcoming affordable housing programs with the use of CDBG and HOME funds. Affordable housing program flyers and information is available on the City's website.	Meetings	5	The City's Housing Specialist can be contacted to obtain public notices. The website is: https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
HE Program 3.8 Loan Program Education	Sponsor annual or bi-annual meetings to educate realtors, home buyers, and others to facilitate promotion of this program, as funding is available.	12/31/2031	6th Cycle	In Progress	In 2025, partner organizations CSET and Self-Help Enterprises provided first-time homebuyer education workshops.	Workshops	8	The City's Housing Specialist can be contacted to obtain performance reports.

HE Program 3.9 Agency Coordination	Solicit information from agencies annually. Provide information on a recurring basis.	12/31/2031	6th Cycle	In Progress	The City and partner organization CSET works closely with Tulare County Association of Realtors and the Home Building Industry Association (BIA) and regularly informing real estate organizations of the city's need for lower income housing sites and incentive programs available to encourage the creation of such housing.	Meetings	9	The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 3.10 Availability of Funding	Complete five applications under this program per year, with a target of obtaining/providing $250,000 in support of affordable housing in high resource areas and $750,000 for improvement or rehabilitation projects in areas of high segregation and poverty.	12/31/2031	6th Cycle	Continuous	The City receives annual federal CDBG and HOME funding from HUD and state PLHA annual funding for HCD. In 2025, the city applied for four grants to support affordable housing. The city was award all four applications, including $11,970,000 in Homekey+ funds for the development of Crescent Meadows an 80-unit senior affordable housing complex. The quantified outcome is the number of applications applied for in the year.	Other	4	The City's Housing Specialist can be contacted to obtain award letters.
HE Program 3.11 City Incentive for Affordable Housing	Annually identify and engage non-governmental affordable housing providers to evaluate City-owned parcels and discuss opportunities for land purchases.	12/31/2031	6th Cycle	Continuous	The City notifies and engages non-governmental affordable housing provides to evaluate city-owned parcels and discuss opportunities for land purchases when available.	Other	1	None.
HE Program 3.11 City Incentive for Affordable Housing	By 2026, collaborate with providers to identify incentives to encourage 100 percent affordable development in higher resource areas and areas of concentrated affluence; adopt incentives in 2026.	12/31/2026	6th Cycle	Completed	In 2025, the city provided $1.8 million in HOME-ARP funds for the development of 42-units of permanent supportive housing for 30% AMI and lower and $931K in HOME funds for the development of 80-units for 50% AMI and lower to encourage affordable housing production by offering the funding as deferred financing to decrease the total cost of housing production.	Units	122	Loan Agreements and Purchase Orders.
HE Program 3.11 City Incentive for Affordable Housing	Facilitate the development 100 percent affordable multifamily housing projects in high and highest resource areas within a quarter mile of a transit stop in the planning period, with a goal of facilitating at least two such developments with 400 total lower income units.	12/31/2031	6th Cycle	Continuous	In 2024, permits were issued for a 100% deed-restricted multi-family housing project (Demaree & Houston Apartments), located in a Highest Resource Area and within 1/4 mile of a transit stop. The permits were for 220 very low income and low income households. In 2025, no permits were issued for projects that met all criteria of being deed-restricted affordability, in a higher resource area, and within 1/4 mile of a transit stop. Units from 2024 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column and did not specify this development in the report in Table D.	Units	220	Table A2 of 2024 APR
HE Program 3.12 Development Fee Reduction/Deferment for ADUs	Review fee structure every three years, with a goal of supporting the development of 100 ADUs during the planning period.	12/31/2031	6th Cycle	Not Yet Started	The review of fee structure not yet initiated. A fee structure review is planned for 2026, being that it is the 3rd year of the period.	Other	1	None.
HE Program 3.12 Development Fee Reduction/Deferment for ADUs	Review fee structure every three years, with a goal of supporting the development of 100 ADUs during the planning period.	12/31/2031	6th Cycle	Continuous	There have been permits issued for 76 ADUs during the planning period (2024-2025), including 39 ADUs permitted in 2025 alone. Units from 2024 and 2025 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	76	Table A2 of 2024 APR; Table A2 of 2025 APR
HE Program 3.12 Development Fee Reduction/Deferment for ADUs	Monitor ADU development and adopt additional financial incentives by 2028 if ADU production trends show development of less than 10 ADUs per year.	12/31/2028	6th Cycle	Continuous	There have been permits issued for an average of 38 ADUs during the planning period (2024-2025), with every year since 2022 showing permits issued for 10 or more ADUs each year. Thus, additional financial incentives are not necessary in accordance with the objective. Nevertheless, no additional financial incentives have been adopted.	Other	1	None. Prior APRs have reported the number of permits issued for ADUs, which verify that the City has not experienced ADU production trends less than 10 ADUs per year during this cycle.

HE Program 3.13 Non-Profit Housing Development Corporations	Identify potential sites and engage local agencies annually, with a goal of supporting the completion of 50 units in higher resource areas, areas with moderate and high median incomes, and areas of concentrated affluence. To increase housing mobility, provide assistance through partnerships with non-profit agencies that will benefit 20 first-time lower-income home buyers over the next eight years targeting higher resource areas and areas of concentrated affluence.	12/31/2031	6th Cycle	In Progress	The City approved the sale of surplus land at low-costs to Habitat for Humanity for the development of six homes to be sold to first-time homebuyer veterans. The City Council Closed Session Agenda is the supporting documentation.	Units	6	https://visalia.legistar.com/MeetingDetail.aspx?ID=996312&GUID=65755E94-A2B9-4FC4-B28F-04BFB796D24A&Options=info|&Search=
HE Program 3.14 Land Banking	Participate in at least one land banking project during the current reporting period.	12/31/2031	6th Cycle	In Progress	The City does not use funding to landbank. However, Council approved the sale of surplus land to be purchased by Habitat for Humanity for the development of 6 tiny homes to be sold to low-income veterans. The City Council Closed Session Agenda is the supporting documentation.	Units	6	https://visalia.legistar.com/MeetingDetail.aspx?ID=996312&GUID=65755E94-A2B9-4FC4-B28F-04BFB796D24A&Options=info|&Search=
HE Program 3.15 Promoting Accessory Dwelling Units	Conduct annual (eight total) educational workshops, advertising campaigns, or outreach events to inform and promote ADU development in the city to residents, with at least six targeted to residents and developers in high and highest resource areas by the end of the planning period. Engage local developers annually.	12/31/2031	6th Cycle	Continuous	In 2025 the City participated in two multi-day events (SpringFest Home & Patio Show in February and HomeExpo Remodeling & Decorating Show in October) that promoted ADU development in the City, particularly the permit-ready ADUs. The events are open to persons City-wide and tend to draw persons from higher resource areas.	Meetings	2	Event is advertised online, and the City of Visalia posts social media advertising about its participation with a booth.
HE Program 3.15 Promoting Accessory Dwelling Units	In combination with Program 3.12, facilitate the development of at least ten accessory dwelling units per year and a total of 100 units over the next eight years.	12/31/2031	6th Cycle	Continuous	There have been permits issued for 76 ADUs during the planning period (2024-2025), including 39 ADUs permitted in 2025 alone. Units from 2024 and 2025 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	76	Table A2 of 2024 APR; Table A2 of 2025 APR
HE Program 3.15 Promoting Accessory Dwelling Units	Complete a mid-term evaluation and adopt additional incentives as necessary.	12/31/2027	6th Cycle	Not Yet Started	Completion of a mid-term evaluation has not yet been initiated.	Other	1	None.
HE Program 3.16 Assisted Housing Projects Eligible for Conversion	Achieve 100 percent contact with all subject at-risk property owners one year before contract expiration.	12/31/2025	6th Cycle	Continuous	In 2025, the City has continued to monitor properties on an annual basis and has not found any properties at-risk of converting to market rate. It was found no affordable properties were converted to market rate.	Units		The City's Housing Specialist can be contacted to obtain a City Loan Portfolio.
HE Program 3.17 Planning for Large Sites	By 2025, adopt incentives to encourage the development of large RHNA sites (over 10 acres) potentially including, but not limited to, expedited approval of lot splits or creation of new parcels; waiving of the public hearing requirement related to parcel maps; waiving of the public hearing requirement related to approval of large multifamily uses (provided the project is affordable by deed-restriction), additional density bonus, lot coverage, or allowable height; .and fee waivers, reductions, or deferral.	12/31/2025	6th Cycle	Completed	In 2025, the City conducted a review of possible incentives to encourage the development of large RHNA sites that had lower income units inventoried. Meetings were held in the form of a work session to City Council and Planning Commission on August 19, a public hearing to the Planning Commission on November 10, and a public hearing to the City Council on December 2. The final changes to the City's regulations resulted in the creation of an overlay district wherein parcels would be exempted from a tentative parcel map entitlement if they were to subdivide into no more than four parcels and that all parcels were between 0.5 and 10 acres. Thirteen parcels that had RHNA requirements for lower-income units and/or had an R-M zoning were added to the district. The City passed the 2nd reading of Zoning Text Amendment No. 2025-04 on December 15, 2025 per City Council Ordinance No. 2025-15, to create the overlay district. [The adopted City Council resolution is the Quantified Outcome.]	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59355; https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59354

HE Program 3.17 Planning for Large Sites	In 2027, complete a mid-cycle review of development activity related to large RHNA sites and revise RHNA calculations, potentially including identifying additional sites with appropriate zoning (by 2029), if the sites are found to be infeasible for development in the planning period.	12/31/2027	6th Cycle	Not Yet Started	Completion of a mid-term evaluation has not yet been initiated.	Other	1	None.
HE Program 3.17 Planning for Large Sites	Entitle an average of one project on a RHNA listed large site (10 acres or more) per year. Facilitate the development of 1,964 units on large sites, including 1,120 lower-, 333 moderate-, and 511 above moderate-income units with a goal of 75 percent in high and highest resource areas.	12/31/2031	6th Cycle	Continuous	In 2024 the City approved an entitlement (CUP No. 2024-02) for 276 units on a 15-acre mixed use site. This site is listed as RHNA site #101. Building permits for a portion of the units were submitted in December 2025. In 2025 the City approved three entitlements on sites over 10 acres (Pratt Family Ranch Tier 3, Blankenship Subdivision, and Ritchie Ranch Subdivision), resulting in 611 above-moderate income units and 202 moderate-income units, all in Higher Resource Areas. Units from 2024 and 2025 are counted in the Quantified Outcomes count since the 2024 APR did not include a Quantified Outcomes column.	Units	1089	Table A2 of 2024 APR; Table A2 of 2025 APR
HE Program 3.18 Targeting Extremely Low-Income Developments	Annually pursue State and Federal funds to increase the supply of housing affordable to extreme low-income households with a goal of supporting development of 100 extremely low-income units during the planning period.	12/31/2031	6th Cycle	In Progress	In 2025, the City applied and was awarded $11,970,000 in Homekey+ funds for the development of Crescent Meadows an 80-unit senior affordable housing project for seniors 62-years and older at 80% AMI or lower.	Units	80	The City's Housing Specialist can be contacted to obtain award letters.
HE Program 3.18 Targeting Extremely Low-Income Developments	The City shall identify development opportunities and provide incentives for the development of housing for extremely low-income households (e.g., priority processing, fee waivers or deferrals).	12/31/2026	6th Cycle	Not Yet Started	Identification of incentives has not yet been initiated.	Other	1	None.
HE Program 3.19 Provide Priority Sewer Service for Affordable Housing Projects	Identify all projects meeting the criteria for affordable housing and ensure their first priority status to connect to the City sanitary sewer system.	12/31/2031	6th Cycle	Continuous	Capacity and infrastructure are sufficient for all anticipated growth, including affordable housing.	Other	1	Proof of adequate capacity and infrastructure can be provided by the City's Public Works Department. The City adopted a Sewer System Master Plan in December 2025, viewable at https://www.visalia.city/civicax/filebank/blobdl
HE Program 4.1 Homebuyer Education Program Outreach	In combination with Program 3.3, participate in at least one education seminar per year, particularly targeting lower resource areas. Partner with non-profit organizations to increase participation in homeownership education and outreach programs by minority and/or low and moderate-income residents by 25 percent. Self-Help Enterprises is a provider of homeownership education and will report on the number of Visalia residents that receive homeownership education. Visalia has an existing relationship with Self-Help Enterprises that will be continued.	12/31/2031	6th Cycle	In Progress	In 2025, partner organizations CSET and Self-Help Enterprises provided homebuyer education to low-income households.	Households	216	The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 4.2 Foreclosure Prevention Resources	Verify that the correct and up to date information is posted to City website and updated on at least an annual basis.	12/31/2031	6th Cycle	In Progress	Foreclosure prevention and services offered by HUD-approved housing counseling agencies are posted on the City website. The City also refers people to CSET and Self-Help Enterprises for services.	Other	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp

HE Program 4.3 Nuisance Abatement in Impacted Neighborhoods	Secure properties subject to the emergency nuisance abatement within 72 hours of appraisal and establish a tracking system for managing nuisance abatement cases and report activity in the Annual Report.	12/31/2031	6th Cycle	Continuous	In 2025 the City responded to 144 substandard housing complaints; 123 of those complaints have been corrected; the remaining 21 cases are in the process of correction. Of the 144 properties, the City boarded 5 of them. The City's goal has been to secure properties within 24 hours of appraisal, well in excess of the 72 hour objective. Throughout the planning period, the City has been utilizing Accela as its tracking system for managing nuisance abatement cases.	Households	144	Information was derived from Accela, the City's internal tracking system for managing and reporting cases.
HE Program 4.4 Foreclosure Acquisition	Annually pursue State and Federal funds when available. Identify and engage qualified non-profit partners annually. Investigate funding sources annually.	12/31/2031	6th Cycle	Continuous	In 2025, the City did not acquire any foreclosed properties since it did not have NSP program funding for this program. However, the City did utilize CDBG funds to rehabilitate substandard properties to assist in carry out a comprehensive revitalization strategy. Five repairs began in 2025 and will be reported upon completion in the next reporting period.	Units		The City's Housing Specialist can be contacted to obtain a Notice of Completion.
HE Program 5.1 Legislative Awareness	Participate in at least two legislative initiatives per year. Engage the League of California Cities to discuss emerging legislative proposals, collective response, and lobbying efforts related to special needs housing.	12/31/2031	6th Cycle	Continuous	Program & objective is parallel with HE Program 3.1. The City Council has adopted positions related to State legislation and Federal legislation, related to the promotion of the development of affordable, sustainable, and accessible housing, and the promotion of funding towards grants and housing. These were adopted in 2022 and have not been updated since. In 2025 there were no specific stance letters sent in correlation with housing programs.	Other	1	The APR contact person can be contacted to share the City's approved Federal and State legislative platforms, along with any letters sent in the reporting year.
HE Program 5.2 Homeless Shelter Program	Annually allocate funding to provide assistance and supportive services with a goal of providing $50,000 each year. Engage non-profit agencies and the Continuum of Care to discuss opportunities, constraints, and potential partnerships at least twice per year.	12/31/2031	6th Cycle	Continuous	In 2025, the City provided $109K in PLHA funds for a Seasonal Emergency Low-Barrier Shelter (Warming Center), and $62,180K in PLHA funds for a transitional bridge housing project called Eden House for people experiencing homelessness. The City also provided $269,420 in PLHA funds, $250K in Successor Housing funds, and $1 million in ERF funds for the operation for the Visalia Navigation Center.	Persons	1,202	The City's Housing Specialist can be contacted to obtain performance reports.
HE Program 5.2 Homeless Shelter Program	In 2024, identify candidate zones appropriate for emergency shelters in compliance with AB 2339; complete capacity analysis of each zone to ensure sufficient capacity to meet the housing need identified in the most recent point in time count. Within two years of the adoption deadline, amend the Zoning Code to allow emergency shelters in compliance with AB 2339, and as outlined in this program.	12/15/2025	6th Cycle	Completed	In 2025, the City conducted a review of zone districts that could meet the intent of AB 2339 to accommodate emergency shelters. Meetings were held in the form of a work session to City Council and Planning Commission on August 19, a public hearing to the Planning Commission on November 10, and a public hearing to the City Council on December 2. The meeting held on August 19 included a capacity analysis of each zone, and concluded that parcels in the CMU zone were best suited for allowing emergency shelters in accordance with AB 2339. The final changes to the City's regulations resulted in the creation of an overlay district consisting generally of vacant parcels in the Commercial Mixed Use (CMU) zone. The City passed the 2nd reading of Zoning Text Amendment No. 2025-04 on December 15, 2025 per City Council Ordinance No. 2025-15, to create the overlay district. [The adopted City Council resolution is the Quantified Outcome.]	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59355; https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59354

HE Program 5.3 Reasonable Accommodation	Maintain an updated brochure at City offices and on City website. Provide information to local non-profit developers and agencies and non-profits immediately. Engage local agencies providing special needs housing to identify remaining constraints annually	12/31/2031	6th Cycle	Continuous	The City maintains public information on reasonable accommodation for disabled persons and provides information on the City's website (this is the supporting document). The City provided this information to non-profit developers, agencies and non-profits to identify remaining constraints to housing for persons with a disability. The City partners with Central Valley Regional Center and Resources for Independence Central Valley to provide services for persons with disabilities.	Other	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
HE Program 5.4 Senior Rental Housing	Identify and publicize available incentives in 2024. Engage developers and local non-profit agencies providing housing for seniors to discuss housing needs and identify additional constraints to senior housing in 2026.	12/31/2026	6th Cycle	In Progress	In 2024, the City created and posted an updated statement describing existing incentives for senior rental housing. The statement is available as a published document at City Hall and maintained on the website. [This is the Supporting Document.] Identification and adoption of additional constraints has not yet been initiated.	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=40778
HE Program 5.4 Senior Rental Housing	Facilitate the construction of at least 20 very low-income and 20 low-income senior units during the reporting period.	12/31/2031	6th Cycle	Completed	In 2025, a building permit was issued for 79 deed-restricted very low-income and low-income senior rental units for the Crescent Meadows project. Issuance of this permit has achieved the objective. The Supporting Document is a posted flyer which describes the Crescent Meadows project.	Units	79	https://www.visalia.city/documents/CDBG/Crescent%20Meadows%20Flyer.pdf
HE Program 5.5 Rehabilitation Assistance for Senior & Disabled Homeowners	Provide assistance that will benefit 10 households per year over the next eight years. Track assistance accomplishments and include in the Annual Report. Publicize available programs on the City website and disseminate it directly to local churches and agencies providing services to special needs housing populations. Investigate new funding sources annually.	12/31/2031	6th Cycle	Continuous	In 2025, the city assisted one (1) senior and/or disabled low-income owner occupants with necessary mobile home repairs. The Supporting Document is the website that publicizes the available programs.	Households	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp
HE Program 5.6 Large Families	Develop incentives and mitigations to constraints by the end of 2024.	12/31/2024	6th Cycle	Completed	In 2024, the City created and posted an updated statement describing existing incentives for senior rental housing. The statement is available as a published document at City Hall and maintained on the website. [This is the Supporting Document.]	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=40778
HE Program 5.6 Large Families	Hold an annual workshop with developers and provide education about technical assistance and incentives for larger rental units, with a goal of supporting the development of an average of 40 large units per year (20 very low- and 20 low-income units [320 total units]) over the planning period.	12/31/2031	6th Cycle	Continuous	The Rancho Colegio rental complex, issued permits in 2024, includes 32 3-bedroom units very low and low-income deed-restricted units, out of the total 80 units. In 2025, the City provided $1.3 million in HOME funds with a deed restriction for the development of Rancho Colegio for households 50% AMI or lower. The Demaree-Houston rental complex, issued permits in 2024, includes 55 3-bedroom units that are deed-restricted very low and low-income, out of the total 222 units. Additionally, for non deed restricted, there were permits issued for 25 units in 2024 and 2 units in 2025, all low income. The Quantified Outcome is the total number of deed-restricted units issued permits for 2024 and 2025, though there were no permits issued for deed-restricted 3 or more bedroom rental units in 2025.	Units	87	Table A2 of 2024 APR

HE Program 5.7 Housing for Persons with Developmental Disabilities	Annually pursue State and Federal funds that can support housing construction and maintenance of housing for persons with disabilities with a goal of obtaining $1,000,000 over the planning period.	12/31/2031	6th Cycle	Continuous	In 2025, the City provided $1.8 million in HOME-ARP and $1.5 million in Encampment Resolution Funds (ERF) for the development and operation of Majestic Gardens a 42-unit permanent supportive housing project for households 30% AMI or lower. 5 units are fully accessible for those with developmental disabilities.	Other	1	The City's Housing Specialist can be contacted to obtain a Notice of Completion.
HE Program 5.7 Housing for Persons with Developmental Disabilities	Explore and evaluate models in 2025. Adopt a policy to facilitate/incentivize development of housing for persons with developmental disabilities in 2026.	12/31/2026	6th Cycle	In Progress	In 2025, the City reached out to contacts involved in disability programs and researched state and regional agencies and county and local programs that could potentially facilitate types of housing that serve the developmentally disabled community. Work on the adoption of a policy was not yet initiated but due in 2026.	Other	1	The APR Contact can provide the internal staff-prepared listing of resources and names / emails of persons contacted.
HE Program 5.7 Housing for Persons with Developmental Disabilities	Facilitate the construction of 30 units for persons with developmental disabilities in the planning period.	12/31/2031	6th Cycle	Continuous	In 2025, the City provided $1.8 million in HOME-ARP and $1.5 million in Encampment Resolution Funds (ERF) for the development and operation of Majestic Gardens a 42-unit permanent supportive housing project for households 30% AMI or lower. In Majestic Gardens, 5 units are fully accessible for those with developmental disabilities. The City HOME-CHDO project Rancho Colegio will include 12 fully accessible units for those with disabilities. The Housing Authority's project Demaree Apartments will have 35 fully accessible units, 23 sensory units, and 14 ADA adaptable units.	Units	89	The City's Housing Specialist can be contacted to obtain a Notice of Completion.
HE Program 5.8 Municipal Code Updates	To remove constraints to a variety of housing types and ensure compliance with State law, the City shall amend the municipal code to…	12/31/2025	6th Cycle	Completed	The City passed Zoning Text Amendment No. 2025-03 on November 3, 2025 per City Council Ordinance No. 2025-13, to adopt the balance of municipal code updates intended to remove constraints and comply with state law. [The adopted City Council resolution is the Quantified Outcome.] The streamlined ministerial review and a preliminary application process, in compliance with SB 330 and SB 35, is described and available of the Planning Division's website, listed in the Supporting Documents.	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59360; https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59359
HE Program 5.9 Special Needs Housing Outreach and Incentives	By 2026, prepare a report on potential strategies to encourage development of affordable, accessible housing units for households with special housing needs, including but not limited to cost incentive programs, permit streamlining, and permit and developer fee waivers and maintain a list of possible sources of funding to support incentive programs. Adopt an incentive program based on the results of the report by August 2026 and implement immediately. Prepare and publish a list of State and Federal funding sources by January 2026 and update annually; provide information to developers annually Update the City's website by January 2025. By 2026 identify and adopt incentives to encourage the development of farmworker housing; potential incentives may include, but are not limited to, increased density and height allowances, a streamlined design review process, or reduced fees.	12/31/2026	6th Cycle	In Progress	The City maintains public information on housing and services available for persons with disabilities and provides that information on the City's website. [This is the Supporting Document.] The balance of objectives will be completed in 2026 as stated in the Objective.	Other	1	https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp

HE Program 5.9 Special Needs Housing Outreach and Incentives	Prepare and publish a list of State and Federal funding sources by January 2026 and update annually; provide information to developers annually Conduct eight educational workshops, campaigns, or outreach events to expand awareness of services and programs for persons with disabilities by the end of the planning period. Provide technical assistance and/or financial support for the development or rehabilitation of 24 affordable housing units for farmworkers by December 2031. The City is currently partnering with Self-Help Enterprises to develop a 24-unit farmworker multi-family affordable housing complex.	12/31/2031	6th Cycle	Continuous	A list of funding sources will be completed in 2026 as stated in the Objective. In 2025, the City engaged with qualified housing developers Self-Help Enterprises, Housing Authority, and RH Community Builders, to identify affordable housing development opportunities with emphasis on promoting housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, low-income, and/or persons with disabilities. In 2025, the City provided two contract agreements in response to RFP's for the use of HOME, HOME-ARP, and Successor Housing funds for the development of affordable housing. The City held an annual meeting with developers to inquire about upcoming projects and identify affordable housing developments that may need local funding or loan/grant preparation assistance. Additionally, the City released a NOFA for CDBG funds to administer housing rehabilitation programs. In 2025, held several meetings to expand awareness and made information available on the City website. In 2025, the City monitored and supported the development of housing for farmworkers through collaboration with Self-Help Enterprises. In 2025, the City approved HOME funds for the development of a farmworker housing project that will include 20-units of farmworker housing units that include one, two, and three bedroom units in a lower-density higher income area.	Units	122	The City's Housing Specialist can be contacted to obtain a Notice of Completion.
HE Program 5.10 Employee/Farmworker Housing	Coordinate with regional agencies annually. Provide technical assistance to all applicants proposing farmwork housing. Create partnerships to pursue funding, as opportunities arise, with a goal of applying for four grants in support of farmworker or lower income employee housing projects in the planning period. Through these actions, encourage the development of 200 units of farmworker/employee housing during the planning period; provide assistance to assist in the rehabilitation of 20 farmworker units.	12/31/2031	6th Cycle	Continuous	The City provided $1.3 million in HOME funds to Self-Help Enterprises for the development of Rancho Colegio an 80-unit affordable new construction multifamily complex. Rancho Colegio will include 20 set aside for farmworker families. Rancho Colegio will serve low-income households at or below 50% AMI. The project will include one, two, and three bedroom units. Rancho Colegio will be completed in 2026.	Units	80	The City's Housing Specialist can be contacted to obtain a Notice of Completion.
HE Program 5.10 Employee/Farmworker Housing	By 2027, establish a program to provide assistance to projects that address substandard farmworker housing, with a goal of assisting 20 households/units in the planning period.	12/31/2027	6th Cycle	Not Yet Started	Completion of a program has not yet been initiated.	Other	1	None.
HE Program 5.11 Permit Streamlining Act	Adopt a policy to ensure compliance with State law.	12/31/2024	6th Cycle	Completed	The City passed Zoning Text Amendment No. 2024-05 on December 16, 2024 per City Council Ordinance No. 2024-17, to adopt a policy ensuring compliance with the Permit Streamlining Act and timing requirements of the California Environmental Quality Act. [The adopted City Council resolution is the Quantified Outcome.]	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59361

HE Program 6.1 Housing Rehabilitation Program	Assist 50 lower-income homeowners during the course of the current reporting period targeting 75 percent in areas of high segregation and poverty. Pursue new funding sources annually. Disseminate information on the Housing Rehabilitation Program to local churches, social organizations, and non-profit agencies with a goal of providing one informational campaign targeted to areas of high segregation and poverty each year.	12/31/2031	6th Cycle	Continuous	The City provided CDBG funds to Self-Help Enterprises (SHE) to administer a owner occupied Single-Family Home Repair Program (SFHRP) to low-income homeowners to make improvements and repairs. Five repairs began in 2025 and will completed and reported in 2026.	Units		The City's Housing Specialist can be contacted to obtain Performance Reports and a Notice of Completion.
HE Program 6.2 Low-Income Rental Rehabilitation Program	Assist 20 lower-income owners of rental properties with forgivable loans over the next eight years, targeting 75 percent in areas of high segregation and poverty.	12/31/2031	6th Cycle	Continuous	In 2025, the assisted one owner of one rental property with 41-units for lower-income households with a forgivable loan in a high segregation and poverty area. The Majestic Gardens project was rehabilitation project of 41 affordable Deed Restricted units and one on-site manager unit.	Households	41	The City's Housing Specialist can be contacted to obtain Performance Reports.
HE Program 6.2 Low-Income Rental Rehabilitation Program	Adopt a policy to prioritize or provide further support to areas of high segregation and poverty by 2026.	12/31/2026	6th Cycle	Not Yet Started	Completion of a program has not yet been initiated.	Other	1	None.
HE Program 6.3 Emergency Repairs Program	Assist 40 lower- and moderate-income homeowners over the next eight years targeting 75 percent in areas of high segregation and poverty. Distribute information annually. Hold engagement events annually in areas of high segregation and poverty.	12/31/2031	6th Cycle	Continuous	The City provided CDBG funds to Self-Help Enterprises (SHE) to administer a Senior Mobile Home Repair Program (SMHRP) and a Single-Family Home Repair Program (SFHRP). Ten repairs began in 2025 and will completed and reported in 2026.	Units	10	The City's Housing Specialist can be contacted to obtain Performance Reports and a Notice of Completion.
HE Program 6.4 Enforcement of Housing and Building Codes	Complete 200 residential inspections per year in response to substandard building or living condition referrals.	12/31/2031	6th Cycle	Continuous	In 2025, Neighborhood Preservation responded to 144 substandard housing complaints, which is down from the prior year's achievement of 162 responses and short of the 200 inspection goal.	Households	144	Information was derived from Accela, the City's internal tracking system for managing and reporting cases.
HE Program 6.5 Rehabilitation and Adaptive Reuse	Assist with rehabilitating one unit per year.	12/31/2031	6th Cycle	Continuous	The City did not receive any requests for assistance associated with the rehabilitation and/or adaptive reuse of historic residences during the reporting period. In 2025, the City provided CDBG funds for a Single-Family Home Repair Program and Senior-Mobile Home Repair Program (SMHRP) through Self-Help Enterprises for a maximum of $25,000 per household. However, none of the properties assisted were in the Historic District.	Units		The City's Housing Specialist can be contacted to obtain Performance Reports.

HE Program 7.1 Fair Housing Enforcement and Outreach	Maintain and update educational materials on the City website and conduct one to two comparative rental tests per year based on need and available financing. Working with Fair Housing Council of Central California, provide one training annually with a goal of reaching at least 30 real estate agents and brokers each year. Working with Fair Housing Council of Central California, provide one training annually with a goal of reaching at least 50 property owners and managers each year. Hold at least eight informational events during the planning period to disseminate informational materials or provide trainings to residents, prioritizing communities sensitive to displacement. Annually, Housing Authority of Tulare County (HATC) provides affordable rental housing counseling services to the public during community events. Distribute materials to at least 2,000 property owners, apartment managers, and tenants during the planning period, with at least half distributed in communities with majority non-White residents, particularly in lower resource areas of Visalia.	12/31/2031	6th Cycle	Continuous	In 2025, the City partnered with CSET to provide fair housing education to ensure the City affirmatively furthers fair housing through lenders, landlords, realtors, and the community and handle fair housing complaints. The City continued to post information on fair housing law on its website. CSET provided the following services: · Informational seminars to area residential real estate agents and brokers on fair housing laws and regulations. · Informational workshops for residents to provide education and awareness to tenants, of fair housing federal and State fair housing laws and support prospective and existing tenants who are experiencing discrimination. · Trainings for property owners/managers on the requirements of federal and State fair housing laws to prevent discrimination. · Continue expanding funding for information and referral services that direct families and individuals with financial resources for housing rental or purchase, locating and obtaining housing with special needs facilities such as disabled-accessible units. · Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing educational materials to property owners, realtors, apartment managers, and tenants.	Meetings	9	The City's Housing Specialist can be contacted to obtain Performance Reports and sign-in sheets.
HE Program 7.2 Socio-economic Segregation and Concentration of Low Resource Areas	In 2025 and 2026, work with local developers and non-profit homebuilders to review the General Plan, Specific Plans, and zoning code to identify and prioritize opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households in high and highest resource areas; implement actions based on this evaluation in 2026 with a goal of supporting development of 200 lower- and 400 moderate- and 400-above moderate income units (beyond the RHNA) in the planning period.	12/31/2026	6th Cycle	Not Yet Started	Efforts to review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map did not yet commence in 2025, but shall be completed in 2026 based upon the objective.	Other	1	None.

HE Program 7.2 Socio-economic Segregation and Concentration of Low Resource Areas	Implement actions based on the evaluation in 2026 with a goal of supporting development of 200 lower- and 400 moderate- and 400-above moderate income units (beyond the RHNA) in the planning period. Hold at least three workshops during the planning period in lower resource areas, including census tracts 10.04, 11, and 12 to develop infrastructure and programming plans that support mixed-income housing development; through the annual budgeting process give priority to capital improvement projects and programming efforts targeting these areas. As part of the annual CIP program update, provide funding committed to improvements and community revitalization projects targeted to census tracts 10.04, 11, and 12, with a goal of providing five percent of CIP funding for these efforts. Annually identify CDBG and/or HOME funds to be used for community revitalization efforts in lower resource areas or affordable production in higher resource areas with a goal of providing $750,000 in funding annually in support of such efforts. Hold annual jobs fairs in lower resource areas.	12/31/2031	6th Cycle	Continuous	In 2024, the City provided $1.3 million in HOME funds for the development of Rancho Colegio an 80-unit affordable housing complex that expanded and prioritized affordable housing development in high and highest resource areas and near public transit. The City provided $1.8 million for the development of Majestic Gardens 42-units for extremely low-income households. The city also approved the development of Demaree Apartments a 220-unit housing complex for low and mixed-income households. All projects will include a park space and amenities for residents. In 2025, the City has committed to community and revitalization projects in the form of a community connectivity project for the Houston neighborhood located in census tract 11. This project consists of constructing multimodal improvements by filling in missing sidewalks segments, updating curb ramps, and adding new protected bike lanes and intersections within the Houston Elementary School attendance boundary. A community meeting was announced in December 2025 to be held on January 22, 2026. In 2025, the City completed a refurbishment of Harrel Grove Park, located in census tract 13.01, immediately east of census tract 10.04. In 2025, the City coordinated with Tulare County Workforce Investment Board to hold a jobs fair on October 1 in the City of Visalia (hosted in the Convention Center located in census tract 12) targeting census tracts 10.04, 11, and 12.	Other	1	The APR contact person can be contacted to share email announcements regarding the job fair and community improvement and revitalization projects, and loan agreements.
HE Program 7.3 Place-based Strategies	a. By 2026, develop and adopt a comprehensive, long-term community development strategy and/or program priority strategy for lower resource areas.	12/31/2026	6th Cycle	Not Yet Started	Completion of a strategy has not yet been initiated.	Other	1	None.
HE Program 7.3 Place-based Strategies	b. In 2024, develop a mailing list targeted to lower resource areas and agencies representing lower-income communities/residents; update list annually.	12/31/2024	6th Cycle	Completed	The mailing list was compiled in 2024, and was updated in 2025.	Other	1	The APR contact person can be contacted to share the mailing list.
HE Program 7.3 Place-based Strategies	c. Seek grant funding to complete the Washington Elementary Community Connectivity Project, the Housing Community Connectivity Project, the Goshen Visalia Corridor Improvement Project, the Beyond Bike Lanes Project, and other placemaking projects with a goal of completing four improvement/revitalization projects in lower resource areas during the planning period and impacting 5000 households.	12/31/2031	6th Cycle	In Progress	In 2022, the City applied for and received grant funding for the Houston Community Connectivity Project. Outreach to the community was planned for and carried out in 2025. Completion is expected later in the period. In 2024, the City applied for grant funding for the Goshen-Visalia Corridor Connection Project, Beyond Bike Lanes Project, the Washington Elementary Community Connectivity Project, and the Highland Elementary Community Connectivity Project. All but the Washington Elementary Community Connectivity Project were awarded money. As of 2025, the Highland and Bike Lanes project are both in negotiations with designers ahead of final contract execution, and are in preliminary design phase. Final design contracts will be awarded in 2026. Thus, four placemaking projects have been awarded to date, and completion is expected later in the planning period.	Other	1	The Financial Analyst for the Engineering Division can be contacted to provide any contracts or other materials associated with these grants.
HE Program 7.3 Place-based Strategies	d. Conduct four educational workshops, campaigns, or outreach events to expand awareness of home and accessibility rehabilitation programs by the end of the planning period, with a goal of engaging 750 households.	12/31/2031	6th Cycle	Continuous	In 2025, the City held 5 meetings expanding awareness of the City's CDBG funded home and accessibility rehabilitation programs during the Annual Action Plan and CAPER public comment periods.	Meetings	5	The City's Housing Specialist can be contacted to obtain public notices. The website is: https://www.visalia.city/depts/finance/housing_n_cdbg_services/resources.asp

HE Program 7.3 Place-based Strategies	e. Prepare a transit needs study in 2025 and implement actions in 2026 with a goal of improving ridership by five percent during the planning period.	12/31/2026	6th Cycle	In Progress	In 2025, the City prepared the transit needs study. The Quantified Outcome of this objective is the study, wherein the Supporting Documentation provides a website link to the document.	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=59375
HE Program 7.3 Place-based Strategies	f. Annually collaborate with the Public Works Department to evaluate the effectiveness of the long-term development strategy (action a), the City's CIP program, and use of HOME funding in meeting the needs of underserved communities.	12/31/2031	6th Cycle	Continuous	On October 2, 2025, City staff from Planning, Engineering, and Public Works held an internal meeting to discuss possible CIP projects that will support the needs of underserved communities. (The long term development strategy, which is not yet completed and due in 2026, was not discussed.) In addition to the placemaking projects (action c) and the infrastructure upgrades (action h), forthcoming projects that will assist with underserved communities will include the Center & Acequia Street Rehabilitation Project, serving Census Tract 12 and the community at large. This project was awarded a design contract in 2025. [The supporting documentation is the website link to the awarding of the design contract.]	Other	1	https://visalia.legistar.com/LegislationDetail.aspx?ID=7765633&GUID=2F7B516A-5FC4-4E13-A7C0-B68FB60F8BF5&Options=ID%7CText%7C&Search=acequia+center&FullText=1
HE Program 7.3 Place-based Strategies	g. Annually work with a consultant to assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution; develop a pollution burden reduction strategy for northern and central areas of Visalia by 2027 with metrics and timelines.	12/31/2027	6th Cycle	Not Yet Started	Completion of a program has not yet been initiated.	Other	1	None.
HE Program 7.3 Place-based Strategies	h. By 2026, complete ADA infrastructure upgrades in lower and moderate income tracts with a goal of providing $629,275 in CDBG funds.	12/31/2026	6th Cycle	Completed	In 2023 the City presented a project on the use of $629,275 in CDBG funds toward an ADA tree well improvement project connecting between the transit center and Main Street. An amendment was done to transfer the 2023 CDBG funds of $629,275 from the ADA Tree Wells project to the Visalia Navigation Center development since the ADA Tree Wells project wasn't ready to proceed. On April 21, 2025, Council approved an estimated $1.2 million in CDBG funds for the ADA Tree Wells project spanning from FY 27/28 through FY 29/30. These funds are estimated since future CDBG allocations are unknown and based on average allocations. (The Supporting Documentation is the Council agenda item and Pass vote.)	Other	1	https://visalia.legistar.com/LegislationDetail.aspx?ID=7349454&GUID=39253206-B321-417F-B5CE-987B0DA847BB&Options=&Search=

HE Program 7.4 Anti-Displacement Strategy	Complete targeted engagement in 2024-2025; Adopt Anti-Displacement Strategy in 2026; Encourage the development of 100 lower income units (beyond the RHNA), with a target of 75 percent for lower-income households, seniors, residents with a disability, and farmworkers.	12/31/2026	6th Cycle	In Progress	In 2025 the City completed its five-year Consolidated Plan effort and Annual Action Plan, which included an investigation and outreach to the public to determine factors that make residents vulnerable to displacement. Development of the plan involved community outreach through various channels, including one public hearing and two community meetings all held in 2024. Three additional public meetings were held in April 2025 during the 30-day public period to allow comment on the plans. Additional forms of citizen participation included community and housing surveys. The Supporting Documentation is the adopted Consolidated Plan and Action Plan and the Analysis of Impediments to Fair Housing Choice, which provide details and findings on displacement and discusses the outreach component. In 2025, the City provided $1.3 million in HOME funds for the development of Rancho Colegio an 80-unit affordable rental multi-family complex with one, two, and three-bedroom units, for households at 50% AMI or lower, including 20-units for farmworking families, and 12-units will be fully accessible for persons with disabilities. The City also provided $1.8 million in HOME funds for the development of the Majestic Gardens a 42-unit affordable housing for persons experiencing homeless with disabilities.	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=58774; https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=58775
HE Program 8.1 Energy & Water Conservation Program	Maintain and update educational materials on the City website.	12/31/2031	6th Cycle	Continuous	Educational materials are up to date and maintained on the website referenced in Supporting Documents. This is the Quantified Outcome.	Other	1	https://www.visalia.city/depts/administration/water_conservation/cal_water/default.asp
HE Program 9.1 Implementation Reporting	Provide an Annual Progress Report to State HCD every year during the course of the reporting period.	12/31/2031	6th Cycle	Continuous	The City has prepared and submitted the Annual Housing Report to State HCD, each year since the 5th Cycle Housing Element, and the State has acknowledged receipt of the report. The 2025 Annual Progress Report will be presented to the City Council on March 16, 2026 and sent to HCD by April 1, 2026.	Other	1	All APRs are on file with State HCD.
HE Program 9.2 Progress Meeting	Convene annual meeting to review the Housing Element implementation progress.	12/31/2031	6th Cycle	Continuous	City staff meetings to review and assess Housing Element Implementation Progress and to strategize on how to address issues and potential implementation solutions before the City Council have been held weekly throughout 2025, typically on Mondays at 2:00 p.m., and at other times as needed to collaborate with staff from other departments such as Public Works or Finance.	Meetings	48	None.
HE Program 9.3 Monitor the RHNA Land Inventory	Report annually on maintenance and status of the RHNA Land Inventory, and ensure that no net loss of lower- or moderate-income RHNA capacity.	12/31/2031	6th Cycle	Continuous	The City has provided annual reports on the status of the RHNA sites inventory as part of the City's preparation and submittal of the Annual Progress Report, and as part of the annual presentation of the APR to the Planning Commission and City Council. A sufficient balance of all income categories continues to exist. There was no loss of land designated for these categories in 2025. Specifically there were no General Plan Amendment nor Change of Zone entitlements processed in 2025 resulting in a reduction of land designations for these income categories. The report presented to City Council on March 17, 2025 for the 2024 APR is the Quantified Outcome.	Meetings	1	https://visalia.legistar.com/LegislationDetail.aspx?ID=7262425&GUID=8A249540-B0F1-4F6D-B92E-599C68BF993D&Options=&Search=

HE Program 9.3 Monitor the RHNA Land Inventory	Complete a mid-cycle review of development trends in zones that allow 100 percent nonresidential uses in 2027; adjust assumptions, recalculate RHNA capacity, and rezone to meet RHNA shortfall within six months.	12/31/2027	6th Cycle	Not Yet Started	Completion of a mid-term evaluation has not yet been initiated.	Other	1	None.
HE Program 9.4 Monitor Conditional Use Permit (CUP) Requirement Impacts on Affordable Housing	Report annually to the Planning Commission on the effect of CUP requirements compared with comparable "permitted by right" projects, and ensure that CUP processing and conditions do not adversely impact the project's affordability. Adopt policies to remove identify constraints within six months of identification	12/31/2031	6th Cycle	Continuous	A report for the 2024 year was presented to the Planning Commission on May 12, 2025. [The report presented to Planning Commission on May 12, 2025 is the Quantified Outcome.]	Meetings	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=57841
HE Program 9.5 Comprehensive annual Monitoring Program	Include documentation of annual sales and rental rates in the Annual Progress Report. Evaluate the efficiency of Housing Programs in the CAPER annually	12/31/2031	6th Cycle	Continuous	The City continued to evaluate the efficiency of the City's Housing Program through the Consolidated Annual Performance and Evaluation Report (CAPER). The City uses the opportunity accorded by preparation of the Annual Progress Reports and the CAPER to annually evaluate the efficiency of the City's Housing programs. In addition the City conducts annual evaluations of existing home sales prices to compare to the established analysis by HUD. The annual report is the Quantified Outcome and Supporting Document.	Other	1	https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=58786
HE Program 9.6 Successor Housing Agency Reporting Program	Provide a report on housing and financial activity information in the Annual Progress Report.	12/31/2031	6th Cycle	Continuous	The City has provided required Annual Reports that specify housing and activity information pertaining to the successor housing agency. The annual report is the Quantified Outcome and Supporting Document.	Other	1	https://www.visalia.city/documents/CDBG/Visalia%20Housing%20Successor%20Report%202024-25.pdf
HE Program 9.7 Link Transit Facilities and Services with RHNA Land Inventory Sites	Continually maintain map exhibits and policies in transportation related plans, as needed, to ensure optimal linkages with current high density residential nodes and RHNA land inventory sites to jobs, commerce, and services hubs.	12/31/2031	6th Cycle	Continuous	Map exhibits have been placed in the City's Active Transportation Plan (reference Figure 3-6) and the Long Range Transit Plan (reference Figure 5-2) that illustrate optimal linkages, defined by the locations of current high density residential nodes and RHNA land inventory sites to jobs, commerce, and service hubs. Website links to the Active Transportation Plan and the Long Range Transit Plan are provided in the Supporting Documents and are the Quantified Outcome.	Other	1	https://www.visalia.city/documents/Engineering/ATP-Final%20COV%20Optimized.pdf; https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=36256

Jurisdiction	Visalia	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Visalia	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Visalia	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Visalia	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	12/31/2023 - 12/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Visalia	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
094-190-005-000	1134 E Center	Vacant		Surplus Land	1.34	Designation Date: 03/24/2022
094-293-004-000	NEC Garden & Main St	Public Facilities		Surplus Land	0.23	Designation Date: 12/09/2019
094-100-022-000	701 E Race	Public Facilities		Surplus Land	3.26	Designation Date: 09/28/2020
094-250-020-000	700 Murray St	Public Facilities		Surplus Land	1.47	Designation Date: 09/28/2020
094-221-010-000	SEC Acequia & Santa Fe	Public Facilities		Surplus Land	0.51	Designation Date: 09/10/2020
097-241-047-000	SEC East Tulare Ave & Santa Fe	Vacant		Surplus Land	0.51	Designation Date: 05/17/2021. Purchase Agreement signed; escrow opened.
103-120-085-000	McAuliff, South of Houston	Vacant		Surplus Land	1.4	Designation Date: 10/12/2021
103-320-060-000	SEC Douglas & McAuliff	Vacant		Surplus Land	5.7	Designation Date: 03/24/2022
103-320-059-000	SWC Douglas & McAuliff	Vacant		Surplus Land	4.9	Designation Date: 03/24/2022
094-240-049-000	SWC Burke & School	Vacant		Surplus Land	3.56	Successor Agency Property
094-190-016-000	Near Ben Maddox on Center	Vacant		Surplus Land	0.54	Successor Agency Property
094-190-018-000	SWC Goshen & Ben Maddox	Vacant		Surplus Land	0.45	Successor Agency Property
094-180-012-000	SWC Goshen & Ben Maddox	Vacant		Surplus Land	3.98	Successor Agency Property
094-055-001-000	SEC Houston & NW 5th	Vacant		Surplus Land	0.09	Successor Agency Property
094-180-009-000	SEC Goshen & Burke	Vacant		Surplus Land	4.1	Successor Agency Property

Jurisdiction	Visalia	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Se

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Visalia	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Visalia	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L
Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Visalia	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 246,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	$155,000.00	$150,416.46	Completed	REAP	100% complete as of September 2024. Visalia's housing element was adopted and submitted to HCD in December 2023. Additional comments were provided to the City in 2024, necessitating further consultation and revisions. The City received a certification letter from HCD in September 2024.
Accessory Dwelling Unit Ordinance	$28,500.00	$25,071.06	Completed	None	100% complete as of December 2024. In 2024 staff & consultant reviewed and completed aPublic Review Draft of the ADU Ordinance, which circulated for 30 day review from Aug 30 to Sep 30. On December 16, 2024, the City Council held a public hearing and adopted the ordinance as recommended by staff and the Planning Commission.
Planned Residential Development Ordinance	$62,500.00	$57,158.60	Completed	Local General Fund	100% complete as of May 2025. LEAP funding was 100% spent as of December 2024. In 2025, following City Council direction, additional outreach was conducted and the Ordinance was brought back to City Council. On April 21, 2025, the City Council held a public hearing and adopted the regulations as a Resolution. On May 5, 2025, the City Council held a public hearing and adopted an Ordinance for a Zone Text Amendment to make reference to the adopted Resolution in the Zoning Ordinance.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	20
	Non-Deed Restricted	0
Very Low	Deed Restricted	32
	Non-Deed Restricted	40
Low	Deed Restricted	47
	Non-Deed Restricted	113
Moderate	Deed Restricted	0
	Non-Deed Restricted	267
Above Moderate		626
Total Units		**1145**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	32
	Non-Deed Restricted	0
Low	Deed Restricted	47
	Non-Deed Restricted	19
Moderate	Deed Restricted	0
	Non-Deed Restricted	81
Above Moderate		523
Total Units		**702**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	42
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	222
Above Moderate		336
Total Units		**605**

Visalia City Council

Staff Report

File #: 25-0690 **Agenda Date:** 3/16/2026 **Agenda #:** 6.

Agenda Item Wording:
Authorize purchase of replacement Solid Waste commercial delivery trucks - Approve the purchase of two (2) solid waste commercial delivery trucks from Ray Gaskin Service in the amount not to exceed $226,770.14 and appropriate an additional $118,270.14 from the Solid Waste Enterprise Fund.

Agenda Date: 03/16/2026

Prepared by: Jason Serpa, Public Works Manager, 713-4533, jason.serpa@visalia.city; Nick Bartsch, Public Works Director, 713-4052, nick.bartsch@visalia.city

Department Recommendation: Staff recommends that Council approve the purchase of two (2) solid waste commercial delivery trucks from Ray Gaskin Service in the amount no tto exceed $226,770.14 and appropriate an additional $118,270.14 from the Solid Waste Enterprise Fund.

Summary:
The City of Visalia Solid Waste Commercial Division provides weekly solid waste service on commercial routes within the City limits. This includes servicing approximately 7,500 bins, with some bins being serviced multiple times per week. The City's Solid Waste Commercial Division's front-load fleet takes care of the service of these bins on a day-to-day basis, but the Solid Waste Maintenance Division is responsible for daily deliveries, removals and repairs necessary to maintain the equipment in the field and in the Corporation Yard. This activity requires a delivery and maintenance truck outfitted for this type of activity. The purchase being requested is to replace the two 2008 commercial delivery and maintenance trucks that are eligible for replacement in accordance with the City's replacement schedule.

Background Discussion:
The Solid Waste Maintenance Division performs deliveries, removals, and all maintenance of residential cans and commercial bins throughout the City. Most of the work is done through customer (external) and driver (internal) work orders and completed within a week of receipt. Each of the residential and commercial sides of the Maintenance Division have two trucks to perform deliveries and removals throughout the City daily, and along with toolboxes, one of the commercial delivery trucks is outfitted with a welder to make repairs in the field.

One of the two recommended commercial maintenance trucks (Unit# 255907) is budgeted to be replaced in the current FY25-26. The second truck (Unit# 255906) was originally planned for replacement in FY26-27, but due to large repairs needed that exceeded the value of the truck, this truck was recently disposed of. Staff is therefore requesting for both trucks to be purchased now, at the same time and requesting additional appropriation to do so.

Fiscal Impact including annual maintenance and operating costs: Public Works staff acquired

three (3) quotes with equivalent equipment to satisfy the requirements of a bin and maintenance delivery truck. The bids obtained were as follows (price per truck):

Ray Gaskin Service - $111,385.07
Jim Manning Dodge - $113,577.64
Future Ford - $119,592.97

Staff recommends that Council approve the lowest bidder, Ray Gaskin Service. Staff can also attest to past good standing with previous truck builds and equipment from Ray Gaskin Service.

In addition to the truck purchase, the existing on-board welding generator and equipment will be moved to one of the trucks, as only one truck is needed to be outfitted with capability to weld in the field. Additional accessories, such as a mig-welding pack, wire feeder wand and a tool box will be added to the truck as well. The total estimated accessory additions are $4,000.00.

The budget and appropriation needed for both trucks are as follows:

CIP Project #	FY25/26 Budget	Truck Quote	Estimated Accessories	FY 25/26 Purchase	Appropriation Needed
VH0311 (#255907)	$109,000.00	$111,385.07	$3,500.00	$114,885.07	($5,885.07)
NEW (#255906)	$0.00	$111,385.07	$500.00	$111,885.07	($112,385.07)
TOTAL	**$109,000.00**			**$226,770.14**	**($118,270.14)**

If any proceeds are received for the disposition of the current maintenance and delivery trucks, the funds will be returned to the Solid Waste Enterprise Fund.

Prior Council Action: Council has approved previous equipment maintenance truck purchases. Residential equipment maintenance truck was approved for purchase on 6/17/2024.

Alternatives: To not approve the purchase of two Solid Waste Commercial Maintenance Division trucks in the amount of $226,770.14. This is not recommended as a replacement is needed for the current active truck and the other truck has already been disposed of.

Recommended Motion (and Alternative Motions if expected):
I move to approve the purchase of two (2) Solid Waste commercial delivery trucks from Ray Gaskin Service in the amount not to exceed $226,770.14 and appropriate an additional $118,270.14 from the Solid Waste Enterprise Fund.

Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 03/16/2026

Attachments:
Vehicle Purchase Authorization Forms

Quote - Ray Gaskin Service
Quote - Jim Manning Dodge
Quote - Future Ford

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☐ **Economic Vitality**	☐ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☐ **Quality of Life**

*STAFF WILL TAKE TO COUNCIL TO APPROPRIATE FUNDS IN MARCH.

Vehicle Purchase Authorization Form

To be Completed by Requesting Department

1: Vehicle To Be Purchased

Make:	Model:	Fund/Division:
Dodge	RAM 5500	441 / 4442
CIP Account #	**Budget Amount:**	**Requested By: (Print Name & Initial)**
New ~~(Budgeted for 26/27)~~	NEW	JASON SERPA JP

New Vehicle Specifications: (if more space needed – attach pages)

Dodge Ram 5500 (class equivalent to truck being replaced) with Ray Gaskin bin lift equipment outfitted on chassis

2: Vehicle To Be Replaced: (To be completed for replacement vehicles only)

Vehicle #:	Make:	Model:
255906	FORD	F550
Year:	**Mileage:**	**Annual Miles Driven:**
2008	95,821	
Annual Preventative Maintenance Costs:	**Repair Costs Life-To-Date:**	

To be Completed by Fleet

3: Fleet Recommendations:

1. Does current vehicle meet Policy guidelines for replacement?	☑ Yes	☐ No	☐ N/A
2. Does vehicle evaluation justify replacement? (unreparable/auctioned)	☑ Yes	☐ No	☐ N/A
3. Replacing with same class of vehicle? (If "no" attach memo)	☑ Yes	☐ No	☐ N/A
4. Requested Vehicle Specifications Approved?	☑ Yes	☐ No	
5. Alternative Fuel/Hybrid/Low-emission vehicle available for these specifications?	☐ Yes	☑ No	

Recommended Alternative Fuel/Hybrid/Low Emission Vehicle: Make / Model / Recommended Fuel System

6. Is a recycled vehicle available for this use?	☐ Yes	☑ No	

Recommended Recycled Vehicle: Make / Model / Vehicle Number

7. Is a used Enterprise department vehicle available for this use?	☐ Yes	☑ No	

Recommended Enterprise Vehicle: Make / Model / Vehicle Number

4. Approvals:

Department Head Approval:	Date: 1/14/26
Fleet Supervisor Approval:	Date: 2/9/2026
Public Works Director Approval:	Date: 2-10-26
Finance Director Approval:	Date: 2-24-26

Vehicle Evaluation Form

Vehicle Description:

Vehicle #:	Make:	Model:
255906	FORD	F550
Year:	**Mileage:**	**Completed By: (Print name & Initial)**
2008	95,821	S. ELLIS

Rating Guide: (1-10) 1=Excellent to 10=Unserviceable; (1-5) 1=Excellent to 5=Unserviceable

Rating 1-10	Component: (Comments)
10	Engine: engine blown unit has went to auction
10	Transmission/Differential: sold @ auction
10	Power Take off: sold @ auction
10	Chassis Outside: (including tires, brakes & windows) sold @ auction
Rating 1-5	**Component: (Comments)**
5	Suspension System: sold @ auction
5	Cooling System: sold @ auction
5	Steering System: sold @ auction
5	Vehicle Interior: sold @ auction
60	Total Scoring Key:
	Heavy Equipment: 0-15= Excellent, 16-30=Good, 31-45=Fair, 46-60=Poor
	Light Equipment: 0-11=Excellent, 12-25=Good, 26-37=Fair, 38-50=Poor

Vehicle Purchase Authorization Form

To be Completed by Requesting Department

1: Vehicle To Be Purchased

Make:	Model:	Fund/Division:
Dodge	RAM 5500	441 / 4442
CIP Account #	**Budget Amount:**	**Requested By: (Print Name & Initial)**
4410-72000 / VH0311-999	$109,000	JASON SERPA

New Vehicle Specifications: (if more space needed – attach pages)

Dodge RAM 5500 (class equivalent to truck being replaced) with Ray Gaskin bin lift equipment outfitted on chassis (see attached)

2: Vehicle To Be Replaced: (To be completed for replacement vehicles only)

Vehicle #:	Make:	Model:
255907	Ford	F550
Year:	**Mileage:**	**Annual Miles Driven:**
2008	142,863	8,404
Annual Preventative Maintenance Costs:	**Repair Costs Life-To-Date:**	

To be Completed by Fleet

3: Fleet Recommendations:

1. Does current vehicle meet Policy guidelines for replacement?	☑ Yes	☐ No	☐ N/A
2. Does vehicle evaluation justify replacement?	☑ Yes	☐ No	☐ N/A
3. Replacing with same class of vehicle? (If "no" attach memo)	☑ Yes	☐ No	☐ N/A
4. Requested Vehicle Specifications Approved?	☑ Yes	☐ No	
5. Alternative Fuel/Hybrid/Low-emission vehicle available for these specifications?	☐ Yes	☑ No	
Recommended Alternative Fuel/Hybrid/Low Emission Vehicle: Make / Model / Recommended Fuel System			
6. Is a recycled vehicle available for this use?	☐ Yes	☑ No	
Recommended Recycled Vehicle: Make / Model / Vehicle Number			
7. Is a used Enterprise department vehicle available for this use?	☐ Yes	☑ No	
Recommended Enterprise Vehicle: Make / Model / Vehicle Number			

4. Approvals:

Department Head Approval:	Date: 1/14/2026
Fleet Supervisor Approval:	Date: 2/9/2026
Public Works Director Approval:	Date: 2-10-26
Finance Director Approval:	Date: 2-12-26

Vehicle Evaluation Form

Vehicle Description:

Vehicle #:	Make:	Model:
255907	FORD	F550
Year:	**Mileage:**	**Completed By: (Print name & Initial)**
2008	142,863	S. ELLIS

Rating Guide: (1-10) 1=Excellent to 10=Unserviceable; (1-5) 1=Excellent to 5=Unserviceable

Rating 1-10	Component: (Comments)
5	Engine: engine has high idle times. This has historically shown to bring issues with DEF system and injection pump issues.
6	Transmission/Differential: hoses and electrical are becoming brittle with time.
5	Power Take off: Beginning to see failures go up on the controls for hydraulics several repairs have been made over the last 2yrs
7	Chassis Outside: (including tires, brakes & windows) body has become dull over time. Air lines & cable becoming brittle. Controller issues tires are only 1yr old.
Rating 1-5	**Component: (Comments)**
3	Suspension System: Suspension becoming soft (springs) due to normal wear/tear
3	Cooling System: hoses becoming dry & brittle. electrical sensors becoming faulty.
3	Steering System: steering seems normal/tires wear well on this unit.
3	Vehicle Interior: normal wear/tear.
35	Total Scoring Key: Heavy Equipment: 0-15= Excellent, 16-30=Good, 31-45=Fair, 46-60=Poor Light Equipment: 0-11=Excellent, 12-25=Good, 26-37=Fair, 38-50=Poor

Ray Gaskin Service

14572 Ranco Vista Dr
Fontana, CA 92335
www.raygaskinservice.com
Prepared by: Bobby Ziello
Cell- 909-717-8005

Quote
Date 1/27/2026
Valid for- 60 days
Terms

Customer

City of Visalia
336 Ben Maddox
Visalia, CA

Description	Quantity	Amount
New 2025 Gaskin Build Bin handling unit Complete mount on Dodge 5500 Side pocket forks Complete Steel Bed and subframe with 12" sides Work lights facing rear 12V hydraulic pump 2- fuction system valve (Lift, Stow) All LED DOT lighing Carriageand Bed painted White to match cab Integrated Ford Back up Camera Inside and Outside Controls Steel Fenders 4- Whelan LED Strobe Lights (LINZ6A)	1	$ 29,175.00
2026 Ram 5500 Regular Cab DRW RWD Cab Chassis, 6.7 Cummins Diesel Automatic Transmission, Bright White	1	$ 73,267.00
Warranty: Standard 1yr Warranty on Hydraulic, Electrical and Structural		
Paint: Body acrylic Utethane Enamel Color: Paint Code TBD		

Terms and Conditions

1. Does not include takes or fees unless otherwise noted
2. Valid for 30 days unless otherwise noted
3. Please return after signing or submit Purchase Order to comfirr

Customer acceptance (Sign Below)

Subtotal	$	102,442.00
Sales Tax	$	8,707.57
DMV	$	225.00
Tire Tax	$	10.50
Total	$	111,385.07

x _____ Date: _____

Print name here:

If you have any questions regaurding this price quote please contact
Bobby Ziello at Bobby@raygaskinservice.com
Thank you for your Business!

Jim Manning Dodge, Inc.

194 W. Tulare St. Dinuba, CA 93618
Contact: **Manuel Calvillo** (559) 591-4910
manuelcalvillo@sbcglobal.net

To: City of Visalia 01/22/2026

As per your request I am submitting this purchase Bid for your consideration.

This Bid is for the order and purchase of one **New, 2026, RAM, 5500, Regular Cab 84" CA Chassis, 2WD, Bright White, 6.7L Diesel Engine, Stellar Container Carrier.**

Chassis	**$60,213.00**
Stellar container Carrier	**$43,186.00**
Net price	**$103,399.00**
Sales Tax 8.5%	**8,796.14**
DMV e-File Fee	**37.00**
Documentation Fees	**85.00**
CA Tire fee	**10.50**
Freight to and from upfitter	**$1,250.00**
Total Cost	**$113,577.64**

```
CLOVIS-FI WAQ              Quote Worksheet - Purchase              jsanchez 3925
 1) Contract Date:                10/24/25  17) TIRE FEE:              $     10.50
 2) Bank:                             NONE  18) ETCH:
    Quote Number:     401565 (DMV Est.)     19) STARGARD:
 3) Customer:                               20) Service Contract:
 4)    STOCK NUMBER:                        21) GAP:
 5)    CASH PRICE:       $   110,097.00     22) Sales Tax:      8.5000% $ 9,365.47
 6) Rebate:                                 23) Luxury Tax:      .0000%
 7) Cash Down:                              24) DaysTo/1stPmtDate:         10/24/25
 8) Deferred Down:                          25) Total We Owes:
 9) Trade 1 Allowance:                          Sale Subtotal:       $   110,097.00
10) Trade 1 Payoff:                             Total Financed:      $   119,592.97
11) Trade 1 ACV:                                Unpaid Balance:      $   119,592.97
          Total Down:
12) Doc Fee:                 $     85.00  26) Slpr 1:
13) DMV Amt/Add:                          27) Slpr 2:
14) Smog/Weight Fees:
15) ** TERM **:                           28) **PAYMENT**:         $   119,592.97
16) ** APR **:                        %
Command (?):

Enter a command, a field number, or press a function key. Enter ? for help.
 F3=Sv/Ex   F5=RRecall   F6=Cust   F7=Veh   F8=Trd   F10=Misc   SF11=>
```

1FD OHI-000336 CA 9-NORMAL,NB,200336,SE072 10948

ULN | | | | W | | | I | | | | |
CERT|CERT|CERT|TRD|RAMP|BUMP|CAMP|BOOK|EXFI|ROTA|BATT

029634 125/364 1FDUF5GT0 SDA14341 NB BU09

ford.com

VEHICLE DESCRIPTION

SUPER DUTY

SD A14341

2025 F550 4X2 REG CHASSIS
XL 169" WB CHASSIS CAB
6.7L POWER STROKE V8 DIESEL
10-SPEED AUTO TORQSHIFT

EXTERIOR
OXFORD WHITE
INTERIOR
MEDIUM DARK SLATE VINYL

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR
- HEADLAMPS - AUTOLAMP (ON/OFF)
- HEADLAMPS -WIPER ACTIVATED
- HEADLAMPS-HALOGEN
- MIRRORS - HTD, PWR GLASS/ MANUAL-FOLD/TURN SIGNALS
- ROOF CLEARANCE LIGHTS
- TOW HOOKS
- TRAILER SWAY CONTROL
- TRAILER TOW WIRE HARNESS
- WIPERS- INTERMITTENT

INTERIOR
- 4.2" PRODUCTIVITY SCREEN
- AIR COND, MANUAL FRONT
- BLACK VINYL FLOOR COVERING
- OUTSIDE TEMP DISPLAY
- PARTICULATE AIR FILTER
- POWER LOCKS AND WINDOWS
- STEERING:TILT/TELESCOPE, CRUISE & AUDIO CONTROLS
- UPFITTER SWITCHES

FUNCTIONAL
- 4-WHEEL ANTILOCK BRAKE SYS
- FORDPASS™ CONNECT 5GWI-FI HOTSPOT TELEMATICS MODEM
- HILL START ASSIST
- REMOTE KEYLESS ENTRY
- STABILIZER BAR, FRONT/REAR
- SYNC®4 W/8" SCREEN

SAFETY/SECURITY
- ADVANCETRAC™ WITH RSC®
- AIRBAGS - SAFETY CANOPY®
- BELT-MINDER CHIME
- DRIVER/PASSENGER AIR BAGS
- SECURE PKG 1 YR INCLUDED
- SECURILOCK® ANTI-THEFT SYS
- SOS POST-CRASH ALERT SYS™

WARRANTY
- 3YR/36,000 BUMPER / BUMPER
- 6YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 5YR/100,000 DIESEL ENGINE

INCLUDED ON THIS VEHICLE	(MSRP)
OPTIONAL EQUIPMENT/OTHER	
PREFERRED EQUIPMENT PKG.660A	
6.7L POWER STROKE V8 DIESEL	10,495.00
10-SPEED AUTO TORQSHIFT	NO CHARGE
4.30 RATIO LIMITED SLIP AXLE	395.00
PAYLOAD PLUS PACKAGE UPGRADE 1	1,155.00
FRONT LICENSE PLATE BRACKET	NO CHARGE
PLATFORM RUNNING BOARDS	320.00
19500# GVWR PACKAGE	
50 STATE EMISSIONS	NO CHARGE
120V/400W OUTLET	175.00
SPARE TIRE AND WHEEL	350.00
TRAILER BRAKE CONTROLLER	300.00
HIGH CAPACITY TRAILER TOW PKG	580.00
JACK	NO CHARGE
40 GAL AFT OF AXLE FUEL TNK	NO CHARGE
350 AMP ALTERNATOR	NO CHARGE
DUAL BATTERY	NO CHARGE
REAR VIEW CAMERA & PREP KIT	515.00
XL CHROME PACKAGE	325.00
.FOG LAMPS	
.REMOTE START SYSTEM	

PRICE INFORMATION	(MSRP)
BASE PRICE	$58,520.00
TOTAL OPTIONS/OTHER	14,610.00
TOTAL VEHICLE & OPTIONS/OTHER	71,130.00
DESTINATION & DELIVERY	2,095.00

RAMP ONE: RA84
RAMP TWO:
RAIL
ITEM #: 72-2448 O/T 2

TOTAL MSRP $73,225.00

Ford Credit Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.ford.com/finance.

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

SE072 N RB 2X 530 000336 05 07 25

EPA DOT Fuel Economy and Environment

FUEL ECONOMY RATINGS NOT REQUIRED ON THIS VEHICLE

fueleconomy.gov
Calculate personalized estimates and compare vehicles

48 YEARS BUILT Ford TOUGH
F-SERIES*
AMERICA'S BEST SELLING TRUCKS

The FordPass™ Connect modem is active and sending vehicle data (e.g., diagnostics) to Ford.** See in-vehicle settings for connectivity options.

*Based on 1977–2024 CY total sales.
**FordPass Connect (optional on select vehicles), the FordPass App and complimentary Connected Service are required for remote features (see FordPass Terms for details). Connected service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected service excludes Wi-Fi hotspot.

Ford | FORD PROTECT®
Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordOwner.com.

1FDUF5GT0SDA14341

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

SCAN OR TEXT 1FSDA14341 TO 48028
Msg & Data rates may apply. Text HELP for help
www.ford.com/help/privacy-terms/

One Stop Truck & Equipment
5302 Roseville Road
North Highlands, CA 95660
(916) 334-3000
admin@onestoptruckequipment.com
www.onestoptruckequipment.com
SB & SB-PW Small Business Certified
Certification# 2043926

Estimate #3496

Created: 10/21/2025
Payment Term: On Receipt
Service Writer: Daryl Trueblood

FUTURE FORD OF CLOVIS
920 West Shaw Avenue
Clovis, CA 93612
Mobile: (559) 200-1779
ttostenson@futurefordclovis.com

Customer Comments

CUSTOMER SUPPLIED CHASSIS
2025 FORD F550 STD CAB, 6.7L, 4X2, 169"WB, 84"CA - 19.5K GVWR

STELLAR CC - CONTAINER CARRIER ASSEMBLY W/O ROTATOR

**** CURRENT ETA = 12 WEEKS TO SHIP FROM STELLAR ****

#	Services	Service Total
1	INSTALL STELLAR CC CONTAINER CARRIER ASSEMBLY W/O ROTATOR *Note: CUSTOMER SUPPLIED CHASSIS* *2025 FORD F550 STD CAB, 6.7L, 4X2, 169"WB, 84"CA - 19.5K GVWR* *SUPPLY AND INSTALL -* *1) STELLAR CC - CONTAINER CARRIER ASSEMBLY W/O ROTATOR* *2) TOP OPENING ALUM STORAGE BOX 24X30X24* *3) UNLADEN WEIGHT SLIP* *4) FINAL STAGE DECAL & SECONDARY STAGE MSO*	$39,845.44

Estimates provided are an approximation of timing and charges to you for the services requested. They are based on the anticipated work to be done. It is possible for unexpected complications to cause some deviation from the original quote. You hereby authorize the repair work described in this estimate to be done along with the procurement of the necessary material(s), including permission to operate the vehicle for on-road testing or inspection. If any additional repairs are required, we will prepare a revised work order providing the cost of additional parts and labor and total revised cost. All parts are new unless specified otherwise.
Deposits are non-refundable. No returns or refunds on special ordered items or electrical parts. There is no warranty for used parts or customer supplied parts.
You agree that we are not responsible for loss or damage to your vehicle, including loss of articles left in the vehicle, including, without limitation, in case of fire, theft, or any other cause(s) beyond our control.

Subtotal	$39,845.44
Shop Supplies	$0.00
EPA	$0.00
Tax	$0.00
Grand Total	**$39,845.44**
Paid to Date	($0.00)
REMAINING BALANCE	**$39,845.44**

We are not responsible for any delays caused by unavailability of parts or delays in delivery of parts by the supplier or transporter. You have the right to know before authorizing any additional repairs what those repairs will be and what they will cost. If required repairs exceed the authorized estimated amount, we must obtain your approval to perform the repairs. We will keep you informed and perform only repairs authorized by you.

Signature _____

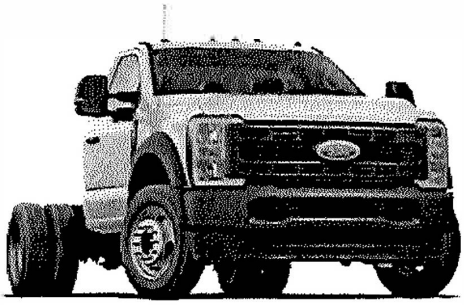
2025 F-SERIES SD

F-SERIES SD VINYL 40/20/40 SEATS

660A

$73,225 MSRP

VIN: 1FDUF5GT0SDA14341
Stock ID: SDA14341



Exterior Color
OXFORD WHITE

Interior Color
MEDIUM DARK SLATE
VINYL 40/20/40 SEATS

Window Sticker

Invoice

0 City / 0 Hwy
EPA Estimated MPG

Power & Handling

6.7L POWER STROKE V8 DIESEL
10-SPEED AUTO TORQSHIFT

Exterior Features

- HEADLAMPS - AUTOLAMP
- (ON/OFF)
- HEADLAMPS -WIPER ACTIVATED
- HEADLAMPS-HALOGEN
- MIRRORS - HTD, PWR GLASS/
- MANUAL-FOLD/TURN SIGNALS
- ROOF CLEARANCE LIGHTS
- TOW HOOKS
- TRAILER SWAY CONTROL
- TRAILER TOW WIRE HARNESS
- WIPERS- INTERMITTENT

Interior Features

- 4.2" PRODUCTIVITY SCREEN
- AIR COND, MANUAL FRONT
- BLACK VINYL FLOOR COVERING
- OUTSIDE TEMP DISPLAY
- PARTICULATE AIR FILTER
- POWER LOCKS AND WINDOWS
- STEERING:TILT/TELESCOPE,
- CRUISE & AUDIO CONTROLS
- UPFITTER SWITCHES

Functional

- 4-WHEEL ANTILOCK BRAKE SYS
- FORDPASS CONNECT 5GWI-FI
- HOTSPOT TELEMATICS MODEM
- HILL START ASSIST

- REMOTE KEYLESS ENTRY
- STABILIZER BAR, FRONT/REAR
- SYNC®4 W/8" SCREEN

Safety/Security

- ADVANCETRAC WITH RSC®
- AIRBAGS - SAFETY CANOPY®
- BELT-MINDER CHIME
- DRIVER/PASSENGER AIR BAGS
- SECURE PKG 1 YR INCLUDED
- SECURILOCK® ANTI-THEFT SYS
- SOS POST-CRASH ALERT SYS

Warranty

- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 5YR/100,000 DIESEL ENGINE

Options

- 2025 MODEL YEAR
- OXFORD WHITE
- MEDIUM DARK SLATE VINYL
- PREFERRED EQUIPMENT PKG.660A
- XL TRIM
- AIR CONDITIONING – CFC FREE
- AM/FM STEREO MP3/CLK
- 6.7L POWER STROKE V8 DIESEL
- 10-SPEED AUTO TORQSHIFT
- 225/70R19.5G BSW ALL POSITION
- 4.30 RATIO LIMITED SLIP AXLE
- PAYLOAD PLUS PACKAGE UPGRADE 1
- FRONT LICENSE PLATE BRACKET
- PLATFORM RUNNING BOARDS
- 19500# GVWR PACKAGE
- 50 STATE EMISSIONS
- 120V/400W OUTLET
- SPARE TIRE AND WHEEL
- TRAILER BRAKE CONTROLLER
- HIGH CAPACITY TRAILER TOW PKG
- JACK
- 40 GAL AFT OF AXLE FUEL TNK
- 350 AMP ALTERNATOR
- DUAL BATTERY
- REAR VIEW CAMERA & PREP KIT
- XL CHROME PACKAGE
- FOG LAMPS
- REMOTE START SYSTEM
- WMI GVW CLASS
- PREFERRED EQUIPMENT PKG 660A
- CARPET DELETE
- VEHICLE INTEGRATION SYSTEM 2.0
- TIRE INFLATION MONITOR DELETE
- JOB #1 ORDER
- TELESCPNG TT MIRR-POWR/HTD SIG
- DRIV/PASS FRONT & SIDE AIRBAGS
- ROOF CLEARANCE LIGHTS
- TRANS POWER TAKE-OFF PROVISION
- STEEL WHEELS-19.5"
- PICKUP BOX DELETE
- UPFITTER SWITCHES
- VINYL 40/20/40 SEATS
- MEDIUM DARK SLATE

Visalia City Council

Staff Report

File #: 25-0708 **Agenda Date:** 3/16/2026 **Agenda #:** 7.

Agenda Item Wording:
Appropriation of State Transit and Intercity Rail Capital Program (TIRCP) funding - Authorize the appropriation of $1,246,000 from the Transit Capital Fund for funding allocated from the State Transit and Intercity Rail Capital Program for the project approval and environmental document phase of the Cross Valley Express project.

Agenda Date: 03/16/2026

Prepared by:
Dolores Verduzco, Financial Analyst, dolores.verduzco@visalia.gov, (559) 713-4540
Chris Crawford, City Engineer, chris.crawford@visalia.gov, (559) 713-4331
Jason Huckleberry, Engineering & Building Director, jason.huckleberry@visalia.gov, (559) 713-4495

Department Recommendation: Staff recommends the City Council authorize the appropriation of $1,246,000 of funding allocated from the State Transit and Intercity Rail Capital Program (TIRCP) for the Project Approval and Environmental Document (PA&ED) phase of the Cross Valley Express project. The PA&ED phase is the planning and environmental clearance required to proceed to the full design phase.

Summary:
The Tulare County Association of Governments (TCAG) received an award of $59,100,000 from the State Transit and Intercity Rail Capital Program (TIRCP) for improvements to implement a high-frequency transportation corridor as part of Phase 1 of the Cross Valley Corridor Plan. At is meeting on November 3, 2025, the City Council approved for the City to participate and serve as the project lead of the Cross Valley Corridor project. Staff recommends the appropriation of $1,246,000 of the $59,100,000 for the PA&ED phase for project planning, preliminary engineering, and the preparation of environmental documents. The PA&ED phase of this project will include the thirty percent (30%) level engineering design of the project.

Background Discussion:
The Cross Valley Corridor Plan is a long-term plan to provide an express regional transit service within the Tulare and Kings Counties. The proposed regional transit service will link cities east to west between Porterville-Lindsay-Visalia-Hanford-Lemoore-Huron. TCAG has submitted multiple grant funding applications and is coordinating with various agencies to secure funding for capital improvements to support the implementation of the Cross Valley Corridor Plan. TCAG received an award of $59,100,000 from TIRCP, Cycle 7, for the Cross Valley Express project.

The Cross Valley Express project is part of the implementation of Phase 1 of the Cross Valley Corridor. Phase 1 focuses on improving transit service and addressing current transit service gaps to key locations in Kings and Tulare County. Phase 1 will be implemented over the course of ten (10)

years, involving multiple agencies. The City of Visalia will implement the Cross Valley Express project. The Cross Valley Express project includes the procurement of vehicles and capital infrastructure improvements such as electrical charging infrastructure, road improvements, transit signal priorities and passenger shelters to support a new bus rapid transit (BRT) service between Tulare and Visalia via State Route 63 and a cross valley express (CVX) transit service between Visalia and Hanford (see attached exhibit for specific phasing). The City will coordinate with the California Department of Transportation (Caltrans), TCAG, and the Tulare County Regional Transit Agency (TRCTA) for the Cross Valley Express project. Staff is currently working on the draft agreements for interagency project coordination and for operation of facilities post project completion. Staff will return to Council at a later date for the approval of the necessary interagency agreements for capital improvements and operations.

TIRCP funding for each project is separated into phases consisting of the Project Approval & Environmental (PA&ED) phase, Plans, Specifications, and Estimates (PS&E) phase, Right-of-Way (ROW) phase and the Construction (CON) phase. For the Cross Valley Express project, no right-of-way or property acquisition is anticipated. Staff recommends the appropriation of $1,246,000 allocated to the PA&ED phase to allow staff to finalize design concepts, begin preliminary engineering, and begin the environmental review process. For the proceeding phases, PS&E and CON, staff is requesting appropriation of TIRCP funding as part of the City's next 6-Year Capital Improvement Plan.

Fiscal Impact including annual maintenance and operating costs:
The City is the implementing agency for the total amount of $59,100,000 in TIRCP funding received for the Cross Valley Express project. Staff recommends appropriating $1,246,000 and creating a capital project in the Transit Fund for the PA&ED. This project will be reimbursed from the TIRCP funding. Below is a summary of the funding allocated by phase and the staff recommended appropriation by fiscal year.

Phase	**TIRCP Funding**	**Fiscal Year**
PA&ED	$1,246,000	2025/26 (appropriate)
PS&E	$1,269,000	2026/27 (will be considered for approval of appropriation as part of the next 6-Year Capital Plan)
CON	$56,585,000	2028/29 (will be requested for appropriation in a future fiscal year, construction schedule to be further refined)
Total	**$59,100,000**	

The maintenance and operating costs that will be incurred by the City will be identified during the PS&E phase.

Prior Council Action:
November 3, 2025
Approved the City's participating in and serving as the project lead and primary services operator of the Regional Express Transit Service Project, approved the draft Resolution authorizing the City Manager to execute the California Department of Transportation (Caltrans) Master Agreement and

Program Supplement for Transit and Intercity Rail Capital Program Funding (TIRCP), and authorized the City Manager, in coordination with the City Attorney, to draft necessary agreements with the Tulare County Association of Governments (TCAG), Tulare County Regional Transit Agency (TCRTA) and Caltrans for the Council's formal approval.

Alternatives: None.

Recommended Motion (and Alternative Motions if expected):
I move to authorize the appropriation of $1,246,000 from the Transit Capital Fund for funding allocated from the TIRCP for the PA&ED phase of the Cross Valley Express project.

Environmental Assessment Status: N/A

CEQA Review: N/A

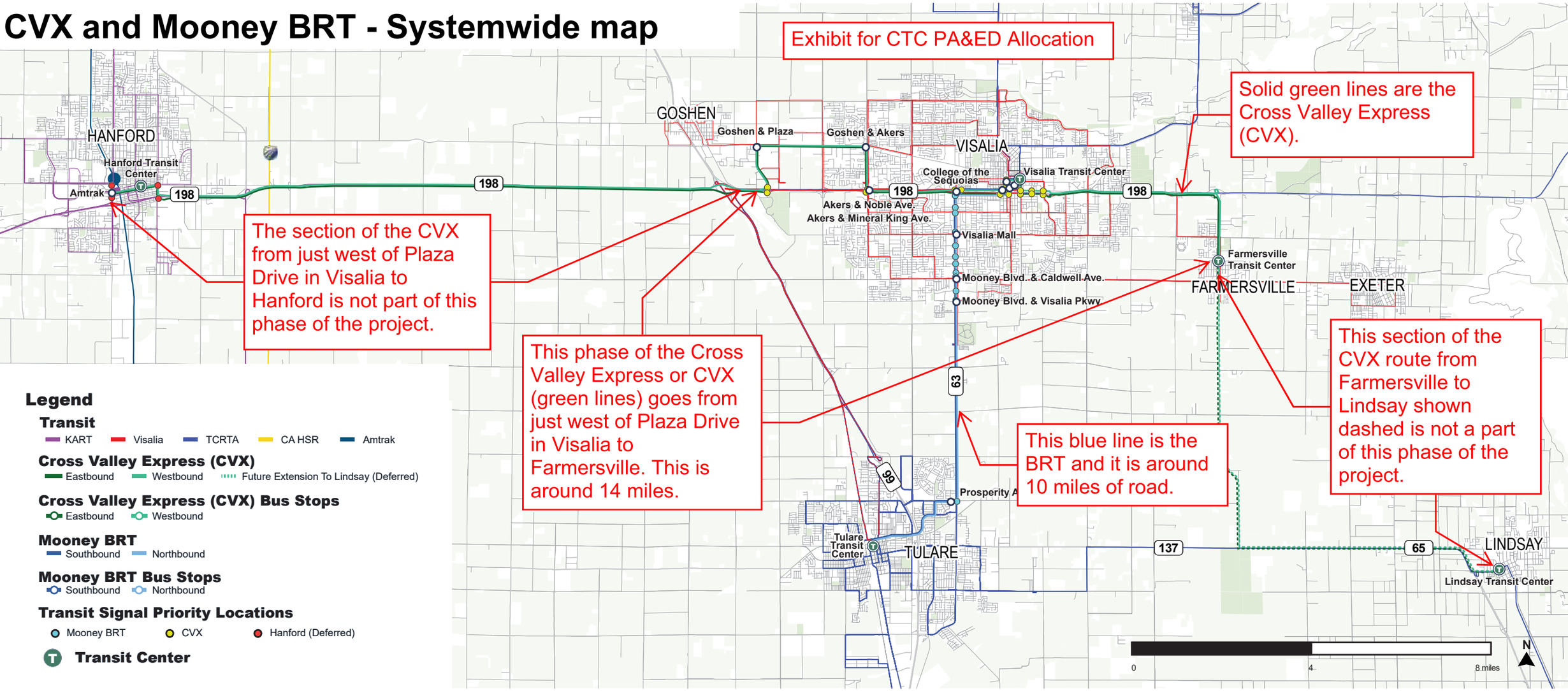
Deadline for Action: 03/16/2026

Attachments: CVX and Mooney BRT - System Map Exhibit

Strategic Goal:

☒ **Economic Vitality**	☐ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☒ **Quality of Life**

CVX and Mooney BRT - Systemwide map



Legend

Transit
KART · Visalia · TCRTA · CA HSR · Amtrak

Cross Valley Express (CVX)
Eastbound · Westbound · Future Extension To Lindsay (Deferred)

Cross Valley Express (CVX) Bus Stops
Eastbound · Westbound

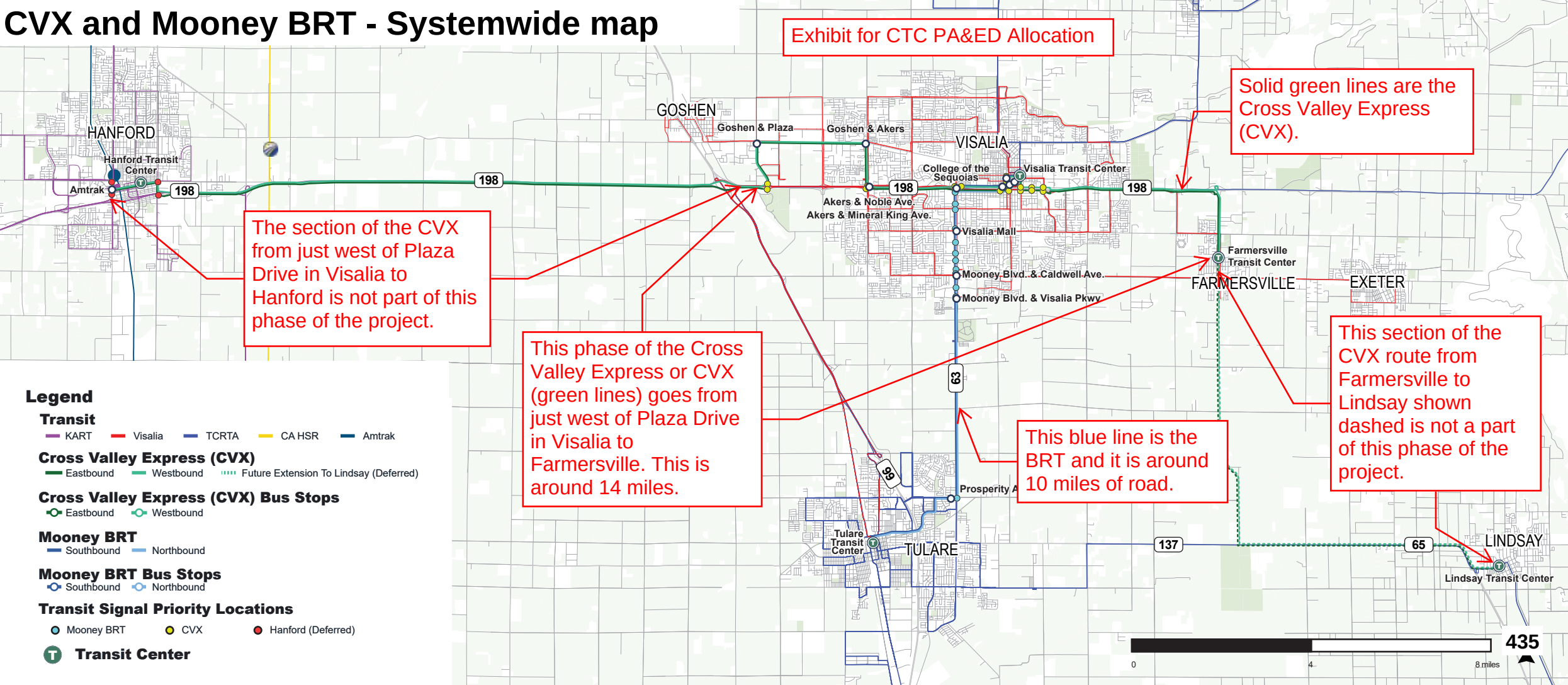
Mooney BRT
Southbound · Northbound

Mooney BRT Bus Stops
Southbound · Northbound

Transit Signal Priority Locations
Mooney BRT · CVX · Hanford (Deferred)

Transit Center

CVX and Mooney BRT - Systemwide map



Visalia City Council

Staff Report

File #: 25-0710 **Agenda Date:** 3/16/2026 **Agenda #:** 8.

Agenda Item Wording:
Water Conservation - Stage 2 - Consider reauthorization of Stage 2 of the Visalia Water Conservation Ordinance and adopt Resolution 2026-15.

Agenda Date: 03/16/2026

Prepared by: Nick Bartsch, Public Works Director nick.bartsch@visalia.gov, 713-4052

Department Recommendation: Due to persistent and alternating dry and wet years in the Central Valley, it is the recommendation of staff to re-authorize Stage 2 of the Water Conservation Ordinance by Resolution 2026-15 with the understanding that this could change based on California Water Service taking over the process for meeting the California state conservation requirements later this year.

Summary:
The City implemented Stage 2 of the Water Conservation Ordinance in March of 2021 and has re-authorized it annually since that time. Stage 2 of the Ordinance is characterized by restrictions on outdoor water use. Restrictions include reduction of total watering days per week from 3 days per week to 2 days per week as compared to Stage 1, and a complete elimination of irrigation of ornamental turf grasses in the months of December, January, and February. Additional rules and regulations can be found in Section 13.20.070.B. of the attached Ordinance. The varying stages of the Ordinance were intended to reduce the outdoor use of water resources available to the City of Visalia (City), which in turn reduce the overall consumption of water resources and reduce the negative impacts of overdrafts.

As a groundwater reliant municipality, the City derives its water supply almost exclusively from the underground aquifer. When water resources are extracted from the underground aquifer more quickly than they can be replaced, it is considered overdraft and can have multiple negative impacts associated with it. The City is particularly vulnerable to groundwater depletion, subsidence, and impacted groundwater quality. The most recent groundwater level measurement by California Water Service reported the depth to groundwater at 138 feet which is approximately 50 feet lower than twenty years ago, in 2006.

Background Discussion:
In the western United States, particularly in California, alternating cycles of drought and heavy precipitation are typical. Tulare County specifically has observed record years of drought and saw a record low of precipitation in Water Year 2021 (October 1, 2020 - September 30, 2021). As a result, the City Council voted to move into Stage 2 of the Visalia Water Conservation Ordinance (Ordinance), “Water Alert”. As per the ordinance, “Stage 2 shall terminate one year after implementation unless reauthorized by the City Council by resolution.” Stage 2 was then re-authorized by the City Council on April 4, 2022, March 20, 2023, March 4, 2024, & March 3, 2025,

due to persistent drought conditions.

The City has monitored its groundwater levels since the mid-1900s. Over the course of the last 70 years, a significant decrease in groundwater elevation has been observed in the underlying aquifer beneath the City. The lowering groundwater table has been attributed to overdraft. Of the many efforts of the city and surrounding agencies to reduce groundwater consumption, limiting irrigation days for Visalia residents has been one way the City has been able to reduce its overall consumption.

The City has also taken efforts to manage its water resources in a responsible and effective manner. One way of maximizing the utility of water extracted from the aquifer is to recycle all sewage water and exchange this tertiary water for clean supplemental surface water. However, the City is unable to re-capture most of the water used outdoors, as this water is eventually returned into the atmosphere where it is carried beyond the subbasin where it can no longer benefit the areas within city limits. Because the City knows how much water is used indoors by residents of the City, staff can also calculate the amount of water used outdoors by comparing the amount of water extracted and the amount of water returned to the Wastewater Treatment Facility. In 2025, Visalia residents used approximately 50% of the total water produced to irrigate ornamental landscapes, down slightly from 53% in 2024, matching 50% in 2023, and down from 57% in 2022. These levels often vary for a variety of reasons, but especially the amount of rainfall and when it occurs. Because water used outdoors for the purposes of landscape irrigation is considered irrecoverable, it is crucial that the City continues to implement key water conservation policies and programs to continue to reduce water waste and improve water use efficiency.

The City's Division of Water Conservation recognizes that while Water Year 2023 produced significantly more precipitation than in years prior, Water Years 2024 and 2025 saw near, to slightly below, average precipitation. Despite early rains at the beginning of this season, the current 2026 Water Year has also seen slightly below average precipitation totals thus far. This begins to show another example of historically alternating cycles of drought and heavy participation. While conditions during water years can vary, recent years have been primarily below average, and there continues to be a concern that alternating between Water Conservation Stages too drastically, or too often, can lead to confusion of appropriate watering days and regulation. Finally, the City is part of the Kaweah Sub-Basin, which is a severely over-drafted basin, and must meet strict State water regulations. Therefore, it is believed that a less restrictive stage of the Water Conservation Ordinance should only be adopted when annual precipitation demonstrates a more stable pattern, and conditions of the chronically lowering groundwater table improve.

Fiscal Impact including annual maintenance and operating costs: N/A

Prior Council Action:

- March, 2025, March 2024, March 2023 and April 2022- Stage 2 of the Water Conservation Ordinance was reauthorized by the City Council by recommendation of Staff.
- March 2021 - Stage 2 of the Water Conservation Ordinance was implemented, by recommendation of Staff.
- July 2020 - City Council approved a transition to Stage 2 of the Water Conservation Ordinance to take effect in March of 2021.
- October 2019 - City Council approved minor amendments to the Water Conservation

Ordinance.

- August 2017 - City Council approved a transition into Stage 1 of the Water Conservation Ordinance.
- April 2017 - Reauthorization of Stage 2 of the Water Conservation Ordinance.
- May 2016 - The City Council adopted the new Water Conservation Ordinance and reimplementation of Stage 2.
- June 2015 - Adoption of the revised Water Conservation Ordinance and implementation of Stage 2.

Alternatives: City Council may choose to take no action on this item, consequentially reverting the City of Visalia back to Stage 1 of the Water Conservation Ordinance.

Recommended Motion (and Alternative Motions if expected):
I move to adopt Resolution 2026-15 reauthorizing Stage 2 of the Visalia Water Conservation Ordinance.

Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 03/16/2026

Attachments:

1. Resolution
2. Water Conservation Ordinance
3. Water Table Chart
4. Cal Water - Water Conservation - Stage 2 - Letter of Support - 2026

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☐ **Economic Vitality**	☐ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☒ **Quality of Life**

RESOLUTION 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA REAUTHORIZING STAGE 2 OF THE WATER CONSERVATION ORDINANCE

WHEREAS, the City of Visalia Water Conservation Ordinance was enacted by the City Council to control unnecessary consumption of the available potable water supplies in the City; and

WHEREAS, the City Council implemented Stage 2 due to the ongoing drought, declarations of drought emergency by both the State of California and the County of Tulare, and mandatory restrictions on urban water use; and

WHEREAS, the 2025/26 snowpack was approximately 79% of historical average; and

WHEREAS, the State of California has extended mandatory urban water reductions including on the California Water Service Company, the City's urban water supplier; and

WHEREAS, the City Manager recommends that Stage 2 of the Water Conservation Ordinance be extended for another year to further reduce the City of Visalia's water use for the reasons stated;

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Visalia hereby reauthorizes Stage 2 of the Water Conservation Ordinance effective April 4, 2026, through April 4, 2027.

PASSED AND ADOPTED: March 16, 2026. LESLIE B. CAVIGLIA, CITY CLERK

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

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2026-15 passed and adopted by the Council of the City of Visalia at a regular meeting held on March 16, 2026.

Dated: March 16, 2026. LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

Chapter 13.20

WATER CONSERVATION

Sections:

13.20.010 Purpose.

13.20.020 Short title.

13.20.030 Authorization.

13.20.040 Application.

13.20.050 Definitions.

13.20.060 Permanent water conservation requirements--Prohibition against waste.

13.20.070 Water conservation stages.

13.20.080 Mandatory conservation phase implementation.

13.20.090 Enforcement.

13.20.100 Public nuisance--Definitions.

13.20.110 Enforcement officers.

13.20.120 Exceptions.

13.20.130 Severability.

13.20.010 Purpose.

It is the purpose and intent of this chapter to prevent waste or unreasonable use or unreasonable method of use of water in the city.

(Ord. 2019-11, 2019; Ord. 2015-07 § 2, 2015)

13.20.020 Short title.

This chapter shall be known as the “Water Conservation Ordinance of the City of Visalia.”

(Ord. 2019-11, 2019; Ord. 2015-07 § 2, 2015)

13.20.030 Authorization.

The City Manager, or designee, is authorized and directed to implement the applicable provisions of this chapter upon their determination that such implementation is necessary to protect the public welfare and safety.

(Ord. 2019-11, 2019; Ord. 2015-07 § 2, 2015)

13.20.040 Application.

A. The provisions of this chapter shall apply to all persons, customers, and property within the limits of the City.

B. The provisions of this chapter do not apply to uses of water where necessary to protect public health and safety or for essential government services such as police, fire, and other similar emergency services.

(Ord. 2019-11, 2019; Ord. 2015-07 § 2, 2015)

13.20.050 Definitions.

For the purposes of this chapter, the following terms have the meanings set forth in this section.

“Commercial nursery” means the use of land, buildings or structures for the growing and/or storing of flowers, fruit trees, ornamental trees, vegetable plants, shrubs, trees and similar vegetation for the purpose of transplanting, for use as stock or grafting, and includes the retail sale or wholesale distribution of such items directly from the premises/lot.

“Drip irrigation system” means a non-spray, low-pressure, and low volume irrigation system utilizing emission devices with a precipitation or flow rate measured in gallons per hour (GPH), designed to slowly apply small volumes of water at or near the root zone of plants or other landscaping and, in no event, emits more than four (4) gallons of water per hour.

“Irrigation system” means the components of a system meant to apply water to an area for the purpose of irrigation, including, but not limited to, piping, fittings, sprinkler heads or nozzles, drip tubing, valves, and control wiring.

“Large Landscape Area” means an area of vegetation at least three (3) acres in size supporting a business necessity or

public benefit use such as parks, golf courses, schools, and cemeteries.

"Measureable rainfall" means any amount of precipitation of more than one- quarter (1/4) inch (0.25").

"Ornamental landscape" means plants for the purpose of improving the aesthetic appearance of property, including but not limited to, trees, shrubs, bushes, flowers, ground cover, turf, lawns, and grass but, does not include crops or other agricultural products or special landscape areas.

"Person" means any natural person or persons, corporation, public or private entity, governmental agency or institution, or any other user of water within the limits of the City of Visalia.

"Plumbing fixture" means a receptacle or device that is connected to a water supply system, including, but not limited to, pipes, toilets, urinals, showerheads, faucets, washing machines, water heaters, tubs, and dishwashers.

"Potable water" means water which conforms to the federal and state standards for human consumption.

"Runoff" means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape onto other areas.

"Sports Field" means a public or private facility improved with apparatus and/or striping supporting a public benefit use or business necessity that provides turf areas as playing surface for regularly scheduled (at least weekly) individual and team sports, and does not include a facility on a residential property.

"Turf" means a ground cover surface of grass that can be mowed.

"Water feature" means a design element where open, artificially supplied water performs an aesthetic or recreation function, including, but not limited to, ponds, lakes, waterfalls, fountains, and streams.

"Overseeding" means the process of planting new cool climate tolerant grasses (Fescue, Ryegrass, Kentucky Bluegrass, etc.), to help combat growth and appearance when traditional turf grass goes dormant during the fall and winter months.

(Ord. 2019-11, 2019; Ord. 2016-08 § 2 (part), 2016)

13.20.060 Permanent water conservation requirements--Prohibition against waste.

The following water conservation requirements are effective at all times and are permanent. Violations of this section shall be considered waste and an unreasonable use of water. The prohibitions shall apply to all persons year round unless modified by adoption of a more stringent water conservation stage.

A. *Limits on watering hours.* Watering or irrigating of ornamental landscape, turf, or other vegetated area is prohibited between the hours of 8:00 a.m. and 6:00 p.m. on any day, except by the use of a hand-held bucket or similar container, a hand-held hose fitted with a positive shut-off nozzle or device that causes it to cease dispensing water immediately when not in use, or for very short periods of time for the express purpose of adjusting or repairing an irrigation system.

B. *No use of unattended hose without timer.* Irrigation utilizing an unattended hose sprinkler, soaker hose, or other irrigation system is prohibited unless the hose is fitted with a hose faucet timer.

C. *No excessive water flow or runoff.* The use of water which causes water to flow or run off onto adjacent property, non-irrigated areas, sidewalk, driveway, street, parking lot, alley, gutter, ditch, or drain, etc., is prohibited. Every water user is deemed to have his/her water distribution lines and facilities under his/her control at all times and to know the manner and extent of his/her water use and runoff.

D. *No watering during rain.* Irrigation of ornamental landscape or other vegetated areas is prohibited during and within 48 hours of measureable rainfall.

E. *Limits on washing down paved surfaces and buildings.* The washing of building exteriors, sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas is prohibited except where the hose is fitted with a positive shut-off nozzle or device that causes it to cease dispensing water immediately when not in use.

F. *Obligation to fix leaks, breaks or malfunctions.* The excessive use, loss or escape of water through breaks, leaks or malfunctions in the water user's plumbing or distribution facilities for any period of time after such escape of water should reasonably have been discovered and corrected is prohibited. It shall be presumed that a period of forty-eight (48) hours after discovery is a reasonable time within which to correct such leak or break.

G. *Recirculating water required for water features.* Operating a water feature that does not use recirculated water is prohibited.

H. *Limits on washing vehicles.* Using water to wash or clean automobiles, trucks, motorcycles, trailers, boats, airplanes, or other types of mobile equipment is prohibited, except by use of a hand-held bucket or similar container or hand-held hose equipped with a positive self-closing water shut-off nozzle or device. This subsection does not apply to commercial car washing facilities.

I. *Drinking water served upon request only.* Eating or drinking establishments, including but not limited to restaurants, hotels, cafes, cafeterias, bars, or other public places where food or dinks are sold, served, or offered for sale, are required to serve drinking water only upon request.

J. *Commercial lodging establishments must provide guests option to decline daily linen services.* Hotels, motels and

other commercial lodging establishments must provide customers the option of not having towels and linen laundered daily. Commercial lodging establishments must prominently display notice of this option in each bathroom using clear and easily understood language.

K. *No installation of single pass cooling systems.* Installation of single pass cooling systems is prohibited in new buildings.

L. *No installation of non-recirculating water systems in commercial carwash and laundry systems.* Installation of non-recirculating water systems is prohibited in new commercial conveyor carwash and new commercial laundry systems.

M. *Restaurants required to use water conserving dish wash spray valves.* Food preparation establishments, such as restaurants or cafes, are prohibited from using non-water conserving dish-wash spray valves.

N. The draining of swimming pools more than once every three years, except for structural repairs, chemical imbalance, or to comply with public health standards determined by the County Health Officer or City code enforcement officer, shall be prohibited. Any resident whose swimming pool is drained by order of the City or County for failure to maintain it properly will also be issued a notice of violation. The draining of pools for reasons of health and safety hazards as determined by a City officer or department of health is permitted. Pool drain permit applications due to structural repairs or chemical imbalance shall include the results of a pool water test conducted by an independent testing organization which shows a cyanuric acid level above 100 parts per million, total dissolved solids over 2,500 parts per million, or calcium over 450 parts per million, or a statement of repairs from a licensed pool contractor stating the nature and duration of repairs to be made and the date on which the pool will be drained.

O. *New pools and spas required to have covers.* A cover must be installed when constructing a new pool or spa or when a City building permit is issued for repair or remodeling a pool or spa.

(Ord. 2019-11, 2019; Ord. 2016-08 § 2 (part), 2016)

13.20.070 Water conservation stages.

A. Stage 1. Water Watch. Upon implementation by the City Manager and publication of notice, the following restrictions shall apply to all persons in addition to the prohibited uses in Section 13.20.060.

1. Irrigation of ornamental landscapes is limited to three (3) days per week in the months of March through November, and one (1) day per week in December, January, and February, as follows:

a. Locations bearing a street address ending in an odd number shall be permitted to irrigate only on Tuesday, Thursday and Saturday in March through November, and only on Saturday in December, January and February.

b. Locations bearing a street address ending in an even number shall be permitted to irrigate only on Wednesday, Friday and Sunday in March through November, and only on Sunday in December, January and February.

c. The foregoing restrictions do not apply to:

i. Landscape irrigation zones that exclusively use drip irrigation systems.

ii. Irrigation of ornamental landscapes with the use of an attended hand-held bucket or similar container, or an attended hand-held hose equipped with a positive self-closing shut-off nozzle or device.

iii. Operation for very short periods of time for the express purpose of adjusting or repairing an irrigation system. A City of Visalia sign or equivalent must be displayed notifying the public of the repairs while the area remains wet.

2. Washing down hard or paved surfaces, including but not limited to sidewalks, walkways, driveways, parking areas, tennis courts, patios or alleys, is prohibited except when necessary to alleviate safety or sanitary hazards, and then only by use of a hand-held bucket or similar container, a hand-held hose fitted with a positive shut-off nozzle or device, or a low-flow high-pressure washer.

3. Overseeding of lawns is prohibited. Exception is provided for maintenance of Sports Fields and golf course greens and tees.

4. Stage 1 of this ordinance will be enforced by the issuance of one warning for violation before the issuance of a citation in accordance with Section 13.20.090. Citations will be issued without a warning for willful and egregious violations. Willful and egregious violations include draining a pool without a permit or other violations as determined by the City Manager or designee.

B. Stage 2. Water Alert. Upon implementation by the City Manager, publication of notice, and ratification by resolution of the City Council, the following restrictions shall apply to all persons in addition to the prohibited uses in section 13.20.060. Stage 2 shall terminate one (1) year after implementation unless reauthorized by the City Council by resolution.

1. Irrigation of ornamental landscapes is prohibited in the months of December, January and February, and is limited two (2) days per week in March through November, as follows:

a. Locations bearing a street address ending in an odd number shall be permitted to irrigate only on Tuesday and Saturday in March through November; no irrigation is allowed in December, January, or February.

b. Locations bearing a street address ending in an even number shall be permitted to irrigate only on Wednesday and

Sunday in March through November; no irrigation is allowed in December, January, or February.

c. The foregoing restrictions do not apply to:

i. Landscape irrigation zones that exclusively use drip irrigation systems.

ii. Irrigation of non-turf ornamental landscapes with the use of an attended hand-held bucket or similar container, or an attended hand-held hose equipped with a positive self-closing shut-off nozzle or device.

iii. Operation for very short periods of time for the express purpose of adjusting or repairing an irrigation system. A City of Visalia sign or equivalent must be displayed notifying the public of the repairs while the area remains wet.

iv. Sports Fields and public and private golf course greens and tees may deviate from the mandatory irrigation day and time restrictions in order to maintain play areas and accommodated event schedules by submitting to the City Manager or designee an alternative watering schedule that reduces overall water use by 20% from the average used the year prior to Stage 2 (Stage 4 in prior ordinance) declaration. Applicants must reapply for the exception annually and provide documentation that the alternative watering schedule achieved the required water use reduction. Documentation may consist of water utility bills, pump electric utility bills, or other documentation that provides the required information.

v. Large Landscape Areas may deviate from the mandatory irrigation day restrictions by submitting to the City Manager or designee an alternative watering schedule that reduces overall water use by 30% from the average used the year prior to the Stage 2 (Stage 4 in prior ordinance) declaration. Applicants must reapply for the exception annually and provide documentation that the alternative watering schedule achieved the required water use reduction. Documentation may consist of water utility bills, pump electric utility bills, or other documentation that provides the required information.

vi. A plant establishment exception for new permanent landscapes is allowed by permit. The plant establishment exception allows for irrigation on non-watering days for a period of 21 days. Plant establishment permits are issued for new or rehabilitated landscape projects that have been approved by the Community Development Department in accordance with the State Model Water Efficient Landscape Ordinance, unless and until the City adopts a local Water Efficient Landscape Ordinance, in which case the local ordinance shall apply. Otherwise, the plant establishment exception does not apply to installation of turf or annual plants. and no more than one (1) plant establishment permit will be issued for an address per year.

2. Overseeding of lawns is prohibited. Exception is provided for maintenance of Sports Fields and golf course greens and tees.

3. Filling or re-filling ornamental lakes or ponds is prohibited, except to the extent needed to sustain aquatic life, provided that such animals are of significant value and have been actively managed within the water feature prior to implementation of Stage 2 or higher in this chapter.

4. The washing of sidewalks, driveways, parking areas, courts, patios, or other paved areas is absolutely prohibited, unless it is necessary for the health and safety of the public, in which case a low-flow high-pressure washer must be used.

5. Washing of buildings is prohibited unless preparing the building for sale or for painting, in which case a low-flow high-pressure washer must be used.

6. All outdoor mist cooling systems related to human comfort are prohibited.

7. Use of temporary water slides is prohibited.

8. Stage 2 of this ordinance will be enforced by the issuance of one warning for violation before the issuance of a citation in accordance with Section 13.20.090. Citations will be issued without a warning for willful and egregious violations. Willful and egregious violations include draining a pool without a permit or other violations as determined by the City Manager or designee.

C. Stage 3. Water Warning. Upon implementation by the City Manager, publication of notice, and ratification by resolution of the City Council, the following restrictions shall apply to all persons in addition to the prohibited uses in section 13.20.060. Stage 3 shall terminate one (1) year after implementation unless reauthorized by the City Council by resolution.

1. Irrigation of ornamental landscapes is prohibited in the months of December, January and February, and is limited to one (1) day per week in March through November, as follows:

a. Locations bearing a street address ending in an odd number shall be permitted to irrigate only on Saturday in March through November; no irrigation is allowed in December, January, or February.

b. Locations bearing a street address ending in an even number shall be permitted to irrigate only on Sunday in March through November; no irrigation is allowed in December, January, or February.

c. The foregoing restrictions do not apply to:

i. Landscape irrigation zones that exclusively use drip irrigation systems.

ii. Irrigation of non-turf ornamental landscapes with the use of an attended hand-held bucket or similar container, or an attended hand-held hose equipped with a positive self-closing shut-off nozzle or device.

iii. Operation for very short periods of time for the express purpose of adjusting or repairing an irrigation system. A

City of Visalia sign or equivalent must be displayed notifying the public of the repairs while the area remains wet.

iv. Sports Fields and public and private golf course greens and tees may deviate from the mandatory irrigation day and time restrictions in order to maintain play areas and accommodated event schedules by submitting to the City Manager or designee an alternative watering schedule that reduces overall water use by 50% from the average used the year prior to Stage 2 declaration, or 30% from the average used the year prior to the Stage 3 declaration. Applicants must reapply for the exception annually and provide documentation that the alternative watering schedule achieved the required water use reduction. Documentation may consist of water utility bills, pump electric utility bills, or other documentation that provides the required information.

v. Large Landscape Areas may deviate from the mandatory irrigation day restrictions by submitting to the City Manager or designee an alternative watering schedule that reduces overall water use by 60% from the average used the year prior to Stage 2 declaration, or 60% from the average used the year prior to the Stage 3 declaration. Applicants must reapply for the exception annually and provide documentation that the alternative watering schedule achieved the required water use reduction. Documentation may consist of water utility bills, pump electric utility bills, or other documentation that provides the required information.

vi. A plant establishment exception for new permanent landscapes is allowed by permit. The plant establishment exception allows for irrigation on non-watering days for a period of 21 days. Plant establishment permits are issued for new or rehabilitated landscape projects that have been approved by the Community Development Department in accordance with the State Model Water Efficient Landscape Ordinance, unless and until the City adopts a local Water Efficient Landscape Ordinance, in which case the local ordinance shall apply. Otherwise, the plant establishment exception does not apply to installation of turf or annual plants. and no more than one (1) plant establishment permit will be issued for an address per year.

2. The washing of automobiles, trucks, motorcycles, trailers, boats, airplanes, or other types of mobile equipment is permitted only on Saturday or Sunday. Exception. Washing may be done at any time on the immediate premises of a commercial carwash or fleet maintenance facility. Further, such washing may be exempted from these regulations if the health, safety and welfare of the public are contingent upon frequent vehicle cleanings, such as garbage trucks and vehicles to transport food and perishables.

3. Overseeding of lawns is prohibited. Exception is provided for maintenance of Sports Fields and golf course greens and tees.

4. Filling or re-filling ornamental lakes or ponds is prohibited, except to the extent needed to sustain aquatic life, provided that such animals are of significant value and have been actively managed within the water feature prior to implementation of Stage 2 or higher in this chapter.

5. The washing of sidewalks, driveways, parking areas, courts, patios, or other paved areas is absolutely prohibited, unless it is necessary for the health and safety of the public, in which case a low-flow high-pressure washer must be used.

6. Washing of buildings is prohibited unless preparing the building for sale or for painting, in which case a low-flow high-pressure washer must be used.

7. All outdoor mist cooling systems related to human comfort are prohibited.

8. Use of temporary water slides is prohibited.

9. Use of portable water for street cleaning with trucks, except for initial wash-down for construction purposes (if street sweeping is not feasible).

10. Use of potable water for construction purposes, such as consolidation of backfill, dust control, or other uses unless no other source of water or method can be used.

11. Stage 3 of this ordinance will be enforced by the issuance of one warning for violation before the issuance of a citation in accordance with Section 13.20.090. Citations will be issued without a warning for willful and egregious violations. Willful and egregious violations include draining a pool without a permit or other violations as determined by the City Manager or designee.

D. Stage 4. Water Emergency. Upon implementation by the City Manager, publication of notice, and ratification by resolution of the City Council, the following restrictions shall apply to all persons in addition to the prohibited uses in section 13.20.060. Stage 4 shall terminate one (1) year after implementation unless reauthorized by the City Council by resolution.

1. Watering or irrigating lawn, landscape, or other vegetated area with potable water is prohibited. This restriction shall not apply to the following categories of use:

a. Maintenance of non-turf vegetation, including trees and shrubs, that are watered using a hand-held bucket or similar container or a hand-held hose equipped with a positive self-closing shut-off nozzle or device.

b. Maintenance of existing landscape necessary for fire protection.

c. Maintenance of existing landscape for soil erosion control.

d. Maintenance of plant materials identified to be rare or essential to the well-being of protected species.

e. Actively irrigated environmental mitigation projects.

2. Overseeding of lawns is prohibited.

3. Filling or re-filling ornamental lakes or ponds is prohibited, except to the extent needed to sustain aquatic life.

4. Washing of buildings is prohibited unless preparing the building for sale or for painting, in which case a low-flow high-pressure washer must be used.

5. All outdoor mist cooling systems related to human comfort are prohibited.

6. Use of temporary water slides is prohibited.

7. Draining and refilling of swimming pools is prohibited except that a pool may be drained by permit to comply with public health standards as determined by the County Health Officer or City code enforcement officer. Any resident whose swimming pool is drained by order of the City or County for failure to maintain it property will also be issued a notice of violation. The draining of pools for reasons of health and safety hazards as determined by a City officer or department of health is permitted. Drained pools may not be refilled.

8. Washing automobiles, trucks, trailers, boats, airplanes, and other vehicles is prohibited except at a commercial carwash or fleet vehicle washing facility.

9. Use of potable water for construction purposes, such as consolidation of backfill, dust control, or other uses is prohibited.

10. Stage 4 of this chapter will be enforced by the issuance of a citation in accordance with Section13.20.090 without a warning.

(Ord. 2019-11, 2019; Ord. 2016-08 § 2 (part), 2016)

13.20.080 Mandatory conservation phase implementation.

The City Manager or designee, with the assistance of any operator of a water utility having customers within the City, shall monitor the projected supply and demand for water within the City and shall recommend to the City Manager the extent of the conservation required through the implementation and/or termination of particular conservation stages in order to assure the water supply of the City.

Thereafter, the City Manager, as directed by administrative policies, may order that the appropriate phase of water conservation be implemented or terminated in accordance with the applicable provisions of this chapter. Said order shall be ratified by the City Council by resolution and made by public announcement and shall be published a minimum of one time in a daily newspaper of general circulation.

(Ord. 2019-11, 2019; Ord. 2015-07 § 2, 2015)

13.20.090 Enforcement.

A. It is one of the objectives of the City Council of the City that the citizens of Visalia be encouraged to voluntarily comply with the provisions of the chapter. Therefore, in furtherance of said objective, the enforcement of the chapter will permit the issuance of up to two warnings for violations of Sections 13.20.060 or 13.20.070, by way of written notices of violation to the violating water user, before the issuance of a citation for said violations

B. Notwithstanding the foregoing, any person violating any provision of Sections13.20.060 or 13.20.070 shall be deemed guilty of an infraction and upon conviction thereof shall be punishable by a fine not to exceed six-hundred twenty-five dollars ($625.00). Each day that a violation continues shall be regarded as a new and separate offense. The fine for a first violation may be waived by attending a City water conservation class.

(Ord. 2019-11, 2019; Ord. 2016-08 § 2 (part), 2016)

13.20.100 Public nuisance--Definitions.

A. In addition to any other remedies which may otherwise be available to the City, the City Council makes the following findings and declarations;

B. The waste of water, as that term is defined herein, on public or private property within the City, is found to contribute to and compound drought conditions which may, from time to time, exist in the City, to the detriment of one of our most precious and finite resources, to wit, water. Such conditions cause injury to the health, safety and general welfare of the citizens of Visalia. Therefore, the waste of water within the City, on private or public property, except as expressly permitted in this chapter, is declared to constitute a public nuisance which may be abated in an action brought on behalf of the people of the state of California, by the City attorney, in any court of competent jurisdiction.

(Ord. 2019-11, 2019; Ord. 2015-07 § 2, 2015)

13.20.110 Enforcement officers.

A. All peace officers and persons authorized by law to issue citations within the City shall, in conjunction with duties imposed by the law, diligently enforce the provisions of this chapter.

B. Pursuant to the provisions of Section 836.5 of the Penal Code, the following officers and employees of the City are

designated as enforcement officers and authorized to issue citations for enforcement of this ordinance:

1. Director of public works;
2. City engineer;
3. Building official;
4. Industrial waste inspector;
5. Public works inspector;
6. Building inspector;
7. Neighborhood preservation manager;
8. Code enforcement officer, technician, or specialist;
9. Fire marshal;
10. Fire prevention inspector;
11. Natural resource conservation technician;
12. Water conservation education coordinator;
13. Natural resource conservation manager or designee.

C. Employees of any operator of a water utility having customers within the City, including California Water Service Company, are authorized by this chapter to issue written notices of violations of Sections 13.20.060 or 13.20.070, but are not authorized by law to issue citations for said violations.

(Ord. 2019-11, 2019; Ord. 2015-07 § 2, 2015)

13.20.120 Exceptions.

Consideration of written applications for exceptions regarding regulations and restrictions on water use not otherwise set forth in previous sections of this chapter shall be as follows:

A. Written application for exception may be granted by the City Manager or designee.

B. Exceptions may be granted if:

1. Compliance with this chapter would cause an unnecessary and undue hardship to the Applicant, including, but not limited to, adverse economic impacts, such as loss of production or jobs;

2. Compliance with this ordinance would cause a condition affecting the health, sanitation, fire protection or safety of the applicant or the public; or

3. Compliance with this chapter would prevent the use of recycled or reclaimed water which use would conserve the City's potable water supplies.

(Ord. 2019-11, 2019; Ord. 2015-07 § 2, 2015)

13.20.130 Severability.

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this chapter.

(Ord. 2019-11, 2019; Ord. 2015-07 § 2, 2015)

2026 Stage 2 reapproval backup information

2025 Water Year https://cdec.water.ca.gov/reportapp/javareports?name=PRECIPOUT.202509

FRESNO WB AIRPORT			OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	11.04 84%	11.04 84%
VISALIA	325' VSL	Precip	0.00	3.00	0.63	0.14	1.61	2.75	0.45	1.28	0.00	0.00	0.00	0.24	10.10	
		Average	0.47	0.86	1.69	1.94	1.62	1.85	1.02	0.38	0.15	0.00	0.01	0.09	10.08	10.08
		%-avg	0%	349%	37%	7%	99%	149%	44%	337%	0%	0%	0%	267%	100%	100%

2024 Water Year https://cdec.water.ca.gov/reportapp/javareports?name=PRECIPOUT.202409

FRESNO WB AIRPORT			OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	11.04 91%	11.04 91%
VISALIA	325' VSL	Precip	0.08	0.31	3.83	1.23	3.68	1.76	0.74	0.26	0.00	0.00	0.00	0.00	11.89	
		Average	0.47	0.86	1.69	1.94	1.62	1.85	1.02	0.38	0.15	0.00	0.01	0.09	10.08	10.08
		%-avg	17%	36%	227%	63%	227%	95%	73%	68%	0%	0%	0%	0%	118%	118%

2023 Water Year https://cdec.water.ca.gov/reportapp/javareports?name=PRECIPOUT.202309

FRESNO WB AIRPORT			OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	11.04 165%	11.04 165%
VISALIA	325' VSL	Precip	0.00	0.71	3.12	4.15	3.42	5.30	0.00	0.04	0.00	0.00	0.07	0.00	16.81	
		Average	0.47	0.86	1.69	1.94	1.62	1.85	1.02	0.38	0.15	0.00	0.01	0.09	10.08	10.08
		%-avg	0%	83%	185%	214%	211%	286%	0%	11%	0%	0%	700%	0%	167%	167%

WWTP recovered water vs Cal-Water yearly production

2025 – 50% Recovered vs. 50% used outdoors

2024 – 46.76% Recovered vs. 53.24% used outdoors

2023 – 49.80% Recovered vs. 50.20% used outdoors

2022 – 43% Recovered vs. 57% used outdoors

Snow Pack Southern Sierra – as of 2/27/2026

CALIFORNIA DATA EXCHANGE CENTER
CALIFORNIA DEPARTMENT OF
WATER RESOURCES

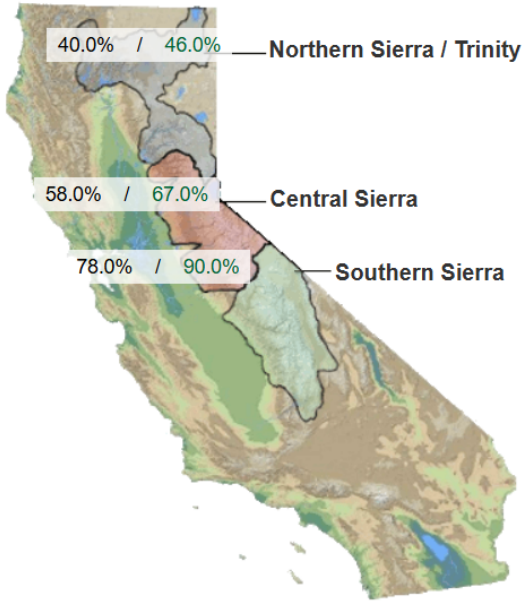
Home | Query Tools | Precipitation | River Forecast | River Stages

Snow Water Equivalents (inches)

Provided by the California Cooperative Snow Surveys

Data For: **27-Feb-2026**

% Apr 1 Avg. / % Normal for this Date



Change Date : 27-Feb-2026

NORTH	
Data For: 27-Feb-2026	
Number of Stations Reporting	33
Average snow water equivalent	10.8"
Percent of April 1 Average	40%
Percent of normal for this date	46%

CENTRAL	
Data For: 27-Feb-2026	
Number of Stations Reporting	52
Average snow water equivalent	15.8"
Percent of April 1 Average	58%
Percent of normal for this date	67%

SOUTH	
Data For: 27-Feb-2026	
Number of Stations Reporting	26
Average snow water equivalent	19.3"
Percent of April 1 Average	78%
Percent of normal for this date	90%

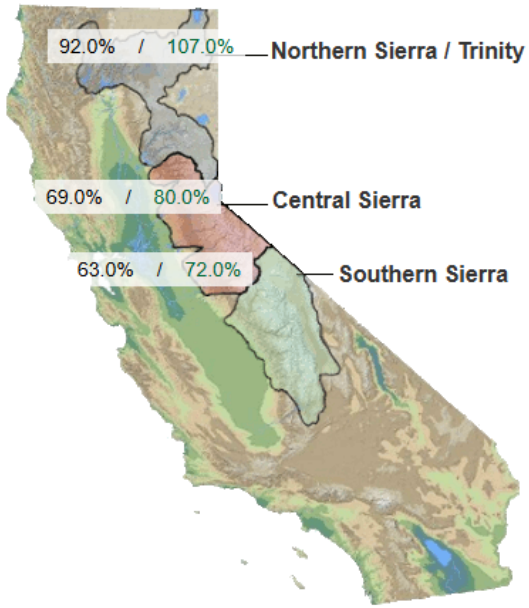
STATEWIDE SUMMARY	
Data For: 27-Feb-2026	
Number of Stations Reporting	111
Average snow water equivalent	15.1"
Percent of April 1 Average	57%
Percent of normal for this date	66%

Snow Water Equivalents (inches)

Provided by the California Cooperative Snow Surveys

Data For: **27-Feb-2025**

% Apr 1 Avg. / % Normal for this Date



Change Date : 27-Feb-2025

NORTH	
Data For: 27-Feb-2025	
Number of Stations Reporting	27
Average snow water equivalent	23.7"
Percent of April 1 Average	92%
Percent of normal for this date	107%

CENTRAL	
Data For: 27-Feb-2025	
Number of Stations Reporting	52
Average snow water equivalent	19.2"
Percent of April 1 Average	69%
Percent of normal for this date	80%

SOUTH	
Data For: 27-Feb-2025	
Number of Stations Reporting	26
Average snow water equivalent	14.2"
Percent of April 1 Average	63%
Percent of normal for this date	72%

STATEWIDE SUMMARY	
Data For: 27-Feb-2025	
Number of Stations Reporting	105
Average snow water equivalent	19.1"
Percent of April 1 Average	73%
Percent of normal for this date	85%

U.S. Drought Monitor

Current | Maps | Data | Summary | About | Conditions & Outlooks | Ag in Drought | En Español | NADM

Tulare County, CA

Home / Tulare County, CA

Map released: Thurs. February 26, 2026

Data valid: February 24, 2026 at 7 a.m. EST

Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

Authors

United States and Puerto Rico Author(s):

Brad Rippey, U.S. Department of Agriculture

Pacific Islands and Virgin Islands Author(s):

Rocky Bilotta, NOAA/NCEI

*The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying **text summary** for forecast statements.*

Map Download: No Text | Legend Only | Stats Table

Statistics

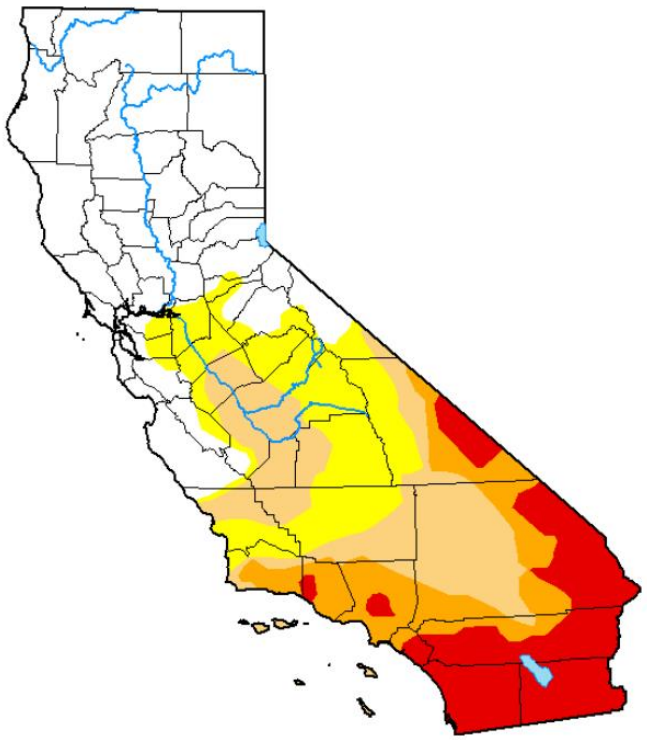
Statistics type: Cumulative Percent Area | ? | Export Table | View More Statistics

Week	Date	None	D0-D4	D1-D4	D2-D4	D3-D4	D4	DSCI
Current	2026-02-24	100.00	0.00	0.00	0.00	0.00	0.00	0

U.S. Drought Monitor

Current | Maps | Data | Summary | About | Conditions & Outlooks | Ag in Drought | En Español | NADM

U.S. Drought Monitor
California



February 25, 2025
(Released Thursday, Feb. 27, 2025)
Valid 7 a.m. EST

Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	41.82	58.18	41.58	24.83	14.75	0.00
Last Week 02-18-2025	41.82	58.18	41.58	24.83	14.75	0.00
3 Months Ago 11-26-2024	56.09	43.91	16.72	5.70	1.03	0.00
Start of Calendar Year 01-07-2025	39.11	60.89	35.93	10.43	1.06	0.00
Start of Water Year 10-01-2024	28.40	71.60	10.67	0.08	0.00	0.00
One Year Ago 02-27-2024	92.97	7.03	0.00	0.00	0.00	0.00

Intensity:

- None
- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to https://droughtmonitor.unl.edu/About.aspx

Author:
Brian Fuchs
National Drought Mitigation Center

droughtmonitor.unl.edu

2021	Feb-2021	-132.0		
	Apr-2021	-134.8		
	Jun-2021	-140.6		
	Aug-2021	-145.4		
	Oct-2021	-148.6		
	Dec-2021	-146.1	-141.24	-7.40
2022	Feb-2022	-143.7		
	Apr-2022	-144.8		
	Jun-2022	-149.8		
	Aug-2022	-152.9		
	Oct-2022			
	Dec-2022	-154.2	-149.09	-7.85
2023	Feb-2023	-150.9		
	Apr-2023	-147.7		
	Jun-2023	-149.7		
	Aug-2023	-150.2		
	Oct-2023	-148.2		
	Dec-2023	-143.6	-148.38	0.70
2024	Feb-2024	-141.6		
	Apr-2024	-142.9		
	Jun-2024	-143.3		
	Aug-2024	-142.0		
	Oct-2024	-144.5		
	Dec-2024	-143.3	-142.93	5.46
2025	Feb-2025	-139.4		
	Apr-2025	-140.6		
	Jun-2025	-150.1		
	Aug-2025	-142.0		
	Oct-2025	-142.3		
	Dec-2025	-139.5	-142.31	0.62

5-yr annual avg decline:	-1.69
10-yr annual avg decline:	-1.05
20-yr annual avg decline:	-2.14
25-yr annual avg decline:	-2.76
30-yr annual avg decline:	-2.79
1948 to date:	-1.76

Visalia Groundwater Levels 1948-2025 (feet)
0.0
-20.0
-40.0
-60.0
-80.0
-100.0
-120.0
-140.0
-160.0
-180.0
Mar-1948
Feb-1950
Jan-1952
Dec-1953
Nov-1955
Oct-1957
Sep-1959
Aug-1961
Jul-1963
Jun-1965
May-1967
Apr-1969
Mar-1971
Feb-1973
Jan-1975
Dec-1976
Nov-1978
Oct-1980
Sep-1982
Aug-1984
Jul-1986
Jun-1988
May-1990
Apr-1992
Mar-1994
Feb-1996
Jan-1998
Dec-1999
Nov-2001
Oct-2003
Sep-2005
Aug-2007
Jul-2009
Jun-2011
May-2013
Apr-2015
Mar-2017
Feb-2019
Jan-2021
Dec-2022
Nov-2024

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

March 10, 2026

The Honorable Brett Taylor, Mayor
City of Visalia
220 N Santa Fe St
Visalia, CA 93292

Mayor Taylor:

I am writing to express our support for the extension of the Water Conservation Ordinance (Chapter 13.20) at the current Stage (2).

Specifically, Section 13.20.060 provides a framework for identifying water waste that mirrors our Rule 14.1. These elements, in combination with our award-winning conservation program, have resulted in increased water-use efficiency and significant reductions in per capita water use.

We are proud of our partnership with the City of Visalia and look forward to continuing our coordination to support Visalia residents and strengthen water-use efficiency.

Sincerely,

Stuart Skoglund

Stuart Skoglund
Interim District Manager

Visalia City Council

Staff Report

File #: 25-0714 **Agenda Date:** 3/16/2026 **Agenda #:** 9.

Agenda Item Wording:
Grant Award - Adoption of Resolution No. 2026-14 accepting a grant award in the amount of $2,000,000 from the Board of State and Community Corrections Board of the California Violence Intervention and Prevention authorize the City Manager to execute the grant agreement documents and appropriate a total of $2,000,000.

Agenda Date: 03/16/2026

Prepared by: Jason Glick Parks & Recreation Director jason.glick@visalia.gov (559)713-4042.

Department Recommendation: Approve Resolution No. 2026-14 accepting a grant subaward in the amount of $2,000,000 from the Board of State and Community Corrections (BSCC) Board of the California Violence Intervention and Prevention (Cal VIP) and appropriate a total of $2,000,000.

Summary:
On July 21, 2025, the City Council authorized submission of an application for the California Violence Intervention and Prevention (Cal VIP) Grant.

On February 12, 2026, the City was notified that its Cal VIP Cohort 5 proposal was recommended for funding in the full award amount of $2,000,000 over three years. Approval of Resolution No. 2026-14 will authorize acceptance of the grant award and implementation of the program in partnership with Community Services Employment Training (CSET), which will serve as the grant administrator.

Background Discussion:
The Cal VIP grant program, initially known as Cal GRIP (California Gang Reduction, Intervention & Prevention), was established in 2017 to fund community-based violence reduction initiatives. The program aims to support evidence-based strategies to reduce gun violence in communities disproportionately affected by violence. The State allocated $103 million for this funding cycle (Cohort 5).

The purpose of the grant is to disrupt cycles of violence and retaliatory actions in order to lower the rates of homicides, shootings, and aggravated assaults in affected communities.

The proposed program will focus on youth and families affected by violence, including those experiencing geographic or economic barriers. Grant funds will support participation in recreation programs, enrichment activities, and family-centered events designed to strengthen family connections, expand positive opportunities for children and teens, and promote long-term community stability.

Staff are proactively engaging with at-risk youth and their families to prevent gun violence through a combination of structured activities and educational initiatives. The police department may refer at-

risk or violence-affected youth to CSET for supportive and intervention services and can also connect resources provided through this grant with at-risk youth participating in the police department's Police Activities League (PAL). Looking ahead, staff anticipate valuable opportunities for local organizations to join this effort by offering complimentary programs. Together, the City and its partners aim to build a comprehensive, community-driven response that supports and uplifts children and families most affected by violence. This collective effort seeks to create a meaningful, lasting change through coordinated services, targeted programming, and strong local partners.

Fiscal Impact including annual maintenance and operating costs: The total grant award is $2,000,000 over a three-year period. Annual staff costs associated with program administration and oversight are estimated at approximately $95,000 per year and will be reimbursed through the grant. In addition, all other City costs associated with the grant will be reimbursed as expenditures are incurred.

Prior Council Action: On July 21, 2025, City Council authorized Community Services Employment Training (CSET) to write and submit an application for the Cal VIP grant on behalf of the City of Visalia to fund recreation programming opportunities for impacted families and children in the Visalia community.

Alternatives: Not accept the grant award.

Recommended Motion (and Alternative Motions if expected):
I move to approve Resolution 2026-14, authorizing the City Manager to accept a grant award in the amount of $2,000,000 from the Board of State and Community Corrections (BSCC) Board of the California Violence Intervention and Prevention (Cal VIP) and appropriate a total of $2,000,000.

Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 03/16/2026

Attachments: Resolution 2026-14

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☒ **Economic Vitality**	☐ **Organizational Excellence**	☒ **Fiscal Strength**	☐ **Infrastructure & Growth**	☒ **Quality of Life**

RESOLUTION NO. 2026-14

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA AUTHORIZING THE CITY OF VISALIA TO ACCEPT AN AWARD FROM THE BOARD OF STATE AND COMMUNITY CORRECTIONS (BSCC) BOARD OF THE CALIFORNIA VIOLENCE INTERVENTION AND PREVENTION (CAL VIP)

CAL VIP GRANT PROGRAM

WHEREAS, the City of Visalia desires to accept an award from the Board of State and Community Corrections (BSCC) Board of the California Violence Intervention and Prevention (Cal VIP) in the amount of $2,000,000**.** The City of Visalia will utilize the funds to support youth and families affected by violence, including those experiencing geographic or economic challenges; and

WHEREAS, the City of Visalia was awarded grant funding and determined to allocate some of the funding to support recreation programs; and

WHEREAS, the City of Visalia received a notification of a Subrecipient from the Board of State and Community Corrections (BSCC) Board of the California Violence Intervention and Prevention (Cal VIP) for a total of $2,000,000;

WHEREAS, the Grant performance period is April 1, 2026, to January 30, 2029;

WHEREAS, the grant funds received hereunder shall not be used to supplant expenditures controlled by this body;

WHEREAS, there are no cost-sharing or match requirements for the Program;

NOW, THEREFORE, BE IT RESOLVED that the Visalia City Council has reviewed and hereby accepts the award Agreement Regarding the Board of State and Community Corrections (BSCC) Board of the California Violence Intervention and Prevention (Cal VIP) Grant Programs Funding for Visalia Parks and Recreation Programs and additional local organizations to deliver complementary services.

BE IT FURTHER RESOLVED, that the City Manager for the City of Visalia is authorized to execute on behalf of the Council of the City of Visalia the Award Agreement, including any extensions or amendments thereof, and any subsequent contract with the State in relation to these grant funds.

BE IT FURTHER RESOLVED, the City of Visalia hereby agrees to review, adhere to, and comply with all County, State, and Federal Grant award requirements.

PASSED AND ADOPTED: March 16, 2026, LESLIE CAVIGLIA, CITY CLERK

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

I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2026-14 passed and adopted by the Council of the City of Visalia at a regular meeting held on March 16, 2026.

Dated: Leslie Caviglia, City Clerk

By Reyna Rivera, Chief Deputy City Clerk

Visalia City Council

Staff Report

File #: 25-0684 **Agenda Date:** 3/16/2026 **Agenda #:** 10.

Agenda Item Wording:
Notice of completion - Authorize the filing of a notice of completion for the traffic signal improvements at the intersection of St. Johns Parkway and Burke Street.

Agenda Date: 03/16/2026

Prepared by:
Jonathan Frausto, Associate Engineer, jonathan.frausto@visalia.gov, 713-4369
Dolores Verduzco, Financial Analyst, dolores.verduzco@visalia.gov, 713-4540
Chris Crawford, City Engineer, chris.crawford@visalia.gov, 713-4331
Jason Huckleberry, Engineering and Building Department Director, Jason.huckleberry@visalia.gov, 713-4495

Department Recommendation: Staff recommends that the City Council authorize the filing of a notice of completion for the traffic signal improvements at the intersection of St. Johns Parkway and Burke Street.

Summary:
This project included signalizing the intersection of St Johns & Burke St, replacing the all-way stop controls and improving the pedestrian access ramps to be in compliance with Public Right of Way Accessibility Guidance (PROWAG). In addition to these improvements the project included installation of fiber optic interconnect from St. John's Pkwy at Burke St east (~1,300') to St. John's Pkwy at Ben Maddox Way. This will expand the connectivity of the City's fiber optic traffic signal network as well as reduce emissions through minimizing delays at intersections.

Background Discussion:
In February of 2022, the City Council authorized the City Manager to receive and appropriate the awarded CMAQ funds for this project totaling $660,000 and to execute a Measure R Supplemental Agreement with TCAG to utilize $205,000 of Measure R Regional Funds for this project.

The project was advertised for construction in August of 2024. Construction began in May of 2025, with completion in August of 2025. Due to manufacturing delays on traffic signal equipment, the project underwent suspensions, resulting in 100% completion in February of 2026.

Change Orders:
The final cost of the construction contract including change orders is $1,141,913.80. Two change orders were processed totaling $6,146.00. Below is the summary of the contract change:

Change Order Breakdown To-Date		
Category	Cost	Percentage

Errors & Omissions (E&O)	$0.00	0.00%
Utility Conflict (UT)	$0.00	0.00%
Balance of Quantities (BQ)	$0.00	0.00%
Unforeseen (UN)	$0.00	0.00%
Change of Scope (CofS)	$6,146	0.54%
Total:	**$6,146**	**0.54%**

Change of Scope (CofS):

During construction, project specifications were updated shortly after the project bid was awarded which changed the battery backup system that was required for traffic signals. Towards the end of construction additional signage was required to be put on the medians for visibility purposes. This change order amount covered both items.

Fiscal Impact:
The Traffic Signal Improvements at St. John's Parkway & Burke St is funded using the Congestion Mitigation and Air Quality (CMAQ) grant fund through the Federal Transportation Improvement Program (FTIP) and Measure R Regional (133) Funds from Tulare County Association of Governments (TCAG). See below the project funding breakdown.

St. John's Pkwy & Burke Signalization (CP0514)	
Project Funding Source	
Congestion Mitigation and Air Quality (CMAQ)	$ 730,000
Measure R Regional Funds (133)	$ 770,000
Total Project Funding	**$1,500,000**
Estimated Project Costs	
Consultant Design Services	$ 89,220
Project Management	$ 42,000
Construction	$1,135,767.80
Construction Change Orders (~.01%)	$ 6,146
Construction Management & Inspection	$ 50,000
Construction Services (Materials Testing, Survey	$ 6,700
Total Estimated Project Costs	**$1,329,833.80**
Remaining Balance	$ 170,166.20

The CMAQ funding of $730,000 was fully expended. The remaining balance shown in the above table is from the Measure R Regional funds and will be returned to the Measure R Regional fund.

Prior Council Action:
December 21, 2020
Authorized submission of Congestion Mitigation and Air Quality (CMAQ) funding applications to

Tulare County Association of Governments (TCAG) for multiple capital improvement projects

February 22, 2022
Authorized receival and appropriation of $1,757,000 Congestion Mitigation and Air Quality (CMAQ) grant and $452,000 from the Measure R Regional Fund (133). Authorized the City manager to execute Measure R Supplemental agreements with TCAG.

October 21, 2024
Authorized the City Manager to award the construction contract with A-C Electric Company for traffic signal improvements at the intersection of St. john's Parkway and Burke Street, in the amount of $1,135,767.80; Authorized an additional appropriation of CMAQ funds in the amount of $70,000; Authorized an additional appropriation of Measure R Regional funds in the amount of $565,000 and authorized an amendment to the Measure R Supplemental Agreement.

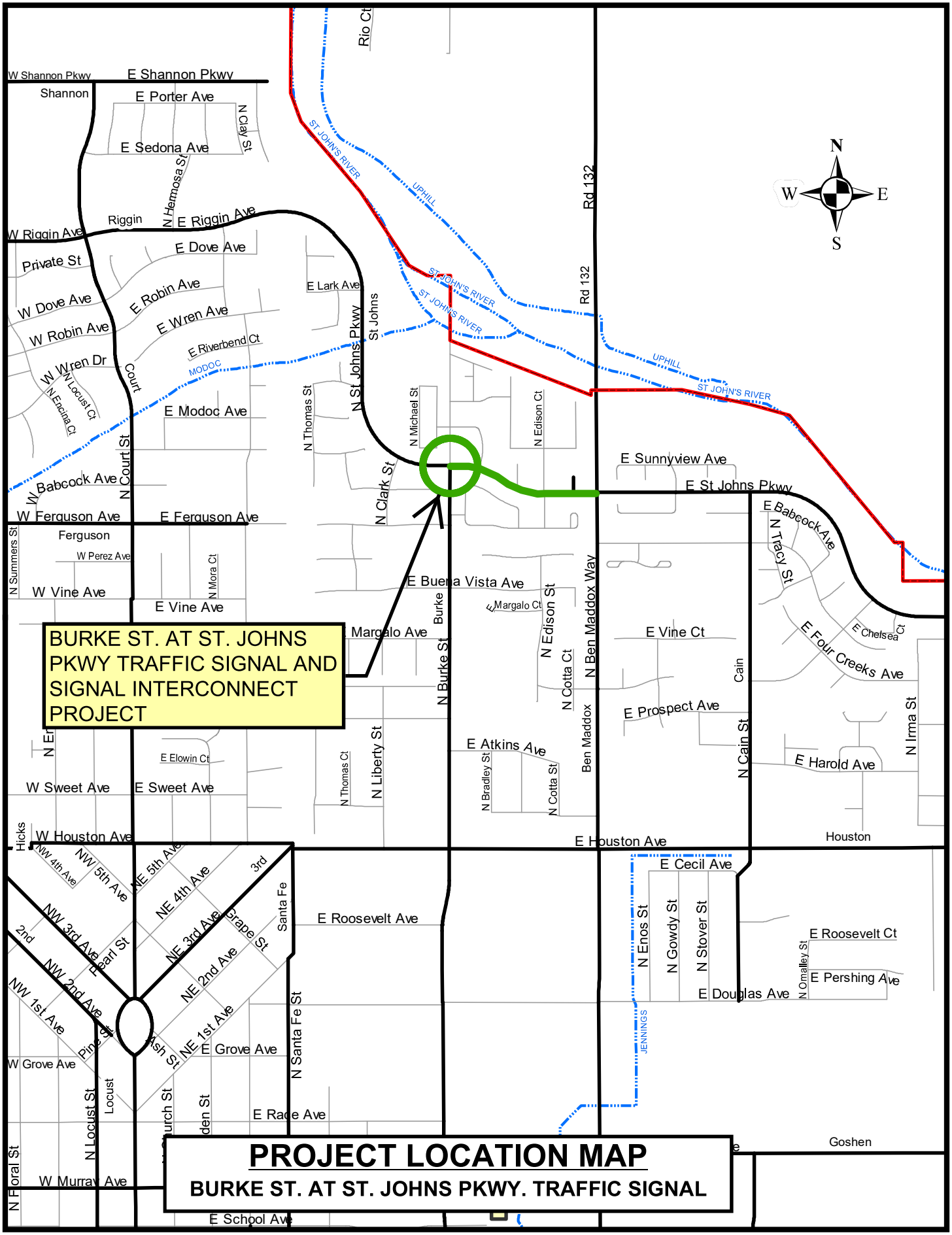
Recommended Motion (and Alternative Motions if expected):
I move to authorize the filing of a notice of completion for the traffic signal improvements at the intersection of St. Johns Parkway and Burke Street.

CEQA Review: Categorical Exemption No. 2022-26

Attachments:
1. Location Map
2. Draft Notice of Completion

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☐ **Economic Vitality**	☐ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☐ **Quality of Life**


BURKE ST. AT ST. JOHNS PKWY TRAFFIC SIGNAL AND SIGNAL INTERCONNECT PROJECT
PROJECT LOCATION MAP
BURKE ST. AT ST. JOHNS PKWY. TRAFFIC SIGNAL
N
S
E
W
W Shannon Pkwy
E Shannon Pkwy
Shannon
E Porter Ave
E Sedona Ave
N Clay St
N Hermosa St
Riggin
W Riggin Ave
E Riggin Ave
Private St
E Dove Ave
W Dove Ave
E Robin Ave
W Robin Ave
E Wren Ave
W Wren Dr
E Riverbend Ct
MODOC
N Encina Ct
N Locust Ct
Court
N Court St
W Babcock Ave
E Modoc Ave
W Ferguson Ave
E Ferguson Ave
Ferguson
N Summers St
W Perez Ave
W Vine Ave
E Vine Ave
N Mora Ct
Rio Ct
ST JOHN'S RIVER
UPHILL
Rd 132
E Lark Ave
St Johns
N St Johns Pkwy
N Thomas St
N Michael St
N Edison Ct
N Clark St
E Sunnyview Ave
E St Johns Pkwy
E Babcock Ave
N Tracy St
E Buena Vista Ave
Margalo Ave
Burke
N Burke St
E Margalo Ct
N Edison St
N Ben Maddox Way
E Vine Ct
E Four Creeks Ave
E Chelsea Ct
Cain
N Cotta Ct
E Prospect Ave
N Cain St
N Irma St
E Harold Ave
E Atkins Ave
N Bradley St
N Cotta St
Ben Maddox
N Liberty St
N Thomas Ct
E Elowin Ct
W Sweet Ave
E Sweet Ave
Hicks
W Houston Ave
E Houston Ave
Houston
E Cecil Ave
NW 4th Ave
NW 5th Ave
NE 5th Ave
NE 4th Ave
3rd
NW 3rd Ave
NE 3rd Ave
Grape St
Santa Fe
E Roosevelt Ave
2nd
Pearl St
NW 2nd Ave
NE 2nd Ave
N Enos St
N Gowdy St
N Stover St
E Roosevelt Ct
N Omalley St
E Pershing Ave
E Douglas Ave
NW 1st Ave
Pine St
Ash St
NE 1st Ave
E Grove Ave
W Grove Ave
JENNINGS
N Santa Fe St
Locust
N Locust St
Church St
Olden St
E Race Ave
Goshen
N Floral St
W Murray Ave
E School Ave

Recording requested by and
Please mail instrument to:

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
Attn: City Engineer

This instrument benefits City only. No fee required per Government Code Section 6103

Project
Notice of Completion

NOTICE IS HEREBY GIVEN by the City of Visalia, a Municipal Corporation of the State of California, located at 315 E. Acequia Avenue, Visalia, California, 93291, Owner in fee of the property, that the work of improvement on the property described as:

TRAFFIC SIGNAL IMPROVEMENTS AT ST JOHNS
AND BURKE INTERSECTION
PROJECT NO. 3010-72000/CP0514-999

under the contract agreement entered into with A-C Electric Company dated December 12th 2024, as a whole was completed on April 6th 2026, and the City of Visalia hereby accepts said work.

Christopher Crawford, City Engineer and agent of the City of Visalia, deposes and says that he has read said Notice of Completion and knows the contents thereof, and that the same is true of his own knowledge; that he makes this affidavit for and on behalf of the City of Visalia.

_____
Date

CITY OF VISALIA

BY _____
Christopher Crawford
City Engineer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Tulare

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20_____, by Christopher Crawford, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

_____
Date

_____
Notary Signature

Visalia City Council

Staff Report

File #: 25-0716 **Agenda Date:** 3/16/2026 **Agenda #:** 11.

Agenda Item Wording:
Award contract for emergency culvert replacement - Authorize the City Manager to award an emergency construction contract to Dawson-Mauldin, LLC for the Evans Ditch culvert replacement on Conyer Street project, in the amount of $435,070 and authorize the appropriation of $590,000 from the Gas Tax (111) fund.

Agenda Date: 03/16/2026

Prepared by:
Jonathan Frausto, Associate Engineer, jonathan.frausto@visalia.gov, 713-4369
Chris Crawford, City Engineer, chris.crawford@visalia.gov, 713-4331
Jason Huckleberry, Engineering and Building Department Director, Jason.huckleberry@visalia.gov, 713-4495

Department Recommendation:
Staff recommends that the City Council authorize the City Manager to award an emergency construction contract to Dawson-Mauldin, LLC for the Evans Ditch culvert replacement on Conyer Street, in the amount of $435,070 and appropriate $590,000 from the Gas Tax (111) fund.

Summary:
The project will replace the existing Evans Ditch culvert in Conyer Street between Howard Avenue and Feemster Avenue. The existing culvert is estimated to be over 100 years old and in need of immediate replacement. The road section around this culvert started to cave in on Wednesday March 4, 2026 while irrigation flows were present in the ditch. Upon investigation, water had significantly undercut the existing structure and there was significant damage to the top of the existing culvert. The Tulare Irrigation District (TID) stopped the water flow on Wednesday March 4th to prevent additional damage. However, TID needs to utilize the ditch for irrigation flows again in early May. City staff has been working to coordinate the replacement so that it can be completed before early May.

City staff worked quickly to prepare a set of plans for the replacement and coordinated with contractor Dawson-Mauldin to provide a bid to complete this work. Dawson-Mauldin has capacity in their schedule to do this work right now and it is expected to take 4 weeks to complete the work. Dawson-Mauldin is the contractor that is finishing up the work on the Mill Creek at Giddings replacement project. Their work on the current culvert project has been excellent, their references have been exemplary, and they have a history of successful projects with the city.

Background Discussion:
The Central Valley is the heart of agriculture within the State of California. Due to this economic sector, many service line ditches were created off major bodies of water to help facilitate water deliveries throughout the Tulare County area. Evans Ditch in the City of Visalia is one of many service line canals. As natural growth occurred and city limits expanded, many roadways were

constructed over existing canals utilizing culvert crossings typical of construction practices of that era.

This typical culvert design, which can be seen throughout the City of Visalia, consists of two sidewalls and a top slab. This simple construction method allowed culverts to be installed efficiently while allowing water to flow freely along the natural soil. However, over time this condition can lead to erosion of the underlying material, particularly when water infiltrates or “washes out” the surrounding soil material.

On March 4, 2026, the City of Visalia Public Works Department was called to investigate a possible sinkhole near the Evan’s Ditch culvert on Conyer Street between Howard Avenue and Feemster Avenue. Upon investigation, it was determined that, due to the construction and design of the culvert, water infiltration along the sidewalls had caused the roadway structural section to fail. Figure 1 shows the initial erosion caused by the absence of a bottom slab.

Figure 1: photo of bottom of Evans Culvert

As mentioned earlier in the report, this initial erosion, over time, can cause more of the surrounding soil to be impacted and washed out. Figure 2 shows the effects of prolonged erosion along the exterior sidewall and, ultimately, the failure of the adjacent pavement section.

Figure 2: photo of Culvert side wall erosion

Separate from the erosion and adjacent pavement failure, further investigation revealed cracking along the bottom of the top slab, as well as deflection from loads produced by the roadway above. As shown in Figure 3, several sections of rebar (structural steel) were completely exposed.

Figure 3: photo of cracking and exposed rebar

These conditions, along with the washout of the adjacent roadway structural section, indicate that the culvert has experienced significant structural deterioration and requires immediate replacement.

Fiscal Impact:
Staff is recommending appropriating funds for the culvert replacement at Evans Ditch from the Gas Tax (Fund 111).

Evans Ditch Emergency Replacement	
Project Funding Source	
	$ 0
Total Project Funding	**$ 0**
Estimated Project Costs	
Project Management (Project Design & Mana	$ 5,000
Construction	$ 435,070
Construction Contingency (~20.0%)	$ 87,000
Construction Management (Staff Time)	$ 10,000
Construction Services (Inspection)	$ 10,000
Construction Services (Material Testing)	$ 35,100
Construction Services (Construction Staking)	$ 5,000
Total Estimated Project Costs	**$ 587,170**
Surplus (Deficit)	**($ 587,170)**
Round to	**$ 590,000**
Appropriation Request from Gas Tax (Fun	**$ 590,000**

Prior Council Action: N/A

Alternatives: None

Recommended Motion (and Alternative Motions if expected):
I move to authorize the City Manager to enter into an emergency construction contract with Dawson-Mauldin, LLC for the Evans Ditch culvert replacement on Conyer Street in the amount of $435,070 and appropriate $590,000 from the Gas Tax (111) fund.

CEQA Review: N/A

Deadline for Action: 03/16/2026

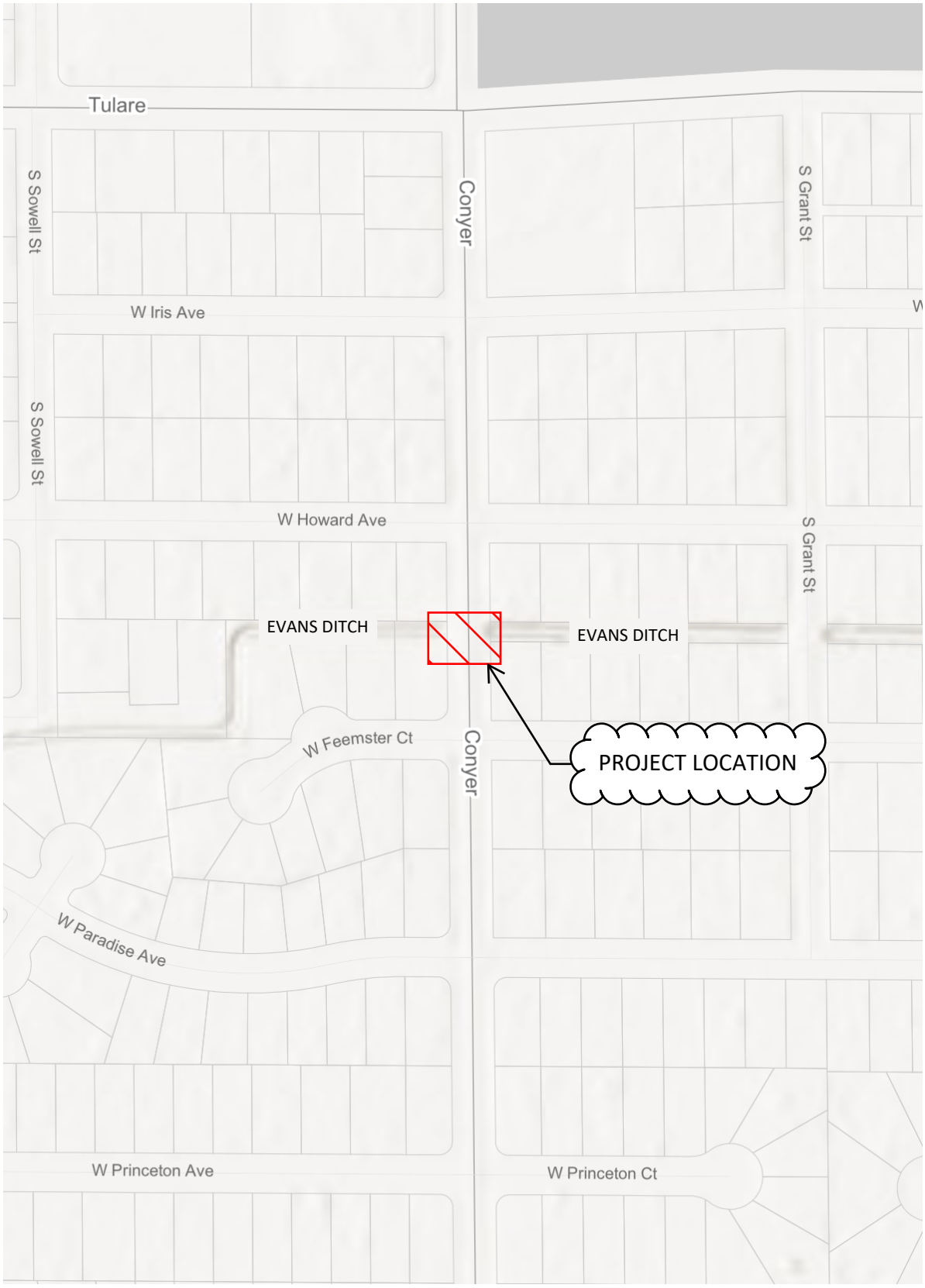
Attachments:

1. Project Location Map
2. Dawson Mauldin, LLC Construction Draft Contract
3. Dawson Mauldin Bid

4. Ownership Disclosure Form

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☐ **Economic Vitality**	☐ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☒ **Quality of Life**


Tulare
S Sowell St
Conyer
S Grant St
W Iris Ave
S Sowell St
W Howard Ave
S Grant St
EVANS DITCH
EVANS DITCH
W Feemster Ct
Conyer
PROJECT LOCATION
W Paradise Ave
W Princeton Ave
W Princeton Ct

CONTRACT

CITY OF VISALIA

STATE OF CALIFORNIA

This Contract for the construction of the **EVANS DITCH CULVERT REPLACEMENT ON CONYER** Project, is made between the City of Visalia, (hereinafter " the City"), and Dawson-Mauldin, LLC, (hereinafter referred to as Contractor) both parties having authority to enter into this Contract do agree to the following:

ARTICLE I - For and in consideration of the payments hereinafter mentioned to be made by the City, and under the conditions expressed in this Contract and Contract Documents (as those terms are defined in City of Visalia Engineering Standard Specifications), including the bonds submitted with this Contract, Contractor agrees at his own cost and expense, to do all the work and furnish all the materials necessary to construct and complete in a good, workmanlike, and substantial manner, the **EVANS DITCH CULVERT REPLACEMENT ON CONYER** Project, as a fully operational and functional facility for the intended purpose in accordance with the Contract Documents, and in accordance with the reference documents listed in the Contract Documents, which are also made a part hereof.

Said work to be done is shown upon the following plans:

RFB No.: **N/A**
Project Name: **EVANS DITCH CULVERT REPLACEMENT ON CONYER**
Project No.: **Emergency Project – To be determined at a later date**

which said plans are hereby made a part of this contract.

ARTICLE II - Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work described in this Contract; also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City of Visalia and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the Contract Documents, and requirements of the Engineer under them, to wit:

This area to be reserved for insertion of the final bid item table complete with the awarded contractor's final bid amounts.

ARTICLE III - Contractor hereby agrees to indemnify and hold City and its officers, agents, employees and assigns, harmless from any liability imposed for injury (as defined by Government code 810.8), whether arising before or after completion of work hereunder, or in any manner directly or indirectly caused, occasioned or contributed to, or claimed to be caused, occasioned or contributed to, in whole or in part, by reason of any act or omission, including strict liability or negligence of Contractor, or of anyone acting under Contractor's direction or control or on its behalf, in connection with or incident to or arising out of the performance of this contract.

It is the intent of the parties that Contractor will indemnify, defend, and hold harmless City and its officers, agents, employees, and assigns, from any and all claims, demands, costs, suits or actions as set forth above regardless of the existence of passive concurrent negligence, on the part of the City or anyone acting under its direction or control or on its behalf. It is further the intent of the parties that this indemnification required is not intended to relieve City from liability for the active negligence of City, its officers, agency and employees.

The Contractor shall continuously protect City property, including work under construction, from damage, loss, or liability of any kind to persons or property arising in connection with the contract, direct or indirect, including that arising from rainfall, flood waters, and other action of the elements and all acts of third parties.

This indemnity and hold harmless provision, insofar as it may be adjudged to be against public policy, shall be void and unenforceable only to the minimum extent necessary so that the remaining terms of this indemnity and hold harmless provision may be within public policy and enforceable.

In an emergency affecting the safety of life or limb, work site, or any property, the Contractor is hereby permitted and directed to act at their discretion to prevent such threatened loss of injury, and in the event any instructions are given by the City of Visalia in any emergency, the Contractor shall unconditionally comply therewith.

With respect to the performance of work under this agreement, the Contractor shall maintain and shall require all of its subcontractors to maintain insurance as described below.

Worker's Compensation insurance with statutory limits, and employer's liability insurance with limits of not less than $1,000,000 per accident.

Commercial General Liability insurance with a combined single limit of not less than $1,000,000 per occurrence. Such insurance shall include products/completed operations liability, owner's and Contractor's protective, blanket contractual liability, personal injury liability, broad form property damage coverage and explosion, collapse and underground hazard coverage. Such insurance shall (a) name City, its appointed

and elected officials, officers, employees and agents as insureds; and (b) be primary with respect to any insurance or self-insurance programs maintained by the City; and (c) contain Standard cross liability provisions. Such additional insured endorsement maintained by Contractor and its subcontractors shall not be required to provide coverage for City for the active negligence of City.

Commercial Automobile Liability insurance with a combined single limit of not less than $1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles and shall be provided by a business automobile policy.

Contractor shall furnish properly executed certificates of insurance to City prior to commencement of work under this agreement, such certificates shall:

a. Clearly evidence all coverage required above, including specific evidence of a separate endorsement naming the City as an insured;

b. Indicate whether coverage provided is on a claims made or occurrence basis; and

c. Provide that such insurance shall not be materially changed, terminated, or allowed to expire except on 30-days prior written notice to City's Purchasing Division, Attention:

Purchasing
707 W. Acequia Avenue
Visalia, CA 93291

Such insurance shall be maintained from the time work first commences until completion of the work under this Agreement if an occurrence policy form is used. If a claims made policy is used, coverage shall be maintained during the contract term and for a period extending 5 years beyond the contract date. Contractor shall replace such certificates for policies expiring prior to completion of work under this agreement and shall continue to furnish certificates 4 years beyond the contract term, when Contractor has a claims made form(s). If Contractor, for any reason, fails to maintain insurance coverage which is required pursuant to this agreement, the same shall be deemed a material breach of contract. City, at its sole option, may terminate this agreement and/or obtain damages from the Contractor resulting from said breach. Alternatively, City may purchase such required insurance coverage, and without further notice to Contractor, City may deduct from sums due to Contractor any premium costs advanced by City for such insurance.

This insuring provision, insofar as it may be adjudged to be against public policy or in violation of Insurance Code Section 11580.04, shall be void and unenforceable only to the minimum extent necessary so that the remaining terms of the insuring provisions herein may be within public policy and enforceable.

ARTICLE IV - It is further expressly agreed by and between the City and the Contractor that should there be any conflict between the terms of this instrument and the bid or proposal of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting with this instrument.

Executive Order N-6-22 – Russia Sanctions On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the State.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date opposite their respective signatures.

CITY OF VISALIA		CONTRACTOR	
_____	_____	_____	
City Manager	Date	By: Authorized Agent	Date
		_____	
		Print Name, Title	

APPROVED AS TO FORM:

_____	_____
City Attorney	Date
_____	_____
Risk Manager	Date
_____	_____
City Engineer	Date

Dawson-Mauldin LLC

3410 McCall Avenue
Sutie 106
Selma, CA 93662
USA

Phone: 559-896-0098
Fax: 559-896-1572

Lic # 1042654 DIR#1000060481

To:	City of Visalia	**Contact:**	
Address:	707 W Acequia Ave	**Phone:**	(559) 713-4334
	Visalia, CA 93291	**Fax:**	(559) 713-4802
Project Name:	Visalia Evens Caltrans Box Culvert	**Bid Number:**	
Project Location:	Visalia	**Bid Date:**	3/6/2026

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1		Mobiliztion And Demob	1.00	EACH	$9,000.00	$9,000.00
2		Water Pollution Prevention	1.00	UNIT	$2,500.00	$2,500.00
3		Traffic Control & Detour Setup	1.00	UNIT	$4,000.00	$4,000.00
4		Clearing & Grubbing Sawcut, Remove Asphalt	1.00	EACH	$8,000.00	$8,000.00
5		Sheet Piling To Protect Power Pole	1.00	UNIT	$4,000.00	$4,000.00
6		Protect Water Services	2.00	EACH	$1,500.00	$3,000.00
7		Concrete Curb & Gutter Removal	80.00	LF	$18.00	$1,440.00
8		Concrete Culvert Removal	1.00	LS	$27,000.00	$27,000.00
9		Structure Excavation	1.00	LS	$12,000.00	$12,000.00
10		Embankment And Backfill	1.00	LS	$23,000.00	$23,000.00
11		Reinforced Concrete Box Culvert	1.00	LS	$230,000.00	$230,000.00
12		Reinforced Concrete Culvert Headwalls And Cutoff Walls	1.00	LS	$45,000.00	$45,000.00
13		Chain Link Fence	80.00	LF	$90.00	$7,200.00
14		Class 2 AB Roadway	130.00	TON	$95.00	$12,350.00
15		Hot Mix Asphalt (Type A, 3/4")	78.00	TON	$270.00	$21,060.00
16		Construct Concrete Rolled Curb & Gutter	80.00	LF	$89.00	$7,120.00
17		Construct Concrete Sidewalk	200.00	SF	$13.00	$2,600.00
18		Striping	1.00	LS	$2,000.00	$2,000.00
19		Pothole Utilities	1.00	UNIT	$6,000.00	$6,000.00
20		AB Under Culvert	65.00	TON	$120.00	$7,800.00

Total Bid Price: $435,070.00

Notes:

-
- The above prices do not include Permits.
- Dawson-Mauldin LLC is signatory to the California Laborers, Operators and Cement Masons Union.
- Dawson-Mauldin LLC carries the following insurance: $2,000,000 General Liability/Auto, $1,000,000 Workers Compensation insurance and an umbrella policy of $10,000,000 over GL/Auto/WC.

Payment Terms:

Payment due within 10 days after payment is made by Owner.

Unless otherwise noted or agreed to in writing by Dawson-Mauldin LLC prior to bid time, the total bid must be accepted.

If you need revised pricing for only a portion of the work, please contact Mike Mauldin (559) 289-2786.

DISCLOSURE STATEMENTS

The following disclosure and statement apply to the Bidder/Proposer/Contractor/Consultant/Vendor/Supplier or Company:

1. submitting a bid or proposal in response to a solicitation by City of Visalia; or
2. as Awardee of a contract/purchase order which is subject to approval by the Visalia City Council.

OWNERSHIP DISCLOSURE

Dawson-Mauldin, LLC

Name of Bidder/Proposer/Contractor/Consultant/Vendor/Supplier or Company

3410 McCall Ave. Suite 106 Selma, CA 93662

Address

List the names of all principals, partners, and/or trustees. For corporations, provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

Michael Mauldin, President of Dawson-Mauldin, LLC

CALIFORNIA LEVINE ACT STATEMENT

California Government Code Section 84308, also known as the "Levine Act," can prohibit members of the Visalia City Council from participating in any action related to a contract if he or she receives any political contributions totaling more than $250 within the previous twelve (12) months, and for twelve (12) months following the date a final decision concerning the contract has been made, from the person or company awarded the contract. The Levine Act also requires disclosure of such contribution(s) by a party to be awarded a specific contract.

The following website contains a list of current Visalia City Council Members, https://www.visalia.city/government/city_council/default.asp. You are responsible for reviewing the names of Visalia City Council Members prior to making the following disclosure:

1. Have you or your company, or any agent on behalf of you or your company, made any political contributions of more than $250 to a Visalia City Council Member in the twelve (12) months preceding the date of the submission of your proposals or the anticipated date of any City Council action related to this contract?

   YES:_____ NO: X If yes, please identify the City Council Member(s) and date(s) of contribution in the space below:

Council Member(s) Name	Date of Contribution(s)

Answering YES, does not preclude the City of Visalia from awarding a contract to your firm or from taking any subsequent action related to the contract. It does, however, preclude the identified Visalia City Council Member(s) from participating in any actions related to this contract.

NOTICE: The disclosure duty under state law continues for twelve (12) months after the award. If the above information regarding contributions changes during this time after the award, then the awardee is required to update this disclosure form.

Dawson-Mauldin, LLC

Print or Type Name of Bidder/Proposer/Contractor/Consultant/Supplier/Vendor/Company

Signature of Company Authorized Individual

Michael Mauldin, President of Dawson-Mauldin, LLC

Print or Type Name of Authorized Individual

Visalia City Council

Staff Report

File #: 25-0619 **Agenda Date:** 3/16/2026 **Agenda #:** 12.

Agenda Item Wording:
Authorization to purchase computers - Authorize the City Manager to enter into a purchase agreement with Dell to purchase replacement computers utilizing the National Association of Procurement Officials (NASPO) ValuePoint competitively bid agreement in the amount of $719,000 and appropriate $185,300 from various funds.

Agenda Date: 03/16/2026

Prepared by:
Jaime Salazar, IS Supervisor, 559-713-4121, jaime.salazar@visalia.gov
John Howison, IS Manager, 559-713-4122, john.howison@visalia.gov
Renee Nagel, Finance/Technology Director, 559-713-4375, renee.nagel@visalia.gov

Department Recommendation:
Authorize the City Manager to enter into a purchase agreement with Dell Inc. to purchase replacement computers utilizing the National Association of Procurement Officials (NASPO) ValuePoint competitively bid agreement in the amount of $719,000, transfer $44,852 from CIP CP9997 to CP9799, and appropriate $185,300 from the funds outlined in the report.

Summary:
Information Services (IS) manages the citywide technology equipment and software. To replace technology, the City sets aside depreciation annually in the IS Fund. The depreciation schedule is based on the anticipated life of the equipment. The computers recommended for replacement have been in service for eight years. The older the equipment gets, the more downtime departments experience due to components failing, new software conflicts, and other support issues. In addition, older equipment requires significantly more staff time to fix or replace. Obsolete hardware and incompatible platforms complicate support further.

Background Discussion:
The current computers were purchased in 2018 and are currently eight years old. The replacement scheduled for computers is five years. These units carry a five-year manufacturer warranty period that expired in April 2023 which makes repairs much more difficult to facilitate resulting in delays in repairs. We have identified a total of 567 computers that meet replacement criteria which include computers in the City's standard cycle replacement schedule as well as the off-cycle replacement schedule.

Computer costs are rising significantly because of an unprecedented shortage of components caused by the artificial intelligence (AI) industry demand. All major computer brands are anticipating record pricing increases this year. Staff are recommending moving forward with the computer replacement purchase now to avoid future price increases.

Disposal of the obsolete equipment will be handled through an e-waste collector/recycler at no cost to the City. All equipment hard disks will be shredded for security at a minimal cost. Other disposal approaches were considered but due to the age and of the equipment, they have no resale value.

Fiscal Impact including annual maintenance and operating costs:
There is currently a capital project to replace city-wide computers (CP9799) with a budget of $488,852. Staff has another capital project (CP9997) to replace off-cycle computers with a budget of $44,852. This project encompasses all computers; therefore, staff is requesting to transfer the $44,852 to the city-wide replacement project bringing the total to $533,704. The total cost of this project is $719,000, so the project is short $185,300. The additional cost is due to changes in equipment and price increases due to rising costs. The amount that is depreciated from the computers purchased in 2018 is not equivalent to the costs to replace the same computer today. Staff is requesting the additional appropriation of $185,300 from the following funds:

Fund		Additional Appropriation
401	Building Safety	10,900
406	Animal Services	3,400
411	Airport	1,700
413	Convention Center	5,600
431	WRF	11,700
439	Utility Services	3,400
441	Solid Waste	3,700
451	Transit	5,600
501	Fleet	1,700
511	IS	8,400
551	Risk	300
001	General Fund	128,900
	Total	185,300

Prior Council Action:
Council approved prior computer replacement projects (2002, 2006, 2011, 2018) utilizing competitively bid pricing agreements.

Alternatives:
Council can choose to deny the recommendation and direct staff to evaluate options and attempt to support existing computers.

Recommended Motion (and Alternative Motions if expected):
I move to authorize the City Manager to enter into a purchase agreement with Dell Inc. to purchase replacement computers utilizing the National Association of Procurement Officials (NASPO) ValuePoint competitively bid agreement in the amount of $719,000, transfer $44,852 from CIP CP9997 to CP9799, and appropriate $185,300 from the funds outlined in the report.

Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 03/16/2026

Attachments: Dell Quote.PDF

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☐ **Economic Vitality**	☒ **Organizational Excellence**	☐ **Fiscal Strength**	☐ **Infrastructure & Growth**	☐ **Quality of Life**

Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Mar. 20, 2026**.

You can download a copy of this quote during checkout.

Place your order

Quote No.	**3000199830046.3**	Sales Rep	Brianna Arnold
Total	**$689,947.85**	Phone	1(800) 4563355, 6186193
Customer #	1210641	Email	Brianna.Arnold@Dell.com
Quoted On	Mar. 06, 2026	**Billing To**	ACCOUNTS PAYABLE CITY OF VISALIA PO BOX 5078 VISALIA, CA 93278-5078
Expires by	Mar. 20, 2026		
Contract Name	Dell NASPO Computer Equipment PA - California		
Contract Code	C000001115143		
Customer Agreement #	23026 / 7-23-70-55-01		
Deal ID	30826133		

Message from your Sales Rep

All Orders are now being processed thru Self-Checkout Online. Simple, Fast and Secure. • Log into Premier Portal to place your order. If you do not have one, ask me how you can get a personalized page. • If you do not have a Premier Page set up yet, You can click & process your order at dell.com/qto choose 'Checkout as a Guest'

Regards,
Brianna Arnold

Shipping Group

Shipping To

JAMIE SALAZAR
CITY OF VISALIA
315 E ACEQUIA AVE
VISALIA, CA 93291
(559) 713-4121

Shipping Method

Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell Pro Max 14 MC14250	**$1,143.52**	**95**	**$108,634.40**
Dell Pro Slim Plus QBS1250	**$946.33**	**389**	**$368,122.37**
Dell Pro 24 All-in-One (65W) QC24250	**$970.19**	**16**	**$15,523.04**
Dell Wired Keyboard and Mouse - KM300C	**$17.34**	**468**	**$8,115.12**
Dell Pro Rugged 13 RA13250	**$3,105.39**	**4**	**$12,421.56**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Dell Pro Max Tower T2 FCT2250	**$2,032.68**	**63**	**$128,058.84**

Subtotal:	**$640,875.33**
Shipping:	**$0.00**
Environmental Fee:	**$476.00**
Non-Taxable Amount:	**$69,624.28**
Taxable Amount:	**$571,727.05**
Estimated Tax:	**$48,596.52**
Total:	**$689,947.85**

Special pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.

Shipping Group Details

Shipping To

JAMIE SALAZAR
CITY OF VISALIA
315 E ACEQUIA AVE
VISALIA, CA 93291
(559) 713-4121

Shipping Method

Standard Delivery

	Unit Price	Quantity	Subtotal
Dell Pro Max 14 MC14250	**$1,143.52**	**95**	**$108,634.40**

Estimated delivery if purchased today:
Mar. 24, 2026
Contract # C000001115143
Customer Agreement # 23026 / 7-23-70-55-01

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro Max 14 (MC14250) XCTO Base	210-BPVP	-	95	-
Intel(R) Core(TM) Ultra 5 235H, vPro(R) Enterprise (18MB, 14 cores, 14 threads, up to 5.00 GHz Turbo, 28W)	379-BGFW	-	95	-
Windows 11 Pro	619-BBQD	-	95	-
16GB: 1x16GB, DDR5, 7500 MT/s, LPCAMM, Dual Channel, non-ECC	370-BCYC	-	95	-
Intel(R) Core(TM) Ultra 5 235H Processor with vPro and Intel Integrated Graphics	329-BKTN	-	95	-
Intel(R) Arc(TM)/Arc(TM) Pro GPU	490-BKWR	-	95	-
Intel vPro Technology Disabled	631-BCDH	-	95	-
512GB, M.2 2230, Gen4 PCIe NVMe, SSD, Class 35	400-BTHG	-	95	-
14" FHD+ LCD with 400 nits/ Non-touch/ FHD HDR IR Camera/ Microphone/ with WLAN antenna	391-BKKY	-	95	-
FHD+IR Camera, HDR	319-BBLV	-	95	-
English US backlit Copilot key keyboard, 79-key	583-BMLQ	-	95	-
Intel AX211 WLAN Driver	555-BMCD	-	95	-
Intel Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth 5.3 wireless card	555-BLYF	-	95	-
4 cell, 72Whr, ExpressCharge(TM) Capable, standard battery	451-BDLR	-	95	-
130W AC adapter, Type C (TCO10)	492-BFDZ	-	95	-
Palmrest with Finger Print Reader + Control Vaul 3+	346-BLRL	-	95	-
E5 Power Cord 1M for US	537-BBDK	-	95	-
Quick Setup Guide for Dell Pro Max 14	340-DTSY	-	95	-
Documentation	340-DNBV	-	95	-
ENERGY STAR Qualified	387-BBLW	-	95	-
Packaging for Discrete/UMA graphic card + 130W adapter	340-DWDV	-	95	-
Intel Core Ultra 5 Processor Label	389-FGFR	-	95	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	95	-
EPEAT Gold with Climate+	379-BDZB	-	95	-
Intel(R) Rapid Storage Technology Driver	409-BCYX	-	95	-
Custom Configuration	817-BBBB	-	95	-

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Dell Pro Max 14 Bottom Door	321-BLSS	-	95	-
Onsite/In-Home Service After Remote Diagnosis 5 Years	715-4129	-	95	-
Dell Limited Hardware Warranty Plus Service	715-3999	-	95	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	95	-
Dell Pro Max 14	658-BFVN	-	95	-
Windows AutoPilot	634-BRWG	-	95	-
		Unit Price	**Quantity**	**Subtotal**
Dell Pro Slim Plus QBS1250		**$946.33**	**389**	**$368,122.37**

Estimated delivery if purchased today:
Mar. 17, 2026
Contract # C000001115143
Customer Agreement # 23026 / 7-23-70-55-01

Description	SKU	Unit Price	Quantity	Subtotal
Intel(R) Core(TM) Ultra 5 235 (13 TOPS NPU, 14 cores, up to 5.0GHz)	338-CRZK	-	389	-
Windows 11 Pro	619-BBQD	-	389	-
16GB: 1 x 16GB, DDR5, up to 5600 MT/s, non-ECC	370-BCWX	-	389	-
512GB SSD	400-BSWY	-	389	-
1st M.2 2280 SSD Screw	773-BBBC	-	389	-
Integrated Graphics	490-BKSX	-	389	-
Internal WiFi Antenna	555-BLWZ	-	389	-
Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	555-BLWW	-	389	-
WLAN Driver Intel(R) Wi-Fi 6E AX211	555-BLZF	-	389	-
No Additional Add In Cards	382-BBHX	-	389	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	389	-
CMS Software not included	632-BBBJ	-	389	-
Dell Pro Slim Plus QBS1250 with 260W PSU	329-BKSP	-	389	-
No Keyboard Selected	580-BCTF	-	389	-
No Mouse Selected	570-BBKQ	-	389	-
ENERGY STAR Qualified	387-BBLW	-	389	-
System Power Cord C13 (Philipine/TH/US)	450-AAOJ	-	389	-
Documentation	340-DNBV	-	389	-
Watch Dog SRV	379-BFYR	-	389	-
Quick Start Guide	340-DTTZ	-	389	-
US/Canada Battery Warning Label	389-FKHG	-	389	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	389	-
Shipping Label	389-BBUU	-	389	-
Shipping Material (DAO)	340-DTSR	-	389	-
DAO Regulatory label for 260W PSU	389-FJYR	-	389	-
Driver/APP for IRST	658-BFTS	-	389	-
Intel Core Ultra 5 Processor Label	389-FGFR	-	389	-
Desktop BTO Standard shipment	800-BBIO	-	389	-
Dell Pro Slim Plus QBS1250	210-BPPM	-	389	-

No vPro(R) support	631-BCBP	-	389	-
EPEAT Silver with Climate+	379-BDTO	-	389	-
Custom Configuration	817-BBBB	-	389	-
No Optical Drive	429-BBCH	-	389	-
Internal speaker	520-BBKW	-	389	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	389	-
No Additional Video Ports	492-BCKH	-	389	-
No Option Included	340-ACQQ	-	389	-
No Media Card Reader	379-BBHM	-	389	-
NO RAID	817-BBBN	-	389	-
No Hard Drive Bracket	575-BBKX	-	389	-
Dell Limited Hardware Warranty Plus Service	717-8784	-	389	-
Onsite/In-Home Service After Remote Diagnosis, 5 Years	717-8822	-	389	-
Windows AutoPilot	634-BRWG	-	389	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	389	-
Dell Pro Slim Plus QBS1250	658-BFVK	-	389	-
No Additional Add In Cards	382-BBHX	-	389	-

	Unit Price	Quantity	Subtotal
Dell Pro 24 All-in-One (65W) QC24250	**$970.19**	**16**	**$15,523.04**

Estimated delivery if purchased today:
Mar. 10, 2026
Contract # C000001115143
Customer Agreement # 23026 / 7-23-70-55-01

Description	SKU	Unit Price	Quantity	Subtotal
Intel(R) Core(TM) Ultra 5 245 (13 TOPS NPU, 14 cores, up to 5.1GHz)	338-CRZH	-	16	-
Windows 11 Pro	619-BBQD	-	16	-
16 GB: 1 x 16 GB, DDR5, up to 5600 MT/s, non-ECC	370-BCWF	-	16	-
512GB SSD	400-BSWY	-	16	-
Thermal Pad, Screw and Rubber for SSD	412-ABEK	-	16	-
Integrated Graphics	490-BKSX	-	16	-
Screw for WLAN card	555-BIGS	-	16	-
Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	555-BLWW	-	16	-
Wireless Driver, Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	555-BLXN	-	16	-
Dell Pro 24 All-in-One QC24250, 65W CPU, Non-touch, FHD HDR Camera, 160W Bronze	329-BKQF	-	16	-
No Keyboard Selected	340-DTJF	-	16	-
No Mouse Selected	570-BBKQ	-	16	-
Fixed Stand for Dell Pro 24 All-in-One 35W/65W, Dark Grey	575-BCNR	-	16	-
ENERGY STAR Qualified	387-BBLW	-	16	-
System Power Cord C13 (Philipine/TH/US)	450-AAOJ	-	16	-
Documentation	340-DNBV	-	16	-

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Watch Dog SRV	379-BFYR	-	16	-
Quick Start Guide	340-DTTS	-	16	-
US Reese coin battery Package Warning label	389-FKHZ	-	16	-
Print on Demand Label	389-BDQH	-	16	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	16	-
DAO factory Information	340-DFWR	-	16	-
Package for Fixed/ HAS/ no stand (DAO)	340-DTJG	-	16	-
Shipping Label	389-BBUU	-	16	-
Regulatory Label, 160W Bronze, FSJ	389-FJSZ	-	16	-
Intel IRST Driver	658-BFVF	-	16	-
Intel Core Ultra 5 Processor Label	389-FGFR	-	16	-
Desktop BTS/BTP Shipment	800-BBIP	-	16	-
Non-touch Panel	391-BJVZ	-	16	-
Dell Pro 24 All-in-One QC24250 65W	210-BPNS	-	16	-
EPEAT Silver with Climate+	379-BDTO	-	16	-
No vPro support	631-BCCL	-	16	-
Fixed Hardware Configuration	998-HMDN	-	16	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	16	-
No Option Included	340-ACQQ	-	16	-
Dell Limited Hardware Warranty Plus Service	716-2804	-	16	-
Onsite Service After Remote Diagnosis 5 Years	716-2813	-	16	-
Windows AutoPilot	634-BRWG	-	16	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	16	-
Dell Pro 24 All-in-One (65W) QC24250	658-BFVX	-	16	-

	Unit Price	Quantity	Subtotal
Dell Wired Keyboard and Mouse - KM300C	**$17.34**	**468**	**$8,115.12**

Estimated delivery if purchased today:
Mar. 11, 2026
Contract # C000001115143
Customer Agreement # 23026 / 7-23-70-55-01

Description	SKU	Unit Price	Quantity	Subtotal
Dell Wired Keyboard and Mouse - KM300C	580-AKKV	-	468	-

	Unit Price	Quantity	Subtotal
Dell Pro Rugged 13 RA13250	**$3,105.39**	**4**	**$12,421.56**

Estimated delivery if purchased today:
Mar. 18, 2026
Contract # C000001115143
Customer Agreement # 23026 / 7-23-70-55-01

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro Rugged, RA13250 XCTO	210-BNNL	-	4	-
Intel(R) Core(TM) Ultra 5 135U (12 MB cache, 12 cores, up to 4.40 GHz, 15W)	379-BFTG	-	4	-
Windows 11 Pro	619-BBQD	-	4	-
Intel(R) Core(TM) Ultra 5 135U (12 MB cache, 12 cores, up to 4.40 GHz, 15W), 16 GB memory, Integrated GFX	338-CQXQ	-	4	-
16GB: LPDDR5x, 6400 MT/s (onboard)	370-BCHB	-	4	-

512GB PCIe NVMe 2230 SSD	400-BSDP	-	4	-
13.3" Touch, FHD 1920x1080, 60Hz, WVA, Anti-Glare, 1400 nit, Low Blue Light, IR camera, Passive Pen	391-BJNK	-	4	-
FHD HDR IR Camera + Microphone, Touch, WLAN/WWAN/GPS antenna, docking POGO connector with Passthru	319-BBLG	-	4	-
5G - Qualcomm(R) Snapdragon(TM) X62 Global 5G (DW5932e), eSIM capable, T-Mobile	556-BFRN	-	4	-
Intel® Wi-Fi 6E AX211, 2x2, 802.11ax, MU-MIMO, Bluetooth® 5.3 wireless card	555-BLHY	-	4	-
Wireless Intel AX211 WLAN Driver	555-BLJD	-	4	-
Core Ultra 5 non-vPro CPU Label, Gen 14th	389-FJFB	-	4	-
English US Rugged RGB Single Point backlit Copilot key keyboard	583-BMJG	-	4	-
No Fingerprint reader, no Smartcard reader, no Express card	346-BLCD	-	4	-
65W USB-C AC adapter	492-BDTG	-	4	-
E4 C5 black Power Cord 1M, US	470-BCRH	-	4	-
Primary 3 Cell 53.5 Whr ExpressCharge Capable Battery	389-FJFG	-	4	-
Battery Airbay Cover	325-BFXD	-	4	-
Service and Support Guide MUI for DAO (English, French, Multi)	340-DSGW	-	4	-
Quick setup guide, world wide	340-DRZK	-	4	-
No Resource USB Media	430-XYPF	-	4	-
ME Disable - Manageability	631-BBYT	-	4	-
Windows AutoPilot	634-BRWG	-	4	-
ENERGY STAR Qualified	387-BBLW	-	4	-
EPEAT Gold with Climate+	379-BFWZ	-	4	-
Dedicated u-blox NEO-M9N GPS Card	540-BFMS	-	4	-
Mix Shipment, Dell Pro Rugged 13 RA13250	340-DSGF	-	4	-
Standard Shipment, VS	800-BBZV	-	4	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	4	-
No additional TBT-4/Type-C port	325-BFZV	-	4	-
Additional rear USB 3.2 Type-A port	590-TFQF	-	4	-
Intel Responsiveness Technologies Driver	409-BCYL	-	4	-
Rigid Handle	750-BBMM	-	4	-
Custom Configuration	817-BBBB	-	4	-
Hazardous Locations Certification	389-EBSX	-	4	-
Dell Limited Hardware Warranty Initial Year	713-0305	-	4	-
Onsite/In-Home Service After Remote Diagnosis, 2 Year Extended	713-0350	-	4	-
Onsite/In-Home Service After Remote Diagnosis, 3 Years	713-0352	-	4	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	4	-
Activate Your Microsoft 365 For A 30 Day Trial	658-BCSB	-	4	-
Dell Additional Software	634-CVYV	-	4	-

No Additional Software	658-BFOH	-	4	-
		Unit Price	**Quantity**	**Subtotal**
Dell Pro Max Tower T2 FCT2250 Estimated delivery if purchased today: Mar. 18, 2026 Contract # C000001115143 Customer Agreement # 23026 / 7-23-70-55-01		**$2,032.68**	**63**	**$128,058.84**
Description	**SKU**	**Unit Price**	**Quantity**	**Subtotal**
Dell Pro Max Tower T2 (FCT2250) CTO Base	210-BPSQ	-	63	-
Intel Core Ultra 7 265K (30 MB cache, 20 cores, 20 threads, 3.3 GHz to 5.5 GHz, 125W)	338-CSCG	-	63	-
Windows 11 Pro	619-BBQD	-	63	-
No Keyboard Selected	580-BCTF	-	63	-
No Mouse Selected	570-BBKQ	-	63	-
NVIDIA RTX 2000 ADA, 16 GB GDDR6, 4 mDP to DP adapters	490-BKTM	-	63	-
32GB: 2 x 16 GB, DDR5, 5600 MT/s, non-ECC	370-BCTK	-	63	-
No Hard Drive	400-BSYT	-	63	-
No Hard Drive	400-BSYT	-	63	-
NO RAID	817-BBBN	-	63	-
Intel(R) Wi-Fi 7 BE200, 2x2, 802.11be, MU-MIMO, Bluetooth(R) 5.4 wireless card	555-BLXC	-	63	-
External Antenna	555-BLXV	-	63	-
Intel vPro Enterprise	631-BCDS	-	63	-
ENERGY STAR Qualified	387-BBLW	-	63	-
System Power Cord C13 (US 125V, 15A)	450-AHDU	-	63	-
Documentation	340-DNBV	-	63	-
Intel BE200 WLAN Driver	555-BMBC	-	63	-
Shipping Material (DAO)	340-CBUU	-	63	-
MOD,SHP MTL,DONINGTON,EPE,DAO	340-DTSS	-	63	-
Custom Configuration	817-BBBB	-	63	-
Quick Setup Guide	340-DTYP	-	63	-
US Reese coin battery Package Warning label	389-FKHB	-	63	-
Dell Pro Max Tower T2 with 1500W (80 Plus Platinum) PSU, DAO	321-BLRZ	-	63	-
Dell Precision/Pro Max Desktops TPM	340-ACBY	-	63	-
EPEAT Gold with Climate+	379-BDZB	-	63	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	63	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	63	-
Optional USB Type-C with DisplayPort Alt mode	382-BBPW	-	63	-
Premium CPU Air Cooler	412-BCBJ	-	63	-
Intel Core Ultra 7 vPro Processor Label	389-FJMJ	-	63	-
Intel Rapid Storage Technology Driver	409-BCYV	-	63	-
No Option Included	340-ACQQ	-	63	-

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

512GB SSD TLC with DRAM M.2 2280 PCIe Gen4 SED Ready	400-BSZC	-	63	-
No Optical Drive	429-BBCL	-	63	-
DAO REGULATORY LABEL 1500W	389-FJZR	-	63	-
T2 Graphic Card Holder	490-BKWX	-	63	-
Internal M.2 SSD Boot + Optional Internal M.2 SSD + cables for 3.5" internal SATA	449-BCJN	-	63	-
No Fans Included	384-BDRW	-	63	-
CMS Essentials DVD no Media	658-BBTV	-	63	-
No Hard Drive	400-BSYT	-	63	-
No Hard Drive	400-BSYT	-	63	-
No Media Card Reader	385-BBBL	-	63	-
No Internal Speaker	520-AARK	-	63	-
Onsite/In-Home Service After Remote Diagnosis 5 Years	716-0748	-	63	-
Dell Limited Hardware Warranty Plus Service	716-0806	-	63	-
Windows AutoPilot	634-BRWG	-	63	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	63	-
Dell Pro Max Tower T2 FCT2250	658-BFVQ	-	63	-

Subtotal:	**$640,875.33**
Shipping:	**$0.00**
Environmental Fee:	**$476.00**
Estimated Tax:	**$48,596.52**
Total:	**$689,947.85**

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for Fourteen days from the date of this Quote. All products, pricing, and other information are based on the latest information available and are subject to change for any reason, including but not limited to tariffs imposed by government authorities, shortages in materials or resources, increase in the cost of manufacturing or other factors beyond Supplier's reasonable control. If such changes occur, pricing may be adjusted or purchase orders may be cancelled by Supplier, even after an order has been placed. Supplier also reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors and/or customer changes to Supplier's planned delivery date. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier´s affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

Visalia City Council

Staff Report

File #: 25-0696 **Agenda Date:** 3/16/2026 **Agenda #:** 1.

Agenda Item Wording:
Appeal - A Public Hearing to consider an appeal of the Planning Commission's approval of Condition of Approval No. 3 of Resolution No. 2025-71, requiring the drive-thru hours of operation to cease at 10:00 P.M. every day of the week for Conditional Use Permit No. 2025-32, which was a request to construct a 4,130 square foot building with a drive-thru to operate from 6:00 A.M. to 2:00 A.M. seven days a week. The site is located at the southeast corner of West Caldwell Ave and South Stonebrook Street in the C-R (Regional Commercial) zone (APN: 122-390-002).

Agenda Date: 03/16/2026

Prepared by:
Colleen A. Moreno, Assistant Planner, colleen.moreno@visalia.gov, (559) 713-4031;
Paul Bernal, Planning and Community Preservation Director, paul.bernal@visalia.gov, (559) 713-4025

Department Recommendation:
Staff recommends that the City Council receive the staff report and staff presentation, hold a public hearing, and adopt Resolution No. 2026-08 denying the appeal and upholding the Planning Commission's Condition of Approval No. 3 regarding the hours of operation for the drive-thru for Conditional Use Permit No. 2025-32. It is standard practice for staff to recommend the upholding of Planning Commission's action.

Summary:
The applicant filed an appeal of Planning Commission's decision to restrict the hours of operation for the drive-thru with Condition of Approval No. 3 of Conditional Use Permit No. 2025-32. Condition No. 3 requires the drive-thru hours of operation to cease at 10:00 P.M. every day of the week but allows the restaurant to operate till 2:00 A.M. every day of the week. The applicant was seeking to operate both the interior of the restaurant and the drive-thru with the same hours of operation which were from 6:00 A.M. to 2:00 A.M. every day of the week. As result of the Planning Commission's approval with the modified hours related to the drive-thru use, the appellant filed an appeal which is included as Attachment "A" to this staff report.

Background Discussion:
Conditional Use Permit (CUP) No. 2025-32 was a request to construct a 4,130 square foot building with two tenant spaces within the Caldwell 51 Specific Plan Subarea A. One tenant space is proposed to be a quick-serve restaurant with a drive-thru for Javi's Taco Shack and the second tenant space use has yet to be determined. The two tenant spaces will be constructed in two phases; Phase 1 will include site improvements, drive-thru lane, parking, landscaping, and a 2,740 square foot tenant space for Javi's Taco Shop that will be utilizing the proposed drive-thru lane. Phase 2 will include the construction of the remainder 1,390 square foot building for the second tenant space.

Fast food restaurant uses, with a drive-thru lane, are considered a “permitted use” in the C-R zone subject to the drive-thru performance standards established in Section 17.32.162 of the Visalia Municipal Code (VMC). A conditional use permit is required based on the drive-thru not complying with subsection B(1) of the above referenced section, in which the drive-thru lane is within 250 feet of a residence and/or residentially zoned property to the north of the project site.

Project Analysis

On February 9, 2026, CUP No. 2025-32 was heard before the Planning Commission. The applicant was seeking to operate both the drive-thru and the interior of the restaurant from 6:00 A.M. to 2:00 A.M. The Planning Commission deliberated the hours of operation for the drive-thru and the proximity to residential uses to the north as well as the surrounding commercial uses within the Caldwell 51 Specific Plan, Subarea A. The Planning Commission concluded that it would be appropriate to restrict the hours of operation of the drive-thru to 10:00 P.M., but still allow the hours of operation for the interior of the restaurant to 2:00 A.M.

Planning Commission discussed and decided that adding the condition restricting the drive-thru hours of operation was warranted based on the project’s proximity to the existing single-family residential subdivision to the north of the project site as well as the commercial businesses surrounding the project site. Some Commissioners stated the existing commercial uses, which also include drive-thru lanes near the project site, were closed by 10:00 P.M. The Planning Commission stated that limiting the hours of the drive-thru was compatible with those existing businesses hours of operation and could help in reducing potential noise issues if the drive-thru lane was operational in the late evening/early morning hours. The Planning Commission requested input from the applicant, who was unable to attend the Planning Commission hearing; however, a representative that did attend was unable to address the concerns of the Commission.

The Planning Commission included Condition of Approval No. 3 of Resolution No. 2025-71 limiting the drive-thru hours. A copy of the Planning Commission Resolution No. 2025-71 is attached to this staff report as Attachment “C”.

Proximity to Single-Family Residential

The proposed drive-thru will be approximately 160 feet from the single-family residential subdivision, Stonebrook Subdivision No. 1, measured from parcel to parcel, north of the project site. Per the site plan exhibit for the drive-thru, as shown in the Planning Commission Staff Report (Attachment “B”), the placement of the drive-thru lane is consistent with similar arrangements on other approved buildings with drive-thru lanes in the area. The location of the speaker box for the drive-thru will be located along the north side of the parcel and will be approximately 174-feet from the single-family residential subdivision after the required 35-foot landscape setback that is required for the Caldwell 51 Specific Plan. Additionally, a block wall is located along the south property boundary of the subdivision, along Caldwell Avenue, providing a noise buffer from Caldwell Avenue, which is a four-lane arterial road.

Surrounding Commercial Uses

In 2001, an amendment to the Caldwell 51 Specific Plan was approved to allow for one full-service car wash with a service station as a conditional use in Subarea A (for more information related the Caldwell 51 Specific Plan, please see the Planning Commission staff report as Attachment “B”). This car wash is currently active and is located directly east of the project site. A second drive-thru is located within Subarea A, approximately 455-feet east of the project site, although this drive-thru restaurant is no longer in business, this site can potentially be occupied utilizing the existing drive-

thru. Furthermore, a third drive-thru, the Human Bean (coffee shop) is located directly west of the project site on the west side of South Stonebrook Street. Although this drive-thru is not within the scope of the specific plan, it is currently active. The hours of operation for these existing commercial businesses with a drive-thru are as follows:

- Champs Car Wash:
  - 8:00 A.M. to 7:00 P.M., seven days a week
- Former El Patron (Drive-thru kiosk, currently vacant)
  - 11:00 A.M. to 7:00 P.M., Monday - Friday, closed weekends
- Human Bean Coffee Shop:
  - 5:00 A.M. to 7:00 P.M., seven days week

Additionally, an existing sit-down restaurant without a drive-thru is also located within Subarea A of the Caldwell 51 Specific Plan. The hours of operation for this establishment are as follows:

- Gozen Japanese Restaurant:
  - Monday through Thursday,11:00 A.M. to 8:30 P.M.
  - Friday, 11:00 A.M. to 9:00 P.M.
  - Saturday, 11:30 A.M. - 9:00 P.M.
  - Sunday, 11:30 A.M. to 8:30 P.M.

Based on the hours of operation for the existing surrounding commercial businesses, with and without drive-thrus, the Planning Commission determined that restricting the hours of operation for the proposed drive-thru use was appropriate.

Noise

The applicant submitted an acoustical analysis for the project (see Planning Commission staff report, Attachment "B"). Per the analysis, "*noise levels associated with the proposed drive-thru restaurant would not be expected to exceed any City of Visalia noise level standards due to the project site's proximity to a major roadway (Caldwell Avenue), and existing commercial uses (car wash, drive-thrus) the existing ambient noise levels in the vicinity are considered to be relatively high*". Therefore, the project-related noise levels would not be expected to exceed existing ambient noise levels at any sensitive receptors (residential) locations near the project site. Fast-food facilities are not limited to specific operating hours in the Municipal Code and through the acoustical analysis, it was determined that the proposed drive-thru would not negatively impact the neighborhood. The project will still need to comply with the City's Noise Ordinance, and this was included as Condition of Approval No. 5 for Resolution No. 2025-71 (Attachment "C").

Action by the Planning Commission - VMC 17.38.110

Pursuant to Section 17.38.110, Subsection A of the Zoning Ordinance of the City of Visalia, the Planning Commission must make certain findings in order to grant a conditional use permit

application, as requested or in modified form. Based upon careful consideration of the staff report and all pertinent information provided during the public hearing, the Planning Commission approved Conditional Use Permit No. 2025-32, with the modification of Condition of Approval No 3, limiting the hours of operation of the drive-thru to 10:00 P.M. every day of the week, because the Planning Commission determined that the proposed hours were not consistent with the policies and intent of the General Plan and Zoning Ordinance

The request to operate the drive-thru till 2:00 A.M. is not compatible with the existing residential character of the existing neighborhood to the north and with the surrounding commercial businesses to the east and west of the site. It was determined by the Planning Commission that the proposed hours by the applicant, are not compatible with adjacent residential land uses, and the proposed operating hours of the drive-thru will have a direct impact to the neighboring residential uses by interfering with the quality of life of the properties in the existing neighborhoods that are adjacent or nearby the project site, and would therefore be materially injurious to properties or improvements in the vicinity. It is within the purview of the Planning Commission to modify a Conditional Use Permit if the Commission determines that the project does not meet the required findings.

Fiscal Impact including annual maintenance and operating costs: None.

Prior Council Action: None.

Committee/Commission Review and Action:
On February 9, 2026, the Planning Commission approved Conditional Use Permit No. 2025-32, with the added Condition of Approval No. 3, limiting the hours of operation for the drive-thru to 10:00 P.M. every day of the week for the Javi's Taco Shack drive-thru located at the southeast corner of West Caldwell Avenue and South Stonebrook Street by a 4-0 vote, with one Commissioner being absent.

Recommended Motion (and Alternative Motions if expected):
I move to adopt Resolution No. 2026-08 denying the appeal and upholding the Planning Commission's approval of Conditional Use Permit No. 2025-32, as conditioned.

Alternatives: The City Council may, in lieu of the recommended motion, consider any of the following alternatives:

1. Overturn the decision of the Planning Commission and approve Conditional Use Permit No. 2025-32 with conditions and/or modifications as specified by the City Council; or
2. Deny the Appeal and send back to Planning Commission for additional consideration; or
3. Continue the matter to a future City Council Hearing.

Environmental Assessment Status:
If the City Council denies the appeal and upholds the Planning Commission decision, no action needs to be taken on an environmental document subject to Section 15270 of the California Environmental Quality Act; or if the City Council overturns the Planning Commission's approval of Conditional Use Permit No. 2025-32, as conditioned, a Categorical Exemption will be prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

CEQA Review: No action needed if the appeal is denied subject to Section 15270 of the California Environmental Quality Act.

Deadline for Action: 03/16/2026

Attachments:

1. Resolution No. 2026-08 denying the appeal and upholding Planning Commission's approval of Conditional Use Permit No. 2025-32, as conditioned.
2. Attachment "A" - Appeal by Javi Maldonado 3.
3. Attachment "B" - Planning Commission Staff Report dated February 9, 2026
4. Attachment "C" - Resolution No. 2025-71
5. General Plan Land Use Map
6. Zoning Map
7. Aerial Map
8. Location Map
9. Power Point Presentation

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☒ **Economic Vitality**	☐ **Organizational Excellence**	☐ **Fiscal Strength**	☒ **Infrastructure & Growth**	☒ **Quality of Life**

RESOLUTION NO. 2026-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 2025-32, AS CONDITIONED, MODIFYING THE HOURS OF OPERATION OF THE DRIVE-THRU OF A REQUEST TO CONSTRUCT A 4,130 SQUARE FOOT BUILDING WITH A DRIVE-THRU WITHIN 250-FEET OF RESIDENTIAL WITHIN SUBAREA "A" OF THE CALDWELL 51 SPECIFIC PLAN. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF WEST CALDWELL AVENUE AND SOUTH STONEBROOK STREET IN THE C-R (REGIONAL COMMERCIAL) ZONE (APN: 122-390-002).

WHEREAS, Conditional Use Permit No. 2025-32 is a request to construct a 4,130 square foot building with a drive-thru lane within 250-feet of residential uses to the north within subarea "A" of the Caldwell 51 Specific Plan. The site is located at the southeast corner of West Caldwell Avenue and South Stonebrook Street in the C-R (Regional Commercial) zone (APN: 122-390-002); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on February 9, 2026, and concluded said hearing on that date; and

WHEREAS, the Planning Commission of the City of Visalia approved Conditional Use Permit No. 2025-32 with the modified condition, Condition of Approval No. 3, which limits the hours of operation for the drive-thru to 10:00 P.M. every night of the week; and

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

WHEREAS, an appeal of the Planning Commission's modified Conditions of Approval of Conditional Use Permit No. 2025-32, was received on February 18, 2026; and

WHEREAS, the Planning Commission found the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines, pursuant to CEQA Section 15332; and

WHEREAS, an appeal of the Planning Commission's approval of Conditional Use Permit was received on February 18, 2026; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days of the published notice, held a public hearing before said Council on March 16, 2026; and

WHEREAS, the City Council finds the approved Conditional Use Permit No. 2025-32, as conditioned, was made in accordance with Chapter 17.38 (Conditional Use Permits) of the City of Visalia, based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, if the project is denied, no action needs to be taken on an environment document.

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

1. That the proposed use is not consistent with the policies and intent of the General Plan and Zoning Ordinance. The request to appeal the hours of operation to 2:00 A.M. is not compatible with the existing residential character of existing neighborhood to the north and with the surrounding commercial uses to the east and west of the project site. The project, as conditioned by the Planning Commission, has the effect of eliminating the inconsistency with regards to operational hours of the drive-thru lane.

   The Planning Commission concluded the proposed operating hours of the drive-thru will have a direct impact to the neighboring residential uses by interfering with the quality of life of the properties in the existing neighborhoods that are adjacent or nearby the project site, and would therefore be materially injurious to properties or improvements in the vicinity. The modified conditions as proposed by the Planning Commission will have the effect of eliminating the injurious effect of the project on the neighboring properties.

BE IT FURTHER RESOLVED that the City Council denies the appeal, and upholds the approval of the Conditional Use Permit No. 2025-32, as conditioned by the Planning Commission per Resolution No. 2025-71, on the real property here in above described in accordance with the terms of this resolution, and under the provisions of California Government Code Section §66474, and Section 17.38.110 of the Zoning Ordinance of the City of Visalia, subject to the following conditions:

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2025-112, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the site plan, floor plan, and operational statement, in Exhibits “A”, “B”, “C”, “D”, and “E”. Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
3. That the hours of operation for the drive-thru only shall cease at 10:00 P.M. every night of the week. Indoor dining hours may remain open as per the hours listed in the operational statement.
4. That the project comply with all standards contained in the Caldwell 51 Specific Plan, incorporating all subsequently approved amendments, except for the street side yard setback as addressed herein and considered through the approval of an Administrative Adjustment.
5. That no significant direct or indirect light or glare may fall upon adjacent residential uses.
6. That the use would be subject to the City of Visalia Noise Ordinance and that the noise from the drive-thru teller speaker box shall meet all community noise standards as identified in the City’s Noise Ordinance Chapter 8.36
7. That all other federal, state and city laws, codes and ordinances be complied with.

APPEAL OF PLANNING COMMISSION ACTION

(The fee to file an Appeal is $617. 1060 PR Applicants who meet specific income guidelines may be eligible to waive this fee. A fee waiver application can be obtained from the Planning Department located at 315 E. Acequia. All Appeal forms with applicable fees or waivers must be submitted to the Office of the City Clerk at 220 N. Santa Fe St., within ten (10) days after the action which is the subject of the appeal. If the final day to file falls on a weekend or holiday the deadline to file is extended to the next business day by 5:00 p.m.)

Planning Commission Public Hearing Date: 2/09/2026

Appellant Name: Javi Maldonado

Address: 129 N Court St, Visalia, CA 93291

Phone: 559-635-0600

Please check the actions appealed and provide the action number. The action number may be obtained from the Planning Division at 713-4359.

- ☑ Conditional Use Permit No. 2025-32: Javi's Taco Shack Drive-Thru (Section 17.02.145)
- ☐ Variance/Exception No. _____ (Section 17.02.145)
- ☐ Change of Zone No. _____ (Section 17.44.080)
- ☐ Tentative Subdivision Map _____ (Section 16.04.040)
- ☐ Tentative Parcel Map No. _____ (Section 16.04.040)
- ☐ Site Plan Review Committee Determination _____ (Section 17.28.050)

In accordance with the Municipal Code of the City of Visalia, decisions by the Planning Commission may be appealed to the City Council within ten (10) days after the action which is the subject of the appeal. The appeal must state specifically where it is claimed that there was an error or abuse of discretion by the Planning Commission or whether the decision of the Commission is not supported by the evidence in the record.

List reason for appeal in accordance with the above requirements **(Additional pages and/or supporting documentation may be attached)**

The appeal is to remove the 10:00pm drive-thru limitation. Please reconsider the drive-thru operations follow the business hours on the operational statement. This is consistent with surrounding restaurants on the same street. the Jack in the Box Drive-Thru is open 24 hours down the street.

Signatu [redacted] Date: 2-18-26

Office Use Only

Received By: Reyna Rivera

Date: 02/18/26

Emailed to City Planner: 02/18/26

City Council Hearing Date 3/16/26

Received

FEB 18 2026

City of Visalia
City Clerk's Office

Date Stamp

REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: February 9, 2026

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

SUBJECT: **Conditional Use Permit No. 2025-32:** A request to construct a 4,130 square foot building with a drive-thru within 250-feet of residential, within Subarea "A" of the Caldwell 51 Specific Plan. The site is located at the southeast corner of West Caldwell Avenue and South Stonebrook Street in the C-R (Regional Commercial) zone (APN: 122-390-002).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-32, as conditioned, based upon the findings and conditions in Resolution No. 2025-71. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Specific Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2025-32, based on the findings and conditions in Resolution No. 2025-71.

PROJECT DESCRIPTION

Conditional Use Permit No. 2025-32 is a request to construct two tenant spaces within a 4,130 square foot building in the Caldwell 51 Specific Plan Subarea "A" (Exhibit "B"). One tenant space is proposed to be a quick-serve restaurant with a drive-thru (Javi's Taco Shack) and the second tenant space use has yet to be determined. The two tenant spaces will be constructed in two phases (Exhibit "B"); Phase 1 will include site improvements, drive-thru lane, parking, landscaping, and a 2,740 square foot tenant space for Javi's Taco Shop. Phase 2 will include the construction of the remainder 1,390 square foot building for the second tenant space.

The building encompassing the two tenant spaces will be located along the west side of the parcel at the southeast corner of West Caldwell Avenue and South Stonebrook Street and will have a total floor area of 4,130 square feet. The drive-thru lane is proposed to be orientated in a north-south orientation (Exhibit "B"). The drive-thru lane queue, as designed, can accommodate up to eleven vehicles. The floor plan (Exhibit "C") of the quick-serve restaurant, Javi's Taco Shack, depicts the interior layout of the restaurant which includes a dining room, kitchen, and drive-thru window located at the south end of the building.

Per the operational statement (Exhibit "A"), Javi's Taco Shack will operate seven days a week with hours being Sunday through Thursday from 6:00 a.m. to 12:00 a.m. and Friday and Saturday from 6:00 a.m. to 2:00 a.m., with predicted peak hours of operation being 11:00 a.m. to 1:00 p.m. and 4:00 p.m. to 7:00 p.m. The number of employees proposed on site per day for Javi's Taco Shack will be sixteen, with three to four employees working per shift with two shifts per day.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Regional Commercial	
Zoning:	C-R (Regional Commercial)	
Surrounding Zoning and Land Use:	North:	R-1-5 (Single-Family Residential, 5,000 square foot minimum site area & Caldwell Avenue / Single-Family Residential Homes and Caldwell Avenue a 4-lane arterial street
	South:	C-R / Various commercial tenant spaces
	East:	C-R & QP (Quasi Public) / Car Wash
	West:	C-MU (Mixed Use Commercial) / Drive thru coffee shop (Human Bean)
Environmental Review:	Categorical Exemption No. 2025-58	
Special Districts:	Caldwell 51 Specific Plan	
Site Plan Review:	SPR No. 2025-112	

RELATED PROJECTS

The Caldwell 51 Specific Plan was adopted in September 1990. It has been amended five times in 1995, 1998, 1999, 2001 and 2002.

Conditional Use Permit No. 2001-50 was part of the Specific Plan Amendment in 2002 (**Specific Plan Amendment No. 2002-02**), which was approved by Planning Commission on April 8, 2002, allowing a full-service car wash in the Caldwell 51 Specific Plan.

PROJECT EVALUATION

Staff recommends approval of the requested conditional use permit, as conditioned, based on the project's consistency with the General Plan Land Use and Zoning Ordinance.

Land Use Compatibility

The Visalia Zoning Matrix identifies quick-service/fast food restaurants as permitted by right in the C-R (Regional Commercial) zone. Similarly, drive-thrus are also considered a permitted use subject to the "Drive-Thru Performance Standards" as stated in Section 17.32.162 of the Zoning Ordinance. A CUP is necessary as the proposed drive-thru does not comply with subsection B(1) of the above reference section, in which the drive-thru is within 250 feet of a residence and residentially zoned property. The proposed drive-thru is approximately 160 feet from the nearest residential dwelling to the north of the project site.

Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. Staff has concluded that the proposed drive-thru and quick-service restaurant will not have a negative impact on surrounding uses given the sufficient on-site parking, the site's proximity to a major street, existing onsite circulation and uses for the Caldwell 51 Specific Plan, and the orderly development of the overall commercial site.

In 2001, an amendment to the Caldwell 51 Specific Plan was approved to allow for one full-service car wash with a service station as a conditional use in Subarea A. This car wash is currently active and is located directly east of the project site. A second drive-thru is located

within Subarea A, approximately 455-feet east of the project site, although this drive-thru restaurant is no longer in business, this site can potentially be occupied utilizing the existing drive-thru. Furthermore, a third drive-thru, the Human Bean (coffee shop) is located directly west of the project site on the west side of South Stonebrook Street. Although this drive-thru is not within the specific plan scope, it is currently active. Incorporation of the proposed drive-thru is not expected to exceed impacts originally expected regarding the surrounding uses.

Drive-Thru Performance Standards

In the C-R zone and in other zoning districts, drive-thru lanes require a conditional use permit unless they can meet the six performance standards specified in Visalia Municipal Code Section 17.32.162**. In general, the performance standards pertain to the following:

1. Separation from residences;
2. Vehicle queue stacking;
3. Circulation;
4. Noise;
5. Screening;
6. Menu boards and signage.

**Refer to the Related Plans and Policies section for the full text of this code section.

The proposed project meets or is able to comply with all of the standards with the exception of the separation from residences for the drive-thru lane (within 250 feet of residential units).

Staff's analysis has determined that the placement of the drive-thru lane, as shown in Exhibit "B", is consistent with similar arrangements on other approved buildings with drive-thru lanes. Staff concludes that the drive-thru lane will not be a detriment to public health, safety, or welfare with respect to traffic on both Caldwell Avenue and the adjacent land uses, which consist of both commercial and residential development. Staff's recommendation to support the project is based on the commercial shopping center design that incorporates design measures that foster adequate vehicle queue stacking for the drive-thru lane, on-site parking, pedestrian connectivity, and on-site circulation to limit potential vehicular conflicts within the commercial shopping center site.

Caldwell 51 Specific Plan

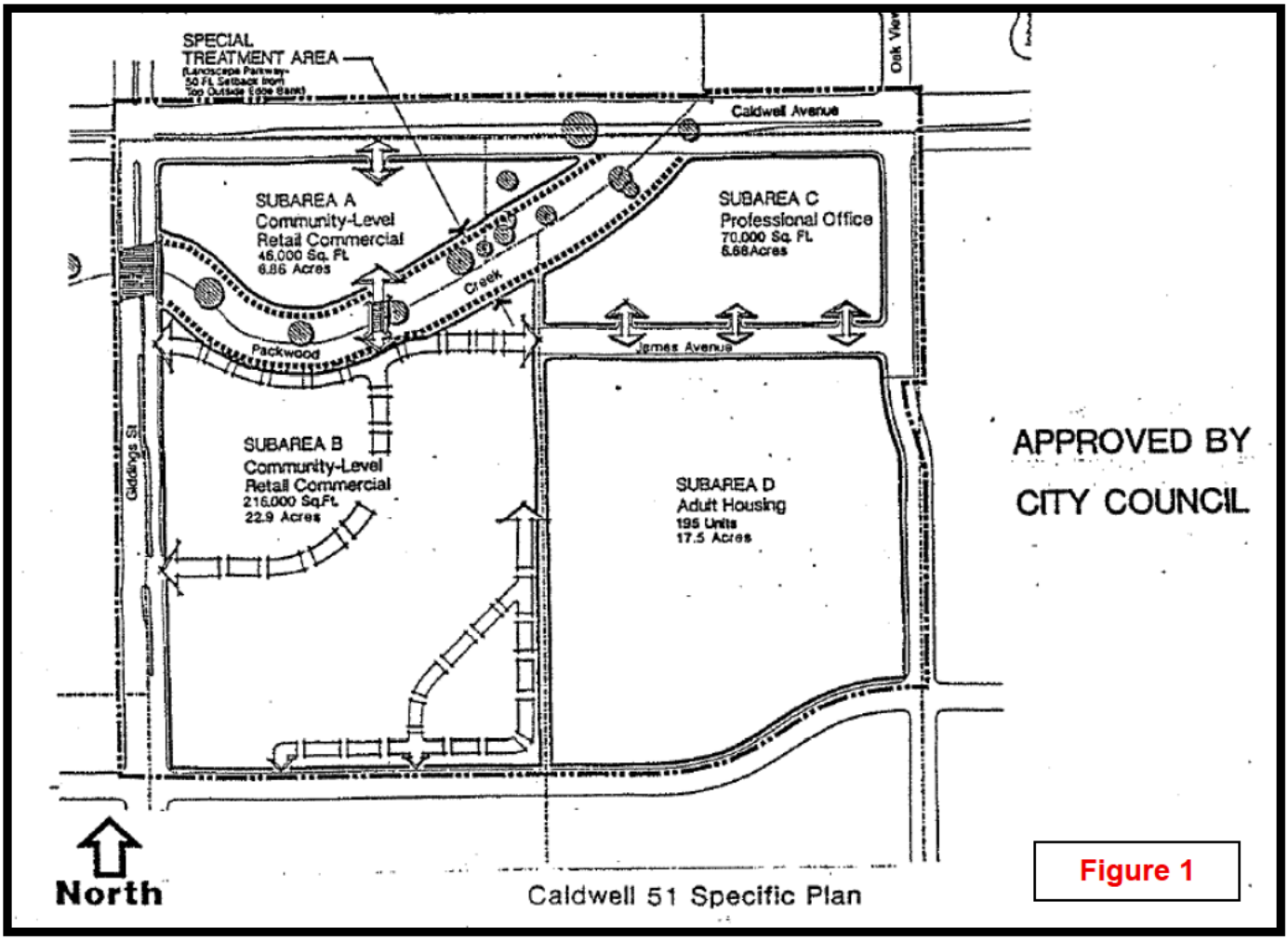
The Caldwell 51 Specific Plan was adopted in September 1990, covering 51 acres of land bounded by Caldwell Avenue, Stonebrook Street, Cameron Avenue and Oakview Street (1/3 mile east of Stonebrook Street). The purpose of the specific plan was to *"establish a policy framework, guidelines, and standards for the long-term evolution and development of land uses and supportive infrastructure and services for the plan area"* (Exhibit "G").

The plan area is divided into four subareas, with this proposed use being proposed in Subarea A, which is the section of the plan that is located north of Packwood Creek (see inset Figure 1 from Caldwell 51 Specific Plan) and encompasses seven parcels (Exhibit "F"). Subarea A and B were planned for retail commercial uses with these areas zoned Regional Commercial (C-R). Subarea C was originally planned for Professional Office space, but later amended to residential use.

Allowed Gross Leasable Commercial Building Area

Design analysis of the specific plan indicated that 46,000 square feet of gross leasable commercial building area, accompanied by required parking, landscaping, on-site circulation,

and other site improvements can be developed on this segment (Subarea A) of the plan area (Exhibit "G").



Within Subarea A, there are seven parcels and only six of the parcels are currently utilized for commercial use (Exhibit "F"). The seventh parcel, located furthest to the east, currently has an existing single-family residence whose square footage does not count towards the total gross leasable commercial building area as permitted in the Specific Plan (Exhibit "G"). The total square footage of the existing commercial buildings located within Subarea A is 25,165 square feet. With the addition of the new proposed building of 4,130 square feet the total commercial building use will be 29,295 square feet (Exhibit "E"). This will allow future commercial development within Subarea A, providing a remainder of 16,705 square feet of leasable commercial space allowed within Subarea A.

Site Improvements

Per the Caldwell 51 Specific Plan, site improvements to Caldwell would be required in conjunction with development of the subarea and would be completed concurrently with the construction of related on-site improvements. Frontage improvements on Caldwell Avenue and Stonebrook Street shall be required. The sidewalk along Caldwell Avenue shall meander in the public right-of-way, rather than abut the back of curb. The distance between the sidewalk and curb shall be landscaped in turf and/or groundcover. This shall match the existing sidewalk that is located along the parcels to the east of the project site along Caldwell Avenue.

Additionally, the applicant will provide frontage improvements along Stonebrook Street which will include sidewalk and landscaping. The sidewalk along Stonebrook will also meander, providing aesthetic cohesion of the site.

Landscape Setbacks

Per the Caldwell 51 Specific Plan, the landscape setback from edge of the right-of-way along Caldwell Avenue was to be forty (40) feet; however, per Specific Plan Amendment No. 2002-02, this setback was amended to comply with the former Design District "A" setback of thirty-five feet. In 2001, Design District A ran along Mooney Boulevard from Noble Avenue to Cameron Avenue and along Caldwell Avenue from Sallee Street to Packwood Creek. The proposed project will comply with the setback and will provide a thirty-five-foot setback along Caldwell Avenue as demonstrated on the site plan (Exhibit "B").

The Caldwell 51 Specific Plan also required a landscape setback from the edge of right-of-way along Stonebrook Street to be thirty-five (35) feet. This setback was also amended in 2001 to comply with the Design District A standards as well which required a twenty-five (25) foot setback for street side corner lots. Per the site plan (Exhibit "B") and due to the size of the parcel, and the required right-of-way improvements such as landscaping and a meandering sidewalk, the applicant is seeking a twenty-foot setback. This 20% deviation from the required standard of the Caldwell 51 Specific Plan qualifies for an Administrative Adjustment, should the Planning Commission find that such an application can be approved.

Staff has reviewed the four Administrative Adjustment findings and has determined that all required findings can be made for the proposed project. These findings and staff's analysis are below.

Administrative Adjustment Findings	**Analysis**
The city planner shall record the decision in writing and shall recite therein the basis for same. The city planner may approve and/or modify an application in whole or in part, with or without conditions, only if all the following criteria are met:	
A. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, creating a practical difficulty or unnecessary hardship;	The existing parcel is located on the corner and per the Caldwell 51 Specific Plan requires a meandering sidewalk which requires a greater sidewalk easement along Stonebrook Avenue. Approval of the administrative adjustment would still allow the stylized sidewalk providing consistency with the Specific Plan. Additionally, the site is zoned C-R (Regional Commercial) and per the current development standards for this zone a ten (10) foot street side corner lot setback is required. Therefore, the deviation still complies with current City setback standards for the zone.
B. That granting of the administrative adjustment is necessary to provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought;	The site is zoned C-R (Regional Commercial) and per the current development standards for this zone a ten (10) foot street side corner lot setback is required. Therefore, the deviation still complies with current City setback standards for the zone. Granting the administrative adjustment would provide

Administrative Adjustment Findings	Analysis
	consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought.
C. That granting the administrative adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located;	The landscape setback as proposed by the applicant still complies with the current development standards for the zone. Therefore, granting the administrative adjustment would not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located.
D. That granting the administrative adjustment will not be inconsistent with the goals and policies of the general plan.	The site is zoned C-R (Regional Commercial) and per the current development standards for this zone a ten (10) foot street side corner lot setback is required. Therefore, the deviation still complies with current City setback standards for the zone. Granting administrative adjustment would allow the property to be developed in a way that is consistent with the goals and objectives of the general plan.

Elevations

The Caldwell 51 Specific Plan also required certain design elements for buildings. Per the specific plan, commercial structures developed in Subarea A shall be limited to a single story or floor. Additionally, the architectural style of all structures, street furnishings, fixtures, and site improvements shall be consistent for Subarea A of the overall plan area. Per the submitted elevations for the site (Exhibit “C”), the proposed building will complement the existing design and colors of the existing buildings, consisting of white stucco façade with a blue metal roof.

Access & Circulation

The site will be accessed via West Caldwell Avenue, a Minor Arterial roadway that has been improved to its ultimate right-of-way width. The point of access at Caldwell Avenue is fully improved with an existing drive approach located on the parcel that will remain. The development of the parcel will require the park strip and the site be landscaped. The site is configured with a shared interior existing private road that provides secondary access as well as providing vehicular movement across the site. Additionally, proposed development will continue points of pedestrian access between parcels. Please note that the City of Visalia currently has a Capital Improvement Project (CIP) that is installing a culvert crossing in Packwood Creek. Once the culvert project is completed, the culvert will facilitate the future connection of Stonebrook Street which will provide a full north/south connection from Caldwell Avenue to Visalia Parkway.

Lighting

Site lighting will be designed so that the lighting elements will not be directly visible by the residential areas located north of the project site (across Caldwell Avenue). Light intensity at the project site will be similar to the existing commercial uses. The applicant has provided a photometric plan (Exhibit "H"); however, staff recommends that building and parking lot lighting should be recessed into the light fixture so that no direct light floods onto the residential area. This is reflected as Condition of Approval No. 4.

Noise

The applicant submitted an acoustical analysis of the project (Exhibit "I"). Per the analysis, "*noise levels associated with the proposed drive-thru restaurant would not be expected to exceed any City of Visalia noise level standards due to the project site's proximity to a major roadway (Caldwell Avenue), and existing commercial uses (car wash, drive-thrus) the existing ambient noise levels in the vicinity are considered to be relatively high*". Therefore, the project-related noise levels would not be expected to exceed existing ambient noise levels at any sensitive receptors (residential) locations near the project site. The project will still need to comply with the City's Noise Ordinance, and this is included as Condition of Approval No. 5.

Parking

Zoning Ordinance Section 17.34.020.F.10 prescribes parking as one space per 150 square feet of floor area for restaurant uses. Based on this parking requirement, the Javi's Taco Shack restaurant, and potentially the second vacant tenant space, would require 28 parking stalls. Per the site plan (Exhibit "B") thirty-two (32) parking spaces are provided, therefore meeting the required number of spaces onsite.

In addition to this, the project site is located approximately 0.49 miles from a major transit route (i.e., Route 1). Therefore, in accordance with Assembly Bill 2097, which prohibits public agencies from imposing minimum parking requirements on sites that are located within a half-mile radius of a major transit stop, the project site therefore meets the parking provisions per AB 2097.

Environmental Review

The project is Categorically Exempt under Section 15332 (Infill development) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-58.

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Caldwell 51 Specific Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the recommended conditions of project approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-58.

RECOMMENDED CONDITIONS

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2025-112, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the site plan, floor plan, and operational statement, in Exhibits “A”, “B”, “C”, “D”, and “E”. Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
3. That the project comply with all standards contained in the Caldwell 51 Specific Plan, incorporating all subsequently approved amendments, except for the street side yard setback as addressed herein and considered through the approval of an Administrative Adjustment.
4. That no significant direct or indirect light or glare may fall upon adjacent residential uses.
5. That the use would be subject to the City of Visalia Noise Ordinance and that the noise from the drive-thru teller speaker box shall meet all community noise standards as identified in the City’s Noise Ordinance Chapter 8.36
6. That all other federal, state and city laws, codes and ordinances be complied with.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, 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.gov or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2025-71
- Exhibit "A" – Operational Statement
- Exhibit "B" – Site Plan
- Exhibit “C” – Elevations and Floor Plan
- Exhibit “D” – Landscape Plan
- Exhibit “E” – Commercial Square Footage in Subarea A
- Exhibit “F” – Parcels located within Subarea A
- Exhibit “G” – Caldwell 51 Specific Plan & Amendment
- Exhibit “H” – Lighting Study
- Exhibit “I” – Acoustic Analysis
- Exhibit “J” – Traffic Memo
- Site Plan Review Comments No. 2025-112
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Environmental Document # 2025-58

NOTICE OF EXEMPTION

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

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

Conditional Use Permit No. 2025-32
PROJECT TITLE

Southeast corner of W Caldwell Ave and S Stonebrook St. (APN: 122-392-002)
PROJECT LOCATION

Visalia
PROJECT LOCATION - CITY

Tulare
COUNTY

A request to construct a drive-thru restaurant and a second restaurant tenant space within the Caldwell Area 51 Specific Plan.
DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, colleen.moreno@visalia.gov
NAME OF PUBLIC AGENCY APPROVING PROJECT

BJ Perch, Perch Construction Inc., 7034 Pershing Ave., Suite A Visalia CA 93291
NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Same as above
NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

☐ Ministerial - Section 15073
☐ Emergency Project - Section 15071
☒ Categorical Exemption - Section 15332
☐ Statutory Exemptions- State code number:

Infill development project on site of no more than five acres
REASON FOR PROJECT EXEMPTION

Colleen Moreno, Assistant Planner
CONTACT PERSON

(559) 713-4031
AREA CODE/PHONE

January 20, 2026
DATE

Brandon Smith
ENVIRONMENTAL COORDINATOR

RELATED PLANS & POLICIES

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers

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

17.38.020 Application procedures

A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
3. Address and legal description of the property;
4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
5. The purposes of the conditional use permit and the general description of the use proposed;
6. Additional information as required by the historic preservation advisory committee.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.

B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

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

C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;

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

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

Drive-thru lanes performance standards
(VMC 17.32.162)

A. Purpose and Intent. It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with a specified use. This section does not apply to carwashes and lube and oil changing stations.

B. Performance standards:

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.

2. Stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.

3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. The drive-thru shall not take ingress or egress from a local residential road.

4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily.

5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.

6. Menu boards and signage. Shall be oriented or screened to avoid direct visibility from adjacent public streets. (Ord. 2017-01 (part), 2017: Ord. 2014-07 § 3, 2014)

RESOLUTION NO. 2025-71

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-32, A REQUEST TO CONSTRUCT A 4,130 SQUARE FOOT BUILDING WITH A DRIVE-THRU WITHIN 250-FEET OF RESIDENTIAL WITHIN SUBAREA "A" OF THE CALDWELL 51 SPECIFIC PLAN. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF WEST CALDWELL AVENUE AND SOUTH STONEBROOK STREET IN THE C-R (REGIONAL COMMERCIAL) ZONE (APN: 122-390-002).

WHEREAS, Conditional Use Permit No. 2025-32 is a request to construct a 4,130 square foot building with a drive-thru within 250-feet of residential within subarea "A" of the Caldwell 51 Specific Plan. The site is located at the southeast corner of West Caldwell Avenue and South Stonebrook Street in the C-R (Regional Commercial) zone (APN: 122-390-002); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on February 9, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332.

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

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Caldwell 51 Specific Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110.

3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the recommended conditions of project approval of this conditional use permit.

4. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-58.

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

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2025-112, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the site plan, floor plan, and operational statement, in Exhibits “A”, “B”, “C”, “D”, and “E”. Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
3. That the project comply with all standards contained in the Caldwell 51 Specific Plan, incorporating all subsequently approved amendments, except for the street side yard setback as addressed herein and considered through the approval of an Administrative Adjustment.
4. That no significant direct or indirect light or glare may fall upon adjacent residential uses.
5. That the use would be subject to the City of Visalia Noise Ordinance and that the noise from the drive-thru teller speaker box shall meet all community noise standards as identified in the City’s Noise Ordinance Chapter 8.36
6. That all other federal, state and city laws, codes and ordinances be complied with.

Javi's TACO SHACK

September 10, 2025

City of Visalia – Planning Division
315 E. Acequia, Ave
Visalia, CA 93291

Re: Javi's Taco Shack – SEC Stonebroook and Caldwell
Operational Statement

Greetings please see the operational statement below for the future Javi's Taco for the City of Visalia's review process:

Proposed hours of operation
Sunday - Thursday 6:00am to 12:00am
Friday - Saturday 6:00am to 2:00am

Number of days open
7 days per week

Number of employees per day existing
12 employees

Number of employees per day proposed
16 employees

Truck delivery scheduled and operations
Every Monday and Wednesday between 6:00am and 10:00am

Predicted peak operation hours
11:00am - 1:00pm and 4:00pm - 7:00pm

Unique or specific traffic patterns
Drive thru enter thru Caldwell and exit thru Stonebrook
Inside traffic enter thru front door walk up to cashier order and sit at an available table exit signs will be displayed for exit

Special events planned
All holidays and any special booked events

Sincerely,
Javier Maldonado

[redacted]

President / CEO

Friday, September 26, 2025 1:21:06 PM - IMG_4789.jpg

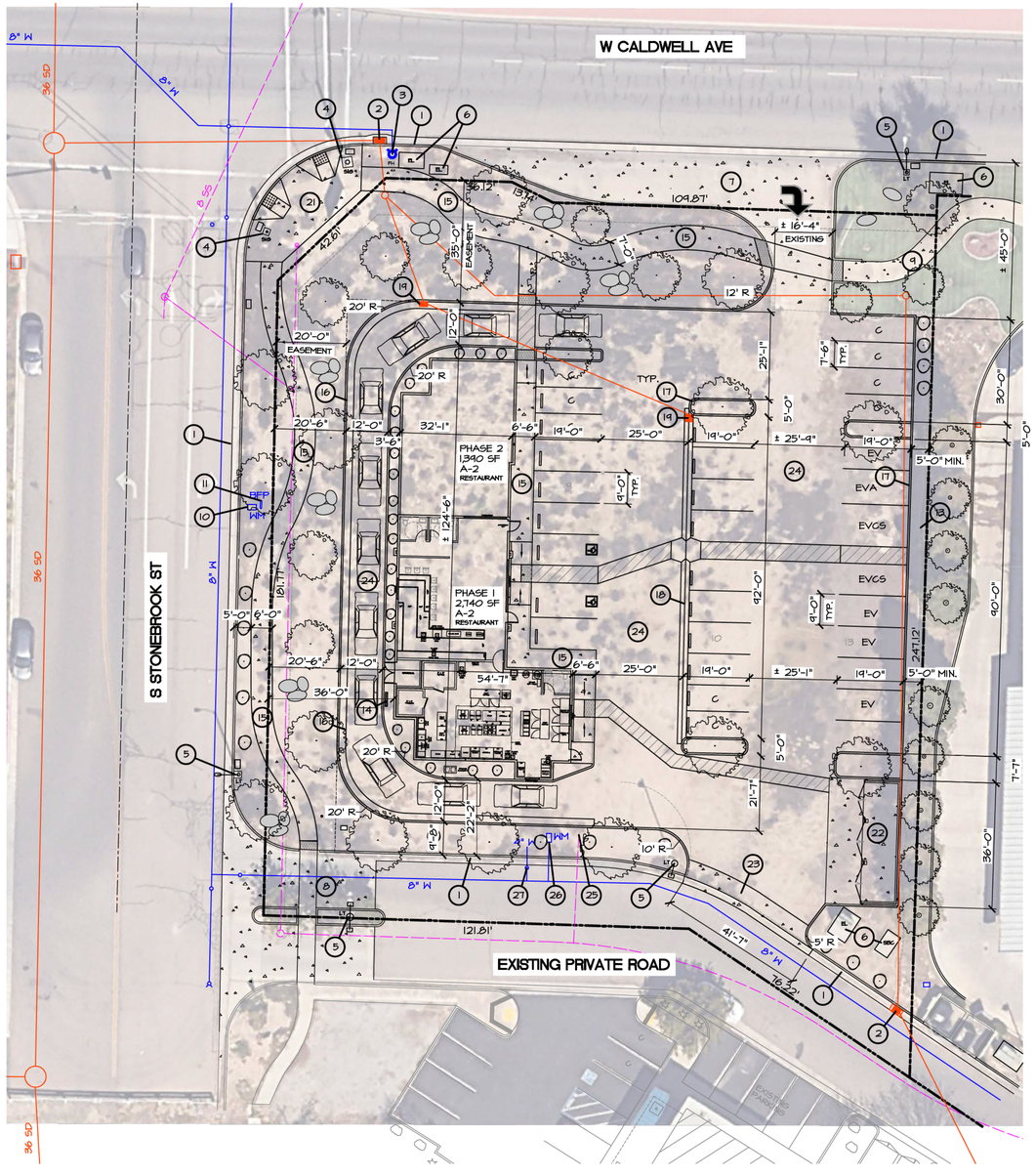
FIRE DEPARTMENT NOTES

1. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF APPLICABLE CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA FIRE CODE (CFC), AND ALL OTHER FEDERAL, STATE, COUNTY, AND CITY ORDINANCES.
2. COMBUSTIBLE OR FLAMMABLE WASTE MATERIAL OR RUBBISH OF ANY KIND SHALL NOT BE PERMITTED ON ANY YARD, VACANT LOT, OR OPEN SPACE. COMBUSTIBLE DEBRIS, RUBBISH, OR WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL. (CFC 3304)
3. FIRE EXTINGUISHERS - PER CFC 906: PROVIDE PORTABLE FIRE EXTINGUISHERS, CLASS 2A:10B:C MINIMUM. ONE FOR EACH 3000 SQUARE FEET OR PORTION THEREOF OF FLOOR SPACE AND MAXIMUM TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING TO AN EXTINGUISHER NOT TO EXCEED 75 FEET. WHEN POSSIBLE, THE FIRE EXTINGUISHERS SHOULD BE MOUNTED NEAR EXITS OR IN NORMAL EXIT PATHWAYS. IF NECESSARY, A SIGN SHALL BE POSTED TO CLEARLY INDICATE THE LOCATION OF THE EXTINGUISHER.
4. PLANS ARE NOT APPROVED FOR HIGH PILED COMBUSTIBLE STORAGE. STORAGE OF COMBUSTIBLE MATERIALS IN CLOSELY PACKED PILES OR COMBUSTIBLE MATERIALS ON PALLETS, IN RACKS, OR ON SHELVES WHERE THE TOP OF STORAGE IS GREATER THAN 12 FEET IN HEIGHT SHALL NOT BE ALLOWED.
5. ADDRESS - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL BE AT LEAST 6" HIGH AND SHALL BE OF A COLOR TO CONTRAST WITH THEIR BACKGROUND. (CFC 505)
6. ALL REQUIRED EXITS SHALL BE CLEAR OF OBSTRUCTIONS FOR THE DURATION OF THE CONSTRUCTION PROJECT.
7. DOOR HARDWARE- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL HARDWARE SHALL COMPLY WITH CHAPTER 10 OF THE CALIFORNIA BUILDING CODE (CBC).
8. MEANS OF EGRESS ILLUMINATION-. AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL.
9. EXIT SIGNS - THE PATH OF TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF CBC CHAPTER 10. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
10. AMOUNTS OF FLAMMABLE AND COMBUSTIBLE MATERIAL STORED IN THE BUILDING SHALL NOT EXCEED THE EXEMPT AMOUNTS QUANTIFIED IN CBC 307 AND CFC 5104.
11. WHEN FIRE FACILITIES SUCH AS, BUT NOT LIMITED TO, FIRE HYDRANTS AND ACCESS ROADS ARE TO BE INSTALLED BY THE DEVELOPER, THEY SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. (CFC 901)
12. PROVIDE NEW AUTOMATIC FIRE SPRINKLER SYSTEM AT ALL NEW AND/OR REMODELED STRUCTURES AND ADDITIONS. GENERAL CONTRACTOR SHALL INCLUDE IN BID THE PRICE FOR APPROVED PLANS, ENGINEERING, MATERIALS AND INSTALLATION OF NEW FIRE SPRINKLER SYSTEM INCLUDING ANY NEW RISERS AND TIE-IN TO EXISTING FIRE SPRINKLER AND ALARM SYSTEM WHICH MAY BE REQUIRED.
13. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE JURISDICTION FIRE DEPARTMENT FOR ALL REQUIRED NEW INSTALLATIONS AND/OR MODIFICATIONS AND ADDITIONS TO EXISTING FIRE SPRINKLER SYSTEM. DESIGNATE ON SPRINKLER SUBMITTAL THE COMMODITY CLASS AND STORAGE HEIGHT.
14. ALL WORK SHALL COMPLY WITH NFPA STANDARDS, CBC AND CFC.
15. SUBMIT PLANS TO AND OBTAIN PERMITS FROM THE JURISDICTION FIRE DEPARTMENT FOR ALL FIRE ALARM INSTALLATIONS AND/OR MODIFICATIONS.
16. A SET OF PLANS SHOWING THE WORK TO BE DONE SHALL ALSO BE FORWARDED TO THE JURISDICTION BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
17. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER A FIELD INSPECTION.
18. A KNOX BOX LOCK SYSTEM IS REQUIRED FOR THE BUILDING. APPLICATION IS AVAILABLE AT THE BUILDING DEPARTMENT. RETURN THE COMPLETED APPLICATION, ALONG WITH YOUR CHECK MADE PAYABLE TO "THE KNOX COMPANY" TO THE BUILDING DEPARTMENT FOR SIGN OFF AND MAILING PRIOR TO FINAL INSPECTION FOR OCCUPANCY. (CFC 902)
19. ANY FENCE GATE ACROSS THE ENTRY TO THE PROPERTY SHALL REQUIRE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.

KEYNOTES

SEE CIVIL PLANS FOR ADDITIONAL INFO.

1. (E) CURB AND GUTTER TO REMAIN.
2. (E) DRAIN INLET TO REMAIN.
3. (E) FIRE HYDRANT TO REMAIN.
4. (E) TRAFFIC SIGNAL LIGHT TO REMAIN.
5. (E) STREET LIGHT TO REMAIN.
6. (E) ELECTRICAL EQUIPMENT TO REMAIN.
7. (E) R.O.W. TURN LANE AND DRIVE APPROACH TO REMAIN.
8. (E) DRIVE APPROACH AND CROSSWALK TO REMAIN.
9. (E) SIDEWALK TO REMAIN.
10. (E) 2" LANDSCAPE WATER SERVICE AND METER TO REMAIN.
11. (E) LANDSCAPE BACKFLOW PREVENTER TO REMAIN.
12. NOTE USED.
13. (E) LANDSCAPE CURB TO BE REMOVED.
14. (N) DRIVE THRU MENU/ORDER BOARD.
15. (N) CONCRETE SIDEWALK PER CITY STANDARDS.
16. (N) CURB AND GUTTER PER CITY STANDARDS.
17. (N) LANDSCAPE CURB PER CITY STANDARDS.
18. (N) VEE GUTTER PER CITY STANDARDS.
19. (N) DRAINAGE INLET CATCH BASIN.
20. NOT USED.
21. (N) CONCRETE CURB RETURN RAMP AND SIDEWALK PER CITY STANDARDS.
22. (N) TRASH ENCLOSURE AND APRON PER CITY STANDARDS.
23. REMOVE (E) CONCRETE CURB AND GUTTER AND INSTALL NEW CONCRETE DRIVE APPROACH.
24. (N) AC PAVING.
25. (E) 4" SANITARY SEWER STUB TO REMAIN.
26. (E) 2" WATER SERVICE AND METER TO REMAIN.
27. (E) 4" FIRE SERVICE STUB TO REMAIN.



PROPOSED SITE KEY PLAN

1" = 20'

SITE NOTES

1. EXISTING UNDERGROUND UTILITIES, PIPING, CONDUITS, IMPROVEMENTS OR OTHER UNDERGROUND ENCUMBERANCES ARE NOTE SHOWN ON THESE PLANS. NO ATTEMPT HAS BEEN MADE BY COLLINS ENGINEERING TO FIELD LOCATE OR VERIFY SUCH FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES, PIPING, CONDUITS, TANKS, IMPROVEMENTS AND SIMILAR ABOVE GROUND AND UNDERGROUND ENCUMBERANCES AND TAKE ALL NECESSARY PRECAUTIONS AND PREVENTATIVE MEASURES TO INSURE THAT SUCH EXISTING UTILITIES ARE NOT DAMAGED OR DISRUPTED DURING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY UTILITIES, PIPING, ETC. THAT IS UNCOVERED PRIOR TO OR DURING CONSTRUCTION WHICH MAY INTERFERE WITH OR BE AFFECTED BY THE PROPOSED CONSTRUCTION SO CONDITIONS AND ALTERNATIVES CAN BE REVIEWED PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. ALL PROPERTY LINE DIMENSIONS, LOCATIONS, DETAILS, EASEMENTS, ETC. ARE BASED ON AVAILABLE COUNTY MAP INFORMATION AND SHALL BE VERIFIED AND SURVEYED BY A CALIF. LICENSED LAND SURVEYOR.
3. FIELD VERIFY EXISTING CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED.

GOVERNING AGENCY AND CODES

CITY OF VISALIA

CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24)

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
NFPA 13, 2022 EDITION
NFPA 24, 2022 EDITION
ADA ACCESSIBLE GUIDELINES (ADAAG)

PROJECT INFO.

SITE PLAN REVIEW NO.: 25112

OWNER: STONEBROOK PLAZA, INC.
3334 N. MOONEY BLVD.
TULARE, CA 93274
OFFICE: 559-625-4240
DIRECT: 559-804-0359

LOCATION: SEC W CALDWELL AND S STONEBROOK
VISALIA, CA 93277

APN: 122-340-002

SITE AREA: ± 0.93 ACRES

FLOOD ZONE: X02

ZONING: CR

USE: RESTAURANT WITH DRIVE-THRU

OCCUPANCY: A-2

NUMBER OF STORIES: 1

TYPE OF CONSTRUCTION: V-B-51 (SPRINKLERED)

OCCUPANT LOAD: 190

FLOOR AREA: PH1 2,740 SF + PH2 1,390 SF = 4,130 SF

ALLOWABLE FLOOR AREA:
24,000 SF (FOR OCC. A-2 , TYPE V-B-51)
F = 343'
P = 343'
W = 30
IF = (343/343 - 0.25) x 30/30 = 0.75
Aa = 24,000 + 0.75(24,000) = 42,000 SF

PARKING PROVIDED:

REGULAR	13 SPACES
COMPACT	9 SPACES
ELECTRIC VEHICLE CAPABLE SPACES (EV)	5 SPACES
ELECTRIC VEHICLE CAPABLE AMBULATORY (EVA)	1 SPACES
ELECTRIC VEHICLE CHARGING STATIONS (EVCS)	2 SPACES
ACCESSIBLE	2 SPACES
	32 SPACES

2,740 SF + 1,390 SF / 32 SPACES = 1 SPACE PER 129 SF

Call Two Working Days Before You Dig!
CALL BEFORE YOU DIG USA
UNDERGROUND SERVICE ALERT
1-800-227-2600
811

10-1-25
REGISTERED PROFESSIONAL ENGINEER
BRETON R COLLINS
No. S 4068
Exp. 09/30/27
STRUCTURAL
STATE OF CALIFORNIA

PRELIMINARY. NOT FOR CONSTRUCTION.

Collins Engineering
Structural & Civil Engineering
P.O. Box 6065 - Visalia, CA 93290
(559) 734-4060
License S-4068

NEW DRIVE-THRU RESTAURANT FOR:
STONEBROOK PLAZA, INC
W CALDWELL AVE AND S STONEBROOK ST
VISALIA, CA 93277
CONTRACTOR: BJ PERCH CONSTRUCTION, INC.

MARK	DATE	DESCRIPTION

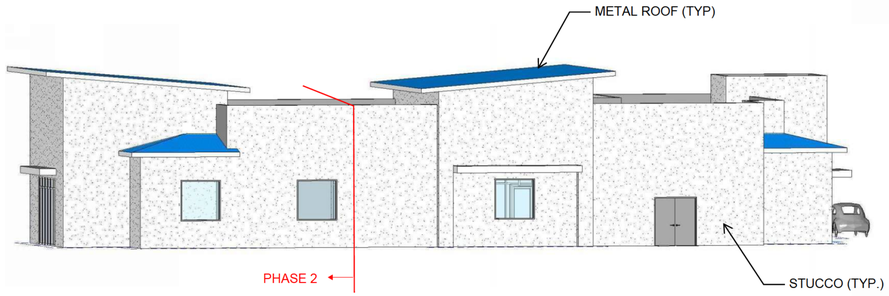
DATE: 10/1/25
DRAWN BY: BC
PROJECT NO: 25-1537

SHEET TITLE: SITE KEY PLAN AND PROJECT INFO

SHEET CUP1.0
SHEET ___ OF ___

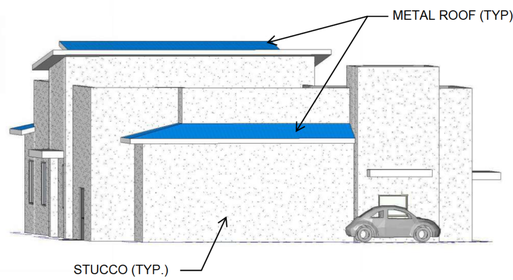
STOREFRONT (TYP.)

NORTH

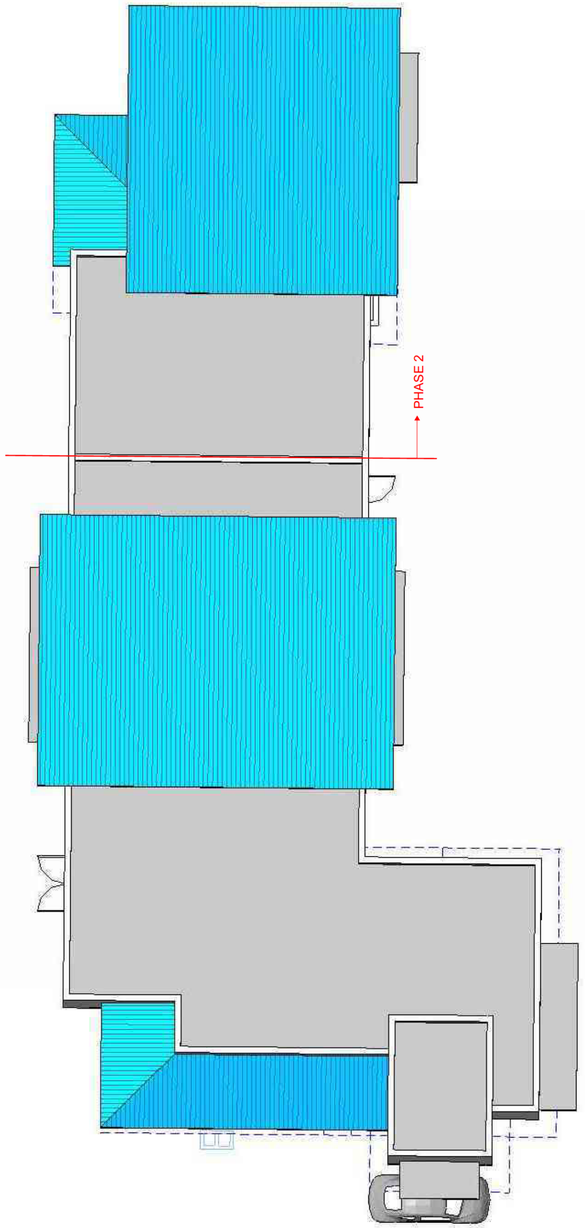


WEST

EAST

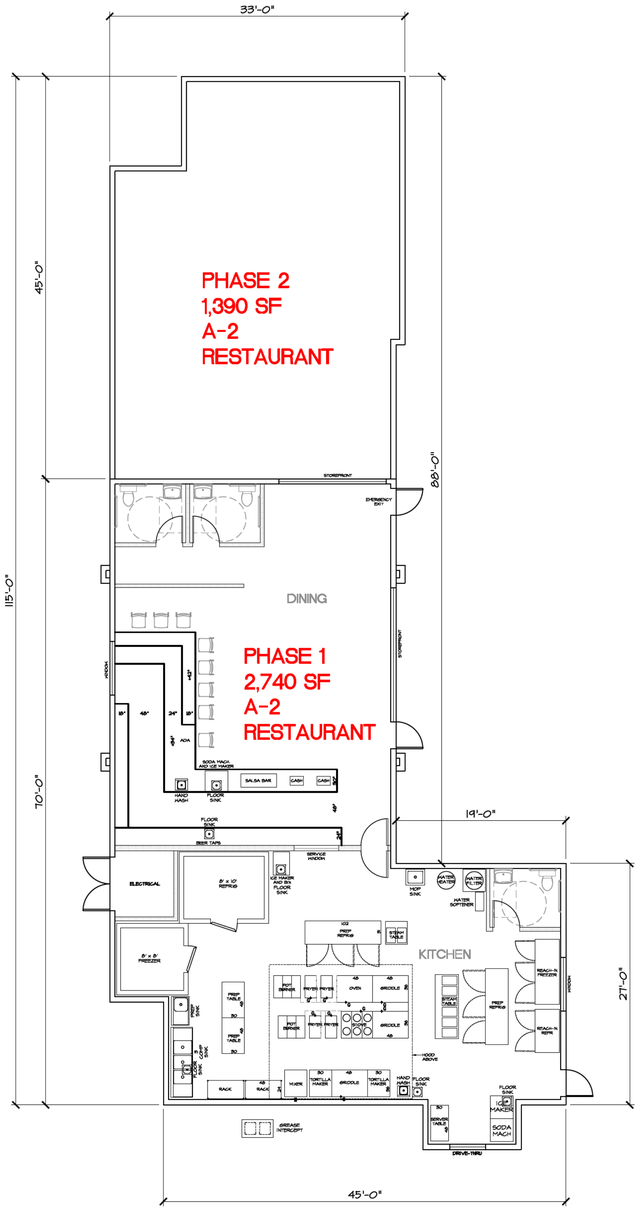


SOUTH



ROOF

NORTH



FLOOR PLAN

1/8" = 1'-0"

NORTH

10-1-25

REGISTERED PROFESSIONAL ENGINEER
BRETON R. COLLINS
No. S 4068
Exp. 09/30/27
STRUCTURAL
STATE OF CALIFORNIA

PRELIMINARY. NOT FOR CONSTRUCTION.

Collins Engineering
Structural & Civil Engineering
P.O. Box 6065 - Visalia, CA 93290
(559) 734-4060
License S-4068

NEW DRIVE-THRU RESTAURANT FOR:
STONEBROOK PLAZA, INC
W CALDWELL AVE AND S STONEBROOK ST
VISALIA, CA 93277
CONTRACTOR: BJ PERCH CONSTRUCTION, INC.

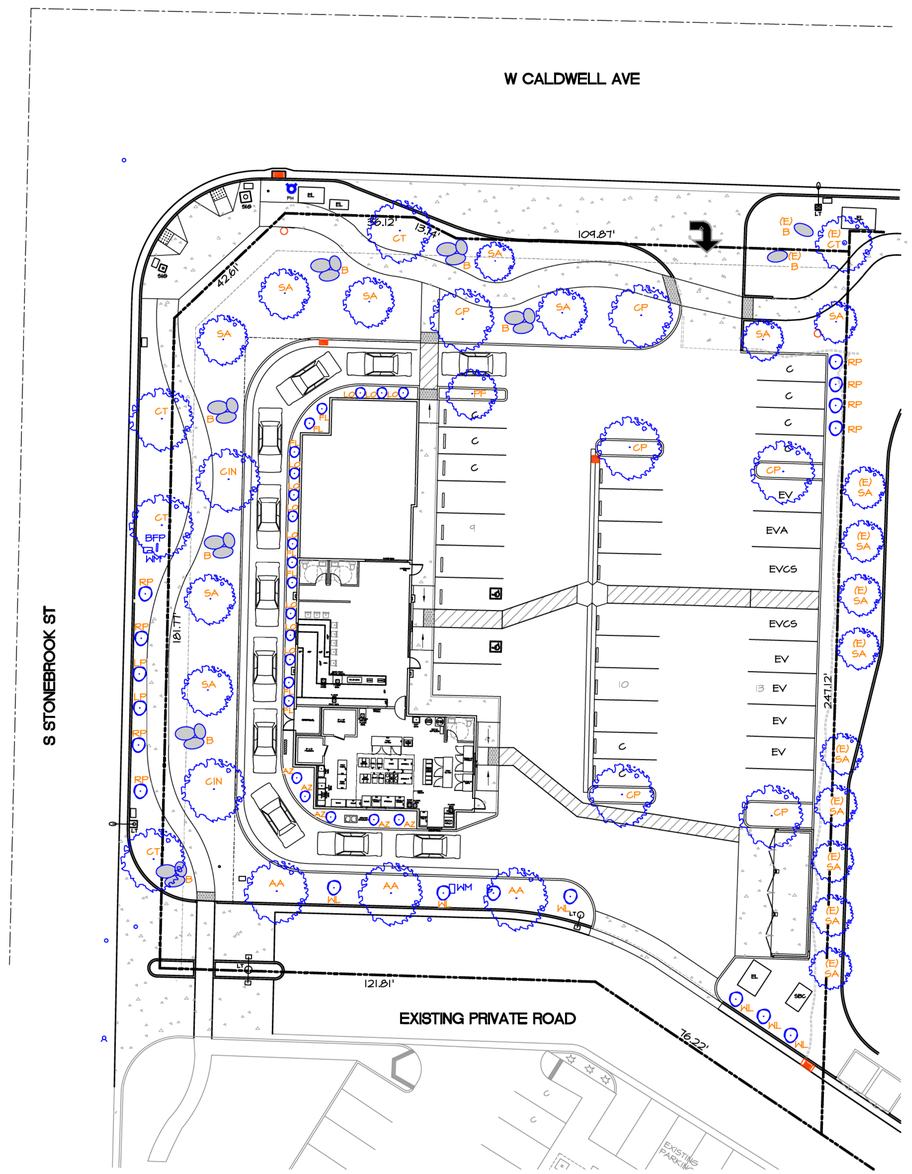
MARK	DATE	DESCRIPTION

DATE: 10/1/25
DRAWN BY: BC
PROJECT NO: 25-1537

SHEET TITLE
PLANS AND ELEVATIONS

SHEET CUP2.0
SHEET __ OF __

PLANS AND ELEVATIONS 8K


W CALDWELL AVE
S STONEBROOK ST
EXISTING PRIVATE ROAD
36.12'
13.14'
109.87'
42.61'
181.77'
247.12'
121.81'
76.22'
EXISTING PARKING
EV
EVA
EVCS
EVCS
EV
EV
EV
EV
10
13
C
C
C

CALDWELL 51 SPECIFIC PLAN - SUBAREA A
APPROX. BUILDING AREA TOTAL = 29,295 SF

1" = 40'

NORTH

10-1-25

REGISTERED PROFESSIONAL ENGINEER
BRETON R. COLLINS
No. S 4068
Exp. 09/30/27
STRUCTURAL
STATE OF CALIFORNIA

PRELIMINARY. NOT FOR CONSTRUCTION.

Collins Engineering
Structural & Civil Engineering
P.O. Box 6065 - Visalia, CA 93290
(559) 734-4060
License S-4068

NEW DRIVE-THRU RESTAURANT FOR:
STONEBROOK PLAZA, INC
W CALDWELL AVE AND S STONEBROOK ST
VISALIA, CA 93277
CONTRACTOR: BJ PERCH CONSTRUCTION, INC.

MARK	DATE	DESCRIPTION

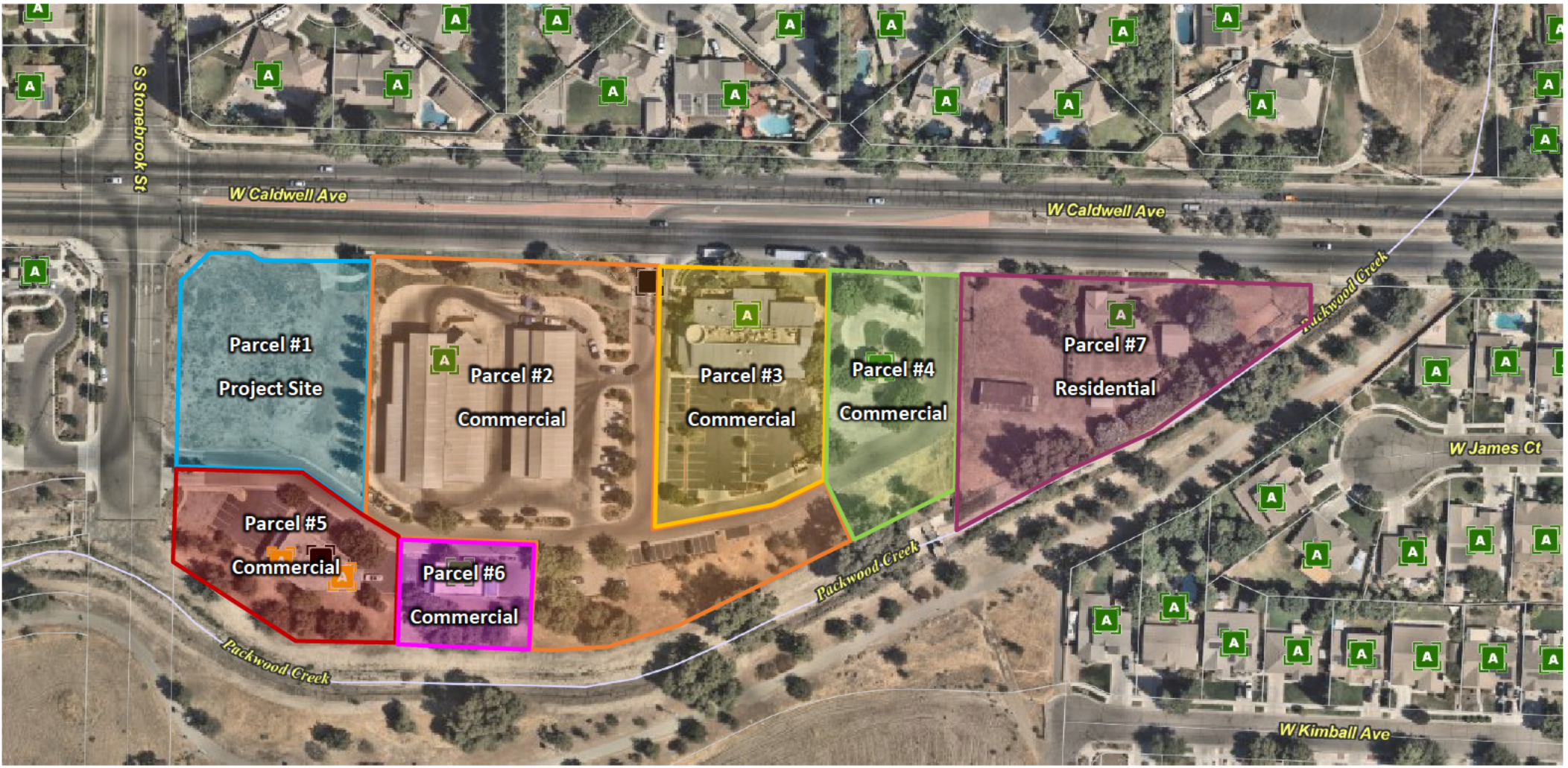
DATE: 10/1/25
DRAWN BY: BC
PROJECT NO: 25-1537

SHEET TITLE
CALDWELL 51
BUILDING AREA

SHEET
CUP4.0
SHEET __ OF __

Caldwell 51 Specific Plan

Parcels located in Subarea A



CALDWELL 51
SPECIFIC PLAN

Prepared for and adopted by:

the City of Visalia

September, 1990

by:

QUAD Consultants

This Document includes amendments made through August 6, 2001.

PREFACE

This report represents the policy document and plan diagram for the *Caldwell 51 Specific Plan*, a land use plan and guidelines for the development of a fifty-five acre site located in the south-central portion of the City of Visalia. One component of a series of community-wide plans and policies shaping the evolution of the City of Visalia, the *Caldwell 51 Specific Plan* is intended to be integrated with the City's General Plan and with underlying zoning and development regulations to preserve and enhance the quality and character of the community. The *Caldwell 51 Specific Plan* is further intended to reflect the values and priorities of the citizens of Visalia as they are applied to the general welfare of the City as a whole.

CONTENTS

PREFACE

TABLE OF CONTENTS

LIST OF FIGURES

CHAPTER ONE -- INTRODUCTION 1

- Purpose and Scope of Plan 1
- Legal Basis for Plan 3
- Historical Background 4
- Plan Formulation Process 5
- Content and Format of Plan Document 6

CHAPTER TWO -- EXISTING CONDITIONS IN PLAN AREA 7

- Definition of Plan Subareas 7
- Current Plan Area Land Uses 10
- Existing Traffic Circulation System -- Plan Area and Vicinity 10
- Existing Plan Area Infrastructure 16
- Identified Issues of Significance in Determining Plan Approaches 17

CHAPTER THREE -- DEVELOPMENT PLAN FOR THE CALDWELL 51 AREA 19

- Plan Goals 19
- Land Use and Circulation Plan 20
- Plan Policies 25
- Public Facilities and Services 29
- Project Design 37

CHAPTER FOUR -- PLAN IMPLEMENTATION AND PHASING 41

- Phasing of Development and Improvements 41
- Relationship of Plan to City General Plan and Zoning 43
- Procedures for Adoption and Amendment 44
- Procedures for Processing Development Applications 44

APPENDICES **A -- City Council Resolution Adopting Plan and Supporting Documents**

B -- City Analysis of Oak View Alignment in Relationship to Adjacent Properties

PLAN DIAGRAM

APPENDICES (continued)

C - Minor Amendment No. 95-01 - Revision of Driveway Approach Locations for Subarea A.
Precise Development Plan for Subarea A.

D- Specific Plan Amendment No. 98-04 - Reclassification of Oakview Street to a local status street

E- Specific Plan Amendment N. 99-10 - Amendment of Subarea D changing Senior Housing Designation to Low Density Residential

F- Specific Plan Amendment No. 2001-01 ▒ Amendment of Subarea A to allow full service car wash with service station. Specifically amended Policy A-2 and Policy SA-6.

LIST OF FIGURES

Figure No.	Title	Page No.
1	Plan Area Boundary	2
2	Location Map	8
3	Plan Area Subareas	9
4	Existing Land Uses	11
5	Existing County General Plan and Zoning Designations	12
6	Existing City General Plan and Zoning Designations	13
7	Proposed 2020 Plan Designations	14
8	Traffic Circulation System	15
9	Development Plan for Caldwell 51	22
10	Representative Street Section -- Caldwell Avenue	31
11	Representative Street Section -- Giddings Avenue	32
12	Representative Street Section -- Oak View Avenue	33
13	Illustrative Plan View -- Packwood Creek Parkway	35

CHAPTER ONE - INTRODUCTION

CHAPTER ONE

INTRODUCTION

This document and accompanying plan diagram present the *Caldwell 51 Specific Plan*, prepared for and adopted by the City of Visalia to guide the development and land uses and supportive services for a portion of the south-central area of the community. The plan has been formulated on behalf of the City by QUAD Consultants, a professional planning consulting firm with offices in Visalia. The plan reflects a composite of property owner land use proposals, as well as standards and policies derived from other City planning documents and programs.

Purpose and Scope of Plan

The purpose of the *Caldwell 51 Specific Plan* is to establish a policy framework, guidelines and standards for the long-term evolution and development of land uses and supportive infrastructure and services for the plan area. Consisting of a portion of south-central Visalia, the plan area encompassed by the *Caldwell 51 Specific Plan* is currently committed almost exclusively to agricultural use. Caldwell Avenue, a major east-west arterial traffic route through the community, comprises the northerly boundary of the plan area. Mooney Boulevard, along which lies the City of Visalia's predominant retail trade district, runs north and south approximately one half mile west of the plan area, and this proximity substantially influences the potential development and long-term use of the plan area in several key ways. The plan area lies outside the corporate limits of the City of Visalia at the present time, but within the planning area addressed by the City's General Plan. Under current City of Visalia and County of Tulare policies, development of the plan area to any urban uses would be preceded by its annexation to the City of Visalia. Accordingly, preparation and adoption of this specific plan has been undertaken to provide an acceptable set of standards and criteria to be administered by the City governing the long-term development of the plan area.

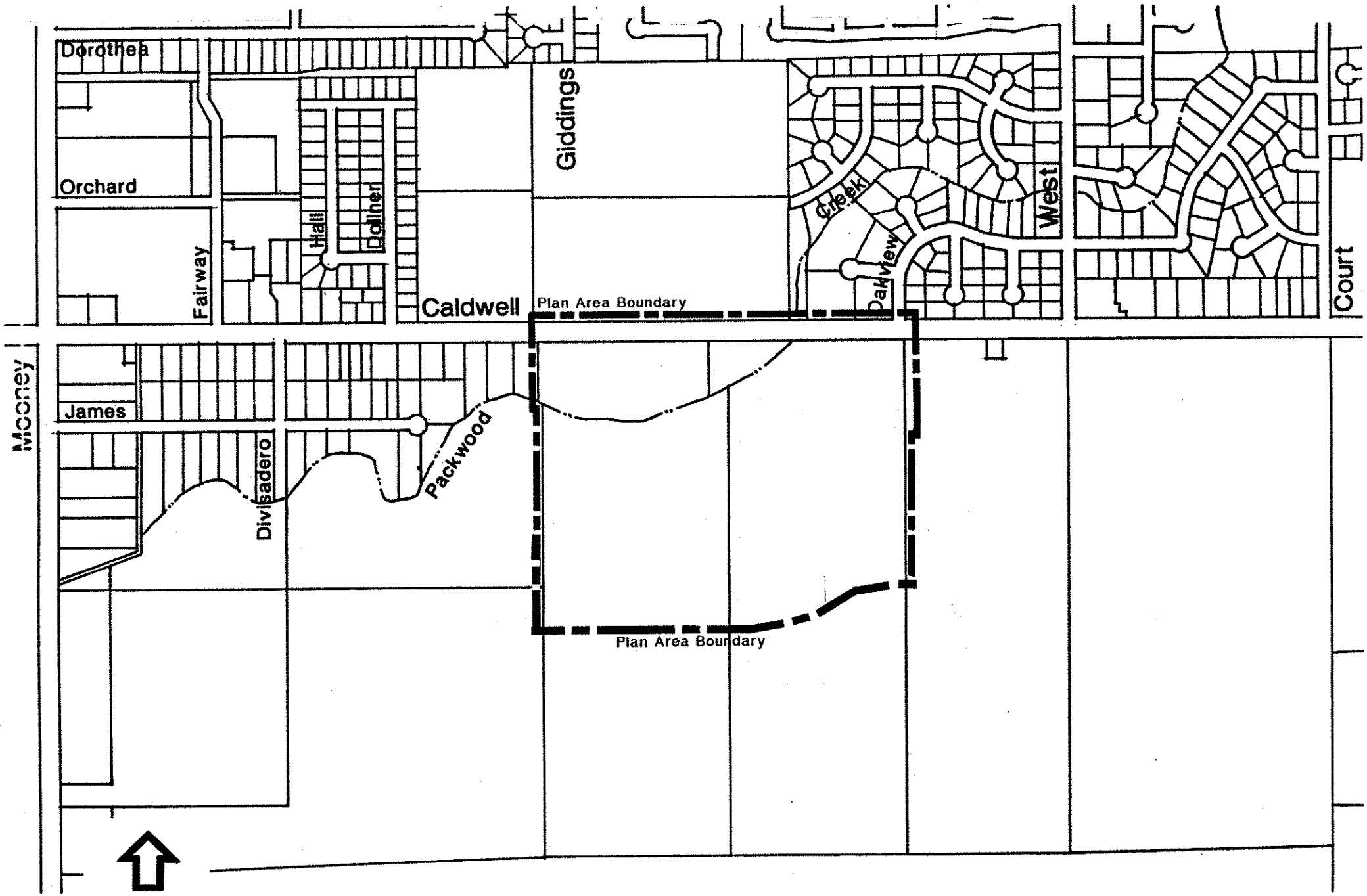
The geographic extent of the area encompassed by this plan is illustrated by Figure 1, on the following page. In total, the plan area includes about fifty-five acres. Selection of the plan area was based upon the following criteria:

- On November 4, 1985, the City Council of the City of Visalia adopted General Plan amendment 669, designating thirty acres of "Regional Retail Commercial" land use for the plan area; the actual distribution and configuration of this development was deferred to the preparation of this specific plan;

- The distribution of land ownership and parcelization of the plan area creates limits regarding the configuration of the prospective development of the site;

- The existence of Packwood Creek, roughly bisecting the northerly portion of the plan area, represents a design issue influencing, or even determining, characteristics of site development and orientation;

- The current and projected pattern of City streets providing access to and supporting the area is virtually set; the desirability of access at several



Caldwell 51 Specific Plan

QUAD Title

Plan Area Boundary

Figure 1

528

key points from this street network necessitates extension of the plan area as far east as the Oak View Avenue alignment;

- During discussions of the project in middle and late 1989, the City Council and Planning Commission expressed a desire that the specific plan include provisions for determining land uses and development standards for the property adjacent to prospective commercial development of the plan area;

- The City staff has preliminarily established that the plan area will represent the easterly extent of commercial land use along the south side of Caldwell Avenue, east of Mooney Boulevard; and;

- In adopting the plan in September, 1990, the City Council added a 1.43-acre residential parcel along Caldwell Avenue to the plan area.

The "planning period", the timeframe the plan is intended to address, is thirty years, to the year 2020. This timeframe is consistent with that being utilized by the City in its current comprehensive update of the *Land Use Element* of the General Plan. At the same time, it is acknowledged that the full development of the plan area is likely to occur within a much shorter timeframe. However, the City has expressed its intent that the *Caldwell 51 Specific Plan* establish standards and policies which will be applicable to the balance of the Caldwell corridor east of Mooney Boulevard, the development of which may extend over the longer timeframe.

Legal Basis for Plan

As provided for is Sections 65450 through 65457 of the *California Government Code*, and described in the *State General Plan Guidelines* promulgated by the State Office of Planning and Research (OPR), a specific plan is a tool for the "systematic implementation" of the general plan of a local jurisdiction. Following the prescribed requirements of the referenced sections of the *Government Code*, a specific plan is to be composed of text and diagrams which:

- Depict the distribution location and extent of land uses within the area covered by the plan;

- Describe the proposed distribution, location, extent, and intensity of major components of public and private infrastructure (e.g. sewage, water, drainage, solid waste disposal, energy, transportation, and related systems and facilities);

- Establish standards and criteria for the progress of development of the plan area and for the conservation, development, and utilization of natural resources, where applicable; and

- Spell out an implementation program to carry out the goals and policies of the plan, including regulations, programs, public works projects, and potential financing strategies and measures.

A specific plan may also include any other subjects which are, in the determination of the local agency, necessary to facilitate implementation and administration of the general plan as it affects the specific plan area.

Specific plans must be consistent with the applicable general plan elements of the adopting jurisdiction. A required component of a specific plan is a statement documenting the precise relationship of the plan to the local agency's general plan.

Specific plans are a comparatively common tool among California communities for implementing general plan policies and programs, particularly in instances where the planning environment is unusually sensitive or where planning issues are more complex. In the City of Visalia, three prior specific plans have been adopted: the *Northeast Area Specific Plan*, governing the long-term development of about 1,700 acres in the northeast quadrant of the community; the *Modoc Specific Plan*, addressing development of just over 300 acres in north-central Visalia (no longer in effect); and the *West Visalia Specific Plan*, encompassing approximately 3,850 acres along the Highway 198 corridor in the westerly extreme of the City. In these specific plans, planning and development policies and standards were prescribed at a significantly greater level of detail than in the City's overall General Plan, and were accompanied by a variety of programs and measures to accomplish their implementation. As reflected by the examples of these prior plans, the specific plan concept is utilized by the City as both a regulatory and a policy approach to local planning issues.

Historical Background

The plan area addressed by the *Caldwell 51 Specific Plan* has been the subject of previous review and planning studies. In 1979, three large parcels along the south side of Caldwell Avenue were purchased by the Manuele family, of Visalia, anticipating the future development potential of the area. At that time, a conceptual planned unit development (PUD) design was prepared for the three parcels, encompassing about 150 acres, and a preliminary review of this concept was conducted by the City. One outcome of the discussions of this early concept plan was concern expressed by the City regarding the improvement of Caldwell Avenue as a major traffic arterial and the potential for redevelopment of the unincorporated, but urbanized, properties to the west, toward Mooney. Since that time, several annexations have taken place in the vicinity of the plan area, notably that of a church site at the terminus of Court Street on the south side of Caldwell. Moreover, along the north side of Caldwell in the vicinity of the plan area, a small amount of acreage has already developed to commercial and professional office uses, and an additional neighborhood commercial center has been approved.

The process of preparing and adopting the *Caldwell 51 Specific Plan* was initiated by the City in November, 1985, when the City Council approved GPA 669. Following a recommendation of the Planning Commission, the Council adopted the referenced General Plan amendment with the stipulation that "the land owners participate in preparing a specific plan" for the area south of Caldwell, between Divisadero and Santa Fe. Consistent with this direction, a partnership including representatives of the Manuele family employed QUAD to initiate discussions with the City regarding the preparation of the required specific plan. Several meetings were conducted with City staff in 1986 which resulted in the preliminary designation of a plan area extending from Mooney Boulevard on the west to Santa Fe on the east, and lying entirely south of Caldwell. Staff took a recommendation to the Planning Commission that the specific plan be started; however, the Commission had reservations pertaining to staff's ability at that time to accommodate review of the plan in its 1986 or 1987 work program. In the several ensuing months, as projects such as the Mooney Boulevard Redevelopment Project and the comprehensive *Land Use Element* update (now known as the *"2020 Plan"*) began to emerge, staff directed QUAD to reduce the geographic scope of the *Caldwell 51 Specific Plan*,

acknowledging that other planning projects of the City would address the balance of the Caldwell corridor.

Through 1987, 1988 and early 1989, staff and the consultants reviewed a variety of alternative development concepts for the plan area. Several of these concepts actually went through the City's Site Plan Review Committee process, with substantial input being received from various City departments regarding aspects of the plan area's development. Versions of the concepts under review also were the subject of City Planning Commission and City Council study session discussions during the latter half of 1989.

As a result of this informal review process, it was determined that the format for the plan diagram included with this specific plan would be somewhat more generalized than the diagrams which had previously comprised the design studies for the plan area. Instead of reflecting building pad footprints and precise parking layouts, it was agreed by staff and the consultants to represent the plan as a combination of development "entitlements", prescribing building types and maximum intensities, for each segment of the plan area. Additionally, comparatively explicit and detailed design standards to be applied to development of the area would be called out in the plan text. This approach, it should be noted, is typical of specific plans throughout many communities in the balance of the State.

Plan Formulation Process

Preparation and adoption of the *Caldwell 51 Specific Plan* has involved a process combining technical analysis and study with a strong commitment to integrating the plan with other policy efforts in progress at the City staff level. The plan effort has paralleled several other City policy planning undertakings, including the concurrent preparation of a comprehensive update to the *Land Use Element*, the initiation and adoption of the *Mooney Boulevard Redevelopment Plan*, and the recent completion of an update to the *Circulation Element* of the City's General Plan.

The plan has evolved through a process of extensive dialogue among staff, the property owners and their representatives, and the City's Planning Commission and Council. The final concepts included among the plan's land use proposals, design and development standards are reflective of the concerns of all of these parties. Actual buildout of the plan area, in accordance with the principles and policies set out in the plan, will conform to the standards of the plan, as well as to those prescribed by the City's underlying General Plan, zoning, and related policies and standards.

Based upon an initial study of the potential effects upon the environmental setting of the plan area and community at-large attributable to the prospective implementation of the plan, the City has determined that no such effects that cannot be mitigated by features incorporated into the plan will be significant. Accordingly, a negative declaration was prepared and adopted to satisfy the requirement that the plan be evaluated under the State and City's guidelines for administering the *California Environmental Quality Act* (CEQA).

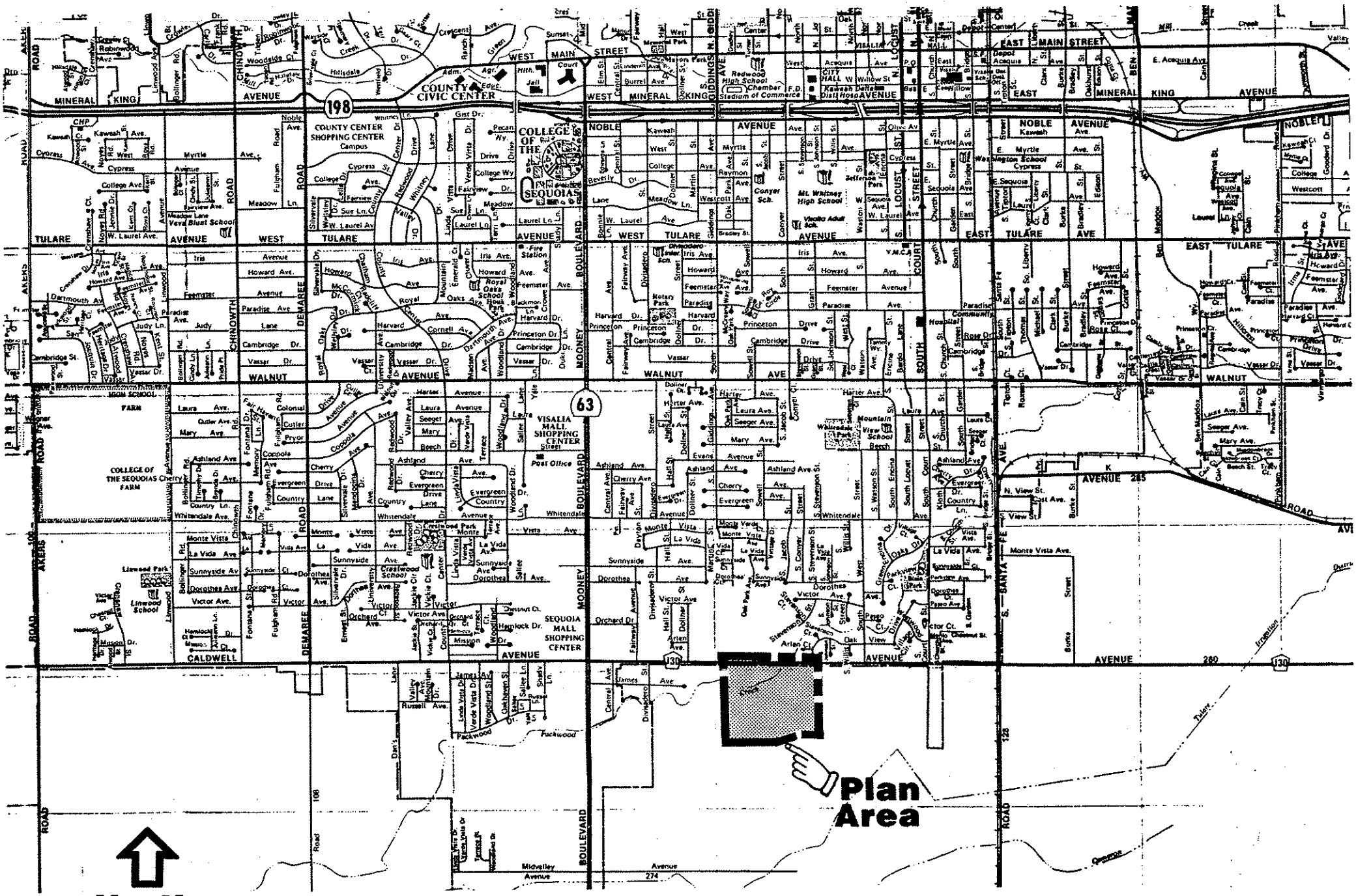
Content and Format of Plan Document

The content and format of this plan document correspond to the requirements of the California Government Code and the *State General Plan Guidelines* for the preparation and adoption of specific plans. Subsequent chapters of this document include a summary description of existing conditions in the plan area; define the goals

and policies determined to be appropriate for application to the plan area and upon which specific planning recommendations set forth in the plan are based; present the recommended land use, circulation, design and infrastructure development plan for the area; prescribe development standards and design guidelines for the various elements of the plan; and set forth potential implementation measures and programs to accomplish the goals and policies of the plan.

Accompanying the plan text is the required plan diagram, which outlines and delineates the distribution and intensity of plan area land uses, major circulation system components, and other important public facilities and infrastructure.

CHAPTER TWO - EXISTING CONDITIONS IN PLAN AREA

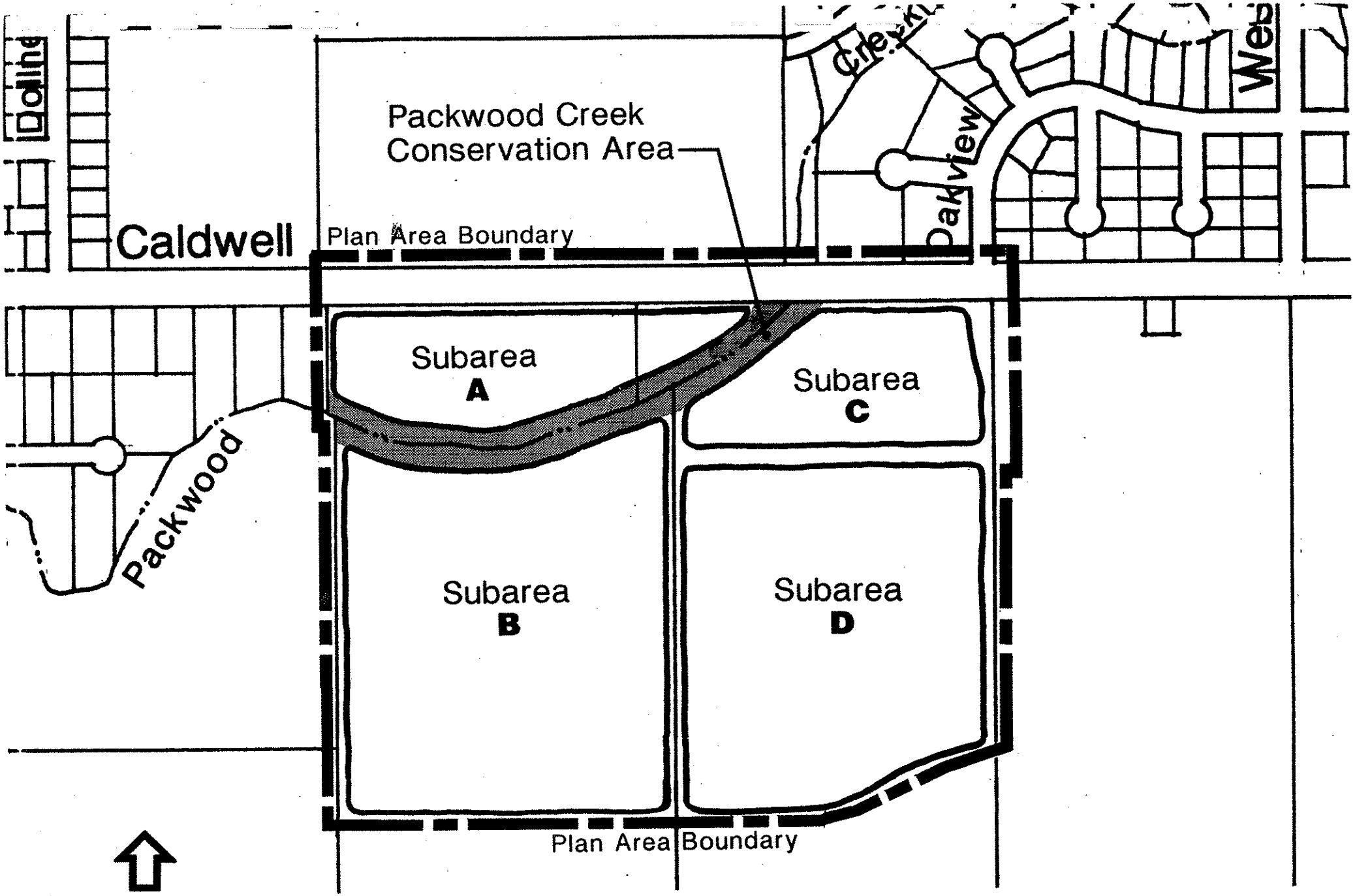


Caldwell 51 Specific Plan

QUAD

Title **Location Map**

Figure 2

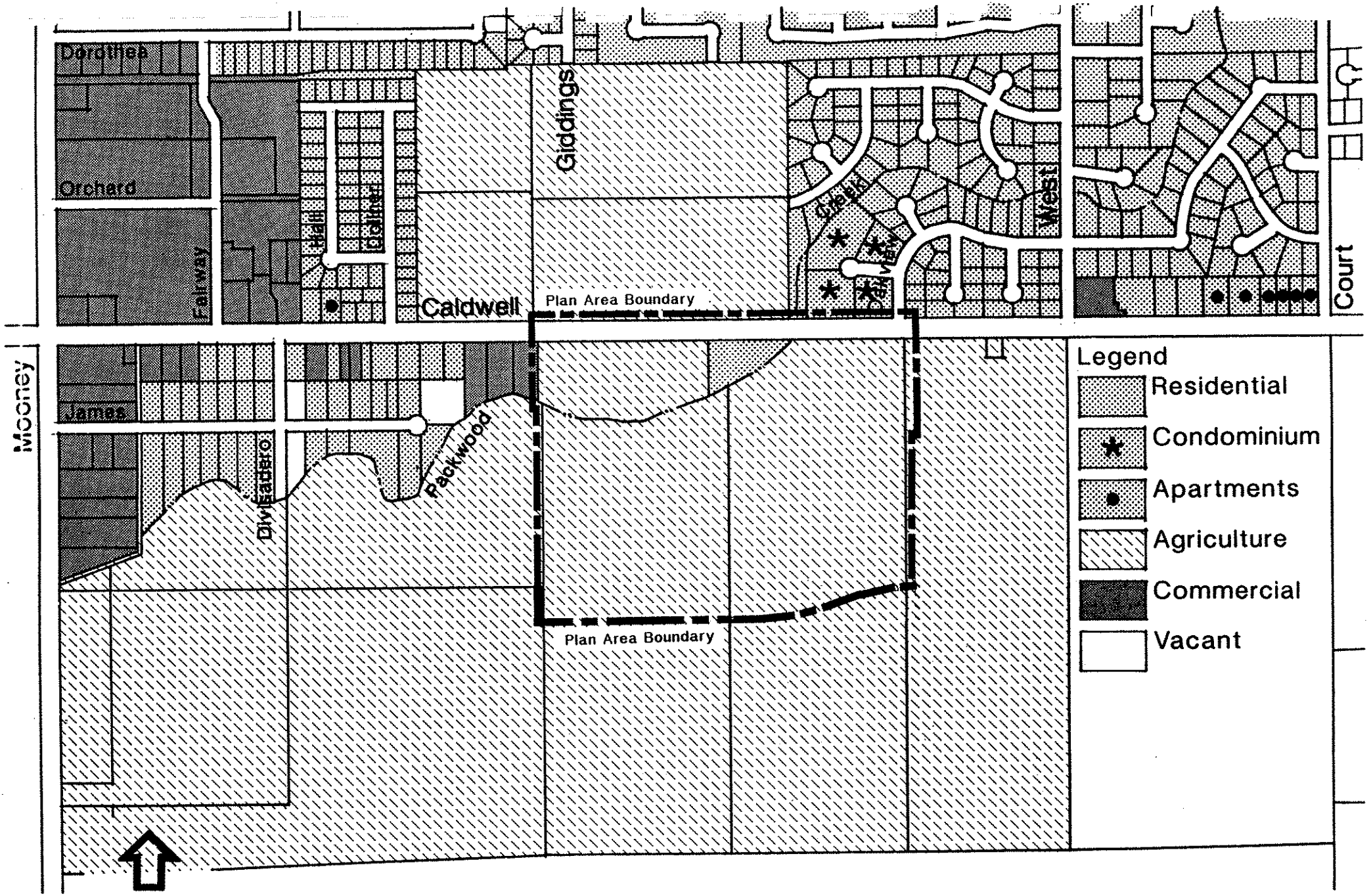


Caldwell 51 Specific Plan

SUAB Title

Plan Area Subareas

Figure 3



Caldwell 51 Specific Plan

QUAD Title

Existing Land Uses

Figure 4

extended alignment of Oak View on the east. The southerly boundary of this subarea conforms to that of Subarea B, approximately 1,500 feet south of Caldwell Avenue.

The plan area also includes the channel of, and appurtenant levees and easements associated with, Packwood Creek. This formerly natural watercourse, now largely controlled and utilized to convey irrigation flows to downstream agricultural users, crosses Caldwell Avenue near the easterly boundary of the plan area, and cuts across the area on a diagonal in a southwesterly direction.

Initially not included within the boundaries of the plan area was the existing single-family residence fronting on Caldwell Avenue and backed by the creek channel. It is anticipated that the ultimate development of the Caldwell corridor will result in the displacement of this residence; consequently, the site has been included in the plan area for the *Caldwell 51 Specific Plan* at this time. As will be discussed later in this document, however, the development plan for *Caldwell 51* allows for both the long-term continuation of the subject residence or for its eventual incorporation into development of the area, as proposed, to commercial and office uses.

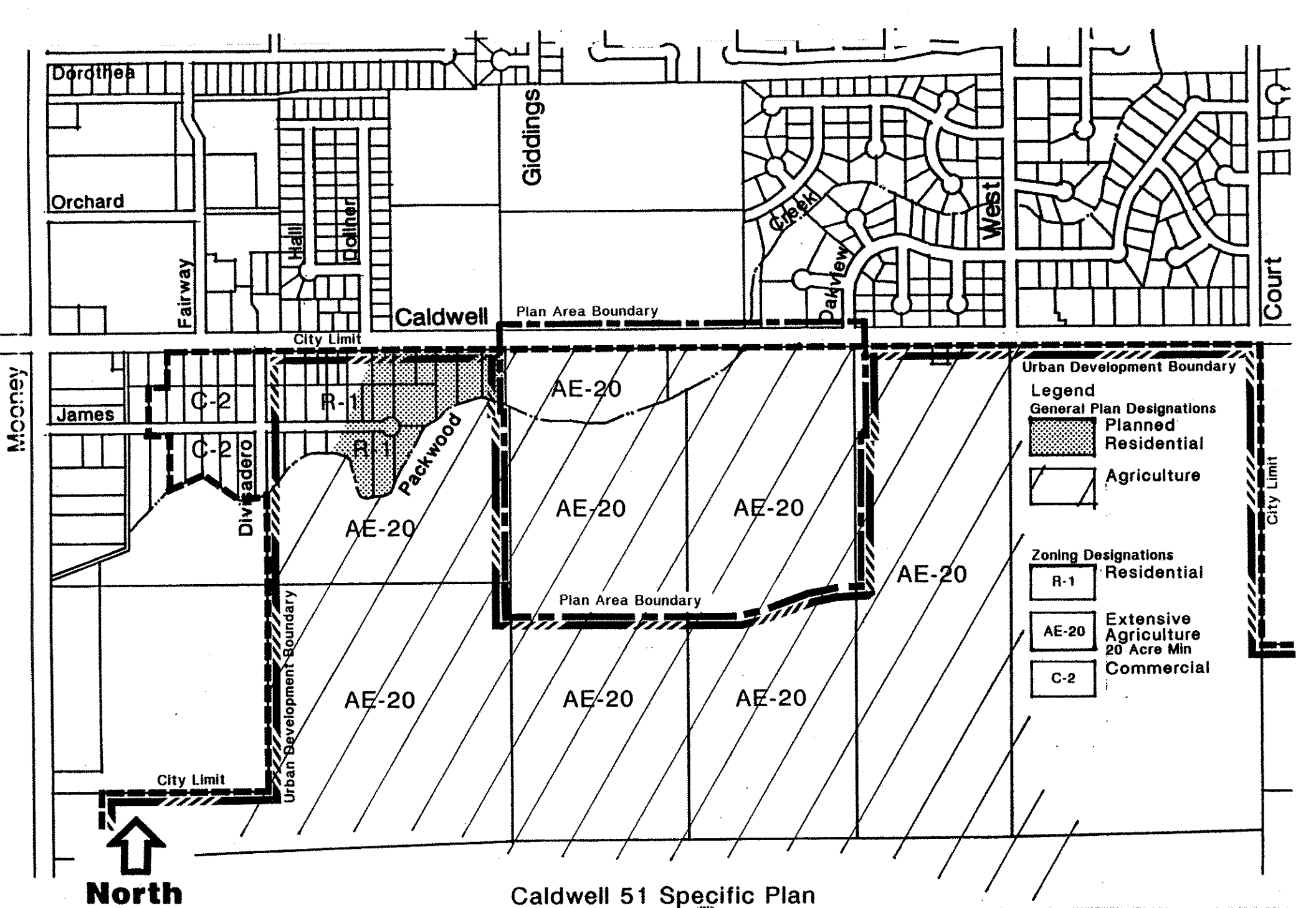
Current Plan Area Land Uses

Figure 4, appearing on the following page, depicts the extent and character of existing land uses in the plan area and surrounding vicinity. As this figure illustrates, the plan area itself is devoted principally to agricultural production at this time. Surrounding uses include a mixture of residential and commercial development to the west and northeast; residential development and agriculture to the northwest and north; residential development to the north; and agriculture to the east and south.

Jurisdiction over land use and development in the plan area is currently shared by the City of Visalia and the County of Tulare. As noted previously, the area now lies entirely outside the corporate limits of the City. Under existing County and City policy, however, the property would be annexed to the City as a condition of any urban uses being allowed to develop on the site. Figure 5 shows the relationship of the plan area to the City's current limits. This figure also depicts current County General Plan and zoning designations applicable to the area. Figure 6 shows existing City General Plan and zoning designations applicable to the plan area; Figure 7 reflects the designations for the area proposed by the updated *2020 Plan*, currently under preparation.

Existing Traffic Circulation System -- Plan Area and Vicinity

The traffic circulation system serving the plan area and surrounding vicinity is illustrated in Figure 8. The principal existing component of this system is Caldwell Avenue, designated as an arterial route and slated to carry very substantial traffic volumes through this portion of Visalia. At present, Caldwell Avenue has an average daily traffic (ADT) volume of approximately 13,000. In other words, about 13,000 motor vehicles per day pass by the plan area on Caldwell, counting traffic in both directions. By the year 2010, it is projected that this stretch of Caldwell Avenue may carry as many as between 22,400 and 23,500 ADT. Currently improved to one travel lane in each direction in this vicinity, Caldwell Avenue is ultimately slated to be expanded to two travel lanes each direction, with a landscaped median and appropriate left turn "pockets", intersection signalization, and related improvements intended to render this street capable of carrying the substantial traffic volumes projected for it.



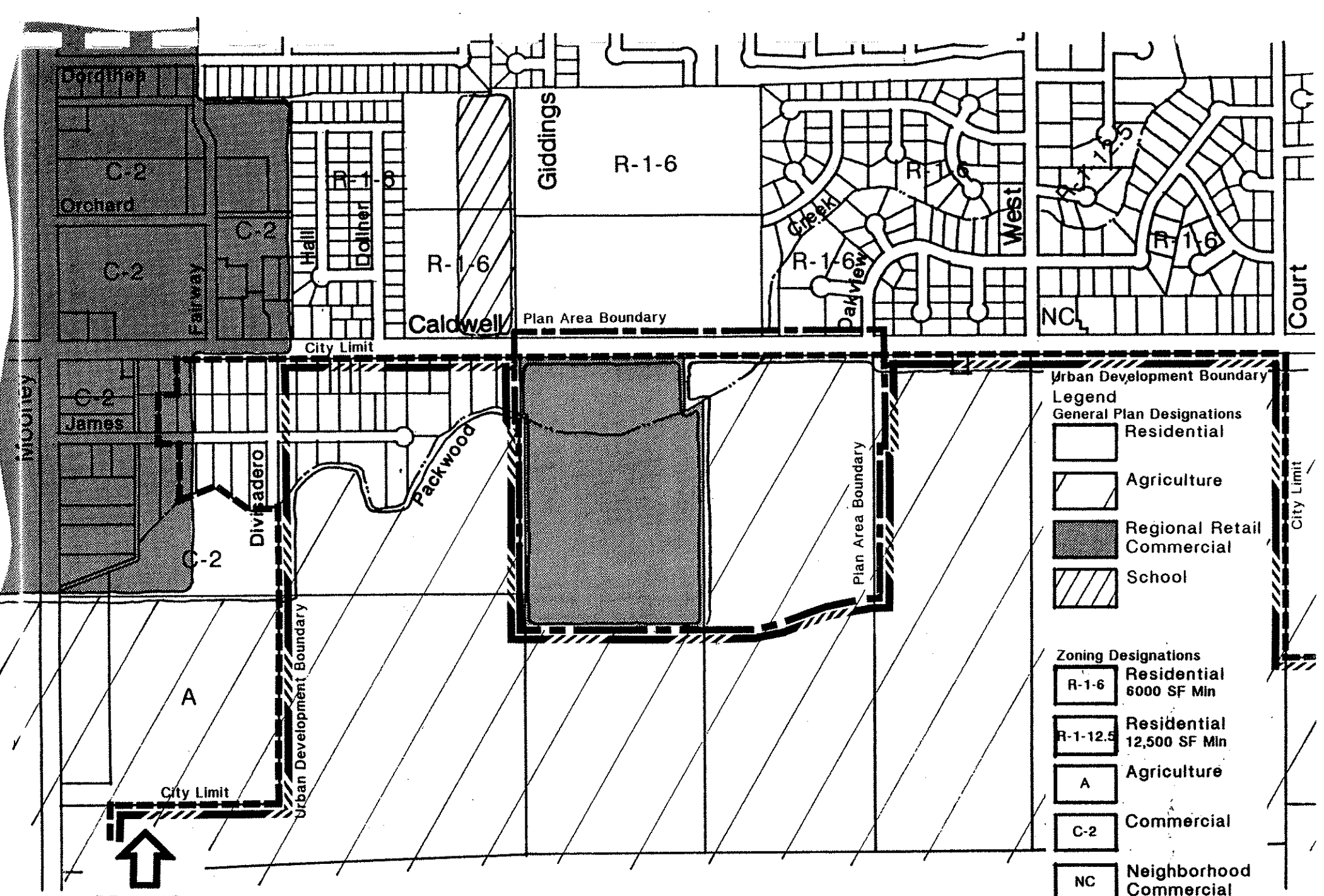
Caldwell 51 Specific Plan

QUAD Title

Existing County General Plan and Zoning Designations

Figure 5

538



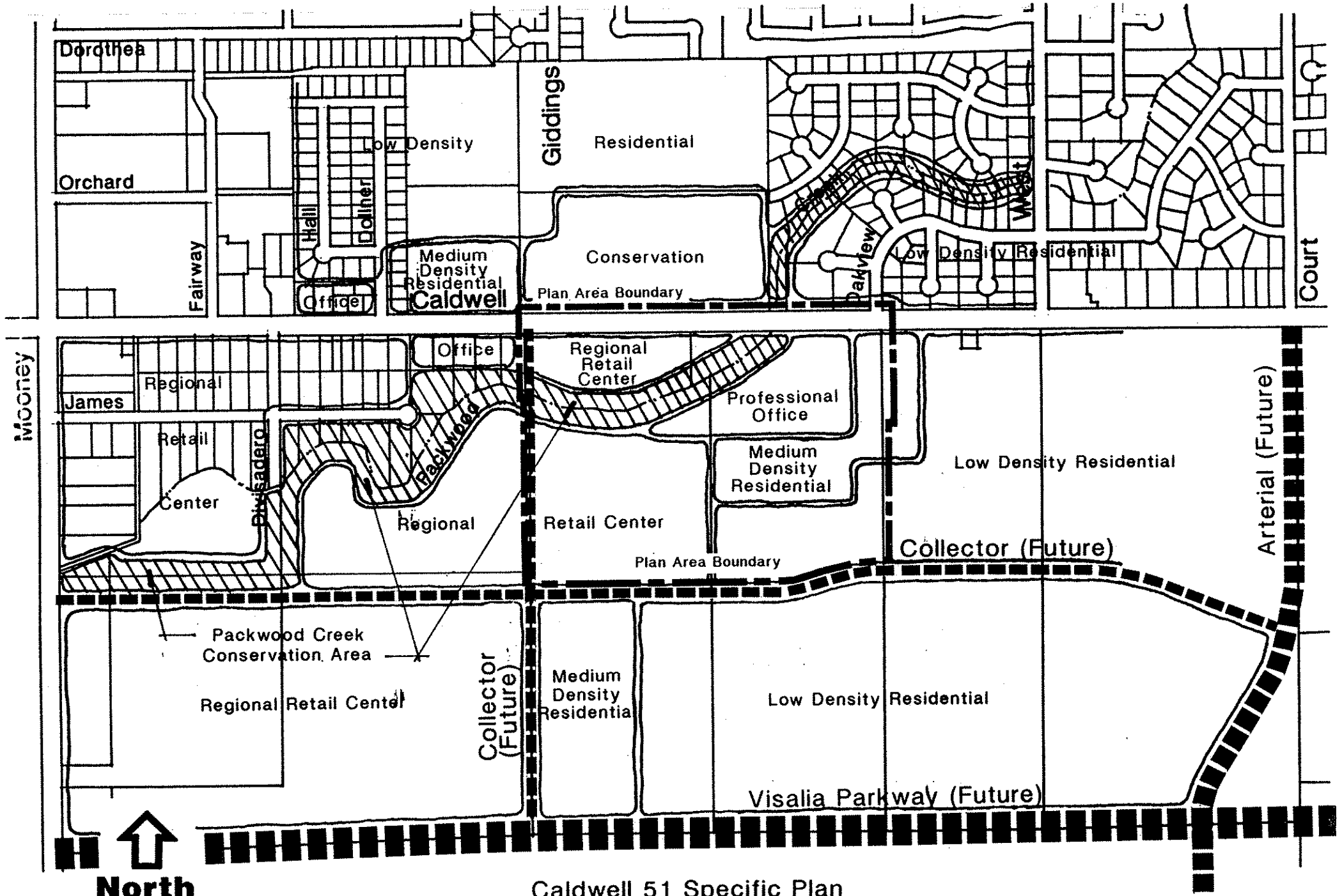
Caldwell 51 Specific Plan

QUAD

Title

Existing City General Plan and Zoning Designations

Figure 6

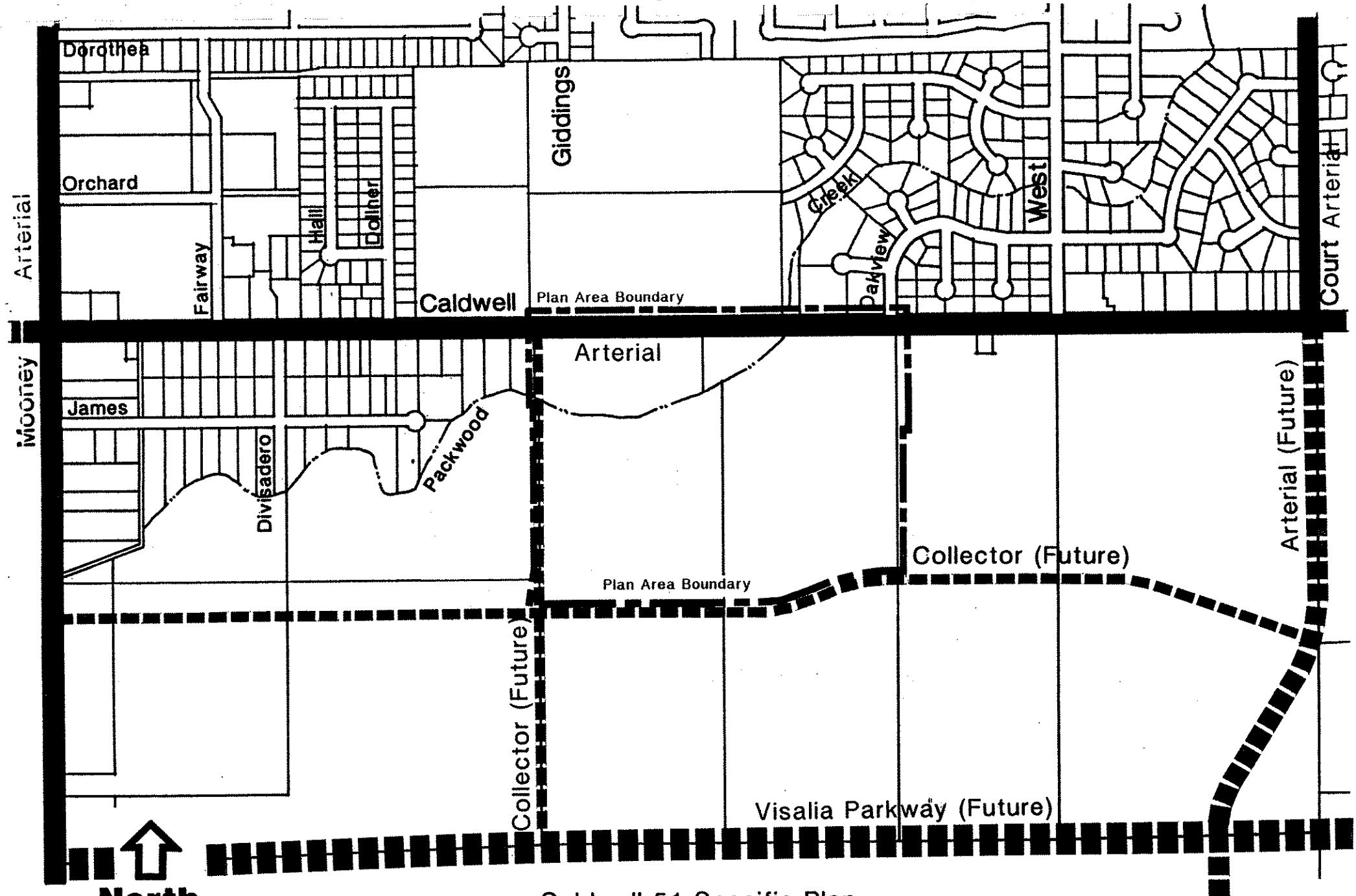


Caldwell 51 Specific Plan

QUAD Title

Proposed 2020 Plan Designations

Figure 7



Caldwell 51 Specific Plan

QUAD Title

Traffic Circulation System

Figure 8

The adopted *Circulation Element* of the City's General Plan also designates the extension of the existing Giddings Avenue alignment as a collector street. This alignment, which abuts the westerly boundary of the plan area, would extend south to a yet-undetermined additional collector, along an east-west alignment. Currently, the City plans that this additional collector would correspond to the southerly boundary of the plan area for the *Caldwell 51 Specific Plan*.

Access to the plan area from other parts of the City is derived from existing arterial connections to Caldwell Avenue, specifically Court Street, located approximately a quarter mile east of the plan area's easterly boundary, and Mooney Boulevard, about a half mile west. Other major north-south routes connecting with Caldwell would also be utilized. Giddings Avenue, which currently terminates as a collector street at Whitendale Avenue, a half mile north of the plan area, is not planned at this time to extend through to Caldwell.

Existing Plan Area Infrastructure

Further conditions of existing development in the vicinity of the plan area which influence its long-term land use potential are associated with the extent of current and possible future basic infrastructure systems, including water, sewer, and storm drainage improvements.

Water supply to the plan area and surrounding vicinity is provided by the California Water Service Company. An eight-inch main presently exists in Caldwell Avenue, adjacent to the plan area. A pumping station is located about 1,000 feet east of the plan area boundary. Based upon contacts with officials of the California Water Service Company, the supply of domestic water to the plan area at levels adequate to serve urban development appears to be feasible with minimum improvements to the existing system serving the vicinity.

Sewer service to the plan area is available from the City of Visalia. There is currently a twenty-four-inch trunk sewer main in Caldwell Avenue, adjacent to the site, with adequate capacity to accommodate anticipated flows from plan area development. The City's wastewater treatment and disposal facilities, located west of Highway 99 approximately five miles from the plan area, also have adequate current capacity to accept waste flows from plan-related development.

Because of its undeveloped nature, the plan area is not served by any improved storm drainage facilities at this time. Natural storm runoff is currently either absorbed or evaporated on-site. Subsequent to development, storm drainage improvements will be necessary to handle the increased runoff typically associated with the overcovering of more permeable soils with hardscape surfaces. It is expected that these improvements will be a combination of on-site privately-maintained curbs, gutters, catch basins and conveyances, as well as some City-maintained off-site facilities (e.g. retention basins). The City has adopted a storm drain master plan, which projects that collection, on-site detention, discharge to Packwood Creek, and ultimate disposal in downstream retention basins, will accommodate plan area development-generated storm runoff.

Electrical service to the vicinity of the plan area is provided by the Southern California Edison Company; natural gas service is supplied by the Southern California Gas Company; telephone service is provided by the Pacific Telephone Company, in combination with affiliated or supportive long-distance services. All of these utilities

currently have major lines in Caldwell Avenue and indicate that extension of service to plan-related development would be routine.

Identified Issues of Significance in Determining Plan Approaches

An early step in the process of developing the *Caldwell 51 Specific Plan* was the identification of issues which might potentially be influential or determinant in the establishment of the ultimate nature and content of the plan. A number of meetings with City staff and several study sessions with both the Planning Commission and the City Council were conducted to secure input to the applicants regarding concerns which would potentially affect the planning process. In the following paragraphs of this section, the issues perceived by property owners, the City staff, the Planning Commission, the City Council, and others as being important to shaping the plan are restated. Each issue and/or constraint is listed in the context of the general aspect of the plan area environment or planning process to which it most appropriately applies.

Land Use

- Formulation of the plan is predicated upon the fact of the City Council's designation of the thirty-acre "regional retail commercial" land use in 1985; land use issues associated with the plan at this time are comprised of *intensity* and *design and development standards*, rather than questions of basic use.

- The plan area for the *Caldwell 51 Specific Plan* is presumed to be the easterly extreme of commercial development on the south side of Caldwell Avenue, between Mooney Boulevard and Santa Fe Avenue.

- Development of commercial and office uses in the plan area is to be accomplished in a manner such that potential impacts upon anticipated future residential land uses adjacent to the east and south are minimized.

Circulation

- The plan area will require access from Caldwell Avenue, an extension of Giddings Avenue to the south, and an extension of Oak View Avenue to the south to adequately accommodate proposed urban development.

- Consistent with the City's designation of Caldwell Avenue as an arterial traffic route, driveway access to this street from abutting private properties is to be limited.

- The intersection of Giddings Avenue and Caldwell Avenue is likely to become an impacted intersection at full buildout of the plan area.

- A major traffic-carrying corridor has been identified as desirable south of and parallel to Caldwell Avenue.

Urban Design and Aesthetics

- Packwood Creek has been identified by the City as a natural resource, the protection of which in its "natural" state is a priority. Site design in the plan area must be sensitive to adopted standards for the treatment of natural waterways in the City.

- The landscape and aesthetic treatment of the Caldwell Avenue frontage of the plan area is important as a precedent to standards for development of the remainder of the Caldwell corridor.

- General design standards will be required for all on-site improvements, to ensure attractive development of the plan area.

Administration and Implementation

- The plan area currently lies outside the corporate boundaries of the City of Visalia; annexation of the area will be required to effect plan implementation.

- The Planning Commission and City Council have both expressed their position that processing of the *Caldwell 51 Specific Plan* need not be dependent upon the concurrent processing of the *2020 Plan*. The *Caldwell 51* plan includes no issues upon which the *2020 Plan* is specifically dependent, nor is the completion of the *2020 Plan* necessary to the processing of *Caldwell 51*.

Further discussion of the issues outlined above continued throughout the plan preparation process, helping to determine the land use distribution, circulation plan, infrastructure plan, and design standards ultimately included in the approved specific plan.

CHAPTER THREE - DEVELOPMENT PLAN FOR THE CALDWELL 51 AREA

CHAPTER THREE

DEVELOPMENT PLAN FOR THE CALDWELL 51 AREA

This chapter outlines and describes the elements of the proposed development plan for the *Caldwell 51* area as established by this specific plan. There are five separate elements of this development plan: plan goals; the land use and circulation plan; plan policies; public facilities and services; and project design.

Plan Goals

The *Caldwell 51 Specific Plan* has been developed to facilitate the attainment of the goals and objectives of the General Plan of the City of Visalia. In furtherance of this purpose, specific goals and policies have been formulated which apply to the plan area and are an integral part of the plan.

A *goal* is a "direction-setter". It is an ideal future end, condition or state related to the public health, safety or general welfare, toward which planning or implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is typically not quantifiable, time-oriented or suggestive of specific actions for its achievement.

A *policy* is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body. A policy is best stated when it is clear and unambiguous. Policy statements form the foundation of this specific plan in guiding future development patterns and intensities in the plan area.

Policies applicable to the development and use of the plan area are set out in a subsequent section of this chapter, corresponding to each subarea of the overall plan area. The following, more general, statements represent the *goals* of the City of Visalia in preparing, adopting and implementing the *Caldwell 51 Specific Plan*:

1. Establishment of land use and development patterns for the *Caldwell 51* area which are compatible with the capacity of the land and supportive infrastructure to accommodate them and which are sensitive to the environmental setting into which they are introduced.

2. Provision of additional opportunities for the local development of large-scale retail commercial outlets at accessible and appropriate sites.

3. Creation of a single family residential environment, consistent with the landscape theme of this plan and a continuation of the neighborhood to the east.

4. Provision of an opportunity to develop professional offices serving the southerly portion of the community, taking advantage of the plan area's attributes in the form of Caldwell Avenue exposure, undeveloped character and aesthetic design potential afforded by Packwood Creek.

5. Assurance that the quality and character of development to take place in the plan area is equivalent or superior to that of the development which has occurred already in similar areas elsewhere in the community.

6. Provision for an orderly and efficient transition between commercial and residential land uses.

7. Provision for equitable and appropriate economic returns from lands located within the plan area.

8. Establishment and maintenance of balance between the interests of private property ownership and the general benefit and welfare of the community at-large.

9. Establishment of standards for the development of landscaping, street furnishings, setbacks, and quality and character of land uses along the "Caldwell corridor" east of Mooney Boulevard.

10. Preservation and enhancement of the scenic potential of Packwood Creek.

11. Protection of the quality of life enjoyed by residents in the vicinity of the plan area from unreasonable alteration or disruption.

12. Balance between the need to minimize potentially adverse effects upon the community and regional environments associated with economic and population growth and the demand for such growth and its positive impacts upon the public welfare.

Land Use and Circulation Plan

An underlying fundamental issue in the early analysis of land use alternatives and patterns for the plan area was the necessary configuration of the proposed retail commercial site in order for it to be optimally developable for large-scale outlets. Associated with this issue was the concern for access to the site in such a manner that traffic flowed evenly, with minimum disruption to through traffic on Caldwell Avenue, but still affording convenient ingress and egress to the development on-site.

Two further considerations emerged during the formulation process for the plan. One was the appropriate treatment of the Packwood Creek alignment through the site. The City adopted an updated *Recreation, Conservation and Open Space Element* to its General Plan, prescribing that local natural watercourses be preserved and enhanced aesthetically in conjunction with any adjacent development projects. The second was the potential relationship between prospective commercial development in the plan area and potential adjacent residential uses.

It should be reemphasized that the basic question of the type of land use for the plan area was not a focus of the specific plan preparation process. Early in the planning effort, it was generally established and acknowledged that the City Council's approval of GPA 669 in 1985 committed thirty acres of the area to regional retail commercial usage. The additional land use proposals set out in this plan are responsive to direction from the Planning Commission and the City Council to provide in the plan for the transition between this commercial development and the development of adjacent land uses to the east.

The land use and circulation plan for the plan area is attached to this document. A reduced version of this plan diagram appears on the following page (see Figure 9). The plan diagram prescribes permitted land uses for each segment of the overall plan area, reflects permitted development densities and intensities, identifies the anticipated circulation system to support development of the area as provided for by the plan, and delineates other significant features as called for by State planning law. The plan diagram is supplemented by detailed design and development standards, set out in a subsequent section of this document.

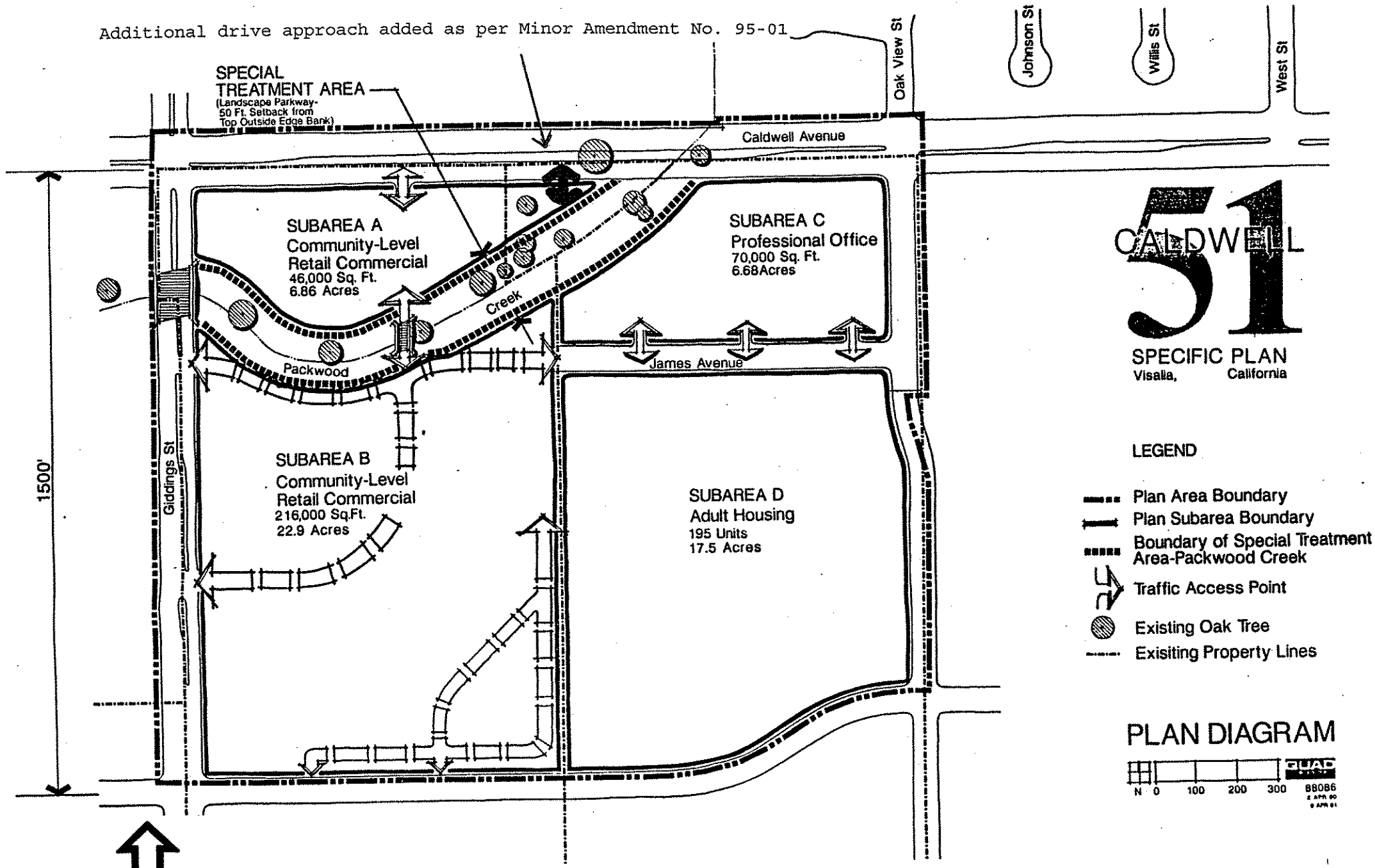
Table 3-1, on page 23, summarizes the land uses allowed by the plan for each subarea of the overall plan area. It is the approach of the plan to prescribe development "entitlements" for each subarea, corresponding to the specified land uses and development intensities set out in this document and on the plan diagram. Simply, for each subarea, subject to design and site plan approvals by the City and conformance with other design and development standards adopted and established by the City in addition to this plan, a developer can build the types of uses and the square footages or number of units outlined in the referenced table. The development intensities provided for have been determined on the basis of comparatively thorough design studies, the results of which are a determination that the type and extent of development provided for by the plan can reasonably be built, within the constraints and guidelines of the plan's design and development standards and other City policies and regulations.

Subarea A

Subarea A is designated by the plan for retail commercial development. Subsequent to required right-of-way dedication for Giddings and Caldwell Avenues and to allowance for the landscape treatment of Packwood Creek called for by the City's *Recreation, Conservation and Open Space Element*, a developable area of 6.9 acres would remain in this subarea. Design analysis indicates that 46,000 square feet of gross leasable commercial building area, (approximately 6,000 square feet of which is attributable to the addition of the existing residential parcel to this subarea) accompanied by required parking, landscaping, on-site circulation, and other site improvements can be developed on this segment of the plan area. A single entrance/exit driveway access to Caldwell Avenue would be feasible, with this subarea connected to development in the balance of the plan area by a bridge across Packwood Creek to the south. Ideally, building orientation would be toward Caldwell Avenue, but plan policies also call for restricted treatment of the rear of any building along the creek corridor. It would be possible to develop this subarea separately from the balance of the plan area, completing the connection to the south at such time as Subarea B were developed. Improvements to Caldwell and Giddings Avenues along the frontage of this subarea would be required, and would be completed, at the time development took place on-site.

Subarea B

Development of Subarea B will be comprised of community-level retail commercial uses totalling 216,000 square feet. Lying south of Packwood Creek, access to development in this subarea will be derived from three points along Giddings Avenue, from Caldwell Avenue via a bridge connection with Subarea A, and from a local street extension (James Avenue) westerly from a southerly extension of Oak View Avenue. It is intended that orientation of development in this subarea be toward Giddings, Caldwell and the landscaped Packwood Creek corridor, which would be a major focal point for this subarea. At the same time, plan policies outlined later in this document recognize the importance of protecting prospective adjacent and nearby



Caldwell 51 Specific Plan

QUAD Title

Development Plan For Caldwell 51

Figure 9

TABLE 3-1

CALDWELL 51 SPECIFIC PLAN
SUMMARY OF PERMITTED LAND USES
AND DEVELOPMENT INTENSITIES

Subarea Designation	Acreage of Subarea	Permitted Land Uses	Potential Development Yield
A	6.9	Community-Level Retail Commercial	46,000 sq. ft
B	22.9	Community-Level Retail Commercial	216,000 sq. ft.
C	6.7	Professional Office	70,000 sq. ft.
D	17.5	Single Family Residential	105 units

This page amended by SPA No. 99-10

residences from impacts typically associated with operations at the backs of commercial buildings. Policies regulating building placements and configuration to avoid such potential impacts have been incorporated into the plan.

Improvements to Caldwell and Giddings Avenues would be required in conjunction with development of this subarea, and would be completed concurrently with the construction of related on-site improvements. The City is currently contemplating extension of a collector street along the southerly boundary of this subarea as well; however, this street is not essential to the construction and operation of the uses provided for by this plan.

Subarea C

Development of Subarea C under this plan would be comprised of up to 70,000 square feet of professional office space. This development would take advantage of the exposure afforded it along Caldwell Avenue, as well as its potential for use of Packwood Creek as a design amenity. However, access to the development would be derived from an extension of the James Avenue alignment westerly from a southerly extension of the Oak View Avenue alignment. Access directly from Caldwell Avenue would be prohibited.

Inclusion of Subarea C in the plan area is essential to provide access from the east to the commercial development proposed for Subarea B. The professional office uses proposed for Subarea C are in character with similar land uses to the northeast along the north side of Caldwell Avenue, and are likely to be far less intrusive into the neighborhood environment of the residences located immediately to the north than would additional retail commercial development.

Improvements to Caldwell Avenue would be required in conjunction with the development of this subarea, and would be constructed at the time Subarea C develops. Similarly, the extension of Oakview Avenue would be required to be constructed to provide access to this segment of the overall plan area.

Subarea D

Subarea D would be developed under the Caldwell Specific Plan up to ~~195~~ (105) units of ~~adult oriented~~ (single family residential) housing. ~~The development would offer units on a fee title basis and would encourage occupancies, through project design and orientation, to persons adult households without children. This development would include on site recreational facilities, full security controlled access, pedestrian walkways to adjacent and nearby shopping and professional office areas, and similar amenities. Units would be designed to include little privately maintained exterior landscaping, consistent with the preference of many adults who have little motivation for yardwork but still enjoy private or semi private patio space. A homeowners' association is anticipated which would be responsible for maintenance of extensive common area landscaping and open space.~~

Proposed sizes of individual housing units would range between ~~800 to 1,100~~ (1100 – 2000) square feet of living space. ~~All units would be constructed as single story, attached structures. It is anticipated that these units could be offered for sale at prices significantly below the median home price in Visalia, increasing the availability of housing stock to older couples and younger adults in the community.~~ (It is anticipated

that the subdivision would accommodate both single-story and two-story detached single family homes generally marketed to "first time/move up" home buyers.)

Access to this segment of the overall plan area would necessitate a southerly extension of Oakview Avenue. ~~For security purposes, a single, gated ingress-egress point is prescribed, from Oakview into the development. For safety, an emergency egress only access is contemplated along either the northerly or southerly edge of the development.~~

Plan Policies

The policies set out in the following paragraphs are intended to determine the overall scope and character of prospective future development in the plan area. These policy statements form the basis for measuring the conformance to the plan of any specific development proposal and will provide clear guidelines to the City and potential developers alike for the formulation, review and approval of projects. It should be emphasized that these policies augment applicable policy statements set out in the City's General Plan. Where policies and standards prescribed by this plan are more restrictive or specific than those in the General Plan, however, the text of this plan shall prevail.

General

The following policies are applicable to the plan area in its entirety:

G-1 The Plan Diagram accompanying this text shall be regarded as prescribing the type, intensity and distribution of land uses for the plan area. The locations and patterns of arterial and collector streets shall be regarded as fixed by the Plan Diagram, as well. Unless otherwise prescribed by this plan, the network of local streets and on-site circulation characteristics for any segment of the plan area shall be subject to City review and approval of specific development plans and designs.

G-2 Design and development standards as set out in this plan and in other City plans, policies and ordinances adopted and in effect at the time of any design review shall be applied to all projects in the plan area, to ensure the highest possible quality and character of development. The relevant provisions of the City's General Plan and zoning ordinance shall apply to all development and uses in the plan area, except where the standards and conditions prescribed by this plan are more restrictive, in which case this plan shall prevail.

G-3 The aesthetic qualities of the Packwood Creek corridor shall be preserved and enhanced in the process of plan area development.

G-4 For any development to be implemented in more than a single phase, the developer(s) shall be required to provide a detailed phasing plan to the City. This plan will be applicable to all future development of the plan area and shall be enforceable upon all future owners and/or developers of the properties included within the boundaries of the area.

G-5 All costs for public improvements and facilities required to support any development of the plan area, including costs for improvements and facilities which may be required "off-site" and which can reasonably be attributed to plan area development, shall be borne proportionately by

such development. Such costs will be recovered by the City through appropriate and effective funding mechanisms identified in this plan.

G-6 The City will annex the plan area, or such portions thereof as may be required, prior to any development taking place within the area.

G-7 Implementation of this plan shall be closely coordinated with the adoption and carrying out of other plans and community development programs of the City.

Subarea A

The following policies are applicable to Subarea A:

A-1 The development intensity permitted in Subarea A shall be 46,000 square feet of regional retail commercial use(s).

A-2 Land uses and development of Subarea A shall conform to the requirements of the C-2 zone district (or its equivalent or comparable zone, should the City's zoning ordinance be modified) as set out in the City of Visalia's zoning ordinance, except as may otherwise be provided for specifically by this plan. One full service car wash with service station shall be permitted within Subarea A subject to the conditional use permit process. Before approving a conditional use permit for a car wash with service station the following findings must be made:

1. The layout of the use does not preclude future development of Subarea A and B as an integrated commercial center, nor does it preclude development of the bridge connecting the two subareas.
2. The design and layout of the use does not preclude implementation of the any of the other policies found in this document.
3. A plan for providing reciprocal access and parking between Subareas A and B, has been submitted to and approved by the City Community Development Department.
4. A plan for providing cost-sharing of the construction of the future bridge between Subareas A and B, has been submitted to and approved by the City Community Development Department.
5. A plan for providing signage in accordance within Policy SA-6 has been submitted to and approved by the City Community Development Department.

This page amended by Specific Plan Amendment No. 2001-01. Effective date: 8-6-01

A-3 Design and development standards shall be prescribed by this plan to ensure that nearby residential development is not adversely affected by commercial development which will take place in this subarea.

A-4 Dedication of right-of-way along the frontages of Caldwell Avenue and Giddings Avenue will be required in conjunction with development of this subarea to enable development and/or improvement of these streets to adequate standards as prescribed in the *Circulation Element* of the City's General Plan.

A-5 Design of development in Subarea A shall be capable of being integrated into development to take place in Subarea B of the overall plan area in such a way as to appear that the development is continuous and related. A pedestrian/automobile creek crossing shall be provided between Subareas A and B.

A-6 Access to Subarea A from Caldwell Avenue shall be limited to one driveway for ingress and egress, removed an adequate distance from the intersection of Caldwell and Giddings Avenues to provide for traffic safety.

A-7 The north side of the Packwood Creek corridor shall be preserved and enhanced in conjunction with the adjacent development in Subarea A. Treatment of this corridor shall conform to the general policies and prescriptions of the *Recreation, Open Space and Conservation Element* of the City's General Plan as they address Packwood Creek.

Subarea B

The following policies are applicable to Subarea B:

B-1 The development intensity permitted in Subarea B shall be 216,000 square feet of regional retail commercial use(s).

B-2 Land uses and development in Subarea B shall conform to the requirements of the C-2 zone district (or its equivalent or comparable zone, should the City's zoning ordinance be modified) as set out in the City of Visalia's zoning ordinance, except as may otherwise be provided for specifically by this plan.

B-3 Design and development standards shall be prescribed by this plan to ensure that adjacent and/or nearby residential development is not adversely affected by commercial development which will take place in this subarea.

B-4 Dedication of right-of-way along the frontages of Giddings Avenue and the proposed collector street along the plan area's southerly boundary will be required in conjunction with development of this subarea to enable development and/or improvement of these streets to adequate standards as prescribed in the *Circulation Element* of the City's General Plan.

B-5 Design of development in Subarea B shall be capable of being integrated into development to take place in Subarea A of the overall plan area in such a way as to appear that the development is continuous and related. A pedestrian/automobile creek crossing shall be provided between subareas A and B.

B-6 Access to Subarea B shall be provided from Giddings Avenue, south of Packwood Creek; from the proposed collector street along the southerly boundary of the plan area; from an extension of the James Street alignment from the east; and via a creek crossing from Subarea A.

B-7 The south side of the Packwood Creek corridor shall be preserved and enhanced in conjunction with the adjacent development in Subarea B. Treatment of this corridor shall conform to the general policies and prescriptions of the *Recreation, Open Space and Conservation Element* of the City's General Plan as they address Packwood Creek.

Subarea C

The following policies are applicable to Subarea C:

C-1 The development intensity permitted in Subarea C shall be 70,000 square feet of professional office space.

C-2 Land uses and development in Subarea C shall conform to the requirements of the P-A zone district (or its equivalent or comparable zone, should the City modify its zoning ordinance) as set out in the City of Visalia's zoning ordinance, except as may otherwise be provided for specifically by this plan.

C-3 Design and development standards shall be prescribed by this plan to ensure that nearby residential development is not adversely affected by the professional office development which will take place in this subarea.

C-4 Dedication of right-of-way along the frontages of Caldwell Avenue and extensions of the Oakview Avenue and James Street alignments will be required in conjunction with development of this subarea to enable development and/or improvement of these streets to adequate standards as prescribed in the *Circulation Element* of the City's General Plan.

C-5 Direct access to Subarea C from Caldwell Avenue shall be prohibited.

C-6 The south side of the Packwood Creek corridor shall be preserved and enhanced in conjunction with the adjacent development in Subarea C. Treatment of this corridor shall conform to the general policies and prescriptions of the *Recreation, Open Space and Conservation Element* of the City's General Plan as they address Packwood Creek.

Subarea D

The following policies are applicable to Subarea D:

D-1 The development intensity permitted in Subarea D shall be ~~195~~ (105) residential units. The minimum permitted lot area for any residential units developed in Subarea D shall be ~~3,000~~ (5,000) square feet.

D-2 The minimum unit size for any residential unit developed would be ~~800~~ (1,100) square feet of livable area.

D-3 ~~Design and amenities associated with Subarea D shall be consistent with those typically associated with adult oriented communities; minimal privately maintained landscaping will be created in conjunction with any residential unit. A homeowners' association will be created to maintain common landscaped areas.~~(Design amenities associated with Subarea D shall include landscaped parkways thematically compatible with the landscaping throughout the balance of the plan area)

D-4 Dedication of right-of-way along the frontages of extensions of Oakview Avenue and ~~James Street~~ (Kimball Avenue) and the proposed collector along the southerly boundary of the plan area will be required in conjunction with development of Subarea D, to enable development and/or improvement of these streets to adequate standards as prescribed in the *Circulation Element* of the City's General Plan.

Detailed design and development standards for Subarea D are prescribed in a later section of this chapter.

Public Facilities and Services

Development of the plan area will include the creation of a limited number of public improvements. Similarly, the introduction of commercial, office and residential development into the plan area will create increased demand for public services. The following paragraphs of this section describe the scope and nature of plan-related public facilities and discuss the manner in which essential public services will be provided to the plan area.

Traffic Circulation System

The overall traffic circulation system serving the *Caldwell 51 Specific Plan* area has been described generally in the section of this chapter outlining the land use and circulation plan for the area. (The major elements of this system are illustrated by Figure 9, previously referenced.) Traffic circulation issues raised by the plan fall into two categories: (1) the internal circulation system required to accommodate plan area traffic; and (2) the relationship of plan-generated traffic to required traffic circulation system improvements on surrounding streets and roads.

The internal traffic circulation system for the *Caldwell 51* area has been established on the basis of the type and intensity of land uses prescribed by the specific plan. The plan calls for the predominant majority of traffic circulation improvements internal to the plan area to be on-site, rather than on public streets. Subareas A and B will be served by an internal traffic flow system providing access to planned commercial uses and appurtenant parking. A bridge across Packwood Creek is provided to connect these two subareas. A single driveway access into and out of Subarea A will be constructed on Caldwell Avenue. Two driveways each will be located on Giddings Avenue, south of Packwood Creek, and on the proposed collector street bounding the southerly edge of the plan area providing access to Subarea B. Subarea B will also be accessed by an extension of the James Street alignment, from the east. Subarea C will be accessed by three driveways from the extended James Street alignment; direct access to this subarea from Caldwell Avenue will be prohibited. ~~Development in Subarea D will derive its access from a single, full-security, gated entryway on the southerly extension of the Oakview Avenue alignment.~~ Emergency-only access will also be provided at either the north or south side of this development, onto the proposed collector street or onto James Street. The interior streets in Subarea D will be private, owned and maintained by the homeowners' association.

Planned land uses and development provided for by the *Caldwell 51 Specific Plan* will be served by the abutting network of existing and proposed public streets. Caldwell Avenue will be widened from its present two-lane configuration to a section including four lanes, two east-bound and two west-bound; a landscaped median; left turn channelization; and median breaks only at Giddings Avenue and Oakview. This section will be constructed in a 110-foot right-of-way. Giddings Avenue, along the westerly boundary of the plan area, will be constructed to ultimately include two north-bound and two south-bound travel lanes, with a landscaped median, and will provide median breaks and left turn channelization at two access points designated to the plan area. The intersection of Caldwell and Giddings Avenues will require full signalization, including left turn intervals for traffic in all directions. Along the southerly boundary of the plan area, the City's General Plan proposes the development

of a major collector street, extending from Chinowth Avenue on the west to an extension of Court Street on the east. Although the General Plan prescribes no specific standards for the improvement of this roadway, it is anticipated that it will also be a median-divided, four-lane street, with appropriate channelization for left turns at median breaks. It is anticipated that signalization of the intersection of this collector with Giddings Avenue will be required ultimately. A southerly extension of Oakview Avenue from Caldwell, and a westerly extension of a street from Oakview along the approximate alignment of James Street will also be required, to provide access to the professional office development prescribed for Subarea C of the *Caldwell 51 Specific Plan* area and to enhance access to the commercially-developed portions of the plan area to the west. Oakview between Caldwell and James will be developed as a divided four-lane collector street; from James south to the proposed collector referenced above, Oakview would be developed to local residential street standards. James between Oakview and the entrance to the commercial development in Subarea B of the plan area would be a two-lane undivided collector street. No signalization of the intersections of Oakview and Caldwell Avenues or of Oakview and the proposed southerly collector street is foreseen.

Figures 10, 11 and 12 illustrate representative section views of proposed levels of improvement to Caldwell Avenue, Giddings Avenue, and Oakview Avenue, respectively, as anticipated by the *Caldwell 51 Specific Plan.*

Domestic Water Supply

Domestic water will be supplied to the development taking place in the plan area by the California Water Service Company. No improvements beyond normal main extensions and installations by plan area developers will be required to adequately meet the domestic water and fire flow needs of development in accordance with the *Caldwell 51 Specific Plan.*

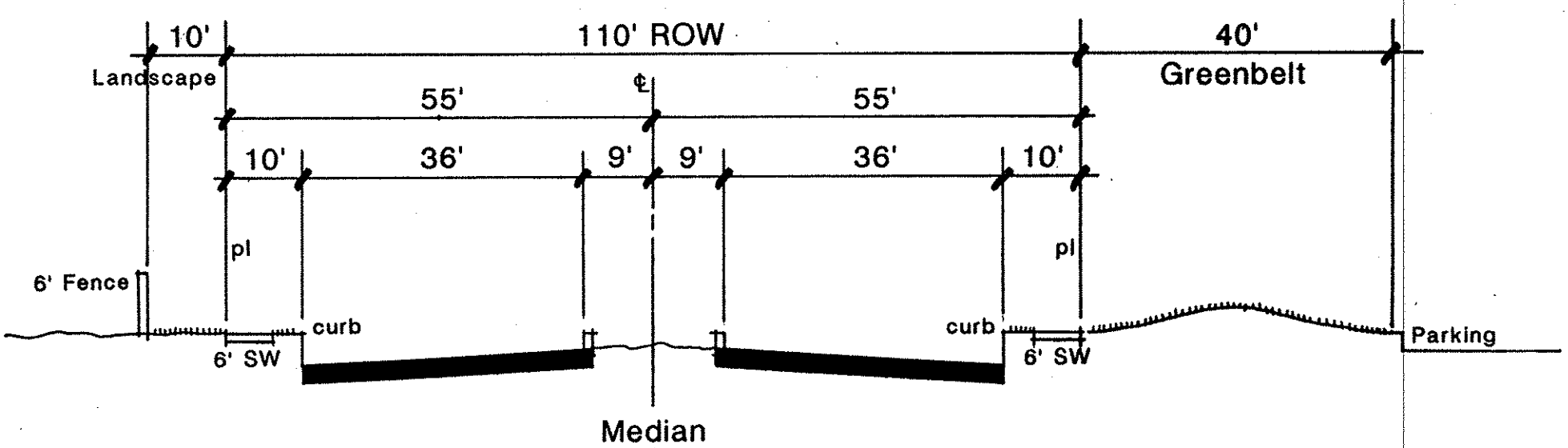
Wastewater Disposal

Wastewater flows generated by development of the plan area as prescribed by the *Caldwell 51 Specific Plan* will be typical of those associated with urban residential, commercial and office development. Waste discharge will be to the City of Visalia's domestic wastewater collection, treatment and disposal system, utilizing the existing twenty-four inch trunk sewer main in Caldwell Avenue. No improvements beyond normal main extensions and installations by the developer(s) of the plan area will be required to provide adequately for wastewater disposal.

Storm Drainage

Existing topography in the *Caldwell 51 Specific Plan* area is virtually flat. In general, Packwood Creek represents the discharge point for storm runoff collected from urban development located to the northeast and northwest. The City recently adopted a *Storm Drain Master Plan* which provides for continuing discharge of storm runoff to Packwood Creek from development in this vicinity, but also acknowledges that temporary detention of stormwaters may be required during periods of peak flow in the creek. It should also be noted that the current *Storm Drain Master Plan* does not include the portion of the plan area comprising Subareas B, C and D.

The *Caldwell 51 Specific Plan* provides for the disposal of storm runoff from the plan area by discharge to Packwood Creek. Runoff would be collected by on-site catch basins and conveyed by lines to an ultimate discharge point near Giddings

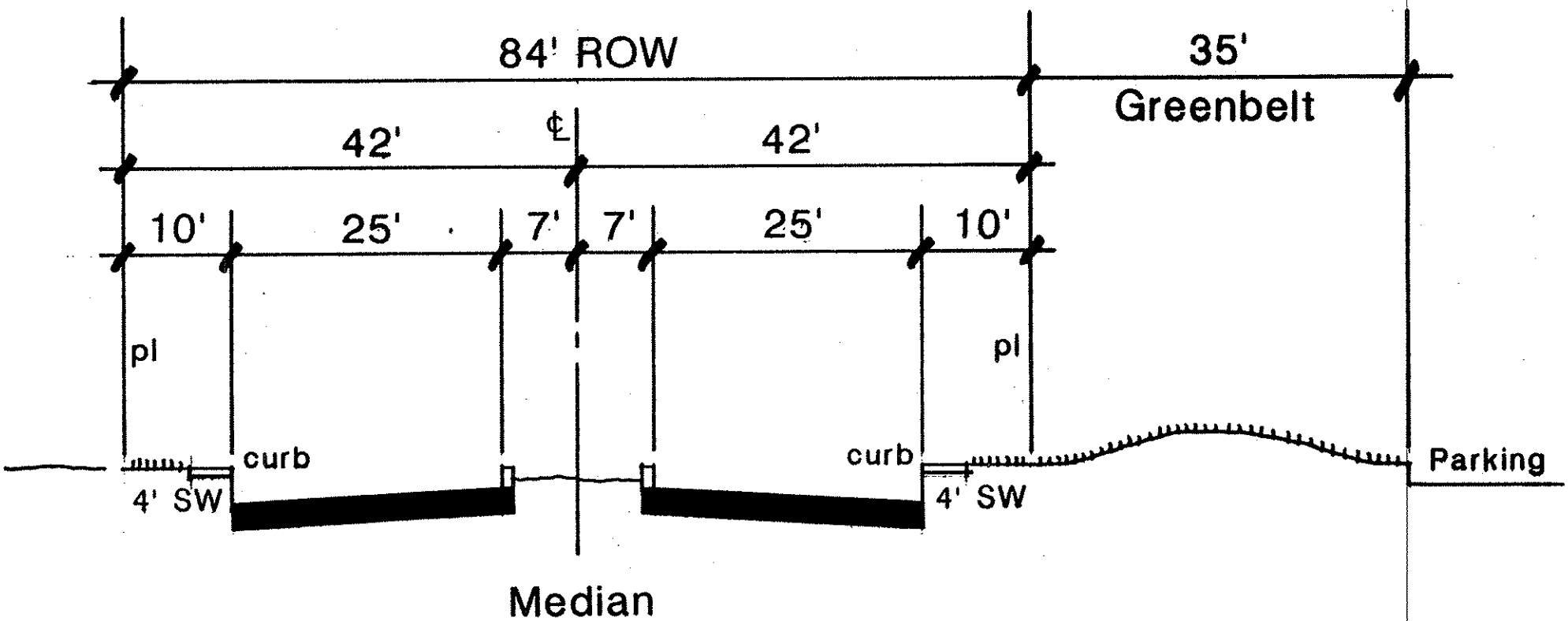


Caldwell 51 Specific Plan

QUAD Title **Representative Street Section - Caldwell Avenue**

Looking East

Figure 10



Caldwell 51 Specific Plan

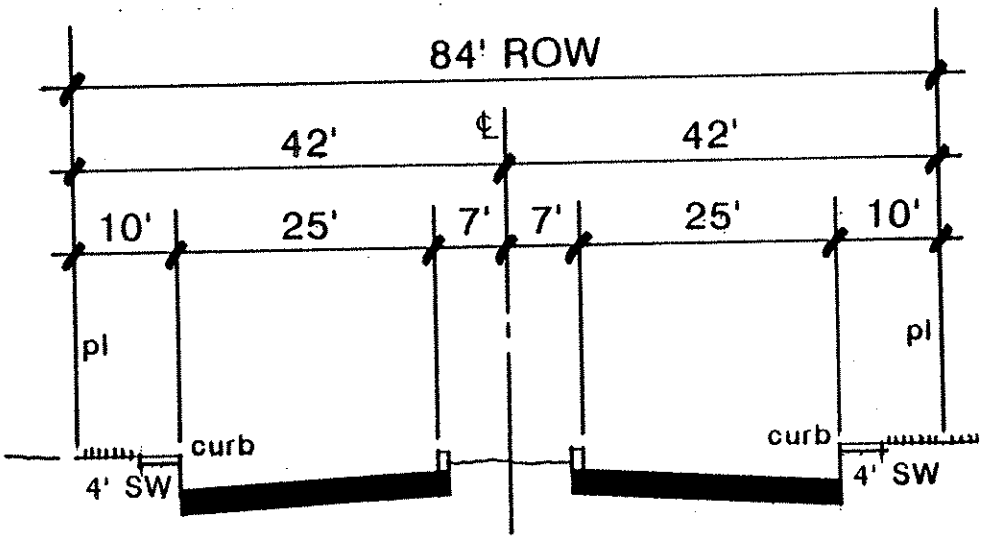
QUAD Title **Representative Street Section - Giddings Avenue**

Looking North

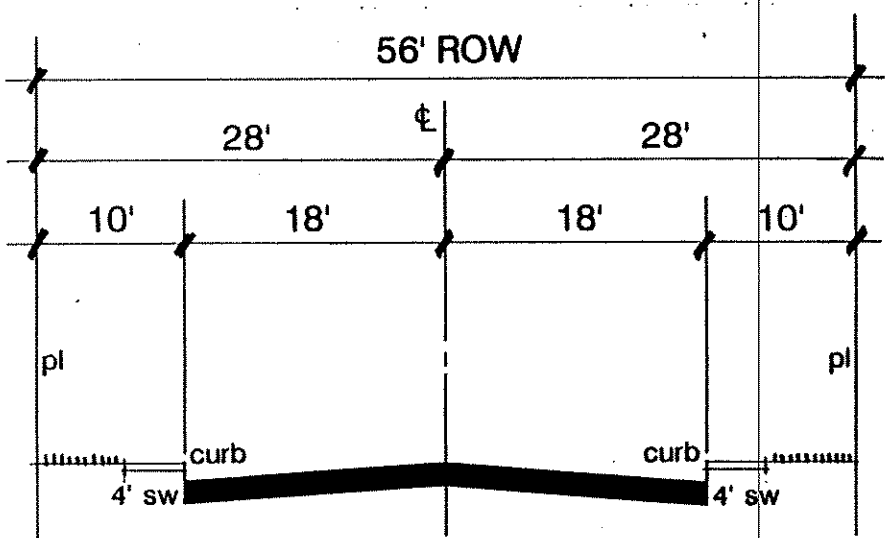
Figure 11

560

North of James Street



South of James Street



Caldwell 51 Specific Plan

QUAD

Representative Street Sections - Oak View Avenue

Figure 12

Avenue, in the same vicinity as an existing thirty-six inch line discharge from the north. Because of capacity problems in Packwood Creek identified in the City's *Storm Drain Master Plan*, runoff discharge from the *Caldwell 51* plan area may contribute some proportion to the need for temporary downstream detention (ponding basin) facilities. The majority of the plan area, therefore, may have to be added to a "fee area" under the *Storm Drain Master Plan*, to enable plan developers to participate in such system improvements on a proportionate basis.

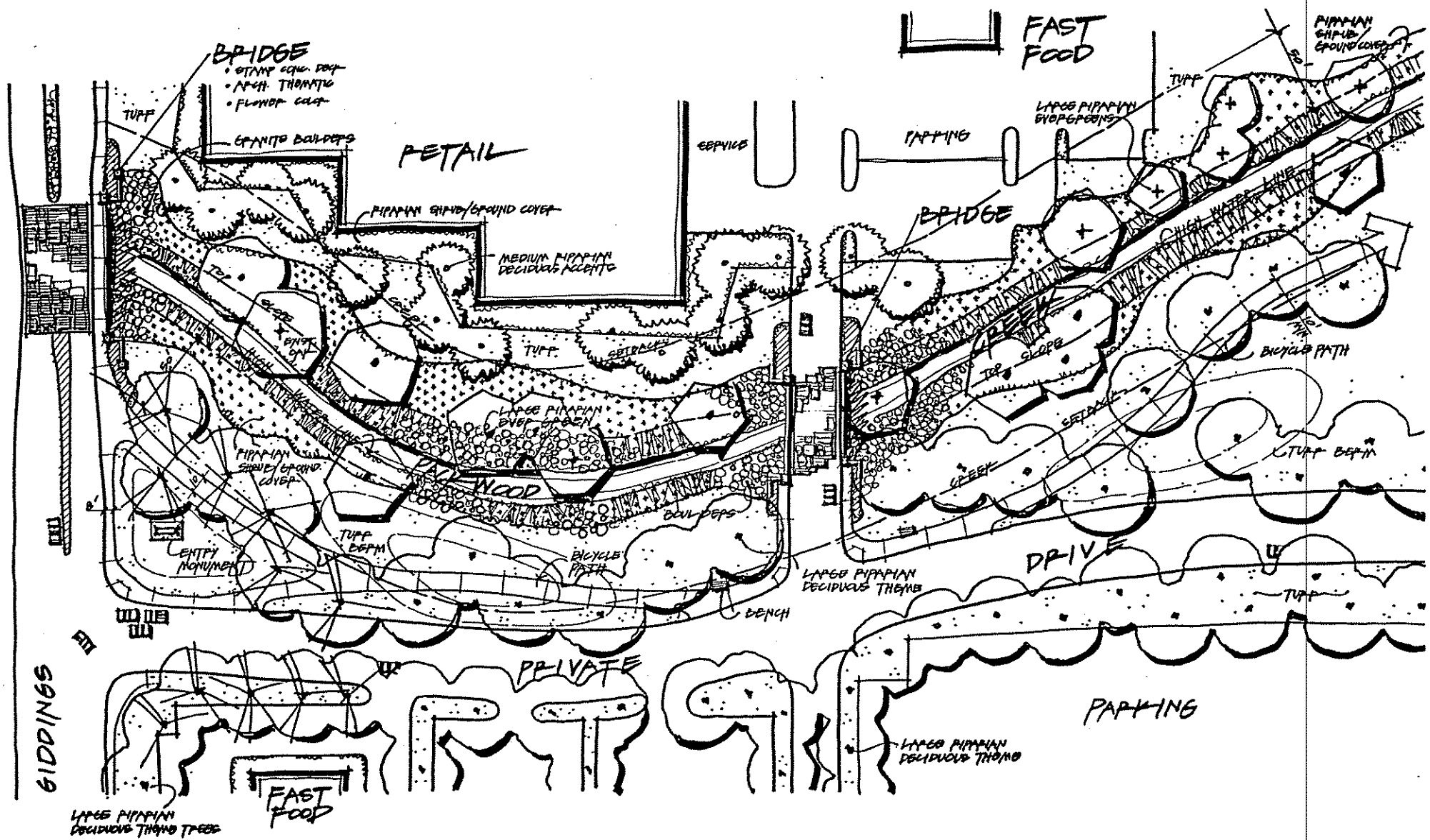
Parks, Open Space and Landscaping

The Packwood Creek corridor is the principal element of the *Caldwell 51 Specific Plan* insofar as parks, open space and landscaping are incorporated into the plan. The treatment of the creek corridor is established as a priority concern by the *Recreation, Conservation and Open Space Element* of the City's General Plan. The *Element* prescribes that a landscaped setback of fifty (50) feet from the edge of the bank is to be set aside on both sides of the Packwood Creek channel adjacent to any urban development. The *Element* is not clear regarding whether this dimension is to be literally applied or is to be an *average*; however, the *Caldwell 51 Specific Plan* includes provision for this prescribed landscape setback without any substantial deviation from the minimum fifty-foot dimension. It should be noted, however, that in approving this plan, the City Council did approve "averaging" fifty feet of landscaped setback along this portion of Packwood Creek in final design.

Significant discussion during the review and adoption of the Caldwell 51 Specific Plan focused on whether the landscape treatment of the Packwood Creek corridor should be either "rural" or "urban" in theme and character. Notwithstanding City staff recommendations to the contrary, both the Planning Commission and the City Council approved the applicants' proposal to establish an "urban" landscape program for this part of the plan area. Characteristics of this landscaped corridor as approved and prescribed by the plan include:

- Large tree plantings, of materials representative of a "riparian" theme, interspersed with some evergreens;
- Characteristic riparian shrubbery and groundcover plantings along the streambanks and immediately adjacent portions of the corridor;
- Bermed turf areas toward the outer edges of the corridor;
- Large granite boulders, distributed in "drifts" throughout the corridor;
- Comparatively large "cobbles" closely strewn at the more pronounced curves along the inside creek banks;
- Ten-foot wide asphalt or concrete bicycle paths paralleling the south creek bank; and
- Integrated transit stops/benches, constructed of thematically compatible materials, at the interface of the landscaped corridor with the parking/access area in Subarea B.

Figure 13, on the following page, conceptually illustrates the landscaping approach prescribed by the *Caldwell 51 Specific Plan* for the Packwood Creek corridor.



North

Caldwell 51 Specific Plan

QUAD

Title **Illustrative Plan View - Packwood Creek Parkway**

Figure 13

The riparian landscaping theme established for the Packwood Creek corridor ~~would be continued throughout the landscape design for the balance of the commercial~~ and office development prescribed for Subareas A, B and C.

Landscaping and open space elements of the design for Subarea D of the plan are not intended to be as explicitly defined by this plan. The plan provides that the residential development to take place in Subarea D ~~be enclosed by walls and security gating, and be~~ served by ~~private~~ (public) streets. ~~Consequently, public view of the area will be significantly limited. At the same time,~~ Several key characteristics of the landscaping and open space components of Subarea D's ultimate development are determined by this plan, on the basis that they are perceived as key to the overall quality and character of the development of the plan area as a whole. Specifically:

- Landscaped ~~setbacks~~ (parkways), including public sidewalks, will be created along ~~Oakview Avenue~~ Vintage Street, ~~James~~ and ~~the proposed new collector road~~ (Cameron Avenue) bounding the project on the south, between the edge of curb and the wall enclosing the project.

- ~~The development of Subarea D will include internal landscaped open space, including pedestrian walkways connecting all development in this subarea to the professional office and shopping areas being created to the north and west.~~

- Planting materials utilized in the public ~~and common~~ area landscaping of Subarea D shall be thematically compatible with landscaping throughout the balance of the plan area.

Finally, for each subarea of the overall plan area, the design standards prescribed by this plan include specific landscaping requirements, augmenting those already set out in the City's General Plan and zoning and development ordinances. Approval of any development application for the plan area will require City approval of an accompanying detailed landscaping plan for the proposed project.

Schools

The *Caldwell 51 Specific Plan* makes no overt provisions for public school facilities. The development of the plan area will be predominantly to commercial and professional office uses. The residential development provided for by the plan is, because of probable design and orientation, likely to be occupied almost exclusively by adult households without children. Consequently, no project-related demand on local school facilities and education services is anticipated. It should be noted, however, that the development of the plan area as provided for by this plan will be subject to the assessment of school impact fees, in accordance with adopted Visalia Unified School District and City of Visalia policy.

Public Safety Services

The plan area will be served by the City's Police and Fire Departments. The City's Police Department is located near the intersection of Johnson and Willow Streets in the Downtown area, with protection provided by patrol units centrally dispatched by radio. Existing fire stations are located in the public safety complex at Johnson and Willow, at the intersection of Tulare and Woodland Avenues, and at the municipal airport.

At the time of site plan review for specific development projects in the plan area, the City may impose such conditions upon projects as the installation of security devices (e.g., deadbolt locks, window locking mechanisms, commercial alarms, etc.) as might be required or recommended by the Police Department. The City also encourages "neighborhood watch" and other resident-participation security and safety programs. Developers in the plan area will also be required to install fire hydrants as requested by the Fire Department at the time of site plan review. The Fire Department reserves the right to prescribe or limit building materials utilized in project construction to fire-resistant types.

Public Utilities

All new public utilities installed to serve development in the plan area shall be under ground, in conformance with established City standards. Undergrounding shall be the responsibility of the developer(s). Easements shall be provided by each developer as required to access and maintain undergrounded utilities.

Project Design

Within the framework of the land use designations and policies presented in the preceding sections of this chapter, the following specific design standards are prescribed for the plan area. These standards are intended to be applied in addition to or, where more restrictive, in place of those mandated by the City's General Plan, zoning ordinance, and other development regulations in effect at the time of any project proposal for the plan area. The Planning Commission and/or City Council may also impose such additional standards at the time of development review as they deem appropriate and consistent with enabling law.

Subarea A

SA-1 The landscaped setback from edge of right-of-way along Caldwell Avenue shall be forty (40) feet. Landscaped treatment of this setback shall consist of:

- Turf-covered berms, with maximum slope not to exceed a severity ratio of one vertical to two horizontal;
- Tree plantings, at the average rate of not less than one (1) tree for every twenty (20) lineal feet of frontage; clustering of tree plantings is encouraged; tree species shall be characteristic of or compatible with the "riparian" theme established as the landscape setting for the Packwood Creek corridor;
- Use of granite boulders, in drifts and clusters, at the average rate of three such boulders of not less than thirty-six inches (36") in diameter at their smallest point for every forty (40) lineal feet of frontage; and
- Perennial flowering plants and groundcover, distributed variously among other landscape elements, characteristic of or compatible with the "riparian" theme established as the landscape setting for the Packwood Creek corridor.

SA-2 The public sidewalk along Caldwell Avenue shall meander in the public right-of-way, rather than abut the back of curb; the distance between the sidewalk and curb shall be landscaped in turf and/or groundcover.

SA-3 The landscaped setback from the edge of right-of-way along Giddings Avenue shall be thirty-five (35) feet. Landscaped treatment of this setback shall be subject to the same standards as prescribed for the Caldwell Avenue frontage and described in standard SA-1, above.

SA-4 Commercial structures developed in Subarea A shall, to the maximum extent feasible, provide window openings to the Packwood Creek corridor. It is recognized that such structures' primary orientation will be toward Caldwell Avenue; however, loading areas and storage shall be prohibited between any structure and Packwood Creek.

SA-5 Commercial structures developed in Subarea A shall be limited to a single story or floor.

SA-6 Signage for commercial uses established in Subarea A shall be limited to one monument sign located at the entrance to this subarea from Caldwell Avenue, one monument sign located at the intersection of Caldwell and Giddings (Stonebrook) Avenues, and wall mounted signs for each use established, in accordance with the applicable provisions of the City's sign ordinance. Approximately one-half of the allowed square footage of the face of the monument sign located at the intersection of Caldwell and Stonebrook shall be dedicated to uses located on Subarea B. Pole signs shall be prohibited.

SA-7 The bridge crossings of Packwood Creek on Giddings Avenue and between Subareas A and B in the approximate center of the plan area are to be constructed using treatment consistent with the landscape setting established for the Packwood Creek corridor by this plan. Wood and natural stone are to be incorporated into the superficial portions of each bridge structure. (For an example of the general effect being sought, refer to the bridge across Packwood Creek accessing the Stonebridge subdivision, on East Walnut Avenue in Visalia).

SA-8 The architectural style of all structures, street furnishings, fixtures, and site improvements shall be consistent for Subareas A and B of the overall plan area.

Subarea B

SB-1 The following design standards described for Subarea A, above, are applicable to all development in Subarea B of the overall plan area: SA-3, SA-7 and SA-8.

SB-2 Loading areas and storage shall be prohibited between any structure and Packwood Creek, if located within 150 feet of the edge of the creek channel.

SB-3 The landscaped setback from the edge of right-of-way along the proposed collector street bounding the south edge of Subarea B shall be thirty-five (35) feet. Landscaped treatment of this setback shall be subject to the same standards as prescribed for the Caldwell Avenue frontage and described in standard SA-1, above.

SB-4 Commercial structures and uses established in Subarea B may be oriented toward Giddings Avenue, the proposed collector street forming the southerly boundary of the site, or internally to the plan area; however, no loading area shall be located closer than 150 feet to the boundary of the residential development prescribed by this plan for Subarea D. The location of loading

This page amended by Specific Plan Amendment No. 2001-01. Effective date: 8-6-01

facilities on the opposite side of any building from the nearest residential use is encouraged, when feasible.

SB-5 One monument sign shall be permitted for each driveway access to development in Subarea B from abutting public streets. Pole signs of any type shall be prohibited. Signage shall otherwise be subject to the requirements and provisions of the City of Visalia's sign ordinance.

SB-6 Cross-site circulation shall be provided in Subarea B, in conformance with an approved circulation plan for site development.

SB-7 Transit stops shall be incorporated into site plans for development of this Subarea.

Subarea C

SC-1 The following design standards described for Subarea A, above, are applicable to development of Subarea C of the overall plan area: SA-1 and SA-2.

SC-2 The landscaped setback from the edge of right-of-way along Oakview Avenue shall be thirty-five (35) feet. Landscaped treatment of this setback shall be subject to the same standards as prescribed for the Caldwell Avenue frontage by standard SA-1, above.

SC-3 The landscaped setback from the edge of right-of-way along James Street shall be twenty-five (25) feet. Landscaped treatment of this setback shall be subject to the same standards as prescribed for the Caldwell Avenue frontage by standard SA-1, above.

SC-4 To the maximum extent feasible, professional office buildings developed in Subarea C shall be oriented toward the Packwood Creek corridor; window openings toward the creek are encouraged; parking areas between the creek and any building are prohibited.

SC-5 The maximum height of any office structure developed in Subarea D shall be two stories or floors.

Subarea D

SD-2 The minimum size of any residential unit constructed in Subarea D shall be ~~800~~ (1,100) square feet of livable area; ~~the average size of the aggregate number of units developed in this subarea shall be not less than 1,000 square feet of livable area.~~

This page amended by SPA No. 99-10

(This page intentionally blank)

CHAPTER FOUR - PLAN IMPLEMENTATION AND PHASING

CHAPTER FOUR

PLAN IMPLEMENTATION AND PHASING

Implementation of the *Caldwell 51 Specific Plan* will involve a variety of initiatives from both the private and public sectors. Private developers and property owners will bear the predominant responsibility for carrying out the substance of the plan. The plan addresses itself in a number of respects to the quality and character of development which will take place in the plan area as a result of private actions. At the same time, there are public projects (e.g., Caldwell Avenue upgrading, the construction of the proposed southerly east-west collector street, storm drainage system improvements, etc.) which will be at least partially dependent upon public sector activities to be carried out.

In the following sections of this chapter, plan implementation activities and procedures are spelled out. The phasing and sequence of anticipated development and public improvements is outlined. The relationship of the plan to the City's General Plan and zoning is identified and discussed. Procedures for adoption and amendment of this plan are prescribed. So are procedures for preparing and processing applications for specific development projects within the plan area. Finally, the political/jurisdictional issue of City responsibilities with respect to plan implementation is reviewed.

Phasing of Development and Improvements

In general, the phasing of development in the plan area will be left to the discretion of the private sector. For major components of the plan, however, a sequence of phasing is described, based upon the dependent relationships among these plan elements.

Circulation System Improvements

Subareas A and C of the overall plan area can be developed with comparatively minimal improvements to the surrounding traffic circulation system. Dedication and limited widening of Caldwell Avenue will be required to accommodate commercial development of Subarea A. The same improvements will be required initially in conjunction with development of Subarea C, with the additional requirement that a partial improvement of the extended alignments of both Oakview Avenue and James Street be constructed to afford access to the designated office uses. It is presumed that the costs associated with these improvements will be borne by the developers, with an internal plan for reimbursement to be established among the property owners and developers to fairly apportion costs ultimately among all four subareas. A share of Caldwell Avenue improvement costs, however, should also be borne by the City, reflecting the designation of this roadway as a major arterial traffic route, not one just serving abutting properties.

Development of Subarea B will necessitate the improvement of a portion of Giddings Avenue south of Caldwell, to a point south of Packwood Creek. This project will include the construction of the full bridge required to cross the creek along Giddings. Also required at this juncture will be the creek crossing prescribed internal to the plan area, between Subareas A and B. Initially, costs associated with the referenced public street improvements are anticipated to be borne by the developer(s) of

Subarea B. Ultimately, a portion of such costs should be reimbursed by owner(s)/developer(s) of the properties located along Giddings to the west of the plan area. The cost of the creek crossing between Subareas A and B will be borne entirely by the developer(s), with an internal system of proportionate cost sharing and reimbursement to be established at the time development plans for Subarea A are being considered by the City for approval.

Development of Subarea B will also necessitate the completion of the James Street extension to the east. Similarly, residential development in Subarea D may also necessitate completion of this street segment. The cost of this improvement, to be incurred by whichever development comes first (Subarea B or D) will be borne entirely by private development and will be subject to an internally agreeable reimbursement plan.

Development of Subarea D will further require completion of the extension of Oakview Avenue to the south boundary of the plan area, as a partial street. Costs borne by the developers of Subareas C and D for improvements of Oakview may be subject to partial reimbursement from, and/or participation by, property owners to the east, under a plan to be established and approved by the City at the time development plans are submitted for consideration and approval for these portions of the plan area.

Although the City, not the applicants for this specific plan, are the proponents of the east-west collector street prescribed along the southerly boundary of the plan area, and while the plan area's development is neither dependent upon nor significantly benefitted by the installation of this street, it is certain that the City will seek financial participation in its construction from plan area developers. The phasing of construction of this improvement, and the details of future negotiations between the City and plan area developers regarding associated costs, lie beyond the scope of this plan and will be resolved as City plans for construction of the referenced street become more defined.

Water, Sewer and Storm Drain Improvements

Required installations of improvements for water, wastewater and storm drainage service to the plan area will be made by the developer(s) of the area as specific projects are undertaken. In the instance of likely "downstream" storm drainage capacity improvements, the City will be required to amend its current *Storm Drain Master Plan* to include the plan area in a fee area to recover proportionate costs from plan area developers for such increased capacity.

Packwood Creek Corridor Landscaping

The landscape treatment of the Packwood Creek corridor prescribed by this plan will be undertaken and completed by the developers of Subareas A, B and C, at the time development of each respective subarea is approved by the City. Each subarea's development will be accompanied by the installation of the landscaping called for by this plan for the portion of the creekside immediately abutting the subarea. This landscaping work will be required to be completed with the initial phase of any development of each affected subarea, and costs will be borne entirely by subarea developers. Separate, detailed landscaping plans must be submitted to and approved by the City for the Packwood Creek corridor, accompanying plans for other aspects of proposed developments.

Ideally, Subareas A and B would develop simultaneously, as a single, integrated "regional" shopping center. This plan provides for the separate, but ultimately integrated, development of these two subareas, however. Subarea A can be developed without the installation of comparatively major and costly public improvements; Subarea B will necessitate a major street extension, accompanying bridge construction, and other prospective costs which may render it economically impractical to develop this portion of the plan area until adjacent properties to the west area also prepared to develop and participate financially in the costs of improvements. Similarly, economics and market conditions will affect the timing of development for Subareas C and D. There is required sequencing of development between these two subareas, however, so long as either development assumes the costs of at least partial improvement of both Oakview and James Avenue extensions.

Relationship to City General Plan and Zoning

In accordance with State Planning Law, the *Caldwell 51 Specific Plan* is intended to conform to and be consistent with the General Plan of the City of Visalia. The broad land use designations and development policies and the circulation system prescribed by the General Plan shall be applicable to the *Caldwell 51 Specific Plan* area.

At the time this plan is being prepared and considered by the City, the land use and development density designations proposed do not correspond entirely to the General Plan designations of the City for a portion of the plan area (about two-fifths). The City is, however, in the process of updating and evaluating its General Plan *Land Use Element*, and the designations for land use and building intensity set out in this specific plan correspond fully to the designations for the plan area included in the draft *Land Use Element* update.

Because they must necessarily apply to the City as a whole, General Plan policies and standards will be broader and less specific than those prescribed by this plan. The relationship between the General Plan and this specific plan, therefore, shall be such that the specific plan will supplement and refine the content of the General Plan as it applies to the plan area. In every instance where one or the other of these plans may have differing standards or policies, those set out in this specific plan shall prevail and apply to the plan area.

Similarly, the zoning ordinance of the City prescribes permitted land uses and development standards throughout the community. Zone districts established by the zoning ordinance shall apply to all property located within the *Caldwell 51 Specific Plan* area. Applicable zone districts for each subarea of the overall plan area are summarized as follows:

- Subarea A -- C-2
- Subarea B -- C-2
- Subarea C -- P-A
- Subarea D -- R-1-6

This page amended by SPA No. 99-10

The City has determined, however, that there currently is a need to modify and improve the designations of its existing zoning ordinance, and modification of the classification applied to regional retail commercial development has been proposed in the draft *Land Use Element* update. Once this process has been completed, this specific plan may have to be amended to ensure consistency between its provisions and the new nomenclature of the City's zoning ordinance.

The City's zoning ordinance establishes design and development standards for each of the zones listed above. However, this specific plan prescribes additional standards, and in any instance where the requirements of the specific plan are more restrictive than the standards mandated by the underlying zoning, the specific plan shall prevail and its standards shall apply.

Procedures for Plan Adoption and Amendment

The State's Planning Law and *General Plan Guidelines* prescribe that a specific plan be adopted in the same manner as a jurisdiction's general plan. This allows a specific plan to be adopted by a local agency either by resolution or by ordinance. The City of Visalia adopts its General Plan and component elements by resolution; consequently, this specific plan will also be adopted in that manner by the City Council. Prior to adoption, the City's Planning Commission and the City Council will each have held adequately-noticed public hearings on the content of the plan.

Similarly, any amendment to this specific plan shall only be accomplished in the same manner as the original adoption of the plan itself. Amendments may take the form of revisions to the plan's land use designations, its design and development standards, the boundaries of the plan area, or any other aspect of plan content. Such amendments may be initiated by the City, by plan area property owners, by developers, or by any other interested party. Any request for a plan amendment other than one initiated by the City may, at the discretion of the City, be required to be accompanied by application materials including, but not necessarily limited to, a narrative description of and justification for the proposed amendment, a diagram or map illustrating the amendment, and a fee adequate to offset the City's costs associated with processing the request. The applicant(s) for any amendment to this plan shall be required to demonstrate the manner in which the proposed amendment will result in an improved plan and enhancements to the environment of the plan area and the community at-large.

As previously noted in this document, the plan area lies outside the corporate limits of the City of Visalia, and under the jurisdiction of the County of Tulare. The plan area will have to be annexed to the City of Visalia before the City will have the authority to implement the provisions set out in this document and plan area development will be allowed to proceed.

Procedures for Processing Development Applications

Once this specific plan has been adopted, and annexation of the plan area to the City of Visalia has been accomplished, separate development plan applications may be submitted for review and approval, consistent with the plan and other applicable City regulations. Such applications will necessarily be accompanied by detailed engineering plans, as well as all other elements required by City regulations and this plan for subdivisions, landscaping, site improvements, and public infrastructure. Such development plans will be reviewed for consistency with this plan, with the City's General Plan and zoning ordinance, and with other applicable City standards and requirements. The City may impose such conditions as it wishes and are reasonable upon the approval of any development plan.

Specific Plan Amendment No. 2002-02 Caldwell 51

USER	DATE	DATE RETURNED

Project I.D.: Specific Plan Amendment No. 2002-02

Related Projects: Caldwell 51 Specific Plan, PM 2002-04, CUP 2001-50

APN: 126-680-01

Site Plan No.: 2001-195

Description: a request to amend the Caldwell 51 Specific Plan to allow multiple access points into Subarea "A" of the specific plan. The project is located at the southeast corner of Stonebridge Street and Caldwell Avenue. Sam Sabbah and Richard Dyt, owners. Dowds Consulting, agent

Logged on Project Chart: 02-08-02

RESOLUTION NO. 2002-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA, APPROVING SPECIFIC PLAN AMENDMENT NO 2002-02, A REQUEST TO AMEND THE CALDWELL 51 SPECIFIC PLAN TO ALLOW TWO NEW ACCESS POINTS INTO SUBAREA A OF THE SPECIFIC PLAN AND TO REDUCE THE SETBACKS TO DESIGN DISTRICT A STANDARDS FOR LANDSCAPING; SAM SABBAH AND RICHARD DYT, OWNERS; DOWDS CONSULTING, AGENT

WHEREAS, an application was filed by Sam Sabbah and Richard Dyt to amend the Caldwell 51 Specific Plan to allow two new access points into Subarea A of the specific plan, and to reduce the setbacks to Design District A standards for landscaping; APN: 126-020-027; City of Visalia, and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on April 08, 2002; and

WHEREAS, the City Council of the City of Visalia, after duly published notice held a public hearing before said Council on May 20, 2002; and

WHEREAS, the City Council of the City of Visalia finds the Caldwell 51 Specific Plan Amendment to be in accordance with Section 12.04 of the Ordinance Code of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the proposed Specific Plan Amendment based on the following specific findings and based on the evidence presented:

1. That the proposed amendment is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed amendment would not be detrimental to the public health, safety or welfare, and materially injurious to properties in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2000-26 is hereby adopted.
4. That there is no evidence before the City Council that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the Caldwell 51 Specific Plan Amendment in accordance with the terms of this resolution under the provisions of Section 12.04.010 of the Ordinance Code of the City of Visalia as follows:

1. That the Caldwell 51 Specific Plan be amended as follows:

Page 3-3

Subarea A

> Subarea A is designated by the plan for retail commercial development. Subsequent to required right-of–way dedication for Stonebrook and Caldwell Avenues and to allow for the landscape treatment of Packwood Creek called for by the City's *Recreation, Conservation and Open Space Element*, a developable area of 6.9 acres would remain in this subarea. Design analysis indicates that 46,000 square feet of gross leasable commercial building area, (approximately 6,000 square feet of which is attributable to the addition of the existing residential parcel to this subarea) accompanied by required parking, landscaping, on-site circulation, and other site improvements can be developed on this segment of the plan area. Ideally, building orientation would be toward Caldwell Avenue, but plan policies also call for restricted treatment of the rear of any building along the creek, corridor. It would be possible to develop this subarea separately from the balance of the plan area, completing the connection to the south at such time as Subarea B was developed. Improvements to Caldwell and Stonebrook Street along the frontage of this subarea would be required, and would be completed, at the time development took place on-site.

Figure 9 (Replace with Exhibit "A")

Page 3-7

Subarea A

Eliminate text – no replacement

Page 3-10

Traffic Circulation System

Paragraph 2:

The internal traffic circulation system for the Caldwell 51 area has been established on the basis of the type and intensity of land uses prescribed by the specific plan. The plan calls for the predominant majority of traffic circulation improvements internal to the plan area to be on-site, rather than on public streets. Subarea A and B will be served by an internal traffic flow system providing access to planned commercial uses and appurtenant parking. A bridge across Packwood Creek is provided to connect these two subareas. Three driveway access points into and out of Subarea A will be constructed on Caldwell Avenue. One driveway will be located on Stonebrook Street providing access to Subarea A. Two driveways each will be located on Stonebrook Street, south of Packwood Creek, and on the proposed collector street bounding the southerly edge of the plan area providing access to Subarea B. Subarea B will also be accessed by an extension of the James Street alignment, from the east. Subarea C will be accessed by three driveways from the extended James Street alignment; direct access to this subarea from Caldwell Avenue will be prohibited.

Balance of this paragraph should read as previously amended.

Page 3-14

Subarea A

SA-1 The landscaped setback from edge of right-of-way along Caldwell Avenue shall comply with Design District A standards. Landscaped treatment of this setback shall consist of:

SA-3 The landscaped setback from the edge of right-of-way along Stonebrook Street shall comply with Design District A standards. Landscaped treatment of this setback shall be subject to the same standards as prescribed for the Caldwell Avenue frontage and described in standards SA-1, above.

2. That the Design District A setback and landscape standards shall apply to Subarea A.
3. That the final design for the entrance only access point on Caldwell Avenue for Proposed Parcel No. 1 be reviewed and approved by the City prior to the issuance of any permits for the development of proposed Parcel No. 1 or the installation of the access point.
4. That all other city codes and ordinance be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Specific Plan Amendment No. 2002-02, prior to the issuance of any building permits for this project.

PASSED AND ADOPTED: STEVEN M. SALOMON, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) SS.
CITY OF VISALIA)

I, Steven M. Salomon, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2002-43 passed and adopted by the Council of the City of Visalia at a regular meeting held on May 20, 2002.

Dated: May 23, 2002 STEVEN M. SALOMON, CITY CLERK

Roxanne Yoder

By Roxanne Yoder, Chief Deputy

RESOLUTION NO. 2002-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF SPECIFIC PLAN AMENDMENT NO 2002-02, A REQUEST TO AMEND THE CALDWELL 51 SPECIFIC PLAN TO ALLOW TWO NEW ACCESS POINTS INTO SUBAREA "A" OF THE SPECIFIC PLAN AND TO REDUCE THE SETBACKS TO DESIGN DISTRICT "A" STANDARDS FOR LANDSCAPING; SAM SABBAH AND RICHARD DYT, OWNERS;
DOWDS CONSULTING, AGENT

WHEREAS, an application was filed by Sam Sabbah and Richard Dyt to amend the Caldwell 51 Specific Plan to allow two new access points into Subarea "A" of the specific plan, and to reduce the setbacks to Design District "A" standards for landscaping; APN: 126-020-027; City of Visalia, and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on April 08, 2002; and

WHEREAS, the Planning Commission of the City of Visalia finds the Caldwell 51 Specific Plan Amendment to be in accordance with Chapter 12.04 of the Ordinance Code of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval of the proposed Specific Plan Amendment based on the following specific findings and based on the evidence presented:

1. That the proposed amendment is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed amendment would not be detrimental to the public health, safety or welfare, and materially injurious to properties in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2000-26 is hereby adopted.
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval of the Caldwell 51 Specific Plan Amendment in accordance with the terms of this resolution under the provisions of Section 12.04.010 of the Ordinance Code of the City of Visalia as follows:

1. That the Caldwell 51 Specific Plan be amended as follows:

Page 3-3

Subarea A

Subarea A is designated by the plan for retail commercial development. Subsequent to required right-of –way dedication for Giddings and Caldwell Avenues and to allowance for the landscape treatment of Packwood Creek called for by the City's *Recreation, Conservation and Open Space Element*, a developable area of 6.9 acres would remain in this subarea. Design analysis indicates that 46,000 square feet of gross leasable commercial building area, (approximately 6,000 square feet of which is attributable to the addition of the existing residential parcel to this subarea) accompanied by required parking, landscaping, on-site circulation, and other site improvements can be developed on this segment of the plan area. Ideally, building orientation would be toward Caldwell Avenue, but plan policies also call for restricted treatment of the rear of any building along the creek, corridor. It would be possible to develop this subarea separately from the balance of the plan area, completing the connection to the south at such time as Subarea B was developed. Improvements to Caldwell and Stonebrook Street along the frontage of this subarea would be required, and would be completed, at the time development took place on-site.

Figure 9 (Replace with Exhibit "A")

Page 3-7

Subarea A
Eliminate text – no replacement

Page 3-10

Traffic Circulation System

Paragraph 2:

The internal traffic circulation system for the Caldwell 51 area has been established on the basis of the type and intensity of land uses prescribed by the specific plan. The plan calls for the predominant majority of traffic circulation improvements internal to the plan area to be on-site, rather than on public streets. Subarea A and B will be served by an internal traffic flow system providing access to planned commercial uses and appurtenant parking. A bridge across Packwood Creek is provided to connect these two subareas. Three driveway access points into and out of Subarea A will be constructed on Caldwell Avenue. One driveway will be located on Stonebrook Street providing access to Subarea A. Two driveways each will be located on Stonebrook Street, south of Packwood Creek, and on the proposed collector street bounding the southerly edge of the plan area providing access to Subarea B. Subarea B will also be accessed by an extension of the James Street alignment, from the east. Subarea C will be accessed by three driveways from the extended James Street alignment; direct access to this subarea from Caldwell Avenue will be prohibited.

Balance of this paragraph should read as previously amended.

Page 3-14

Subarea A

SA-1 The landscaped setback from edge of right-of-way along Caldwell Avenue shall comply with Design District A standards. Landscaped treatment of this setback shall consist of:

SA-3 The landscaped setback from the edge of right-of-way along Stonebrook Street shall comply with Design District A standards. Landscaped treatment of this setback shall be subject to the same standards as prescribed for the Caldwell Avenue frontage and described in standards SA-1, above.

2. That the Design District "A" setback and landscape standards shall apply to Subarea "A".
3. That the final design for the entrance only access point on Caldwell Avenue for Proposed Parcel No. 1 be reviewed and approved by the City prior to the issuance of any permits for the development of proposed Parcel No. 1 or the installation of the access point.
4. That all other city codes and ordinance be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Specific Plan Amendment No. 2002-02, prior to the issuance of any building permits for this project.

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

AYES: Commissioners Logan, Oplinger, Pérez, Thompson
NOES: None
ABSTAINED: Commissioner Armstrong
ABSENT: None

Michael Olmos, Secretary
Visalia City Planning Commission

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

ATTEST: Michael Olmos, Secretary, Visalia Planning Commission

I, Michael Olmos, Secretary of the Visalia City Planning Commission, certify the foregoing is the full and true Resolution No. 2002-52, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on April 08, 2002.

Victor Pérez, Chairperson

REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 8, 2002

PROJECT PLANNER: Andrew J. Chamberlain

SUBJECT: **Parcel Map No. 2002-04,** a request for a tentative parcel map to divide a 6.01 acre parcel into six parcels.

Specific Plan Amendment No. 2002-02, is a request to amend the Caldwell 51 Specific Plan to allow two new access points into Subarea "A" of the specific plan, and to reduce the setbacks to Design District "A" standards for landscaping.

Conditional Use Permit No. 2001-50 is a request to allow a full service car wash in the Caldwell 51 Specific Plan.

The proposed projects will be located on the southeast corner of Caldwell Avenue and Stonebrook Street, between Caldwell Avenue and Packwood Creek. APN: 126-020-027.

STAFF RECOMMENDATION

Staff recommends approval of Parcel Map No. 2002-04, Specific Plan Amendment No. 2002-02 and Conditional Use Permit No. 2001-50.

RECOMMENDED MOTION

I move to approve Specific Plan Amendment No. 2002-02, Resolution No. 2002-52, Conditional Use Permit No. 2001-50, Resolution No. 2002-53, and to approve Parcel Map No. 2002-04, Resolution No. 2002-54.

PROJECT DESCRIPTION

The project is a request to develop a full service car wash on a portion of the area within the Caldwell 51 Specific Plan. In order to develop a car wash as proposed several actions are required to be approved. The first is an amendment to the Caldwell 51 Specific Plan, which currently limits access to Sub Area A of the specific plan to two access points on Caldwell Avenue and none on Stonebrook Street. The amendment will add an additional access point on Caldwell Avenue and one access point on Stonebrook Street. Also proposed to be amended are the landscaping standards within the Caldwell 51 Specific Plan. Currently, the specific plan requires a 40-foot landscape area on Caldwell Avenue and a 35-foot landscape area along Stonebrook Street. The applicant proposed to change this language to allow Design District "A" standards for landscaping, which would require 35-feet of landscaping on Caldwell Avenue and 25-feet on Stonebrook Street.

The proposed car wash requires the approval of a conditional use in accordance with the Caldwell 51 Specific Plan. The car wash will house two car wash bays, one automatic and one hand wash bay. The hours of operation are proposed to be from 7:00 a.m. to 8:00 p.m. as indicated in the operational statement provided in Exhibit "D". Operational hours are generally seasonal and

adjust to daylight hours. The buildings will be oriented in a north-south direction. Cars entering either car wash facility will be entering the north side of the building and exiting to the south.

Lastly, a tentative parcel map is requested to be approved that would divide the 6.01 acre parcel into six parcels. Parcel one will be .93 acres, parcel two will be 2.52 acres, parcel three will be .93 acres, parcel four will be .72 acres, parcel five will be .59 acres and parcel six will be .34 acres. The parcels will share a joint access drive which would be developed in two phases. The existing parking lot and access drive infrastructure on the property, which was installed years ago in anticipation of development, will be removed since it does not match the proposed development pattern.

BACKGROUND INFORMATION

General Plan Land Use Designation	Regional Commercial Center
Zoning	P-CR (Planned Regional Retail Commercial)
Surrounding Zoning and Land Use	North: R-1-6 / single-family dwellings South: P-CR / vacant land East: PA / vacant land West: R-1-6 / Single-family houses
Environmental Review	Negative Declaration No. 2002-19
Site Plan	Site Plan Review 2001-160

RELATED PLANS & POLICIES

Please see attached summery of related plans and policies.

RELATED PROJECTS

The Caldwell 51 Specific Plan was adopted in September, 1990 covering 51 acres of land bounded by Caldwell Avenue, Stonebrook Street, the future alignment of Cameron Avenue, and the future alignment of Oakview Street. It has been amended four times, in 1995, 1998, 1999 and 2001.

The plan area is divided into four subareas. Subareas A and B are planned for community-level retail commercial uses. These subareas are zoned Regional Commercial (P-CR). Subarea C is planned for professional office use and is zoned Professional / Administrative Office (PA). Subarea D is planned for residential use and is zoned R-1-6. A tentative subdivision map dividing the area into single family lots has been approved on Subarea D. The amendment to allow one full-service car wash with a service station as a conditional use in Subarea A was approved in 2001.

PROJECT EVALUATION

Access

Planning and Engineering Staff supports the request for the addition of two new entry points into Subarea "A". Currently there are only provisions for two access points in the Specific Plan. The Stonebrook access point will allow only right in and out turns once the median is installed in

Stonebrook Street. The new access point on Caldwell Avenue will allow only access into the site and will be designed to prevent exiting onto Caldwell Avenue. A condition is recommended requiring that the final design be approved by Engineering prior to the issuance of any permits for its installation.

The parcel map for the site will require joint / cross access and utility easements for parcels to include an easement for a ditch crossing (bridge) at Packwood Creek. Landscaping of the entire 50 feet Packwood Creek corridor is required with first phase of development. The applicant must also provide a 6-foot side walk and 10 foot parkway along the Caldwell Avenue frontage.

Change To Design District "A" Landscape Standards

The applicant is requesting to amend the specific plan to allow Design District "A" landscaping requirements. Instead of Policy SA-1, forty (40) feet setback along Caldwell Avenue and Policy SA-3, thirty (35) feet along Stonebrook Street, Design District "A" will provide a front landscape setback of thirty-five (35) feet along Caldwell Avenue and twenty-five (25) feet along Stonebrook Street.

The applicant supplied square footage calculations in Exhibit "B", indicating that even with the new landscape requirements, the project will average approximately the same amount of landscape area along the public street frontages due to the irregular shape and islands between the proposed parcels. The existing landscaping would be approximately 31,515 square feet, while the proposed landscaping with Design District "A" requirements would be 34,295 square feet.

Exhibit "E" shows the proposed text amendments to the Specific Plan which would change the number of access points and landscaping setbacks. Staff is recommending approval of these changes.

Conditional Use Permit

Staff supports the requested conditional use permit for the car wash as shown in Exhibit "A". The car wash will have a two bay car wash, one automatic bay and a hand wash and detail bay, with an indoor waiting area, and covered drying area for up to 16 vehicles. The car wash would operate from 7:00 AM to 8:00 PM daily. The primary access would be from Caldwell Avenue with additional access from the internal access drive to Stonebrook Street. Through Specific Plan Policy A-2, one full car wash with service station shall be permitted within Subarea A subject to the conditional use permit process and the following findings.

A. The layout of the use does not preclude future development of Subarea A and B as an integrated commercial center, nor does it preclude development of the bridge connecting the two subareas.

B. The design and layout of the use does not preclude implementation of the any of the other policies found in this document.

C. A plan for providing reciprocal access and parking between Subareas A and B, has been submitted to and approved by the City Community Development Department.

D. A plan for providing cost-sharing of the construction of the future bridge between Subareas A and B, has been submitted to and approved by the City Community Development Department.

E. A plan for providing signage in accordance within Policy SA-6 has been submitted to and approved by the City Community Development Department.

The applicants have met these findings through the Site Plan Review process and in this application which includes conditions for the City review and approval of agreements, documents and signage prior to the issuance of any building permits for the car wash.

Lighting

Site lighting will be designed so that the lighting elements will not be directly visible by adjoining residential areas. Light standards will not exceed 15 feet in height and that building and parking lot lights have the light element recessed into the can or fixture so that no direct light floods onto adjacent residential properties.

Noise

The site is subject to Community Noise Standards and will operate from 7:00 AM to 8:00 PM. Staff has included a condition eliminating the use of public address systems and out-door music at the site to minimize noise conflicts for the residential neighborhoods in the area.

Parcel Map

This request is to divide Subarea "A" parcel into 6 parcels as shown in Exhibit "C". The proposed car wash would be located on Parcel No. 2. The site will have multiple access points to the public streets and will be served by a common internal access drive to enhance vehicle circulation on the site. The existing parking lot and access drive improvements will be removed.

Most required dedications and easements are already in place, though changes in access points and related common driveways will require some minor adjustments as per the Site Plan Review for the proposed parcel map.

Correspondence

One letter from a resident of the Stonebrook Subdivision on the north side of Caldwell Avenue was received and is included as Exhibit "F". The letter raises concerns about the general development of this site for commercial purposes, and the potential for the car wash to add undesirable noise to the area. As noted earlier, the car wash is required to meet Community Noise Standards and will be prohibited from using an outdoor public address system and/or music.

Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to be not significant. Therefore, staff recommends that Negative Declaration No. 2002-19 be adopted for this project.

Since the project is an infill in an urbanized area, staff recommends that the Planning Commission make findings of "de minimus" impact (i.e. that the project would not have the potential for adverse impacts on wildlife resources).

RECOMMENDED FINDINGS

Specific Plan Amendment No. 2002-02

1. That the proposed amendment is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed amendment would not be detrimental to the public health, safety or welfare, and materially injurious to properties in the vicinity.

3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2000-26 is hereby adopted.

4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

Conditional Use Permit No. 2001-50:

1. That the proposed Conditional Use Permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.

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

3. That the proposed car wash meets the following Specific Plan findings:

   A. The layout of the use does not preclude future development of Subarea A and B as an integrated commercial center, nor does it preclude development of the bridge connecting the two subareas.

   B. The design and layout of the use does not preclude implementation of the any of the other policies found in this document.

   C. A plan for providing reciprocal access and parking between Subareas A and B, has been submitted to and approved by the City Community Development Department.

   D. A plan for providing cost-sharing of the construction of the future bridge between Subareas A and B, has been submitted to and approved by the City Community Development Department.

   E. A plan for providing signage in accordance within Policy SA-6 has been submitted to and approved by the City Community Development Department.

4. That Negative Declaration No. 2002-19 is hereby adopted based on the following:

   - An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant.
   - That no evidence was received during the public comment period indicated that the project would result in any significant impacts.

5. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

Parcel Map No. 2002-04:

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan and Zoning Ordinance.

2. That the proposed tentative parcel map would be compatible with adjacent land uses.

3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

4. That Negative Declaration No. 2002-19 is hereby approved based on the following:

- An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant.
- That no evidence was received during the public comment period indicated that the project would result in any significant impacts.

5. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

RECOMMENDED CONDITIONS OF APPROVAL

Specific Plan Amendment No. 2002-10

1. That the Caldwell 51 Specific Plan be amended as follows:

Page 3-3

Subarea A

Subarea A is designated by the plan for retail commercial development. Subsequent to required right-of–way dedication for Giddings and Caldwell Avenues and to allowance for the landscape treatment of Packwood Creek called for by the City's *Recreation, Conservation and Open Space Element*, a developable area of 6.9 acres would remain in this subarea. Design analysis indicates that 46,000 square feet of gross leasable commercial building area, (approximately 6,000 square feet of which is attributable to the addition of the existing residential parcel to this subarea) accompanied by required parking, landscaping, on-site circulation, and other site improvements can be developed on this segment of the plan area. Ideally, building orientation would be toward Caldwell Avenue, but plan policies also call for restricted treatment of the rear of any building along the creek, corridor. It would be possible to develop this subarea separately from the balance of the plan area, completing the connection to the south at such time as Subarea B was developed. Improvements to Caldwell and Stonebrook Street along the frontage of this subarea would be required, and would be completed, at the time development took place on-site.

Figure 9 (Replace with Exhibit "A")

Page 3-7

Subarea A

Eliminate text – no replacement

Page 3-10

Traffic Circulation System

Paragraph 2:

The internal traffic circulation system for the Caldwell 51 area has been established on the basis of the type and intensity of land uses prescribed by the specific plan. The plan calls for the predominant majority of traffic circulation improvements internal to the plan area to be on-site, rather than on public streets. Subarea A and B will be served by an internal traffic flow system providing access to planned commercial uses and appurtenant parking. A bridge across Packwood Creek is provided to connect these two subareas. Three driveway access points into and out of Subarea A will be constructed on Caldwell Avenue. One driveway will be located on Stonebrook Street providing access to Subarea A. Two driveways each will be located on Stonebrook Street, south of Packwood Creek, and on the proposed collector street bounding the southerly edge of the plan area providing access to Subarea B. Subarea B will also be accessed by an extension of the James Street alignment, from the east. Subarea C will be accessed by three driveways from the extended James Street alignment; direct access to this subarea from Caldwell Avenue will be prohibited.

Balance of this paragraph should read as previously amended.

Page 3-14

Subarea A

SA-1 The landscaped setback from edge of right-of-way along Caldwell Avenue shall comply with Design District A standards. Landscaped treatment of this setback shall consist of:

SA-3 The landscaped setback from the edge of right-of-way along Stonebrook Street shall comply with Design District A standards. Landscaped treatment of this setback shall be subject to the same standards as prescribed for the Caldwell Avenue frontage and described in standards SA-1, above.

2. That the Design District "A" setback and landscape standards shall apply to Subarea "A".
3. That the final design for the entrance only access point on Caldwell Avenue for Proposed Parcel No. 1 be reviewed and approved by the City prior to the issuance of any permits for the development of proposed Parcel No. 1 or the installation of the access point.
4. That all other city codes and ordinance be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Specific Plan Amendment No. 2002-02, prior to the issuance of any building permits for this project.

Conditional Use Permit No. 2001-50:

1. That the project be developed consistent with the site plan in Exhibit "A" and the Operational Statement in Exhibit "E", and subject to the comments and conditions of the Site Plan Review Committee.
2. That no significant direct or indirect light or glare may fall upon adjacent residential uses.
3. That the use would be subject to the City of Visalia Noise Ordinance, and that the use of public address systems and out-door music at the site is prohibited.
4. That a sign program or package be provided for review and approval in accordance with Specific Plan Policy SA-6 prior to the issuance of any building permits for the car wash.
5. That the final plans, documents and/or agreements for shared access and cost sharing of the bridge construction between the subareas be provided for City review and approval prior to the issuance of any building permits for the car wash.
6. That all other city codes and ordinance be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2001-50, prior to the issuance of any building permits for this project.

Parcel Map No. 2002-04:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2001-195.
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "C".

3. That all other city codes and ordinance be met.

4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Parcel Map No. 2002-04, prior to the issuance of any building permits for this project.

Attachments:

- Exhibit "A" -- Site Plan
- Exhibit "B" – Site Plan with Landscaping Square Footage Estimates from Applicant
- Exhibit "C" – Parcel Map
- Exhibit "D" – Operational Statement
- Exhibit "E" – Text Changes for Specific Plan
- Exhibit "F" – Correspondence
- Environmental Document
- Location Sketch

RELATED PLANS AND POLICIES

General Plan and Zoning: There are no General Plan policies, which specifically address this type of facility. The following Zoning Ordinance policies apply to the proposed project:

Conditional Use Permit Process:

Zoning Ordinance Section 17.38 states that Planning Commission may grant approval of conditional use permit applications if, on the basis of the application and evidence submitted, the Commission makes two findings:

1. *That the proposed location of the conditional use permit is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;*
2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Caldwell 51 Specific Plan Policy

Policy A-2 Land uses and development of Subarea A shall conform to the requirements of the C-2 zone district (or its equivalent or comparable zone, should the City's zoning ordinance be modified) as set out in the City of Visalia zoning ordinance, except as may otherwise be provided for specifically by this plan. One full car wash with service station shall be permitted within Subarea A subject to the conditional use permit process. Before approving a conditional use permit for a car wash with service station the following findings must be made.

A. The layout of the use does not preclude future development of Subarea A and B as an integrated commercial center, nor does it preclude development of the bridge connecting the two subareas.

B. The design and layout of the use does not preclude implementation of the any of the other policies found in this document.

C. A plan for providing reciprocal access and parking between Subareas A and B, has been submitted to and approved by the City Community Development Department.

D. A plan for providing cost-sharing of the construction of the future bridge between Subareas A and B, has been submitted to and approved by the City Community Development Department.

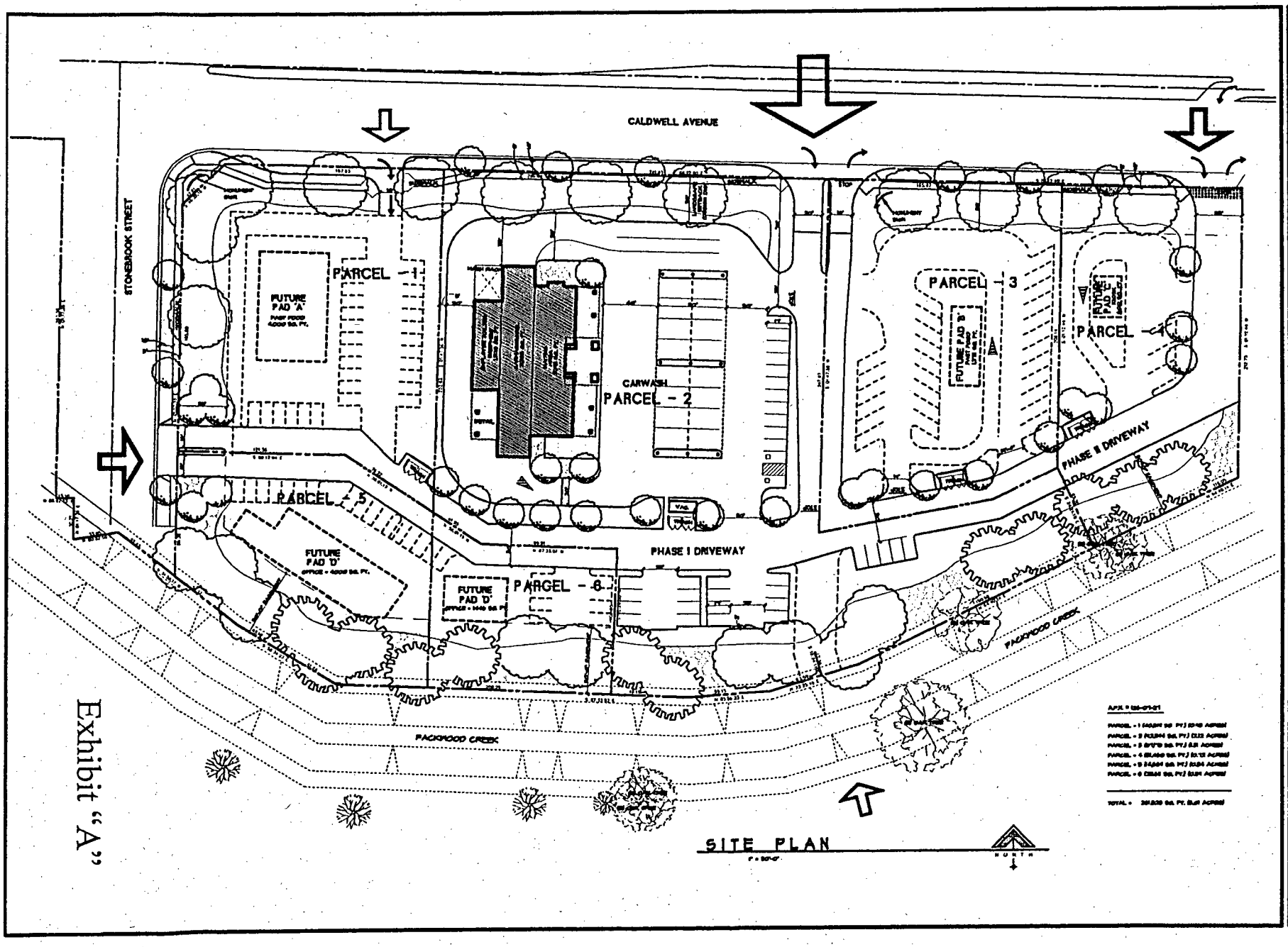
E. A plan for providing signage in accordance within Policy SA-6 has been submitted to and approved by the City Community Development Department.

Policy A-6 on page 3-7A of the specific plan provides policy direction for the number of entrances and exits into Subarea A. It states:
Access to Subarea A from Caldwell shall be limited to one driveway for ingress and egress, removed an adequate distance from intersection of Caldwell and Giddings Avenues to provide for traffic safety.

This application to amend the specific plan to allow two new entry's would replace the existing Policy A-6 with a new sentence which is stated below.
Access to Subarea A along Caldwell Avenue shall be limited to three driveways for ingress and egress and Access to Subarea A along Stonebrook Street shall be limited to one driveway for ingress and egress.

Policy SA-1 on page 3-14 of the specific plan list landscape requirements. It states:
The landscaped setback from edge of right-of-way along Caldwell Avenue shall be forty (40) feet.

Policy SA-3 on page 3-15 of the specific plan list landscape requirements. It states:
The landscaped setback from the edge of the right-of-way along Giddings Avenue shall be thirty-five (35) feet.



SCOTT & ASSOCIATES ARCHITECT

COMMERCIAL SUBDIVISION & CARWASH FOR

TOWN & COUNTRY CARWASH

SHEET TITLE: SITE PLAN

1.7

Exhibit "A"

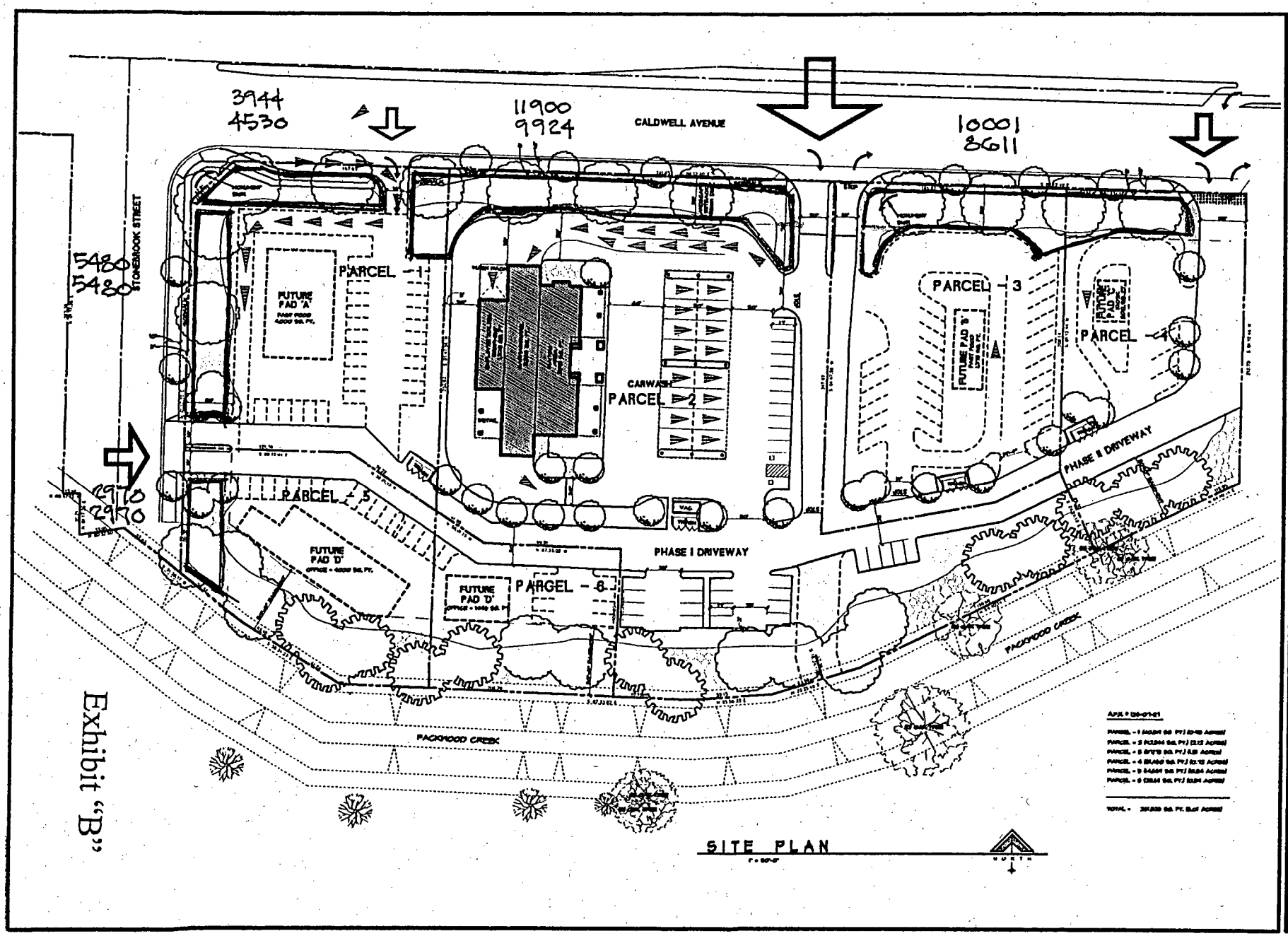


Exhibit "B"

SCOTT & ASSOCIATES
ARCHITECT

COMMERCIAL SUBDIVISION & CARWASH

TOWN & COUNTRY CARWASH

SITE PLAN

1.7

TENTATIVE PARCEL MAP

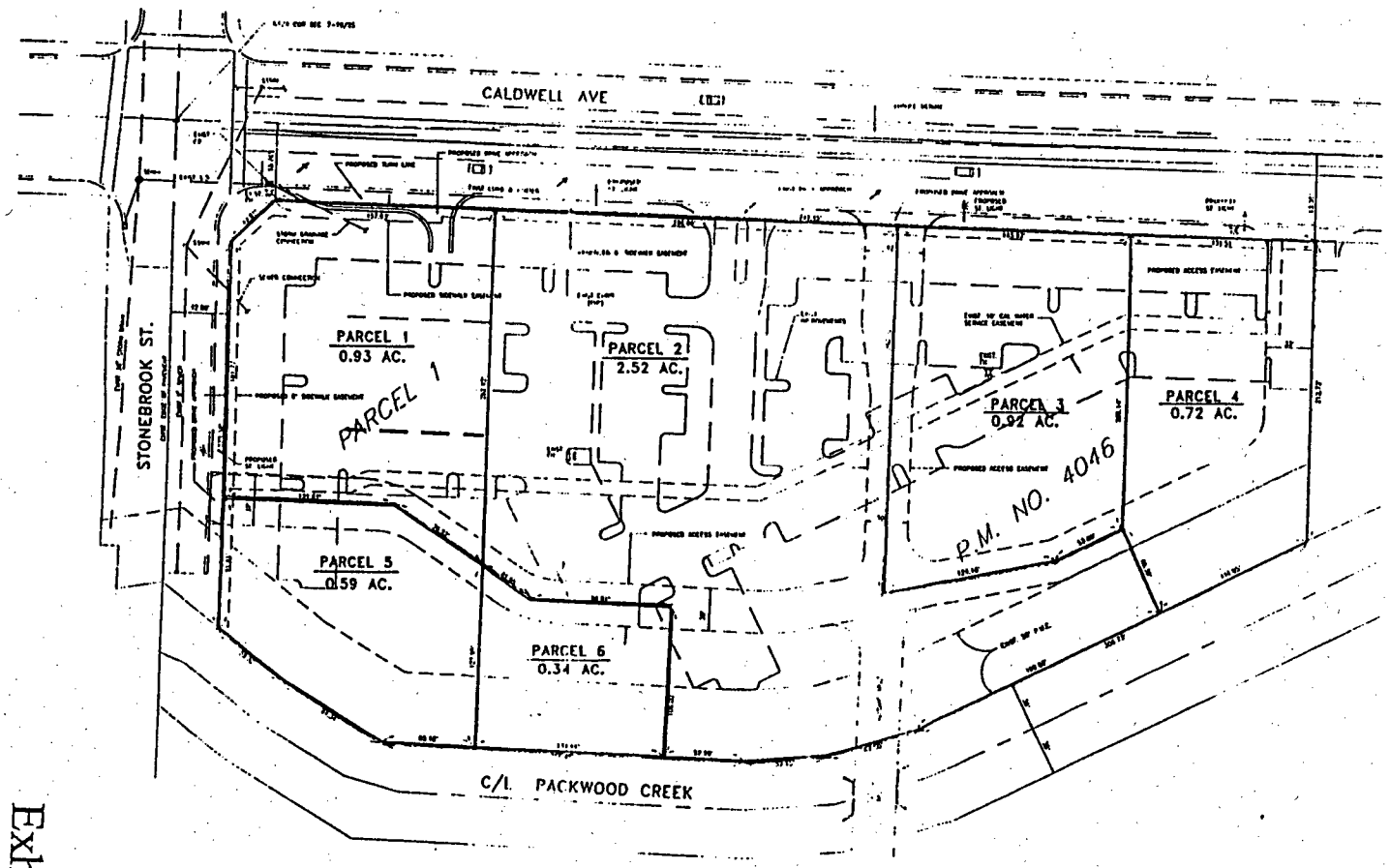
Being Parcel 1 of Parcel Map No. 4016 as per map recorded in Book 31 of Parcel Maps at Page 30 T.C.R.

January, 2002

OWNERS: TOWN AND COUNTRY CAR WASH
3037 E. Noble
Visalia, California, 93292

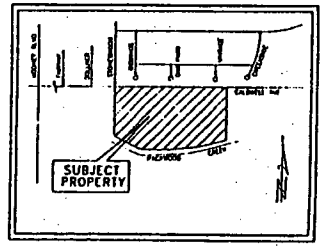
SURVEYOR: FORESTER, WEBER & ASSOCIATES
1630 W. Mineral King Ave., Suite B
Visalia, California 93291
(559) 732-0102

NOTES:
EXISTING PROPERTY USE: VACANT
PROPOSED PROPERTY USE: COMMERCIAL
ZONING: CR
WATER: CALIFORNIA WATER SERVICE
SEWER: CITY OF VISALIA
STORM DRAIN: Dry, by CITY OF VISALIA
AREA = 6.81 NET ACRES
APN: 126-070-021
TELEPHONE: PAC BELL
ELECTRICITY: SCE, CA. EDISON
GAS: So. Cal. Gas



NOTE: EXIST ON-SITE IMPROVEMENTS TO BE MODIFIED OR REMOVED AS NECESSARY

SCALE 1" = 40'



Vicinity Map
NO SCALE

Exhibit "C"

SCALE AS NOTED	NO.	REVISION	INIT	DATE
DA 7/26/01				
DR -BM-				
CH 592 BY				

FORESTER, WEBER & ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
1630 WEST MINERAL KING AVENUE VISALIA, CALIFORNIA 93291
(559) 732-0102 or 732-1708

TOWN & COUNTRY CARWASH
VISALIA, CA

SHEET TITLE: TENTATIVE PARCEL MAP

SHEET 1 OF 1 SHEETS

JOB NUMBER 228-01

APPROVED BY:

OPERATIONAL STATEMENT

Full Service Car Wash

We are requesting the approval of a conditional use permit to establish an automated car wash facility. The proposed building will house two car wash bays.

Hours of operation for the car wash are 7:00am to 8:00pm. Operational hours are generally seasonal and adjust to daylight hours.

The building will be oriented in a north-south direction. Cars entering either car wash facility will be entering the north side of the building and exiting to the south.

During peek season the operation will employ up to 23 persons.

Site Lighting

Site lighting will be designed so that the lighting elements will not be directly visible by adjoining residential areas. Light standards will not exceed 15 feet in height and that building and parking lot lights have the light element recessed into the can or fixture so that no direct light floods onto adjacent residential properties.

Other Issues

All graffiti will be removed within 24 hours.

All truck deliveries to the site will take place between 6am and 11pm.

Exhibit "D"

Page 3-3

Subarea A

Subarea A is designated by the plan for retail commercial development. Subsequent to required right-of –way dedication for Giddings and Caldwell Avenues and to allowance for the landscape treatment of Packwood Creek called for by the City's *Recreation, Conservation and Open Space Element*, a developable area of 6.9 acres would remain in this subarea. Design analysis indicates that 46,000 square feet of gross leasable commercial building area, (approximately 6,000 square feet of which is attributable to the addition of the existing residential parcel to this subarea) accompanied by required parking, landscaping, on-site circulation, and other site improvements can be developed on this segment of the plan area. ~~A single entrance/exit driveway access to Caldwell Avenue would be feasible, with this subarea connected to development in the balance of the plan area by a bridge across Packwood Creek to the south.~~ Ideally, building orientation would be toward Caldwell Avenue, but plan policies also call for restricted treatment of the rear of any building along the creek, corridor. It would be possible to develop this subarea separately from the balance of the plan area, completing the connection to the south at such time as Subarea B was developed. Improvements to Caldwell and Giddings Avenues along the frontage of this subarea would be required, and would be completed, at the time development took place on-site.

Figure 9 swap with new exhibit

Page 3-7

Subarea A

~~A-6 Access to Suabrea A from Caldwell Avenue shall be limited to one driveway for ingress and egress, removed an adequate distance from the intersection of Caldwell and Giddings Avenues to provide fro traffic safety.~~

Exhibit "E"

Page 3-10

Traffic Circulation System

Paragraph 2:

The internal traffic circulation system for the Caldwell 51 area has been established on the basis of the type and intensity of land uses prescribed by the specific plan. The plan calls for the predominant majority of traffic circulation improvements internal to the plan area to be on-site, rather than on public streets. Subarea A and B will be served by an internal traffic flow system providing access to planned commercial uses and appurtenant parking. A bridge across Packwood Creek is provided to connect these two subareas. ~~A single driveway access~~ **(Three driveway access points)** into and out of Subarea A will be constructed on Caldwell Avenue. **(One driveway will be located on Giddings Avenue providing access to Subarea A.)** Two driveways each will be located on Giddings Avenue, south of Packwood Creek, and on the proposed collector street bounding the southerly edge of the plan area providing access to Subarea B. Subarea B will also be accessed by an extension of the James Street alignment, from the east. Subarea C will be accessed by three driveways from the extended James Street alignment; direct access to this subarea from Caldwell Avenue will be prohibited.

Balance of this paragraph should read as previously amended.

Page 3-14

Subarea A

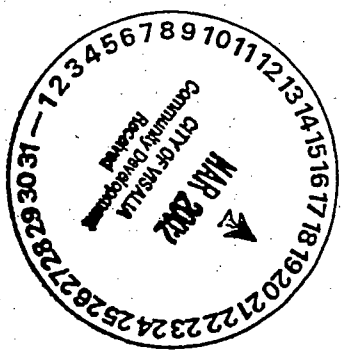
SA-1 The landscaped setback from edge of right-of-way along Caldwell Avenue shall ~~be forty (40) feet~~ **(comply with Design District A standards)**. Landscaped treatment of this setback shall consist of:

SA-3 The landscaped setback from the edge of right-of-way along Giddings Avenue shall ~~be thirty-five (35) feet~~ **(comply with Design District A standards)**. Landscaped treatment of this setback shall be subject to the same standards as prescribed for the Caldwell Avenue frontage and described in standards SA-1, above.

Exhibit "E"

Interested Stonebrook Homeowner

Jerry Ellis
1015 W. Mission Ave
Visalia, CA 93277
Work ph: 636-5763
Home ph: 627-3272



March 16, 2002Planning Commission

315 East Acequia
Visalia, CA 93291

To **All** Planning Commission Members:

I received your public hearing notice concerning Parcel Map No. 2002-04, Specific Plan Amendment No. 2002-02 and Conditional Use Permit No. 2001-50. I will not be able to attend this meeting do to other commitments, so I'd like to discuss my views by submitting this letter.

Parcel Map No. 2002-04: This indicates dividing 6.01 acre's into (6) parcels. What would be allowed in the (6) parcels that we are going to have to accept someday? Caldwell Ave is noisy enough now and adding more traffic and especially a noisy car wash is not acceptable. Why don't these investors with more money than what they know what do with, put these businesses in their back yards. Visalia has enough small malls, large malls and car washes. If you don't slow down the growth of commercial businesses on Caldwell east of Mooney, Caldwell Ave will not be able to handle the traffic. It is already to busy and noisy for us in Stonebrook. Don't get us into the same problem you have on Mooney, where the size of the road needed for access to all these businesses that investors think we need, can't handle the traffic efficiently.

Specific Plan Amendment No. 2002-02: This indicates that you want to allow multiple access points into Subarea "A". Your included map does not have Subarea "A" written anywhere, so one cannot tell just what your talking about. Where and just how large is Subarea "A"? Is it the shadowed area on the drawing? Also what exactly do mean by multiple access points?

Conditional Use Permit No. 2001-50: I'm not sure what this is telling me other than someone wanting a permit to allow a full service car wash. Is the car wash to use up the entire Subarea "A" (all 6.01 acre's) or just one of the (6) parcels? Is a full service car wash like the one on Mooney & Walnut and the one on Noble just east of Lovers lane, or is it going to be a quarter ($.25) operated one like the one on Walnut just east of Mooney? I've used the quarter operated one on Walnut ever since I moved to Visalia in 1981 and never found that I had to wait in line to wash my vehicles, so Visalia does not need another one of these eyesores so close to a residential area. If it is to be the other style (automated), than it is too close to the one already on Mooney & Walnut. If you allow this, all it will do is put the older car wash out of business, and that vacated building and land will be left as an eyesore on Mooney, and a place for young folks to hang out and do drugs & drinking.

I'm tired of seeing these small malls pop up and have ¼ to 1/2 of the units vacant, since they miss calculated the potential sales, and could not pay the high rent charges. You know, you keep hearing that Visalia is the jewel of the valley, and most people like the way it use to be and that is why it got the jewel of the valley name, to begin with. Those of you in the planning commission can control this out of control commercial growth, but you cannot do this unless you start saying no. Put me on this commission, I'm not afraid to tell these guys that want to be millionaires, no. When the car washes have waiting lines all the way out into the street, its time for more, but they must be far enough away from residential areas so as not to disturb them with noise and real estate de-valuation. Mooney has become the drag race track, the tailgate party location, the loud muffler and loud stereo show area, and your going to start the same problem on Caldwell if you are to weak and succumb to their wishes. Just who said that there will be no significant adverse environmental impact. I would bet if this was going close to their residences they could find all sorts of ways it would have a negative affect on the adjacent neighborhood. Its time you in the planning commission listen to the general public rather than the smart talking businessmen and their lawyers, concerning what this town is supposed to need and where it should be located. You let Home Depot in and they put Lumber Jack and Home Base out of

business. You will probably let Lowes come in and that will force Home Depot out. When will it ever end? I sure would like to hear from someone concerning the thoughts on this subject. Do not tell me I need to be at one of those meetings. I am not a public speaker. I think and talk better in front of my computer.

Sincerely,

Jerry Ellis

Jerry Ellis

Exhibit "F"

City of Visalia
Agenda Item Transmittal

For action by:
_x_ City Council
___ Redev. Agency Bd.
___ Cap. Impr. Corp.
___ VPFA

For placement on which agenda:
___ Work Session
___ Closed Session
___ Regular Session:
_x_ Consent Calendar
___ Regular Item
___ Public Hearing

Est. Time (Min.):_1_

Meeting Date: May 6, 2002

Agenda Item Number (Assigned by City Clerk): 9 r 3

Agenda Item Wording: Set Public Hearing for May 20, 2002, for the following:

Specific Plan Amendment No. 2002 –02, a request to amend the Caldwell 51 Specific Plan to allow two additional access points, one on Caldwell Avenue and one on Stonebrook Street, into Subarea "A" of the specific plan, and to change the landscaping setbacks in Subarea "A" to Design District "A" standards.

The project is located on the southeast corner of Stonebrook Street and Caldwell Avenue. Sam Sabbah and Richard Dyt – owners, Dowds Consulting – agent. APN 126-680-01

Deadline for Action: Zoning Ordinance Section 17.54.070 indicates that the Planning Commission recommendation must be transmitted to the City Council within 45 days of the Commission action. The proposed public hearing date of May 20, 2002, meets this timeline.

Submitting Department: Community Development - Planning

Contact Name and Phone Number Andrew Chamberlain, Senior Planner (559) 713-4003

Department Recommendation and Summary: Staff recommends that the City Council set May 20, 2002, as the date of the public hearing.

Committee/Commission Review and Actions:

The proposed amendment to the Caldwell 51 Specific Plan is part of a project which includes Conditional Use Permit No. 2001-50 for the establishment of a full service car wash, and Parcel Map No. 2002-04 to divide Subarea "A" into 6 parcels. Specific Plan Amendment No. 2002–02, would amend the Caldwell 51 Specific Plan to add two access points to Subarea "A", and change the landscaping setbacks in Subarea "A" to Design District "A" standards. Currently there are two access points into the subarea from Caldwell Avenue and none from Stonebrook Street. Approval of this amendment would add one more access point on Caldwell Avenue and one access point on Stonebrook Street as shown on the attached Exhibit "A". The change to Design District "A" landscape standards would result in a reduction from 40 feet to 35 feet of landscaping along Caldwell Avenue.

The Caldwell 51 Specific Plan, adopted in 1990, is a 54 acre project located on the south side of Caldwell Avenue between Stonebrook and West Streets, and Cameron Avenue on the south. The Specific Plan includes a mix of land uses including approximately 30 acres of Regional Retail, 7 acres of Professional Office, and approximately 17 acres of Residential property.

The Planning Commission held a public hearing on April 8, 2002, and approved all three applications described above on a 4-0-1 vote (Armstrong - abstain).

During the public hearing, 1 person spoke to the items, Robert Dowds representing the applicants.

Alternatives

None

Attachments:

Site Plan

Location Map

City Manager Recommendation:

, for JMS

Recommended Motion: Move to set May 20, 2002, as the hearing date for Specific Plan Amendment No. 2002-02.

Financial Impact

Funding Source:
Account Number: _____ (Call Finance for assistance)
Budget Recap:

Total Estimated cost:	$	New Revenue:	$
Amount Budgeted:	$	Lost Revenue:	$
New funding required:	$	New Personnel:	$
Council Policy Change:	Yes____	No____	

Copies of this report have been provided to:

- Robert Dowds - agent

K:\COUNCIL\2002\May 6\to set SPA 2002-02.dot
Created by Andy Chamberlain
Last printed 04/30/02 3:29 PM

Environmental Assessment Status

CEQA Review:

Required? Yes

Negative Declaration No. 2002-19, (the City Council will need to certify the adequacy of the negative declaration if, following the public hearing, the Council approves the action, the certification is incorporated into the resolution).

Review and Action: Prior:
Required:

NEPA Review:

Required? No

Review and Action: Prior:
Required:

Review and Approval - As needed:

Department Head Review (Signature): Dianne Lynam

Risk Management Review (Signature):

City Attorney Review (Signature):

Administrative Services Finance Review (Signature):

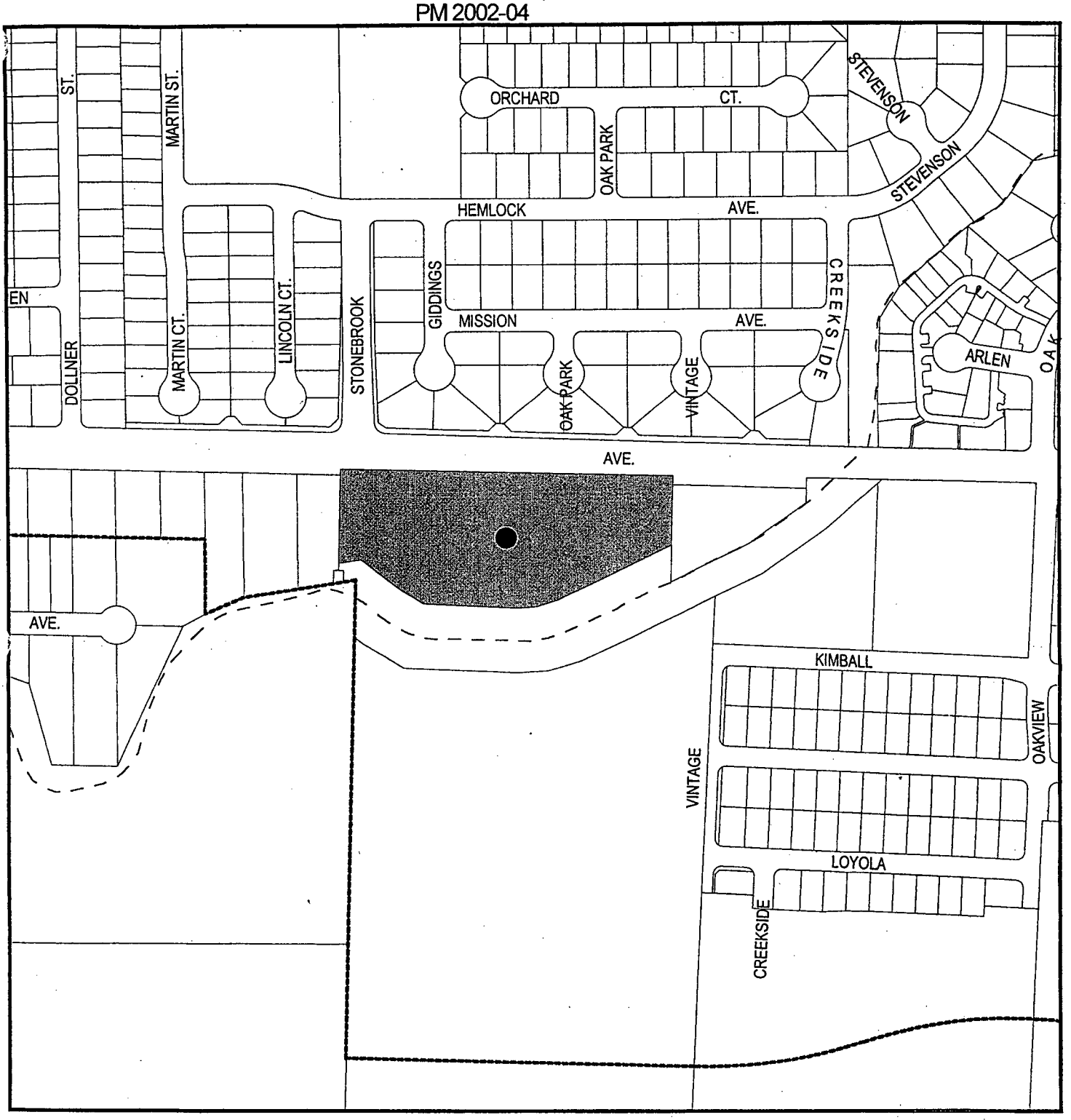
Others:

COUNCIL ACTION: Approved as Recommended
May 6, 2002

K:\COUNCIL\2002\May 6\to set SPA 2002-02.dot
Created by Andy Chamberlain
Last printed 04/30/02 3:29 PM

City of Visalia

CUP 2001-50, SPA 2002-02
PM 2002-04



CITYLIMITS
WATERWAYS
RAILROADS
PARCELS

N
W E
S

Scale: 1"= 583'

Location Sketch

601

Prepared by: Community Development name: Name and location ... ate: 02/02/01

RESOLUTION NO. 2002-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING PARCEL MAP NO. 2002-04, TO DIVIDE A 6.01 ACRE PARCEL INTO SIX PARCELS, LOCATED ON THE SOUTHEAST CORNER OF CALDWELL AVENUE AND STONEBROOK STREET, BETWEEN CALDWELL AVENUE AND PACKWOOD CREEK; TOWN AND COUNTRY CAR WASH, APPLICANT; DOWDS CONSULTING, AGENT

WHEREAS, a Tentative Parcel Map application was filed by Town and Country Car Wash to divide a 6.01 acre parcel into six parcels, located on the southeast corner of Caldwell Avenue and Stonebrook Street, between Caldwell Avenue and Packwood Creek; APN: 126-020-027, City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on April 08, 2002; and

WHEREAS, the Planning Commission of the City of Visalia finds the parcel map in accordance with Chapter 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed tentative parcel map would be compatible with adjacent land uses.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That Negative Declaration No. 2002-19 is hereby approved based on the following:
    - An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant.
    - That no evidence was received during the public comment period indicated that the project would result in any significant impacts.
5. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Chapter 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2001-195.
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "C".
3. That all other city codes and ordinance be met.
4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Parcel Map No. 2002-04, prior to the issuance of any building permits for this project.

RESOLUTION NO. 2002-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2001-50, TO ALLOW A FULL SERVICE CAR WASH IN THE CALDWELL 51 SPECIFIC PLAN, LOCATED ON THE SOUTHEAST CORNER OF CALDWELL AVENUE AND STONEBROOK STREET, BETWEEN CALDWELL AVENUE AND PACKWOOD CREEK; VISALIA COMMUNITY BANK, PROPERTY OWNER; DOWDS CONSULTING, AGENT

WHEREAS, Conditional Use Permit No. 2001-50, is a request by Visalia Community Bank to allow a full service car wash in the Caldwell 51 Specific Plan. The proposed project will be located on the southeast corner of Caldwell Avenue and Stonebrook Street, between Caldwell Avenue and Packwood Creek; APN: 126-020-027; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 08, 2002; and

WHEREAS, the Planning Commission of the City of Visalia finds the conditional use permit to be in accordance with Chapter 17.38 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED, that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia approves the proposed conditional use permit based on the following specific findings and based on the evidence presented:

1. That the proposed Conditional Use Permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed car wash meets the following Specific Plan findings:
   A. The layout of the use does not preclude future development of Subarea A and B as an integrated commercial center, nor does it preclude development of the bridge connecting the two subareas.
   B. The design and layout of the use does not preclude implementation of the any of the other policies found in this document.
   C. A plan for providing reciprocal access and parking between Subareas A and B, has been submitted to and approved by the City Community Development Department.

D. A plan for providing cost-sharing of the construction of the future bridge between Subareas A and B, has been submitted to and approved by the City Community Development Department.

E. A plan for providing signage in accordance within Policy SA-6 has been submitted to and approved by the City Community Development Department.

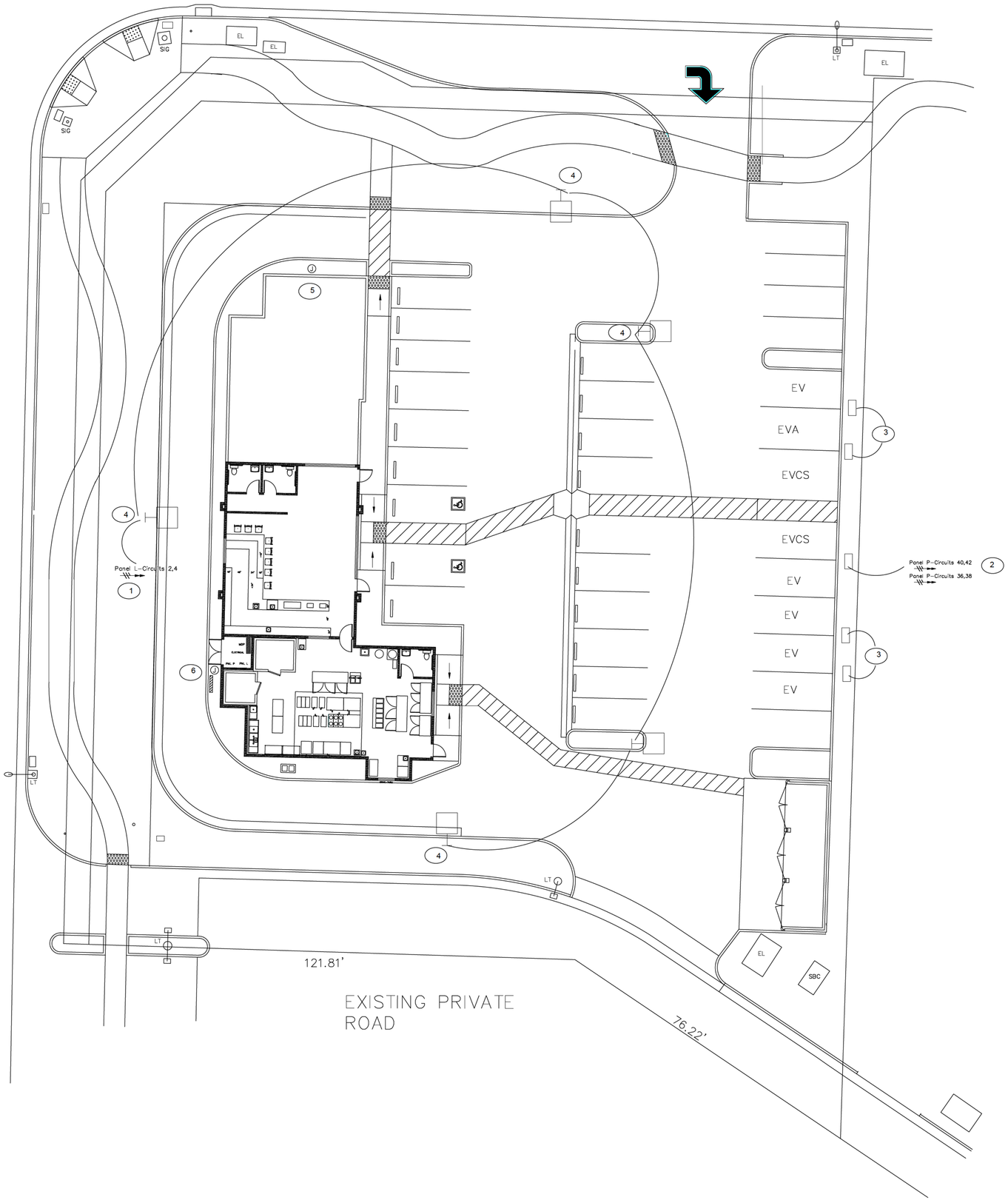
4. That Negative Declaration No. 2002-19 is hereby adopted based on the following:

   - An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant.
   - That no evidence was received during the public comment period indicated that the project would result in any significant impacts.

5. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

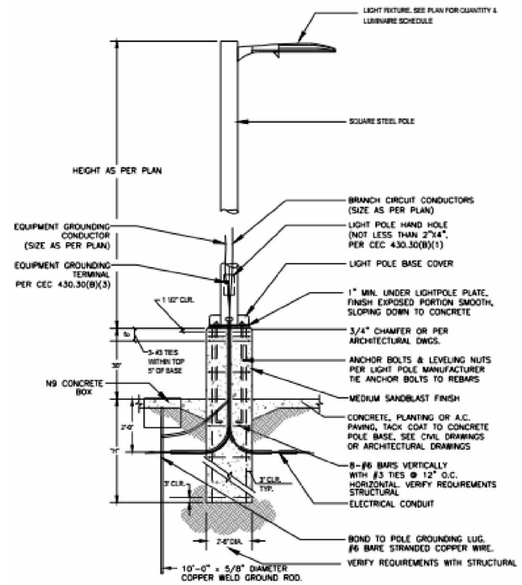
BE IT FURTHER RESOLVED that the Planning Commission approves the conditional use permit on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 17.38 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the site plan in Exhibit "A" and the Operational Statement in Exhibit "E", and subject to the comments and conditions of the Site Plan Review Committee.
2. That no significant direct or indirect light or glare may fall upon adjacent residential uses.
3. That the use would be subject to the City of Visalia Noise Ordinance, and that the use of public address systems and out-door music at the site is prohibited.
4. That a sign program or package be provided for review and approval in accordance with Specific Plan Policy SA-6 prior to the issuance of any building permits for the car wash.
5. That the final plans, documents and/or agreements for shared access and cost sharing of the bridge construction between the subareas be provided for City review and approval prior to the issuance of any building permits for the car wash.
6. That all other city codes and ordinance be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2001-50, prior to the issuance of any building permits for this project.



Sheet Notes

1. 1 inch PVC conduit with two #10cu and one #12cu. Connect circuit to LCP
2. Provide 1 ½" PVC conduit with four #8cu and one #10cu for EV chargers. Connect each 40 amp circuit to the denoted panel and breaker.
3. Provide 1 ½" PVC conduit with pull string from Panel P for future EV chargers.
4. Concrete pole base per detail E1-1.
5. Provide three 1" PVC conduits to pre-menu board. Route one PVC conduit to Panel P for power and the other two to drive-up window. Verify with equipment manufacturer for all necessary conduit and wiring.
6. Provide three 1" PVC conduit to menu board. Route one 1" conduit to Panel P for power. Route the additional two conduits to drive-up window. Verify with equipment manufacturer for all necessary conduits and wiring.



HEIGHT OF POLE ABOVE BASE	"H" WHERE CONCRETE PAVING OCCURS AT BASE	"H" WHERE A.C. PAVING OR PLANTING OCCURS AT BASE
43' - 44'	9'-6"	7'-6"
39' - 42'	8'-6"	7'-6"
31' - 38'	5'-6"	6'-6"
25' - 30'	5'-6"	6'-6"
20' - 24'	4'-6"	5'-6"
16' - 19'	4'-6"	5'-6"
14' - 15'	4'-6"	5'-6"
10' - 13'	4'-6"	4'-6"

Site Electrical Plan

J&G ELECTRIC INC.
RESIDENTIAL COMMERCIAL MULTIFAMILY
PHONE NUMBER: (559) 734 - 0136
LICENSE# 874707

Javi's Tacos

Date: 09/08/25

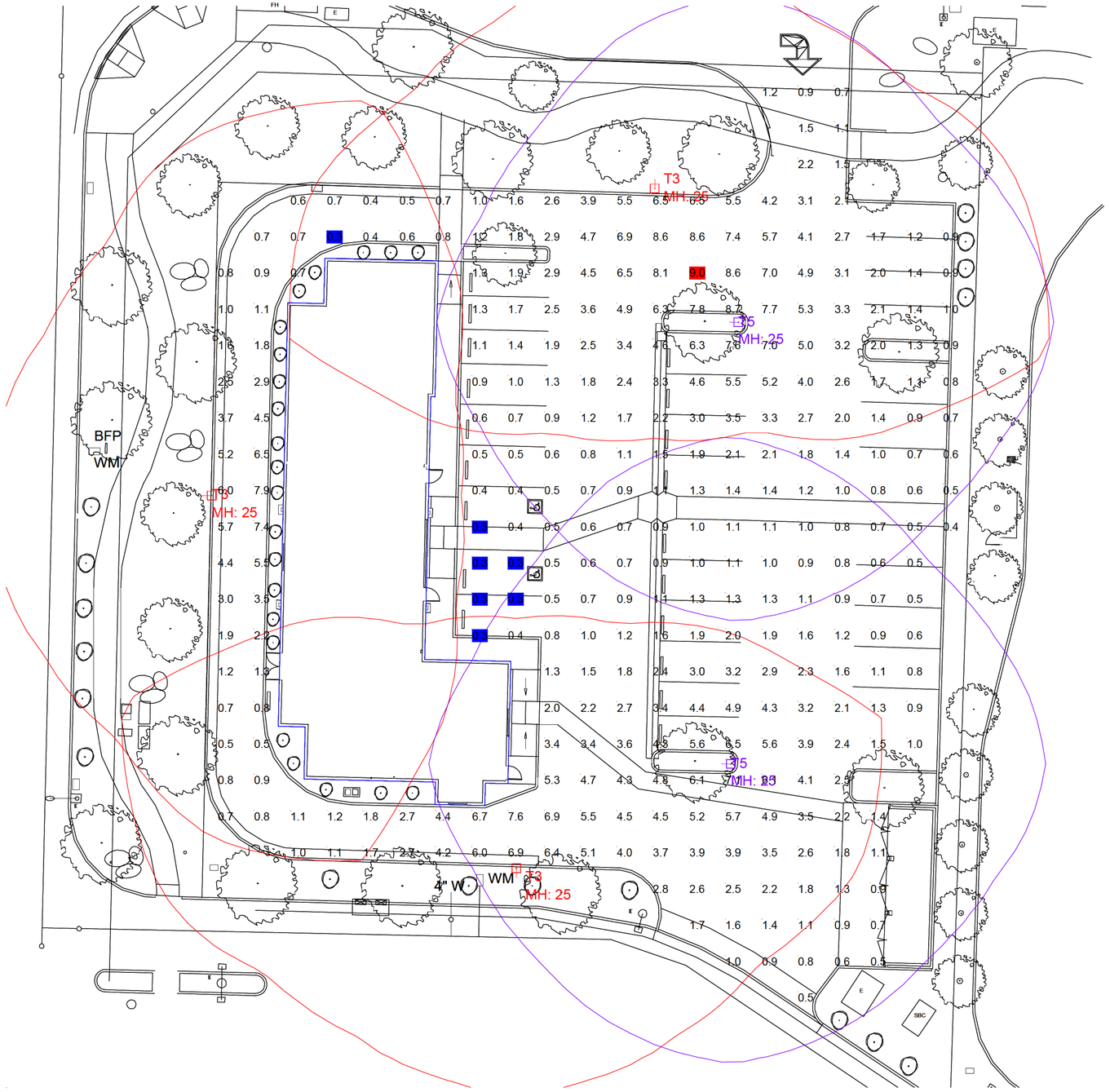
Drawn by:

Jason Hood

J&G Electric Inc.

E—1

LEDVANCE



Site Photometrics

LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in this photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on the lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are the respons bility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, without limitation, damages for loss of profits, business interruption, or loss of information) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representations or warranties with respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and utilized.
Contact your LEDVANCE Sales Representative with further questions.

Project name : Javi's Tacos - SF 1035068		**Date:9/3/2025**
Prepared for: LEDVANCE		AGi32® Version 22.2.63
Filename: Javi's Tacos - SF 1035068.AGI		Total Time (Hrs.): 1.63
By : Maxime Moldvar	**Units:**	**Page 3 of 10**

J&G ELECTRICINC
RESIDENTIAL COMMERCIAL MULTIFAMILY
PHONE NUMBER: (559) 720 - 0135
LICENSE# 874707

Javi's Tacos

Date: 09/08/25

Drawn by;
Jason Hood

J&G Electric Inc.

E-2

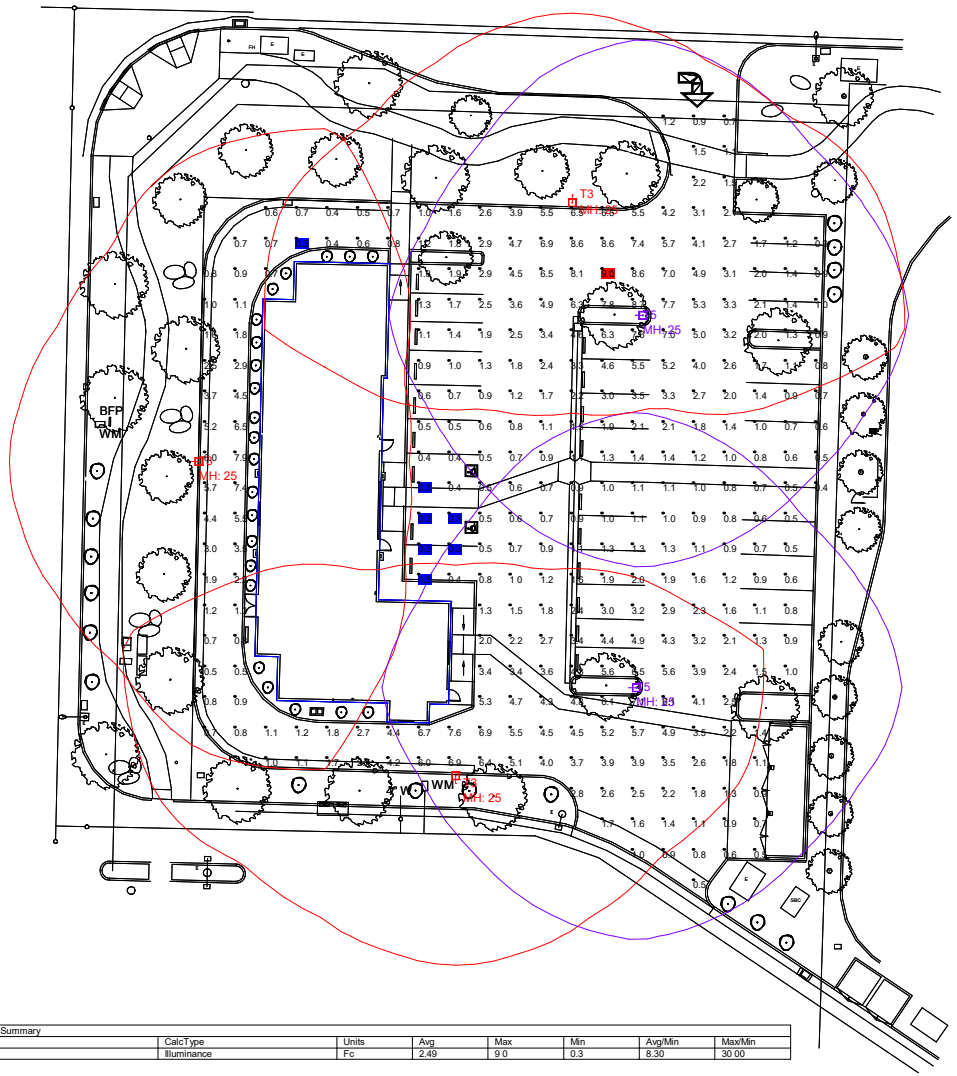
Lighting level study

LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized. Contact your LEDVANCE Sales Representative with further questions.

Project name : Javi's Tacos - SF 1035068		**Date:9/3/2025**
Prepared for: LEDVANCE		AGi32® Version 22.2.63
Filename: Javi's Tacos - SF 1035068.AGI		Total Time (Hrs.): 1.63
By : Maxime Moldvar	**Units:**	

LEDVANCE



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.49	9.0	0.3	8.30	30.00

Luminaire Schedule								
Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	LLF	Filename	Mounting Height
	2	T5	64013 AREAFLD6AS150UNHDSC2ADJBZ T5	18747	147.2	0.900	AREAFLD6AS150UNHDSC2ADJBZ[G2]-T5.ies	25
	3	T3	64013 AREAFLD6AS150UNHDSC2ADJBZ T3	19831	147.6	0.900	AREAFLD6AS150UNHDSC2ADJBZ[G2]-T3.ies	25

LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized.
Contact your LEDVANCE Sales Representative with further questions.

Project name : Javi's Tacos - SF 1035068

Prepared for: LEDVANCE

Filename: Javi's Tacos - SF 1035068.AGI

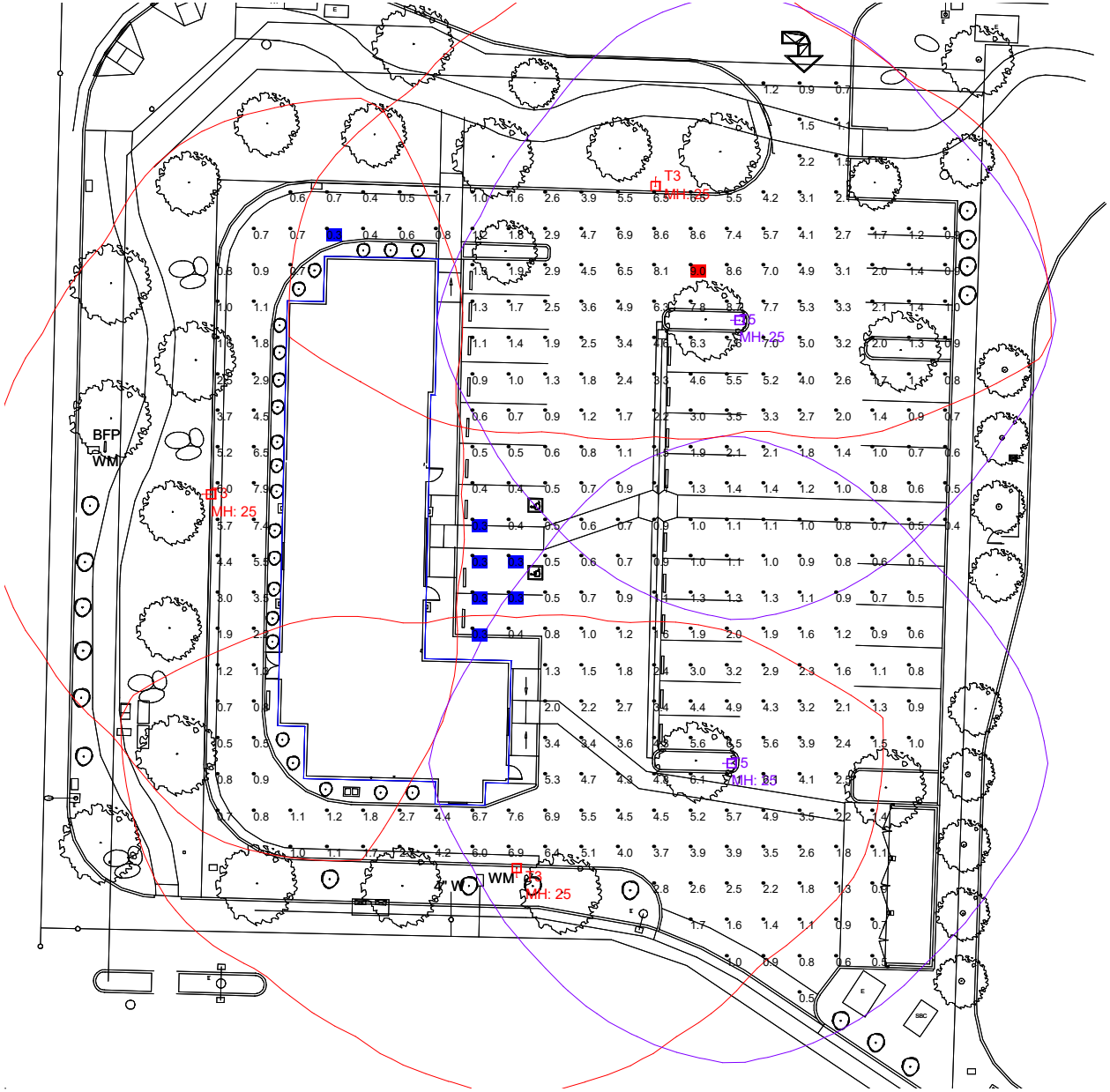
By : Maxime Moldvar | **Units:**

Date:9/3/2025

AGi32® Version 22.2.63

Total Time (Hrs.): 1.63

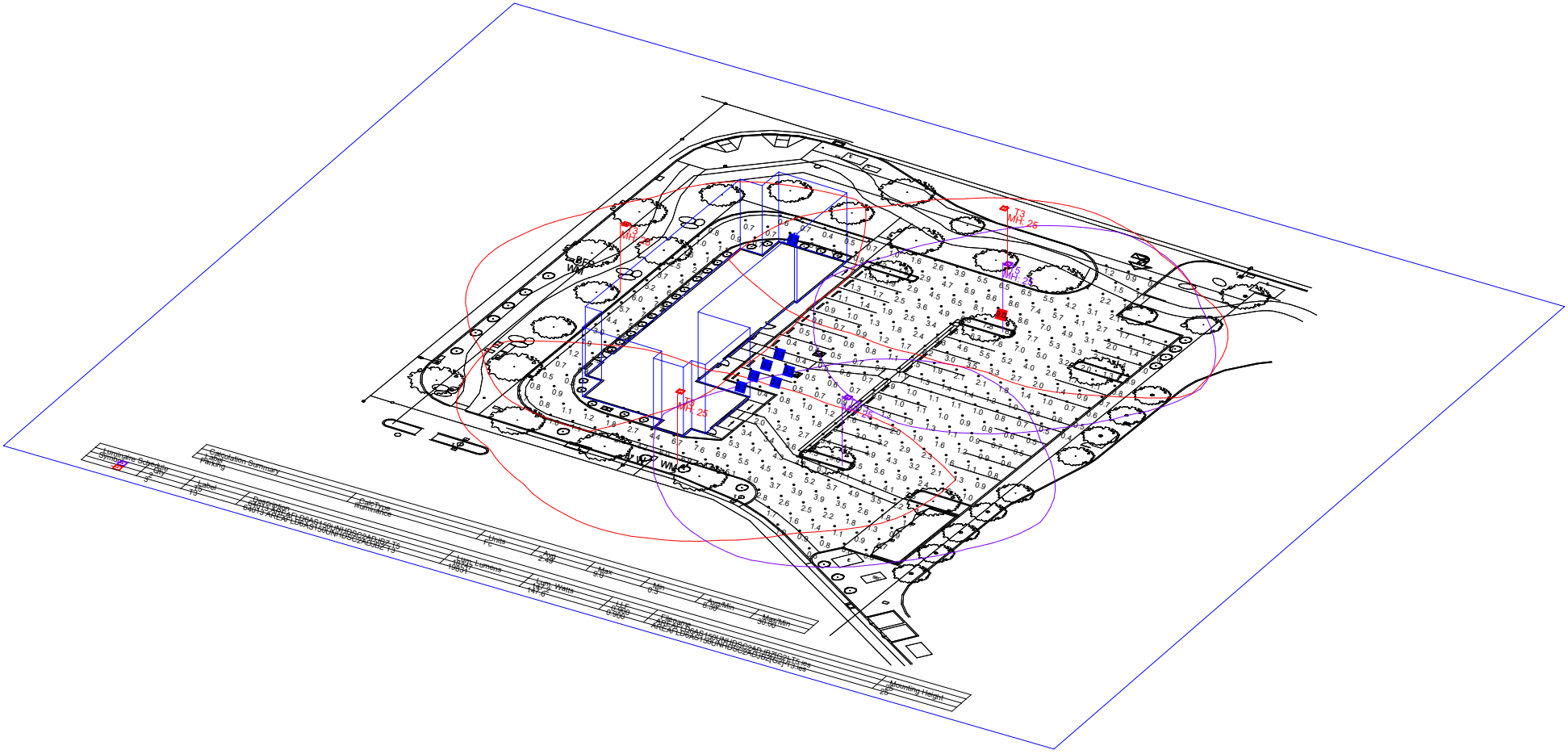
LEDVANCE



LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized. Contact your LEDVANCE Sales Representative with further questions.

Project name : Javi's Tacos - SF 1035068		**Date:9/3/2025**
Prepared for: LEDVANCE		AGi32® Version 22.2.63
Filename: Javi's Tacos - SF 1035068.AGI		Total Time (Hrs.): 1.63
By : Maxime Moldvar	**Units:**	



LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized. Contact your LEDVANCE Sales Representative with further questions.

Project name : Javi's Tacos - SF 1035068		**Date:9/3/2025**
Prepared for: LEDVANCE		AGi32® Version 22.2.63
Filename: Javi's Tacos - SF 1035068.AGI		Total Time (Hrs.): 1.63
By : Maxime Moldvar	**Units:**	**Page 4 of 611**

Results Summary

Luminaire Schedule								
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLF	Filename	Mounting Height
	2	T5	64013 AREAFLD6AS150UNHDSC2ADJBZ T5	147.2	18747	0.900	AREAFLD6AS150UNHDSC2ADJBZ[G2]-T5.ies	25
	3	T3	64013 AREAFLD6AS150UNHDSC2ADJBZ T3	147.6	19831	0.900	AREAFLD6AS150UNHDSC2ADJBZ[G2]-T3.ies	25

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.49	9.0	0.3	8.30	30.00

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized. Contact your LEDVANCE Sales Representative with further questions.

Project name : Javi's Tacos - SF 1035068

Prepared for: LEDVANCE

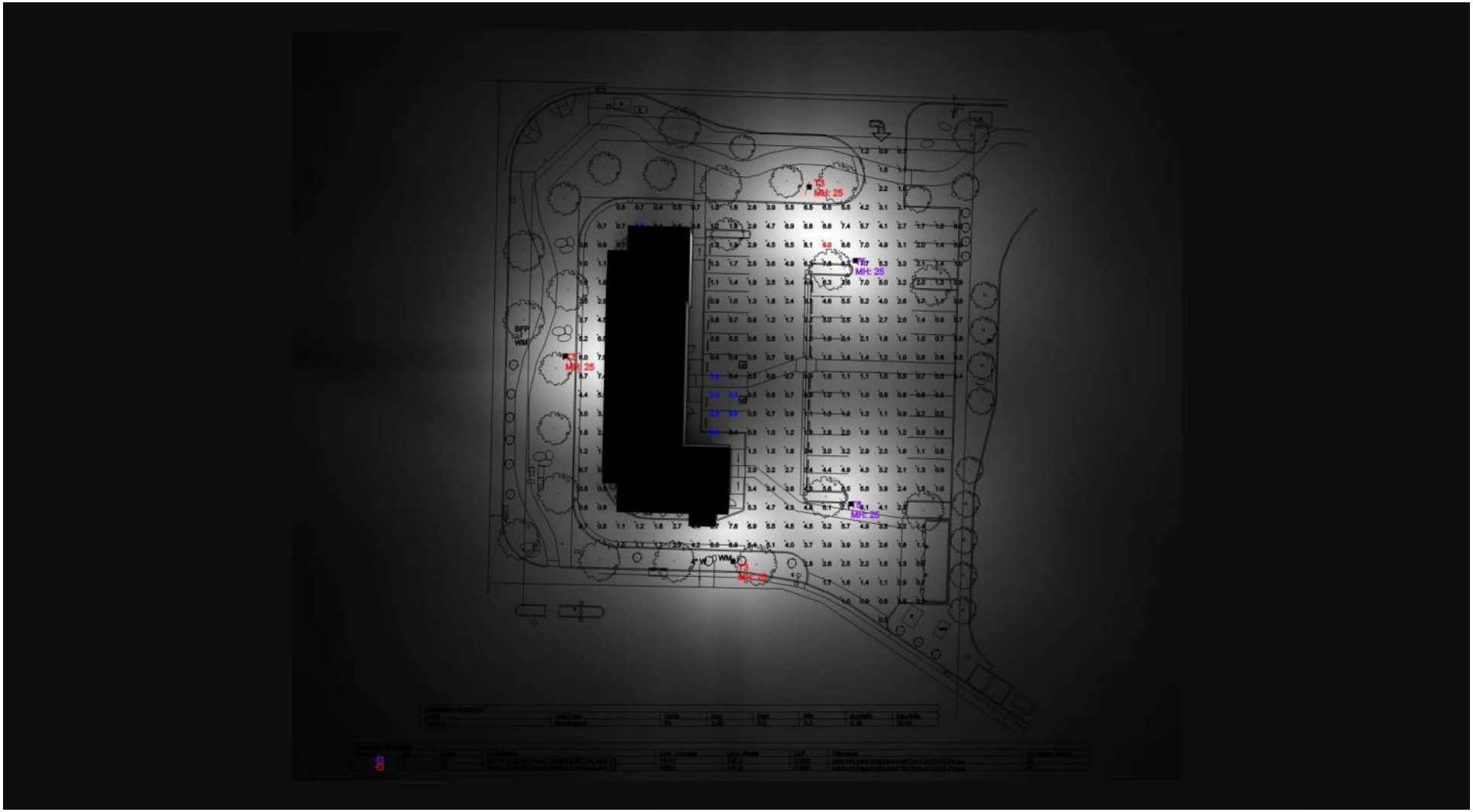
Filename: Javi's Tacos - SF 1035068.AGI

By : Maxime Moldvar | **Units:**

Date:9/3/2025

AGi32® Version 22.2.63

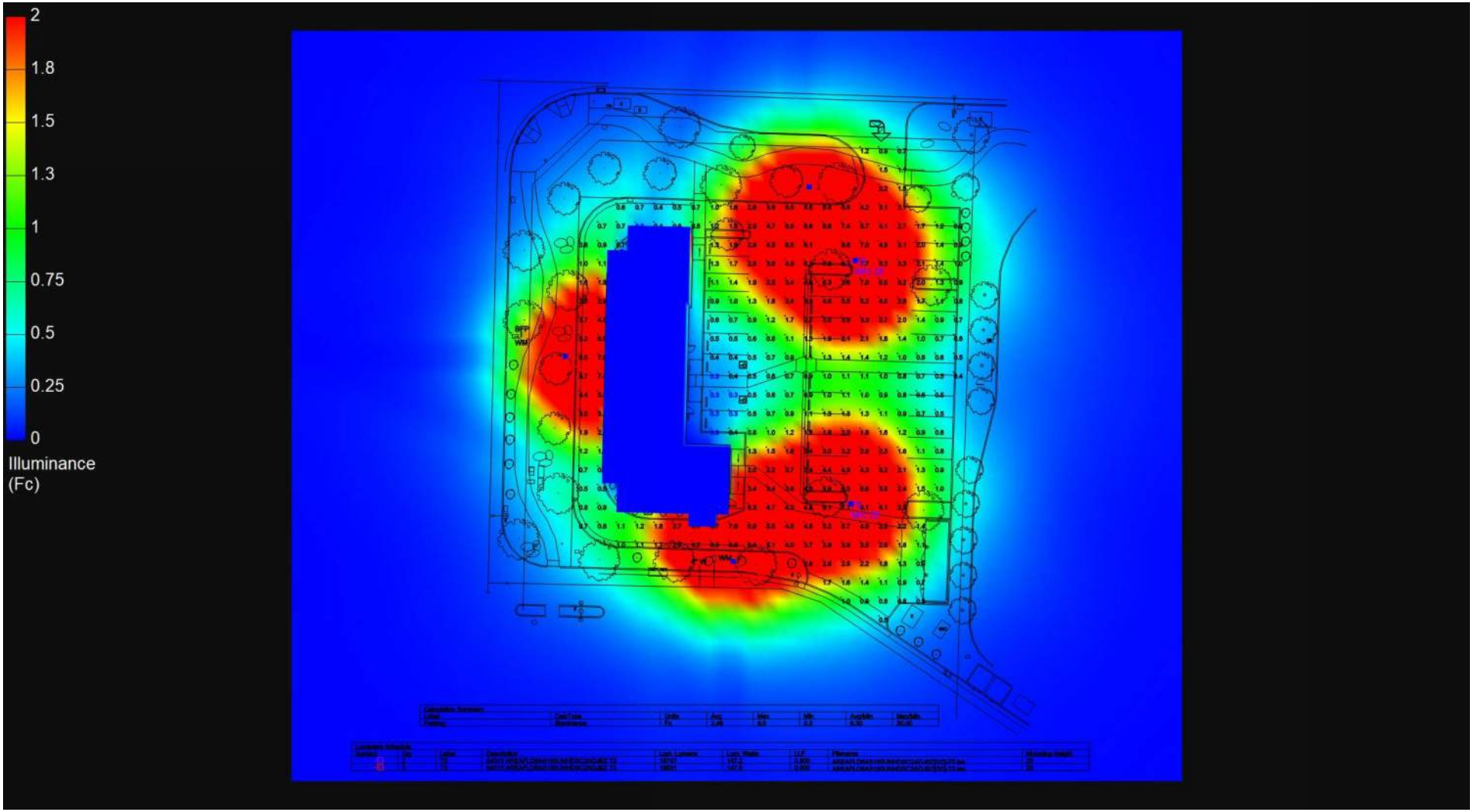
Total Time (Hrs.): 1.63



LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized.
Contact your LEDVANCE Sales Representative with further questions.

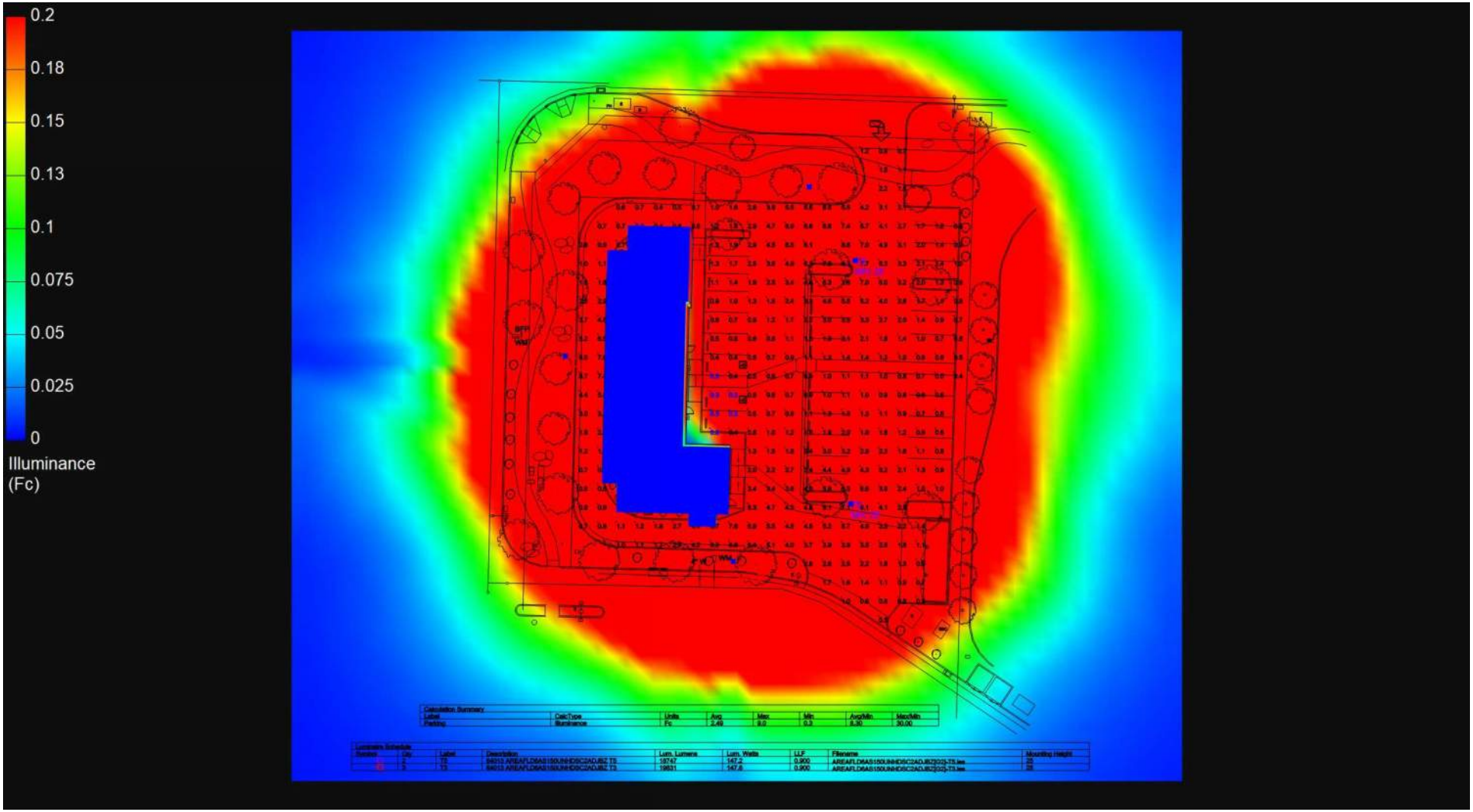
Project name : Javi's Tacos - SF 1035068		**Date:9/3/2025**
Prepared for: LEDVANCE		AGi32® Version 22.2.63
Filename: Javi's Tacos - SF 1035068.AGI		Total Time (Hrs.): 1.63
By : Maxime Moldvar	**Units:**	



LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized.
Contact your LEDVANCE Sales Representative with further questions.

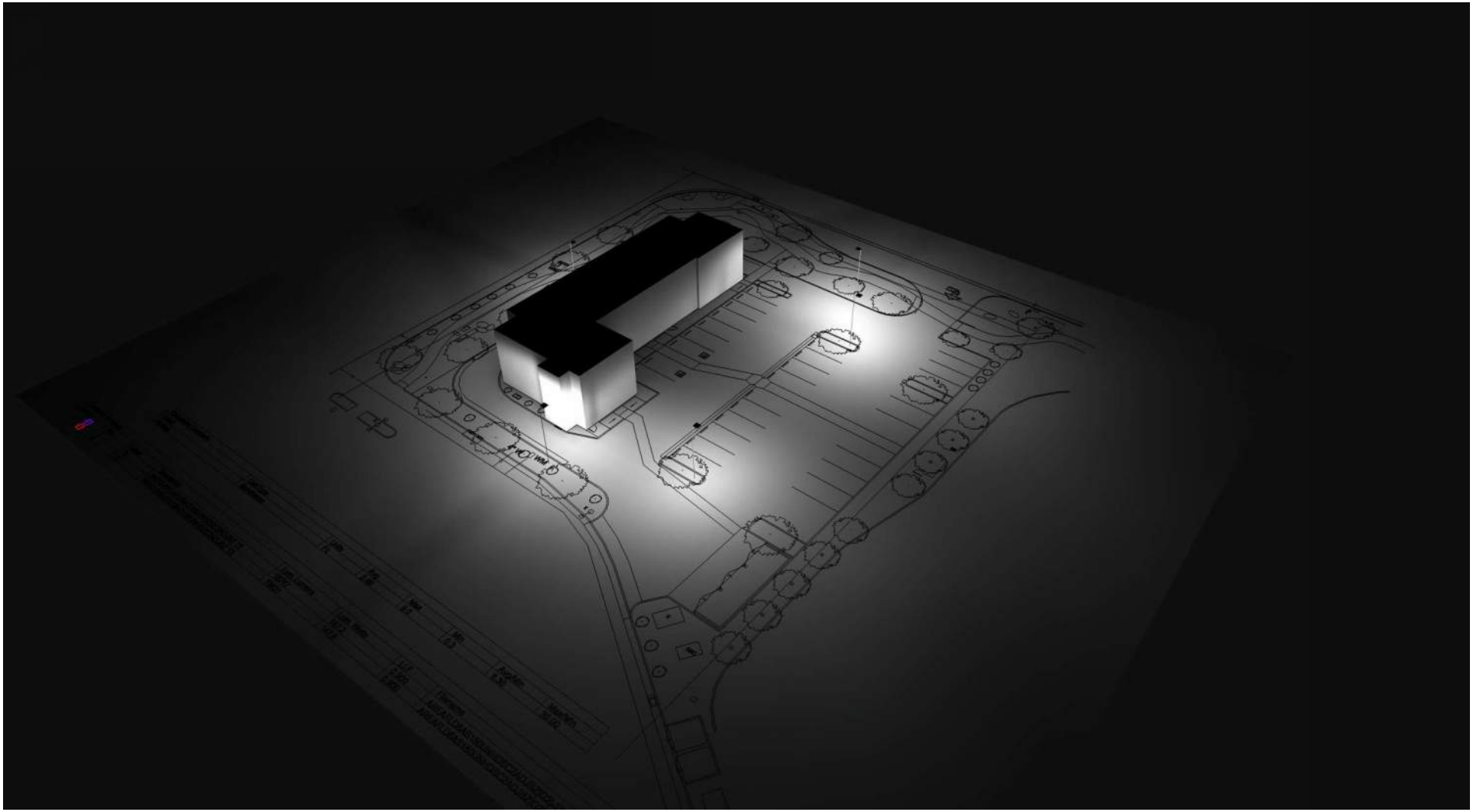
Project name : Javi's Tacos - SF 1035068		**Date:9/3/2025**
Prepared for: LEDVANCE		AGi32® Version 22.2.63
Filename: Javi's Tacos - SF 1035068.AGI		Total Time (Hrs.): 1.63
By : Maxime Moldvar	**Units:**	



LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized.
Contact your LEDVANCE Sales Representative with further questions.

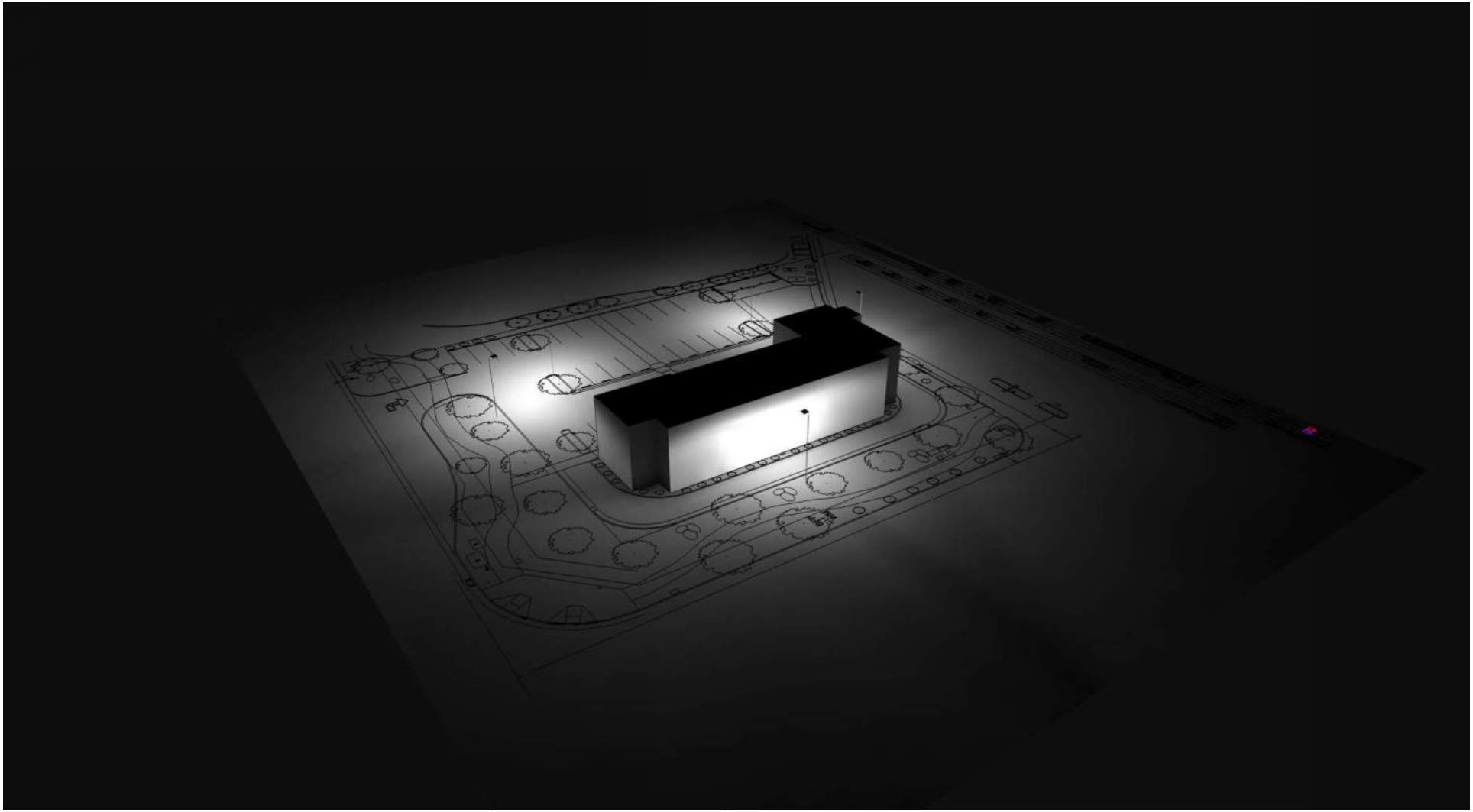
Project name : Javi's Tacos - SF 1035068		**Date:9/3/2025**
Prepared for: LEDVANCE		AGi32® Version 22.2.63
Filename: Javi's Tacos - SF 1035068.AGI		Total Time (Hrs.): 1.63
By : Maxime Moldvar	**Units:**	



LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized.
Contact your LEDVANCE Sales Representative with further questions.

Project name : Javi's Tacos - SF 1035068		**Date:9/3/2025**
Prepared for: LEDVANCE		AGi32® Version 22.2.63
Filename: Javi's Tacos - SF 1035068.AGI		Total Time (Hrs.): 1.63
By : Maxime Moldvar	**Units:**	



LEDVANCE LLC ,181 Ballardvale St., Suite 203, Wilmington MA 01887

DISCLAIMER: Lighting calculations have been performed in accordance with IESNA & CIE recommended practices. Some differences between measured and calculated values may occur due to tolerances and limitations in calculation methods, testing procedures,component performance, measurement techniques and field conditions such as, but not limited to, voltage and temperature variations. Additionally, input data used to generate the calculations in his photometric study such as room dimensions, reflectance, furniture, and architectural elements have a significant effect on he lighting calculations. If the actual environment conditions do not match the input data, differences are to be expected between the measured and calculated values.This photometric study is for estimating purposes only, final construction drawings, lighting layouts and calculations are he responsibility of a licensed and registered architect or engineer. In no event shall LEDVANCE LLC/LTD be liable for any direct, indirect, consequential, punitive, special or incidental damages (including, wi hout limitation, damages for loss of profits, business interruption, or loss of informa ion) arising out of the use or inability to use this document or its content, even if LEDVANCE LLC/LTD has been advised of the possibility of such damages. LEDVANCE LLC/LTD makes no representa ions or warranties wi h respect to the accuracy or completeness of the contents of this document. In all instances, it is recommended to have pilot installation in place to verify lights levels, appearance and performance are as expected before completing a total installation and layout using the product(s).For projects involving pole mounted luminaires, this lighting layout and structural calculations have been optimized to meet the project requirements as specified. It is the owner's responsibility to verify the structural viability of all poles, pole mounted luminaires and accessories utilized at the project site, whether new construction or retrofit. Structural and wind loading calculations are required and must be approved by a registered and licensed structural engineer in the jurisdiction in which the products are being installed and u ilized. Contact your LEDVANCE Sales Representative with further questions.

Project name : Javi's Tacos - SF 1035068		**Date:9/3/2025**
Prepared for: LEDVANCE		AGi32® Version 22.2.63
Filename: Javi's Tacos - SF 1035068.AGI		Total Time (Hrs.): 1.63
By : Maxime Moldvar	**Units:**	

ACOUSTICAL ANALYSIS

JAVI'S TACO DRIVE-THRU, STONEBROOK PLAZA
S. STONEBROOK STREET & W. CALDWELL AVENUE
VISALIA, CALIFORNIA

WJVA Project No. 25-43

PREPARED FOR

BJ PERCH CONSTRUCTION, INC.
70.4 W. PERSHING COURT, SUITE A
VIALIA, CALIFORNIA 93291

PREPARED BY

WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA

wjv acoustics

SEPTEMBER 12, 2025

INTRODUCTION

The applicant proposes an approximately 2,800 square foot building, to include a Javi's Tacos drive-thru restaurant. The project site is located at the southeast corner of W. Caldwell Avenue and S. Stonebrook Street, in Visalia, California. According to the project applicant, the proposed hours of operation would be Sunday through Thursday, 6:00 a.m. to 12:00 a.m., Friday and Saturday, 6:00 a.m. to 2:00 a.m. Primary vehicle access to the project site will be available from W. Caldwell Avenue, with vehicles exiting the drive-thru lane via Stonebrook Street.

This report is based upon the project site plan prepared by Colling Engineering, dated 7/31/25, noise measurements obtained by WJV Acoustics, Inc. (WJVA) at the project site, reference noise measurements conducted by WJVA and project-related information provided to WJVA by the project applicant concerning the proposed project activities and hours of operation. Revisions to the site plan or other project-related information available to WJVA at the time the analysis was prepared may require a reevaluation of the findings and/or recommendations of the report. The Project Site Plan is provided as Figure 1.

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix B provides typical A-weighted sound levels for common noise sources.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

The City of Visalia Noise Element of the General Plan (noise element) establishes noise level criteria in terms of the Day-Night Average Level (L_{dn}) metric, for transportation noise sources. The L_{dn} is the time-weighted energy average noise level for a 24-hour day, with a 10 dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The L_{dn} represents cumulative exposure to noise over an extended period of time and is therefore calculated based upon *annual average* conditions.

The exterior noise level standard of the noise element is 65 dB L_{dn} for outdoor activity areas of residential uses. Outdoor activity areas generally include backyards of single-family residences and individual patios or decks and common outdoor activity areas of multi-family developments. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation.

The noise element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB L_{dn}. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

Additionally, the noise element establishes hourly acoustical performance standards for non-transportation (stationary) noise sources. The standards are set in terms of the L_{eq} (hourly equivalent) and L_{max} (maximum) noise levels. The standards, provided in Table I, are made more restrictive during the nighttime hours of 10:00 p.m. to 7:00 a.m.

TABLE I

NON-TRANSPORTATION NOISE LEVEL STANDARDS, dBA
CITY OF VISALIA

Daytime (7 a.m.-10 p.m.)		Nighttime (10 p.m.-7 a.m.)	
L_{eq}	L_{max}	L_{eq}	L_{max}
50	70	45	65

Source: City of Visalia Noise Element of General Plan

Section 8.36 of the City's Municipal Code (noise ordinance) applies to noise sources that are not pre-empted from local control by existing state or federal regulations. Commercial activities are not pre-empted noise sources and are therefore subject to the provisions of the noise ordinance.

The noise ordinance addresses the statistical distribution of noise over time and allows for progressively shorter periods of exposure to levels of increasing loudness. Table II summarizes the exterior noise level standards of the ordinance. Note that the ordinance is to be applied during any one-hour time period of the day, and that the standards are 5 dB more restrictive between the hours of 7:00 p.m. and 6:00 a.m.

TABLE II EXTERIOR NOISE LEVEL STANDARDS, dBA CITY OF VISALIA NOISE ORDINANCE			
Category	Cumulative # Min/Hr. (L_n)	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	30 (L_{50})	50	45
2	15 (L_{25})	55	50
3	5 ($L_{8.3}$)	60	55
4	1 ($L_{1.7}$)	65	60
5	0 (L_{max})	70	65

Note: L_n is an abbreviation for the percentage of time that a certain noise level is exceeded during a specified time period (in this case, one hour). For example, an L_{50} value of 50 dBA may not be exceeded during the hours of 6 am-7pm.

Source: City of Visalia Municipal Code

The City's noise ordinance also establishes interior residential noise level standards that would apply to the project. The interior noise level standards are established in allowable exceedance limits over differing amounts of time, within residential land uses. Similar to the applicable exterior standards, the interior standards become 5 dB more restrictive during nighttime hours. The applicable interior noise level standards are provided in Table III.

TABLE III INTERIOR NOISE LEVEL STANDARDS, dBA CITY OF VISALIA NOISE ORDINANCE			
Category	Cumulative # Min/Hr.	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	5	45	35
2	1	50	40
3	0	55	45

Source: City of Visalia Municipal Code

The City's noise ordinance also states *"In the event the measured ambient noise level without the alleged offensive source in operation exceeds an applicable noise level standard in any category above, the applicable standard or standards shall be adjusted so as to equal the ambient noise level".*

PROJECT SITE NOISE EXPOSURE

The project site is located at the southeast corner of W. Caldwell Avenue and S. Stonebrook Street, in Visalia, California. The project site currently consists of undeveloped land. The project site is bordered to the north by W. Caldwell Avenue with residential land uses north of W. Caldwell Avenue, to the east of an existing automated car wash facility, to the south by undeveloped land, and to the west by drive-thru coffee restaurant. Additionally, there are existing residential land uses located to the southeast and the southwest of the project site. The closest sensitive receptor (residential land uses) to the project site is located approximately 200 feet to the north, 700 feet to the southwest, and 800 feet to the southeast.

A project site inspection and ambient noise monitoring were conducted on September 5 & 6, 2025, to evaluate the acoustical characteristics of the site and quantify existing ambient noise levels within the project area. The existing noise environment is dominated by traffic noise associated with vehicles traveling along W. Caldwell Avenue. Additional sources of noise observed at the project site include noise associated with nearby commercial and residential land uses, as well as occasional aircraft overflights.

Ambient noise monitoring equipment consisted of a Larson-Davis Laboratories Model LDL 820 sound level analyzer equipped with a Bruel & Kjaer (B&K) Type 4176 ½" microphone. The monitor was calibrated with a B&K Type 4230 acoustical calibrator to ensure the accuracy of the measurements. The equipment complies with applicable specifications of the American National Standards Institute (ANSI) for Type 1 (precision) sound level meters.

WJVA collected 15-minute ambient noise level measurements at three (3) sites near the existing residential land uses closest to the project site. The locations of the short-term ambient noise measurement sites (ST-1, ST-2, and ST-3) were selected as they represent existing ambient noise levels in the vicinity of the closest sensitive receptors to the project site.

Three (3) individual noise measurements were collected at each of the three ambient noise measurement sites to document existing (without project) ambient noise levels during morning, midday, and nighttime conditions. The findings of the noise measurements are provided in Table IV. The project vicinity and ambient noise monitoring site locations are provided as Figure 2. Figure 3, Figure 4, and Figure 5 provide a photograph of short-term ambient noise measurement sites ST-1, ST-2, and ST-3, respectively.

TABLE IV

SUMMARY OF SHORT-TERM AMBIENT NOISE MEASUREMENT DATA
JAVI'S TACOS, STONEBROOK PLAZA, VISALIA
SEPTEMBER 5 & 6, 2025

Site	Time	A-Weighted Decibels, dBA					
		L_{eq}	L_{50}	L_{25}	L_{8}	L_{2}	L_{max}
ST-1	8:05 a.m.	71.6	66.2	71.0	75.9	77.7	86.9
ST-1	12:30 p.m.	70.4	63.5	70.4	76.0	78.5	80.1
ST-1	1:05 a.m.	67.4	62.2	68.1	75.8	76.3	83.4
ST-2	8:30 a.m.	49.8	48.1	49.6	52.7	54.4	58.5
ST-2	12:55 p.m.	45.8	45.4	46.6	47.6	48.6	50.8
ST-2	1:30 a.m.	48.0	46.7	48.6	50.0	51.4	54.2
ST-3	8:55 a.m.	53.6	51.8	53.0	56.1	60.3	66.6
ST-3	1:20 p.m.	51.9	49.9	51.3	52.9	60.5	65.3
ST-3	1:55 a.m.	52.2	50.4	52.0	52.9	56.7	62.4

Source: WJV Acoustics, Inc.

From Table IV it can be determined that existing ambient (without project) noise levels at monitoring site ST-1 were in the range of approximately 67 to 72 dB L_{eq} with maximum noise levels in the range of 80 to 87 dB. Noise levels at monitoring site ST-2 were in the range of approximately 46 to 50 dB L_{eq} with maximum noise levels in the range of 51 to 59 dB. Noise levels at monitoring site ST-3 were in the range of approximately 52 to 54 dB L_{eq} with maximum noise levels in the range of 62 to 67 dB.

The noise levels described in Table IV exceed the City's exterior noise level standards for stationary noise sources in every statistical categories during each of the noise measurement periods at site ST-1. Additionally, noise levels described in Table IV exceed the City's exterior noise level standards for some (but not all) statistical categories at sites ST-2 and ST-3. These elevated existing ambient noise levels warrant an adjustment (increase) in the noise level standards described above (consistent with VMC Sec. 8.36.040.B.), if required to demonstrate project noise compliance.

PROJECT RELATED NOISE LEVELS

The project is a proposed Javi's Taco Restaurant, including drive-thru operations. The proposed operating hours are Sunday through Thursday, 6:00 a.m. to 12:00 a.m., Friday and Saturday, 6:00 a.m. to 2:00 a.m.

Noise levels associated with the restaurant would generally be limited to parking lot activities and the drive-thru food service operations. The drive-thru would incorporate a standard amplified menu/order board for customers to place their orders.

Drive-Thru Operations:
Drive-thru patrons would enter the project site via W. Caldwell Avenue. Patrons would enter the drive-thru queue at the north side of the restaurant, and proceed along the western side of the restaurant (adjacent to Stonebrook Street) where they would place orders via the amplified order/speaker board, before proceeding along the southern portion of the building and collecting their orders, before exiting via Stonebrook Street.

The project would include a standard amplified menu/order board, similar to those used at other drive-thru fast-food restaurants. In order to assess potential project-related noise levels associated with drive-thru operations, WJVA applied reference noise levels measured at an existing Jack In the Box drive-thru restaurant located on at 958 S. Mooney Boulevard in Tulare, California.

Measurements were conducted during the nighttime hours of March 27, 2025, between 10:00 p.m. and 10:45 p.m. using the previously-described noise monitoring equipment. The nighttime measurement time was selected in an effort to minimize extraneous traffic noise sources during the reference noise level measurements.

The microphone used by customers to order food and the loudspeaker used by employees to confirm orders are both integrated into a menu/order board that is located a few feet from the drive-thru lane at the approximate height of a typical car window. Vehicles would enter the drive-thru lane from the east where the order is placed at the order/speaker board, and then turn to the south along the west side of the restaurant to pay and collect the order.

Reference noise measurements were obtained at a distance of approximately 25 feet from the order/speaker board containing the microphone/loudspeaker system at an angle of about 90° toward the rear of the vehicle being served (this represents the angle direction of the residential land use at the proposed Demaree and Caldwell location) as well as at approximately 25 feet directly facing the order/speaker board. Figure 6 provides the locations of the two reference noise measurement sites. Figure 7 provides photographs of the two reference noise measurement sites.

Each ordering cycle was observed to take between approximately 15-60 seconds including vehicle movements. A typical ordering cycle included 5-10 seconds of loudspeaker use with

typical maximum noise levels in the range of 45-50 dBA at the 25 foot-reference location east of the menu/order board as well as at the measurement location facing directly toward the menu/order board. Additionally, WJVA conducted noise level measurements at a setback distance of ten (10) feet directly in front of the menu/order board while a store employee was communicating through the speaker system, while no vehicle was in the lane shielding the noise source. Unshielded maximum noise levels measured at the 10-foot setback distance were measured to be approximately 60-65 dB.

As described above, the anticipated hours of operation for the drive-thru would be Sunday through Thursday, 6:00 a.m. to 12:00 a.m., Friday and Saturday, 6:00 a.m. to 2:00 a.m. This means that the nighttime standards of the City's Noise Ordinance (Municipal Code) and the City's General Plan are applicable to the project.

During the nighttime reference noise measurement period, cars intermittently accessed the drive-thru, with extended periods without any customers. However, it can be reasonably assumed that during busier times that the drive-thru would likely have a consistent queue of customers accessing the drive-thru lane. As noted above, a typical drive-through ordering cycle was observed to last about 15-60 seconds during peak levels of activity. This translates into about 60+ cycles per hour. Assuming that loudspeaker use would average 5-10 seconds per cycle, also noted above, loudspeaker use would total 5-10 minutes per hour (or 8.3-16.7% of the time) during peak levels of activity. This corresponds to the $L_{8.3}$ and L_{25} statistical categories of the city's noise ordinance.

The closest sensitive receptors (residential land use) to the proposed location of the amplified menu/order board is located approximately 300 feet to the north (vicinity of ST-1), approximately 700 feet to the southwest (vicinity of ST-2), and approximately 900 feet to the southeast (vicinity of ST-3).

the church located at 3747 S. Demaree Street is located approximately 300 feet to the southwest of the project site. Potential project-related noise exposure at these locations was calculated based upon the above-described reference noise measurement data and the normal rate of sound attenuation over distance for a "point" noise source (6 dB/doubling of distance). Based upon the above-described reference noise level measurements and the distance between the noise source (order/speaker board) and the sensitive receptor locations (single-family residence and church), project-related noise levels were calculated to be as follows:

- **Residences to north (vicinity of ST-1): 23-28 dB**
- **Residences to the southwest (vicinity of ST-2): 16-21 eB**
- **Residences to the southeast (vicinity of ST-3): 14-19 dB**

The noise levels described above are based upon the maximum measured reference noise levels at the Tulare Jack In the Box location. These noise levels do not exceed any City of Visalia statistical categories established in the noise ordinance or the General Plan. These calculated noise levels do not take into account any localized acoustic shielding that would occur from

vehicles in the drive-thru queue or from the restaurant building itself, or existing sound walls (residential land uses in the vicinity of ST-1) and therefore represent a worst-case assessment of project-related noise levels. Additionally, these noise levels do not exceed existing ambient noise levels measured at ambient noise measurement site ST-1, ST-2 or ST-3 during any of the three ambient noise measurement periods. While an adjustment to the City's noise standards was determined warranted based upon existing elevated ambient noise levels in the project vicinity, project-related noise levels would not exceed the unadjusted noise level standards provided above in Table I and Table II.

Parking Lot Activities:

Noise due to traffic in parking lots is typically limited by low speeds and is not usually considered to be significant. Human activity in parking lots that can produce noise includes voices, stereo systems and the opening and closing of car doors and trunk lids. Such activities can occur at any time. The noise levels associated with these activities cannot be precisely defined due to variables such as the number of parking movements, time of day and other factors. It is typical for a passing car in a parking lot to produce a maximum noise level of 60-65 dBA at a distance of 50 feet, which is comparable to the level of a raised voice.

For this project, parking would be generally be located along the northeastern portion of the project site. The closest proposed parking areas would be located approximately 200 feet from the closest sensitive receptor location. At this distance, maximum (L_{max}) parking lot vehicle movements would be expected to be approximately 48 to 53 dB L_{max}. Such levels do not exceed applicable noise level standards or existing ambient noise levels.

CONCLUSIONS AND RECOMMENDATIONS

Noise levels associated with the proposed Javi's Taco drive-thru restaurant would not be expected to exceed any City of Visalia noise level standards. Existing (without project) ambient noise levels in the vicinity of the project site are considered to be relatively high, due to the project site's proximity to a major arterial roadway (Caldwell Avenue), and existing nearby commercial land uses, including an automated car wash facility. As such, project-related noise levels would not be expected to exceed existing ambient noise levels at any sensitive receptor location near the project site.

The conclusions and recommendations of this acoustical analysis are based upon the best information known to WJV Acoustics Inc. (WJVA) at the time the analysis was prepared concerning the proposed site plan, project equipment and proposed hours of operation. Any significant changes in these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

Respectfully submitted,

Walter J. Van Groningen
President

WJV:wjv

FIGURE 1: PROJECT SITE PLAN

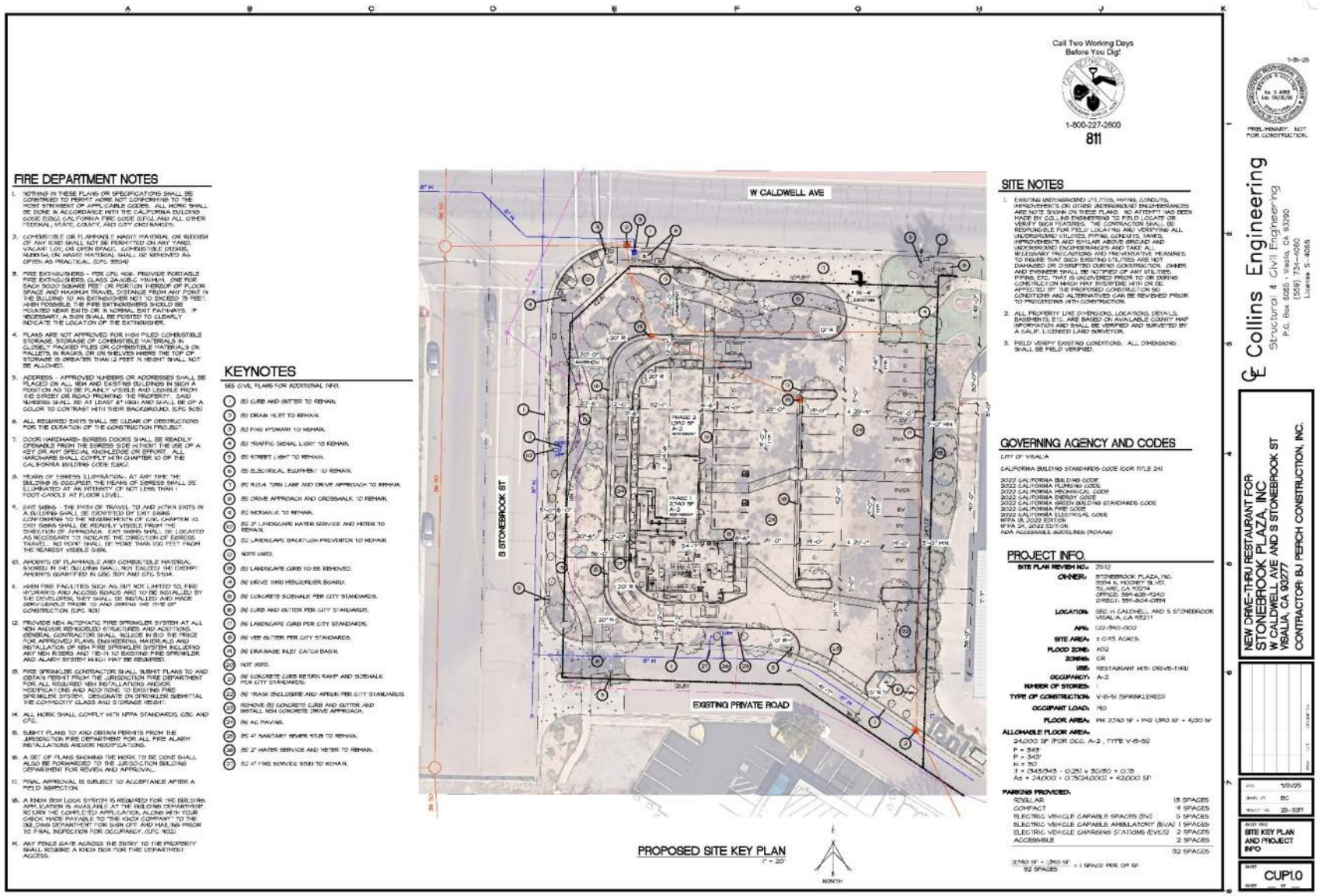


FIGURE 2: PROJECT SITE VICINITY AND NOISE MONITORING SITE LOCATIONS

FIGURE 3: AMBIENT NOISE MONITORING SITE ST-1

FIGURE 4: AMBIENT NOISE MONITORING SITE ST-2

FIGURE 5: AMBIENT NOISE MONITORING SITE ST-3

FIGURE 6: REFERENCE NOISE MONITORING SITE LOCATIONS

FIGURE 7: REFERENCE NOISE MONITORING SITES

APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

CNEL: Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

DECIBEL, dB: A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

DNL/L_{dn}: Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

L_{eq}: Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

NOTE: The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.

L_{max}: The maximum noise level recorded during a noise event.

L_n: The sound level exceeded "n" percent of the time during a sample interval (L_{90}, L_{50}, L_{10}, etc.). For example, L_{10} equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE CONTOURS: Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

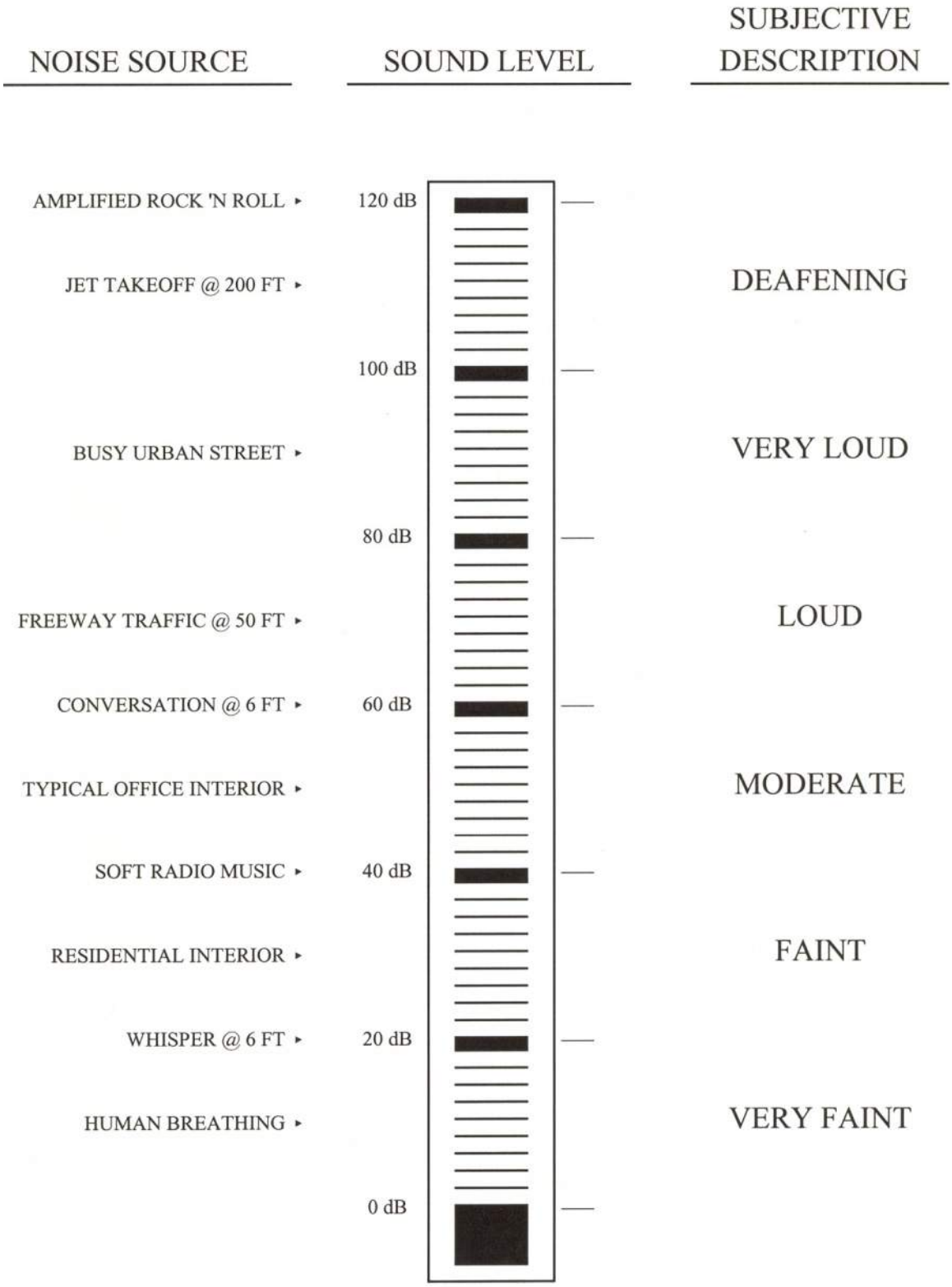
NOISE LEVEL REDUCTION (NLR): The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of Anoise level reduction@ combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL: Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL: The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

SOUND TRANSMISSION CLASS (STC): The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B
EXAMPLES OF SOUND LEVELS



Collins Engineering

Structural & Civil Engineering
P.O. Box 6065 Visalia, CA 93290
(559) 734-4060

November 13, 2025

City of Visalia
Planning and Community Preservation Dept.
315 E Acequia Ave
Visalia, CA 93291

Attn: Colleen Moreno

RE: Stonebrook Plaza – Drive-Thru Restaurant
SEC W Caldwell Ave and S Stonebrook St
SPR 2025-112
APN 122-390-002

Colleen,
Regarding the Site Plan Review request for a traffic study for the above referenced project, it is our opinion that the original Caldwell 51 Specific Plan including Amendment No. 2002-02 has already been approved for a drive-thru restaurant on this parcel and further traffic studies are not required. Please see the attached excerpts from the original Caldwell 51 Specific Plan which shows a 1,700 sf gas station mini-mart and a 2,900 sf drive drive-thru restaurant for this parcel. Also, please note that the Caldwell Ave turn lane for this parcel has already been installed.

Thank you for your consideration and please let us know if you have any questions.

Regards,
Benton Collins, C.E. , S.E.
Collins Engineering
bcollins@collinsengineers.com
559-303-7582

EXCERPT FROM CALDWELL 51 SPECIFIC PLAN
AMENDMENT NO. 2002-02

OPERATIONAL STATEMENTS

Automated Car Wash

We are requesting the approval of a conditional use permit to establish an automated car wash facility. The proposed building will house two car wash bays.

Hours of operation for the car wash are 6:00am to 9:00pm. The doors to the car wash are set on timers to automatically open and close at these times.

The building will be oriented in a north-south direction. Cars entering either car wash facility will be entering the south side of the building and exiting to the north.

The vacuum area, placed to the north of the building, is set on a timer to automatically shut off by 9pm. The applicant supports that an acoustical analysis be complete as a part of the building permit process in order to incorporate noise attenuation measures into the building construction to assure that the facility will meet adopted noise standards.

Gas Station/Mini Mart with Fast Food Restaurant/drive through

The proposed gas station will have four fuel pumps under a canopy and a 1700 square foot mini-mart. Fueling canopy lighting will be fully recessed into the can. Plans will be submitted to Planning Staff for their review prior to the issuance of building permits. The co-branded service station concept allows for the development of a site with two convenience oriented uses, thereby reducing the amount of traffic and other related impacts that may occur with two individual free standing uses.

Potential direct light and glare source exists from the gas pump canopy. To mitigate this potential impact, all canopy lighting shall be recessed so as to prevent the element from appearing to allow direct or glare from being directed at the adjacent residential properties.

Potential noise source exists from the drive through ordering station of the 2900 square foot fast food restaurant. To mitigate the potential impact from the ordering station speakers, these will be oriented away from any residential areas, which are not separated from the speaker by an intervening building, wall or other solid structure.

PS systems will not be utilized on the site except for a personal intercom at the pump island and drive-through as noted previously.

The cooking facilities will utilize the best industry standard and practice for odor control.

Site Lighting

Site lighting will be designed so that the lighting elements will not be directly visible by adjoining residential areas. Light standards will not exceed 15 feet in height and that building and parking lot lights have the light element recessed into the can or fixture so that no direct light floods onto adjacent residential properties.

Other Issues

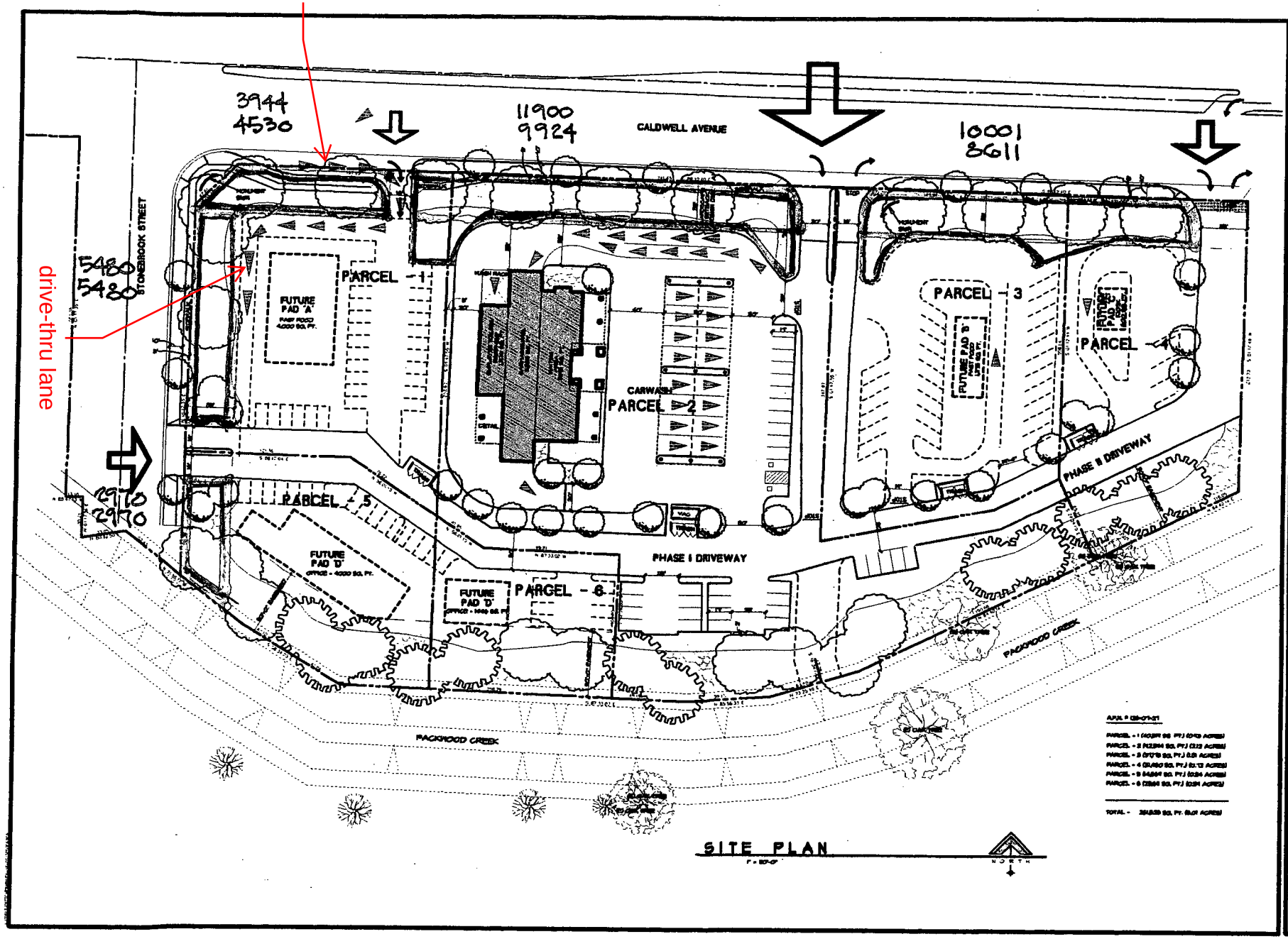
All graffiti will be removed within 24 hours.

All truck deliveries to the site will take place between 6am and 11pm.

Hours of operation for the commercial center are 5am to 12midnight.

existing turn lane

drive-thru lane



SCOTT & ASSOCIATES ARCHITECT

COMMERCIAL SUBDIVISION & CARWASH FOR

TOWN & COUNTRY CARWASH

1801 W. CALDWELL AVENUE VISALIA, CA

SITE PLAN

1.7

641

June 11, 2025

Site Plan Review No. 2025-112:

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

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires a Conditional Use Permit which is stated on the attached Site Plan Review comments. You may now proceed with filing your permit to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **May 7, 2025**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

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

Attachment(s):

- Site Plan Review Comments

VISALIA

Planning & Community Preservation Department
Planning Division

MEETING DATE 05/07/2025
SITE PLAN NO. 2025-112

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

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

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

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

☐ Solid Waste ☐ Parks and Recreation ☐ Fire Dept.

☑ **REVISE AND PROCEED** (see below)

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

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

☑ Your plans must be reviewed by:

☐ CITY COUNCIL ☐ REDEVELOPMENT

☑ PLANNING COMMISSION ☐ PARK/RECREATION

☑ Conditional Use Permit

☐ HISTORIC PRESERVATION ☐ OTHER:

☑ **ADDITIONAL COMMENTS:**

Compliance with the Caldwell 51 Specific Plan, Lot Line Adjustment

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

SITE PLAN REVIEW COMMENTS

Colleen A. Moreno, Planning Division, 559-713-4031; colleen.moreno@visalia.city
Date: May 7, 2025

SITE PLAN NO:	2025-112
PROJECT TITLE:	Stonebrook Plaza Drive-Thru
DESCRIPTION:	Approximately 2,800 sf drive-thru restaurant
APPLICANT:	Benton Collins
OWNER:	Stonebrook Plaza Inc.
LOCATION TITLE:	Southeast corner of W. Caldwell Ave. and S. Stonebrook St.
APN TITLE:	122-390-002
GENERAL PLAN:	Regional Commercial
ZONING:	C-R (Regional Commercial)

Planning Division Recommendation:

☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Compliance with the Caldwell 51 Specific Plan
- Conditional Use Permit
- Photometric Plan
- Compliance with the VMC Noise Ordinance
- Building Permit

PROJECT SPECIFIC INFORMATION: May 7, 2025

1. The applicant shall comply with all requirements of the Caldwell 51 Specific Plan.
2. Provide square footages of all buildings within Caldwell 51 Subarea A, to verify that the development yield does not exceed 46,000 square feet.
3. A Conditional Use Permit shall be required for the establishment of a drive-thru lane within 250 feet of residential zoning.
4. A Building Permit shall be obtained.
5. Provide a Queuing Analysis/Traffic Action Plan for the proposed drive-thru lane.
6. Applicant must hire a consultant (i.e. Acoustical Analysis) to ensure adherence to the VMC Noice Ordinance.
7. Provide a Photometric Plan.
8. Provide a Site Plan and a phasing plan.
9. The location of the menu board/order box shall be identified. A minimum of five cars shall be able to be queued between the menu board and the pickup window.
10. Provide a Floor Plan.
11. Provide Building elevations. Elevations shall verify architectural consistency with the other buildings within Subarea A.
12. Per Caldwell 51 Specific Plan, Subarea A, SA-4, commercial development, to the maximum extent feasible, provide window openings to the Packwood Creek corridor. Furthermore, loading areas and storage shall be prohibited between any structure and Packwood Creek.
13. Per the Caldwell 51 Specific Plan, building shall be limited to a single story or floor.
14. Provide an Operational statement. This shall include identification of the proposed use for the future 1,350 square foot addition.
15. Provide a landscape and irrigation plan. The plan shall verify that a minimum of 10% of the project site is landscaped.
16. Plantings within landscape setbacks shall conform with the project design – landscaping requirements of the Caldwell 51 Specific Plan (Subarea A, SA-1).

17. Per the Caldwell 51 Specific Plan, there shall be a 40-foot landscape setback from the edge of the right of way along West Caldwell Avenue.
18. The sidewalk along West Caldwell Avenue shall meander in the public right of way.
19. All signage shall be through a separate Building Permit submittal and must comply with the Caldwell 51 Specific Plan.
20. Comply with the comments of the Traffic Engineer.

Notes:

1. **The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.**
2. **Prior to completion of a final building inspection for a project, a signed MWELO Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELO standards.**

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

- **17.18 Commercial Zones**
- **17.32.080 Maintenance of landscaped areas**
- **17.34 Off-street parking and loading facilities**
- **17.36 Fences Walls and Hedges**

Accessible at https://codelibrary.amlegal.com/codes/visalia/latest/overview

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

Signature:

BUILDING/DEVELOPMENT PLAN REQUIREMENTS
ENGINEERING DIVISION

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

ITEM NO: 2 DATE: MAY 7TH , 2025

SITE PLAN NO.:	**25-112**
PROJECT TITLE:	**STONEBROOK PLAZA DRIVE-THRU**
DESCRIPTION:	**APPROXIMATELY 2,800 SF DRIVE-THRU RESTAURANT**
APPLICANT:	**BENTON COLLINS**
PROP OWNER:	**STONEBROOK PLAZA INC**
LOCATION:	**SOUTHEAST CORNER OF W. CALDWELL AVE. AND S. STONEBROOK ST.**
APN:	**122-390-002**

SITE PLAN REVIEW COMMENTS

☒ REQUIREMENTS (indicated by checked boxes)

☐ Install curb return with ramp, with radius;

☐ Install curb; ☐ gutter

☐ Drive approach size: ☐ Use radius return;

☒ Sidewalk: ***MATCH EXISTING*** width; ☒ ***10'*** parkway width at ***CALDWELL AND STONEBROOK. SEE ADDITIONAL COMMENTS.***

☐ Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

☒ Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

☒ Right-of-way dedication required. A title report is required for verification of ownership. ***6' EASEMENT FOR SIDEWALK - CALDWELL AVE. AND STONEBROOK ST.***

☒ Deed required prior to issuing building permit;

☒ City Encroachment Permit Required. ***FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY*** Insurance certificate with general & auto liability ($1 million each) and workers compensation ($1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

☐ CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

☐ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

☒ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

☒ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☒ Prepared by registered civil engineer or project architect. ☒ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☒ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. ***CONNECT TO ONSITE SD PRIVATE INFRASTRUCTURE***

☒ Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

☒ Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter =.20%, V-gutter = 0.25%)

☒ Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

☒All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications. ***CALDWELL AVE. AND STONEBROOK ST.***
☒Traffic indexes per city standards:
☒Install street striping as required by the City Engineer. ***AT TIME OF CIVIL REVIEW***
☒Install landscape curbing (typical at parking lot planters). ***PER ON-SITE DESIGN***
☒Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
☒Design Paving section to traffic index of 5.5 min. for solid waste truck travel path.
☐Provide "R" value tests: each at
☐Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
☐Access required on ditch bank, 15' minimum ☐ Provide wide riparian dedication from top of bank.
☐Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements.
☐A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ A pre-construction conference is required.
☒Relocate existing utility poles and/or facilities. ***AS NECESSARY WITH PUBLIC IMPROVEMENTS***
☒Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. ***AS NECESSARY WITH PUBLIC IMPROVEMENTS***
☐Subject to existing Reimbursement Agreement to reimburse prior developer:
☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
☒ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
☒If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

☐Comply with prior comments. ☐Resubmit with additional information. ☐Redesign required.

Additional Comments:

1. ***Comply with the Caldwell 51 Specific Plan Subarea 'A' requirements.***

2. ***Vehicle entrances appears to be in compliance with previously approved Caldwell 51 Specific Plan site access layout. See additional Traffic Safety Division comment regarding traffic study.***

3. ***Project will incur development impact fees associated with proposed building use and site acreage. Refer to page 4 for applicable fees and estimates. Additional impact fees will be assess with future building.***

4. ***Cadwell Ave. remaining improvements are required to be installed per arterial standards. Improvements are to include, but may not be limited to, sidewalk, parkway with street trees, curb ramp return meeting PROWAG requirements, utility relocations, striping and signage.***

5. ***Stonebrook St. remaining improvements are required to be installed per collector standards. Improvements are to include, but may not be limited to, sidewalk, parkway with street trees, utility relocations, median curb with stamped concrete, striping and signage.***

6. ***Landscaping along project frontage to comply with specific plan. Adittionally, install 6 foot meandering sidewalk per specific plan; submit easement for meandering sidewalk.***

7. ***Provide details showing utilities including storm drain, sanitaty sewer, etc. (if not used the utilities will need to be removed).***

8. *City records show 6" SS stub along the northern west corner of parcel. Project to connect to existing SS stub to service proposed building.*

9. *Connect to existing SD on-site infrastructure.*

10. *Install grease interseptor.*

11. *Comply with City Parking lot standards PK-1 through PK-5.*

12. *Comply with California State accessibility requirements.*

13. *Coordinate with Solid Waste Dept. for trash enclose requirements and location.*

14. *A building permit will be required, standard plan check and inspection fees will apply.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-112**
Date: **05/07/2025**

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

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

(Fee Schedule Date:**08/17/2024**)
(Project type for fee rates:**RESTAURANT /FAST FOOD**)

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

FEE ITEM	FEE RATE
☒ Groundwater Overdraft Mitigation Fee	**$1,663/AC**
☒ Transportation Impact Fee	**$18,735/1KSF**
☒ Trunk Line Capacity Fee	**$5,828/EACH**
☒ Treatment Plant Fee	**$25,558/EACH**
☐ Sewer Front Foot Fee	
☒ Storm Drain Acq/Dev Fee	**$9404/AC**
☐ Park Acq/Dev Fee	
☐ Northeast Specific Plan Fees	
☒ Waterways Acquisition Fee	**$6,905**
☒ Public Safety Impact Fee: Police	**$11,142/AC**
☒ Public Safety Impact Fee: Fire	**$2,437**
☒ Public Facility Impact Fee	**$713/1KSF**
☐ Parking In-Lieu	

Reimbursement:

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

Edelma Gonzalez

SPR 25112
STONEBROOK PLAZA DRIVE-THRU
122390002

City of Visalia
Building: Site Plan Review Comments

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

- [x] A building permit will be required. — *For information call (559) 713-4444*
- [x] Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- [ ] Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- [ ] Indicate abandoned wells, septic systems and excavations on construction plans.

You are responsible to ensure compliance with the following checked items:

- [x] Meet State and Federal requirements for accessibility for persons with disabilities.
- [ ] 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*
- [x] Plans must be approved by the Tulare County Health Department. — *For information call (559) 624-8011*
- [ ] Project is located in flood zone _____ * [ ] Hazardous materials report.
- [ ] Arrange for an on-site inspection. (Fee for inspection $157.00) — *For information call (559) 713-4444*
- [x] School Development fees. COMMERCIAL: $0.78 PER S.F.
- [ ] Park Development fee $_____, per unit collected with building permits.
- [ ] Additional address may be required for each structure located on the site. — *For information call (559) 713-4320*
- [ ] Acceptable as submitted
- [ ] No comments at this time

Additional comments: BUILDING SHALL BE EQUIPPED WITH A TYPE 1 HOOD AND INGROUND GREASE INTERCEPTOR. BABY CHANGING TABLE REQUIRED IN EACH RESTROOM. PV SOLAR AND BATTERY STORAGE MAY BE REQUIRED. FUTURE EXPANSION MAY REQUIRE FIRE SPRINKLERS THROUGHOUT AND ADDITIONAL RESTROOM FIXTURES.

VEL CARCIA 5/7/25

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

Date	May 7, 2025
Item #	2
Site Plan #	25112
APN:	122390002

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.

- Construction and demolition sites prior to and during construction shall comply with the following:
  - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2022 CFC §3312
  - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2022 CFC §3310

- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1

- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.

- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2022 CFC 304.3.3

- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 506.1

- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2022 CFC 507.5.1, App B and C

- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2022 CFC §507, App B and C.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction_____ Square footage _____

- Approved **No PARKING – FIRE LANE signs** shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2022 CFC 503.3/ D103.6

SIGN TYPE "A" SIGN TYPE "C" SIGN TYPE "D"

- **All streets** shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors shall be provided with a **Type 1 Hood**, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. 2022 CFC 904.12 & 609.2

- Traffic calming devices shall be prohibited unless approved by the fire code official. Visalia Fire Department current standards for approved traffic calming are speed tables that can be traversed at 25 miles per hour.

Corbin Reed
Fire Marshal

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

Date: 5/6/25
Item: 2
Site Plan: SPR25112
Name: Kyle Kalender

Site Plan Review Comments

☐ No Comment at this time.

☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.

☐ Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.

☐ Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

☐ Not enough information provided. Please provide additional information pertaining to:

☐ Territorial Reinforcement: Define property lines (private/public space).

☐ Access Controlled/ Restricted etc.

☐ lighting Concerns:

☐ Traffic Concerns:

☑ Surveillance Issues:
Surveillance cameras

☐ Line of Sight Issues:

☐ Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 7, 2025

ITEM NO: 2 **Added to Agenda** **MEETING TIME: 09:15**

SITE PLAN NO: SPR25112 ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Stonebrook Plaza Drive-Thru
DESCRIPTION: Approximately 2,800 sf drive-thru restaurant.
APPLICANT: Benton Collins - Applicant
OWNER: STONEBROOK PLAZA INC
APN: 122390002
LOCATION: Southeast corner of W. Caldwell Ave. and S. Stonebrook St.

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

☐ No Comments

☐ See Previous Site Plan Comments

☐ Install Street Light(s) per City Standards at time of development.

☐ Install Street Name Blades at Locations at time of development.

☐ Install Stop Signs at ***local road intersection with collector/arterial*** Locations.

☒ Construct parking per City Standards PK-1 through PK-4 at time of development.

☒ Construct drive approach per City Standards at time of development.

☒ Traffic Impact Analysis required (CUP)

☒ Provide more traffic information such as see below. Depending on development size, characteristics a TIA may be required.

☐ Additional Traffic information required (non-discretionary).

☐ Trip Generation – Provide documentation as to concurrence with General Plan.

☐ Site Specific – Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.

☐ Traffic Impact Fee (TIF) Program – Identify Improvements needed in concurrence with TIF.

Additional Comments:

- Applicant to ensure no drive thru queue spills over and obstruct the drive aisle nor spillover and obstruct the public right of way.
- Caldwell specific plan – Was a traffic study performed for the master plan? If yes, applicant to provide conformance with TIA previously performed for the specific plan. If ITE Land Use has changed, then need

to provide new projected trip generation and compare with previously studied. Depending on size of increase, if any, additional traffic information may be required.

- If no traffic study was previously performed, a study will be required.

Leslie Blair

Leslie Blair

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

25112

May 7, 2025

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

Comment

Solid waste services to include trash, recycling, and organics recycling per the State of California's mandatory commercial recycling laws (AB-341 & AB-1826). Solid waste commercial vehicles require 36' inside and 50' outside turning radii. Customers are to include all turning radii onsite to confirm solid waste vehicle maneuverability and STAB load collection access. If turning radii does not allow for solid waste vehicles to maneuver onsite. Customer to include a planter to the north of the proposed enclosure allowing enclosure gates to swing 180 degrees, clearing all curbing. Cane bolts must be included to secure gates when opened. Property owner to complete and submit a City of Visalia "Concrete/Driveway Release of Liability Waiver Agreement".

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

Nathan Garza, Solid Waste, 559-713-4532

CALIFORNIA WATER SERVICE

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

Site Plan Review Comments From: California Water Service Scott McNamara, Superintendent 216 N Valley Oaks Dr. Visalia, CA 93292 559-624-1622 smcnamara@calwater.com	Date: 05/07/2025 Item #: 2 Site Plan #: 25-112 Project: Stonebrook Plaza Drive-Thru Description: 2800 sq ft drive-thru Applicant: Benton Collins APN: 122-390-002 Address: SEC of Caldwell and Stonebrook

The following comments are applicable when checked:

☐ No New Comments

☐ Pulled from agenda

☒ **Water Mains**

Comments:

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

☐ - No existing water main fronting this project

☒ **Water Services**

Comments:

☒ - Existing service(s) at this location.

- ☒ - Domestic/Commercial – 2-inch
- ☒ - Irrigation – 2-inch, located on Stonebrook for the existing development
- ☒ - Fire Protection – 4-inch

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

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

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

☒ **Fire Hydrants**

Comments:

-Fire hydrants will be installed per the Visalia Fire Departments requirements.

-If new fire hydrants are required for your project off an existing water main:

- -Cal Water will utilize our own contractor (West Valley) for the installation.
  - -This work is to be paid for by the property owner/developer.

☒ **Backflow Requirements**

Comments:

A backflow is required if any parcel meets any of the following parameters:
-Designated as multi-family
-Commercial building
-Has multiple dwellings (residential or commercial)
-Has multiple services
-Any combination of the following:
-Domestic/Commercial
-Irrigation
-Fire Protection

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

Additional Comments:

☒ If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Allison Schackmann at *559-624-1621 or aschackmann@calwater.com* to receive your new business packet to start your project with Cal Water.

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

☐ Cal Water may work with the developer to purchase a piece of property for a future tank site and/or a new source of water.

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

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

☒ If a fire flow is needed for your project, please contact Distribution Superintendent Alex Cardoso at 559-624-1661 or lcardoso@calwater.com for information and requirements.

☒ If you need a construction meter for your project, please call our Operations Center at 559-624-1650.

☒ If you need to sign up for an existing service, please call 559-624-1600.

Susan Currier

From: Yelton, Elizabeth@DOT <Elizabeth.Yelton@dot.ca.gov>
Sent: Wednesday, May 14, 2025 2:15 PM
To: Colleen Moreno; Josh Dan; Susan Currier
Cc: Padilla, Dave@DOT
Subject: Caltrans Response to Site Plan Agenda 5-7-25
Attachments: SPR Agenda 5.7.25 Comments.pdf

Good afternoon,

Response from Caltrans regarding Site Plan Agenda 5-7-25

SPR25104 Joel Garcia
No Comment

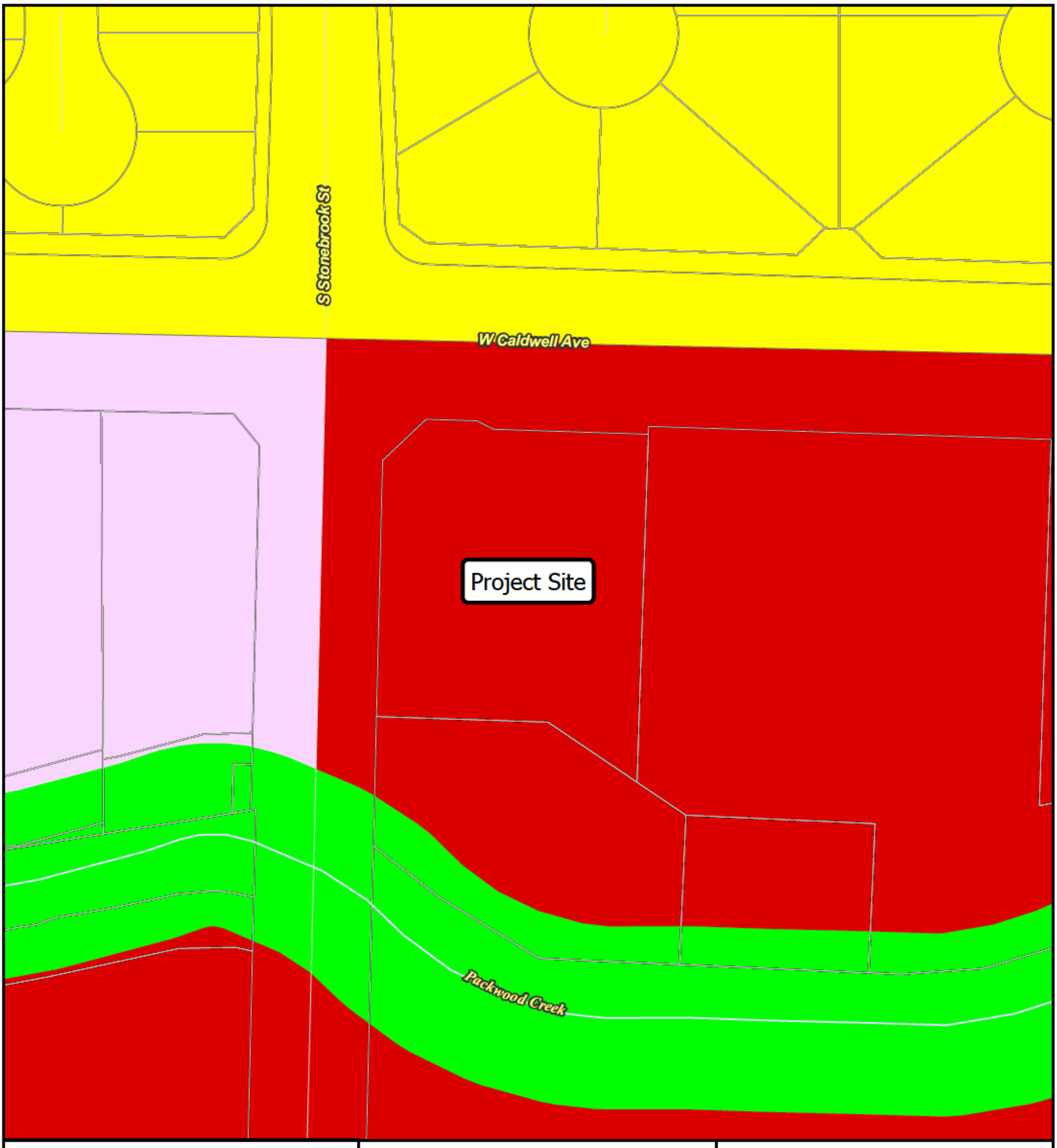
SPR25112 Stonebrook Plaza Drive-Thru
No Comment

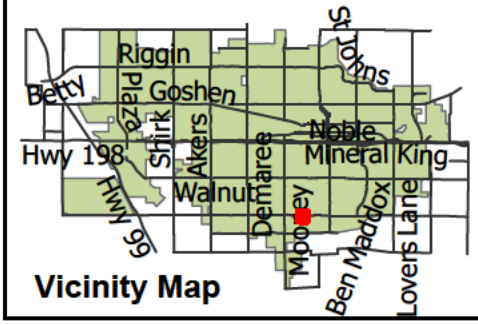
SPR25114 Pentecostal Lighthouse
No Comment

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

Cordially,

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





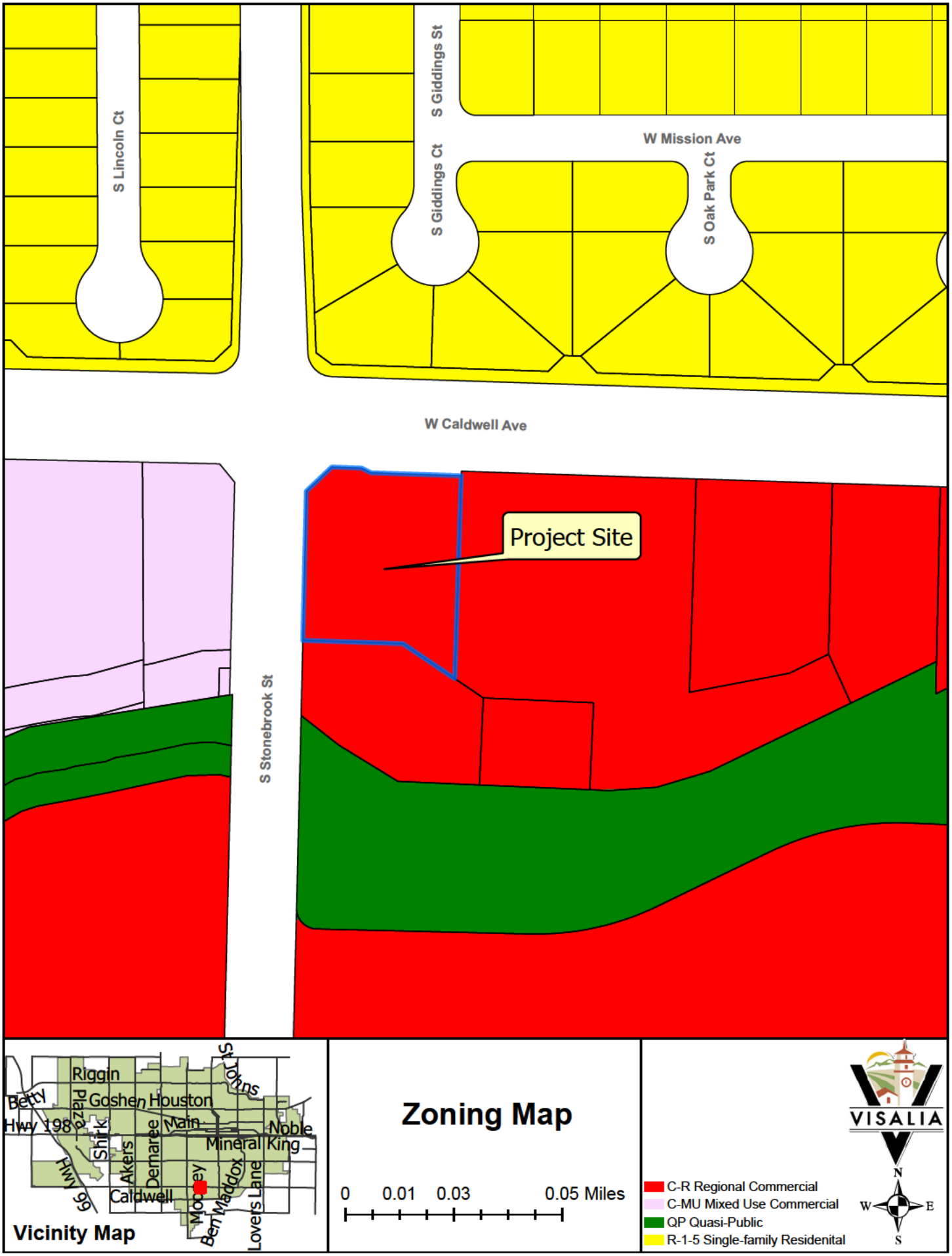
Vicinity Map

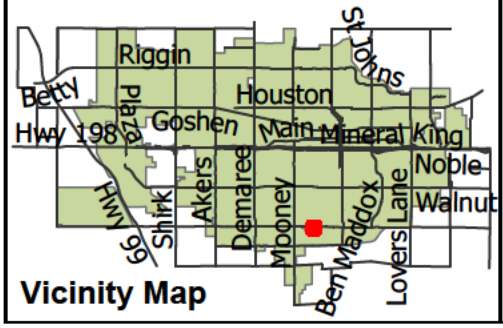
General Plan Land Use Map

- Conservation
- Commercia Mixed Use
- Commercial Regional
- Residential Low Density

VISALIA

N
W E
S


S Lincoln Ct
S Giddings St
S Giddings Ct
W Mission Ave
S Oak Park Ct
W Caldwell Ave
Project Site
S Stonebrook St
Vicinity Map
Riggin
Betty
Goshen
Houston
Hwy 198
Main
Noble
Mineral King
Akers
Demaree
Caldwell
Mooney
Ben Maddox
Lovers Lane
Zoning Map
0 0.01 0.03 0.05 Miles
C-R Regional Commercial
C-MU Mixed Use Commercial
QP Quasi-Public
R-1-5 Single-family Residenital
VISALIA
N
W
E
S

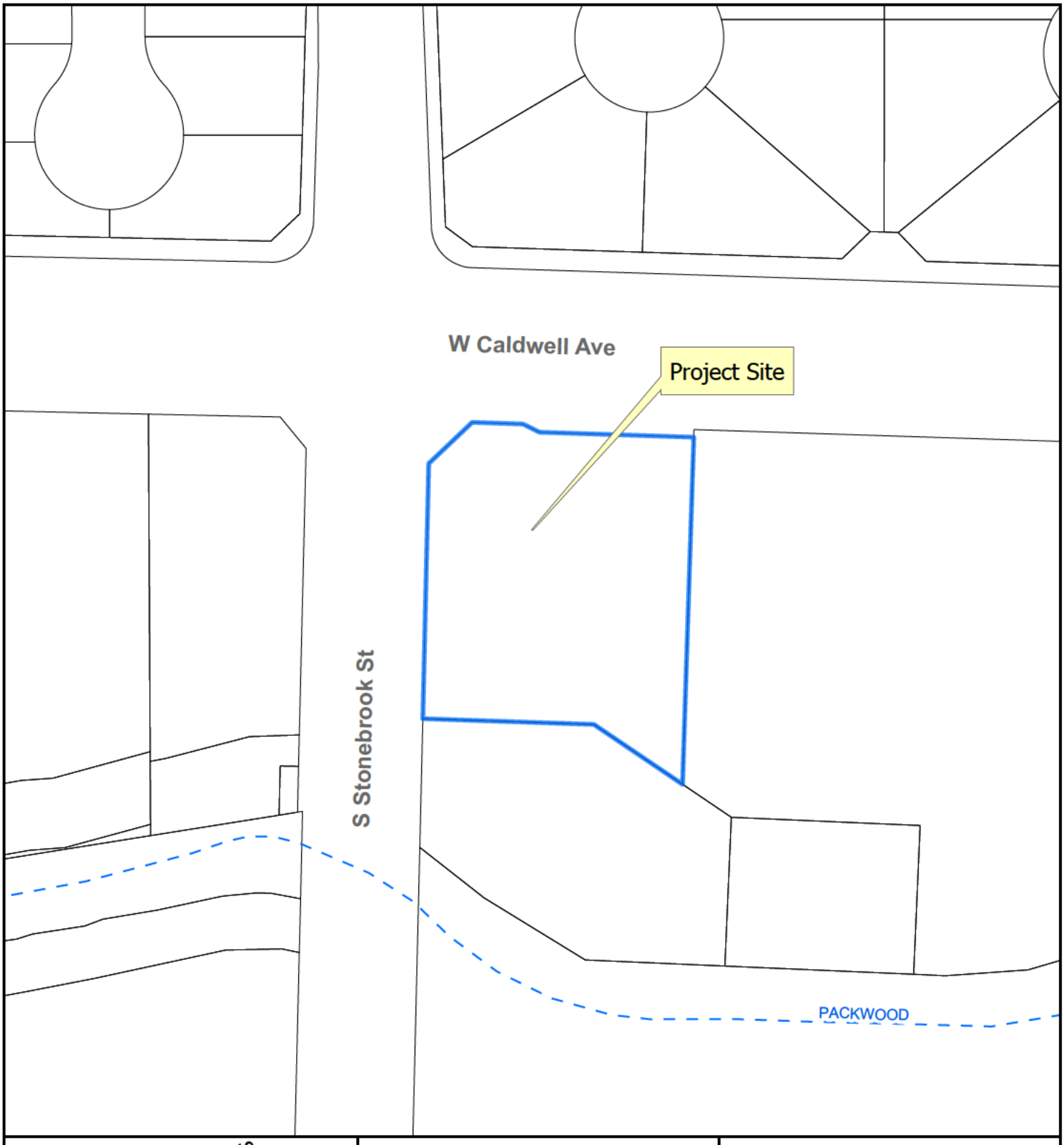


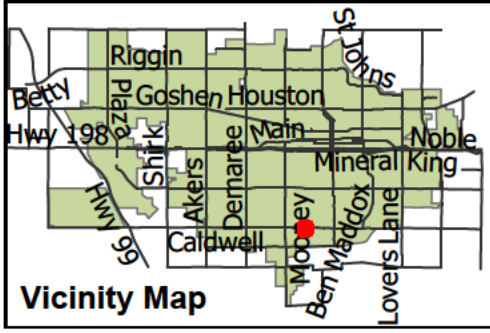
Aerial Map

0 0.01 0.02 0.04 Miles

N W E S

VISALIA





Location Map

0 0.01 0.01 0.03 Miles

VISALIA

N
W E
S

RESOLUTION NO. 2025-71

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-32, A REQUEST TO CONSTRUCT A 4,130 SQUARE FOOT BUILDING WITH A DRIVE-THRU WITHIN 250-FEET OF RESIDENTIAL WITHIN SUBAREA "A" OF THE CALDWELL 51 SPECIFIC PLAN. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF WEST CALDWELL AVENUE AND SOUTH STONEBROOK STREET IN THE C-R (REGIONAL COMMERCIAL) ZONE (APN: 122-390-002).

WHEREAS, Conditional Use Permit No. 2025-32 is a request to construct a 4,130 square foot building with a drive-thru within 250-feet of residential within subarea "A" of the Caldwell 51 Specific Plan. The site is located at the southeast corner of West Caldwell Avenue and South Stonebrook Street in the C-R (Regional Commercial) zone (APN: 122-390-002); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on February 9, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332.

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

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

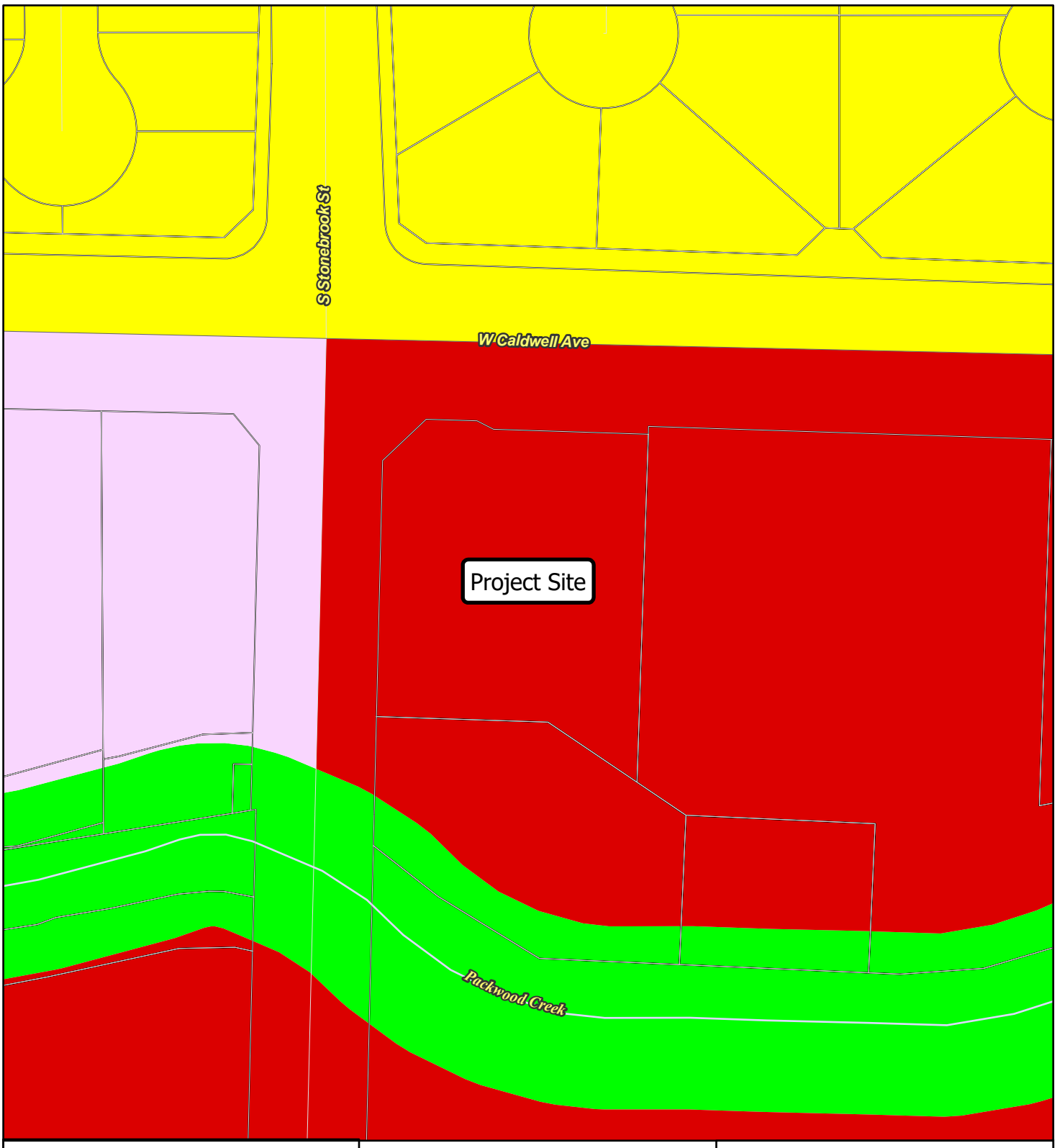
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Caldwell 51 Specific Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110.

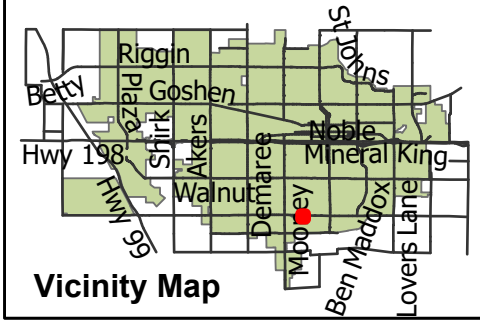
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the recommended conditions of project approval of this conditional use permit.

4. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-58.

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

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2025-112, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the site plan, floor plan, and operational statement, in Exhibits “A”, “B”, “C”, “D”, and “E”. Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
3. That the project comply with all standards contained in the Caldwell 51 Specific Plan, incorporating all subsequently approved amendments, except for the street side yard setback as addressed herein and considered through the approval of an Administrative Adjustment.
4. That no significant direct or indirect light or glare may fall upon adjacent residential uses.
5. That the use would be subject to the City of Visalia Noise Ordinance and that the noise from the drive-thru teller speaker box shall meet all community noise standards as identified in the City’s Noise Ordinance Chapter 8.36
6. That all other federal, state and city laws, codes and ordinances be complied with.





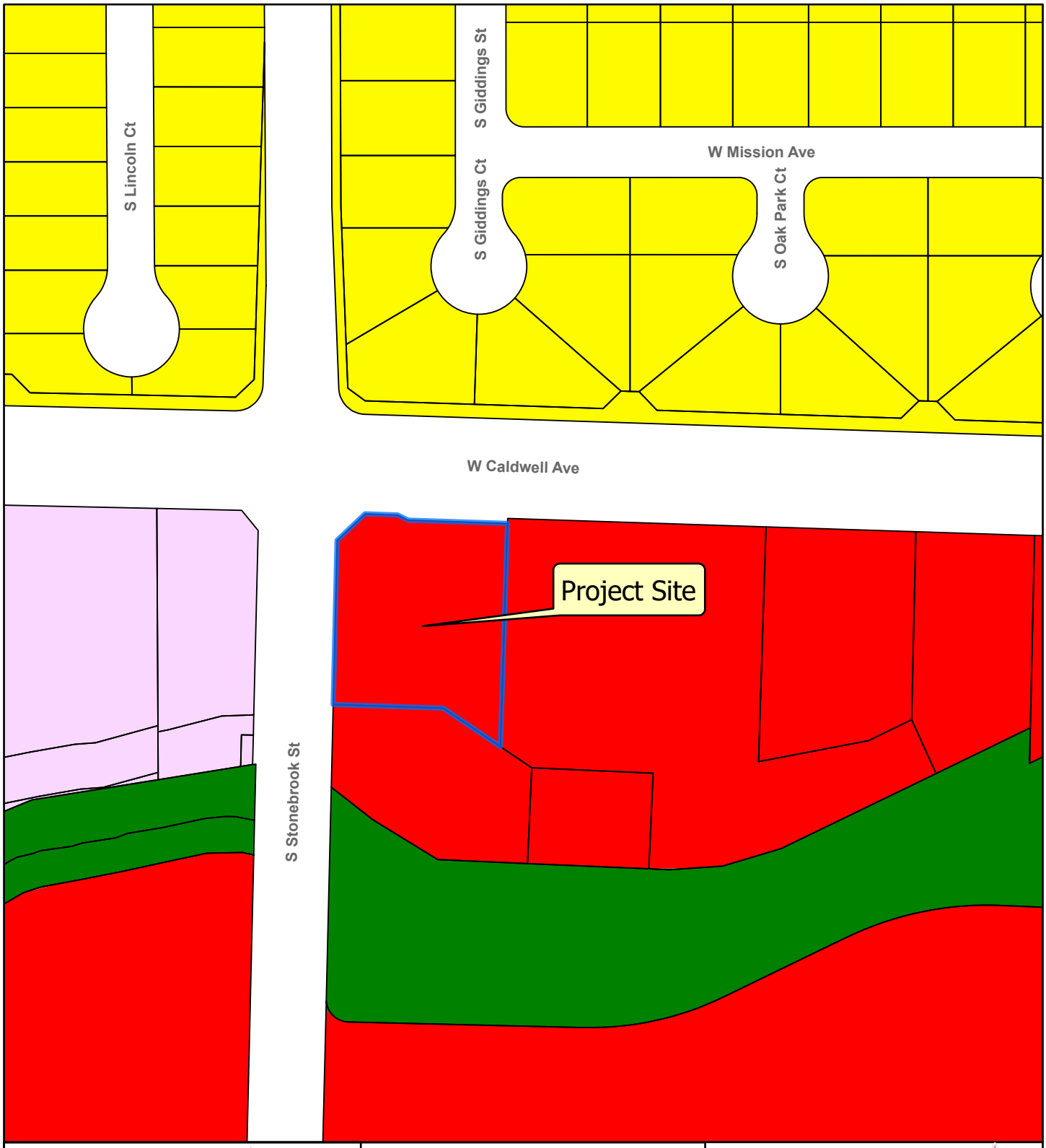
Vicinity Map

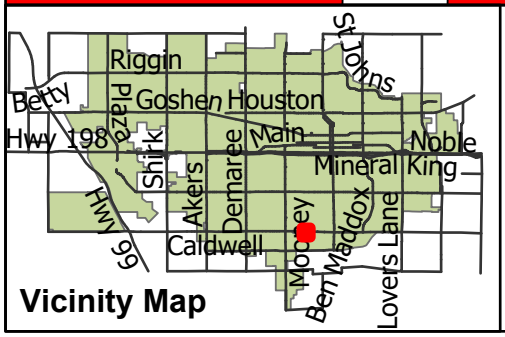
General Plan Land Use Map

- Conservation
- Commercia Mixed Use
- Commercial Regional
- Residential Low Density

VISALIA

N
W E
S





Vicinity Map

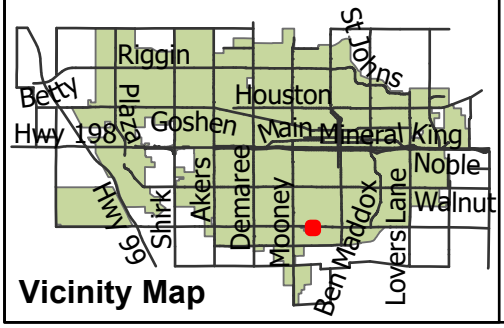
Zoning Map

0 0.01 0.03 0.05 Miles

- C-R Regional Commercial
- C-MU Mixed Use Commercial
- QP Quasi-Public
- R-1-5 Single-family Residenital

VISALIA

N W E S



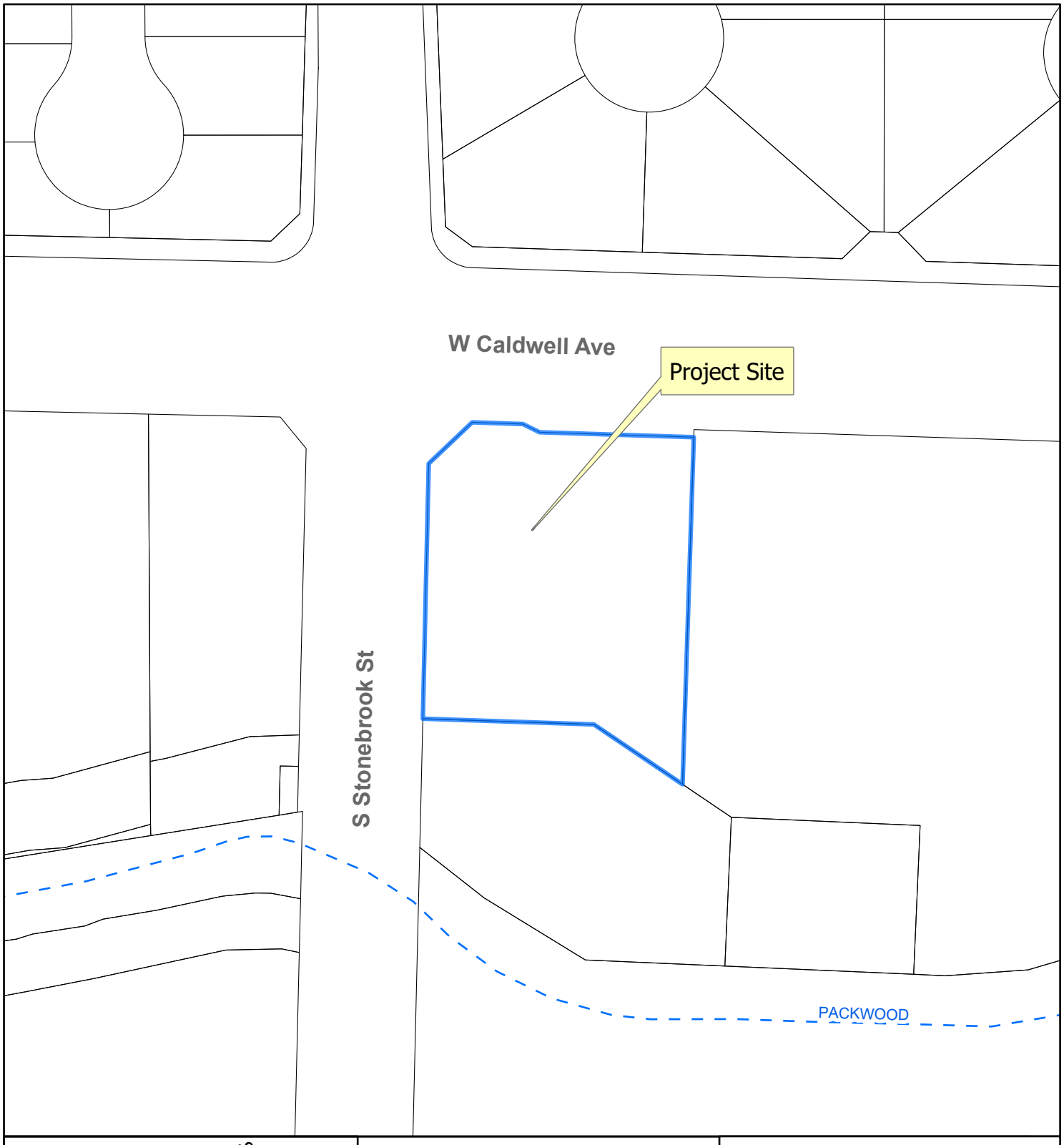
Vicinity Map

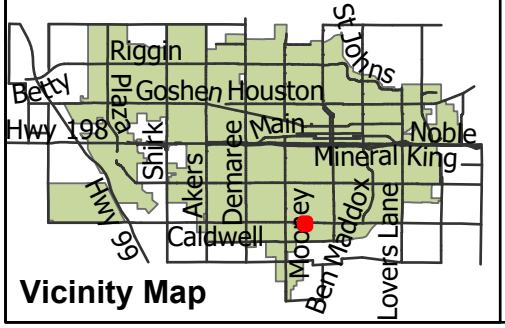
Aerial Map

0 0.01 0.02 0.04 Miles

N W E S

VISALIA





Vicinity Map

Location Map

0 0.01 0.01 0.03 Miles

VISALIA

N
W E
S

City of Visalia

City Council Hearing
March 16, 2026

Appeal of Planning Commission COA No. 3 of:
Conditional Use Permit No. 2025-32
Javi's Drive Thru

Department Recommendation

- Receive staff presentation
- Hold public hearing, and,
- Adopt Resolution No. 2026-08 denying the appeal and upholding the Planning Commission's Condition of Approval (COA) No. 3

Alternative Motions

The City Council may, in lieu of the recommended motion, consider any of the following alternatives:

1. Overturn the decision of the Planning Commission and approve Conditional Use Permit No. 2025-32 with conditions and/or modifications as specified by the City Council; or

2. Deny the Appeal and send back to Planning Commission for additional consideration; or

3. Continue the matter to a future City Council Hearing.

Summary

The applicant is appealing Planning Commission's COA No. 3:

- Requires the drive thru hours of operation to cease at 10:00 P.M. every day
- Inside dining/ordering allowed till 2:00 A.M.

CUP 2025-32 approved with added condition, by PC at the February 9, 2026 Planning Commission hearing

Applicant's request

Applicant seeking to operate both the interior and the drive-thru with the same hours of operation:

- 6:00 A.M. to 2:00 A.M., every day of the week

Project Description

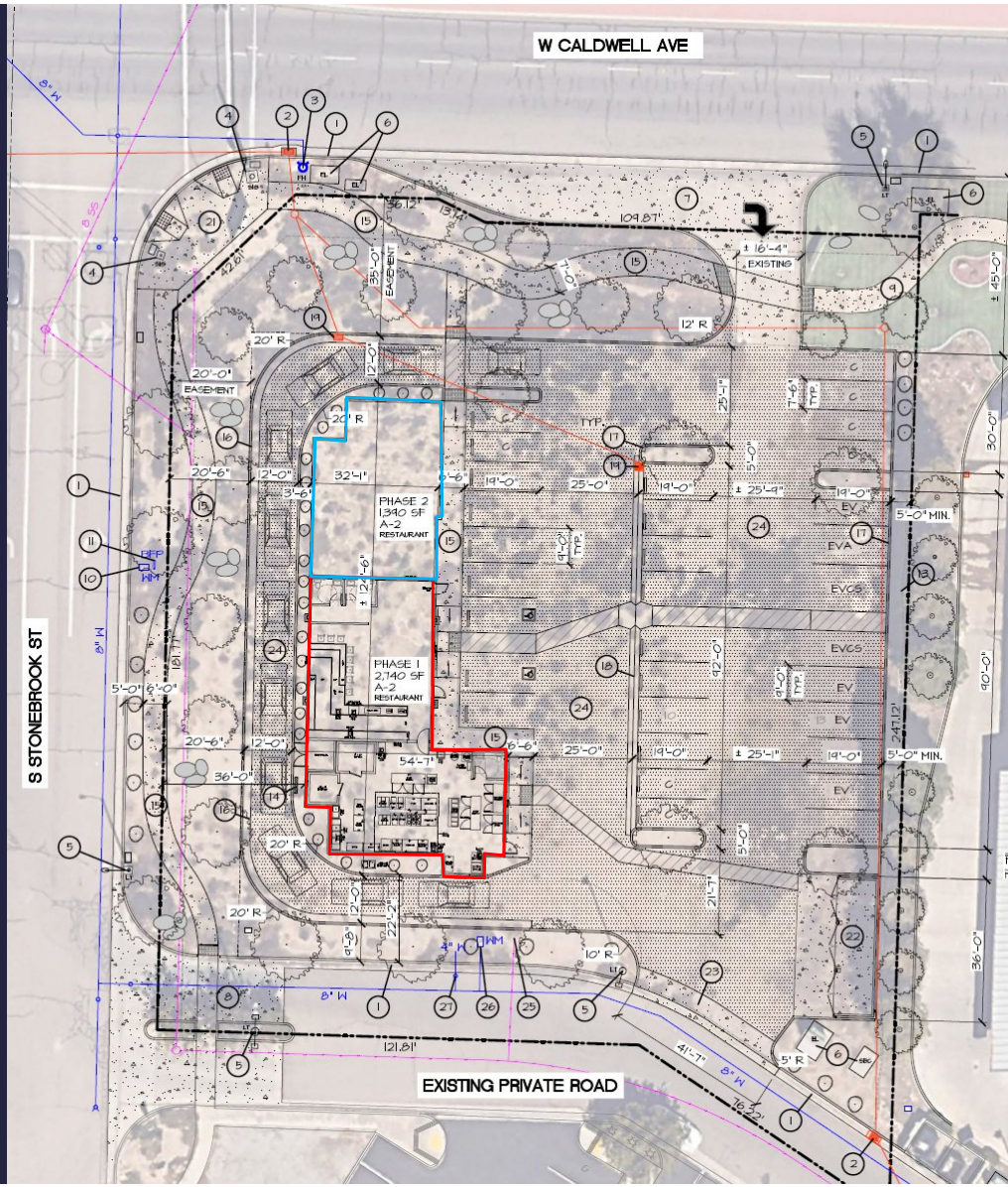
CUP No. 2025-32

- Site Location: SE corner of E Caldwell Ave & S Stonebrook St

- A request to construct two tenant spaces within a 4,130 square foot building
  - 2 Phases
    - Phase 1: 2,740 sq ft tenant space, drive-thru & improvements
    - Phase 2: 1,390 sq ft tenant space

- Within the Caldwell 51 Specific Plan

- CUP required due to drive-thru proximity to residences



Project Site Zoning

- Zone: C-R

Surrounding Land Use

- C-MU (Mixed Use Commercial)
- QP (Quasi-Public)
- R-1-5 (Single-Family Residential)
- C-R (Regional Commercial)

Background Discussion

Planning Commission Hearing – February 9, 2026

Planning Commission deliberated the requested hours of operation as proposed by the applicant for the drive-thru and the proximity to residential uses and compatibility with surrounding commercial uses.

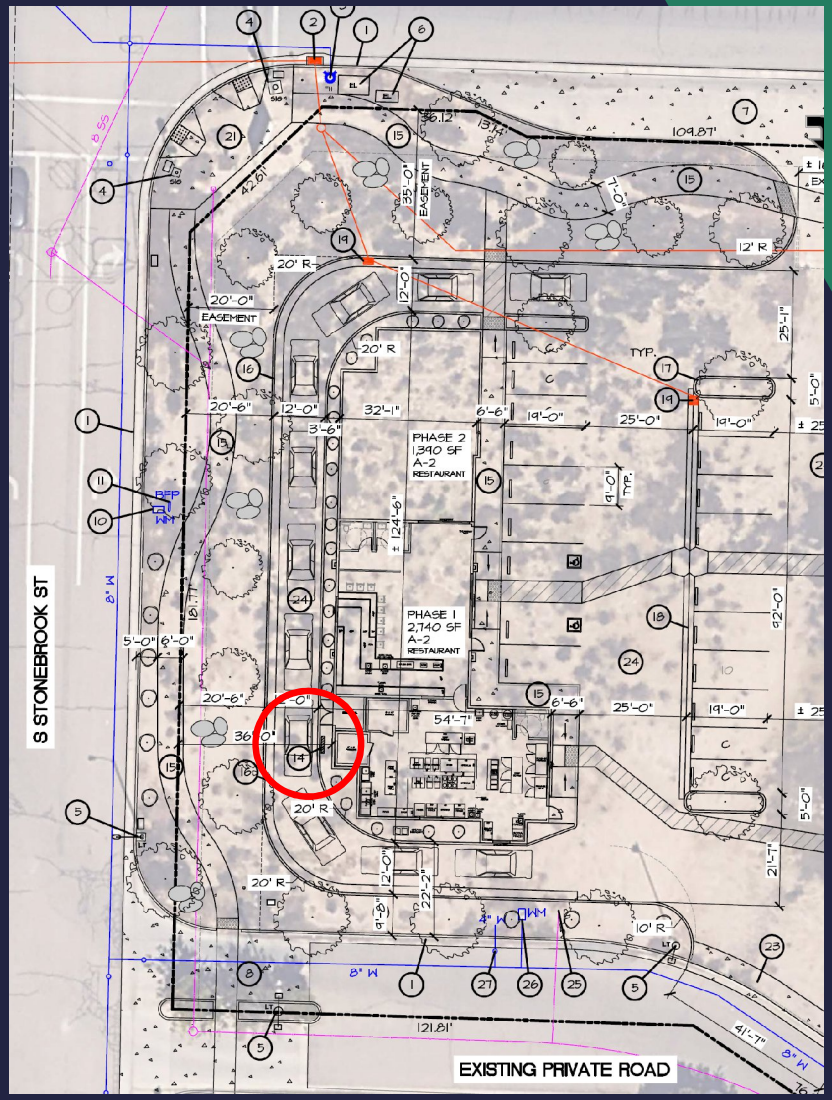
The Planning Commission approved Conditional Use Permit No. 2025-32, with the modification of COA No. 3, limiting the hours of operation of the drive-thru to 10:00 P.M. every day of the week, because the Planning Commission determined that the proposed hours were not consistent with the policies and intent of the General Plan and Zoning Ordinance

It was determined by the Planning Commission that the proposed hours by the applicant, is not compatible with adjacent residential land uses, and the proposed operating hours of the drive-thru will have a direct impact to the neighboring residential uses by interfering with the quality of life of the properties in the existing neighborhoods that are adjacent or nearby the project site

Project Analysis

Proximity to Single-Family Residential

- Proposed drive-thru ~160-ft from single-family residential subdivision to the north of project site (measured parcel to parcel)
- Speaker box for drive-thru located along the west side of the parcel (S. Stonebrook St)
- Block wall located along south property boundary of the subdivision (W. Caldwell Ave)



Project Analysis

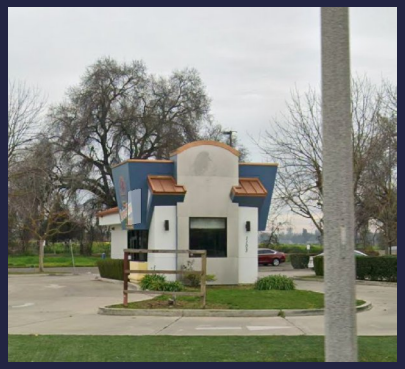
Surrounding Commercial Uses

Drive-Thrus:

- Champs Car Wash
  - 8:00 A.M. to 7:00 P.M., seven days a week
- Former El Patron (Drive-thru kiosk)
  - 11:00 A.M. to 7:00 P.M., Monday – Friday, closed weekends
- Human Bean Coffee Shop
  - 5:00 A.M. to 7:00 P.M., seven days a week

Sit-down Restaurant:

- Gozen Japanese Restaurant
  - Monday through Thursday, 11:00 A.M. to 8:30 P.M.
  - Friday, 11:00 A.M. to 9:00 P.M.
  - Saturday, 11:30 A.M. to 9:00 P.M.
  - Sunday, 11:30 A.M. to 8:30 P.M.



Project Analysis

Noise

- The project-related noise levels would not be expected to exceed existing ambient noise levels at any sensitive receptors (residential) locations near the project
- Fast-food facilities are not limited to specific operating hours in the Municipal Code and through the acoustical analysis it was determined that the proposed drive-thru would not negatively impact the neighborhood
- Project required to comply with the City's Noise Ordinance

Recommendation

Staff Recommends

Deny the appeal and uphold the Planning Commission's COA No. 3 of Conditional Use Permit No. 2025-32

Alternative Motion

1. Overturn the decision of the Planning Commission and approve Conditional Use Permit No. 2025-32 with conditions and/or modifications as specified by the City Council; or
2. Deny the Appeal and send back to Planning Commission for additional consideration; or
3. Continue the matter to a future City Council Hearing.

Questions

Visalia City Council

Staff Report

File #: 25-0682 **Agenda Date:** 3/16/2026 **Agenda #:** 2.

Agenda Item Wording:
Fire Department rates and fees - Modification to Fire Department's inspection-related rates and fees schedule to adjust fees to a current rate and to simplify the fee structure to accommodate the City's new business license software.

Agenda Date: 03/16/2026

Prepared by: Corbin Reed, Fire Marshal, corbin.reed@visalia.gov, 559-713-4272
Dan Griswold, Fire Chief, dan.griswold@visalia.gov, 559-713-4220

Department Recommendation: Staff recommends the Council conduct a public hearing to adopt Resolution No. 2026-11 adopting the proposed fee schedule, including the removal of the fee cap specific to apartment complex inspections.

Summary:
The Fire Department has fees for fire and life safety inspections, reinspections, operational permits, and apartment complexes. It was identified during the implementation of the City's new business tax license software that the current fee structure and procedure was not readily compatible with the software. Fire Administration used this opportunity to research and identify a more suitable fee structure and to evaluate and update current fee rates if appropriate.

Background discussion:
The Visalia Fire Department has conducted annual fire and life safety inspections since the early 1990s. Fire and life safety inspections are conducted by both Fire Prevention staff and by engine companies. During the August 16, 2010 City Council meeting, the Fiscal Year 2010-2011 rates and fees were amended to include a $20 Operational Business Inspection Fee for fire and life safety inspections. The fees were implemented to offset the cost of performing annual fire and life safety inspections throughout the community. Fees evolved over time to reflect operational needs and cost recovery efforts. Beginning in Fiscal Year 2013-2014, these fees have been adjusted annually in accordance with the Consumer Price Index (CPI). The current Operational Business Inspection Fee is $29.93. During this fee evaluation, Fire Administration identified the original fee amount does not appear to have fully accounted for personnel costs, particularly when engine companies conduct inspections.

In addition to fire and life safety inspection fees, the City has a fee for occupancies that require an operational permit inspection. Operational permits inspections are for specific business operations identified in the California Fire Code that present an increased level of hazard. Activities requiring an operational permit inspection include, but are not limited to, welding and other hot work operations, places of assembly with 50 or more occupants, the storage and use of hazardous materials, and high -piled combustible storage. Facilities conducting these operations typically require more

comprehensive inspections due to the additional safety considerations and code requirements associated with each activity. As a result, separate fees have historically been assessed to account for the extended time and resources necessary to complete these inspections. Between 1995 and 2010, operational permit fees ranged from $20 to $54 per permitted activity. As part of the Fiscal Year 2010/2011 rates and fees review process, the fee structure was revised to establish a flat rate of $62 per operational permit, with a maximum of two permits applied per inspection and this rate increased by CPI each year. As part of the Fiscal Year 2015/2016 rates and fees review process, an additional fee for “facilities with aggregate building area 100,000+ square feet” was added as an operational permit. The current fee for an operational permit is $93.80 with a maximum of three operational permit fees applied per inspection.

Lastly, apartment inspection fees were initiated with the original operational business inspection fee at the August 16, 2010, City Council meeting. The original fee was based on part-time inspector staffing, however, Health and Safety Code Section 13146.5 now requires apartment complexes to be inspected by full-time personnel. The original apartment inspection fee was $5 per unit up to 100 units. This fee has increased by CPI each year and the current fee is $7.65 per unit

Staff recommend restructuring fees by setting both the operational business safety inspection fee and the operational permit fee at $82 per inspection, with a maximum of three operational permit fees per inspection and setting the per-unit inspection fee for apartments at $12.09 with the removal of the 100 maximum billable units. Implementing a single operational business inspection fee for all inspections would streamline billing and reduce staff time. Notably, current fee calculations do not account for administrative support costs, including Prevention, Information Systems, and Finance personnel.

Proposed new fees and structure

Fire Administration is proposing following fee amendment:

	Current Fee	Proposed Fee
Operational Business Inspection	$29.93	$82.00
Reinspection	$29.93	$82.00
Operational Permit	$93.80	$82.00
Apartment Inspection (per unit.)*	$7.65	$12.09

*This proposal also includes removing the 100 unit max for apartment complexes as this is a disproportionate reduction in fees assessed to larger complexes.

Proposed fee analysis

Operational business inspection - The proposed $82.00 fee is the average cost of a three person engine company crew for 15 minutes, the time it takes to complete a typical engine company inspection without any operational permit inspections. This fee will also be applied for inspection completed by fire prevention personnel with the logic that the inspection will take longer due to a single staff member performing all aspects of the inspection.

Reinspection - The same $82.00 fee is proposed given the additional time required for the crew or fire inspector to follow-up and reinspect the occupancy to confirm the noted violations have been

resolved.

Operational permit inspection - The same $82.00 fee is proposed given the hazardous conditions or operations requiring the inspection will add the proportional amount of time to the inspection.

Apartment inspection - The proposed $12.09 was figured by calculating the average time it takes a fire inspector to inspect a triplex apartment complex. Staff concluded it takes an average of 30 minutes to inspect a triplex. The average cost of a fire inspectors time for 30 minutes is $36.28 and when this is divided by three for per unit cost, $12.09 is the proposed cost per unit.

Additionally, Fire Administration proposes removing the current 100-unit max as this is a disproportionate reduction in fees assessed to larger complexes. Larger complexes do not require less inspection time on a per-unit basis. The removal of this cap would currently affect nine properties within the community.

The above proposed fee is calculated only on the time averaged to do an inspection and does not include travel time or any administrative staff time for prevention, information systems, or finance personnel.

Fire Administration did a fee comparison with multiple various departments, and a summary is included in the chart below. Each jurisdiction applies its own methodology for calculating inspection fees; however, the comparison ensures the proposed fees are not excessive for the area.

	Visalia	Fresno	Tulare	Hanford
Fire Inspection	$82.00	$144.00 -$625.00	$103.00	$149.00-$298.00
Reinspection	$82.00	$137 - $1,097	$103	$164 - $187
Operational Permit	$82.00		$103	$108
Apartments (per unit)	$12.09	Flat rate $161 - $291	1 - 20 units $150	

Inspection Billing

The current fee schedule is structured in a manner that requires considerable Information Systems staff time during the billing process to accurately calculate generated invoices. At present, when an inspection is performed, the system automatically applies the “operational business safety inspection fee.” If an operational permit inspection is identified, the operation business safety inspection fee is removed and replaced with the “annual operational permit fee.” This multi-step adjustment increases the amount of staff time required to compile and reconcile billing data. With the proposed fees schedule and structure and the above example, the occupancy will be billed $82.00 for the fire and life safetyiInspection and $82.00 for the operational permit inspection.

Staff brought this proposal to the Citizen’s Advisory Committee on Wednesday, March 4, 2026. The CAC provided the below comment.

- Recommended that all fees be rounded to the nearest dollar.
    - Further discussion identified that the fees would only be rounded to an even amount for the first year due to annual CPI increases.

Fiscal Impact including annual maintenance and operating costs: Revenue is expected to increase. No change to annual maintenance or operating costs except for increased efficiency in the billing inspection process.

Prior Council Action: In 2010, the City Council established a flat fee structure that included the implementation of a per-unit fee for apartment inspections and a base inspection fee of $20 per inspection. Beginning in Fiscal Year 2013-2014, the Council has approved annual fee adjustments in accordance with the Consumer Price Index (CPI).

Alternatives: Council can propose a different fee or provide feedback and return with an alternative proposal.

Recommended Motion (and Alternative Motions if expected):
Move to adopt Resolution No. 2026-11 adopting the proposed fee schedule, including the removal of the fee cap specific to apartment complex inspections.

Environmental Assessment Status: N/A

CEQA Review: N/A

Deadline for Action: 03/16/2026

Attachments: Proposed fee schedule, Resolution No. 2026-11, and power point presentation

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

☐ **Economic Vitality**	☐ **Organizational Excellence**	☒ **Fiscal Strength**	☐ **Infrastructure & Growth**	☒ **Quality of Life**

Annual Operational Permit Fees (California Fire Code)

$82.00 - Operational permits, as listed in Chapter 1 of the current edition of the California Fire Code (adopted by City Council). No more than three Operational Permit fees will be applied to an individual facility per year.

$82.00 per inspection	Inspection of facilities with an aggergate building area in excess of 100,000 square feet.
$82.00 Per Inspection	Operational Business Safety Inspection.
$7.65 per unit	Apartment Complex State Mandated Fire Inspection.
$82.00 Per Re-inspection	Re-inspection fee for all occupancies.

RESOLUTION NO. 2026-11

A RESOLUTION OF THE COUNCIL OF THE CITY OF VISALIA, APPROVING THE FEE ADJUSTMENT FOR FIRE DEPARTMENT'S FIRE INSPECTION PROGRAM TO THE CITY'S RATES AND FEES FOR THE FISCAL YEAR 2025-26

WHEREAS, the adjustments to the City's Rates and Fees include, but are not limited to the following charges: Fire Department's fire inspection program; and

WHEREAS, Resolution No. 92-123 established a policy and procedure for the annual review and approval of the City fees and charges which is compiled in a document entitled: *City of Visalia Administrative Policy on Fees and Charges*; and

WHEREAS, the City of Visalia has complied with its fee adjustment policy and procedures, its ordinances related to fee adjustment, the California Constitution, and California statutes relating to the adoption and amendment of fees and charges; and

WHEREAS, the Charter of the City of Visalia authorizes the imposition and adjustment of fees for city services including city-wide administrative services, general governmental services, community development services, community services, public safety services, public works services and engineering and transportation services, and directs the City Council to establish fees by resolution to provide for their adjustment; and

WHEREAS, the City of Visalia will amend the Fire Department's fire inspection program; and

WHEREAS, it is necessary to amend the fees for the Fire Department's fire inspection program, effective May 1, 2026; and

WHEREAS, the City Council of the City of Visalia has reviewed the proposed adjustments to the 2025-26 City Rates and Fees Schedule for the fees and charges enumerated therein; and

WHEREAS, the City Council of the City of Visalia did conduct a public hearing on the proposed adjustment to the 2025-26 Rates and Fees Schedule on March 16, 2026.

NOW, THEREFORE, the City Council of the City of Visalia finds:

1. The fee and charge adjustments proposed herein comply with the *City of Visalia Administrative Policy on Fees and Charges*; or
2. The fee and charge adjustments proposed herein comply with the adjustment requirements required by the authorizing ordinances; or
3. The fees and charge adjustments are statutorily exempt from the California Environmental Quality Act either as fees and charges related to ministerial projects or that meeting operating expenses, financial reserve needs,

further capital projects for services, or the purchasing or leasing of supplies; and

4. The findings required by authorizing ordinances enumerated herein to adopt fees have been made as a part of the respective original adopting resolutions of the Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Visalia adopts the adjustment of the Rates and Fees for the Fiscal Year 2025-26. These newly established rates and fees will go into effect on May 1, 2026.

PASSED AND ADOPTED: LESLIE CAVIGLIA, CITY CLERK

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

I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution No. 2026-11 passed and adopted by the Council of the City of Visalia at a regular meeting held on March 16, 2026.

Dated: March 16, 2026 LESLIE CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

City of Visalia Fire

Department rates and fees

Presented by:
Visalia Fire

Fire inspection overview

- **Operational business safety inspections have been performed throughout our community for many years, with records dating back to the early 1990's.**

- **Operational permits are business processes that present increased hazards and require a more comprehensive inspection.**

- **Last year there were 3,528 inspections performed throughout our community. These inspections include businesses, apartments, schools, hotels, hospitals etc.**

There are currently three inspection fees currently billed through this process:

- Operational business safety inspection: $29.93
- Operational permit: $93.80 (max 3 per inspection)
- Apartment inspection: $7.65 per unit (100-unit cap)

Fees

- The current fee rates were established in 2010 and have been raised by CPI annually since FY 2013/2014.
- When established it does not appear as though the operational business safety inspection fee fully accounted for personnel costs, particularly engine company staff.

- Key structural changes
- Single $82 fee simplifies billing
- Max 3 operational permit fees per inspection
- Remove apartment 100-unit cap

Fee type	Current	Proposed
Operational business inspection	$29.93	$82.00
Reinspection	$29.93	$82.00
Operational permit	$93.80	$82.00
Apartment (per unit)	$7.65	$12.09
Apartment cap	100-unit max	Remove cap

Fee calculation basis

- $82 = Average cost of 3-person engine company for 15 minutes
- Same rate applied for:
  - Business inspections
  - Reinspections
  - Operational permits
- Apartment fee based on:
  - 30-minute triplex inspection
  - $36.28 inspector cost ÷ 3 units = $12.09 per unit

Important note

- Fees do NOT include:
  - Travel time
  - Administrative support costs

Regional comparison

- Visalia proposed fees remain competitive
- Other cities range significantly higher:
  - Fire inspections up to $625
  - Reinspections up to $1,097

Benefits

- Improved cost recovery
- Streamlined billing process
- Reduced staff administrative time

Fee comparison

	Visalia	Fresno	Tulare	Hanford
Fire inspection	$82.00	$144.00 -$625.00	$103.00	$149.00-$298.00
Reinspection	$82.00	$137 - $1,097	$103	$164 - $187
Operational permit	$82.00		$103	$108
Apartments (per unit)	$12.09	Flat rate $161 - $291	1 – 20 units $150	

Staff recommended motion

- Move to adopt Resolution No. 2026-11 adopting the proposed fee schedule, including the removal of the fee cap specific to apartment complex inspections.

Thank You!

Visalia City Council

Staff Report

File #: 25-0693 **Agenda Date:** 3/16/2026 **Agenda #:** 1.

Agenda Item Wording:
Upcoming City Council Meetings

Monday, April 6, 2026 @ 7:00 p.m. at 707 W. Acequia

Thursday, April 20, 2026 @ 7:00 p.m. at 707 W. Acequia

Note: Meeting dates and times are subject to change, check posted agenda for correct details. In compliance with the American Disabilities Act, if you need special assistance to participate in meetings contact 713-4512.

Written materials relating to an item on this agenda submitted to the Council after distribution of the agenda are available for public inspection in the Office of the City Clerk, 220 N. Santa Fe Street, Visalia CA 93292, during normal business hours.