

# PLANNING COMMISSION AGENDA

Pending no technical difficulties, the Planning Commission meeting will be streamed via Facebook Live at <https://www.facebook.com/cityofvisalia/>

CHAIRPERSON:



VICE CHAIRPERSON:

Chris Gomez

COMMISSIONERS: Mary Beatie, Chris Gomez, Marvin Hansen, Sarrah Peariso, Adam Peck

**MONDAY 13, 2020 AT 7:00 P.M., AT THE VISALIA CONVENTION CENTER LOCATED AT 303 E. ACEQUIA AVE.  
VISALIA, CA**

1. THE PLEDGE OF ALLEGIANCE –
2. SWEARING IN OF NEW COMMISSIONERS –
  - Mary Beatie
  - Adam Peck
3. ELECTION OF CHAIR AND VICE-CHAIR –
4. 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. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.  
  
The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
5. CHANGES OR COMMENTS TO THE AGENDA –
6. 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.
  - No Items on the Consent Calendar
7. PUBLIC HEARING – Cristobal Carrillo  
Conditional Use Permit No. 2020-05: A request by Michael Parks to establish a walk-in medical clinic and rehabilitation/counseling center providing methadone maintenance treatment services, within an existing office complex in the C-MU (Mixed Use Commercial) Zone. The site is located at 109 N.W. 2nd Avenue (APN: 094-015-018).

8. PUBLIC HEARING – Paul Bernal *continued from June 22, 2020*  
Variance No. 2020-03: A request by Western Milling to allow a variance from the standard 75-foot height limit in the Industrial zone to facilitate a 150-foot tall dry material storage bin with bucket elevators. The site is located at 1111 N. Miller Park Court (APN: 073-160-034 & 073-190-011). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-26.
9. PUBLIC HEARING – Cristobal Carrillo  
Variance No. 2020-02: A request by Gabriel Medina to allow a variance to rear yard setbacks standards for a residence in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) Zone. The site is located at 944 and 946 N. Mooney Blvd. (APN: 093-021-021). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2020-26
10. PUBLIC HEARING – Josh Dan  
Conditional Use Permit No. 2019-46: A request by Southern California Edison to operate a material yard across three parcels totaling five acres. The site is zoned Quasi-Public (QP) and located on the northeast corner of south Visalia Pkwy and east Walnut Ave (APN: 101-330-059, 101-320-070, & 101-190-003). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-39.
11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-
  - Next Planning Commission Meeting Monday, July 27, 2020.
  - CarMax to be scheduled on the August 17, 2020, City Council Agenda

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 THURSDAY, JULY 23, 2020 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, JULY 27, 2020**



## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** July 13, 2020

**PROJECT PLANNER:** Josh Dan, Associate Planner  
Phone No.: (559) 713-4003  
E-mail: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**SUBJECT: Conditional Use Permit No. 2019-46:** A request by Southern California Edison to operate a material storage yard across three parcels totaling five acres. The site is zoned Quasi-Public (QP) and located on the northeast corner of South Visalia Parkway and East Walnut Avenue (APN: 101-330-059, 101-320-070, & 101-190-003).

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-46, as conditioned, based upon the findings and conditions in Resolution No. 2019-83. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Noise Ordinances.

### RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-46, based on the findings and conditions in Resolution No. 2019-83.

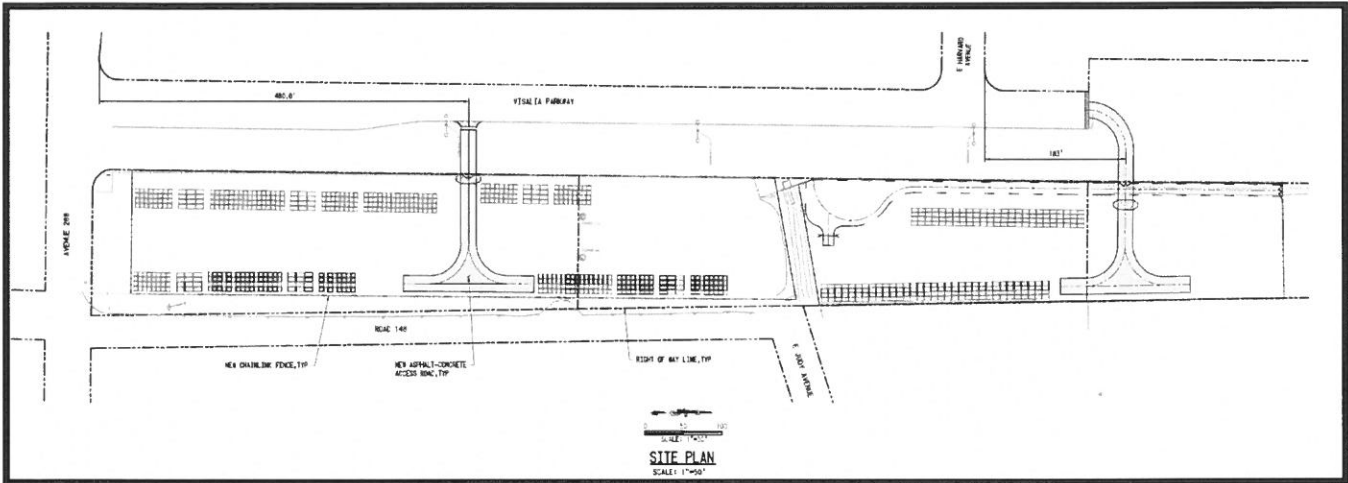
### PROJECT DESCRIPTION

Southern California Edison has submitted Conditional Use Permit (CUP) No. 2019-46, requesting to use five acres of their property for a temporary material storage yard (see Exhibit "A"). The material storage yard will be located underneath their electrical power transmission lines which are located east of Visalia Parkway. The materials stored at this location will be used for the Transmission Line Rating Remediation (TLRR) program and future corporate operational needs.

Southern California Edison has identified the need to use this area to store materials based on the sites proximity to the overhead transmission lines, the storage facility being located in an existing 150 foot wide transmission easement, which is recorded across the parcels, and based on the sites proximity to their distribution facility commonly referred to as "Rector", which is located 0.6 miles south of the proposed site on Road 148. The Rector substation is nearing storage capacity for materials used to upgrade the transmission lines within the area. The proposed storage site will provide Southern California Edison readily available access to materials within close proximity (0.6 miles) to the "Rector" distribution site, which allows for continued prompt service and response times regarding power distribution maintenance and repair.

Southern California Edison has identified the construction of a typical, seven foot high chain link fence around the perimeter of the five acres as described in Condition No. 5. The temporary storage site will be oriented in a north/south alignment as depicted on Exhibit "A", with two vehicular access driveways located on Visalia Parkway. Exhibit "A" (shown below) depicts the method of storage, which consist of low height palletized high voltage electrical equipment and

material. The material will not be stored in a manner that would allow it to be visible above the seven foot high fence. This is included as Condition No. 7. The applicant has stated in their operational statement, see Exhibit "B", they will pave the entrances to City standards, and provide paved areas for loading / unloading, to limit dust generation. Furthermore, once the site ceases to be used as a temporary storage yard, Southern California Edison (SCE) will clean the site and return it to its natural state.



The proposed storage site will not be manned and SCE employees will only be onsite when materials are delivered or loaded onto vehicles. In addition, Condition No. 6 is included limiting the hours from 6:00 a.m. to 7:00 p.m., which is consistent with the City's noise ordinance standards for exterior point noise generation. Initially, activity on the site will consist of installing new fencing with screening, paving entrances, and spreading gravel; however, the applicant has expressed that daily use of the site, once operational, will be limited to loading and unloading of material during the course of Southern California Edison's TLRR program.

During the Site Plan Review process, staff informed the applicant of the City's five year sunset clause on the proposed use of the site for material storage. The five year sunset clause was identified based on the City's Capitol Improvement Project for the Greenway Trail which will be developed along the Southern California Edison transmission lines, east of the future Visalia Parkway alignment. The City anticipates construction of the trail system to begin in five years.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density (RLD)
Zoning:	Q-P – Quasi-Public
Surrounding Land Use and Zoning:	North: Vacant Land, Q-P (Quasi-Public) / High voltage transmission line easement. South: East Walnut Ave, X- County land / Orchard East: Rd 148, X- County land / Residential West: South Visalia Parkway, R-1-5 (Single Family Residential) / Eagle Glen Subdivision
Environmental Review:	Categorical Exemption No. 2020-39
Special Districts & Design District:	N/A
Site Plan Review No:	2019-172

## **RELATED PLANS & POLICIES**

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

## **PROJECT EVALUATION**

Staff supports the conditional use permit, as conditioned, based on the project's consistency with the General Plan, Zoning and Noise Ordinances, and the limited use of the site which discontinues the use after five years.

### **Land Use Compatibility**

The Q-P zone lists electric distribution substations and other uses similar in nature and intensity as determined by the city planner as a conditionally permitted use. The proposed use is in direct support of the Rector Power Distribution site to the south and overhead electrical distribution power lines servicing the area.

The site abuts three major roads. To the south, the site abuts Walnut Avenue; to the east Road 148, and to the west Visalia Parkway. All three of these roads are classified as either arterial or collector roadways. Property to the north is vacant, and owned by Southern California Edison. To the east and west are residential developments which may be impacted when activity to install the new fence and pave the driveway areas begins but the overall daily use, once operational, will be limited as stated in the applicant's operational statement. To reduce visual impacts to existing residential developments, a minimum seven foot high chain link fence with screening will be constructed along the entirety of the site as depicted per Exhibit "A". The site will also have paved entrances and gravel paths throughout the storage yard to limit dust.

Furthermore, staff supports the proposed conditional use permit based on the project's limited timeline which requires the material storage yard to cease after a five years. The timeline allows Southern California Edison to complete the TLRR program, and convert the site back to open space for the future Greenway Trail system. The Greenway Trail is in direct support of General Plan policy PSCU-P-26, which encourages cooperative agreements with the City and various agencies, including Southern California Edison to explore innovative recreation open space facilities throughout the Visalia planning area.

### **Access and Traffic Circulation**

South Visalia Parkway is the only means of ingress and egress for Southern California Edison personnel and utility vehicles. Hours will be limited from 6:00 a.m. to 7:00 p.m. as included in Condition No. 6.

As stated in the applicants operational statement, daily trip generation is limited to the site and only one rough terrain fork lift kept onsite at all times. No other vehicles or trucks will be kept onsite overnight.

### **Wall and Fences**

The site will have a typical seven foot high chain link fence with screening along the entire project site. The fence will be erected consistent corner visibility requirements at East Walnut Avenue as depicted on Exhibit "A".

## **Environmental Review**

This project is considered Categorical Exempt under Section 15301(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for the operation, repair, and maintenance of existing facilities of both investor and publicly owned utilities used to provide electrical power, or other public utility services that are consistent with applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations (Categorical Exemption No. 2020-39).

### **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 City of Visalia has identified the need to conditionally provide for the use of electrical distribution and other similarly related uses within the existing Q-P zone. This is demonstrated in the applicant's ability to continue maintenance and incremental upgrade of power transmission lines throughout the area.
  - 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, nor materially injurious to properties or improvements in the vicinity. The site is bordered by major roads on three sides (south, east, and west). To reduce visual and noise impacts to surrounding properties near the proposed temporary storage site, a minimum seven-foot high chain link fence with screening will be constructed along the entire site. The fencing will shield proposed activities from the direct view of neighboring properties. In addition, to alleviate possible dust, the site will be accessed on paved access points and gravel paths throughout the storage area.
3. That the project is Categorical Exempt under Section 15301(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-39).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2019-172.
2. That the use be permitted for a term of five (5) years. The five year time limit begins when the fence permit and paved driveway sections receive a final inspection approval from the City. At the conclusion of the five years, site shall be converted back to its original state.
3. That the site be developed in substantial compliance with the site plan shown in Exhibit "A".
4. That the temporary storage area be operated in substantial compliance with the operational statement in Exhibit "B".
5. That the seven-foot chain link fencing shall be constructed with screening along the north, south, east, and west property lines of the project area, as depicted on Exhibit "A". Whatever material is used to screen the site shall be maintained at all times, and if needed, replaced when weathered.

6. That the site be limited to use between the hours of 6:00 a.m. to 7:00 p.m. which is consistent with the City's noise standards for exterior point noise generation.
7. That material stored on site, within the project area, shall not exceed the height of the proposed seven foot high fence.
8. That the fencing used around the perimeter of the project area shall not be fashioned with barbed wire or razor wire of any kind.
9. That operations on the site shall comply with all requirements of the San Joaquin Valley Air Pollution Control District.
10. That all other federal and state laws and city 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, 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.ci.visalia.ca.us](http://www.ci.visalia.ca.us) or from the City Clerk.

### **Attachments:**

- Related Plans & Policies
- Resolution No. 2019-83
- Exhibit "A" – Site Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Assessor's Parcel Map
- Site Plan Review Comments 2019-172
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

## RELATED PLANS AND 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)

**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 2019-46

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**PROJECT TITLE**

Located on the northeast corner of East Walnut Avenue and South Visalia Parkway (APNs: 101-330-059, 101-320-070, & 101-190-003).

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**PROJECT LOCATION - SPECIFIC**

Visalia

Tulare

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**PROJECT LOCATION - CITY**

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**COUNTY**

A request by Southern California Edison to operate a temporary storage material yard across three parcels totaling five acres. The site is zoned Quasi-Public (QP).

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**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia

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**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Southern California Edison, Pascual Garcia, Project Manager, 800 W. Cienega Ave., San Dimas, CA 91773

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**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

Southern California Edison, Pascual Garcia, Project Manager, 800 W. Cienega Ave., San Dimas, CA 91773

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**NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - Section 15301(b)
- Statutory Exemptions- State code number:

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

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**REASON FOR PROJECT EXEMPTION**

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**Josh Dan, Associate Planner**  
**CONTACT PERSON**

(559) 713-4003

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**AREA CODE/PHONE**

July 13, 2020

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**DATE**

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**Brandon Smith, AICP**  
**ENVIRONMENTAL COORDINATOR**



RESOLUTION NO. 2019-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-46, A REQUEST BY SOUTHERN CALIFORNIA EDISON TO OPERATE A MATERIAL STORAGE YARD ACROSS THREE PARCELS TOTALING FIVE ACRES. THE SITE IS ZONED QUASI-PUBLIC (QP) AND LOCATED ON THE NORTHEAST CORNER OF SOUTH VISALIA PARKWAY AND EAST WALNUT AVENUE (APN: 101-300-059, 101-320-070, 101-190-003)

**WHEREAS**, Conditional Use Permit No. 2019-46, is a request by Southern California Edison to operate a material storage yard across three parcels totaling five acres. The site is zoned Quasi-Public (QP) and located on the northeast corner of South Visalia Parkway and East Walnut Avenue (APN: 101-330-059, 101-320-070, and 101-190-003); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 13, 2020; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2019-46, 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 15301(b).

**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 City of Visalia has identified the need to conditionally provide for the use of electrical distribution and other similarly related uses within the existing Q-P zone. This is demonstrated in the applicant's ability to continue maintenance and incremental upgrade of power transmission lines throughout the area.

- 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, nor materially injurious to properties or improvements in the vicinity. The site is bordered by major roads on three sides (south, east, and west). To reduce visual and noise impacts to surrounding properties near the proposed temporary storage site, a minimum seven-foot high chain link fence with screening will be constructed along the entire site. The fencing will shield proposed activities from the direct view of neighboring properties. In addition, to alleviate possible dust, the site will be accessed on paved access points and gravel paths throughout the storage area.
3. That the project is Categorically Exempt under Section 15301(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-39).

**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. 2019-172.
2. That the use be permitted for a term of five (5) years. The five year time limit begins when the fence permit and paved driveway sections receive a final inspection approval from the City. At the conclusion of the five years, site shall be converted back to its original state.
3. That the site be developed in substantial compliance with the site plan shown in Exhibit "A".
4. That the temporary storage area be operated in substantial compliance with the operational statement in Exhibit "B".
5. That the seven-foot chain link fencing shall be constructed with screening along the north, south, east, and west property lines of the project area as depicted on Exhibit "A". Whatever material is used to screen the site shall be maintained at all times, and if needed, replaced when weathered.
6. That the site be limited to use between the hours of 6:00 a.m. to 7:00 p.m. which is consistent with the City's noise standards for exterior point noise generation.
7. That material stored on site, within the project area, shall not exceed the height of the proposed seven foot high fence.
8. That operations on the site shall comply with all requirements of the San Joaquin Valley Air Pollution Control District.
9. That the fencing used around the perimeter of the project area shall not be fashioned with barbed wire or razor wire of any kind.
10. That all other federal and state laws and city codes and ordinances be complied with.



# EXHIBIT "B"



Pascual Garcia  
Southern California Edison  
800 West Cienega Avenue  
San Dimas, CA 91773

July 9, 2020

City of Visalia  
Planning Division Permit Application  
315 E Acequia Ave, Visalia, CA 93291  
Visalia, CA 93291

Subject: SCE Walnut Laydown Yard

Southern California Edison (SCE) would like to operate a 5 acre laydown yard at Walnut Ave and Visalia Parkway, Visalia, CA to support our Transmission Line Rating Remediation (TLRR) program and future corporate operational needs. The site will be accessed off Visalia Parkway (a paved public road) approximately 500 feet north of Walnut Ave. SCE plans to install access off of Visalia Parkway onto the site. Access onto the site will require some improvements please see the Walnut Laydown Yard site plan.

- 1. Nature of the Operation:** The proposed SCE Walnut laydown yard consists of 5 acres of fenced gravel area for use by SCE's Transmission organization. The proposed laydown yard will provide the necessary laydown area for the construction and maintenance of SCE's electrical system. Construction material will be delivered and stored at this site. As the construction moves forward the material is redistributed from this site to the active construction areas. SCE estimates the Walnut yard will be utilized for approximately 5 years. SCE considered various sites including parcel 127-020-030-000 located south of Rector substation on Road 148. During the initial site review SCE determined parcel 127-020-030-000 but determined that it could interfere with the traffic at the Blue Oak Academy during school hours of operation. Also, SCE did not risk interfering with the operations of the orchard to the west side of parcel 127-020-030-000.
- 2. Net Acreage:** 5 acres
- 3. Building Area:** No structure buildings are proposed for the site. The site will be grubbed to remove vegetation and graded. Additionally, two paved driveways will be constructed and a paved surface area for loading and unloading delivery trucks (see site plan for details).
- 4. Number of Parking Stalls:** No proposed parking at this site, vehicle parking will be at SCE's Rector Substation operation office approximately half a mile south of this site.
- 5. Operational Time Limits:** The proposed laydown yard will operation from 6 a.m. to 7 p.m. However, workers may utilize the yard beyond normal hours if the work is urgent and/or time sensitive.
- 6. Number of employees:** SCE estimates there will be one to three workers onsite during times of material loading and unloading.



7. **Max Employees per Shift:** SCE estimates the maximum workers per shift would not exceed four (two material handlers and two delivery drivers).
8. **List All Outdoor Activities:** Vehicles enter the southern part of the yard where an all-terrain forklift will be used to load or off load material to or from the designated staging area onsite. Once the work is complete the delivery vehicles leave the yard and the workers will report back to their operations office near Rector substation approximately a half mile south of the Walnut Yard.
9. **Outdoor Vendors:** SCE estimates delivery from vendors will be approximately 2-4 days per week and 1-2 times per day.
10. **Number of Vehicles Used:** SCE estimates four vehicles, 1-2 delivery vehicles, one pickup truck and a rough terrain fork lift.
11. **Number of Vehicles Kept Onsite Overnight:** SCE estimates one rough terrain fork lift will be kept on site.

Sincerely,

Pascual Garcia, Project Manager

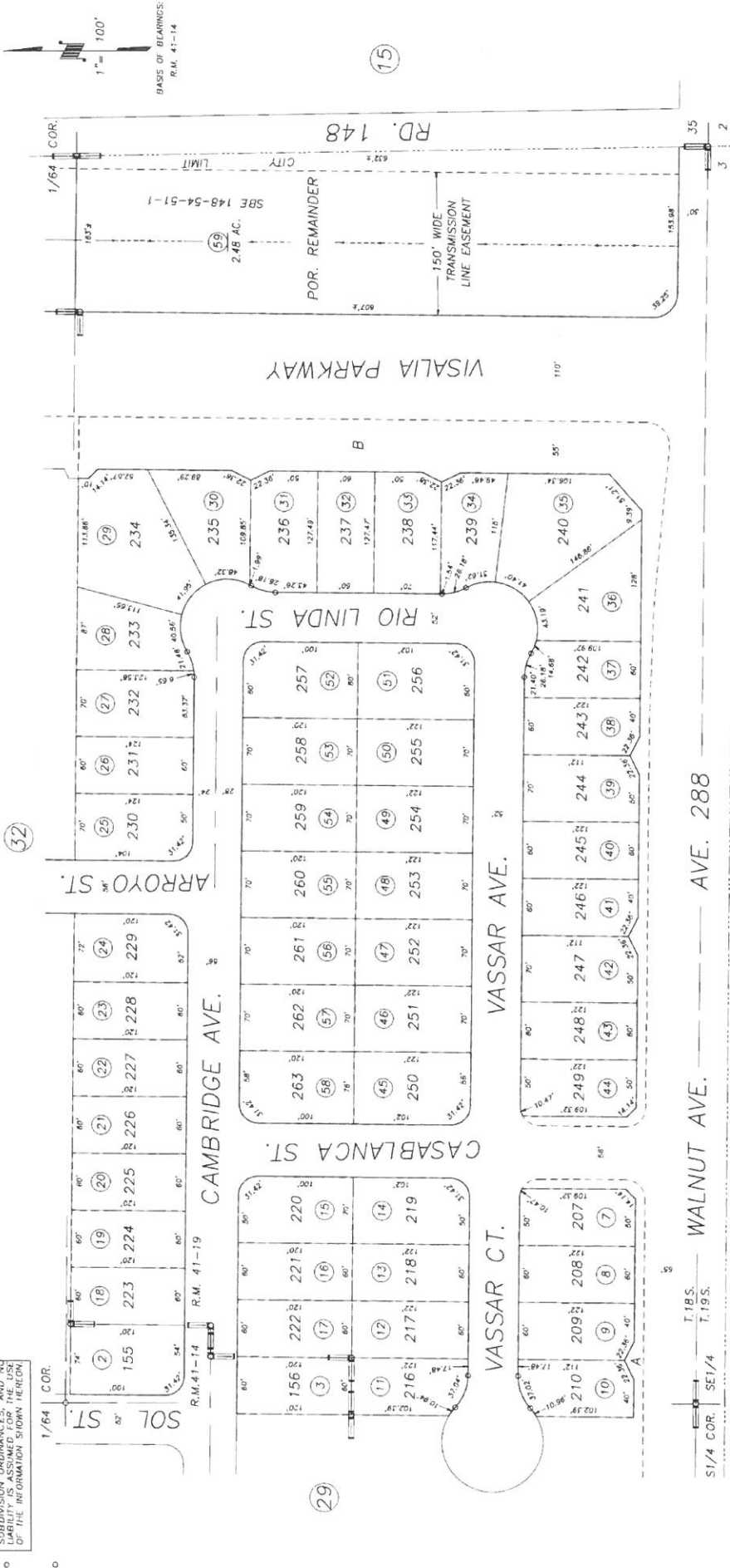
Enclosure:  
Site plan

# EXHIBIT "C"

S1/2 OF SE1/4 OF SE1/4 SEC.34, T.18S., R.25E., M.D.B.&M.

Tax Area Codes 101-33  
006-011

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND. THE LOCAL ASSESSOR'S OFFICE HAS CONDUCTED VISUAL INSPECTIONS OF THE INFORMATION SHOWN HEREON.



Bk.  
127

POR. EAGLE GLEN SUB. UNIT NO. 4, R.M. 41-14  
POR. EAGLE GLEN SUB. UNIT NO. 5, R.M. 41-19

CITY OF VISALIA  
ASSESSOR'S MAPS BK.101 , PG.33  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) 123  
Assessor's Block Numbers Shown in Ellipses (2) 123

2012-0056753	08/27/2013	KMS
REVISION	DATE	TECH



#1

MEETING DATE: October 9, 2019

SITE PLAN NO. 19-172

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

Conditional Use Permit

HISTORIC PRESERVATION

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

**ADDITIONAL COMMENTS :**

If you have any questions or comments, please call (559) 713-4444.

*Site Plan Review Committee*



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 1 DATE: OCTOBER 9, 2019

SITE PLAN NO.: 19-172  
PROJECT TITLE: SCE WALNUT MATERIAL YARD  
DESCRIPTION: MATERIAL YARD FOR CONSTRUCTION & MAINTENANCE FO SCE'S ELECTRICAL SYSTEM. MATERIALS WILL BE DELIVERED & REDISTRIBUTED TO CONSTRUCTION AREAS

APPLICANT: JAVIER IZAGUIRRE  
PROP OWNER: SCE - JAVIER IZAGUIRRE  
LOCATION: E WALNUT AVE & RD 148  
APN: 101-330-059, 101-320-070, 101-190-003, 101-200-063, 101-060-048

**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; **REFER TO CITY COMMERCIAL APPROACH STD'S**
- 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 WITHIN 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. **TEMP ONSITE DRAINAGE RETENTION AS PROPOSED**

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

**Additional Comments:**

- 1. Proposed temporary materials yard will require additional entitlements per Planning Dept.***
- 2. Proposed access from Rd 148 should be omitted due to single family residents fronting the street.***
- 3. A block wall will be required along Rd 148 per Planning Dept. due to proposed commercial operations adjacent to a residential zone.***
- 4. Temporary yard can be accessed from Visalia Pkwy, which is partially constructed (the west half). There are two proposed drive approaches on Visalia Pkwy that will need to be further evaluated by Traffic Dept. for suitable locations in relation to neighboring subdivision- relocations may be necessary to be addressed during permit plan review. The drive approaches will be temporary and required to be demolished and road improvements replaced in-kind at time of yard abandonment.***
- 5. Proposed temp. yard use term, 4 - 5 years, will most likely overlap with the City's interchange project which will affect usability of the materials yard. City will require SCE to abandon yard operations and revert back to vacant land prior to City project implementation. An agreement between City & SCE will most likely be necessary, to be further coordinated with City Engineer, or otherwise conditioned as part of approval of the required entitlements.***
- 6. Temporary yard shall maintain storm water run-off onsite, as proposed. Provide storm water calculations with design plans. Discharge into an existing waterway will require further approval by the waterway entity. Otherwise, small ponding areas may need to be incorporated to direct run-off to for onsite storm water retention.***
- 7. A building permit will be required, standards plan check and inspection fees will apply.***

*8. Project will need improved surfaces for daily vehicle travel onsite - typically asphalt or concrete section per City minimal standards. All other storage areas can be compacted decomposed granite or aggregate.*

*9. Project must maintain a 15' wide maintenance road around the existing waterway. The waterway area currently is fenced off with access gates. Because the proposed drive approaches on Visalia Pkwy are intended to serve the separate parcels split by the waterway, separation shall be maintained as to not impede waterway maintenance operations.*

*10. Onsite lighting is recommended for security purposes.*

*11. Refer to Planning Dept. for acceptable fencing materials and height restrictions.*

*12. Provide operations statement - noise sensitivity & dust control shall be strongly considered given the surrounding residential areas.*

*13. Any new fencing along Walnut Ave. shall not effect traffic sight distances at adjacent intersections.*

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 19-172  
Date: 10/9/2019

**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:8/3/2019)  
(Project type for fee rates:TEMP SITE IMPROVEMENTS)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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



Adrian Rubalcaba

# SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division, 559-713-4369

Date: October 9, 2019

SITE PLAN NO: 2019-172  
PROJECT TITLE: SCE Walnut Material Yard  
DESCRIPTION: Material Yard for Construction and Maintenance of SCE's Electrical System. Materials will be Delivered & Redistributed to Construction Areas.  
APPLICANT: Javier Izaguirre  
PROP. OWNER: SCE-Javier Izaguirre  
LOCATION TITLE: E. Walnut Ave & Road 148  
APN TITLE: 101-330-059, 101-320-070, 101-190-003, 101-200-063, 101-060-048  
GENERAL PLAN: Parks/Recreation  
ZONING: Quasi-Public

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

**Rule 9510** – This project may be subject to the Rule 9510 requirements of the [San Joaquin Valley Air Pollution Control District](#) - see District web-site for information.

## Project Requirements

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

## **PROJECT SPECIFIC INFORMATION:** October 9, 2019

1. File a Conditional Use Permit.
2. CUP will be recommended to have a "sunset" date of 5 years from the effective date of approval
3. Barbed wire is not allowed, and a maximum fence height of 7 feet is allowed. Any high security fencing barriers should be located separately within the site perimeter.
4. Provide a detailed operational statement that explains the purpose, manner of site usage hours of operation, number of employees on the site, materials and vehicles typical of the operation
5. CUP conditions will limit hours to 6:00am to 7:00pm consistent with the City's noise standards for exterior point noise generation.
6. Obtain Building Permit for all work.

## NOISE:

**VMC 8.36.040 Exterior noise standards--Fixed noise sources.**

- A. It is unlawful for any person at any location within the city to create any noise, or to allow the creation of any noise, on property owned, leased, occupied or otherwise controlled by such person which causes the exterior noise level, when measured at the property line of any affected noise sensitive land use, to exceed any of the categorical noise level standards as set forth in the following table:**



**NOISE LEVEL STANDARDS, dBA**

Category	Cumulative Number of minutes in any one-hour time period	Evening and Daytime 6 a.m. to 7 p.m.	Nighttime 7 p.m. to 6 a.m.
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65

B. 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.

C. Each of the noise level standards specified above shall be reduced by five dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

D. If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level without the source can be measured, the noise level measured while the source is in operation shall be compared directly to the noise level standards. (Prior code § 5090.4.1)

**Parking:**

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

#### **Fencing and Screening:**

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. Provide minimum of \_\_\_\_-foot high concrete block wall or masonry wall along/around the following: \_\_\_\_\_
9. Provide minimum of \_\_\_\_-foot high solid wooden residential fence along/around the following: \_\_\_\_\_
10. Provide minimum of \_\_\_\_-foot high chain-link fence \_\_\_\_ with \_\_\_\_ without slats along/around the following: \_\_\_\_\_
11. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
12. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

#### **Landscaping:**

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)

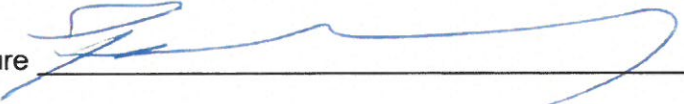
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

**Lighting:**

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.

In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

**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 



SFR 17712  
SCE WALNUT MATERIAL  
YARD  
E. WALNUT AVE & ROAD 148

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.

- A building permit will be required. **FOR BLOCKWALL AND FENCING, LIGHTING** *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VAL GARCIA 9/25/19  
Signature



**Site Plan Comments**

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

Date	October 7, 2019
Item #	1
Site Plan #	SPR 19-172
APN:	101-330-059

- 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.
- This item is a **resubmittal**. Please see comments from previous submittals.
- **Special comments:** Continued from previous SPR.

---

Corbin Reed  
Fire Marshal

SPR-19-172

SCE EDISON

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:  
ADDITIONAL LIGHTING - PREVENT TRANSIENT ISSUES

Landscaping Concerns:  
- LOW BEARING BUSHES / VISIBILITY - PREVENT TRANSIENT ISSUES.

Traffic Concerns:  
\_\_\_\_\_

Surveillance issues:  
ADD SURVEILLANCE CAMERAS FOR CRIME PREVENTION.

Line of Sight Issues:  
\_\_\_\_\_

Other Concerns:  
\_\_\_\_\_

K. GRANT AZO

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 9, 2019

<b>ITEM NO. 1</b>	<b>CONTINUED</b>
SITE PLAN NO:	SPR 19-172
PROJECT TITLE:	SCE Walnut Material Yard
DESCRIPTION:	Material Yard for Construction and Maintenance of SCE's Electrical System. Materials will be Delivered & Redistributed to Construction Areas.
APPLICANT:	Javier Izaguirre
OWNER:	SCE - Javier Izaguirre
APN:	101-330-059, 101-320-070, 101-190-003, 101-200-063, 101-060-048
LOCATION:	E. Walnut Ave & Road 148

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

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

**Additional Comments:**

- Per COV Design and Improvement Standard, C-32, Drive Approach Locations, Minimum distance from adjacent intersection is 200-ft and minimum distance between driveways is 500-ft.
- 

  
\_\_\_\_\_  
**Leslie Blair**



**Site Plan Review Comments For:**

California Water Service  
Stuart Skoglund, Superintendent  
216 N. Valley Oaks Dr.  
Visalia, CA 93292  
559-624-1662 Office  
559-735-3189 Fax

Date: 10/09/2019

Item # 1

Site Plan # 19-172

Project: SCE Walnut Material Yard

Description:

Applicant:

Location: E. Walnut & Road 148

APN:

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

No Comments at this time

Fire Hydrants  
Comments-

Services  
Comments-

Mains  
Comments-

Backflow requirements  
Comments-

**Additional Comments:**

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Stuart Skoglund  
Superintendent

CITY OF VISALIA  
SOLID WASTE DIVISION  
336 N. BEN MADDOX  
VISALIA CA. 93291  
713 - 4500

19172

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 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.
- 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.

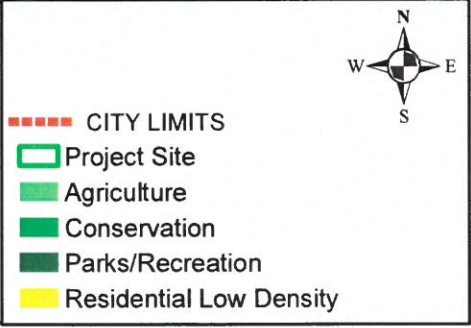
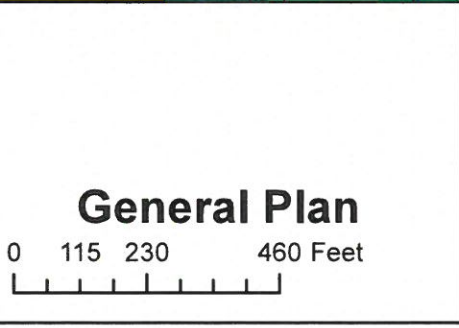
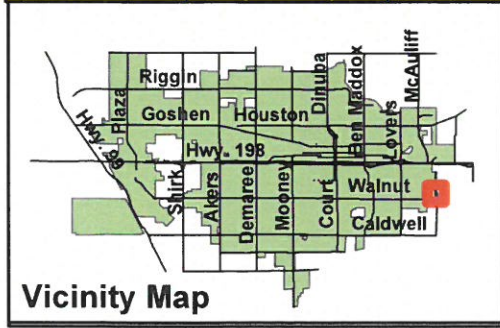
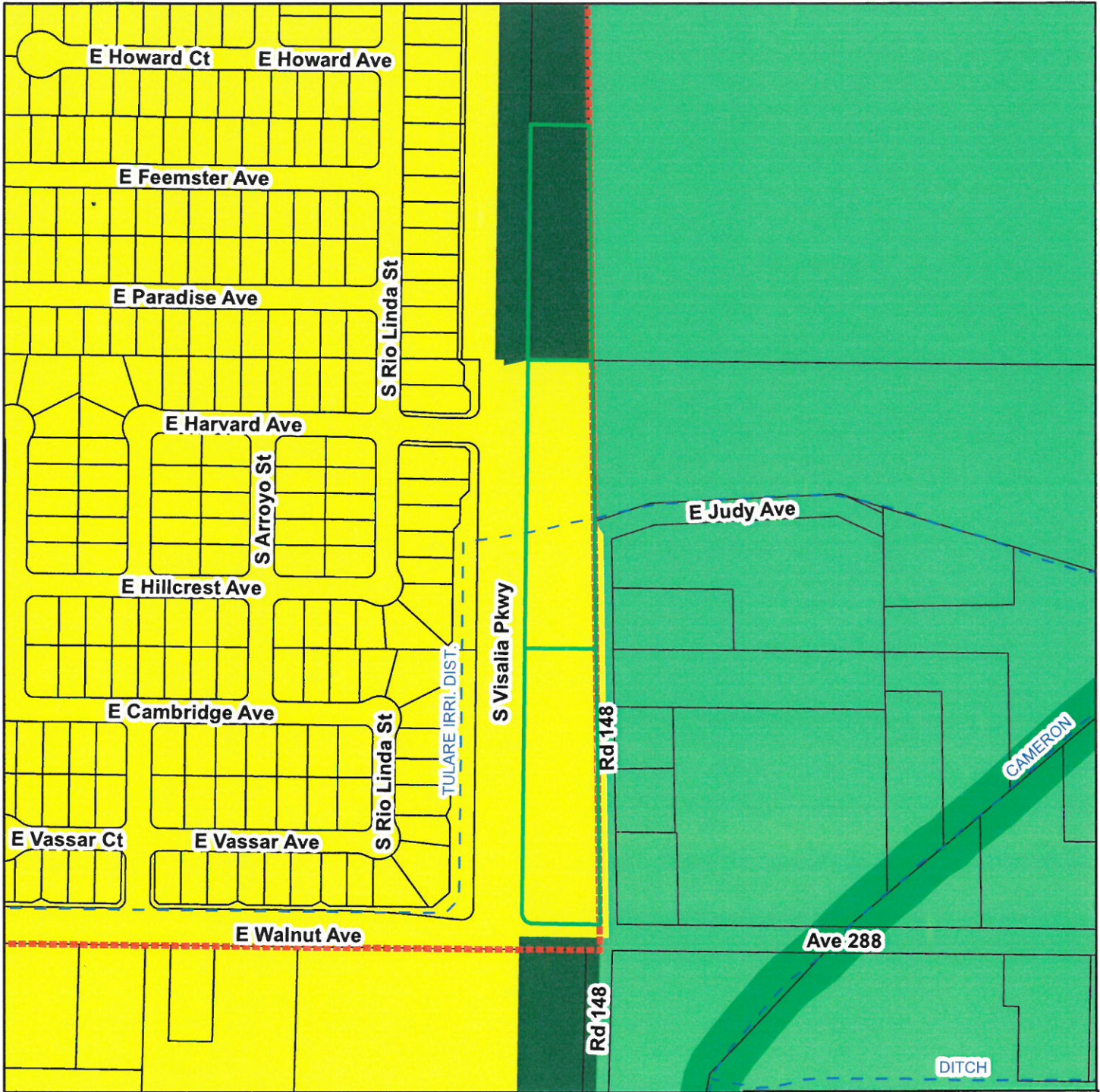
Comment

Jim Ross, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338



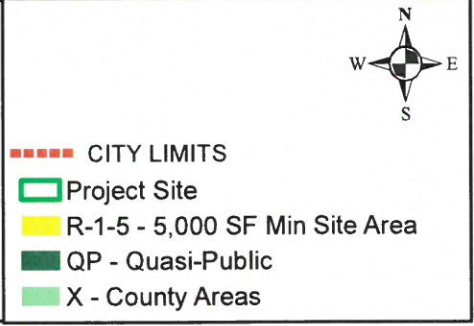
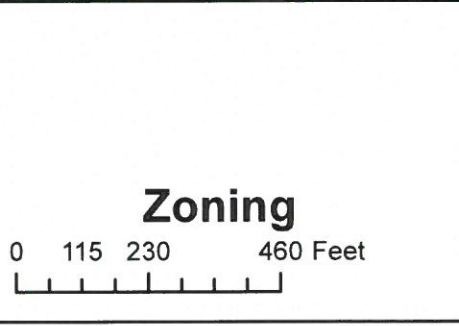
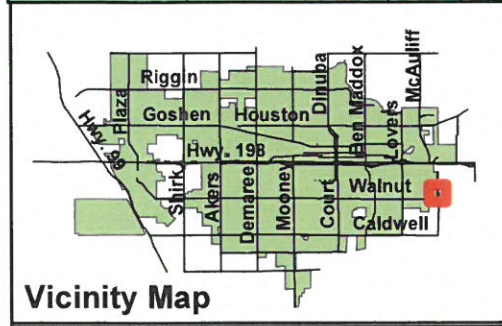
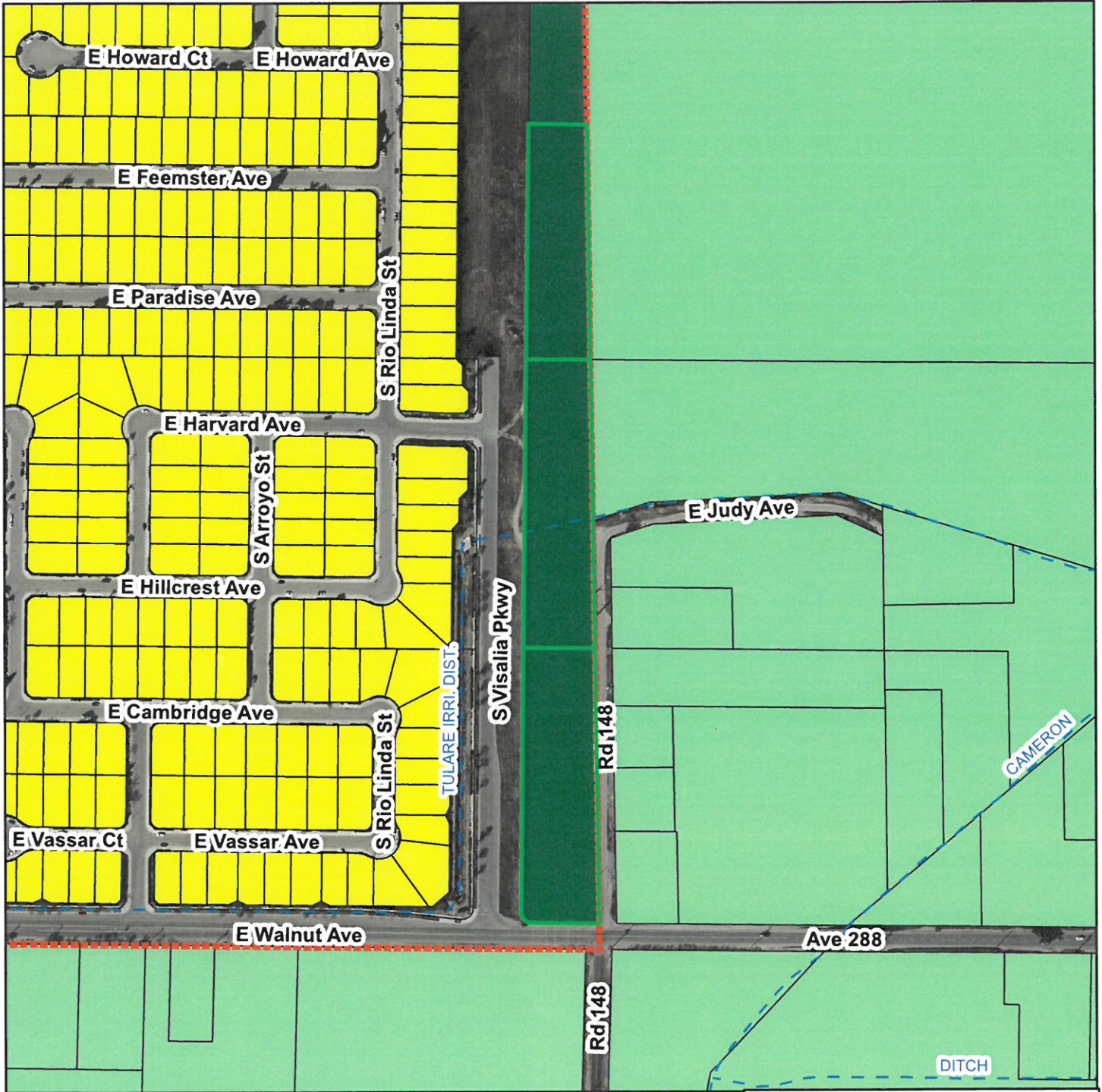
# Conditional Use Permit 2019-46

The project site is located on the northeast corner of S. Visalia Pkwy. and E. Walnut Ave.  
 (APN: 101-330-059, 101-320-070, & 101-190-003)



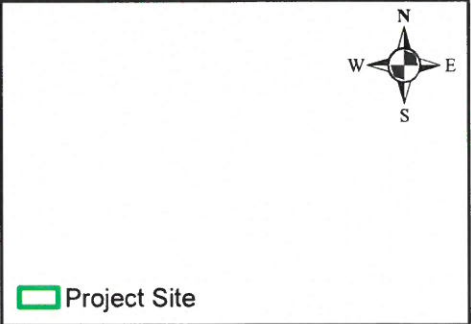
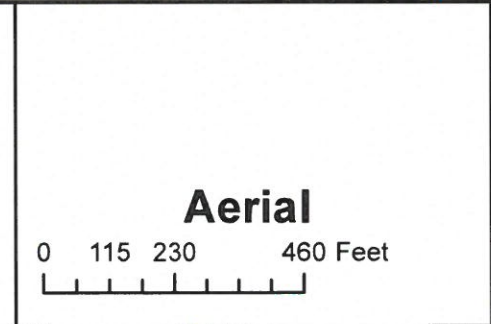
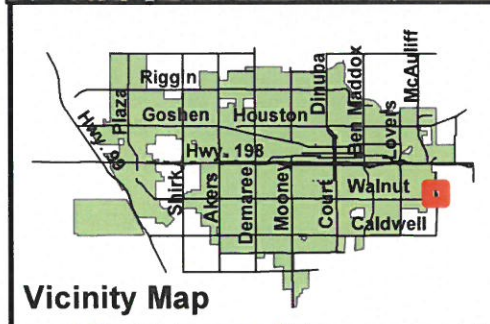
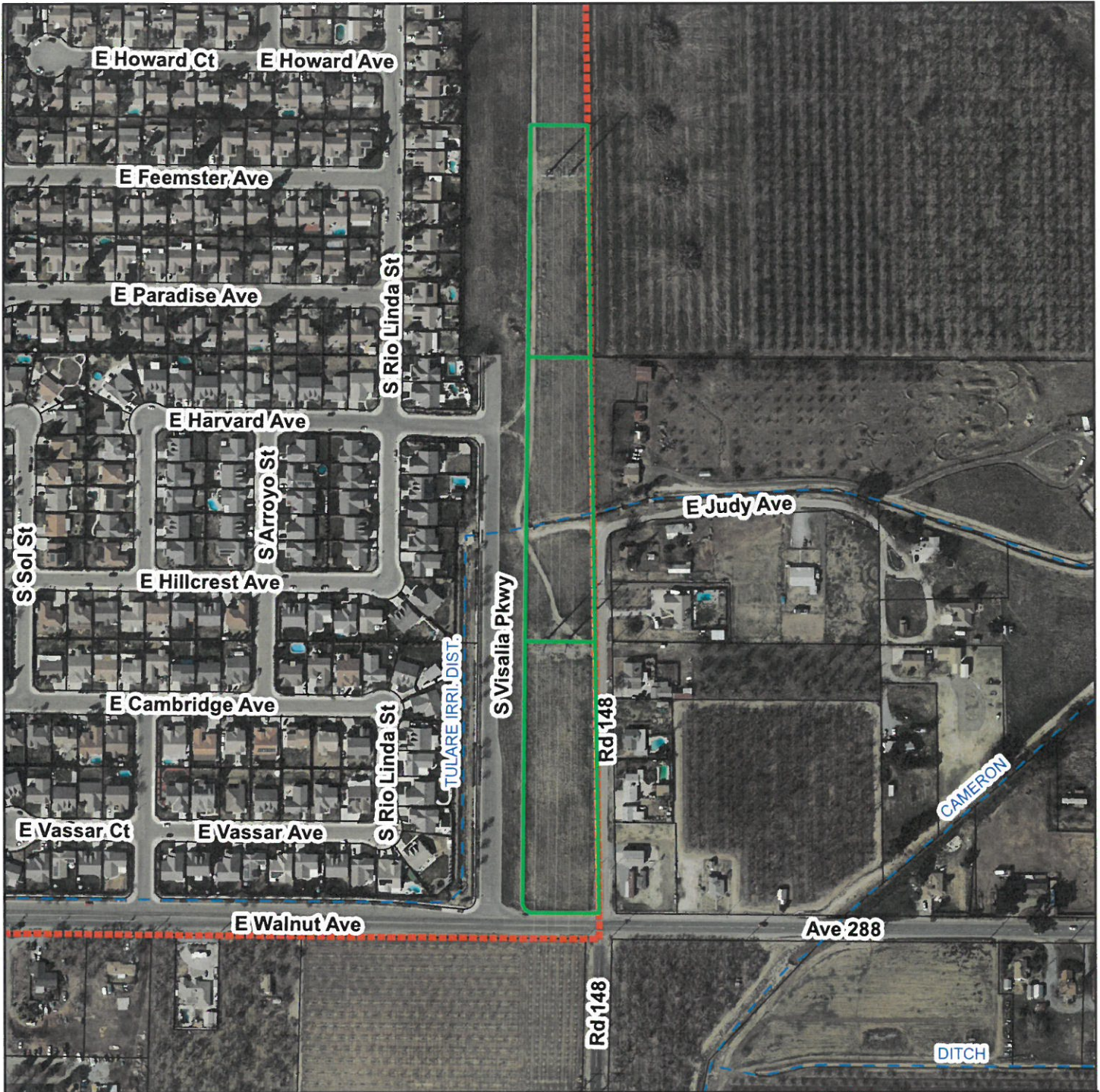
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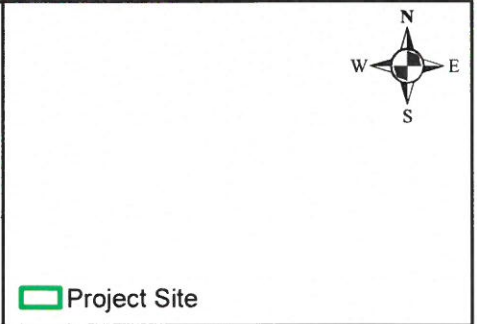
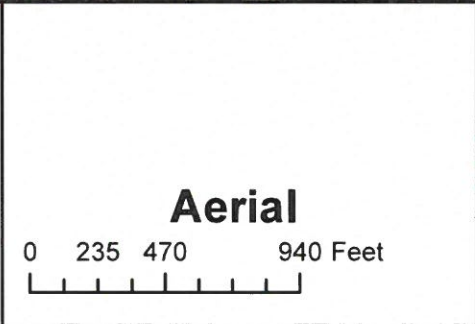
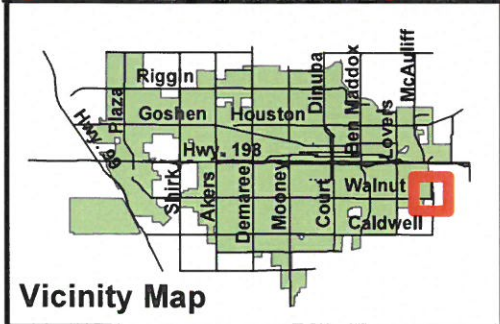
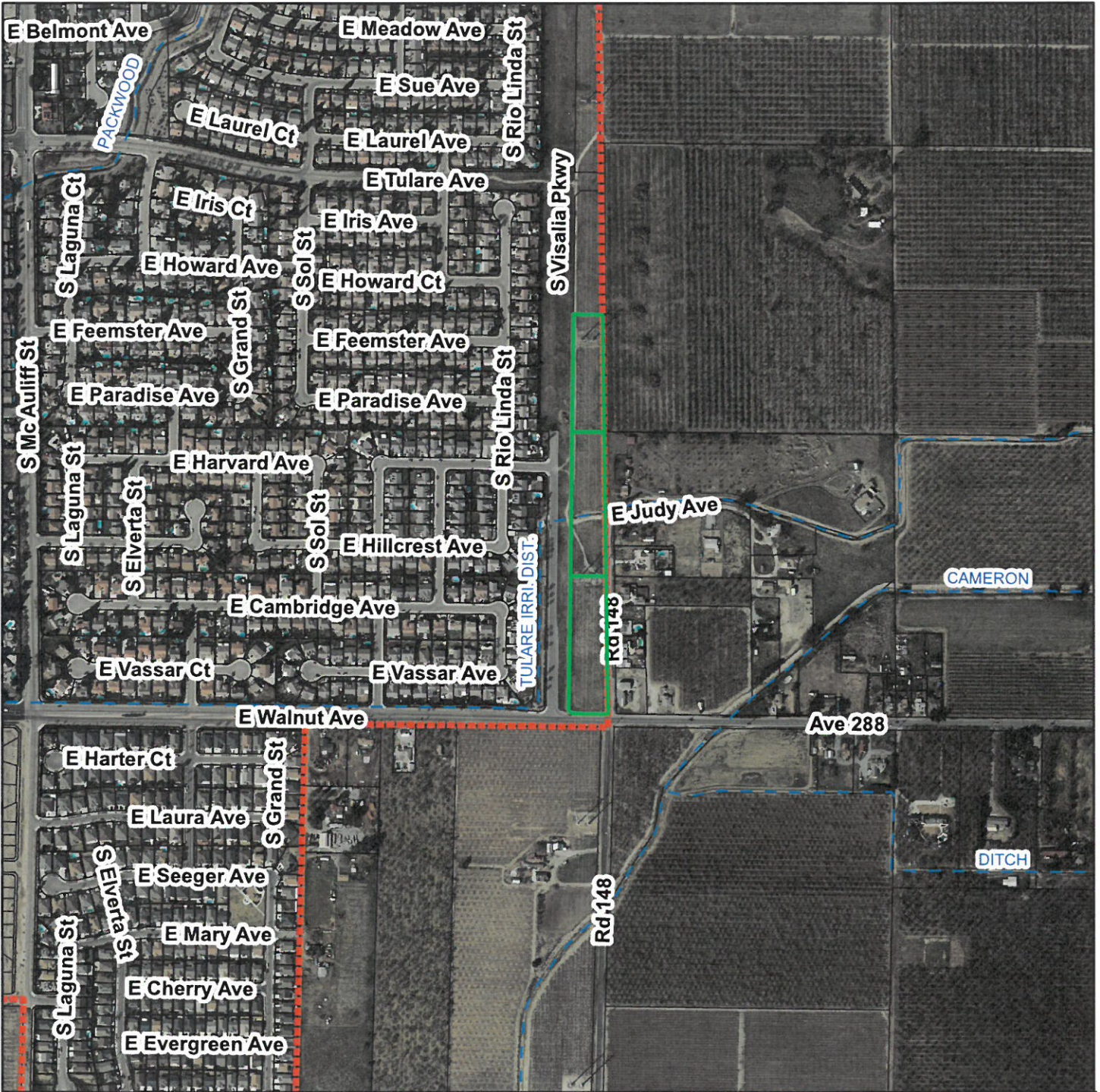
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