

**Tentative Parcel Map No. 2019-13 and Conditional Use Permit No. 2019-31,  
Zoning Text Amendment No. 2019-13 and Conditional Use Permit No. 2019-42  
Project Description**

Project Description:

**The Commons at Visalia Parkway**

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

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

**CarMax**

**Zoning Text Amendment No. 2019-13:** A request by CarMax to amend Zoning Ordinance Section 17.25.030 (Zoning Use Matrix) Line A22 to establish "Car Sales – New & Used" as a conditional use in the C-R (Regional Commercial) District, Citywide.

**Conditional Use Permit No. 2019-42:** A request by CarMax to allow an 8,526 sq. ft. used car sales and service center on a 5-acre parcel in the C-R (Regional Commercial) Zone District.

Overall development of the project site will involve two separate improvement actions. The first, proposed by Lars Anderson & Associates, is division of a 28.7 acre parcel into 11 lots for commercial use (TPM No. 2019-13). Nine of the 11 lots (Parcels C through K), consisting of 17.43 acres, are proposed for the master planned 138,188 sq. ft. commercial development, to be known as The Commons at Visalia Parkway (CUP No. 2019-31). This project will include on and off-site improvements pertaining to the development of the commercial center, including but not limited to installation of access drives, parking lots, landscaping, noise restricting block walls, utilities, curbs, gutters, sidewalks, signal lights, and acquisition of and development within public right-of-ways. Right-of-way development will include dedications to the City of Visalia and Caltrans for the widening and placement of raised medians within the existing minor arterial Visalia Parkway (City of Visalia) and Mooney Boulevard / State Route 63 (Caltrans). For purposes of environmental analysis, Parcel A of this development has been analyzed with the presumption that it will be developed with senior housing in the future. However, development of senior housing is not included as an official part of this proposal.

The second action, proposed by CarMax, will be specific to Parcel B of TPM No. 2019-13. The five-acre Parcel B is proposed for entitlement separately through CUP No. 2019-42 for use as a CarMax used auto sales and service center. Additional improvements include a carwash for CarMax use, an above ground fuel tank, a private oil containment pit, and private fuel dispenser. The project will also include construction of on-site improvements pertaining to installation of access drives, parking lots, landscaping, noise restricting block walls, utilities, curbs, gutters, and sidewalks.

Parcel B is located within the C-R (Regional Commercial) Zone. The sale of new and used vehicles within the C-R Zone is currently prohibited by the Visalia Zoning Ordinance. In order to establish the used auto sales and service use, the CarMax proposal includes a request for an amendment to the Visalia Zoning Ordinance (ZTA No. 2019-13), requesting the addition of the proposed use within the listing of conditionally permitted uses in the C-R Zone, subject to development standards.

Project Location: The project site is located on the southwest corner of Mooney Boulevard (State Route 63) and Visalia Parkway within the City of Visalia, situated in Tulare County. (APN: 126-960-001)

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Mitigation Measures**

**Transportation / Traffic Impact Mitigation Measure 1.1:**

For the Visalia Parkway/Main Project Site access intersection (between Parcel B and C) a full opening with traffic signals shall be installed. The driveway to the project site shall be designed and constructed to be aligned with the future widened width of the existing driveway on the north side of Visalia Parkway, serving the Packwood Creek Shopping Center, in order to facilitate signalization. Specifically, the intersection shall be designed to accommodate lane configurations as follows:

- Eastbound: one left-turn lane, one through lane, and one right-turn lane;
- Westbound: one left-turn lane and one through lane with a shared right turn;
- Northbound: one shared left-turn/through and one right-turn lane; and
- Southbound: one shared left-turn/through/right-turn lane (existing Packwood Creek Shopping Center driveway).

**Transportation / Traffic Impact Mitigation Measure 1.2:**

For the Visalia Parkway/Mooney Boulevard intersection, a median shall be installed on Visalia Parkway, west of the intersection, as indicated on the January 10, 2020 Commons at Visalia Parkway site plan. Widening of the intersection shall also be completed to accommodate lane configurations as follows:

- Eastbound: two left-turn lanes, one through lane, and one right-turn lane;
- Westbound: two left-turn lanes and one through lane with a shared right turn;
- Northbound: one left-turn lane and two through lanes with a shared right turn;
- Southbound: one left-turn lane, three through lanes, and one right-turn lane.

**Noise Impact Mitigation Measure 2.1:**

The Commons at Visalia Parkway - The construction of a solid noise barrier measuring 7-feet in height and 250 feet long, to be placed along the southern property boundary, just south of "Major 2" as shown on the January 10, 2020 Commons at Visalia Parkway site plan, beginning approximately 370 feet west of the eastern project site boundary. Noise mitigation will also include construction of a 6-foot tall block wall along the western 620 feet of the southern project site boundary, and the entire western project site boundary, both adjacent to residential areas.

CarMax - The construction of a 6-foot tall masonry wall, totaling 547 feet in length, to be placed along the southern, western, and eastern boundaries of the service center area, south of the vehicle sales area, and west of the customer parking area, as indicated on the revised January 13, 2020 CarMax site plan.

**Noise Impact Mitigation Measure 2.2:**

Future development of buildings "Major 1" and "Major 2", as shown on the January 10, 2020 Commons at Visalia Parkway site plan, shall comply with noise standards and policies listed within Visalia Municipal Code Chapter 8.36 (Noise Ordinance) and the Visalia General Plan by incorporating mitigation features as stated in Study 1, including:

HVAC Equipment Operation

- Ensuring mechanical equipment satisfies the applicable General Plan and Municipal Code noise level limits at existing residential uses and potential residential development on Parcel A;

- Location of mechanical equipment on the rooftop of commercial buildings away from existing residences (to the extent feasible);
- Screening of mechanical equipment behind building parapets;
- Construction of localized noise barriers around mechanical equipment that effectively attenuate noise exposure to a state of compliance with the applicable General Plan and Municipal Code noise limits at existing residential uses.

#### Truck Circulation/Deliveries

- The construction of a solid noise barrier along the boundary of the project property and Parcel A.
- The restriction of truck deliveries to daytime hours only.
- The implementation of window construction upgrades.

Conformance with the standards and policies within the Noise Ordinance and General Plan for development of buildings "Major 1" and "Major 2" shall be verified prior to issuance of Building Permits and shall be accompanied by physical noise measurement readings.

#### **Noise Impact Mitigation Measure 2.3:**

For construction activities related to the Commons at Visalia Parkway shopping center and CarMax, compliance with the standards of Visalia Municipal Code Chapter 8.36 (Noise Ordinance) shall be required, to include the prohibition of operation of construction equipment between the weekday hours of 7:00 p.m. and 6:00 a.m., and between the weekend hours of 7:00 p.m. and 9:00 a.m., use of mufflers on equipment, use of electrically powered equipment where feasible, location of staging areas away from noise-sensitive receptors, use of speed limits on project area/site access roads during construction, and construction schedule notification to nearby residences.

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