

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

COMMISSIONERS: Brett Taylor, Liz Wynn, Chris Gomez, Marvin Hansen, Sarrah Peariso

**TUESDAY, NOVEMBER 13, 2018; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA**

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - Time Extension for Orchard Walk Tentative Subdivision Map No. 5543
5. PUBLIC HEARING – Andrew Chamberlain  
Conditional Use Permit No. 2018-18: A request by Visalia Adventure Park, Inc. to amend Conditional Use Permit No. 2003-39 to allow the addition of a Water Feature, and to amend Conditional Use Permit No. 2011-24 to expand the allowed area for alcohol sales to the proposed Water Feature enclosure. The project site has a zoning designation of C-MU (Commercial Mixed Use) and is located at 5600 W. Cypress Avenue (APN: 087-450-019). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-60
6. PUBLIC HEARING – Paul Scheibel  
Conditional Use Permit No. 2018-21: A request by Auto Oil Changers to amend CUP 2013-25 (Riverbend Village Commercial Center) by constructing an oil change and automatic carwash facility on parcels originally entitled for an office building and a fast food restaurant. The site is in the CM-U (Commercial Mixed Use) Zone District, located approximately 450 south of the southeast corner of Riggin Avenue and Dinuba Boulevard (APNs: 091-010-045 and 091-010-046). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-63.

7. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2018-23: A request by California Water Service Company to allow the addition of four 12-foot diameter wellhead treatment vessels and associated site work at an existing water well site in the Professional Administrative Office (PA) zone. The project site is located at 1801 W. Main Street, the southwest corner of Main and Elm Streets (APN: 093-302-005). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301-b, Categorical Exemption No. 2018-67
8. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2018-24: A request by Mike Patel to allow a 32-room expansion of an existing hotel in the C-R (Regional Commercial) zoning designation, wherein the expansion will occur on vacant property located east of the existing hotel. The project site is located at 4645 W. Noble Avenue (APN: 087-330-052). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-66
9. PUBLIC HEARING – Paul Bernal  
Conditional Use Permit No. 2018-25: A request by Central Valley Christian School to amend Conditional Use Permit No. 97-12 to construct a new 17,500 sq. ft. building to be used for Agricultural Science, Art, Metal and Woodshop classes. The new 17,500 sq. ft. building is proposed west of the gymnasium on the 7-acre school campus in the QP (Quasi-Public) zone located at 5600 West Tulare Avenue (APN: 087-460-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15314, Categorical Exemption No. 2018-64
10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
  - December 10, 2018 Planning Commission meeting
  - 5-Pack City Council Work Session Update
  - Planning Associate New Hire

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

### **APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS MONDAY, NOVEMBER 26, 2018 BEFORE 5 PM**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, DECEMBER 10, 2018**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** November 13, 2018

**PROJECT PLANNER:** Paul Bernal, City Planner  
Phone No.: (559) 713-4025  
E-Mail: [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

**SUBJECT: Conditional Use Permit No. 2018-25:** A request by Central Valley Christian School to amend Conditional Use Permit No. 97-12 to construct a new 17,500 sq. ft. building to be used for Agricultural Science, Art, Metal and Woodshop classes. The new 17,500 sq. ft. building is proposed west of the gymnasium on the 7-acre school campus in the QP (Quasi-Public) zone located at 5600 West Tulare Avenue (APN: 087-460-006).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2018-25, as conditioned, based upon the findings and conditions in Resolution No. 2018-52. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-25, based on the findings and conditions in Resolution No. 2018-52.

## PROJECT DESCRIPTION

Central Valley Christian (CVC) School is requesting an amendment to their previous CUP (CUP No. 97-12). CVC is requesting to construct a new 17,500 sq. ft. multi-use building just west of the "North Gymnasium" building as depicted on Exhibit "A". The new multi-use building will be used for Wood and Metal shop classes as well as use for Agricultural Sciences and Art classrooms.

The new 17,500 sq. ft. multi-use building will be developed to facilitate the following classrooms as follows (see Exhibit "B"):

Program	Area
Metal Shop	5,632 sq. ft.
Wood Shop	3,520 sq. ft.
Lab/Ag. Science	1,059 sq. ft.
Classroom	1,050 sq. ft.
Graphic Art	1,050 sq. ft.
Shop Classroom	1,050 sq. ft.
H.S. Art	2,633 sq. ft.
M.S.	1,035 sq. ft.
KILN 1 & 2	350 sq. ft.

As stated by the applicant (see Exhibit "C"), the average class size that will occupy these rooms is 22 students. The existing classes are being relocated from an older building into the new building. The relocation of these classes into the new building will not result in the addition of new students or teachers. Other minor improvements include concrete work and landscaping improvements between the new multi-use building and the existing "North Gymnasium" (see Exhibit "D").

The CVC School is located in the Q-P zone and the addition of a new building is consistent with the CVC's master campus plan.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Public Institutional
Zoning	Q-P – Quasi-Public
Surrounding Zoning and Land Use	North: C-MU (Commercial Mixed Use) – Central Valley Regional Center South: Tulare Ave. / R-1-5 (Single-Family Residential) – Tulare Ave. (collector street) and Rancho Fiesta Estates East: P-A (Professional / Admin. Office) – County of Tulare Office Complex West: Q-P (Quasi-Public) – Central Valley Christian Elementary School
Environmental Review	Categorical Exemption No. 2018-64
Site Plan	2018-109

### **RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

### **RELATED PROJECTS**

**Conditional Use Permit No. 857:** A request to construct a private K-12 school on city owned property located on the north side of W. Tulare Ave. just west of Akers St. The City Council approved CUP No. 857 on July 20, 1981 by adopting Resolution No. 81-108.

**Conditional Use Permit No. 97-12:** A request by Central Valley Christian School to expand their existing campus facilities and add a K-6 Elementary School at 5600 W. Tulare Ave. The Planning Commission approved CUP No. 97-12 on August 25, 1997 per Resolution No. 97-65.

**Conditional Use Permit No. 2001-12:** A request by Central Valley Christian School to amend CUP No. 97-12 to add an open air pavilion / shade structure between existing elementary classroom buildings for school use. The Planning Commission approved CUP No. 2001-12 on May 14, 2001 per Resolution No. 2001-27.

**Conditional Use Permit No. 2011-29:** A request by Central Valley Christian School to amend Conditional Use Permit No. 97-12 to allow an electronic reader board sign with 18 square foot of change electronic copy area on a 16-foot tall sign at an existing school campus in the Q-P (Quasi-Public) zone district. The Planning Commission approved CUP No. 2011-29 on December 12, 2011 per Resolution No. 2011-57.

## PROJECT EVALUATION

Staff recommends approval of the requested conditional use permit, as conditioned, based on the project's consistency with the General Plan and Zoning Ordinance.

### Land Use Compatibility

The request to amend the previous CUP approvals is consistent with the schools related activities. The existing classes will be relocated from an older shop building into the new 17,500 sq. ft. multi-use building. Public or Private schools are considered compatible uses in the Q-P zone where potential impacts can be addressed through the CUP process. Staff concludes the new multi-use building is consistent in nature and character with the existing school campus and the uses in the surrounding area (i.e., private elementary school, governmental offices and senior retirement community).

### Parking

Zoning Ordinance (Section 17.34.020.C.3) requires high schools to provide one parking space for each employee plus seven parking spaces for each classroom. The CVC campus provides 304 parking spaces which exceed the 200 parking spaces established per the 1981 and 1997 CUP approvals for the CVC school campus. No new additional parking spaces are required for the new multi-use building.

### Environmental Review

The project is considered Categorically Exempt under Section 15314 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-64). This exemption consist of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 or ten classrooms, whichever is less.

## RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of project approval of this conditional use permit. The request to amend the previous CUP approvals is consistent with the schools related activities. The existing classes will be relocated from an older building into the new 17,500 sq. ft. building. The new multi-use building is consistent in nature and character with the existing school campus and the uses in the surrounding area (i.e., private elementary school, governmental offices and senior retirement community).

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is compatible subject to compliance with the conditions of project approval of this conditional use permit. The request to amend the previous CUP approvals is consistent with the schools related activities. The existing classes will be relocated from an older building into the new 17,500 sq. ft. building. The new multi-use building is consistent in nature and character with the existing school campus and the uses in the surrounding area (i.e., private elementary school, governmental offices and senior retirement community).
3. That the project is considered Categorical Exempt under Section 15314, Class 14 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-64). This exemption consist of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 or ten classrooms, whichever is less.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-109.
2. That the site be developed and maintained in substantial conformance with the site plan and floor plan provided in Exhibits "A", "B", "D" and "E".
3. That the applicant shall comply with their operational statement, as stated in Exhibit "C".
4. Future buildings and/or modifications to intensify the site shall be subject to the Site Plan Review and Amended CUP process.
5. That all applicable federal, state and city laws, codes and ordinances be met.

### **APPEAL INFORMATION**

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

#### **Attachments:**

- Related Plans and Policies
- Resolution No. 2018-52
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Applicants Operational Statement
- Exhibit "D" – Enlarged Site Plan
- Exhibit "E" – Elevations
- Site Plan Review No. 2018-109 Comments

- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

**Chapter 17.38**  
**CONDITIONAL USE PERMITS**

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 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.

**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.
  - 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
  - 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.



#### **17.38.030 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 that 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.

#### **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.

#### **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.

#### **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 that was the subject of the permit application subject to the provisions of Section 17.38.065.

#### **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.
  9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

#### **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 that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

#### **17.38.090 Investigation and report.**

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

#### **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.

**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.

**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.

**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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2018-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-25, A REQUEST BY CENTRAL VALLEY CHRISTIAN SCHOOL TO AMEND CONDITIONAL USE PERMIT NO. 97-12 TO CONSTRUCT A NEW 17,500 SQ. FT. BUILDING TO BE USED FOR AGRICULTURAL SCIENCE, ART, METAL AND WOODSHOP CLASSES. THE NEW 17,500 SQ. FT. BUILDING IS PROPOSED WEST OF THE GYMNASIUM ON THE 7-ACRE SCHOOL CAMPUS IN THE QP (QUASI-PUBLIC) ZONE LOCATED AT 5600 WEST TULARE AVENUE (APN: 087-460-006).

**WHEREAS**, Conditional Use Permit No. 2018-25, is a request by Central Valley Christian School to amend Conditional Use Permit No. 97-12 to construct a new 17,500 sq. ft. building to be used for Agricultural Science, Art, Metal and Woodshop classes. The new 17,500 sq. ft. building is proposed west of the gymnasium on the 7-acre school campus in the QP (Quasi-Public) zone located at 5600 West Tulare Avenue (APN: 087-460-006).; and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 13, 2018; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2018-25, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, 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 15314.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

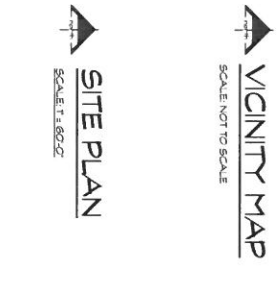
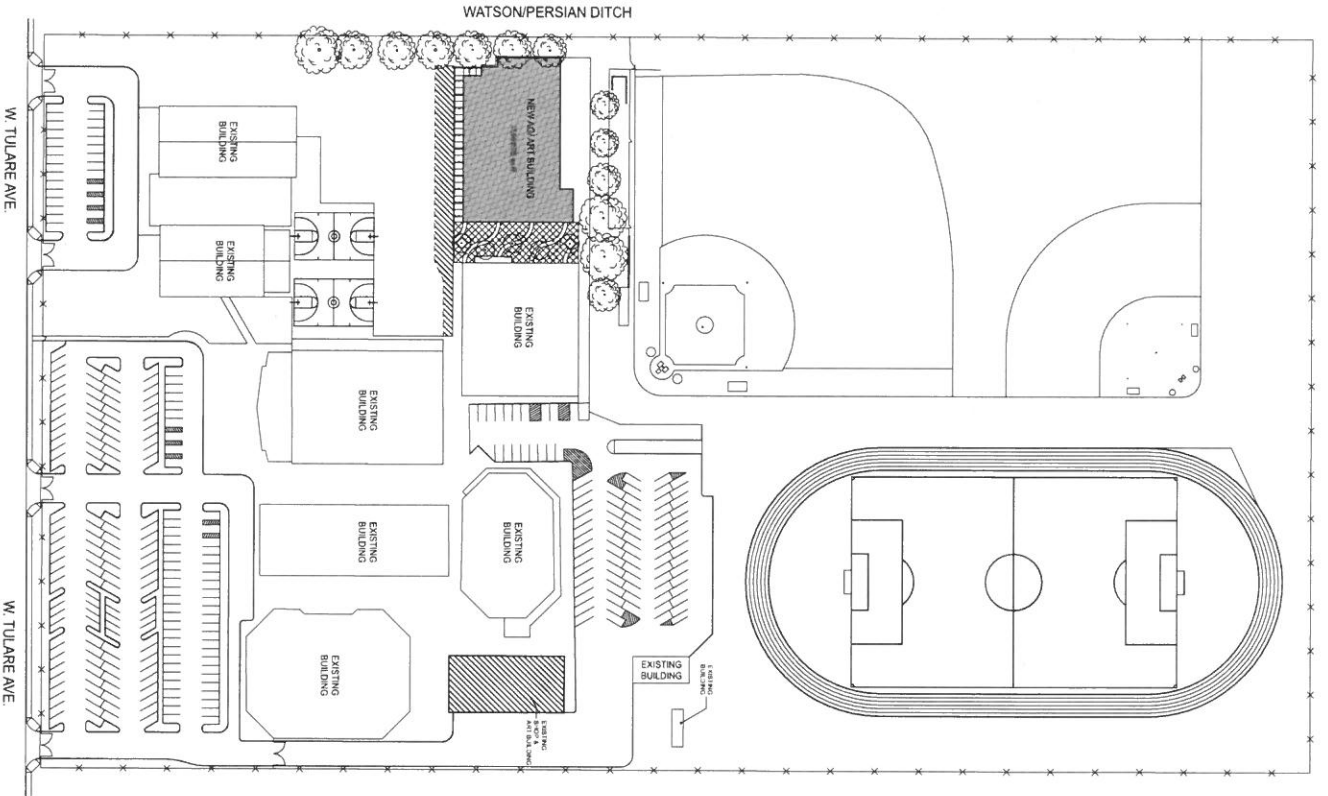
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of project approval of this conditional use permit. The request to amend the previous CUP approvals is consistent with the schools related activities. The existing classes will be relocated from an older building into the new 17,500 sq. ft. building. The new multi-use building is consistent in nature

and character with the existing school campus and the uses in the surrounding area (i.e., private elementary school, governmental offices and senior retirement community).

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is compatible subject to compliance with the conditions of project approval of this conditional use permit. The request to amend the previous CUP approvals is consistent with the schools related activities. The existing classes will be relocated from an older building into the new 17,500 sq. ft. building. The new multi-use building is consistent in nature and character with the existing school campus and the uses in the surrounding area (i.e., private elementary school, governmental offices and senior retirement community).
3. That the project is considered Categorical Exempt under Section 15314, Class 14 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-64). This exemption consist of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 or ten classrooms, whichever is less.

**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. 2018-109.
2. That the site be developed and maintained in substantial conformance with the site plan and floor plan provided in Exhibits "A", "B", "D" and "E".
3. That the applicant shall comply with their operational statement, as stated in Exhibit "C".
4. Future buildings and/or modifications to intensify the site shall be subject to the Site Plan Review and Amended CUP process.
5. That all applicable federal, state and city laws, codes and ordinances be met.



**PROJECT INFORMATION:**  
 PROJECT: NEW AG / ART BLDG  
 ADDRESS: 5600 W. TULARE ST.  
 CITY: VISALIA, CA 93277  
 COUNTY: TULARE  
 CONSTRUCTION TYPE: N/A  
 BUILDING AREA: 7280 SQ FT  
 PROJECT NARRATIVE:  
 THIS PROJECT IS A RESPONSE TO A REQUEST FOR A NEW AG / ART BUILDING FOR A PRIVATE SCHOOL. IT WILL CONSIST OF A NEW, 7280 SQ FT AG / ART BUILDING AND CLAMBOURNE.

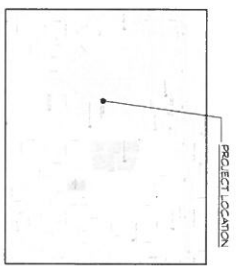


Exhibit "A"

**DESIGN GROUP**  
INCORPORATED  
ARCHITECTS

A NEW AG / ART BUILDING FOR:

**Central Valley Christian Schools**

5600 W. Tulare Street, Visalia, CA 93277

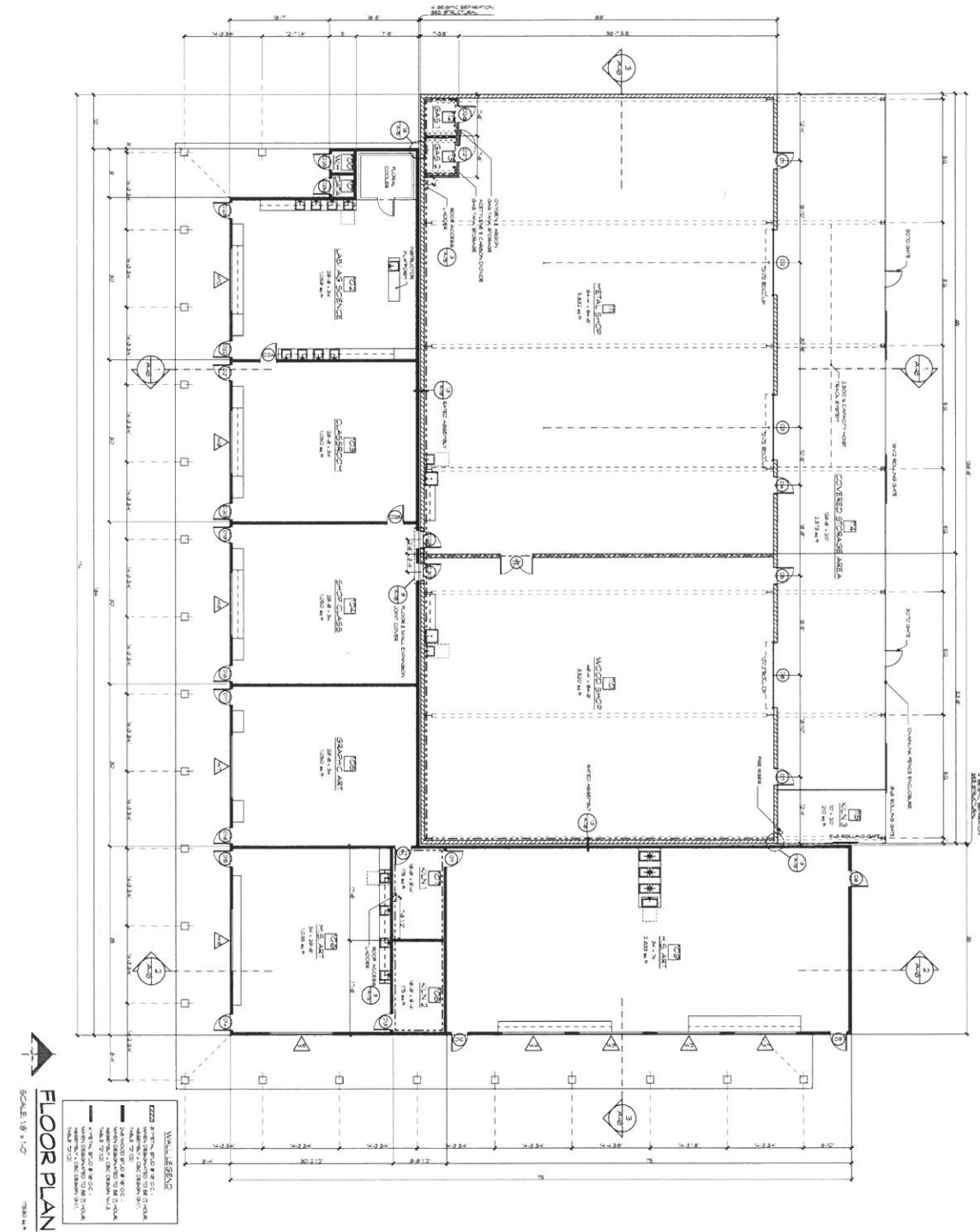
**MATTHEW EBERLISON**  
VISALIA, CA 93277  
PROJECT NO. 2020-001  
DATE: 04/02/2020

Sheet:

A-1

DATE: 04/02/2020  
SCALE: AS NOTED  
PROJECT: NEW AG / ART BLDG

DATE: 04/02/2020  
SCALE: AS NOTED  
PROJECT: NEW AG / ART BLDG



DATE: 01-15-09

SCALE: 1/8" = 1'-0"

PROJECT: A-2

A NEW AG / ART BUILDING FOR:

## Central Valley Christian Schools

5600 W. Tulare Street, Visalia, CA 93277

4417 W. FERROUSON  
VISALIA, CA 93281  
TEL: 559-732-8236  
FAX: 559-732-8238

SCALE: AS NOTED

DATE: 01-15-09

**DESIGN GROUP**  
INCORPORATED  
ARCHITECTS

Exhibit "B"



Exhibit "C"

Architecture

Landscape Architecture, Computer Imaging

## CVC

### Operational statement

This proposed building will include space for the wood shop and metal shop as well as art and Ag science classrooms. The average class size is 22 students. These existing classes will be moving from older facilities into this new building.



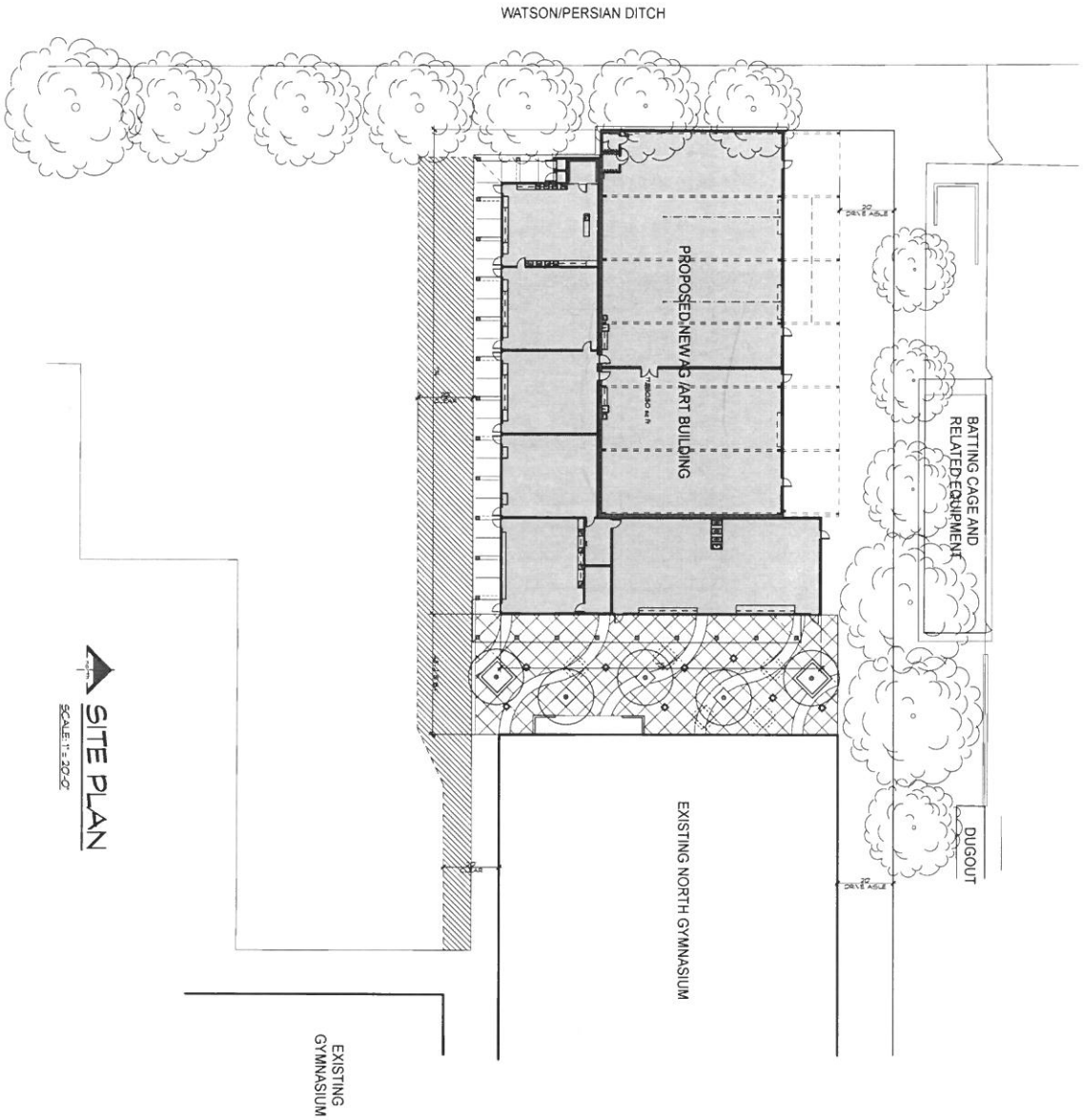
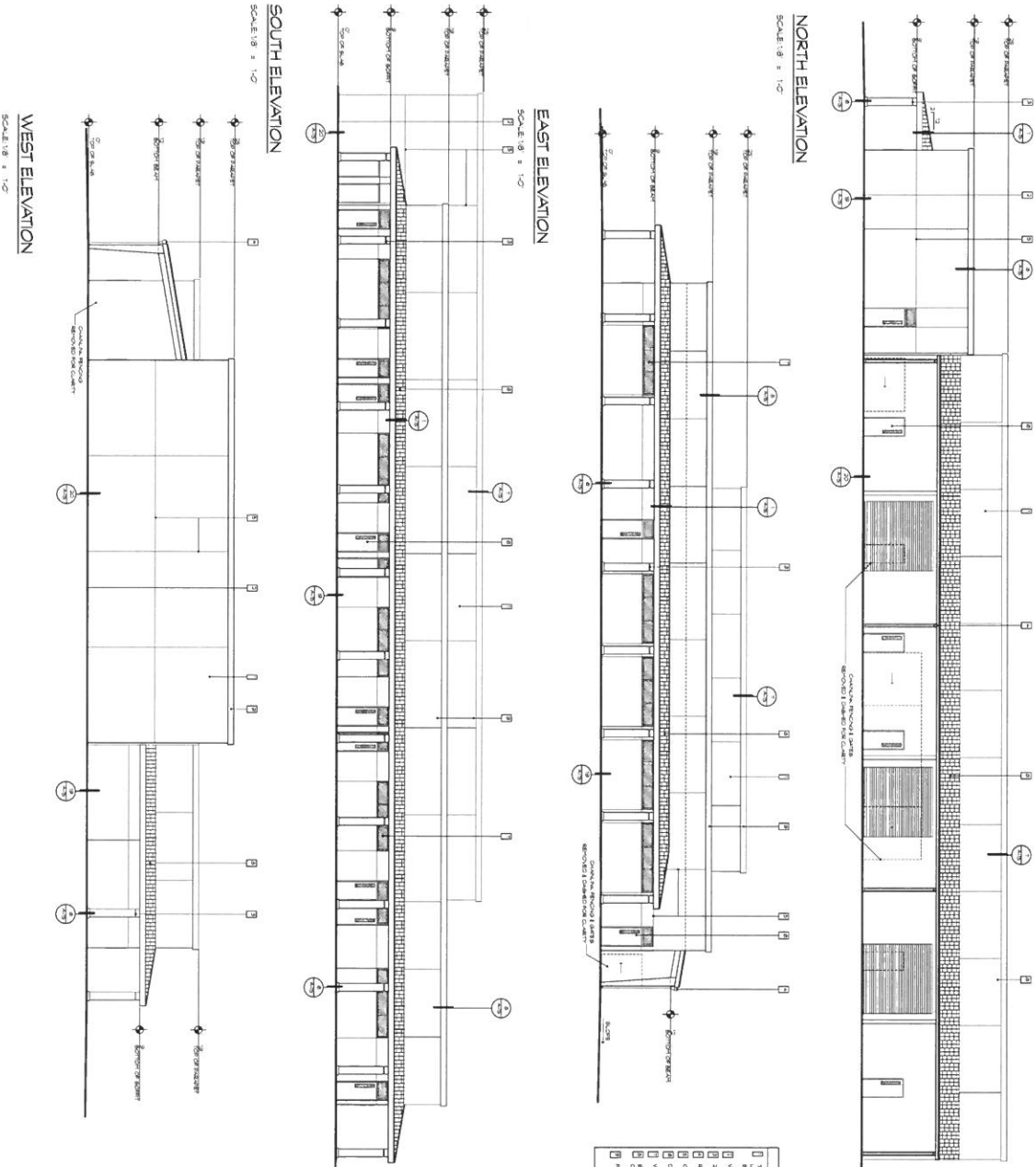


Exhibit "D"

	<b>4412 W. FERGUSON</b> VISALIA, CA 93201 (559) 736-8286 FAX: 732-5005	SCALE: AG NORTH JOB#: 18-005	<b>DESIGN GROUP</b> INCORPORATE ARCHITECTS	
	A NEW AG / ART BUILDING FOR: <b>Central Valley Christian Schools</b> 5600 W. Tulare Street, Visalia, CA 93277			
DATE: 12-11-18 DRAWN: [ ] CHECKED: [ ] APPROVED: [ ] REVISIONS: [ ] SHEET: A-1				



**ELEVATION KEYNOTES**

- 1. 1" = 1/8" SCALE
- 2. WEST CORNER
- 3. 2" x 4" x 1/2" SLOTTED JOIST
- 4. 2" x 4" x 1/2" SLOTTED JOIST
- 5. 2" x 4" x 1/2" SLOTTED JOIST
- 6. 2" x 4" x 1/2" SLOTTED JOIST
- 7. 2" x 4" x 1/2" SLOTTED JOIST
- 8. 2" x 4" x 1/2" SLOTTED JOIST
- 9. 2" x 4" x 1/2" SLOTTED JOIST
- 10. 2" x 4" x 1/2" SLOTTED JOIST
- 11. 2" x 4" x 1/2" SLOTTED JOIST
- 12. 2" x 4" x 1/2" SLOTTED JOIST
- 13. 2" x 4" x 1/2" SLOTTED JOIST
- 14. 2" x 4" x 1/2" SLOTTED JOIST
- 15. 2" x 4" x 1/2" SLOTTED JOIST
- 16. 2" x 4" x 1/2" SLOTTED JOIST
- 17. 2" x 4" x 1/2" SLOTTED JOIST
- 18. 2" x 4" x 1/2" SLOTTED JOIST
- 19. 2" x 4" x 1/2" SLOTTED JOIST
- 20. 2" x 4" x 1/2" SLOTTED JOIST
- 21. 2" x 4" x 1/2" SLOTTED JOIST
- 22. 2" x 4" x 1/2" SLOTTED JOIST
- 23. 2" x 4" x 1/2" SLOTTED JOIST
- 24. 2" x 4" x 1/2" SLOTTED JOIST
- 25. 2" x 4" x 1/2" SLOTTED JOIST
- 26. 2" x 4" x 1/2" SLOTTED JOIST
- 27. 2" x 4" x 1/2" SLOTTED JOIST
- 28. 2" x 4" x 1/2" SLOTTED JOIST
- 29. 2" x 4" x 1/2" SLOTTED JOIST
- 30. 2" x 4" x 1/2" SLOTTED JOIST
- 31. 2" x 4" x 1/2" SLOTTED JOIST
- 32. 2" x 4" x 1/2" SLOTTED JOIST
- 33. 2" x 4" x 1/2" SLOTTED JOIST
- 34. 2" x 4" x 1/2" SLOTTED JOIST
- 35. 2" x 4" x 1/2" SLOTTED JOIST
- 36. 2" x 4" x 1/2" SLOTTED JOIST
- 37. 2" x 4" x 1/2" SLOTTED JOIST
- 38. 2" x 4" x 1/2" SLOTTED JOIST
- 39. 2" x 4" x 1/2" SLOTTED JOIST
- 40. 2" x 4" x 1/2" SLOTTED JOIST
- 41. 2" x 4" x 1/2" SLOTTED JOIST
- 42. 2" x 4" x 1/2" SLOTTED JOIST
- 43. 2" x 4" x 1/2" SLOTTED JOIST
- 44. 2" x 4" x 1/2" SLOTTED JOIST
- 45. 2" x 4" x 1/2" SLOTTED JOIST
- 46. 2" x 4" x 1/2" SLOTTED JOIST
- 47. 2" x 4" x 1/2" SLOTTED JOIST
- 48. 2" x 4" x 1/2" SLOTTED JOIST
- 49. 2" x 4" x 1/2" SLOTTED JOIST
- 50. 2" x 4" x 1/2" SLOTTED JOIST
- 51. 2" x 4" x 1/2" SLOTTED JOIST
- 52. 2" x 4" x 1/2" SLOTTED JOIST
- 53. 2" x 4" x 1/2" SLOTTED JOIST
- 54. 2" x 4" x 1/2" SLOTTED JOIST
- 55. 2" x 4" x 1/2" SLOTTED JOIST
- 56. 2" x 4" x 1/2" SLOTTED JOIST
- 57. 2" x 4" x 1/2" SLOTTED JOIST
- 58. 2" x 4" x 1/2" SLOTTED JOIST
- 59. 2" x 4" x 1/2" SLOTTED JOIST
- 60. 2" x 4" x 1/2" SLOTTED JOIST
- 61. 2" x 4" x 1/2" SLOTTED JOIST
- 62. 2" x 4" x 1/2" SLOTTED JOIST
- 63. 2" x 4" x 1/2" SLOTTED JOIST
- 64. 2" x 4" x 1/2" SLOTTED JOIST
- 65. 2" x 4" x 1/2" SLOTTED JOIST
- 66. 2" x 4" x 1/2" SLOTTED JOIST
- 67. 2" x 4" x 1/2" SLOTTED JOIST
- 68. 2" x 4" x 1/2" SLOTTED JOIST
- 69. 2" x 4" x 1/2" SLOTTED JOIST
- 70. 2" x 4" x 1/2" SLOTTED JOIST
- 71. 2" x 4" x 1/2" SLOTTED JOIST
- 72. 2" x 4" x 1/2" SLOTTED JOIST
- 73. 2" x 4" x 1/2" SLOTTED JOIST
- 74. 2" x 4" x 1/2" SLOTTED JOIST
- 75. 2" x 4" x 1/2" SLOTTED JOIST
- 76. 2" x 4" x 1/2" SLOTTED JOIST
- 77. 2" x 4" x 1/2" SLOTTED JOIST
- 78. 2" x 4" x 1/2" SLOTTED JOIST
- 79. 2" x 4" x 1/2" SLOTTED JOIST
- 80. 2" x 4" x 1/2" SLOTTED JOIST
- 81. 2" x 4" x 1/2" SLOTTED JOIST
- 82. 2" x 4" x 1/2" SLOTTED JOIST
- 83. 2" x 4" x 1/2" SLOTTED JOIST
- 84. 2" x 4" x 1/2" SLOTTED JOIST
- 85. 2" x 4" x 1/2" SLOTTED JOIST
- 86. 2" x 4" x 1/2" SLOTTED JOIST
- 87. 2" x 4" x 1/2" SLOTTED JOIST
- 88. 2" x 4" x 1/2" SLOTTED JOIST
- 89. 2" x 4" x 1/2" SLOTTED JOIST
- 90. 2" x 4" x 1/2" SLOTTED JOIST
- 91. 2" x 4" x 1/2" SLOTTED JOIST
- 92. 2" x 4" x 1/2" SLOTTED JOIST
- 93. 2" x 4" x 1/2" SLOTTED JOIST
- 94. 2" x 4" x 1/2" SLOTTED JOIST
- 95. 2" x 4" x 1/2" SLOTTED JOIST
- 96. 2" x 4" x 1/2" SLOTTED JOIST
- 97. 2" x 4" x 1/2" SLOTTED JOIST
- 98. 2" x 4" x 1/2" SLOTTED JOIST
- 99. 2" x 4" x 1/2" SLOTTED JOIST
- 100. 2" x 4" x 1/2" SLOTTED JOIST

A NEW AG / ART BUILDING FOR:

## Central Valley Christian Schools

5600 W. Tulare Street, Visalia, CA 93277

**ART W. FERRELSON**  
 LICENSED PROFESSIONAL ENGINEER  
 VISALIA, CA 93271  
 (559) 732-8296  
 FAX: 732-8298

**SCALE: AS NOTED**  
 DATE: 9-20-05

DATE: 10-11-05

REVISIONS:

- 1. REVISION
- 2. REVISION
- 3. REVISION
- 4. REVISION
- 5. REVISION

Sheet

# A-5



Exhibit "E"



#8

MEETING DATE: 06/20/18

SITE PLAN NO. 18-109

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

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

During site plan design/policy concerns were identified, schedule a meeting with  
 Planning /  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

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

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CVP

HISTORIC PRESERVATION

OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

*Site Plan Review Committee*



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271
- Diego Corvera 713-4209

ITEM NO: <u>8</u>	DATE: <u>JUNE 20<sup>TH</sup>, 2018</u>
SITE PLAN NO.:	18-109
PROJECT TITLE:	CENTRAL VALLEY CHRISTIAN SCHOOL
DESCRIPTION:	NEW AG SCIENCE AND ART BUILDING (QP)(AE/X)
APPLICANT:	ERIC MCCONNAUGHEY
PROP OWNER:	CENTRAL VALLEY CHRISTIAN SCHOOL SOCIETY
LOCATION:	5600 W TULARE AVE
APN:	087-460-006

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
  - Install curb return with ramp, with \_\_\_\_\_ radius;
  - Install curb;  gutter
  - Drive approach size:  Use radius return;
  - Sidewalk: \_\_\_\_\_ width;  \_\_\_\_\_ parkway width at
  - Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
  - Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
  - Right-of-way dedication required. A title report is required for verification of ownership.
  - Deed required prior to issuing building permit;
  - City Encroachment Permit Required. **FOR ALL WORK IN THE PUBLIC RIGHT- OF -WAY**
    - Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
    - CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
    - Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
    - Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
    - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
    - Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
    - Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
    - Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
    - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
    - Traffic indexes per city standards:

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

**Additional Comments:**

- 1. Comply with comments from planning, fire, and building department.**
- 2. This project will incur impact fees, see sheet 3 for further details.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-109**  
Date: **06/20/2018**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**  
**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date: **8/18/2017**)  
(Project type for fee rates: **SCHOOL/INSTITUTION**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$4335/1KSF X TBD</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$16/STUDENT X TBD</b>
	<b>TREATMENT PLANT FEE:</b>
	<b>\$30/STUDENT X TBD</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$13/STUDENT X TBD</b>
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

  
\_\_\_\_\_  
**Diego Corvera**

# SITE PLAN REVIEW COMMENTS

Andrew Chamberlin - 713-4003

Date: June 20, 2018

SITE PLAN NO: 2018-109  
PROJECT TITLE: New CVC Ag Art Bldg.  
DESCRIPTION: New CVC Ag Art Bldg.  
APPLICANT: EBM Design Group - Eric  
PROP. OWNER: CVC  
LOCATION TITLE: 5600 W Tulare  
GENERAL PLAN: QP  
EXISTING ZONING: QP

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- An amendment to the CVC CUP is required.

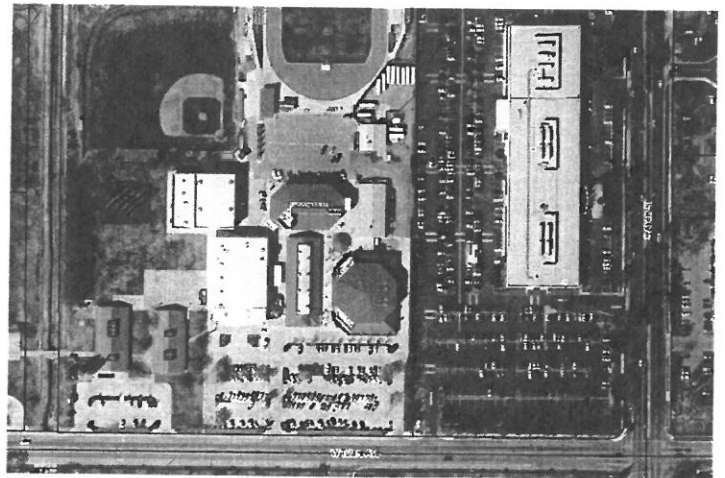
## **PROJECT SPECIFIC INFORMATION:**

1. Amend existing CUP for building addition to the campus
2. See Fire and Building comments related to location and access.
3. Provide basic operational statement for the new building as part of the CUP application.
4. Applicant described this as the relocation of existing on-site services to a better building.
5. Provide a basic interior layout for the CUP application, along with any available exterior elevations.
6. It appears that parking may be met by the existing on-site parking as this is described as an existing on-site activity going into a new building. (Described as not adding new students or teachers)
7. Meet all other city codes and ordinances.

**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

 AIC



City of Visalia  
Building: Site Plan  
Review Comments

APR 18 109  
5600 W TULARE AVE

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

- A building permit will be required. For information call (559) 713-4444
- Submit ~~6 sets of~~ professionally prepared plans and ~~2 sets of~~ calculations. (Small Tenant Improvements)  
**ON CD OR THUMBDRIVE**
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**

 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (559) 230-6000
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone **AE** \*  Hazardous materials report. **CONSTRUCT ABOVE THE B.F.E.**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.45 per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: **PROVIDE ADDITIONAL INFORMATION OF BUILDING - FLOOR PLAN OF PROPOSE INTERIOR LAYOUT FOR PLAN CHECK.**

**VAL GARCIA**  
Signature





**Site Plan Review Comments For:**

Visalia Fire Department  
Kurtis A. Brown, Fire Marshal  
420 N. Burke  
Visalia, CA 93291  
559-713-4261 Office  
559-713-4808 Fax

Date: 6/20/...

Item # 8

Site Plan # 18109

Project: CENTRAL VLY CHRISTIAN SCHOOL

Description: NEW AG SCIENCE & ART BLDG

Applicant: ERIC MCCOMLAUGHEY

Location: 5600 W. TULARE

APN: 087-460-006

**The following comments are applicable when checked:**

- 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 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2016 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- 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. *2016 CFC 3312*
  - 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. *2016 CFC 3310*
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

**General:**

- 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 served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 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. *2016 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. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation. *2016 CFC 506.1*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2016 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

**Water Supply for Residential, Commercial & Industrial:**

Residential

- Fire hydrant spacing and location shall comply with the following requirements:  
The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120(5)*
  - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial & Industrial

- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
- 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 *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*
- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** \_\_\_\_\_ **Square footage** \_\_\_\_\_

**Emergency Access**

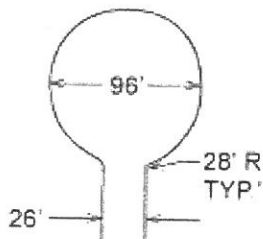
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access

roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2016 CFC 503.1.1*

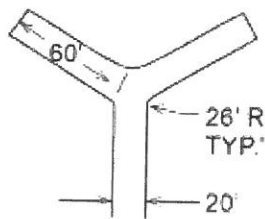
☒ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
- Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

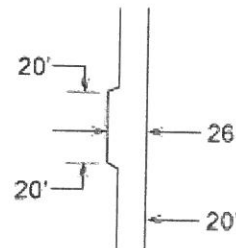
☒ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



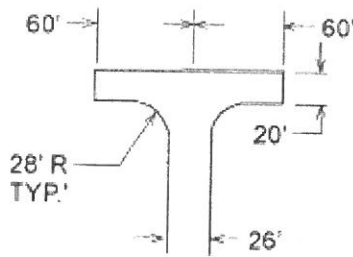
96" DIAMETER  
CUL-DE-SAC



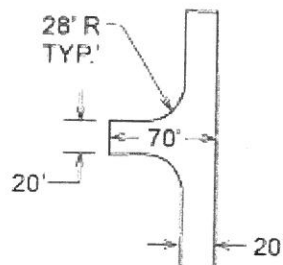
60' "Y"



MINIMUM CLEARANCE  
AROUND A FIRE  
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD

☒ 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. *2013 CFC 503.3/D103.6*

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"


- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following;
- 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:  
*2016 CFC D103.5*
- Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person (power outages).
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)
- 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.

### **Fire Protection Systems**

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*
- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

### **Special Comments:**



  
Kurtis A. Brown  
Fire Marshal

SP # 18 -109

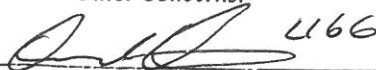
**City of Visalia  
Police Department**

303 S. Johnson St.  
Visalia, Ca. 93292  
(559) 713-4370

**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:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
 466

<b>Site Plan Review Comments For:</b> California Water Service Co. Mike Morton, Superintendent 216 N. Valley Oaks Dr. Visalia, CA 93292 559-624-1663 Office 559-735-3189 Fax	Date: 06/20/2018 Item # 8 Site Plan # 18109 Project: New Ag Science and Art Building Description: Applicant: Eric McConnaughey Location: 5600 W. Tulare APN: 087-460-006
--	---

The following comments are applicable when checked:

- No Comments at this time
- Fire Hydrants  
Comments-
- Service's  
Comments-
- Main's  
Comments-
- Back flow requirements  
Comments-

**Additional Comments:**

- If booster pump is used or upgraded for fire system CWS requires that all pump information be provided to determine if surge vessel will be required.

---

Mike Morton  
Superintendent

18109

COMMERCIAL BIN SERVICE

No comments.

See comments below

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.

ALL refuse enclosures must be R-3 OR R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

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 ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.  
Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad. Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards

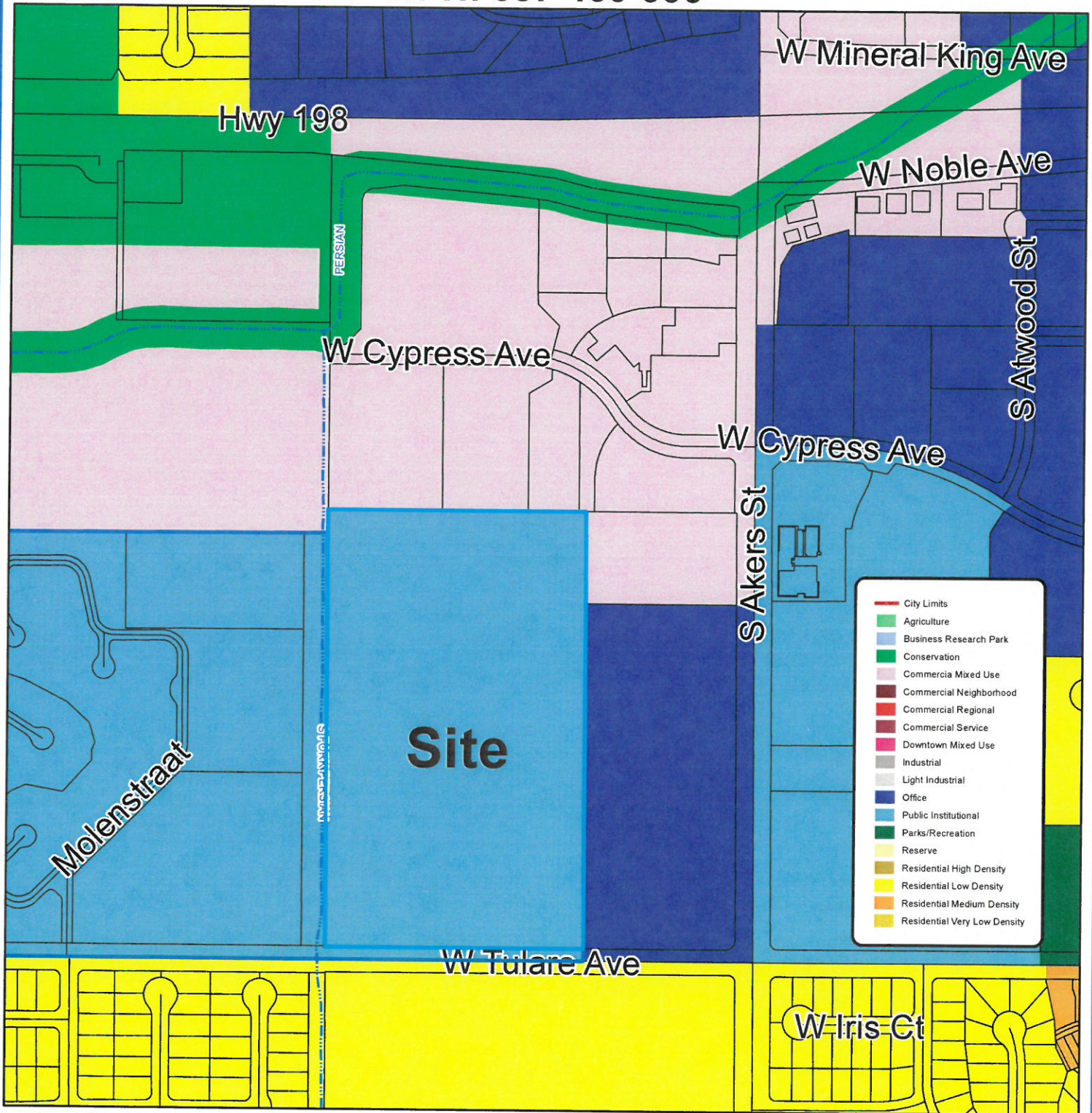
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Comment

# Conditional Use Permit No. 2018-25

APN: 087-460-006



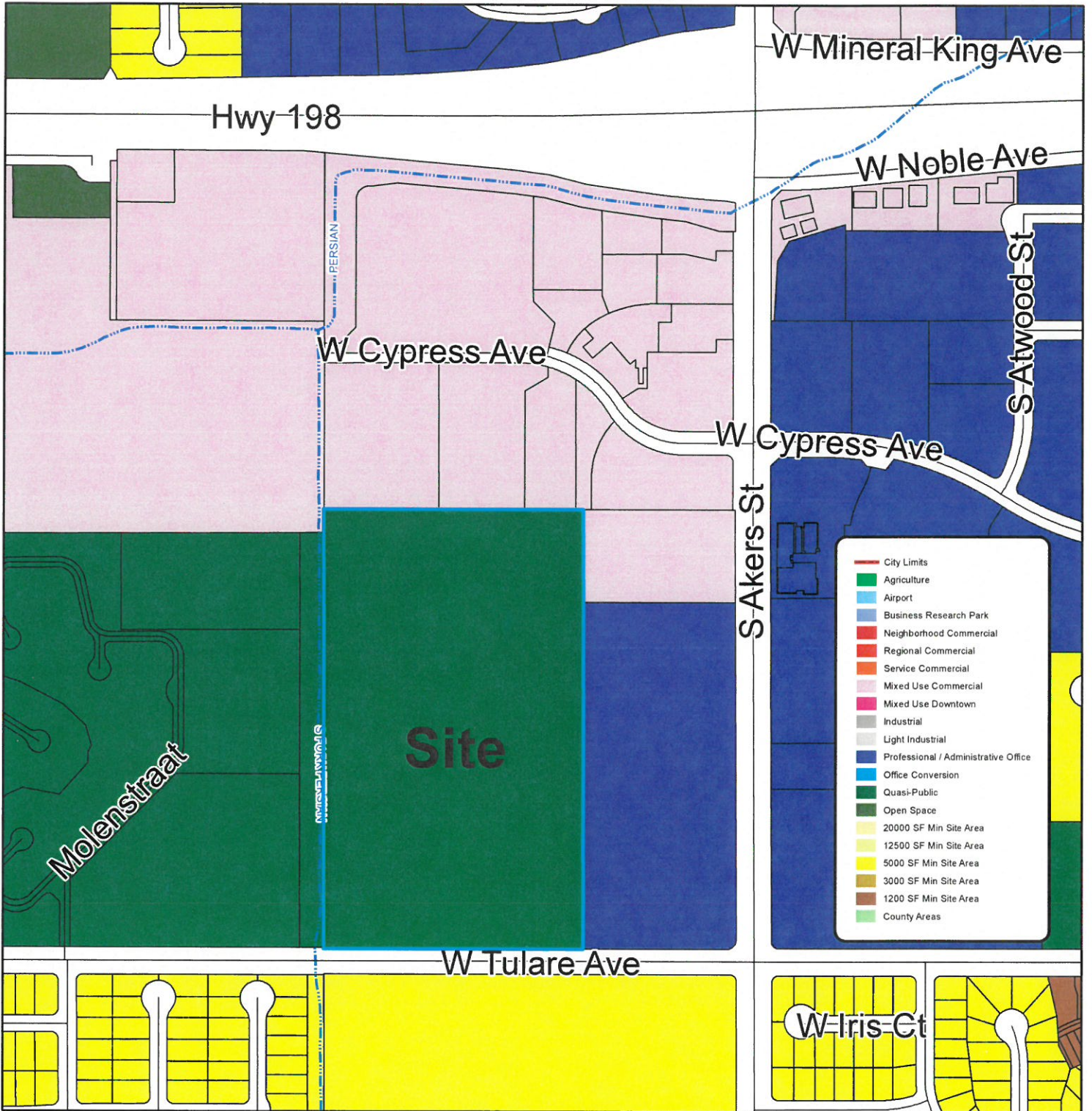
## General Plan Land Use Map





# Conditional Use Permit No. 2018-25

APN: 087-460-006



## Zoning Map



# Conditional Use Permit No. 2018-25

APN: 087-460-006



## Aerial Map



# Conditional Use Permit No. 2018-25

APN: 087-460-006

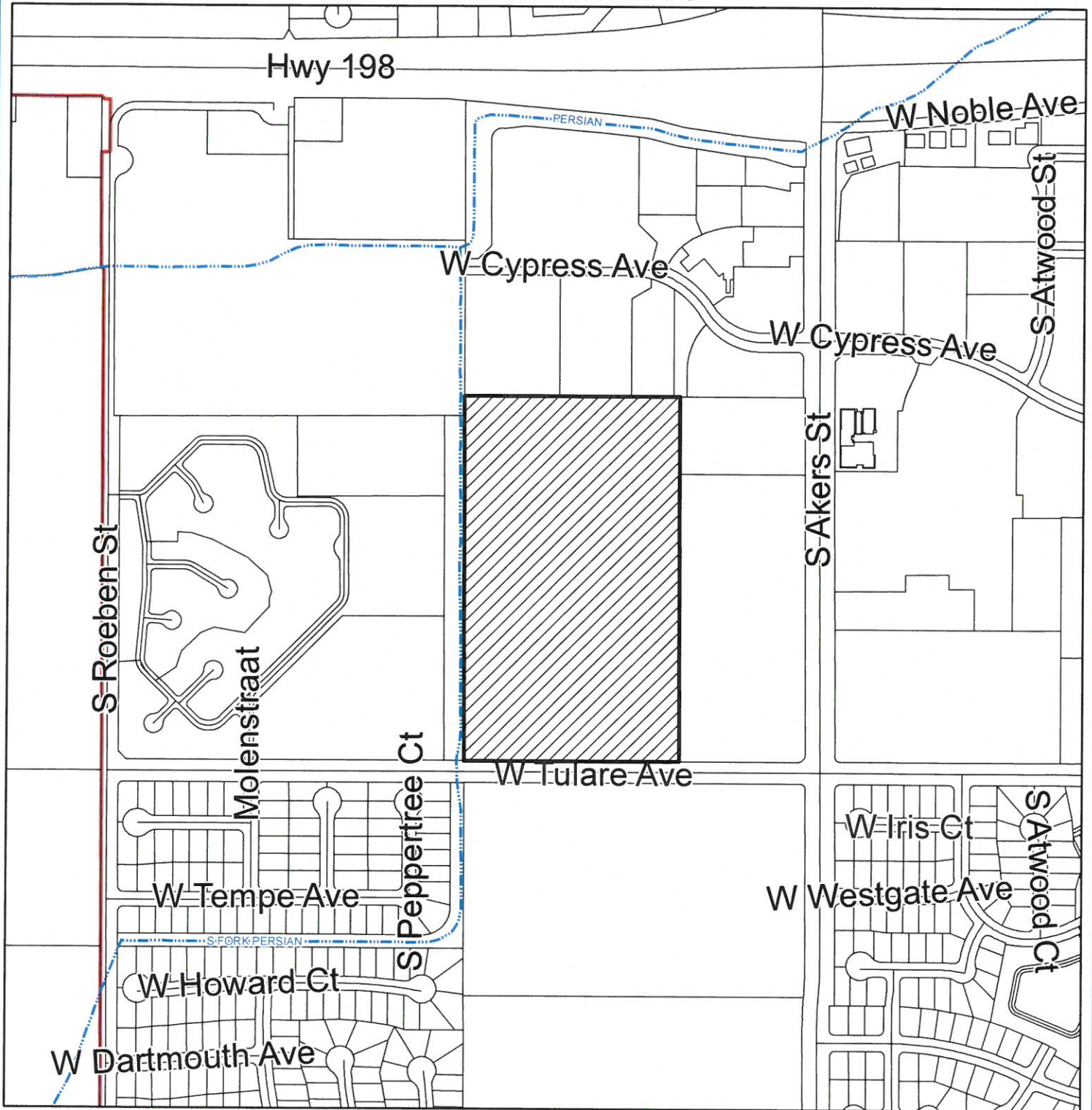


## Aerial Map



# Conditional Use Permit No. 2018-25

APN: 087-460-006



## Vicinity Map

