

# AGENDA SPECIAL MEETING PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** pursuant to Government Code Section 54956 that the Planning Commission will conduct a special meeting at 7:00 p.m. on Tuesday, April 27, 2021 at the Visalia Convention Center located at 303 E. Acequia Avenue, Visalia, California. The purpose of said special meeting is to review the items listed below.

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**TUESDAY, APRIL 27, 2021**

**VISALIA CONVENTION CENTER**

**LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA**

**MEETING TIME: 7:00 PM**

**Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.**

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. 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.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. 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

6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2021-08: A request by Walnut-Mooney Center, LLC to establish a dental office in the C-R (Regional Commercial) zone. The site is located at 2040 South Mooney Boulevard, on the southeast corner of S. Mooney Boulevard and W. Walnut Avenue, within the Park Place Promenade Shopping Center (APN: 122-040-048). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-10.

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2021-01: A request by Tom Hayslett to construct a new church facility for St. Paul's Anglican Church in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) zone. The proposed 18,645 square foot church will include a sanctuary, nave, parish hall, administration offices, classrooms, kitchen, and an interior courtyard. The project site is located at the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-01 be adopted.

8. PUBLIC HEARING – Paul Bernal, City Planner

- a. Annexation No. 2021-01: A request by Morgan Enterprises, Inc. to annex one parcel totaling 24.75-acres into the City limits of Visalia, and to detach said parcel from Tulare County Service Area No. 1. This parcel is designated Residential Low Density in the Visalia General Plan Map and will be pre-zoned R-1-5 (Single-family Residential) which is consistent with the Residential Low Density land use designation. The project site is located at 2780 North Akers Street on the east side of North Akers Street between West Ferguson and West Modoc Avenues (APN: 077-070-048). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-02 be adopted.
- b. Sycamore Heights Tentative Subdivision Map No. 5577: A request by Morgan Enterprises, Inc. to subdivide a 24.75-acre parcel into 91-lots for residential use with additional lots for landscaping and lighting district lots consistent with the R-1-5 (Single-family Residential) zone. The project site is located at 2780 North Akers Street on the east side of North Akers Street between West Ferguson and West Modoc Avenues (APN: 077-070-048). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-02 be adopted.

9. REGULAR ITEM – Brandon Smith, Senior Planner

Presentation of the 2020 Housing Element Annual Progress Report and Program Reporting

10. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- Next Planning Commission Meeting is Monday, May 10, 2021.
- Planning Commission Recruitment Update.
- Appeal of Conditional Use Permit No. 2021-06.
- Greystone 3 Annexation Approval by LAFCO.

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 FRIDAY, MAY 7, 2021 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 93291. 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, MAY 10, 2021**





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** April 27, 2021

**PROJECT PLANNER:** Cristobal Carrillo, Associate Planner  
Phone No.: (559) 713-4443  
E-mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT: Conditional Use Permit No. 2021-01:** A request by Tom Hayslett to construct a new church facility for St. Paul's Anglican Church in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) zone. The proposed 18,645 square foot church will include a sanctuary, nave, parish hall, administration offices, classrooms, kitchen, and an interior courtyard. The project site is located at the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005).

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2021-01 for Conditional Use Permit No. 2021-01 based on the project's consistency with the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-01 based on the findings and conditions in Resolution No. 2021-01.

## PROJECT DESCRIPTION

The request is to construct a new 18,645 square foot church facility on a 3.44-acre parcel as shown in Exhibit "A". The proposed Saint Paul's Anglican Church will be placed at the southwest corner of the project site, with a 148-stall parking field largely situated along the northern portion of the site. Residential areas to the north and east are proposed to be screened through placement of a seven-foot-tall wood fence. Per Exhibits "A" and "B" the proposed church will include a 5,936 square foot sanctuary with permanent seating to accommodate 323 parishioners. An attached 4,009 square foot parish hall and kitchen is also provided for fellowship and ancillary church activities. Additional facilities include a 2,483 square foot administration area for church staff, a 2,008 square foot chapel/classroom area, and 1,515 square feet of area for nursery/youth group to be used during worship services. All building facilities will surround a 2,797 square foot open and landscaped courtyard (see Exhibit "A").

Per the Building Elevations provided in Exhibit "C", the building will contain plaster and brick exteriors, complimented with wrought iron gates and a 43-foot-tall bell tower. The bell tower will contain a manually operated 600-pound bell, to be rung briefly prior to Sunday worship services and funerals. Landscaping will be provided throughout the project site, with trees to be planted along both the North Marcin and West Hurley street frontages, and within the parking field (see Exhibit "D"). Additional plantings will occur around the perimeter of the building, consisting of various smaller trees, plants, and shrubs.



As depicted in the Street Improvement Plan in Exhibit “E”, the applicant will conduct the installation of frontage street improvements along both North Marcin Street (a Local street) and West Hurley Avenue (a designated Collector street). This includes the installation of curb, gutter, and sidewalk, three access driveways, utilities, street lighting, and the widening of Hurley Avenue to its planned ultimate 84-foot width. The applicant will dedicate 12-feet of right-of-way along Hurley Avenue to provide for the street widening.

Per the Operational Statement in Exhibit “G”, the administrative area of the church facility will operate Monday through Friday, 8:00 a.m. to 4:00 p.m. Worship, education, and fellowship services will occur on Sundays from 8:00 a.m. to 1:00 p.m., with attendance of approximately 175 parishioners. Youth centered activities for groups of approximately 35 people will be held on Sunday nights, from 5:00 p.m. to 8:00 p.m. Additional education, fellowship, and community outreach activities are conducted on Wednesdays from 5:00 p.m. to 8:00 p.m., with attendance of approximately 125 parishioners. The facility will support other church related special events including weddings, funerals, luncheons, and community meetings. Instances of such events will be sporadic and may occur on either weekdays or weekends. Per the applicant’s Operational Statement, attendance of these types of events will not exceed the number expected for regular worship services. The applicant has also submitted a letter from Lisa Whitworth, Principal of Hurley Elementary School (See Exhibit “H”). The letter states that the applicant has consulted with the school to determine if conflicts would arise between the school use and church use. Per the letter, schedules will not conflict due to church peak hours of operation occurring in the evenings or weekends when school is not in session.

<b>BACKGROUND INFORMATION</b>
-------------------------------

General Plan Land Use Designation:	Residential Low Density
Zoning:	R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)
Surrounding Zoning and Land Use:	North: R-1-5 / Vacant residential land South: R-1-5 / Hurley Avenue, Oakwest Subdivision East: R-1-20 (Single Family Residential, 20,000 sq. ft. minimum site area) / Single family residences West: Q-P (Quasi-Public) / Marcin Street, Hurley Elementary School
Environmental Document	Initial Study / Negative Declaration No. 2021-01
Site Plan:	Site Plan Review No. 2020-093

**RELATED PROJECTS**

**Annexation No. 2018-01:** A request by Garry and Diane Riezebos, and The Rector, Wardens & Vestrymen of St. Paul’s Parish in Visalia, CA Inc., for the annexation of four parcels totaling 7.43-acres into the Visalia City Limits. The project area was part of a County island located on the northeast corner of N. Marcin Street and W. Hurley Avenue (APNs: 085-540-001, 002, 005, 006). The Visalia Planning Commission reviewed the proposal on January 14, 2019 and recommended approval of the annexation to the Visalia City Council. The City Council reviewed the annexation on February 19, 2019 and approved the annexation initiation request. The annexation was filed with Tulare County Local Agency Formation Commission (LAFCo) staff and was approved by LAFCo on May 1, 2019. The annexation resolution was recorded June 11, 2019 with the Tulare County Recorder.

## PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance. The following potential issue areas have been analyzed for the proposed project.

### **Land Use Compatibility**

Churches and other religious institutions are identified as a conditionally permitted use in several of Visalia's zoning classifications, including the R-1-5 zone. Through the conditional use permit process, any potential land use conflicts can be addressed through project conditions to ensure compatibility with the surrounding area. Land uses within the vicinity of the proposed church site include single-family residences, vacant residentially zoned land, and Hurley Elementary School. The applicant has submitted a letter from the Hurley Elementary School principal stating that hours of operation for both uses will not conflict (see Exhibit "H"). Residential areas to the south are separated by Hurley Avenue and an existing block wall that screens the project site from view. As noted on site plan Exhibit "A", the applicant proposes placing seven-foot-tall wood fencing around the parking lot and eastern property boundary. To improve site compatibility with adjacent residential land uses, staff has included Condition No. 4 for the Planning Commission's consideration requiring a seven-foot block wall to be constructed along the shared property boundaries to the east and north, to limit any potential lighting and noise conflicts from vehicles accessing the parking lot. This is discussed in greater detail in the "Fencing" and "Lighting" sections below. With the inclusion of project conditions, the proposed church use will operate in a manner that is compatible with the surrounding uses.

### **Parking**

The Zoning Ordinance requires churches to provide one parking space for every four permanent seats in the primary meeting room or one space for every 30 square feet of building area, whichever is greater. In calculating parking requirements for church facilities, staff has traditionally calculated the parking requirement based on sanctuary seating given that this is typically the highest parking generator and provides a more accurate parking assessment for the use. The sanctuary provides 323 permanent seats, which would require 81 parking spaces. The church exceeds the parking requirements of the Zoning Ordinance as 148 parking stalls are provided onsite. Condition of Approval No. 6 is included requiring the church to not exceed 323 seats within the main sanctuary area.

In addition, staff requests Condition No. 7 be considered prohibiting the use of the parish hall for additional sanctuary seating during worship services. The condition will serve to limit seating to alleviate demand on the parking field. Per the Operational Statement in Exhibit "G", the applicant contends the parish hall will primarily be used for other church related activities and events, with its use limited to fellowship activities on days when worship services are conducted.

### **Fencing**

Per the proposed layout in Exhibit "A", the church parking lot will largely be contained within the northern portion of the project site. This area is immediately adjacent to existing single-family residences to the east, and vacant land zoned for residential use to the north. When R-1-5 zoned sites abut each other, the Visalia Municipal Code (VMC) does not require the placement of screening between sites. This requirement presumes the placement of similar residential uses next to each other, negating the need for screening. However, the proposed church use will be more intensive in nature than a typical residential subdivision. Church services and other events of similar capacity will be held onsite on a regular basis, with accompanying vehicle traffic, noise production, and headlight glare. To reduce these potential impacts, staff



recommends the Planning Commission adopt Condition No. 4, requiring the construction of a seven-foot-tall masonry wall to be placed along the northern and eastern property boundaries of the project site. The block wall will mitigate vehicle lighting and noise conflicts when vehicles use the parking lot adjacent to existing and future residential uses.

### **Lighting**

A conceptual photometric plan is provided in Exhibit "F", detailing building and parking lot lighting to be installed for the church. Parking lot lighting poles will be 12 feet tall and located no closer than 27 feet to any property line. Per the comments of the City of Visalia Site Plan Review Committee, lighting shall not exceed 0.5 lumens at the property line. The photometric plan provided demonstrates that the lumen limit will not be exceeded for a majority of the site. However, the photometric plan does appear to depict measurements along the western and eastern property boundaries that exceed the lumen standard. Condition No. 5 is included for adoption which requires compliance with the 0.5 lumen standard, and that compliance be demonstrated during Building Permit review. In addition, prior to occupancy of the church site, staff shall verify via an onsite inspection that the on-site lighting for the development complies with the 0.5 lumen standard as demonstrated on the Photometric Plan.

### **Street Improvements**

The City of Visalia Engineering Division has identified street widening and right-of-way improvements with development of the church. Required improvements will facilitate the expansion Hurley Avenue, a Collector street, to its ultimate configuration as planned for in the Visalia General Plan Circulation Element. Improvements are described below:

- Hurley Avenue – 12-foot dedication and widening along the north side of the street within the project street frontage resulting in 42-feet of right-of-way measured from the street centerline. The buildout across the project street frontage will result in the overall 84-foot-wide configuration for Hurley Avenue.
- Hurley Avenue and Marcin Street – Right-of-way improvements include installation of curb, gutter, sidewalks, park strip landscaping, ramps, streetlights, and other improvements as required by the City of Visalia.

The required improvements have already been included in the project by the applicant and are depicted in the Site Plan in Exhibit "A" and the Street Improvement Plan in Exhibit "E". The street dedication and right-of-way improvements are included as Condition No. 8 and 9.

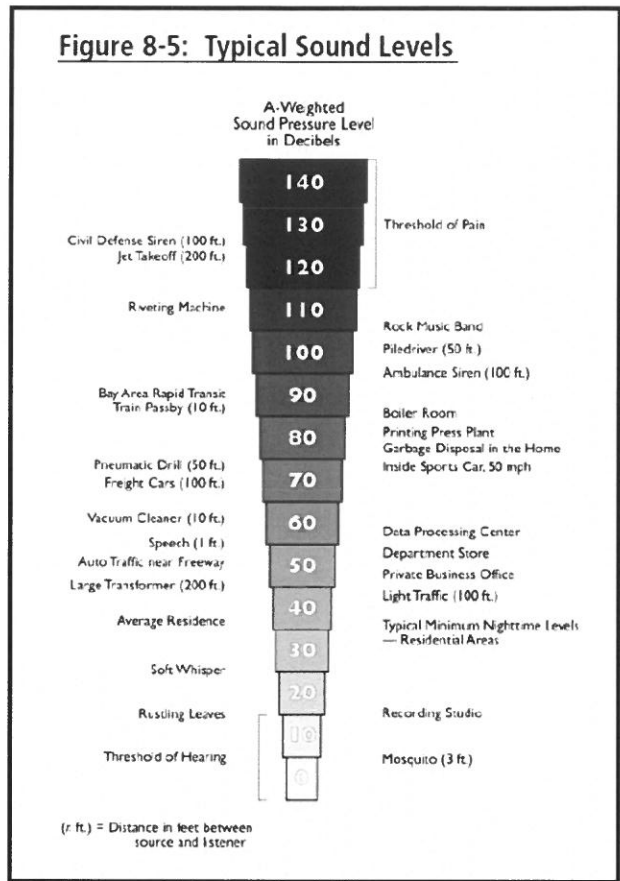
### **Noise**

The church facility will include placement of a 600-pound bell, approximately 24 inches in diameter, to be installed atop the 43-foot tall bell tower at the southwest corner of the project site. The bell will be manually operated and used to call parishioners to services. Per the Operational Statement (Exhibit "G"), the bell will be rung on Sundays at 10:15 a.m. for no more than 10 seconds to call members to mass and will be rung no more than 10 seconds for funeral services (9 to 12 funeral services estimated per year, per the Operational Statement). The applicant states that they will work with individuals to address complaints should they be received. Per the Operational Statement, this could include reductions to the amount of time a bell is operated.

Decibel levels for the noise produced by the bell were not provided as the applicant has yet to select a specific bell for use at the project site. Standards for exterior noise are listed in Section 8.36.040 of the Visalia Municipal Code, regulating the decibel volume and length of time fixed noise sources can occur. For "*speech or music, or for recurring impulsive noises*", occurring for

less than one cumulative minute within a one-hour period, the Visalia Municipal Code requires that noise not exceed 65 decibels between the evening/daytime hours of 6:00 a.m. to 7:00 p.m., and 60 decibels between the nighttime hours of 7:00 p.m. to 6:00 a.m. For reference, per Figure 8-5 of the General Plan Noise and Safety Element, sounds produced within the 60 to 65 decibel range are equivalent to a vacuum cleaner operating from 10 feet away. Given the short duration and minimal reoccurrence of bell usage, noise impacts to surrounding areas are not expected. However, staff recommends the Planning Commission adopt Condition No. 10 that requires the church, and their ancillary uses comply with the exterior noise standards of the Visalia Municipal Code, and that the frequency for which the bell is used comply with the Operational Statement in Exhibit “F”.

Alternatively, the Planning Commission may consider a condition that prohibits the placement of the bell until the applicant can provide staff with the decibel information for the bell. The inclusion of the bell in the tower would then be considered at a future public hearing before the Planning Commission.



**Access and Circulation**

The site will be served by two roadways, Hurley Avenue and Marcin Street. The applicant proposes one driveway along Hurley Avenue, at the southeastern corner of the project site, and two driveways along Marcin Street at the northwest corner of the project site. As shown in Exhibit “A”, the driveways are placed to meet City standards for placement in relation to street intersections and are located to provide direct access to facility parking areas. Onsite circulation is designed with adequate openings within the parking field to provide numerous points of access to driveways for vehicles traversing the site.

**Building Elevations**

The maximum height for buildings in the R-1-5 zone is 35 feet. Per the elevations in Exhibit “C”, the main church building meets the height requirement, except for the 43-foot-tall bell tower. However, the Visalia Municipal Code Section 17.32.020.B permits an exception to towers, spires, cupolas, chimneys, etc. Section 17.32.020.B states:

*Exceptions. Towers, spires, cupolas, chimneys, penthouses, water tanks, flagpoles, monuments, scenery lofts, new wireless telecommunication facilities, radio and television aerials, transmission towers, fire towers and similar structures and necessary mechanical appurtenances covering not more than ten percent of the ground area covered by the structure may be erected to a height not more than twenty-five (25) feet above the height limit prescribed by the regulations for the zone in which the site is located. Utility poles and towers shall not be subject to the height limits prescribed by the regulations for the zone in which the site is located. Utility poles and towers shall not be subject to the height limits prescribed in the zone regulations. Nothing in this title pertaining to fence and wall*



*heights shall be construed so as to apply to a fence or wall required by any law, regulation or safety standard of the state of California or agency thereof.*

The bell tower height complies with the provisions of Section 17.32.020.B.

### **Environmental Review**

An Initial Study and Negative Declaration were prepared for the proposed conditional use permit. Initial Study and Negative Declaration No. 2021-01 disclosed that environmental impacts are determined to be not significant. Staff concludes that Initial Study and Negative Declaration No. 2021-01 adequately analyzes and addresses the proposed project and reduces environmental impacts to a less than significant level.

## **RECOMMENDED FINDINGS**

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed project 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 is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The Visalia Zoning Matrix identifies churches as a conditional use in the R-1-5 zone and requires the submittal and approval of a Conditional Use Permit application. Through the Conditional Use Permit process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. The proposed church will not have a negative impact on surrounding uses given the inclusion of ample onsite parking facilities, and recommended conditions for the regulation of onsite lighting, noise, and inclusion of block walls along boundaries shared with residentially zoned areas.
  - 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 Visalia Zoning Matrix identifies churches as a conditional use in the R-1-5 zone and requires the submittal and approval of a Conditional Use Permit application. Through the Conditional Use Permit process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. The proposed church will not have a negative impact on surrounding uses given the inclusion of ample onsite parking facilities, and recommended conditions for the regulation of onsite lighting, noise, and inclusion of block walls along boundaries shared with residentially zoned areas.
3. An Initial Study and Negative Declaration were prepared for the proposed conditional use permit tentative subdivision map. Initial Study and Negative Declaration No. 2021-01 disclosed that environmental impacts are determined to be not significant. Staff therefore recommends that Negative Declaration No. 2021-01 be adopted for this project.

## RECOMMENDED CONDITIONS OF APPROVAL

1. That the site shall be developed in substantial compliance with the Site Plan in Exhibit "A", Floor Plan in Exhibit "B", Building Elevations in Exhibit "C", Landscape Plan in Exhibit "D", and Street Improvement Plan in Exhibit "E".
2. That the site be operated in substantial compliance with the Operational Statement in Exhibit "F".
3. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2020-093.
4. That a seven-foot-tall masonry wall be placed along the northern and eastern property boundaries adjacent to residentially areas.
5. That onsite lighting for the church facility shall not produce glare onto neighboring properties and shall not produce lighting in excess of 0.5 lumens at the property line. A revised photometric plan shall be submitted with the Building Permit submittal, verifying compliance with the 0.5 lumen standard. Prior to occupancy of the development, staff shall verify via an onsite inspection that the on-site lighting complies with the 0.5 lumen standard at property line.
6. That the church sanctuary shall not exceed 323 seats in the main sanctuary area.
7. That that the parish hall shall not be used for sanctuary services or similar high occupancy uses simultaneously with the sanctuary, which would result in exceeding the parking demand established for the sanctuary.
8. That the applicant shall provide a 12-foot right-of-way dedication to the City of Visalia for the improvement of Hurley Avenue along the projects street frontage. The dedication shall be secured through a separate instrument.
9. That the applicant shall conduct street and right-of-way improvements to Hurley Avenue and Marcin Street, to include widening the streets along the project site frontages where required, as depicted in Exhibit "A" and Exhibit "E". Improvements shall include installation of park strip landscaping, curb, gutter, sidewalk, ramps, streetlights, driveways, street trees and other improvements as required by the City of Visalia's development and engineering standards.
10. That any noise produced by the church facility does not exceed exterior noise standards listed within Chapter 8.36 (Noise) of the Visalia Municipal Code, and that the frequency for which the bell is used comply with the Operational Statement in Exhibit "G".
11. That any project signage shall be obtained under a separate Building Permit.
12. That all other federal, state and city codes, ordinances and laws shall 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, Visalia CA. 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. 2021-01
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Building Elevations
- Exhibit "D" – Landscape Plan
- Exhibit "E" – Street Improvement Plan
- Exhibit "F" – Lighting Plan
- Exhibit "G" – Operational Statement
- Exhibit "H" – Letter from Lisa Whitworth, Hurley Elementary School
- Site Plan Review No. 2020-093
- Initial Study / Negative Declaration No. 2021-01
- General Land Use Plan 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)



RESOLUTION NO. 2021-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-01: A REQUEST BY TOM HAYSLETT TO CONSTRUCT A NEW CHURCH FACILITY FOR ST. PAUL'S ANGLICAN CHURCH IN THE R-1-5 (SINGLE FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM LOT SIZE) ZONE. THE PROPOSED 18,645 SQUARE FOOT CHURCH WILL INCLUDE A SANCTUARY, NAVE, PARISH HALL, ADMINISTRATION OFFICES, CLASSROOMS, KITCHEN, AND AN INTERIOR COURTYARD. THE PROJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF WEST HURLEY AVENUE AND NORTH MARCIN STREET (APN: 085-540-005).

**WHEREAS**, Conditional Use Permit No. 2021-01 is a request by Tom Hayslett to construct a new church facility for St. Paul's Anglican Church in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) zone. The proposed 18,645 square foot church will include a sanctuary, nave, parish hall, administration offices, classrooms, kitchen, and an interior courtyard. The project site is located at the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 27, 2021; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit 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**, an Initial Study was prepared, and adopted which disclosed that no significant environmental impacts would result from this project.

**NOW, THEREFORE, BE IT RESOLVED** that Negative Declaration No. 2021-01 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed project 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 is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The Visalia Zoning Matrix identifies churches as a conditional use in the R-1-5 zone and requires the submittal and approval of a Conditional Use Permit application. Through the Conditional Use Permit process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and

existing surrounding uses. The proposed church will not have a negative impact on surrounding uses given the inclusion of ample onsite parking facilities, and recommended conditions for the regulation of onsite lighting, noise, and inclusion of block walls along boundaries shared with residentially zoned areas.

- 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 Visalia Zoning Matrix identifies churches as a conditional use in the R-1-5 zone and requires the submittal and approval of a Conditional Use Permit application. Through the Conditional Use Permit process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. The proposed church will not have a negative impact on surrounding uses given the inclusion of ample onsite parking facilities, and recommended conditions for the regulation of onsite lighting, noise, and inclusion of block walls along boundaries shared with residentially zoned areas.
3. An Initial Study and Negative Declaration were prepared for the proposed conditional use permit tentative subdivision map. Initial Study and Negative Declaration No. 2021-01 disclosed that environmental impacts are determined to be not significant. Staff therefore recommends that Negative Declaration No. 2021-01 be adopted for this project.

**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 site shall be developed in substantial compliance with the Site Plan in Exhibit "A", Floor Plan in Exhibit "B", Building Elevations in Exhibit "C", Landscape Plan in Exhibit "D", and Street Improvement Plan in Exhibit "E".
2. That the site be operated in substantial compliance with the Operational Statement in Exhibit "F".
3. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2020-093.
4. That a seven-foot-tall masonry wall be placed along the northern and eastern property boundaries adjacent to residentially areas.
5. That onsite lighting for the church facility shall not produce glare onto neighboring properties and shall not produce lighting in excess of 0.5 lumens at the property line. A revised photometric plan shall be submitted with the Building Permit submittal, verifying compliance with the 0.5 lumen standard. Prior to occupancy of the development, staff shall verify via an onsite inspection that the on-site lighting complies with the 0.5 lumen standard at property line.
6. That the church sanctuary shall not exceed 323 seats in the main sanctuary area.
7. That that the parish hall shall not be used for sanctuary services or similar high occupancy uses simultaneously with the sanctuary, which would result in exceeding the parking demand established for the sanctuary.
8. That the applicant shall provide a 12-foot right-of-way dedication to the City of Visalia for the improvement of Hurley Avenue along projects street frontage. The dedication shall be secured through a separate instrument.

9. That the applicant shall conduct street and right-of-way improvements to Hurley Avenue and Marcin Street, to include widening the streets along the project site frontages where required, as depicted in Exhibit "A" and Exhibit "E". Improvements shall include installation of park strip landscaping, curb, gutter, sidewalk, ramps, streetlights, driveways, street trees and other improvements as required by the City of Visalia's development and engineering standards.
10. That any noise produced by the church facility does not exceed exterior noise standards listed within Chapter 8.36 (Noise) of the Visalia Municipal Code, and that the frequency for which the bell is used comply with the Operational Statement in Exhibit "G".
11. That any project signage shall be obtained under a separate Building Permit.
12. That all other federal, state and city codes, ordinances and laws shall be met.





**Thomas K. Haystett, Architect**  
305 North Church Street, Virginia Beach, VA 23462  
Phone: (757) 302-9908  
Cell: (757) 302-8958  
Email: thoystet@comcast.net  
Architect's Signature

**New Parish Campus**  
Corner of Hurley Ave. & Marcin Ct., Visalia, CA

DATE: OCT. 1, 2020  
SHEET NO: 1817  
PROJECT: New Parish Campus

**SITE PLAN**

SHEET NO: **A-1**

**PROPOSED PARKING:**

8' x 26' PARALLEL STALLS:	120
10' x 18' VAN ACCESSIBLE STALLS:	7
12' x 18' VAN ACCESSIBLE STALLS:	8
TRASH BIN ENCLOSURE:	1
OFF-STREET LOADING STALL:	1
OFF-STREET LOADING STALL:	1
<b>TOTAL PARKING:</b>	<b>148</b>

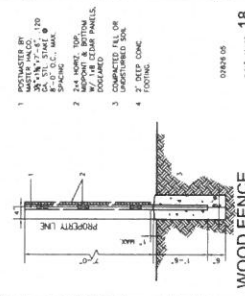
**PARKING REQUIRED:**

BASED ON CHURCH SEATING:  
323 SEATS / A = 81 STALLS

BASED ON SQUARE FOOTAGE:  
NAVE: 58' x 48' = 2,784 S.F.  
CHANCEL: 24' x 47' = 1,128 S.F.  
TOTAL PUBLIC AREA: 3,912 S.F.  
3,885 S.F. / 10 = 130 PARKING STALLS

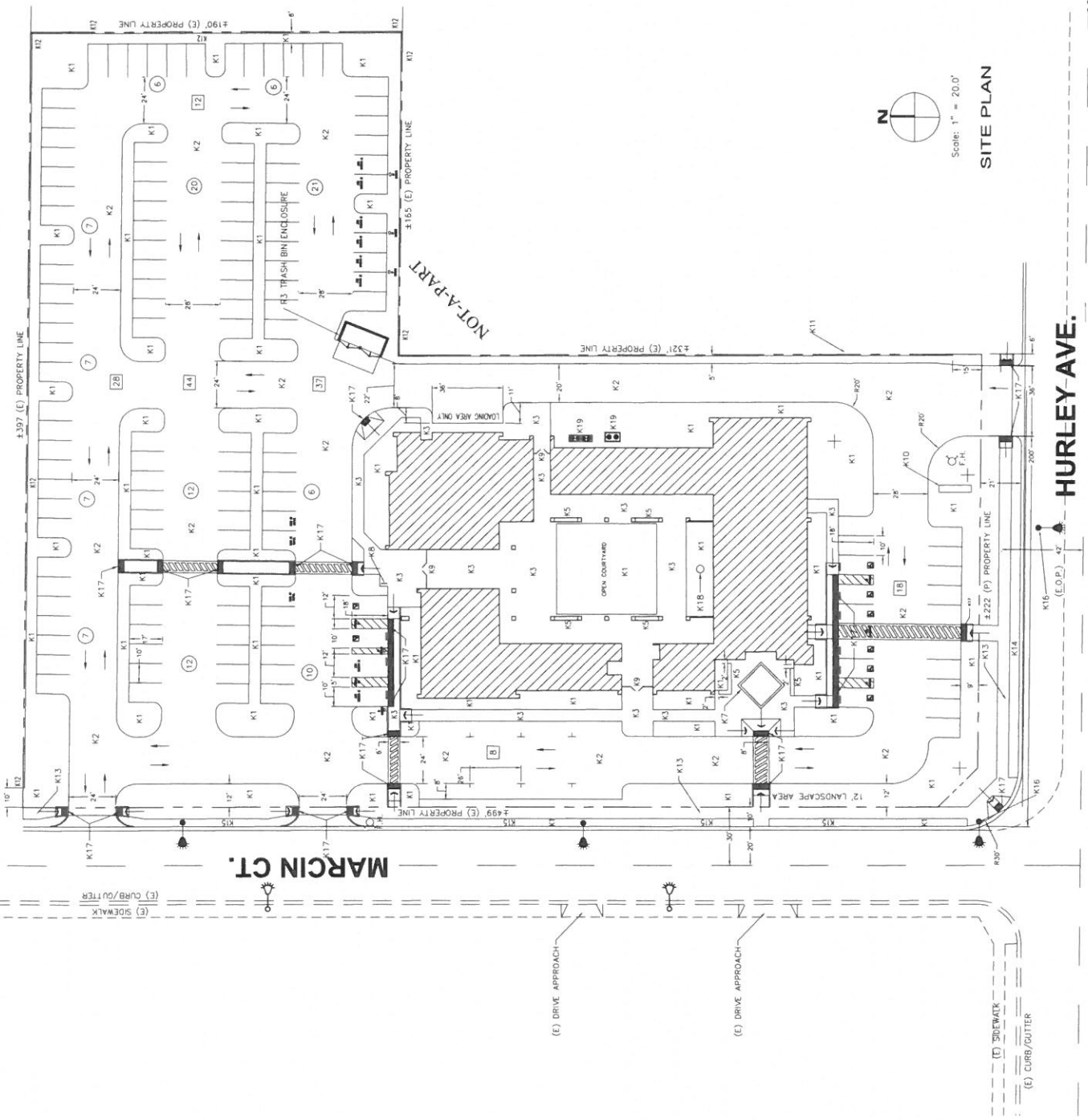
**NOTE: ALTAR NOT OPEN TO THE PUBLIC**

PARKING LOT DESIGN USES 10' x 18' PARKING STALLS AND 12' x 18' PARKING STALLS FOR 80' PARKING REQUIRES A MIN. 23' WIDE TABLE AND 4.20' (F) DRIVE LANE BETWEEN AISLES



### SITE PLAN KEYNOTES

- K1 LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS
- K2 FINING, SEE CIVIL DRAWINGS
- K3 CONC. WALK, SEE CIVIL DRAWINGS
- K4 TRASH BIN ENCLOSURE, SEE CIVIL DRAWINGS
- K5 BENCH, SEE DETAIL 27/A-18
- K6 ACCESSIBLE RAMP, SEE CIVIL DRAWINGS
- K7 15"x15" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K8 12"x12" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K9 8"x8" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K10 8"x8" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K11 8"x8" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K12 8"x8" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K13 8"x8" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K14 8"x8" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K15 8"x8" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K16 8"x8" SQUARE TILE SET FLUSH WITH CONCRETE WALK
- K17 2" DP + WIDTH OF WALK, TRANSCUTED DOMES
- K18 2" DP + WIDTH OF WALK, TRANSCUTED DOMES
- K19 2" DP + WIDTH OF WALK, TRANSCUTED DOMES



Scale: 1" = 20.0'

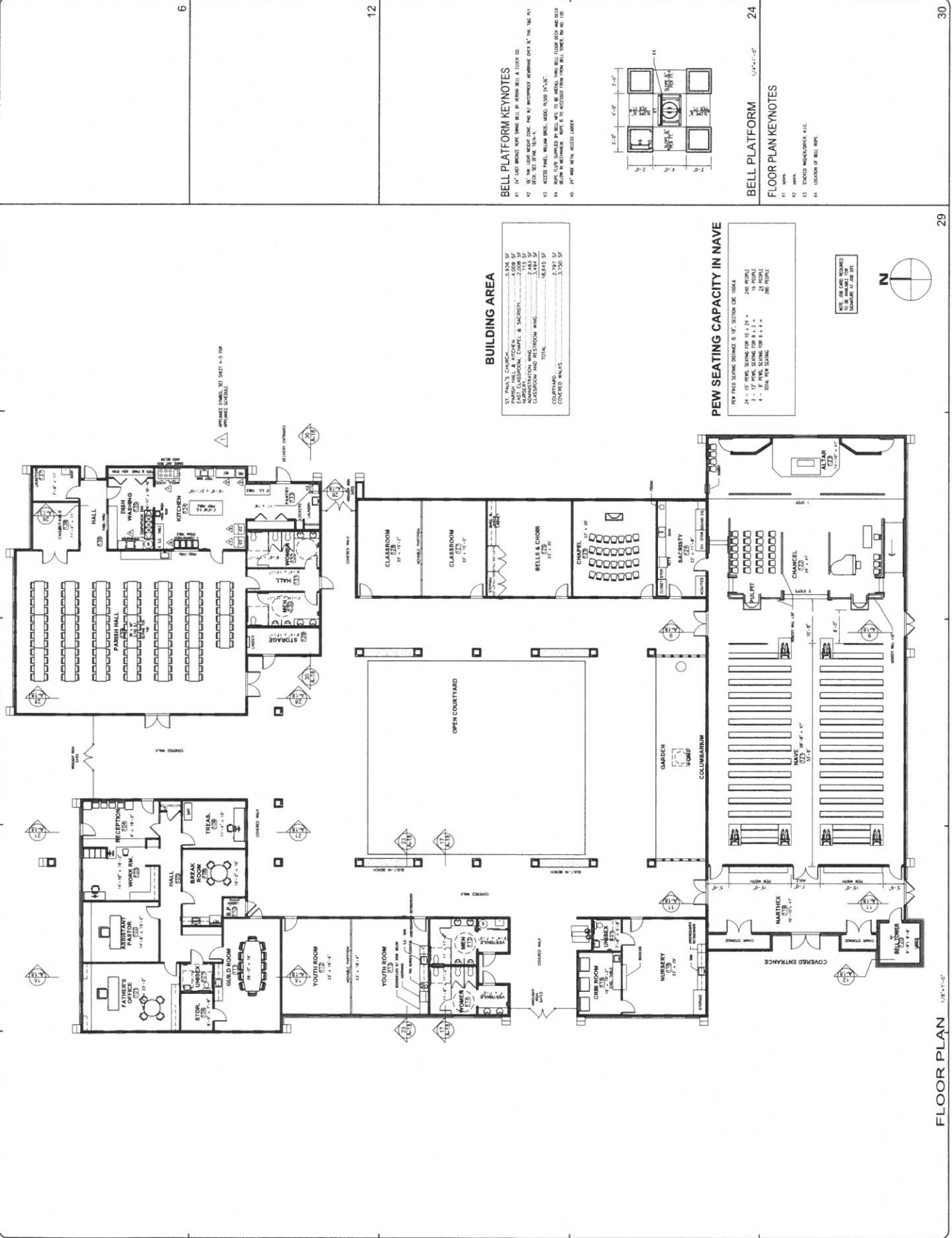
**SITE PLAN**



Thomas K. Hayslett, Architect  
 303 North Church Street, Virginia, CA 93291  
 Phone: (529) 732-8808  
 Email: thk@tkhayslett.com

**New Parish Campus**  
 St. Paul's Anglican Parish  
 Corner of Hurley Ave. & Marlin Ct., Visalia, CA

PROJECT: New Parish Campus  
 SHEET NO: A-2  
 DATE: OCT. 1, 2020  
 SHEET TITLE: FLOOR PLAN



**BUILDING AREA**

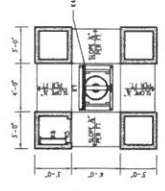
ST. PAUL'S CHURCH	5,838 SF
PARISH OFFICES	1,000 SF
RECEPTION & SACRISTY	500 SF
ADMINISTRATION WING	2,115 SF
CLASSROOM AND RESTROOM WING	3,484 SF
<b>TOTAL</b>	<b>13,937 SF</b>
COVERED WALKS	5,730 SF

**PEW SEATING CAPACITY IN NAVE**

PER PILED SEATING BENCHES @ 18" SECTION DEE 1004S  
 24 - 15' PILED SEATING FOR 10 + 24 = 240 PEOPLE  
 18 - 12' PILED SEATING FOR 8 + 2 = 144 PEOPLE  
 4 - 12' PILED SEATING FOR 8 + 2 = 64 PEOPLE  
**TOTAL PEW SEATING = 448 PEOPLE**

**BELL PLATFORM KEYNOTES**

01 24" CAST BRONZE BELL, 18" DIA. BELL IN NORTH BELL & LOCKER  
 02 24" CAST BRONZE BELL, 18" DIA. BELL IN SOUTH BELL & LOCKER  
 03 18" DIA. LOCKER DOOR, 18" DIA. INTERIOR DOORWAY ADJACENT TO BELL  
 04 18" DIA. LOCKER DOOR, 18" DIA. INTERIOR DOORWAY ADJACENT TO BELL  
 05 24" DIA. BELL WALK ACCESS LADDER



**BELL PLATFORM KEYNOTES**

01 BELL  
 02 BELL  
 03 LOCKER DOOR  
 04 LOCKER DOOR  
 05 LOCKER DOOR

Exhibit "C"





NO.	DATE	DESCRIPTION

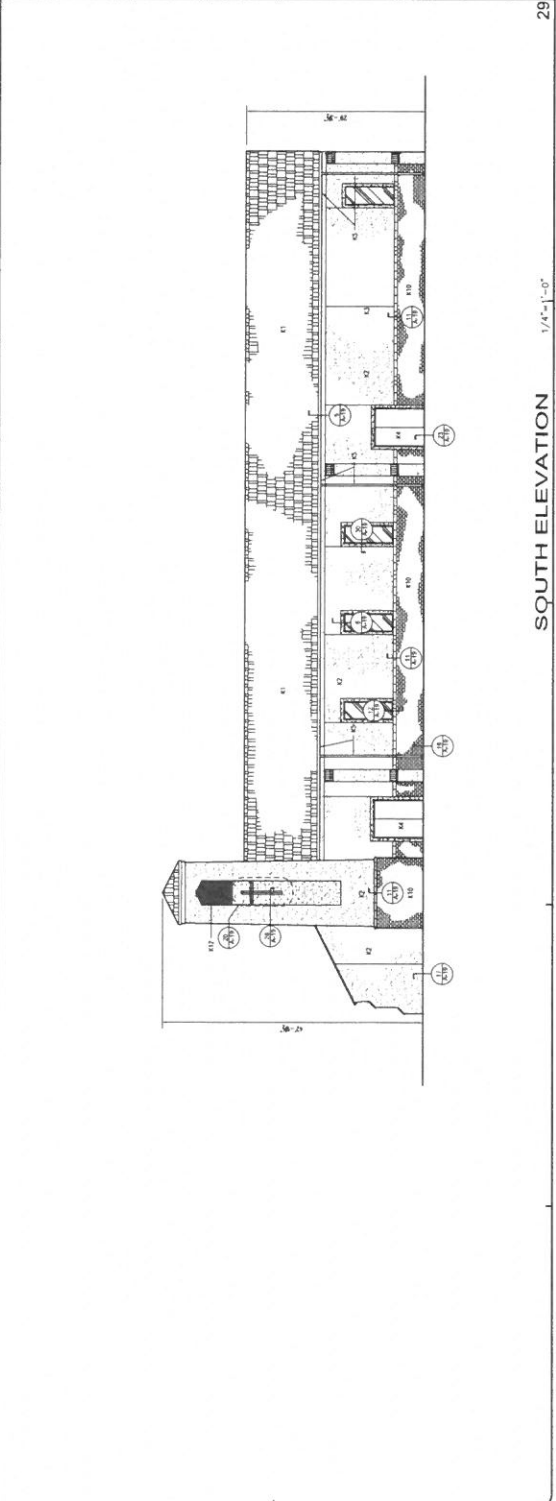
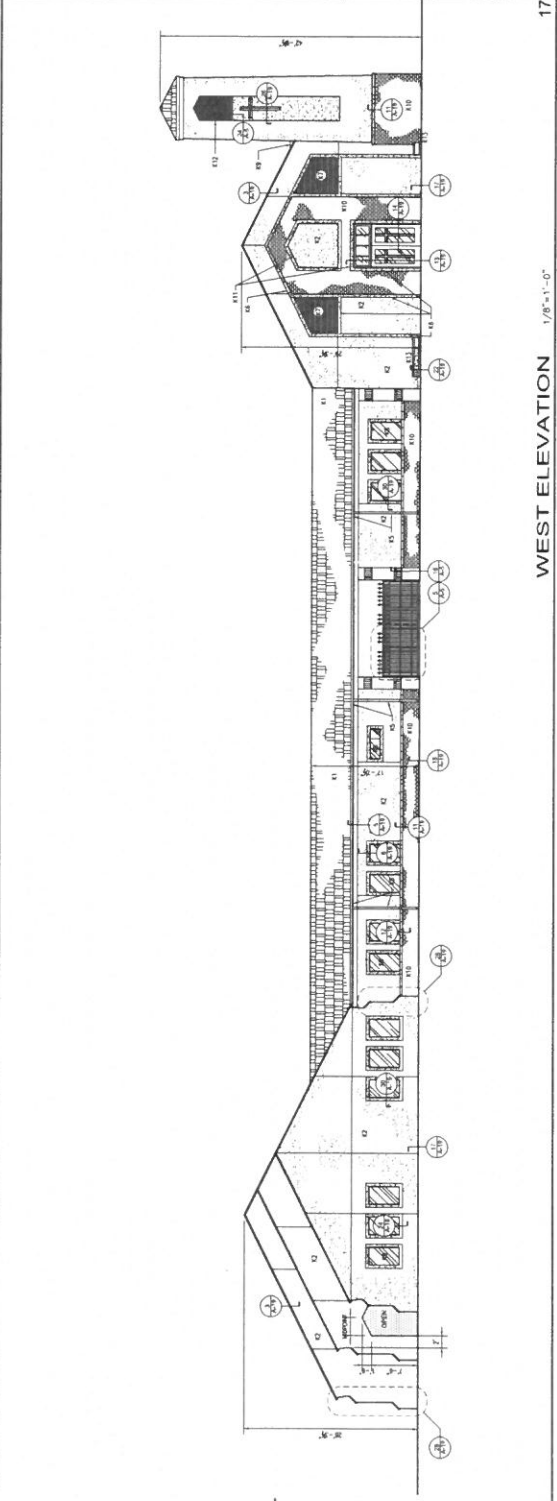
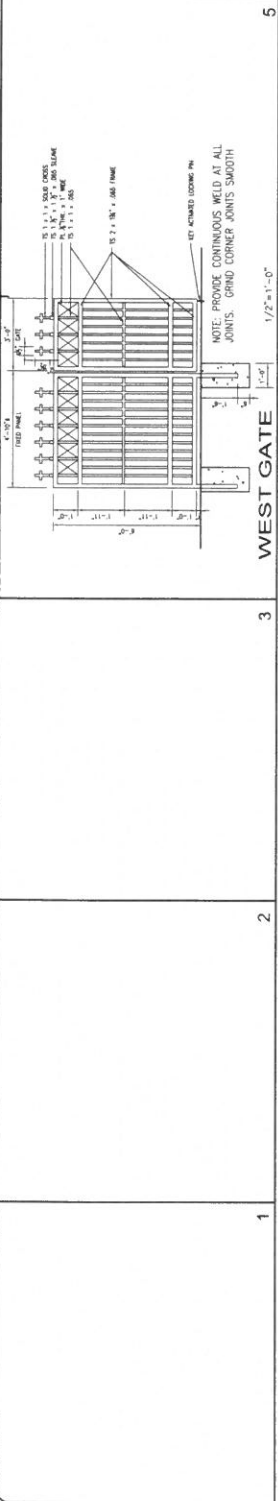
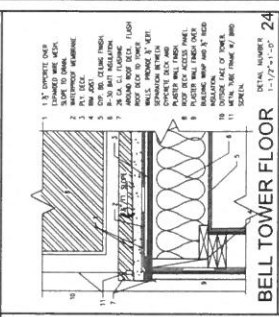
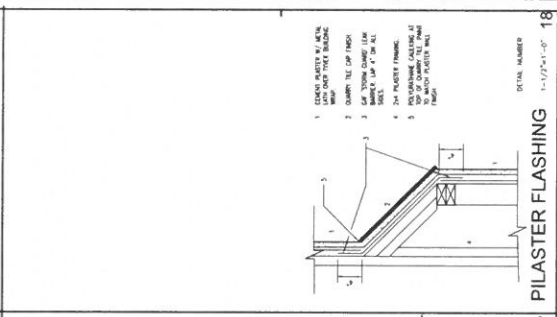
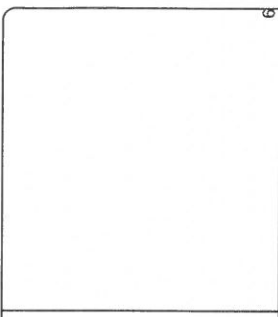
CONSULTANT:



Thomas K. Hayslett, Architect  
 303 North Church Street, Virginia Beach, VA 23451  
 Phone: (529) 732-9908  
 Cell: (529) 303-8953  
 Email: thk@hayslett.net

**New Parish Campus**  
 St. Paul's Anglican Parish, Visalia, CA  
 Corner of Hurley Ave. & Marcin Ct., Visalia, CA

PROJECT: NEW PARISH CAMPUS  
 SHEET NO: 18-17  
 DATE: OCT. 1, 2020



DATE	DESCRIPTION

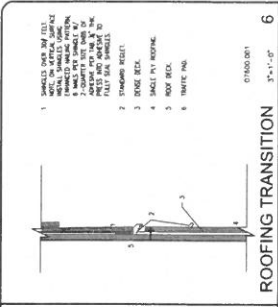
CONSULTANT:



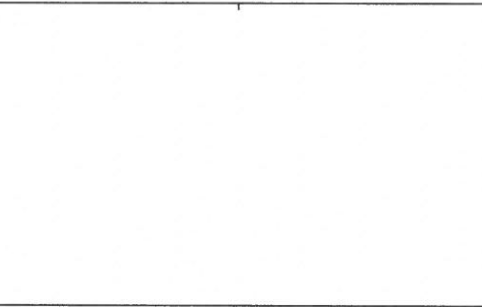
**Thomas K. Hayslett, Architect**  
 303 North Church Street, Visalia, CA 93291  
 Phone: (559) 732-9908  
 Cell: (559) 303-8953  
 Email: thk@tkh.com

**New Parish Campus**  
 St. Paul's Anglican Parish, CA  
 Corner of Hurley Ave. & Marlin Ct., Visalia, CA

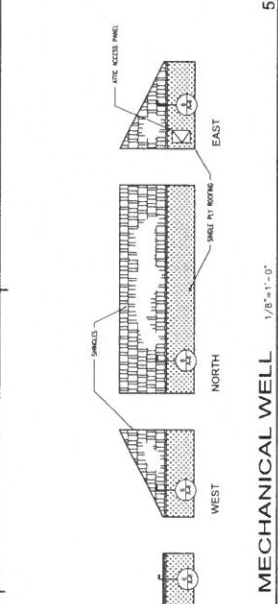
PROJECT: New Parish Campus  
 SHEET NO: A-6  
 SHEET TITLE: REAR & SIDE EXTERIOR ELEVATIONS  
 DATE: OCT. 1, 2020  
 ARCH NO: 18172



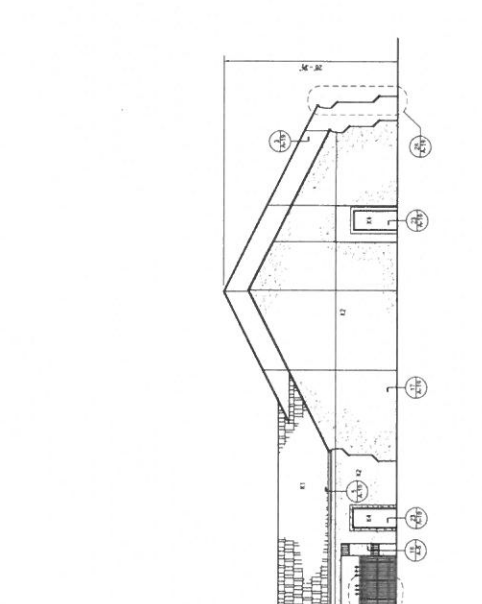
ROOFING TRANSITION 6



MECHANICAL WELL 5



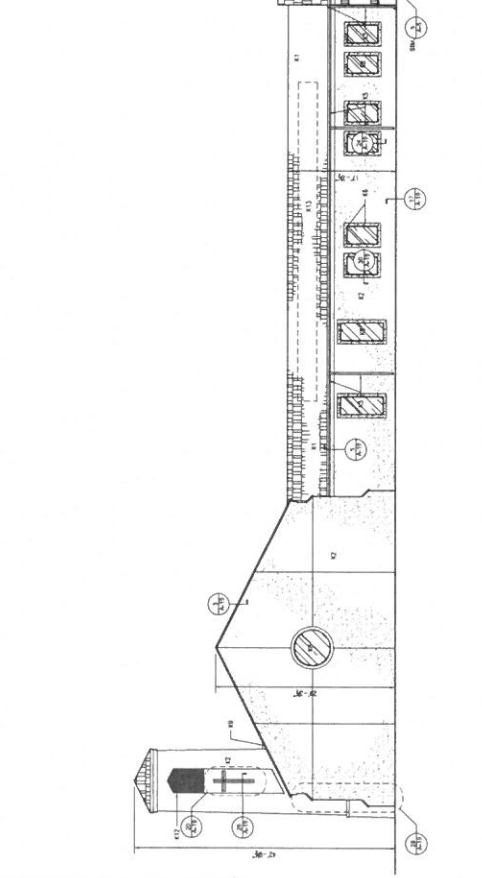
MECHANICAL WELL 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"



NORTH ELEVATION 1/8" = 1'-0"



REAR & SIDE EXTERIOR ELEVATIONS 30






1. WINDOW AND DOOR SCHEDULE
2. WINDOW AND DOOR SCHEDULE
3. WINDOW AND DOOR SCHEDULE
4. WINDOW AND DOOR SCHEDULE
5. WINDOW AND DOOR SCHEDULE
6. WINDOW AND DOOR SCHEDULE

11. WINDOW AND DOOR SCHEDULE
12. WINDOW AND DOOR SCHEDULE
13. WINDOW AND DOOR SCHEDULE
14. WINDOW AND DOOR SCHEDULE
15. WINDOW AND DOOR SCHEDULE
16. WINDOW AND DOOR SCHEDULE
17. WINDOW AND DOOR SCHEDULE
18. WINDOW AND DOOR SCHEDULE
19. WINDOW AND DOOR SCHEDULE
20. WINDOW AND DOOR SCHEDULE
21. WINDOW AND DOOR SCHEDULE
22. WINDOW AND DOOR SCHEDULE
23. WINDOW AND DOOR SCHEDULE
24. WINDOW AND DOOR SCHEDULE
25. WINDOW AND DOOR SCHEDULE
26. WINDOW AND DOOR SCHEDULE
27. WINDOW AND DOOR SCHEDULE
28. WINDOW AND DOOR SCHEDULE
29. WINDOW AND DOOR SCHEDULE
30. WINDOW AND DOOR SCHEDULE

- EXTERIOR ELEVATION KEYNOTES**
11. WINDOW AND DOOR SCHEDULE
  12. WINDOW AND DOOR SCHEDULE
  13. WINDOW AND DOOR SCHEDULE
  14. WINDOW AND DOOR SCHEDULE
  15. WINDOW AND DOOR SCHEDULE
  16. WINDOW AND DOOR SCHEDULE
  17. WINDOW AND DOOR SCHEDULE
  18. WINDOW AND DOOR SCHEDULE
  19. WINDOW AND DOOR SCHEDULE
  20. WINDOW AND DOOR SCHEDULE
  21. WINDOW AND DOOR SCHEDULE
  22. WINDOW AND DOOR SCHEDULE
  23. WINDOW AND DOOR SCHEDULE
  24. WINDOW AND DOOR SCHEDULE
  25. WINDOW AND DOOR SCHEDULE
  26. WINDOW AND DOOR SCHEDULE
  27. WINDOW AND DOOR SCHEDULE
  28. WINDOW AND DOOR SCHEDULE
  29. WINDOW AND DOOR SCHEDULE
  30. WINDOW AND DOOR SCHEDULE

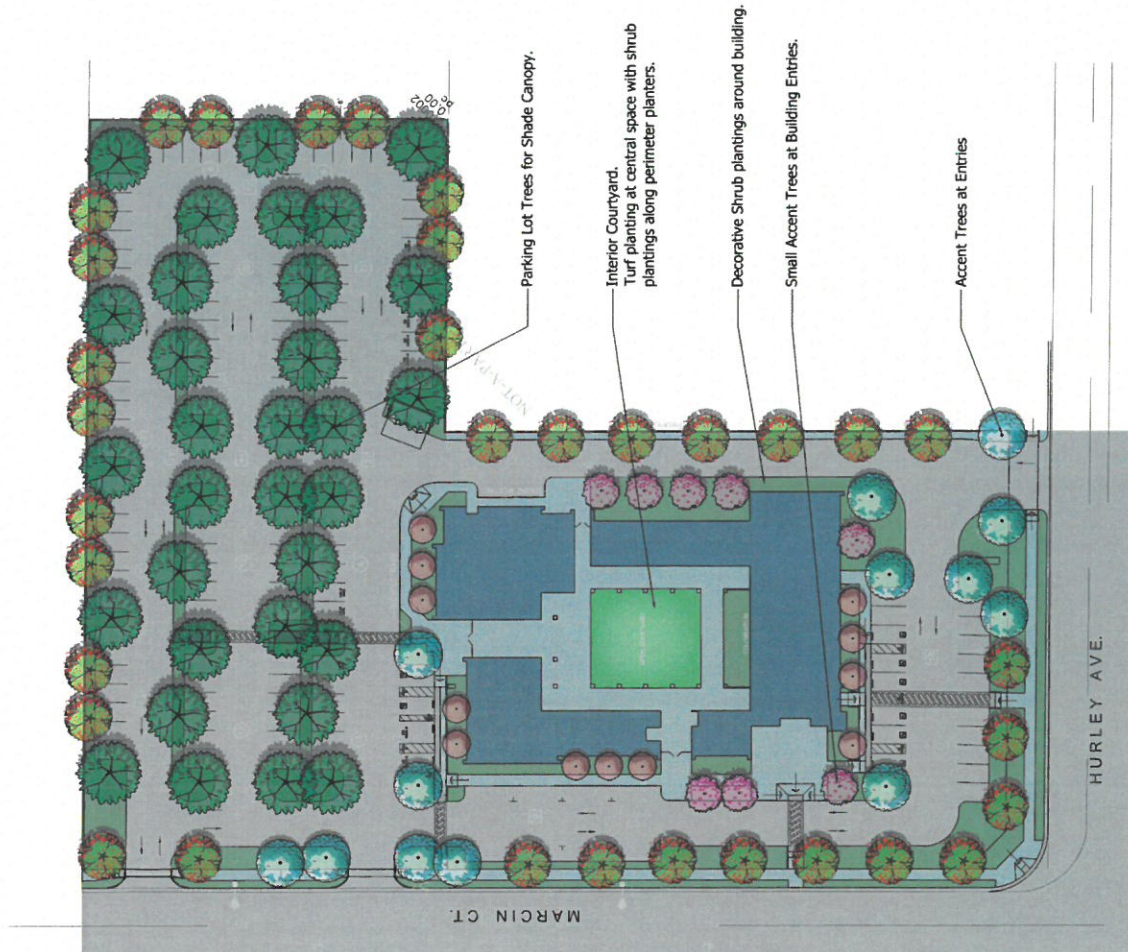
# Exhibit "D"

## CONCEPT PLANT SCHEDULE

	PARKING LOT TREES	32
	SMALL ACCENT TREES	34
	SMALL ACCENT TREES	12
	OLIVE SWAN HILL	13
	LARGE BARK TOGA	8

## Sample Plant Palette

- Parking Lot Trees**  
 Pisacia chinensis 'Keith Davey'  
 Quercus engelmannii
- Small Accent Trees**  
 x Chitalpa tashkentensis  
 Lagastroemia spp.
- Medium Accent Trees**  
 Laurus 'Saratoga'  
 Olea 'Swan Hill'
- Entry Accent Trees**  
 Olea 'Swan Hill'
- Perimeter Trees**  
 Platanus acerifolia 'Columba'  
 Quercus agrifolia  
 Quercus lobata
- Shrubs and Groundcovers**  
 Agave spp.  
 Aloe spp.  
 Arctostaphylos spp.  
 Baccharis 'Pigeon Point'  
 Calamagrostis 'Karl Foerster'  
 Callistemon 'Little John'  
 Carex spp.  
 Carpenteria californica  
 Caenothus spp.  
 Ceanothus 'Coral Beauty'  
 Dianella 'Casa Pacifica'  
 Hebe 'Santitas'  
 Hebe 'Santitas'  
 Kniphofia spp.  
 Kniphofia 'Red Hot Poker'  
 Laurus nobilis  
 Lavandula 'Goodwin Creek'  
 Leucophyllum frutescens  
 Leymus 'Canyon Prince'  
 Mahonia repens  
 Muhlenbergia spp.  
 Olea 'Lil Ole'  
 Pennisetum spathulatum  
 Rhamnus spp.  
 Rhus integrifolia  
 Rosemarinus spp.  
 Salvia greggii  
 Salvia 'Bee's Bliss'  
 Teucrium chamaedrys 'Nana'  
 Teucrium cossonii  
 Westringia spp.  
 Zauschneria spp.
- Chinese Pistache**  
 Mesa Oak
- Chitalpa**  
 Crepe Myrtle
- Saratoga Laurel**  
 Swanhill Fruitless Olive
- Swanhill Fruitless Olive**  
 London Plane Tree  
 Coast Live Oak  
 Valley Oak
- Agave**  
 Aloe  
 Manzanita  
 Coyote Bush  
 Feather Reed Grass  
 Dwarf Bottlebrush  
 Sedg  
 Bush Aeonium  
 Wild Lilac  
 Prostrate Ceanothus  
 Blue Fox Lily  
 Toyon  
 Toyon  
 Red Hot Poker  
 Sweet Bay  
 Lavender  
 Texas Ranger  
 Wild Rye  
 Creeping Mahonia  
 Muhly Grass  
 Dwarf Olive  
 Slender Velt Grass  
 Coffeeberry  
 Lemonade Berry  
 Rosemary  
 Autumn Sage  
 Bee's Bliss Sage  
 Prostrate Germander  
 Fruity Germander  
 Coast Rosemary  
 California Fuchsia



# PRELIMINARY LANDSCAPE PLAN ST. PAUL'S CHURCH VISALIA, CA





DATE	DESCRIPTION

**NOT FOR CONSTRUCTION**



Know what's below.  
 Call before you dig.

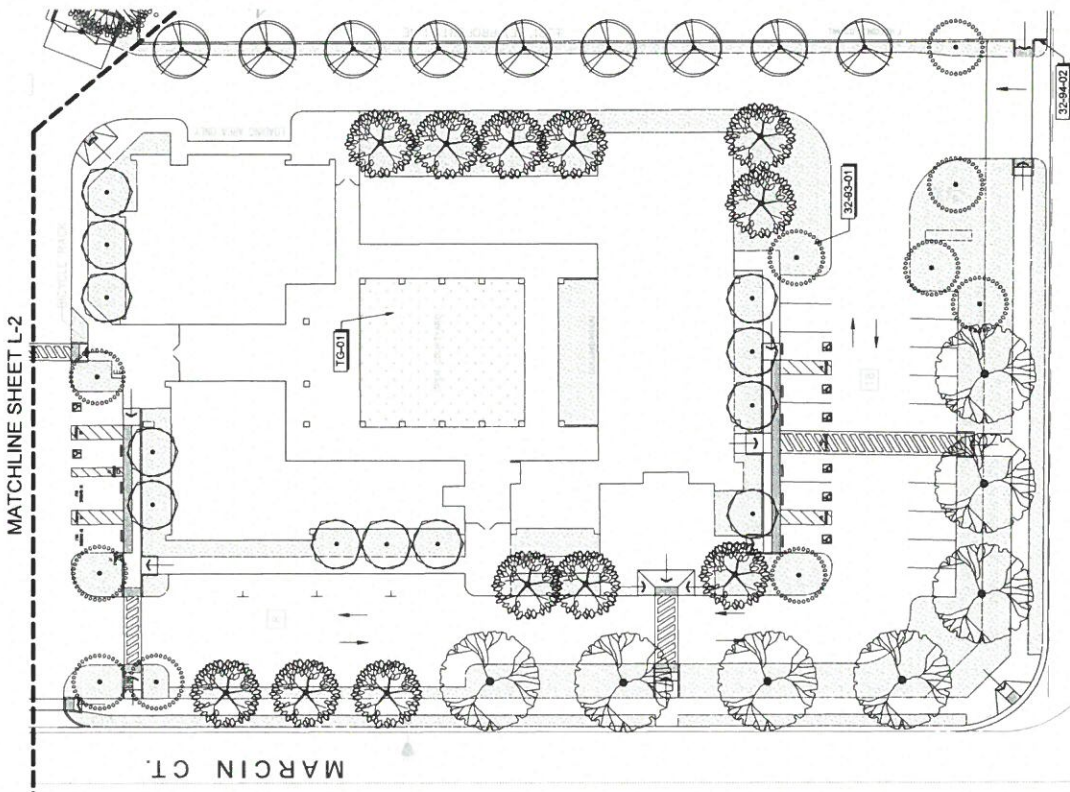


TREE	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	USE	WAGONS	STYLE	GAUZE	QTY
	Ligustrum v. Macbride	Cape Myrtle	15 gal	Deciduous	Accent Tree	Low	Standard	No	12
	Laurus nobilis	Sweet Bay	15 gal	Evergreen	Street Tree	Low	Standard	No	12
	Olea europaea	Super H&E TM Olive	24 Box	Evergreen	Specimen Tree	Low	Multi	No	11
	Ficus chinensis	Keith Derry	15 gal	Deciduous	Parking Lot Tree	Low	Standard	No	23
	Quercus engelmannii	Engelmann Oak	15 gal	Evergreen	Specimen Tree	Low	Standard	Yes	9
	Quercus lobata	Valley Oak	15 gal	Deciduous	Specimen Tree	Low	Standard	Yes	10
	F. Chinensis	Chinensis	15 gal	Deciduous	Accent Tree	Low	Standard	No	24

**REFERENCE NOTES SCHEDULE**

SYMBOL	PLANTING DESCRIPTION	QTY	DETAILS
13-25-01	5" Thick layer of Saturated Coconut Mulch, Contact West Coast Sand & Gravel, # 556, 802, 1190 use specifications for further information.	35,262 sf	DETAILS
13-24-01	Linear root barriers shall be installed within eight feet (8') of any trees and shrubs. Contact AD Soil Firms at 568,803,883 for further information.	300 F	DETAILS
13-24-02	18-2" metal post manufacturer's specifications and recommendations. See detail.	18 F	DETAILS
13-24-03	1" more curb, Natural gray with a light brown finish. See detail for further information.	2,988 sf	DETAILS

- Notes:
1. All trees shall be installed per manufacturer's specifications.
  2. All trees shall be of quality as specified in the schedule and specifications. Any trees not meeting such requirements shall be removed from the site and replaced with trees of the same or better quality.
  3. Trees shall not be planted within 8' of drive approaches.
  4. 6" O.D. of water lines.
  5. 10" O.D. of fire hydrants.









1112 W. Mineral Drive Ave.  
 Millbrae, CA 94031  
 916.336.3377 (f)  
 www.woodarchitect.com



Date	Description

PLANTING PLAN  
 St. Paul's Church  
 Visalia, CA

Date: 12.17.2020  
 Scale: 1" = 20'  
 Project: 20049\_WA



Sheet 10 of xx

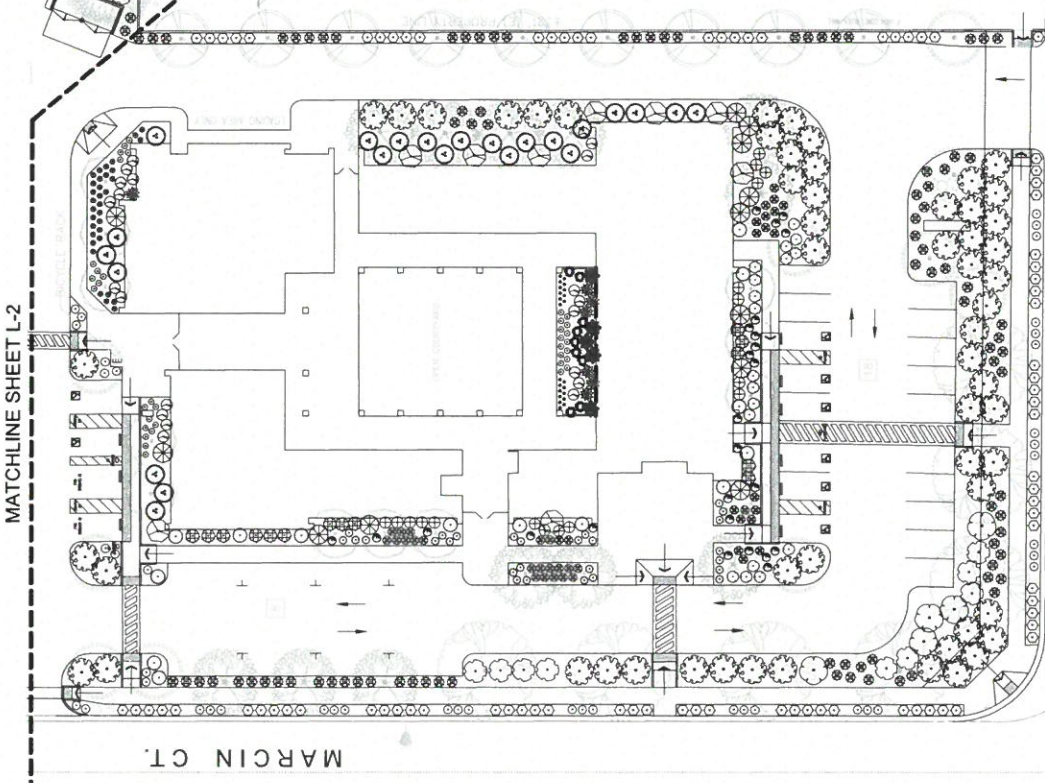
NOT FOR CONSTRUCTION



Know what's below.  
 Call before you dig.



1" = 20'



MATCHLINE SHEET L-2

MARCIN CT.

HURLEY AVE.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TREE	WINDSOL	CLIMATIVE	QTY
⊙	Arctostaphylos densiflora Howard McMillan	Howard McMillan Manzanita	5 gal	Evergreen	Very Low	Yes	25
⊙	Arctostaphylos manzanita Dr. Huff	Dr. Huff Manzanita	5 gal	Evergreen	Low	Yes	15
●	Carex alba	Bending Sedge	1 gal	Evergreen	Low	No	33
⊕	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	1 gal	Evergreen	Low	Yes	23
⊕	Cornus s. Ivory Ruby	Ivory Ruby Spicebush/ Fortune	1 gal	Evergreen	Low	No	73
⊕	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	15 gal	Deciduous	Low	No	9
⊕	Comastrea dumosa 'Lowland'	Lowland Blackberry	1 gal	Evergreen	Low	No	98
●	Croton mitchellii	Cape Province Pigeonwood	Flar	Evergreen	Very Low	No	22
⊙	Dianella caerulea 'Class Blue'	Class Blue Fern-Lily	1 gal	Evergreen	Very Low	No	72
⊙	Fuchsia japonica	Japanese Fuchsia	5 gal	Evergreen	Medium	No	5
⊙	Heuchera maxima	Island Alan Root	1 gal	Evergreen	Low	Yes	36
⊙	Lamprolaima densa 'Goodman Creek Gray'	Goodman Creek Gray Lavender	1 gal	Evergreen	Low	No	42
⊙	Malva neglecta	Creeper Malva	1 gal	Evergreen	Low	Yes	95
⊙	Malvastrum glabrum	Pine Mallow	1 gal	Deciduous	Very Low	No	196
⊙	Ornithoglossum fidele 'TM'	Little Olive	5 gal	Evergreen	Very Low	No	14
⊙	Philadelphus 'Janaki'	Philadelphus	1 gal	Evergreen	Low	No	9
⊙	Rhamnus californica 'Mound San Blanco'	California Coffeeberry	1 gal	Evergreen	Low	Yes	12
⊙	Rosa spicatum	Fishes Flowering Dogwood	1 gal	Evergreen	Low	Yes	21
⊙	Roussaea officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	1 gal	Evergreen	Low	No	14
⊙	Santolina neapolitana 'Lemon Green'	Highland Lavender Cotton	1 gal	Evergreen	Low	No	27
⊙	Taraxacum officinale	Creeper Groundsel	1 gal	Evergreen	Low	No	18
⊙	Weddingia fibrosa 'Gray Box'	Coast Rosemary	1 gal	Evergreen	Low	No	25
⊙	Woodsonia procera	Giant Chain Fern	1 gal	Evergreen	Low	Yes	7

1-Graphic symbols have precedence over written quantities. Contractor to verify total quantities.  
 2-Plant quality shall be as prescribed in the schedule and specifications. Any plant not meeting such requirements shall be removed from the site and replaced at no cost to the Owner or Landscape Architect.  
 3-All quantities and amounts shown on this plan are best estimates for the benefit of the Contractor. In field conditions many variations may occur. Contractor shall be responsible for verifying all quantities, square footages, and amounts prior to starting the project.





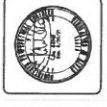






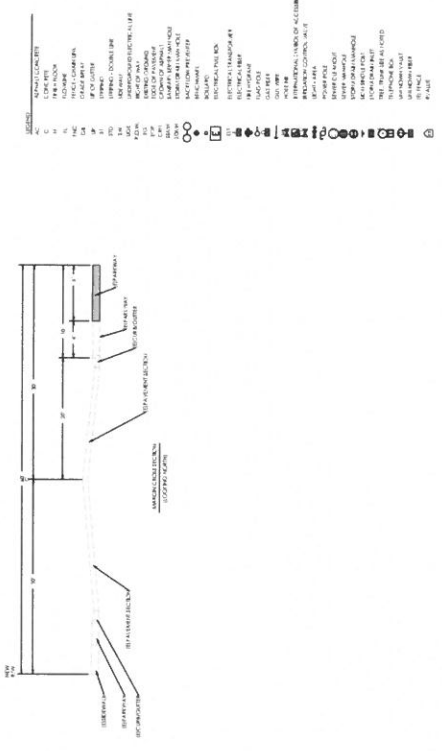
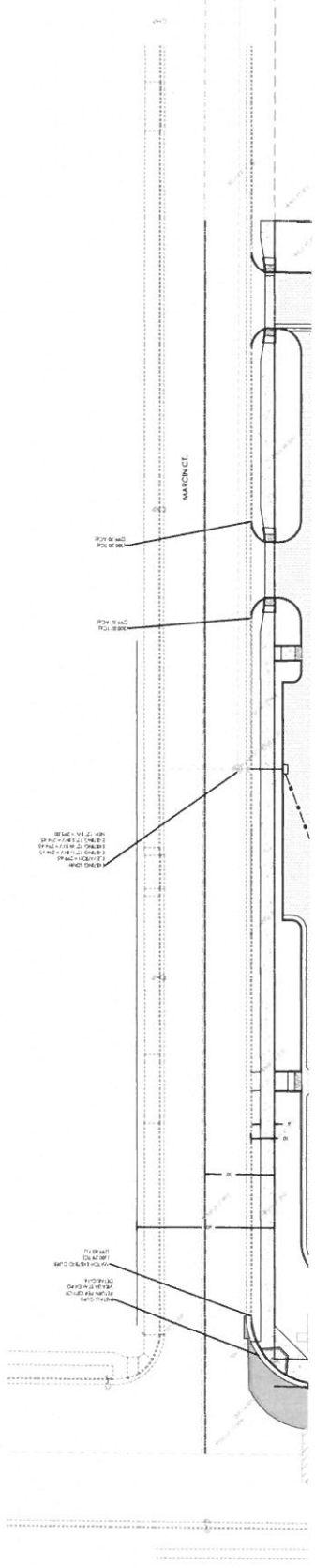
**New Parish Campus**  
**St. Paul's Anglican Parish**  
 Corner of Hurley Ave. & Marcin Ct., Visalia, CA

**Jesse A. Williams, Engineer**  
 724 N. Dean Woodcock Way, Visalia, CA 93291  
 Phone: (559) 713-8138  
 Engineer's Signature:



CONSULTANT:

NO.	REVISIONS



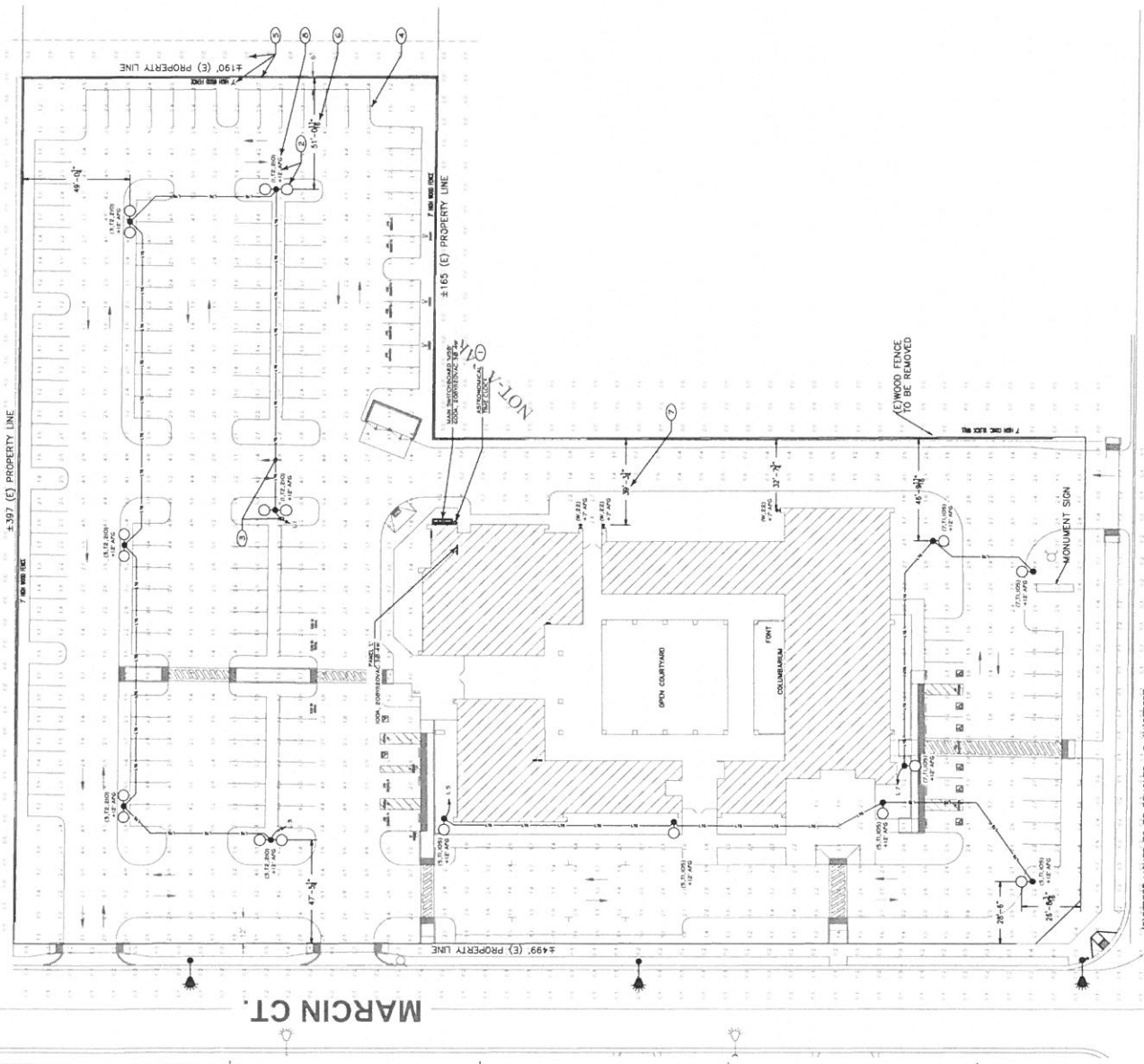
- 1. EXISTING SIDEWALK
- 2. EXISTING DRIVEWAY
- 3. EXISTING DRIVEWAY
- 4. EXISTING DRIVEWAY
- 5. EXISTING DRIVEWAY
- 6. EXISTING DRIVEWAY
- 7. EXISTING DRIVEWAY
- 8. EXISTING DRIVEWAY
- 9. EXISTING DRIVEWAY
- 10. EXISTING DRIVEWAY
- 11. EXISTING DRIVEWAY
- 12. EXISTING DRIVEWAY
- 13. EXISTING DRIVEWAY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



# Exhibit "F"

	<b>Thomas K. Hayslett, Architect</b> 303 North Church Street, Visalia, CA 93291 Phone: (559) 732-9908 Email: thk@tkhayslett.net Architect's Signature	<b>New Parish Campus</b> St. Pauls' Anglican Parish Corner of Hurley Ave. & Marcin Ct., Visalia, CA	DATE: OCT. 1, 2020 SHEET NO.: 1812 SHEET TITLE: SITE LIGHTING PLAN PROJECT: E2.1 New Parish Campus
--	---	---	--

- SITE LIGHTING PLAN NOTES:**
- PROVIDE ASTRONOMICAL TIME CLOCK TYPICAL AND WYDZEX SCHEDULE SHEET (E.2.1) TO BE INSTALLED AT EACH LIGHT POLE. PROVIDE WYDZEX SCHEDULE SHEET (E.2.1) TO BE INSTALLED AT EACH LIGHT POLE. PROVIDE WYDZEX SCHEDULE SHEET (E.2.1) TO BE INSTALLED AT EACH LIGHT POLE.
  - PROVIDE ON POLE LIGHT FIXTURE, THE FIXTURE SCHEDULE SHEET (E.2.1) CALLOUT TO BE INSTALLED AT EACH LIGHT POLE. PROVIDE WYDZEX SCHEDULE SHEET (E.2.1) TO BE INSTALLED AT EACH LIGHT POLE.
  - 1" = 8'40" - AND 6" = 48" BETWEEN POLE LIGHT FIXTURES, TYP. UNLESS OTHERWISE NOTED.
  - THE VALUES SHOWN REPRESENT THE ESTIMATED PHOTO-METRIC CALCULATIONS AT THE LIGHT POLES. THE VALUES SHOWN REPRESENT THE ESTIMATED PHOTO-METRIC CALCULATIONS AT THE LIGHT POLES. THE VALUES SHOWN REPRESENT THE ESTIMATED PHOTO-METRIC CALCULATIONS AT THE LIGHT POLES.
  - THE LIGHT POLE HEIGHTS ARE SHOWN AT EACH LIGHT POLE. 15' AND 12' TYP.



(E) STREET LIGHTS TO BE REMOVED. 2" (N) STREET LIGHTS TO BE INSTALLED TO CITY STANDARDS

## SITE LIGHTING PLAN





# Exhibit "G"

**St. Paul's Church**  
 [The Rector, Wardens and Vestrymen of St. Paul's Parish in Visalia, California, Incorporated]

**Projected/Anticipated Usage of Facilities**  
 Hurley Avenue and Marcin Court

Area Name	Hours of Use	Days of Week in Operation	Number of Employees	Number of Parishioners	Peak Operating Hours
<i>Sanctuary and Nave (Main Worship Area)</i>	8:00 am - 1:00 pm	Sunday	3	175	10:15 am - 11:45 am
<i>Parish Hall</i>	8:00 am - 1:00 pm	Sunday	Same as 3 above	Included in 175 above	9:15 am - 1:00 pm
	5:00 pm - 8:00 pm	Wednesday	3	125	6:00 pm - 8:00 pm
<i>Nursery</i>	8:00 am - 1:00 pm	Sunday	1	5 - 10	10:15 am - 11:45 am
	5:00 pm - 8:00 pm	Wednesday	1	5 - 10	7:00 pm - 8:00 pm
<i>Children's Classrooms</i>	9:15 am - 10:15 am	Sunday	0	Included in 175 above	9:15 am - 10:15 am
	5:00 pm - 8:00 pm	Wednesday		Included in 125 above	7:00 pm - 8:00 am
<i>Youth Room</i>	9:15 am - 10:15 am	Sunday AM	Same as 3 above	Included in 175 above	9:15 am - 10:15 am
	5:00 pm - 7:00 pm	Sunday PM	1	35	5:00 pm - 7:00 pm
	5:00 pm - 8:00 pm	Wednesday	Same as 3 above	Included in 125 above	5:00 pm - 8:00 pm
<i>Administrative and Pastoral Offices</i>	9:00 am - 5:00 pm	Monday - Friday	3	2	10:00 am - 2:00 pm

**Other Usage**

*Committee meetings and workshops* on weekdays and Saturdays, a few times a month, approximately 5-50 in attendance.

*Luncheons* from 11:30 am to 2:00 pm one weekday per month, approximately 50-100 in attendance.

*Weddings* on Saturdays, 6-12 per year, usually about 100 in attendance, but could be up to maximum capacity of worship space.

*Funerals* on weekdays and Saturdays, 9-12 per year, usually about 100 in attendance, but could be up to maximum capacity of worship space. (Funerals would be scheduled so as not to conflict with peak hours and special events for Hurley School.)

*Community groups* often allowed to meet in evening hours.

*Special events* are held on an occasional basis on weekends and weekday evenings.



**St. Paul's Anglican Church**  
**Additional Operational and Noise Information**

**From Fr. Richard James, E-mail of March 17, 2021**

I am responding for St. Paul's Anglican Church regarding item 1. a. of your email of March 12, 2021.

I am attaching a schedule from Hurley Elementary School, which shows their hours of operation. I met with the principal, Lisa Whitworth, and she said there should be no problems with conflicting schedules, and that we could easily coordinate future schedules and special events. She added that she was looking forward to having the church across the street.

Community group meetings would probably be two or three, either once a week or once a month, with attendance between 3 and 30.

Special events would probably be two or three times a year, with 10 to 100 people attending. As noted on the attached spreadsheet, they would be on the weekends or in the evening, so there would be no conflict with Hurley school.

Attendance would be up to 175 on Sundays, and 125 on Wednesday nights.

I am attaching the spreadsheet we submitted previously, that provides an area-by-area projection of attendance. Peak operating hours do not conflict with Hurley School, as most of our activities are on Sunday morning and Wednesday nights, when the school is not in operation. Moreover, we will have sufficient parking to accommodate our parishioners and guests.

If these two documents and this additional information are insufficient for your purposes, please let me know, so we can provide any missing information in time to meet your March 23 deadline.

Thank you.

*Fr. Richard I. James*  
559-901-7259



## From Rev. Robert Longbottom, E-mail of March 29, 2021

Mr. Cristobel,

My Name is Rev. Robert Longbottom and I am the Rector of St. Paul's Parish. The rector is the Head Pastor and president of the Parish Corporation. Mr. Hayslett asked me to further clarify the answers to the following questions and I hope that the answers will be sufficient. If you have further questions please let me know.

Sincerely

Rev. Robert Longbottom  
Rector, St. Paul's Parish, Inc.

1. On the operational statement, "Fellowship" just means gatherings of folks right? No specific activity, just people congregating and talking?  
Fellowship means gathering together for such things as having coffee, sharing a meal, and participating group activities such things as playing cards, board games, and other non formal activities.
2. Just to be sure, there are NO administrative activities conducted on Friday?  
The office is currently closed on Fridays, but we would like to have the option to have the office open on Fridays from 8-4pm if our needs change. No administrative activities will be held on Saturday or Sunday.
3. Is the school schedule provided a "Covid School Schedule", or what the school would typically do if it was a normal school year? Could a normal school schedule (even one from past years) be provided?  
The school's schedule that we gave you, in terms of the start and end of the school day, are the school's regular non covid hours and the School administration has indicated that they do not expect them to change when Covid restrictions are lifted.
4. What are the general times community meetings are held? In the evenings, similar to Fellowship/Community Outreach meetings?  
Community meetings will be held in general during the evenings 6pm or later and Saturdays. Occasionally a community meeting will occur at lunch time Monday through Friday but will conclude by 2pm.
5. I'll need the Indemnity Agreement to be signed and turned in as soon as possible.  
The agreement has been signed and sent to your office on Monday March 29<sup>th</sup>. Mr. Tom Hayslett is to deliver the agreement.

## From Tom Hayslett, E-mail of April 22, 2021

Your concern today about the noise impact of the St. Paul's bell tower bell.

1. Bell will be rung on Sundays at 10:15 AM for less than 10 seconds to call members to mass.
2. Bell will be rung less than 10 seconds for funerals.
3. Bell will never ring any more than 10 seconds.
4. Bell is operated manually.
5. Designed weight for bell is 600 lbs. maximum, bell approximately 24" in diameter. Bell manufacturer was suggested by City of Visalia Official.
6. Do not know the decibel rating as bell not selected to date.
7. Rector will be courteous as always if complaint is made. The church will accommodate to the best of their abilities any complaints that may come. If complaint is made the Rector may offer

to decrease the time the bell rings in a compromise, but the bell will ring still to notify the congregation of start of services.

8. Father James was Pastor for over 30 years at St. Paul's Anglican Church on Hall St. and never had a complaint from the surrounding Residential community. Every church has a bell. Hurley School is to the west of the property with classroom bells and alarms, Principal looking forward to St. Paul's campus. Residential housing to the south more than 100 ft. away from tower bell. Single residence to the east. To the north is Agriculture land.



# Hurley Elementary School

6600 W Hurley Avenue Visalia CA 93291  
 (559) 730-7905 Fax (559) 730-7458  
 Lisa Whitworth, Principal

To whom it may concern,

Please see the daily schedule for Hurley Elementary School listed below. Staff and students are on campus Monday, Tuesday, Thursday and Friday during the times listed below. At this time, we have no additional activities or events scheduled at our school. The last day of school is June 4, 2021. Our campus will be closed June 7 through the start of the 2021 – 2022 school year on August 9, 2021.

## Hurley Elementary Hybrid Schedule 2020 – 2021

8: 05	Gates Open
8:20 – 8:35	Students directly to class
8:20	Classrooms Open, Instruction Begins
9:00 – 9:10	Kinder Break
9:15 – 9:25	1 <sup>st</sup> and 2 <sup>nd</sup> Break
9:30 – 9:40	3 <sup>rd</sup> and 4 <sup>th</sup> Break
9:45 – 9:55	5 <sup>th</sup> and 6 <sup>th</sup> Break
10:50	Dismissal for K -1 and siblings
11:05	Dismissal 2 – 6 and all bus
12:15	Gates Open
12:30 – 12:45	Students directly to class
12:30	Classrooms Open, Instruction Begins
1:10 – 1:20	Kinder Break
1:25 – 1:35	1 <sup>st</sup> and 2 <sup>nd</sup> Break
1:40 – 1:50	3 <sup>rd</sup> and 4 <sup>th</sup> Break
1:55 – 2:05	5 <sup>th</sup> and 6 <sup>th</sup> Break
3:00	Dismissal for K -1 and siblings
3:15	Dismissal 2 – 6 and all bus

If you have any questions please feel free to call the Hurley Elementary School office at 730-7905.

Thank you,

*Lisa Whitworth*

Lisa Whitworth  
Principal





August 20, 2020

[thayslett@pacbell.net](mailto:thayslett@pacbell.net)

**Site Plan Review No. 20-093:**

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city.

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

This is your Site Plan Review Permit; your Site Plan Review became effective **August 5, 2020**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, light blue circular scribble.

Paul Bernal  
City Planner  
315 E. Acequia Ave.  
Visalia, CA 93291

**Attachment(s):**

- Site Plan Review Comments



#4

MEETING DATE: **August 5, 2020**  
SITE PLAN NO. **20-093 Resubmittal**  
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**

<input checked="" type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>		713-

ITEM NO: <u>4</u>	DATE: <u>AUGUST 5, 2020</u>
SITE PLAN NO.:	20-093 RESUBMITTAL
PROJECT TITLE:	ST PAULS ANGLICAN CHURCH
DESCRIPTION:	NEW CHURCH WITH PARISH HALL, ADMIN OFFICES, CLASSROOMS, & KITCHEN (REF 18-177)
APPLICANT:	TOM HAYSLETT
PROP OWNER:	RECTOR WARDENS & VESTRYMEN OF ST PAULS
LOCATION:	NE CORNER OF HURLEY & MARCIN ST
APN:	085-540-005

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 30' radius; **MARCIN & HURLEY**
- Install curb;  gutter **HURLEY AVE**
- Drive approach size: **24' MIN**  Use radius return; **REFER TO COMMERCIAL STDS. 36' ON HURLEY**
- Sidewalk: **6' width**;  **VARIES** parkway width at **HURLEY & MARCIN, SEE ADDITIONAL COMMENTS**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership. **HURLEY**
- Deed required prior to issuing building permit; **GRANT DEED, SEE ADDITIONAL COMMENTS**
- City Encroachment Permit Required. FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin 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 = 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. **HURLEY**



- Traffic indexes per city standards: **REFER TO CITY COLLECTOR STREET STANDARDS**
- Install street striping as required by the City Engineer. **TBD BY TRAFFIC ENG. AT TIME OF PERMIT**
- 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: **1 each at 300' INTERVALS**
- Written comments required from ditch company                      Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum     Provide                      wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations.     Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove.     A pre-construction conference is required.
- Relocate existing utility poles and/or facilities. **AS REQUIRED FOR STREET WIDENING**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED WITH STREET WIDENING**
- 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 new facility will incur impact fees associated with the acreage of development and building square footages & capacity. Refer to page 4 for list of applicable fees.**
- 2. Hurley Ave. shall be widened to its ultimate design of an 84' collector. Projects new frontage improvements shall align with existing curb & gutter on the west side of Marcin St. (Redesign and show with CUP application). Improvements to Hurley shall consist of a minimum of 6' pavement, 6' sidewalk, 5' parkway, curb & gutter, street lighting, and underground overhead utilities. Provide additional transition improvements along frontage of the existing residence to the east. Coordinate with City Engineer.**
- 3. It appears a 12' additional right-of-way dedication on Hurley will be required to comply with 42' width from existing street centerline to comply with City standard collector street design. A grant deed shall be provided per City format and procedures prior to building permit issuance.**
- 4. Proposed access drive on Hurley is adequate and complies with min. distance standards of 200' from the adjacent intersection. Drive approach to meet min. width of 36' for access to collector streets.**
- 5. All required backflow preventers shall be installed onsite and not in the public right-of-way.**
- 6. There is existing City sewer mains in Marcin and Hurley for project to connect to.**
- 7. New improvements on Hurley will require a storm drain inlet to be installed to collect street run-off. There is an existing storm drain main manhole near Marcin St. intersection to tie-in to. Refer to City storm drain standards.**

**8. There are two utility poles not shown on Site Plan that will need to be relocated underground as part of Hurley widening improvements.**

**9. Street lighting shall be installed per City local and collector street standards. Civil plan to include electrical design plan for street lights w/ voltage drop calcs - a separate service meter pedestal may need to be installed. Proper locations to be determined at plan review.**

**11. The drive aisle at the trash enclosure location is narrowed and does not appear to comply with City standards for parking lot dimensions. Redesign to meet min. drive aisle width standard per parking stall dimension layout.**

**12. Project will be required to address existing striping pattern on Hurley with required widening and frontage improvements. Additional transition work will be required to adequately, and safely, provide access to new drive approach for west bound traffic. Refer to further comments/requirements by Traffic Safety Dept.**

**13. Landscaping & irrigation to comply with CA MWELo regulations. Install City standard street trees within public parkways, refer to City master tree list & installation specifications. Provide landscape plans with onsite/offsite permits.**

**14. Refer to Planning Dept. for additional entitlement requirements.**

**15. The proposed monument sign at corner of Hurley & Marcin will need to meet City sight distance triangle standards. Redesign accordingly, must be shown with CUP application.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **20-093 RESUBMITTAL**

Date: **8/5/2020**

**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:**8/1/2020**)

(Project type for fee rates:**CHURCH**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>\$1,343/AC X 3.95 = \$5,305</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$3,478/1KSF X 18.65 = \$64,865</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$8/SEAT X 323 = \$2,584</b> <b>TREATMENT PLANT FEE:</b> <b>\$41/SEAT X 323 = \$13,243</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$45/LF X 511 (MARCIN) = \$22,995</b>
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>\$5,068/AC X 3.95 = \$20,019</b>
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$3,717/AC X 3.95 = \$14,682</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>\$1,040/AC X 3.95 = \$4,108</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$1,969/AC X 3.95 = \$7,778</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$577/1KSF X 18.65 = \$10,761</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.



\_\_\_\_\_  
**Adrian Rubalcaba**



# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: August 05, 2020

SITE PLAN NO: 2020-093 B  
PROJECT TITLE: St. Paul's Anglican Church  
DESCRIPTION: New Church with Parish Hall, Administrative Offices, Classrooms, & Kitchen (Ref: SPR No. 18-177)  
APPLICANT: Tom Hayslett  
PROP. OWNER: The Rector, Wardens, & Vestrymen of St. Paul's Parish  
LOCATION TITLE: NE Corner of Hurley Ave & N. Marcin St.  
APN TITLE: 085-540-005  
GENERAL PLAN: Residential Low Density  
ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

**Rule 9510** – This project is subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District website for information.

## Project Requirements

- Conditional Use Permit
- Additional Information as Needed

**Reference SPR No. 2018-177.**

## **PROJECT SPECIFIC INFORMATION:** August 05, 2020

1. A Conditional Use Permit (CUP) is required for the proposed use.
2. The applicant shall include building elevation with
3. The applicant shall include building and monument sign elevations with the CUP submittal.
4. The applicant shall include a landscape and irrigation plan with the CUP submittal.
5. The applicant shall design and locate parking lot lighting to deflect any glare away from abutting residential areas. A photometric plan showing that this will be achieved shall be provided with the CUP submittal.
6. Parking provided is sufficient per VMC 17.34.020 - churches require one parking space for every four permanent seats in the principal assembly area:  

Seating Provided – 286  
Parking Provided – 135
7. The proposed use shall be required to comply with Community Noise Standards. Outdoor PA systems for routine use will be prohibited as a condition of the CUP.
8. A minimum seven-foot high block wall is required along the north, south and east property lines which abut residentially designated property. (Wall to stop at the 15-foot / 10-foot setback lines from the street frontages.
9. Consult with the property owner to the east (6410 W. Hurley Avenue, APN: 085-540-002) regarding relocation of fencing and a possible water well that appear to cross the shared property boundary.
10. Comply with the comments from the Engineering Division, in particular in regards to revisions related to Hurley Avenue. The materials submitted with the CUP shall reflect the comments of the Engineering Division.
11. Comply with previous Site Plan Review Comments and all other regulations and ordinances.

## **PROJECT SPECIFIC INFORMATION:** June 24, 2020

12. A Conditional Use Permit (CUP) is required for the proposed use.
13. The applicant shall include building and monument sign elevations with the CUP submittal.
14. The applicant shall include a landscape and irrigation plan with the CUP submittal.

15. The applicant shall design and locate parking lot lighting to deflect any glare away from abutting residential areas. A photometric plan showing that this will be achieved shall be provided with the CUP submittal.
16. The number of fixed seating within the sanctuary shall be provided. This number shall be used to determine whether adequate onsite parking is provided for the use.
17. The site plan shall list the accurate number of parking stalls onsite. The site plan notes 153 stalls provided, but only 146 are depicted.
18. Submit a more detailed Operational Statement providing greater detail on church operations and ancillary uses proposed (weddings, funerals, special occasions, classrooms).
19. Provide a bicycle rack onsite.
20. The proposed use shall be required to comply with Community Noise Standards. Outdoor PA systems for routine use will be prohibited as a condition of the CUP.
21. A minimum seven-foot high block wall is required along the north, south and east property lines which abut residentially designated property. (Wall to stop at the 15-foot / 10-foot setback lines from the street frontages).
22. The site plans shall show the Hurley Elementary access points along the west side of Marcin Street.
23. Consult with the property owner to the east (6410 W. Hurley Avenue, APN: 085-540-002) regarding relocation of fencing and a possible water well that appear to cross the shared property boundary.
24. Comply with the comments from the Engineering Division, in particular in regards to revisions related to Hurley Avenue. The materials submitted with the CUP shall reflect the comments of the Engineering Division.

**CITY GENERAL PLAN CONSISTENCY**

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

---

**R-1-5 Single Family Residential Zone [17.12]**

**Maximum Building Height: 35 Feet**

<b><u>Minimum Setbacks:</u></b>	<b>Building</b>	<b>Landscaping</b>
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot (long side of lot)	10 Feet	10 Feet
➤ Street side on corner to garage door	22 Feet	22 Feet
➤ Rear	25 Feet*	25 Feet

**Minimum Site Area: 5,000 square feet**

**Accessory Structures:**

Maximum Height: 12 feet (as measured from average grade next to the structure)  
 Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)  
 Reverse Corner Lots: No structure in the 15 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

---

**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. No repair work or vehicle servicing allowed in a parking area.
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/side yard.
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
9. 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.
10. Provide off-street loading facility.
11. 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.

#### **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. 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).
7. 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 CUP application package.
8. 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. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).



4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. 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.
8. Provide a conceptual landscape plan for resubmittal or planning commission review.
9. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
10. 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.
5. 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.

#### **Noise:** NOISE ORDINANCE (Municipal Code Chapter 8.36)

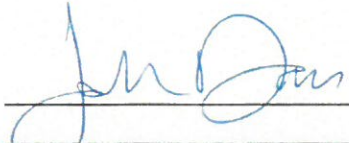
The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property owner's responsibility to ensure that the Ordinance is being met. Copies of the Noise Ordinance are available at the Community Development Department front counter or online at [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us). (Click on Municipal Code and then go to Chapter 8.36.)

#### **San Joaquin Valley Air Pollution Control District (SJVAPCD)**

Please note that the project is subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District

**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





City of Visalia  
Building: Site Plan  
Review Comments

SFR 20093  
ST. PAUL'S ANGLICAN  
CHURCH  
HURLEY & MARCIN

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE •  Hazardous materials report. **MEET FLOOD REQUIREMENTS FOR FEMA.**
- 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 \$4.16 per square foot.
- Park Development fee \$\_\_\_\_\_ per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: AUTOMATIC SPRINKLERS TYPE 13 REQUIRED THROUGHOUT. PROVIDE A MANUAL FIRE ALARM SYSTEM. PROVIDE ACCESSIBLE ROUTE TO THE TRASH ENCLOSURE AND EX CHARGING STATIONS. LANDSCAPING SHALL MEET THE MVELO REQUIREMENTS.

YAL GARCIA 8/5/20  
Signature





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

Date : 8/4/20  
 Item: 4  
 Site Plan: Re-Sub SPR 20-093  
 Name: A. ALVAREZ ARS

SITE PLAN REVIEW COMMENTS

- No Comment at this time
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:  
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
 Effective date – August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:  
 \_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space)  
 \_\_\_\_\_
- Access Controlled / Restricted etc.:  
 \_\_\_\_\_
- Lighting Concerns:  
 \_\_\_\_\_
- Traffic Concerns:  
 \_\_\_\_\_
- Surveillance Issues:  
 \_\_\_\_\_
- Line of Sight Issues:  
 \_\_\_\_\_
- Other Concerns:  
REFER TO PLANS COMMENTS

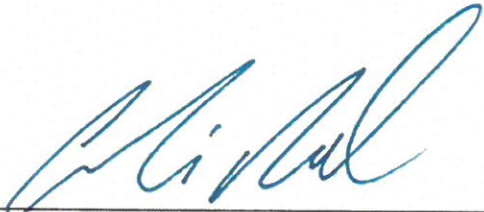


**Site Plan Comments**  
Visalia Fire Department  
Corbin Reed, Fire Marshal  
420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date August 5, 2020  
Item # 4  
Site Plan # 20-093 Resubmittal  
APN: 085-540-005

- 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 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Special comments:** ~~No new comments~~, see previous comments.

*Relocate Hydrant to Hurley drive approach*



---

Corbin Reed  
Fire Marshal

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

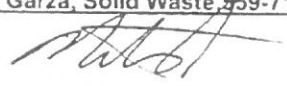
20093

- 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** The bin enclosures must be R-3 or R4 (City Standard) enclosure and allow for stab load services. Enclosure gates must open 180 degrees, clear all curbing, and include cain bolts.

Jason Serpa, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste 559-713-4532





CITY OF VISALIA  
315 E. ACEQUIA STREET  
VISALIA, CA 93291

**NOTICE OF A PROPOSED  
INITIAL STUDY AND NEGATIVE DECLARATION**

Project Title: Conditional Use Permit No. 2021-01

Project Description: **Conditional Use Permit No. 2020-01** is a request by Tom Hayslett to construct a new church facility for St. Paul's Anglican Church, on a 3.44-acre parcel in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone district. The proposed 18,645 square foot church will include a sanctuary, nave, parish hall, administration offices, classrooms, kitchen and an interior courtyard. The project will also include the installation of frontage street improvements along both North Marcin Street and West Hurley Avenue.

This project will also include on and off-site improvements pertaining to the development of the church facility, including the installation of access drives on both Marcin Street and Hurley Avenue, a 148-stall parking lot, landscaping onsite and along both street frontages, fencing, utilities, curbs, gutters, sidewalks, and street lighting. Right-of-way acquisition and development will include a 12-foot dedication to the City of Visalia for the widening of Hurley Avenue, a designated Collector street.

Project Location: The project site is located at the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005).

Contact Person: Cristobal Carrillo, Associate Planner, Phone: (559) 713-4443, Email: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on April 27, 2021 at 7:00 p.m. in the Visalia Convention Center located at 303 East Acequia Avenue, Visalia, California.

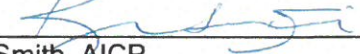
Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Negative Declaration: Initial Study No. 2021-01 has not identified any significant, adverse environmental impacts that may occur because of the project.

Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA. In the event that City Hall front counter services are closed to the public, copies of the initial study and other documents relating to the subject project may be requested by contacting project planner Cristobal Carrillo, Associate Planner, by phone at (559) 713-4443 or by email at [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city).

Comments on this proposed Negative Declaration will be accepted from April 1, 2021 to April 21, 2021.

Date: 3/30/21

Signed:   
Brandon Smith, AICP  
Environmental Coordinator  
City of Visalia

**NEGATIVE DECLARATION**

**Project Title:** Conditional Use Permit No. 2021-01

**Project Description: Conditional Use Permit No. 2020-01** is a request by Tom Hayslett to construct a new church facility for St. Paul's Anglican Church, on a 3.44 acre parcel in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone district. The proposed 18,645 square foot church will include a sanctuary, nave, parish hall, administration offices, classrooms, kitchen and an interior courtyard. The project will also include frontage street improvements along both North Marcin Street and West Hurley Avenue.

This project will also include on and off-site improvements pertaining to the development of the church facility, including the installation of access drives on both Marcin Street and Hurley Avenue, a 148-stall parking lot, landscaping onsite and along both street frontages, fencing, utilities, curbs, gutters, sidewalks, and street lighting. Right-of-way acquisition and development will include a 12-foot dedication to the City of Visalia for the widening of Hurley Avenue, a designated Collector street.

**Project Location:** The project site is located at the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005).

**Project Facts:** Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

**Attachments:**

- Initial Study (X)
- Environmental Checklist (X)
- Location Map (X)

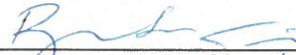
**DECLARATION OF NO SIGNIFICANT EFFECT:**

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED  
Brandon Smith, AICP  
Environmental Coordinator

By: 

Date Approved: 3/31/21

Review Period: 20 days



## INITIAL STUDY

### I. GENERAL

#### A. Project Name and Description:

**Conditional Use Permit No. 2020-01** is a request by Tom Hayslett to construct a new church facility for St. Paul's Anglican Church, on a 3.44 acre parcel in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone district. The proposed 18,645 square foot church will include a sanctuary, nave, parish hall, administration offices, classrooms, kitchen and an interior courtyard. The project will also include frontage street improvements along both North Marcin Street and West Hurley Avenue.

This project will also include on and off-site improvements pertaining to the development of the church facility, including the installation of access drives on both Marcin Street and Hurley Avenue, a 148-stall parking lot, landscaping onsite and along both street frontages, fencing, utilities, curbs, gutters, sidewalks, and street lighting. Right-of-way acquisition and development will include a 12-foot dedication to the City of Visalia for the widening of Hurley Avenue, a designated Collector street.

**Project Location:** The project site is located at the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005).

#### B. Identification of the Environmental Setting:

The project site is vacant and is located on the northeast corner of N. Marcin Street and W. Hurley Avenue (APN: 085-540-005). The project site is primarily surrounded by existing urban development, all within Visalia City Limits. The parcel is bounded by Marcin Street, a designated Local street, to the west, and Hurley Avenue, a designated Collector Street, to the south. Establishment of the church facility, which will include widening of Hurley Avenue to its ultimate design width of 84 feet is expected to increase traffic to the site and surrounding areas. Additional frontage improvements will occur also along Marcin Street. However, since it is a cul-de-sac that terminates at the entrance to a private subdivision, the proposal is not expected to increase traffic along the entirety of Marcin Street. The project area is not within an Agricultural Preserve or Williamson Act Contract.

The surrounding uses, Zoning, and General Plan for the 3.44-acre parcel are as follows:

	<b>General Plan (2014 Land Use)</b>	<b>Zoning (2017)</b>	<b>Existing uses</b>
North:	Low Density Residential	R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area)	Vacant
South:	Low Density Residential	R-1-5	Hurley Avenue (a Collector Roadway), Oakwest Subdivision
East:	Low Density Residential, Very Low Density Residential	R-1-5, R-1-20 (Single Family Residential 20,000 sq. ft. min. site area)	Existing residences, stables, and accessory structures, Hurley Estates Subdivision
West:	Public/Institutional	QP (Quasi-Public)	Marcin Street (a Local Roadway), Hurley Elementary School

Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment will be provided by the City of Visalia upon the development of the area.



### **C. Plans and Policies:**

The General Plan Land Use Diagram, adopted October 14, 2014, designates the site as Low Density Residential and the Zoning Map, adopted in 2017, designates the site as R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area). The proposed church facility is consistent with the Land Use Element of the General Plan, and Zoning Ordinance standards for residential development, subject to approval of a Conditional Use Permit.

### **II. ENVIRONMENTAL IMPACTS**

No significant adverse environmental impacts have been identified for this project that cannot be mitigated to a *less than significant impact*. The City of Visalia General Plan and Zoning Ordinance contains policies and regulations that are designed to mitigate impacts to a level of non-significance.

### **III. MITIGATION MEASURES**

There are no mitigation measures for this project.

### **IV. MITIGATION MONITORING PROGRAM**

No mitigation is required for this project to reduce significance.

### **IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS**

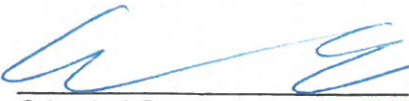
The project is compatible with the General Plan, Zoning and Subdivision Ordinances as the project relates to surrounding properties.

### **V. SUPPORTING DOCUMENTATION**

The following documents are hereby incorporated into this Mitigated Negative Declaration and Initial Study by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan) passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sewer System Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.
- 2015 Urban Water Management Plan, Visalia District. California Water Service Company, June 2016.

**VI. NAME OF PERSON WHO PREPARED INITIAL STUDY**



Cristobal Carrillo  
Associate Planner



Brandon Smith, AICP  
Environmental Coordinator

**INITIAL STUDY  
 ENVIRONMENTAL CHECKLIST**

<b>Name of Proposal</b>	Conditional Use Permit No. 2020-01		
<b>NAME OF PROPONENT:</b>	The Rector, Wardens and Vestrymen of St. Paul's Parish in Visalia, CA. Inc.	<b>NAME OF AGENT:</b>	Tom Hayslett
<b>Address of Proponent:</b>	2918 W. Main Street Visalia, CA 93291	<b>Address of Agent:</b>	303 N. Church Street Visalia, CA 93291
<b>Telephone Number:</b>	(559) 732-4821	<b>Telephone Number:</b>	(559) 732-9808
<b>Date of Review</b>	March 30, 2021	<b>Lead Agency:</b>	City of Visalia

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact                      2 = Less Than Significant Impact  
 3 = Less Than Significant Impact with Mitigation Incorporated                      4 = Potentially Significant Impact

**I. AESTHETICS**

Except as provided in Public Resources Code Section 21099, would the project:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**II. AGRICULTURAL RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions, such as those leading to odors adversely affecting a substantial number of people?

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 c) Have a substantial adverse effect on federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?



- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

#### V. CULTURAL RESOURCES

Would the project:

- 2 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Public Resources Code Section 15064.5?
- 2 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 2 d) Disturb any human remains, including those interred outside of formal cemeteries?

#### VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 2 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

#### VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
  - 1 ii) Strong seismic ground shaking?
  - 1 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

#### VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- 2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

#### IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 2 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

#### X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
  - 2 i) result in substantial erosion or siltation on- or off-site;
  - 2 ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or
  - 2 iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

#### XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?

- 1 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

**XII. MINERAL RESOURCES**

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**XIII. NOISE**

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

**XIV. POPULATION AND HOUSING**

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

**XV. PUBLIC SERVICES**

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - 1 i) Fire protection?
  - 1 ii) Police protection?
  - 1 iii) Schools?
  - 1 iv) Parks?
  - 1 v) Other public facilities?

**XVI. RECREATION**

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

**XVII. TRANSPORTATION / TRAFFIC**

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

**XVIII. TRIBAL CULTURAL RESOURCES**

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- 1 a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 1 b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

**XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to service the project and reasonable foreseeable future development during normal, dry, and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

**XX. WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

- 2 a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 2 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3



## DISCUSSION OF ENVIRONMENTAL EVALUATION

### I. AESTHETICS

- a. This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista, but views of the range will not be adversely impacted or significantly by the project.

The proposed project a new church which will meet City standards for setbacks, landscaping and height restrictions. The development of the project site with a church will be consistent with the RLD (Residential Low Density) Land Use Designation and R-1-5 zoning with approval of a Conditional Use Permit.

The Visalia General Plan contains multiple polices that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

- b. There are no scenic resources on the site and no state scenic highway designations within the project vicinity.
- c. The proposed project includes development of a church that will be aesthetically consistent with surrounding development, such as Hurley Elementary, and with General Plan policies. Furthermore, the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will create new sources of light that are typical of development of a church facility. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties. Furthermore the applicant has submitted a photometric plan verifying that lighting will primarily not exceed .5 lumens at property line, which represents a less than significant impact regarding a substantial amount of light.

### II. AGRICULTURAL RESOURCES

- a. The project is not located on property that is identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project is located on property identified as Rural Residential Land on maps prepared by the California Natural Resources Agency, Department of Conservation.
- b. The project is not located on property that is party to a Williamson Act contract. Existing City of Visalia zoning for the area is R-1-5. As such zoning for agricultural uses will not be affected.
- c. There is no forest land or timberland currently located on the site, nor does the site conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timberland currently located on the site.

- e. The proposed church facility will not result in conversion of farmland to a non-agricultural use as the site is primarily surrounded by urban development. The proposed development is consistent with the surrounding area.

### III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan and will therefore be a less than significant impact.
- b. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The project will result in a net increase of criteria pollutants. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation that assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- c. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The project will result in a net increase of criteria pollutants. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- d. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

#### IV. BIOLOGICAL RESOURCES

- a. The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

In addition, staff conducted an on-site visit to the site on March 30, 2021 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain special-status species or their habitats may be directly or indirectly affected by future development within the General Plan Planning Area. This may be through the removal of or disturbance to habitat. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-1 of the EIR, that together work to reduce the potential for impacts on special-status species likely to occur in the Planning Area. With implementation of these policies, impacts on special-status species will be less than significant.

- b. The project is not located within an identified sensitive riparian habitat or other natural community.

Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain sensitive natural communities may be directly or indirectly affected by future development within the General Plan Planning Area, particularly valley oak woodlands and valley oak riparian woodlands. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies, impacts on woodlands will be less than significant.

- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.

Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain protected wetlands and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-3 of the EIR, that together work to reduce the

potential for impacts on wetlands and other waters located within in the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- d. Citywide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation of these policies, impacts on wildlife movement corridors will be less than significant.
- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.

As it stands, there are no Valley Oak trees onsite.

- f. There are no local or regional habitat conservation plans for the area.

#### V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

#### VI. ENERGY

- a. Development of the site will require the use of energy supply and infrastructure. However, the use of energy will be typical of that associated with development of a church facility. Furthermore, the use is not considered the type of use or intensity that would result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation. The project will be required to comply with California Building Code Title 24 standards for energy efficiency.

Policies identified under Impacts 3.4-1 and 3.4-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to energy will be less than significant.

- b. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, based on the discussion above.

#### **VII. GEOLOGY AND SOILS**

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative wastewater disposal systems since sanitary sewer lines are used for the disposal of wastewater at this location.
- f. There are no known unique paleontological resources or geologic features located within the project area. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

#### **VIII. GREENHOUSE GAS EMISSIONS**

- a. The project is expected to generate Greenhouse Gas (GHG) emissions in the short-term as a result of the construction of the residential subdivision and long-term as a result of day-to-day operation of the proposed residences.

The City has prepared and adopted a Climate Action Plan (CAP) which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the General Plan Update and its impacts are also evaluated in the Visalia General Plan Update EIR.

The Visalia General Plan and the CAP both include policies that aim to reduce the level of GHG emissions emitted in association with buildout conditions under the

General Plan. Although emissions will be generated as a result of the project, implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions. Thus, the impact to GHG emissions will be less than significant.

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020 and to a level 80% below 1990 baseline levels by 2050. In addition, the State has enacted SB 32 which included provisions for reducing the GHG emission levels to a level 40% below 1990 baseline levels by 2030.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

#### **IX. HAZARDS AND HAZARDOUS MATERIALS**

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment that could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. Hurley Elementary School immediately to the west of the project site at 6600 W. Hurley Avenue; however, there is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The Tulare County Comprehensive Airport Land Use Plan shows the project area is located within the Airport Influence Area but outside of any Airport Safety Zones. There are no restrictions for projects within this area related to Airport Zone requirements.
- f. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.

- g. There are no wild lands within or near the project area.

#### **X. HYDROLOGY AND WATER QUALITY**

- a. Development projects associated with buildout under the Visalia General Plan are subject to regulations that serve to ensure that such projects do not violate water quality standards of waste discharge requirements. These regulations include the Federal Clean Water Act (CWA), the National Pollutant Discharge Elimination System (NPDES) permit program. State regulations include the State Water Resources Control Board (SWRCB) and more specifically the Central Valley Regional Water Quality Control Board (RWQCB), of which the project site area falls within the jurisdiction of.



Adherence to these regulations results in projects incorporating measures that reduce pollutants. The project will be required to adhere to municipal wastewater requirements set by the Central Valley RWQCB and any permits issued by the agency.

Furthermore, there are no reasonably foreseeable reasons why the project would result in the degradation of water quality.

The Visalia General Plan contains multiple policies, identified under Impact 3.6-2 and 3.9-3 of the EIR, that together work to reduce the potential for impacts to water quality. With implementation of these policies and the existing City standards, impacts to water quality will be less than significant.

- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project will be served by a water main for domestic, irrigation, and fire protection use. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Future development within the project area will result in an increase of impervious surfaces, which might affect the amount of precipitation that is recharged to the aquifer. As the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

- c.
- i. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.

- ii. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

Policies identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

- iii. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

Policies identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

Furthermore, the project will be required to meet the

City's improvement standards for directing storm water runoff to the new City storm water drainage system consistent with the City's adopted City Storm Drain Master Plan.

- d. The project area is located sufficiently inland and distant from bodies of water, and outside potentially hazardous areas for seiches and tsunamis. The site is also relatively flat, which will contribute to the lack of impacts by mudflow occurrence. Therefore, there will be no impact related to these hazards.
- e. Development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. Impaired storm water runoff may then be intercepted and directed to a storm drain or water body, unless allowed to stand in a detention area. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

The Visalia General Plan contains multiple policies, identified under Impact 3.6-1 of the EIR, that together work to reduce the potential for erosion. With implementation of these policies and the existing City standards, impacts to erosion will be less than significant.

#### XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The proposed project will be developed on land designated for residential development. The project site is primarily surrounded by urban development and is bordered by one Collector status roadway, Hurley Avenue to the south.

The Visalia General Plan contains multiple policies, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

- b. The project site is within the Urban Development Tier 1 Boundary. Development of lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policies LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

The project as a whole does not conflict with any land use plan, policy or regulation of the City of Visalia. The site's General Plan Land Use Designation of Residential Low Density, and zoning designation of Single-family Residential (R-1-5), is consistent with each other based on the underlying allowed land uses and density ranges as identified in Table 9-1 "Consistency between the Plan and Zoning" of the General Plan. The City of Visalia's Zoning Ordinance allows for churches as a conditionally permitted use in the R-1-5 Zone.

## **XII. MINERAL RESOURCES**

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

## **XIII. NOISE**

- a. Development of a church facility will result in ambient noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance.

Noise levels will increase temporarily during the construction of these facilities but shall remain within noise limits and will be restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive land uses would be less than significant.

- b. Ground-borne vibration or ground-borne noise levels may occur as part of construction activities associated with the project. Construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus, the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. The project site is located within 2 miles of the Visalia Municipal Airport. The Tulare County Comprehensive Airport Land Use Plan shows the project site is within the Airport Influence Area but outside of any Airport Safety Zones or Noise Exposure Contour areas. The project will not expose people residing or working in the project area to excessive noise levels resulting from aircraft operations.

## **XIV. POPULATION AND HOUSING**

- a. The project will not directly induce substantial unplanned population growth that is in excess of that planned in the General Plan.
- b. Future development of a church will not displace any housing or people as the project site is currently vacant.

## **XV. PUBLIC SERVICES**

- a.
  - i. Current fire protection facilities are located at the Visalia Station 55 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - iii. The church proposal will not generate new students for which existing schools in the area will need to accommodate. As it stands, to address any impacts, development will be required to pay residential impact

fees. These fees are considered to be conclusive mitigation for impacts.

- iv. Current park facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
- v. Other public facilities can adequately serve the site without a need for alteration.

## **XVI. RECREATION**

- a. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

## **XVII. TRANSPORTATION AND TRAFFIC**

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on local and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern.

The City of Visalia, in determining the significance of transportation impacts for land use projects, recognizes the adopted City of Visalia Vehicle Miles Travelled (VMT) Thresholds and Implementation Guidelines ("Guidelines") recommended threshold as the basis for what constitutes a significant or less than significant transportation impact. The Guidelines recommend a 16% reduction target based on the Greenhouse Gas emission reduction target for 2035 for the Tulare County region set by the SB 375 Regional Plan Climate Target. Therefore, residential projects exceeding 16% below the existing VMT per capita is indicative of a significant environmental impact.

For the metric measuring VMT per trip distance, a map of the City of Visalia, produced by Tulare County Association of Governments (TCAG), provides areas with 84% or less average VMT per trip distance, or 16% below the regional average. In the subject site's TAZ, the current average trip distance experienced is 13.1134 miles, which is above the average county-wide trip distance of 11.9 miles and the 16% target reduction of 9.76 miles. However, under the Guidelines, the project is screened out from creating a significant impact since the project will generate less than 1,000 trips daily and is consistent with the City's General Plan and current zoning. The St Paul's Church project is projected to generate 514 trips on a Sunday, the projected day in which vehicle traffic to the site will be heaviest. The church use is also conditionally permitted in the R-1-5 zone in which it resides. Hence, the proposal is screened out of performing a VMT analysis.

Based on this determination, it is presumed that the project will have a less than significant transportation impact

- c. There are no planned geometric designs associated with the project that are considered hazardous.
- d. The project will not result in inadequate emergency access.

#### **XVIII. TRIBAL CULTURAL RESOURCES**

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

- a. The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- b. The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Further, the EIR (SCH 2010041078) for the 2014 General Plan update included a thorough review of sacred lands files through the California Native American Heritage Commission. The sacred lands file did not contain any known cultural resources information for the Visalia Planning Area.

#### **XIX. UTILITIES AND SERVICE SYSTEMS**

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.

The project site will be accommodated by the City's existing sanitary sewer lines. Usage of these lines is consistent with the City Sewer System Master Plan. These improvements will not cause significant environmental impacts.

- b. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- c. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment

demands at the City wastewater treatment plant.

- d. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- e. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

#### **XX. WILDFIRE**

- a. The project is located on a site that is adjacent on multiple sides by existing development. The site will be further served by multiple points of access. In the event of an emergency response, coordination would be made with the City's Engineering, Police, and Fire Divisions to ensure that adequate access to and from the site is maintained.
- b. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that is likely to exacerbate wildfire risks.
- c. The project is located on a site that is adjacent on multiple sides by existing development. New project development will require the installation and maintenance of associated infrastructure; however the infrastructure would be typical of development of a church and would be developed to the standards of the underlying responsible agencies.
- d. The project area is relatively flat and the underlying soil is not known to be unstable. Therefore, the site is not in a location that would expose persons or structures to significant risks of flooding or landslides.

#### **XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.



**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT**

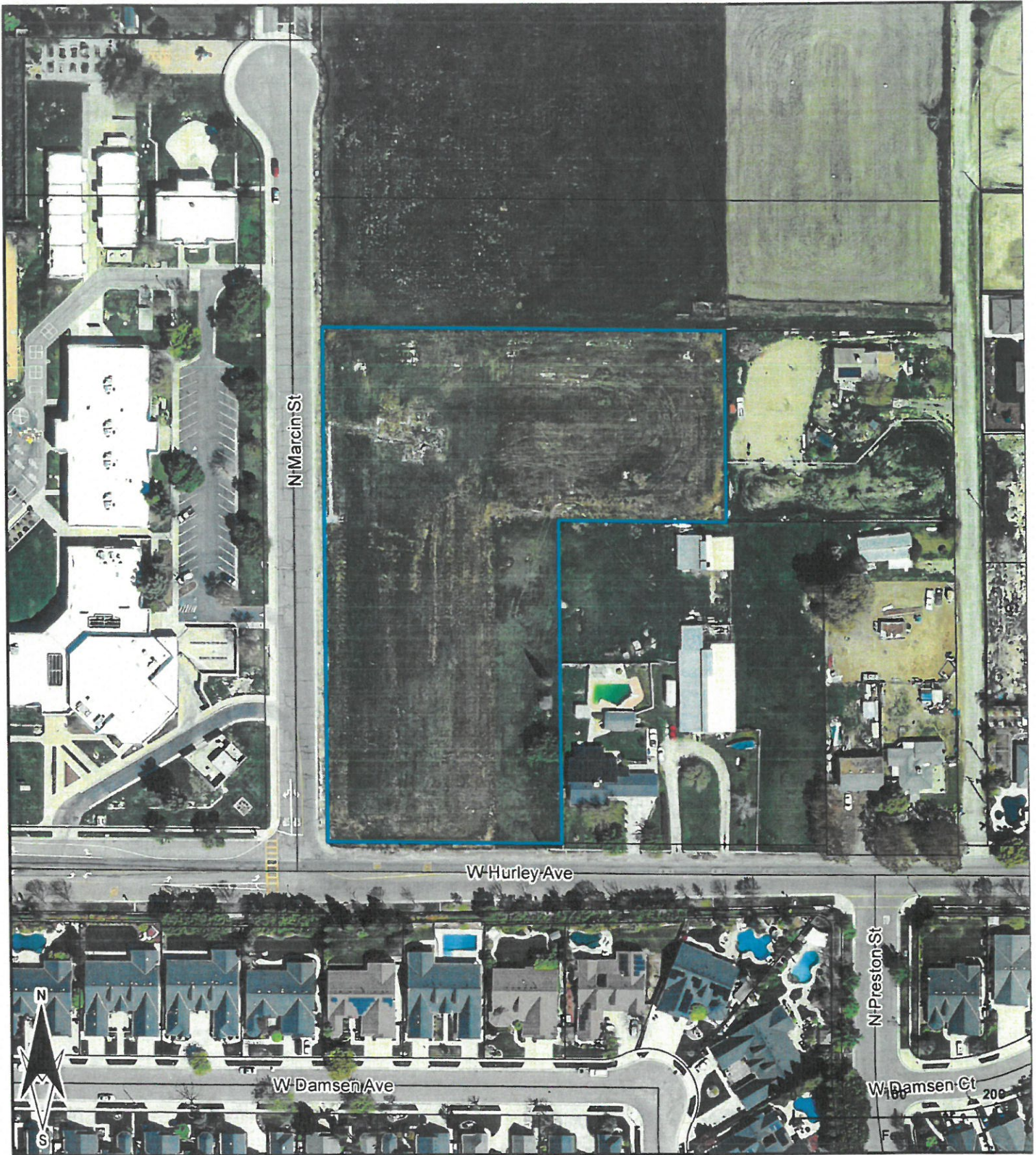
On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**

  
\_\_\_\_\_  
Brandon Smith, AICP  
Environmental Coordinator

3/30/21  
\_\_\_\_\_  
Date










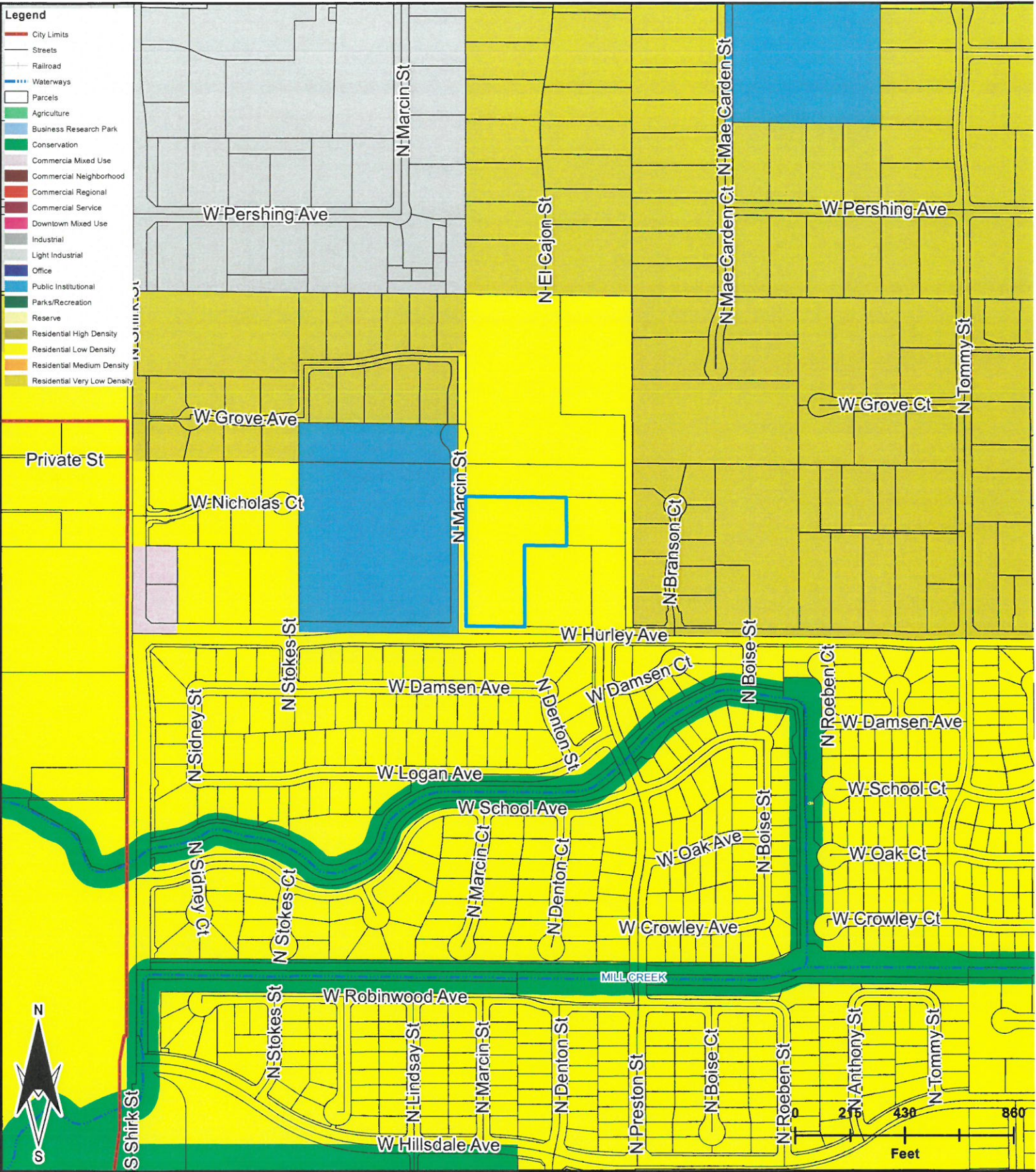
**Conditional Use Permit**  
**No. 2021-01**  
**St. Paul's Church**

Aerial Map

**Legend**

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels



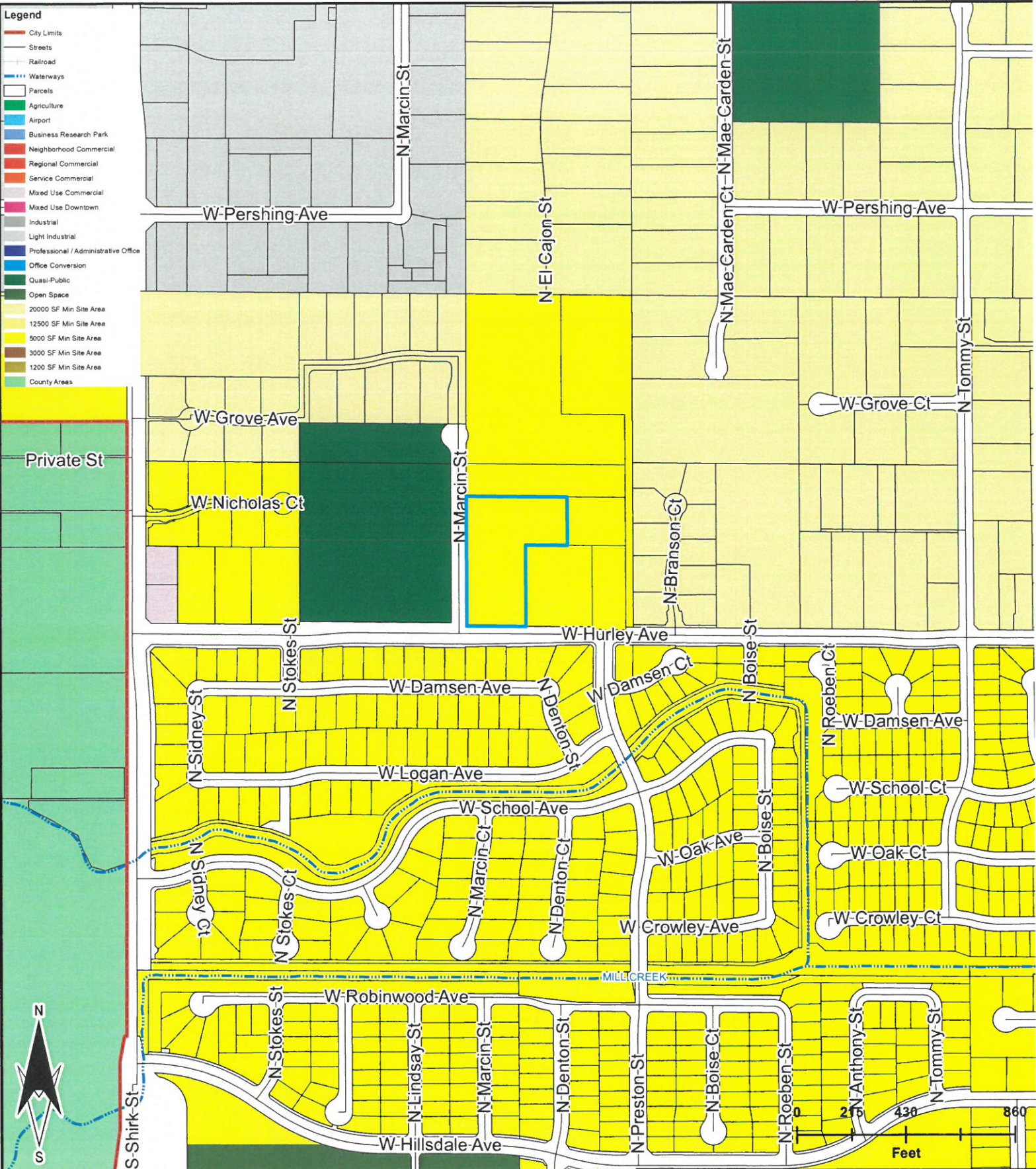


# Conditional Use Permit No. 2021-01



General Plan  
Land Use Map





# Conditional Use Permit No. 2021-01

Zoning Map





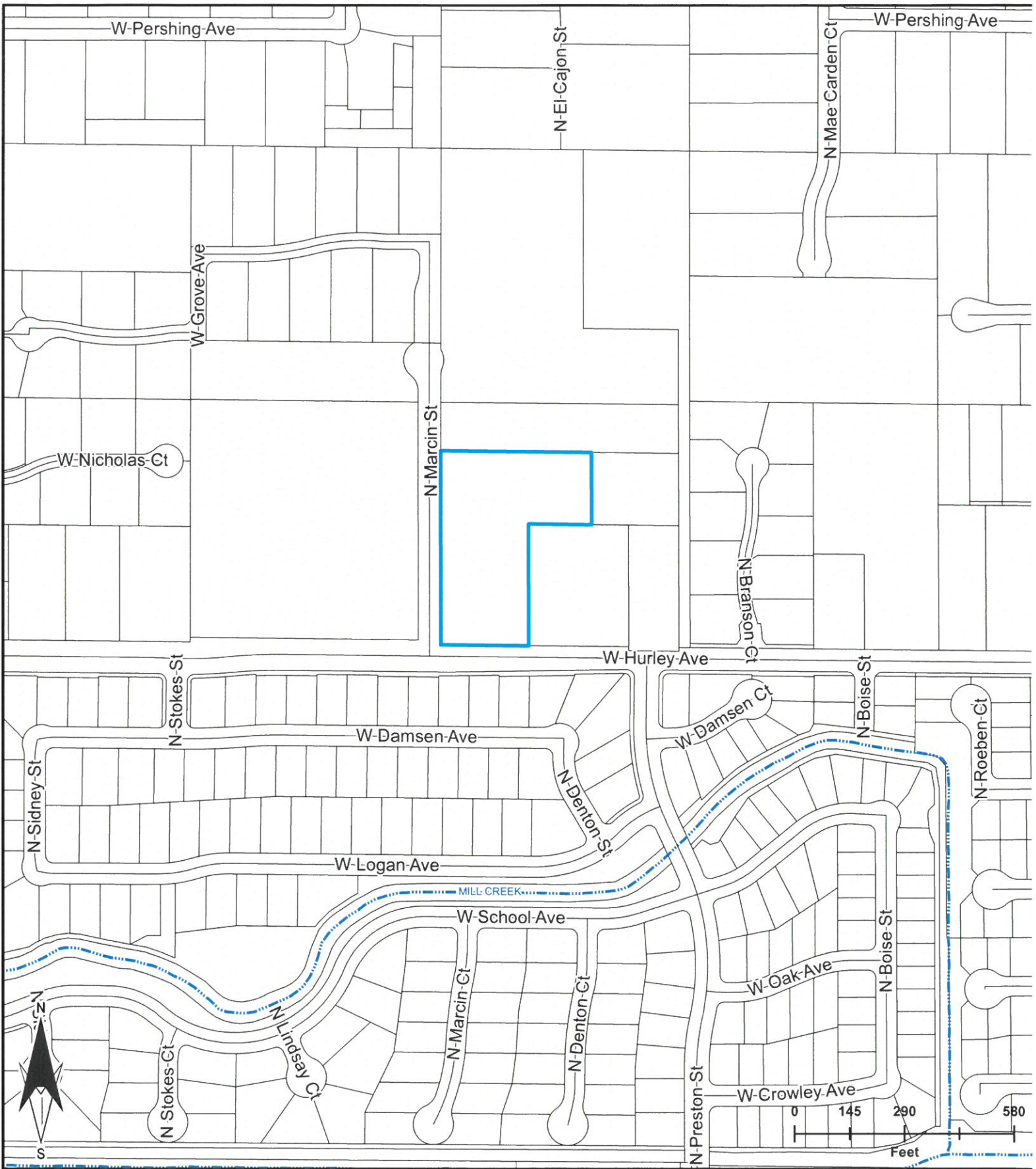
# Conditional Use Permit No. 2021-01

Aerial Map

## Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels










# Conditional Use Permit No. 2021-01

Vicinity Map



## Legend

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels