

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**MONDAY, MAY 24, 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.
  - a. Update to the Sycamore Heights Tentative Subdivision Map No. 5577 depicting a local street connection pursuant to Super Block Connectivity Standards, and revision to Condition No. 9.
6. PUBLIC HEARING – Josh Dan, Associate Planner *Continued Item*  
Conditional Use Permit No. 2021-11: A request by Community Services Employment Training (CSET) to construct a new 9,600 square foot building and add vocational and recycling uses to their existing site located at 939 E. Douglas Avenue in the C-S (Service Commercial) zone (APN: 094-160-025 & 094-160-026). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c), Categorical Exemption No. 2021-16.

7. PUBLIC HEARING – Paul Bernal, City Planner
  - a. Tentative Parcel Map No. 2021-03: A request by Foley Development to subdivide 9.58 acres into two parcels in the Industrial (I) zone. The project is located at 7401 West Sunnyview Avenue (APN: 077-200-011). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-22.
  - b. Conditional Use Permit No. 2021-16: A request by Foley Development to establish a planned unit development with industrial uses containing a lot without public street frontage in the Industrial (I) zone. The project is located at 7401 West Sunnyview Avenue (APN: 077-200-011). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-22.
  
8. PUBLIC HEARING – Paul Bernal, City Planner  
Tentative Parcel Map No. 2021-04: A request by Caprock Acquisitions, LLC to subdivide a 154.32-acre parcel into two parcels in the Industrial (I) zone. The project site is located on the southeast corner of North Plaza Drive and West Kibler Avenue (Ave. 320) (APN: 077-120-018). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-21.
  
9. PUBLIC HEARING – Josh Dan, Associate Planner  
Conditional Use Permit No. 2021-12: A request by Corby's Restaurant to allow live entertainment performances in the D-MU (Downtown Mixed Use) zone. The site is located at 221 East Main Street (APN: 094-296-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-18.
  
10. PUBLIC HEARING – Josh Dan, Associate Planner
  - a. Vista Del Sol Tentative Subdivision Map No. 5578: A request to subdivide 22.40 acres into 95 residential lots and four lettered lots for parkway landscaping, block walls, and landscaping in the Q-P (Quasi-Public) zone. The project site is located on the southeast corner of South Pinkham Street and East K Avenue (APNs: 126-920-008 & 126-920-007). 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. 2021-11 be adopted.
  - b. Change of Zone No. 2021-02: A request by San Joaquin Valley Homes to change the zoning designation on 22.40 acres from Q-P (Quasi-Public) to R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size). The project site is located on the southeast corner of South Pinkham Street and East K Avenue (APN: 126-920-008 and 126-920-007). 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. 2021-11 be adopted.
  
11. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
  - a. Next Planning Commission Meeting is Monday, June 14, 2021.
  - b. Addendum to the City of Visalia 2030 General Plan Environmental Impact Report for Visalia Agriculture Mitigation has been posted to the City of Visalia website (AMP website and Planning Division CEQA website).
  - c. Update on CUP appeal and City Council direction.

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 Ave. Visalia, CA 93291, during normal business hours.

### **APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JUNE 3, 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 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 14, 2021**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** May 24, 2021 (continued from May 10, 2021)

**PROJECT PLANNER:** Josh Dan, Associate Planner  
Phone: (559) 713-4003  
Email: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**SUBJECT: Conditional Use Permit No. 2021-11:** A request by Community Services Employment Training (CSET) to construct a new 9,600 square foot building and add vocational and recycling uses to their existing site located at 939 E. Douglas Avenue in the C-S (Service Commercial) zone (APN: 094-160-025 & 094-160-026).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-11 based on the findings and conditions in Resolution No. 2021-19. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-11, as conditioned, based on the findings and conditions in Resolution No. 2021-19.

## PROJECT DESCRIPTION

Conditional Use Permit No. 2021-11 is a request by Community Services Employment Training (CSET) to construct a new 9,600 square foot building on a vacant parcel adjacent to their existing vocational workforce training center at 939 E. Douglas Avenue (see Exhibit "A"). CSET, as stated in their Operational Statement (see Exhibits "C", "C – 2", and "C – 3"), is proposing to develop an adjacent 1.5-acre parcel with a 9,600 square foot building which will be used as a recycling education and job training facility which will not be open to the public.

The Conditional Use Permit is required as Vocational Schools and Recycling Facilities are both conditionally permitted uses in the C-S (Service Commercial) zone. The current CSET facility located at 939 E. Douglas Avenue offers employment and workforce training for young adults (18 – 24 years of age) from Tulare and Kings County's seeking work experience in various environmental conservation and trade positions, as stated in their Operational Statement (see Exhibits "C", "C – 2", and "C – 3"). CSET is requesting to expand their vocational / workforce training use to the adjacent, vacant parcel to facilitate their Recycling and Education Job Training to young adults in the community looking for work experience.

CSET currently has contracts with public and private entities to collect recyclable items (e-waste, CRV items, mattresses, tires, etc.) from various sites and transports them to their material recycling and sorting facility so that the material items can be bailed and transported off-site. The facility where this is currently occurring is located at 10443 West Legacy Avenue. CSET currently has contracts with public and private entities to collect recyclable items (e-waste, CRV items, mattresses, tires, etc.) from various sites and transports them to their material recycling and sorting facility so that the material items can be bailed and transported off-site. The facility where this is currently occurring is located at 10443 West Legacy Avenue. CSET has stated their desire to move the recycling educational and training program to their Douglas Avenue site and operate this use out of their new 9,600 square foot building. The

operational statement (see Exhibits “C”, “C – 2”, and “C – 3”) states that the facility will be used for sorting, processing, and shipping of recyclable goods.

The CEST expansion will also include the following on-site improvements:

- Chain link fencing, consistent with what is currently used on-site, will be extended to the perimeter of the new parcel housing the recycling education and training building.
- A new 9,600 sq. ft. building with office, restrooms, breakroom, conference room, and commercial recycling separator equipment.
- A drive on scale, from the Legacy site, will be installed to the west of the new building.
- Paved access provided from N. Burke Street via a 20-foot-wide easement serving as a private drive.
- Concrete paving connecting the exiting site (north) to the proposed recycling education and training facility (south) and the private drive (west). The eastern portion of the project site, which will not be used for any use due to the site not being improved, will be covered in decomposed granite.

The overall operational use of the new building will include to the processing of items that are collected off-site (no drop-offs permitted) and brought to the facility by CSET staff, sorted by their workforce trainees, and transported off-site daily. CSET states that typical hours of operation are 7:00 a.m. to 4:00 p.m. Monday through Friday, and that the site will be generally cleaned and secured at the end of each workday. When fully staffed, the facility is expected to have as many as six full-time employees advising and coaching a staff of as many as 15 part-time employees in training. The maximum number of employees on the site at any given time would not exceed 35 people.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Service Commercial
Zoning:	C-S / (Service Commercial)
Surrounding Zoning and Land Use:	North: C-S (Service Commercial) CSET Facility & Existing Residential
	South: C-MU (Commercial Mixed-Use) – Tulare County Farm Bureau stock yards
	East: C-S (Service Commercial)– Service Commercial establishments
	C-MU (Commercial Mixed-Use) – Tulare County Farm Bureau stock yards
	West: C-S (Service Commercial) – Auto Repair Businesses
Environmental Document	Categorical Exemption No. 2021-16
Site Plan:	Site Plan Review No. 2021-012

### Related Projects

N/A.

## PROJECT EVALUATION

Staff supports the conditional use permit based on the project's consistency with the Land Use Element of the General Plan and the Zoning Ordinance. The following potential issue areas have been analyzed for the proposed project.

### **Evaluation of Vocational Program / Land Use Compatibility**

According to the applicant's operational statement (Exhibits "C", "C - 2", and "C - 3"), CSET's Sequoia Community Corps (SCC) has served members of the community, aged 18-24, from communities throughout Tulare and Kings Counties for more than 35 years. They provide young people with on-the-job training, education, leadership development, and environmental awareness through the performance of community and conservation work projects. Their vocational training opportunities includes the trades of weatherization, urban forestry, conservation education, and recycling collections.

The proposed use, as stated in the project description and in the applicant's operational statement (Exhibits "C", "C - 2", and "C - 3"), is entirely for the educating and equipping of trainees through the CSET workforce education program. The proposed recycling facility is being done to provide educational workforce opportunities to individuals while prohibiting the site from operating as a "public" drop-off recycling facility. The relocation of their recycling program from the industrial park to their Douglas Avenue site will allow for better accessibility for CSET staff and their workforce trainees. The General Plan contains land use policies that promote capturing businesses that provide opportunities for skill training (LU-P-1, PSCU-P-39) and local workforce training (LU-P-11).

In addition, the operation and location of CSET's recycling educational and training facility meets the purpose and intent of the Service Commercial (C-S) zone. The C-S zone provides areas that accommodate wholesale, heavy commercial uses, such as lumberyards and construction material retail uses, etc., and services such as automotive, plumbing, and sheet metal fabrication. It is intended that uses in this district be those that can be compatible with heavy truck traffic and noise. Uses that would restrict the operation of generally permitted heavy commercial businesses are not provided in this district.

### **Evaluation of Operations**

The CSET representatives through Exhibits "C", "C-1", and "C-2" - Operational Statement, and in meetings with staff have expressed their intended operations on the site. CSET provides workforce training in various conservation and environmental disciplines through real, hands-on experience for its trainees. This site, which is contiguous to their 939 East Douglas site, would be developed with the hope to transition a portion of their operations currently occurring at their Legacy site (located at 10443 W. Legacy Avenue) and relocate their Recycling Education and Job Training Facility at the proposed location.

In doing so, CSET will provide trainee employees active engagement in learning key operations of a light recycling center. The site also proves a more centralized work center for their trainee staff, many of which reside in Visalia.

When fully staffed, the site will employ six full-time personnel advising and coaching as many as 15 part-time, employees in training. Daily operations occur between 7:00 a.m. through 4:00 p.m. each workday. CSET will utilize a maximum of 15 light-duty, stake-side trucks to gather recyclables from collection sites (those that have contracts with CSET), and deliver them to the facility for sorting. Materials expected to be sorted at the site will initially include CRV bottles and cans, and e-waste. The site will not be advertised as a public recycling facility nor will it be open to the public for drop-off.

Materials that will be sorted at the site will be palletized, weighed on the scale, and stored until arrival of a larger truck for removal from the site. One 54-foot tractor trailer will visit the site for approximately one hour every other week to pick up palletized and wrapped e-waste.

When possible, CSET staff in support of the recycling operations, will make every effort to utilize the Burke Street access, however, the limitations to on-site circulation require the tractor trailer and the occasional support vehicle to utilize the Douglas entrance, as reflected in Condition of Approval No. 5.

### **Storage**

The operational statement (Exhibits "C", "C - 2", and "C - 3") states that the organization participates in a state-certified special program which provides CRV beverage container collection services to local businesses, government entities, and schools; but would not be stockpiling waste material as they anticipate processing and removing material from the site in the same day. Should material not be able to be removed from the site daily, staff has added Condition No. 7, as a precaution, limiting where materials may be stored on-site so as not to create visual impacts to the surrounding area and create opportunities for theft of material from the site.

### **Access and Circulation**

The 20-ft wide access easement across the neighboring westerly property will provide primary vehicular access onto the site as detailed in the operational statement, while the E. Douglas Avenue access will only serve as a secondary access used primarily for employee parking. As show in Exhibit "A", expansion to the proposed site is anticipated to produce contiguous drive aisle paving connecting the two sites, and restriping of existing paving to produce 30 additional parking spaces on the existing site.

As described above in the Operations section of the report, Condition No. 5 has been added requiring that the applicant uses the Burke Street access whenever possible as the primary access point and sparsely utilize the Douglas entrance for recycling use traffic.

### **Fencing**

The existing site is currently enclosed with chain-link fence around its perimeter. As shown on the Site Plan in Exhibit "A", this same fencing material will be extended to the perimeter of the proposed new building site. The site currently has locking gates along their Douglas Avenue entrance and the applicant has also shown on their site plan that they will be installing gates at their proposed Burke Street entrance.

### **Security**

The new building will feature roll up doors which will be secured at the end of each workday and the site will provide security lighting on all sides of the structure, which per Condition No. 4, requires that on-site security lighting comply with the 0.5 lumens at property line. The condition also requires that prior to occupancy of the new building, staff shall verify via an on-site inspection that the on-site lighting complies with the 0.5 lumen standard at property lines.

### **Opposition Letter**

Staff has received a letter objecting to the proposed use (see Exhibit "D"). The letter, signed by eight business and/or property owners, expresses concern for early morning traffic congestion, noise, debris from recycling operations potentially littering the roadways and sidewalks, and an increase in homeless transient presence which they feel is characteristic of recycling facilities.

The applicant, as expressed in their response to opposition letter (Exhibit "E"), and through their site plan, operational statement, and description of operations have taken precaution to

preemptively address the concerns expressed by the authors of the letter. Through their longstanding history in the community and professional operational structure, CSET provides contract recycling services in direct support of their workforce training and the site will not be open to the public. Additionally, their hours of operation are consistent with businesses in the area and the use is required to comply with Chapter 8.36 (Noise) of the Municipal Code. Furthermore, CSET has agreed to limiting vehicular traffic to Douglas Avenue whenever possible.

### **Environmental Review**

The requested action is considered Categorical Exempt under Section 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), which exempts new commercial facilities measuring less than 10,000 square feet (Categorical Exemption No. 2021-16).

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The operation and location of this recycling facility meet the requirements of Section 17.32.160 of the Zoning Ordinance (Recycling Facilities).
  - 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 operation and location of this recycling facility meet the requirements of Section 17.32.160 of the Zoning Ordinance (Recycling Facilities). The recycling facility is located in the Service Commercial zone and the portions of the site proposed for this use will be fully improved.
  - c. The proposed use is supported by General Plan Land Use Policies LU-P-1 and LU-P-11 which promote opportunities for skilled training and support for local workforce training.
3. That the project is considered Categorical Exempt under Section 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for commercial buildings not exceeding 10,000 sq. ft. in floor area. (Categorical Exemption No. 2021-16).



## RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2021-012.
2. That the use be in substantial compliance with Exhibits "A" and "A-2" (Site Plan), "B" (Floor Plan), and "C", "C-1" and "C-2" (Operational Statement).
3. That any significant changes in the operational characteristics of the proposed facility be reviewed with staff for consistency with this use permit.
4. That onsite lighting shall not produce glare onto neighboring properties and shall not exceed 0.5 lumens at the property lines. Prior to occupancy of the new building, staff shall verify via an onsite inspection that the on-site lighting complies with the 0.5 lumen standard at property lines.
5. That when possible, CSET staff, in support of the recycling operations, make every effort to utilize the Burke Street access, with exception given for the bi-weekly tractor trailer and the occasional support vehicles utilizing the Douglas entrance due to onsite circulation limitations.
6. That recycling activities shall not occur outside of the proposed structure and shall not interfere or prohibit the traffic flow of incoming or outgoing trucks and/or fire engines or other safety personnel.
7. That recyclable materials shall not be stored on site in the open. Should material not be able to be removed from the site, they shall be stored within the proposed building.
8. That accessory buildings required to store equipment be permitted on the site but reviewed by Planning staff at building permit submittal for quantity and placement of structures.
9. The owner/operator shall possess a valid hazardous waste permit issued by the Environmental Protection Agency and Tulare County Health Department for all waste collection and processing activities at this site.
10. That the use shall comply with community noise standards as listed in Chapter 8.36 of the Visalia Municipal Code
11. That all other federal and state laws and city codes and ordinances be complied with.

## APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. 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. 2015-19
- Exhibits "A" and "A-2" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C", "C-1", and "C-2" – Operational Statement
- Exhibit "D" – Opposition Letter
- Exhibit "E" – Response to Opposition Letter
- Site Plan Review Comments (SPR No. 2021-012)
- Categorical Exemption No. 2021-16
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location

Related Plans & Policies  
Conditional Use Permits  
(Section 17.38)

17.38.010 Purposes and powers

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
  3. Address and legal description of the property;
  4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
  5. The purposes of the conditional use permit and the general description of the use proposed;
  6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

#### 17.38.050 New application

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

#### 17.38.060 Conditional use permit to run with the land

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

#### 17.38.065 Abandonment of conditional use permit

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

#### 17.38.070 Temporary uses or structures

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
  1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
  3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.
  8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

#### 17.38.080 Public hearing--Notice

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

#### 17.38.090 Investigation and report

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

#### 17.38.100 Public hearing--Procedure

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

#### 17.38.110 Action by planning commission

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
  - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
  - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

#### 17.38.120 Appeal to city council

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

#### 17.38.130 Effective date of conditional use permit

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2021-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-11, A REQUEST BY COMMUNITY SERVICES EMPLOYMENT TRAINING (CSET) TO CONSTRUCT A NEW 9,600 SQUARE FOOT BUILDING AND ADD VOCATIONAL AND RECYCLING USES TO THEIR EXISTING SITE LOCATED AT 939 E. DOUGLAS AVENUE IN THE C-S (SERVICE COMMERCIAL) ZONE (APN: 094-160-025 & 094-160-026)

**WHEREAS**, Conditional Use Permit No. 2021-11, is a request by Community Services Employment Training (CSET) to construct a new 9,600 square foot building and add vocational and recycling uses to their existing site located at 939 E. Douglas Avenue in the C-S (Service Commercial) zone (APN: 094-160-025 & 094-160-026); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 24, 2021; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-11, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15303.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The operation and location of this recycling facility meet the requirements of Section 17.32.160 of the Zoning Ordinance (Recycling Facilities).
  - 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 operation and location of this recycling facility meet the requirements of Section 17.32.160 of the Zoning Ordinance (Recycling Facilities). The

recycling facility is located in the Service Commercial zone and the portions of the site proposed for this use will be fully improved.

- c. The proposed use is supported by General Plan Land Use Policies LU-P-1 and LU-P-11 which promote opportunities for skilled training and support for local workforce training.
3. That the project is considered Categorically Exempt under Section 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for commercial buildings not exceeding 10,000 sq. ft. in floor area. (Categorical Exemption No. 2021-16).

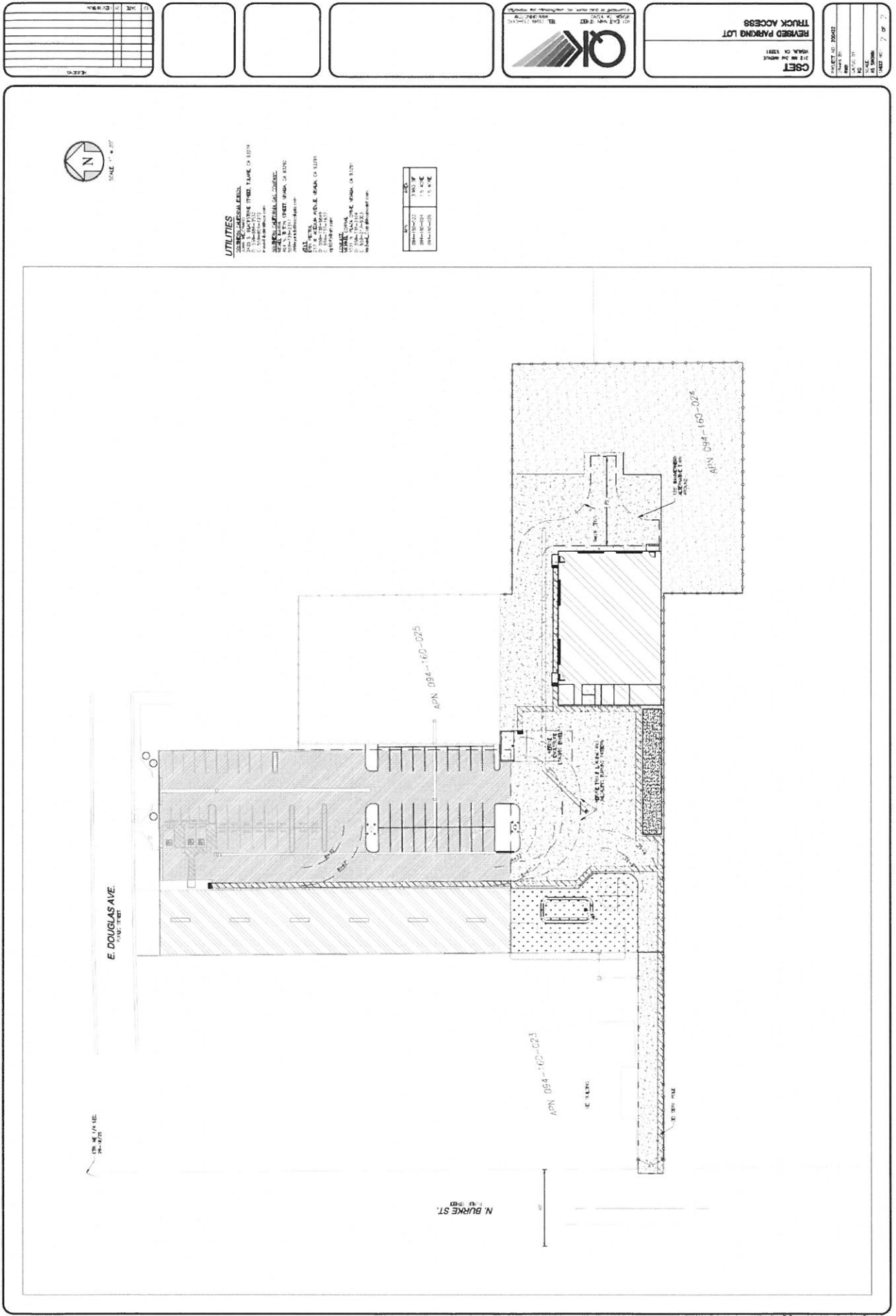
**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2021-012.
2. That the use be in substantial compliance with Exhibits "A" and "A-2" (Site Plan), "B" (Floor Plan), and "C", "C-1" and "C-2" (Operational Statement).
3. That any significant changes in the operational characteristics of the proposed facility be reviewed with staff for consistency with this use permit.
4. That onsite lighting shall not produce glare onto neighboring properties and shall not exceed 0.5 lumens at the property lines. Prior to occupancy of the new building, staff shall verify via an onsite inspection that the on-site lighting complies with the 0.5 lumen standard at property lines.
5. That when possible, CSET staff, in support of the recycling operations, make every effort to utilize the Burke Street access, with exception given for the bi-weekly tractor trailer and the occasional support vehicles utilizing the Douglas entrance due to onsite circulation limitations.
6. That recycling activities shall not occur outside of the proposed structure and shall not interfere or prohibit the traffic flow of incoming or outgoing trucks and/or fire engines or other safety personnel.
7. That recyclable materials shall not be stored on site in the open. Should material not be able to be removed from the site, they shall be stored within the proposed building.
8. That accessory buildings required to store equipment be permitted on the site but reviewed by Planning staff at building permit submittal for quantity and placement of structures.
9. The owner/operator shall possess a valid hazardous waste permit issued by the Environmental Protection Agency and Tulare County Health Department for all waste collection and processing activities at this site.
10. That the use shall comply with community noise standards as listed in Chapter 8.36 of the Visalia Municipal Code
11. That all other federal and state laws and city codes and ordinances be complied with.



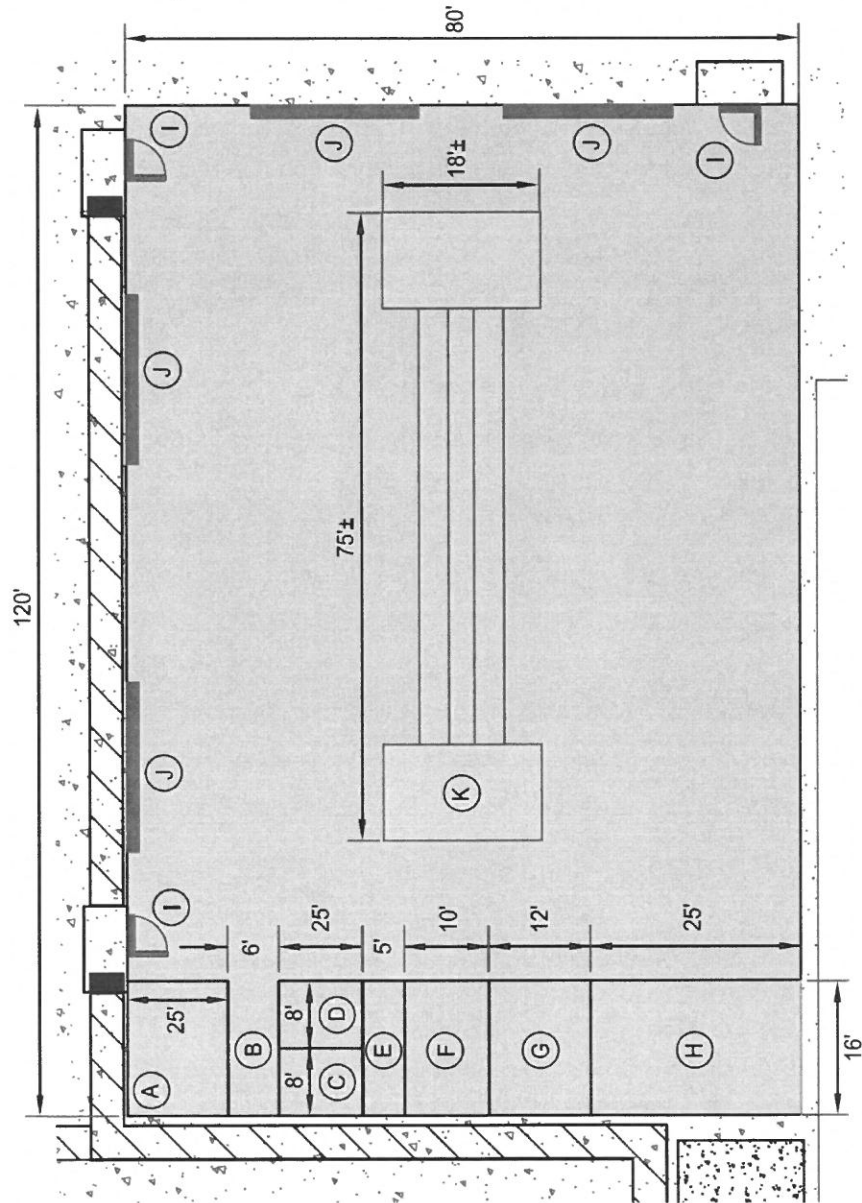


# Exhibit "A - 2"



# Exhibit "B"

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## FLOOR PLAN LEGEND

NUMBER	DESCRIPTION
(A)	Conference Room
(B)	Hallway
(C)	Men's Bathroom
(D)	Women's Bathroom
(E)	Electrical Room
(F)	Storage
(G)	Office
(H)	Break Room
(I)	Man Door
(J)	Roll Door
(K)	Commercial Separator



PLAN VIEW  
SCALE: 1"=20'

CSET  
312 NW 3RD AVE  
FLOOR PLAN EXHIBIT  
Visalia, CA

PROJECT NO.:	200422
DRAWN BY:	KG
QA/QC BY:	TJA/ASB
SCALE:	1"=20'
SHEET NO.:	1 OF 1

801 EAST MAIN STREET  
VISALIA, CA 93292  
TEL: (559) 733-0440  
WWW.QIKINC.COM  
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## Exhibit "C"

### *Sequoia Community Corps Overview*

CSET's Sequoia Community Corps (SCC) is a state-certified local Conservation Corps and federally recognized as a 21CSC (21st Century Service Corps) member. For more than 35 years, the SCC has served young men and women ages 18-24 from communities throughout Tulare and Kings Counties. We provide young people with on-the-job training, education, leadership development, and environmental awareness through the performance of community and conservation work projects. By creating partnerships with public and private institutions, we are able to provide quality work experience opportunities that prepare corpsmembers for sustainable jobs. Our menu of vocational training opportunities includes the trades of weatherization, urban forestry, conservation education, and recycling collections.

### *The SCC's Recycling Focus Area*

Through funding from CalRecycle and other sources, the SCC contributes to California's recycling and source reduction goals by partnering with local businesses, government agencies, municipalities, and community members to create impactful opportunities for companies and individuals to properly recycle E-Waste, Waste Tires, and CRV beverage containers.

As a state-certified E-waste Collector, SCC serves a vital role during "Dump on Us" events by assuring that E-Waste collections are appropriately managed, processed, and tracked. In addition to events, we collaborate with local municipalities by having secure, gated E-waste drop-off sites within city Public Works yards. Our E-waste recycling sites include seven located in city yards as well as two others located at SCC sites. We also provide year-round E-waste curbside collection for residents, government entities, and businesses in Tulare and Kings Counties. Collected materials are transported to our Legacy facility, where approximately 500,000-800,000 pounds of E-waste are processed and shipped to licensed recyclers annually.

As a state-certified Special Program (SP), the SCC also provides CRV beverage container collection services to local businesses, government entities, and schools throughout Tulare and Kings Counties. Our two buy-back centers, state certified Recycling Centers (RC), operate year-round in Exeter's Public Works yard and at our Legacy facility. We also collect CRV beverage containers at mountain recreation sites and local businesses. All collections are transported to our Legacy facility for sorting, bailing, weighing, and shipped to our local processor, approximately 200,000 pounds annually. Shipments occur once to twice a month and more frequently during our peak season of April to October.

Other collections include waste tires, through labor we provide during city Dump on Us events. The SCC is also a certified Waste Tire Hauler, creating future growth potential. New collection opportunities include used mattresses, which we anticipate will be stored in a trailer then shipped once the trailer is full.

### *Future Recycling Site Plan*

As we plan for the future and the development of the additional space at our Douglas facility, we hope to relocate all of our Legacy recycling processing and storage activities to the Douglas facility, providing co-location with our existing programs and services. We look forward to working with you in the development of this site plan.

# Exhibit "C - 2"

## CSET Statement of Operations Supplement

### Proposed Recycling Facility at Douglas Avenue location

CSET is proposing development of a 1.5 acre site, adjacent to their current facility, near the corner of Douglas Avenue and Burke Street as a Recycling Education and Job Training Facility where employees in training would be actively engaged in learning the key operations of a light industrial recycling center. The site would NOT be open to the general public or operate in any capacity as a 'drop-off' type facility for public collection and recycling. This facility is intended as an educational opportunity and training center with restricted engagement and limited amounts of waste being picked-up and processed from a select group of clients actively participating in the program. This facility would specialize in the collection and disposal of limited quantities of electronic waste and other consumable products from local services and businesses. While currently up and running at a site in the Goshen Industrial Park, the intent of this new development is to relocate the entire operation to the proposed site for better accessibility for staff and employees. When fully staffed, it is expected there will be as many as 6 full-time employees advising and coaching a staff of as many as 15 part-time employees in training. The maximum number of employees on the site at any given time would not exceed 35.

Proposed Site development would consist of the following:

- Construction of a 9,600 sf pre-engineered metal structure with appropriate infrastructure and surrounding paving on a previously vacant parcel immediately south of the existing CSET facility on Douglas Avenue. The proposed metal structure would be of similar character to the existing CSET structure on the adjacent site to the north and the current facility in Goshen.
- Installation of a new 6' high chain-link security fence enclosing the new development areas.
- Installation of high-intensity security lighting on the sides of the structure that will illuminate the surrounding workspaces, making all the areas highly visible from both Douglas Avenue and Burke Street.
- Installation and operation of machinery in the interior of the building, designed to assist in processing waste materials.
- Proposed structure will include an office space, restrooms, employee break room and small storage and maintenance closets that can all be locked and secured.
- Installation of large roll-up doors on the north and east sides of the structure allow access to the workspace during operational hours but would be closed and locked for during off hours.
- Designated limited mobility pathways allow access onto the site and obstruction free access to doorways and entry points on the proposed structure.
- A drive-on scale, located on the western approach to the proposed structure, will be used to record the loaded and unloaded weights of each of the vehicles.
- Work vehicles, when not in use, will be stored and secured in the fenced CSET-owned lot just northeast of the proposed structure.
- Most of the materials that arrive during the work day will be processed and removed from the site in the same day. No stockpiling of waste materials.
- The work area are generally cleaned and secured at the end of each 7:00 a.m. to 4:00 p.m. workday.

## Exhibit "C - 3"

- A 20' wide easement from Burke Street across a neighboring property would provide the primary vehicular access onto the property for the approximately 15 light-duty trucks and associated vehicles needed for the operation.
- The Burke Street entrance would be gated and only open during hours of operation. In off hours the gate would be secured but still accessible to emergency vehicles via a 'Knox Box' system.
- Secondary access to the proposed site can be from the adjacent CSET property via the Douglas Avenue entrance. This entrance would be used strictly for employee parking area access and for emergency vehicles, if needed.
- Installation of a new fire hydrant just north of the proposed structure as requested by Visalia Fire Department will supplement the existing hydrant on the adjacent CSET property.
- Existing Oak Trees on the site will remain undisturbed.

## Letter of Objection

Conditional Use Permit No. 2021-11: A request by CSET to construct a new 9,600 sq. ft. building and add recycling use to the existing vocational and administrative used located at 939 E. Douglas Ave. In the C-S (Service Commercial) zone district (APN: 094-160-025-026)

**I OBJECT to this application for the following reasons:**

**Early morning traffic congestion and noise**

**Debris and recycle materials fallen from truck bins onto streets and sidewalks**

**More foot traffic from Homeless and public attempting to collect recycle materials for cash. As of to date the homeless urinate, defecate and do drugs between the CSET and Market Visual businesses.**

**Parking overflow**

**What are the hours of operation? Weekdays Weekends Holidays Nights?**

**ATTACHED ARE SIGNATURES FROM PUBLIC  
WHO ARE OBJECTING THIS PERMIT**

Exhibit "D-1"

Floyd Martinez  
Diana Martinez

*[Handwritten signature]*  
*[Handwritten signature]*

David Jones

David Jones 901 E Douglas

Monique C. Dell

Monique Dell 824 E Douglas Ave

Cathy Doss

Cathy Doss 903 E Douglas

JONATHAN DOSS

Jonathan Doss 903 E Douglas

Dwayne Patton

Dwayne Patton 950 N Burke St

Richard Pavaunas

Richard Pavaunas 824 E Douglas Ave

## Exhibit "E"

Hi Josh,

CSET's primary trucks are Chevy 5500 stake side trucks. There is a picture below I grabbed from Google that shows what that is (that's not one of CSET's trucks, just an example). These are the trucks that will be in and out of the facility regularly. The only trucks larger than that will be one 54-ft trailer truck that is on the site for approximately one hour every other week to pick up the palletized and wrapped e-waste. CSET brings in the e-waste on the stake trucks and palletizes it, then weighs it and stores it on the scale.

The recyclables trucks will primarily use the Burke entrance/exit. The trailer truck that comes once every other week will need to enter from Burke and exit onto Douglas, or vice versa. I would be concerned about CSET's ability to abide by a condition that limits them to only using Burke for the recyclables program because there are other trucks that use Douglas Avenue that are related to their other programs at their other existing building, and it will be difficult for employees to understand the difference, as well as concerned neighbors to correctly tell which trucks are which.

In response to some of the comments in the letter received, the sorted CRV recyclables are unloaded in the building and are stored indoors after sorting. CSET does not carry debris in its trucks, only recyclables. CSET employees periodically clean trash from the neighborhood streets even though it's not generated by CSET. CSET will not accept recyclables from individuals (including homeless persons). CSET contracts with restaurants, hospitals, and other businesses and institutions to collect the recyclables. This is not a drop-off point. No money will be exchanged at the site.

If Teresa or Mary have anything else to add, they can.



Regards,

*Steve*

**Steve Brandt, AICP**  
*Principal Planner*  
901 East Main Street  
Visalia, CA 93292  
(559) 733-0440 Office  
(559) 259-1466 Cell  
[www.QKinc.com](http://www.QKinc.com)







May 20, 2021

**Site Plan Review No. 21-012-B:**

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires 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 **February 24, 2021**. 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 white background.

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

**Attachment(s):**

- Site Plan Review Comments

MEETING DATE February 24, 2021  
SITE PLAN NO. 2021-012-B  
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.

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**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:

<input type="checkbox"/> CITY COUNCIL	<input type="checkbox"/> REDEVELOPMENT
<input checked="" type="checkbox"/> PLANNING COMMISSION	<input type="checkbox"/> PARK/RECREATION
<input checked="" type="checkbox"/> Conditional Use Permit	
<input type="checkbox"/> HISTORIC PRESERVATION	<input type="checkbox"/> OTHER -TCUP

**ADDITIONAL COMMENTS:**

If you have any questions or comments, please call Adrian Bubalcaba at (559) 713-4271  
*Site Plan Review Committee*

# SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, (559) 713-4443

Date: February 24, 2021

SITE PLAN NO: 2021-012 - B  
PROJECT: Community Services Employment Training - CSET  
DESCRIPTION: ADDITION OF 9,600 SQ. FT. METAL BUILDING  
APPLICANT: COMMUNITY SERVICES AND EMPLOYMENT TRAINING, INC.  
PROP. OWNER: COMMUNITY SERVICES AND EMPLOYMENT TRAINING, INC.  
LOCATION TITLE: 939 E. DOUGLAS AVENUE  
APN TITLE: 094-160-026, 025  
GENERAL PLAN: Commercial Service  
ZONING: C-S (Service Commercial)

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

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit
- Building Permit
- Additional information as necessary

### **PROJECT SPECIFIC INFORMATION:** February 24, 2021

1. The applicant shall obtain a Conditional Use Permit.
2. The Conditional Use Permit application shall contain a site plan, building elevations, floor plans for all existing and proposed buildings, and landscaping plans (which shall also verify that a minimum 10% of the parking lot contains landscaping).
3. A detailed operational statement describing all existing and proposed uses shall be provided. The operational statement shall include information on existing and proposed security measures for the complex, including types of fencing, surveillance, and lighting. It shall also include the number of employees to be located onsite upon completion of the project, in order to determine parking demand.
4. All surfaces employed for the use shall be paved per City Standards.
5. Per the revised site plan, the unpaved area located on APN: 094-160-025 will be fenced off and not employed for the proposed use. As such the requirement to place a seven-foot-tall masonry block wall to shield residential uses to the east shall be removed.
6. A five-foot landscape setback shall be placed along the perimeter of the project site. This shall not include unaltered areas of the property or the area along the southern boundary of the access easement leading towards N. Burke Street.
7. The proposal shall verify whether the two project sites are proposed to be merged. A Lot Merger shall be completed prior to development if the lots are proposed to be unified.
8. The proposed location of the trash enclosure crosses property lines. The applicant shall file a shared access/use agreement for use of the trash enclosure.
9. The existing Valley Oak onsite shall be protected and maintained.
10. The proposed gate, if any, for the Burke Street access driveway shall be shown on the site plan.
11. The applicant shall comply with the requirements of the California Water Service, in particular as they relate to location of the new fire hydrant.
12. Obtain a Building Permit.

**PROJECT SPECIFIC INFORMATION:** February 3, 2021

1. The applicant shall obtain a Conditional Use Permit.
2. The Conditional Use Permit application shall contain a site plan, building elevations, floor plans for all existing and proposed buildings, and landscaping plans (which shall also verify that a minimum 10% of the parking lot contains landscaping).
3. A detailed operational statement describing all existing and proposed uses shall be provided. The operational statement shall include information on existing and proposed security measures for the complex, including types of fencing, surveillance, and lighting. It shall also include the number of employees to be located onsite upon completion of the project, in order to determine parking demand.
4. All surfaces employed for the use shall be paved per City Standards. This shall include the areas east of the sea train containers and the unpaved portion of APN: 094-160-025.
5. A five foot landscape setback shall be placed along the perimeter of the project site. This shall not include unaltered areas of the property or the area along the southern boundary of the access easement leading towards N. Burke Street.
6. The proposal shall verify whether or not the two project sites are proposed to be merged.
7. A seven foot tall masonry block wall shall be placed along the property boundaries shared with residential uses to the north/northeast.
8. The existing Valley Oak onsite shall be protected and maintained.
9. The proposed gate, if any, for the Burke Street access driveway shall be shown on the site plan.
10. Obtain a Building Permit.

**17.18.080 Development standards in the C-S zone.**

The following development standards shall apply to property located in the C-S zone:

- A. Minimum site area: five thousand (5,000) square feet.
- B. Maximum building height: sixty (60) feet.
- C. Minimum required yards (building setbacks):
  1. Front: ten (10) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  4. Side: zero (0) feet;
  5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  1. Front: ten (10) feet;
  2. Rear: five (5) feet (except where a building is located on side property line);
  3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  6. Street side on corner lot: ten (10) feet.

**Parking:**

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.

9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

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

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

#### **Landscaping:**

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).

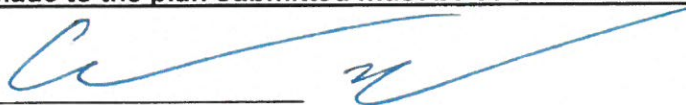
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

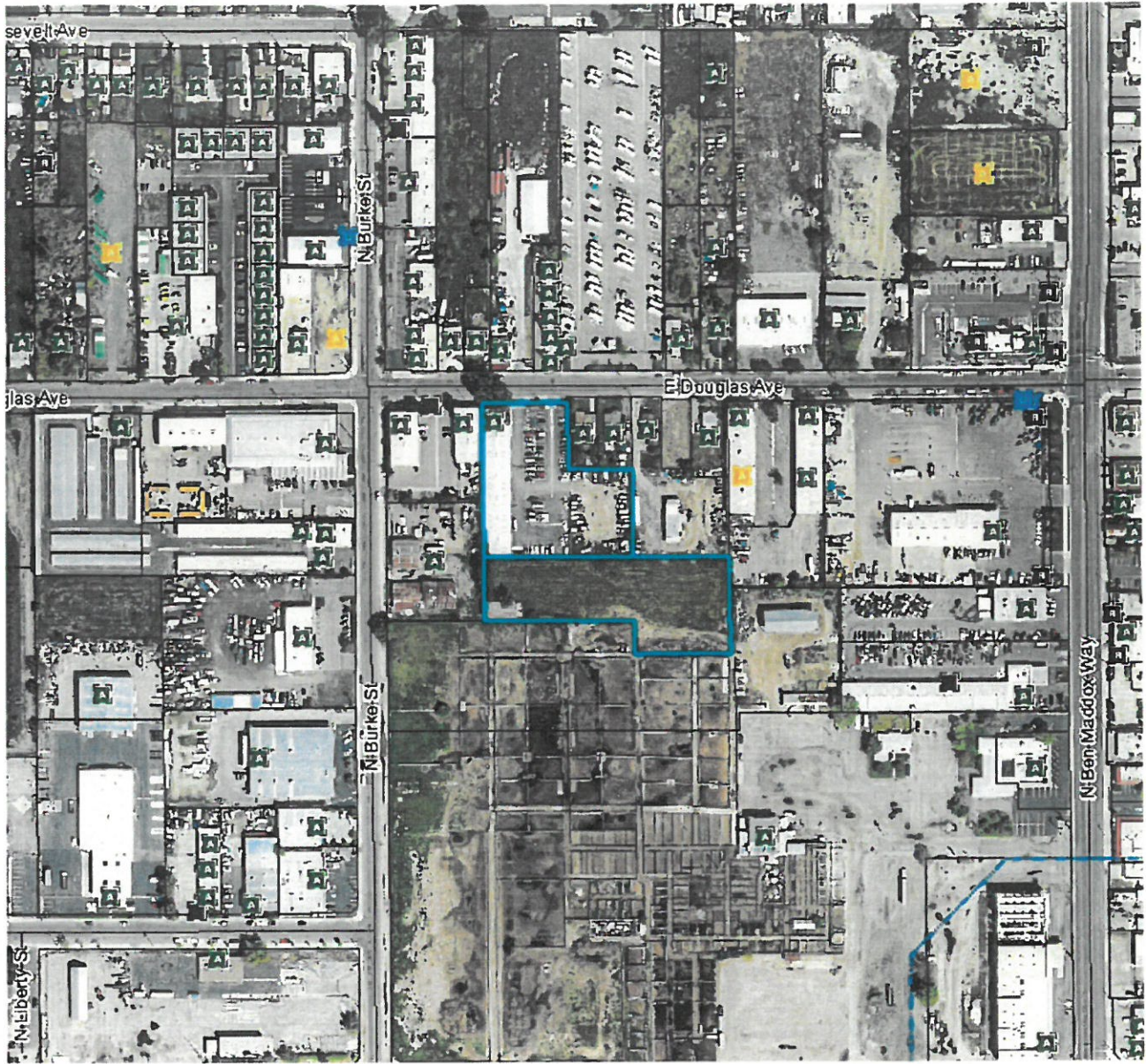
**Lighting:**

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

**NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.**

Signature \_\_\_\_\_





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: <u>2</u>	DATE: <u>FEBRUARY 24, 2021</u>
SITE PLAN NO.:	21-012 RESUBMITTAL
PROJECT TITLE:	COMMUNITY SERVICES EMPLOYMENT TRAINING - CSET
DESCRIPTION:	ADDITION OF A NEW 9600 SF METAL BUILDING (CS) FUTURE RECYCLING SITE
APPLICANT:	STEVE BRANDT
PROP OWNER:	COMMUNITY SVCS EMP TRAINING
LOCATION:	939 E DOUGLAS AVE
APN:	094-160-025, 026

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **ONSITE PER DESIGN**
- Drive approach size:  Use radius return; **ACCESS ON BURKE**
- Sidewalk: \_\_\_\_\_ width;  \_\_\_\_\_ parkway width at **PROVIDE ACCESSIBLE PATH ACROSS DRIVE APPROACH ON BURKE, MODIFY IF EXISTING FOR COMPLIANCE TO CURRENT STDS.**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **PROJECT PROPOSES TO UTILIZE ONSITE STORAGE - PROVIDE CALCS AND BASIN DESIGN.**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.



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

**Additional Comments:**

- 1. Proposed new building and site development will incur impact fees. Some credit available for existing building demo.***
- 2. Project to comply with City parking lot standards. Only long term storage of equipment or vehicles is permitted on DG surfaces, all drive aisles to meet min. surface improvements standards.***
- 3. The lot east and adjacent to existing parking lot is actively being used for vehicle storage and parking and would require minimal surface improvement and parking details. Applicant states that all uses would cease and desist and fence would be erected.***
- 4. Applicant to conform to SJV Air Board rules and regs onsite.***
- 5. Refer to City standards for construction around existing Valley Oak trees. Redesign accordingly.***
- 6. An access easement is shown and required with project plan submittal.***
- 7. Provide a shared agreement for the shared refuse enclosure.***
- 8. A building permit is required for new building and site improvements, standard plan check and inspection fees apply.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **21-012 RESUBMITTAL**  
 Date: **2/24/2021**

**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:**9/1/2020**)  
 (Project type for fee rates:**SERV COMM**)

Existing uses may qualify for credits on Development Impact Fees. **1KSF STORAGE**

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>\$1,343/AC X 1.5</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$2,114/1KSF X 9.6 - (\$992CR)</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$26/1KSF X 9.6</b> <b>TREATMENT PLANT FEE:</b> <b>\$57/1KSF X 9.6</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$45/LF X 60 (MINIMUM STD)</b>
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>\$8,022/AC X 1.5</b>
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$5,886/AC X 1.5</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>\$2,185/AC X 1.5</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$1,969/AC X 1.5</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$577/1KSF X 9.6</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.




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**Adrian Rubalcaba**

City of Visalia  
Building: Site Plan  
Review Comments

SPR 21012  
NEW 9600 SF BUILDING  
939 E DOUGLAS  
AVE

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 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. **2HR LESS THAN 5 FT TO PROPERTY LINE.**
- 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 FEMA FLOOD REQUIREMENTS.**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. 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: PROVIDE ACCESSIBLE ROUTE FROM ALL EXIT DOOR LANDINGS TO THE PUBLIC WAY. LANDSCAPING SHALL MEET THE MWELO REQUIREMENTS.

VAL GARCIA 2/24/21  
Signature



**Site Plan Comments**

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

Date	February 23, 2021
Item #	2
Site Plan #	21012
APN:	<b>Error! Reference source not found.</b>

- 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.
- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2019 CFC 503.1.1). This includes Burke access road if building is to be addressed with a Burke address.
  - 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- This item is a **resubmittal**. Please see comments from previous submittals.
- **Special comments:** Fire Hydrant shall be on same parcel as proposed structure. If not on same parcel an agreement shall be in place that access will never be restricted.

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Corbin Reed  
Fire Marshal



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

Date: 2-23-21  
 Item: 2 Resub  
 Site Plan: 2021-012  
 Name: Agent McEwen

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:  
Proper exterior lighting
- Traffic Concerns:  
 \_\_\_\_\_
- Surveillance Issues:  
Exterior & interior video surveillance.
- Line of Sight Issues:  
Low shrubs to help w/ transient issues.
- Other Concerns:  
 \_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 24, 2021

Project/Business Name:	Community Services Employment Training - CSET	Date:	2.18.2021
Project Description:	Addition of a new 9600sf metal building.		
Site Plan Review Resubmittal:	Yes <input checked="" type="radio"/> No <input type="radio"/>	If Resubmittal, Previous Site Plan Review Number:	SPR No. 2021-012
Property Owner:	Community Services and Employment Training, Inc.		
Applicant(s) Name:	Community Services and Employment Training, Inc.		
Project Address/Location:	312 NW 3rd Avenue, Visalia CA 93291 (939 E. Douglas)		
Assessor Parcel Number:	094-160-026, 094-160-025		
Parcel Size (Acreage or Square Feet):	65,350 sf	Building or Suite Square Footage:	9600

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

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

**Additional Comments:**

*Leslie Blair*

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

**Susan Currier**

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**From:** Joel Hooyer  
**Sent:** Monday, February 22, 2021 8:08 AM  
**To:** Cristobal Carrillo; Josh Dan; Susan Currier  
**Cc:** Alvin Dias  
**Subject:** February 24, 2021 Site Plan Review  
**Attachments:** Site Plan Review 2-24-21.pdf  
  
**Importance:** High

See attached and following for the February 24, 2021, Site Plan Review comments

**SPR 20198** - No Valley oaks are on the submitted plans.

**SPR 21012** - There are existing Valley oak trees indicated on the proposed plans.

**Note\*** The existing Valley oak trees will need to be protected during construction as outlined in the Valley oak tree ordinance and Visalia's Building around Valley oak trees specifications.

**SPR 21026** - No Valley oaks are on the submitted plans.

CITY OF VISALIA  
SOLID WASTE DIVISION  
336 N. BEN MADDOX  
VISALIA CA. 93291  
713 - 4532  
COMMERCIAL BIN SERVICE

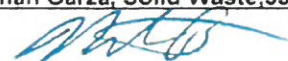
21012

February 24, 2021

- 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** Bin enclosure placement set for STAB access, with no less than 38' clear space in front of bin, including the front concrete pad. Enclosure gates must open 180 degrees, clear all curbing, and include chain bolts

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

Nathan Garza, Solid Waste, 559-713-4532





**NOTICE OF EXEMPTION**

City of Visalia  
315 E. Acequia Ave.  
Visalia, CA 93291

To: County Clerk  
County of Tulare  
County Civic Center  
Visalia, CA 93291-4593

Conditional Use Permit No. 2021-11

**PROJECT TITLE**

939 East Douglas Avenue (APN: 094-160-025 & 094-160-026)

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request by CSET A request to construct a new 9,600 sq. ft. building and add recycling and educational uses to the existing administrative use located at 939 E. Douglas Ave. in the Service Commercial (C-S) Zone.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Community Services and Employment Training Inc. (CSET)  
312 NW 3<sup>rd</sup> Ave., Visalia, California 93291

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

Mary Escarsega-Fechner, CSET, 312 NW 3<sup>rd</sup> Ave., Visalia, California 93291

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

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15303**
- Statutory Exemptions- State code number:

The request is to construct a new commercial facility, measuring less than 10,000 sq. ft., in support of an existing use but on a separate parcel.

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

(559) 713-4003

**CONTACT PERSON**

**AREA CODE/PHONE**

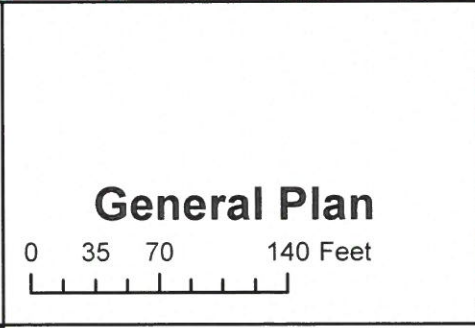
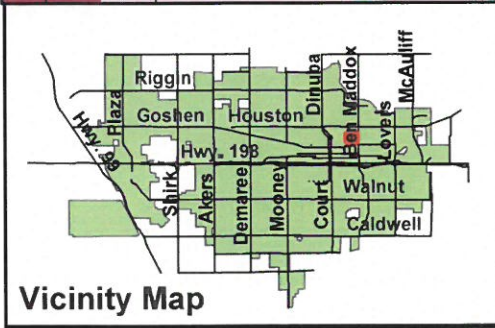
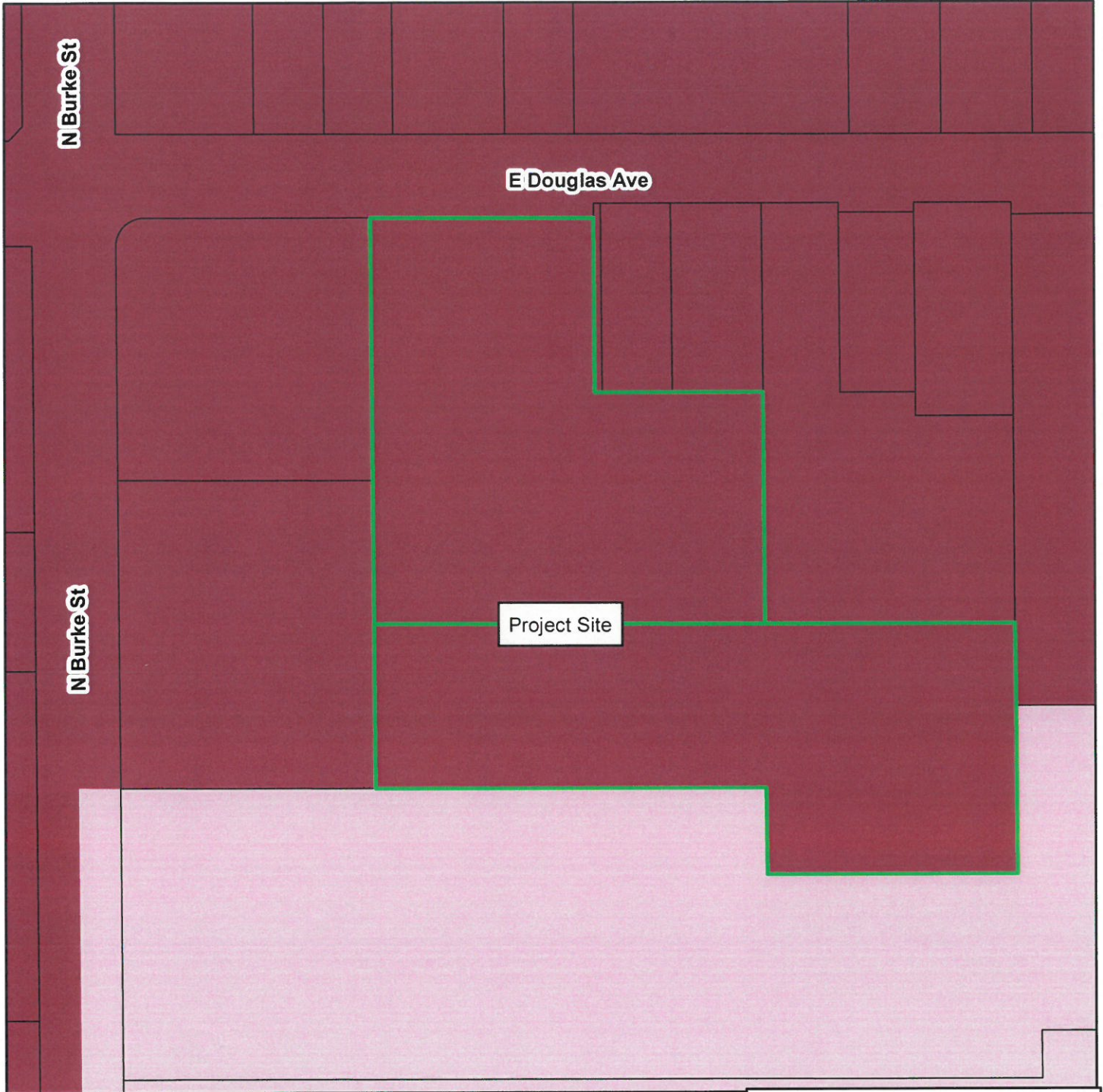
May 10, 2021

**DATE**

**Brandon Smith, AICP  
ENVIRONMENTAL COORDINATOR**

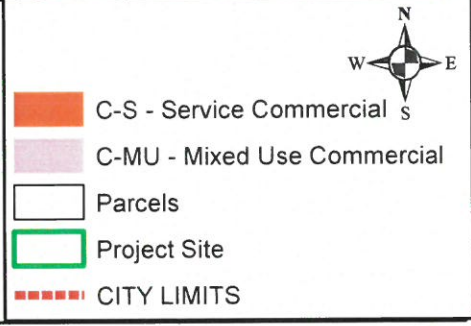
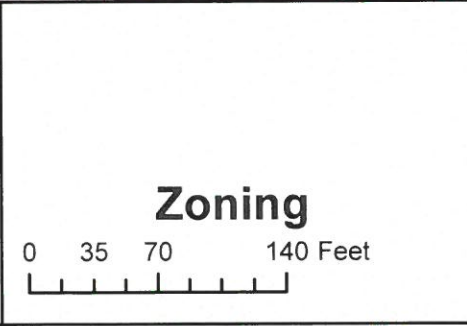
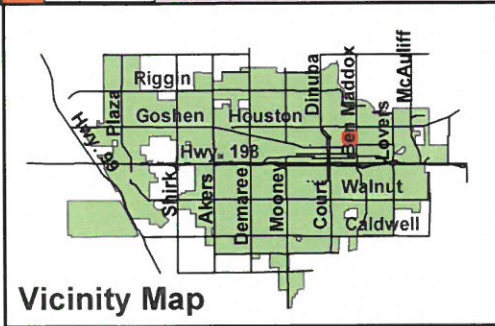
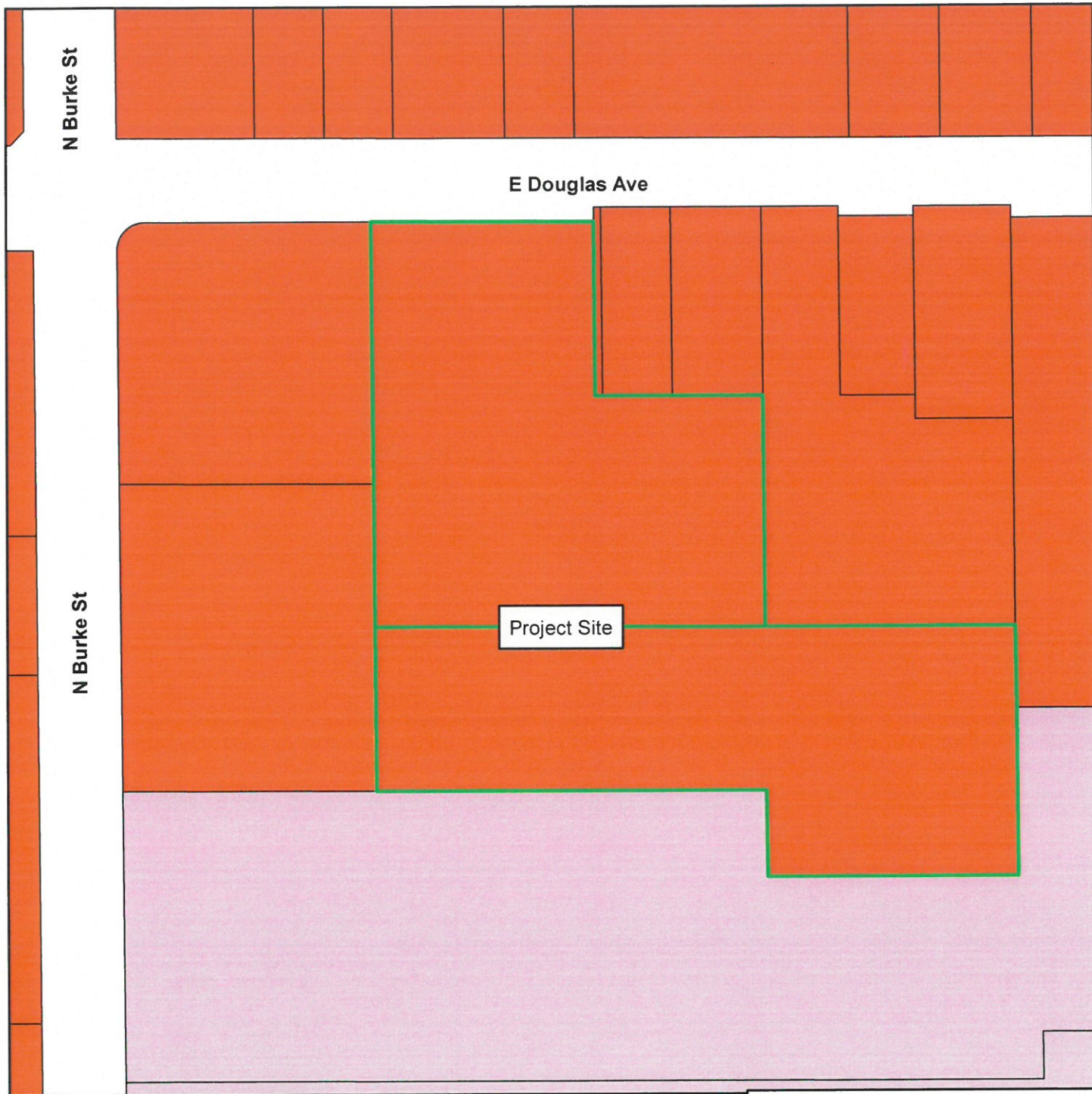
# Conditional Use Permit No. 2021-11

The project is located at  
939 E. Douglas  
(APN: 094-160-025 & 094-160-026)



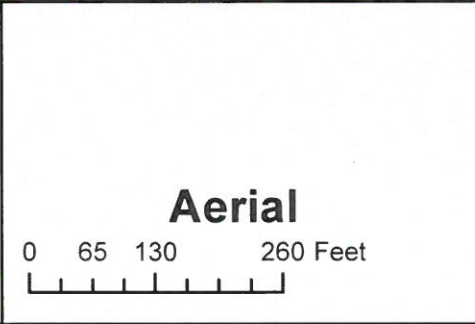
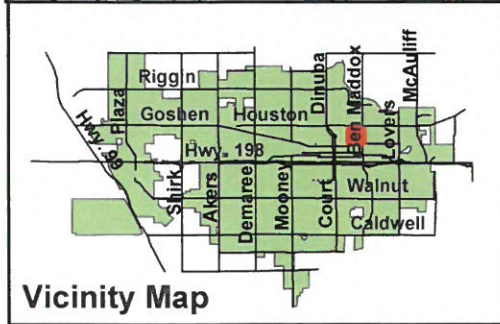
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The project is located at  
939 E. Douglas  
(APN: 094-160-025 & 094-160-026)



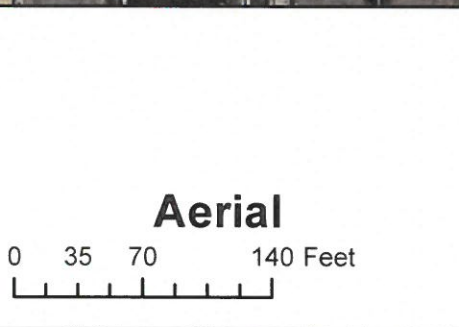
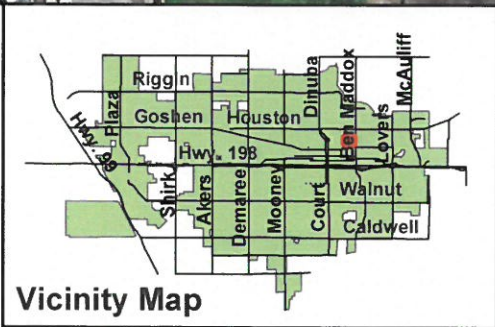
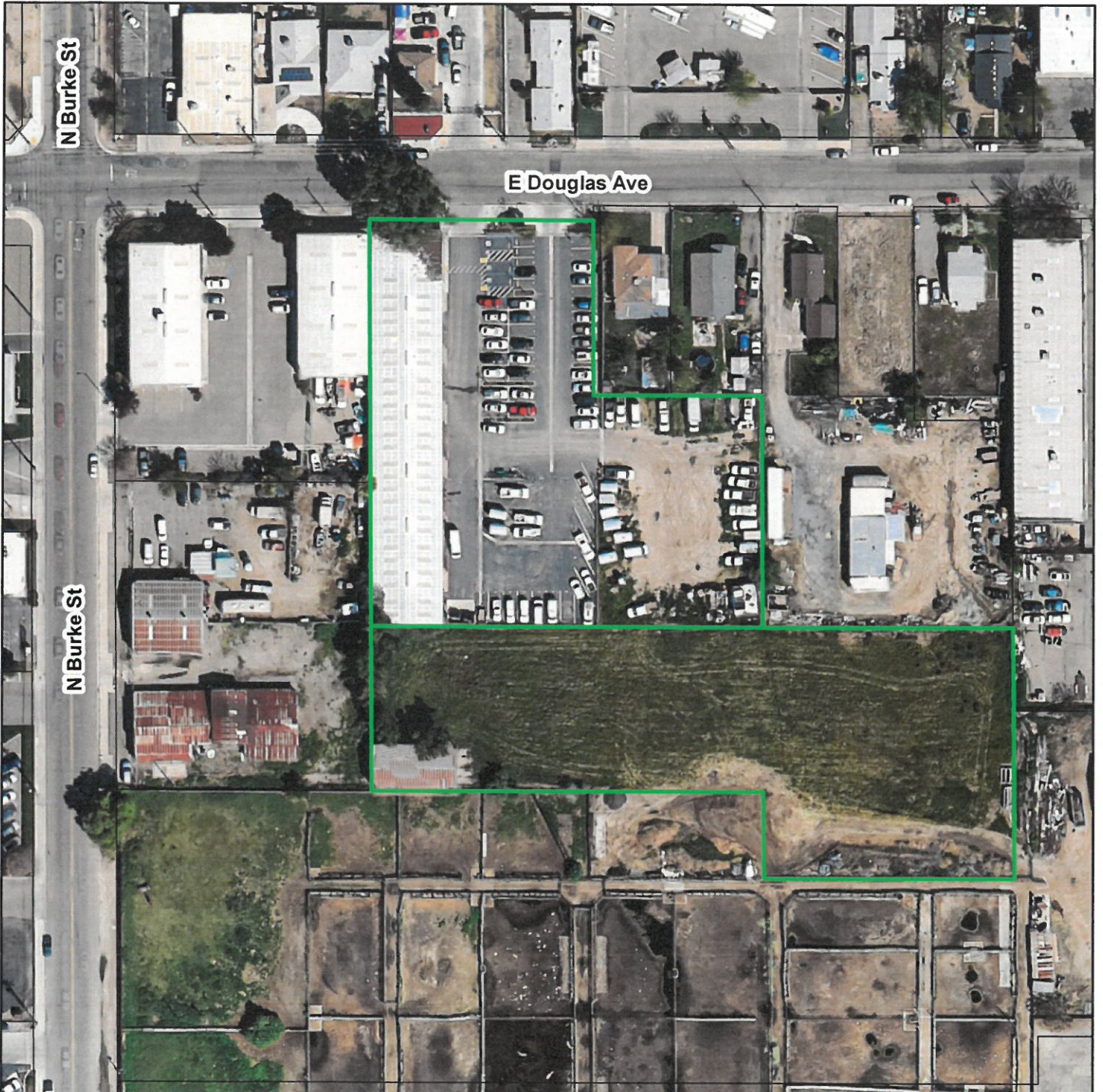
# Conditional Use Permit No. 2021-11

The project is located at  
939 E. Douglas  
(APN: 094-160-025 & 094-160-026)



# Conditional Use Permit No. 2021-11

The project is located at  
939 E. Douglas  
(APN: 094-160-025 & 094-160-026)



Legend:

- Parcels (white outline)
- Project Site (green outline)
- CITY LIMITS (red dashed line)

# Conditional Use Permit No. 2021-11

The project is located at  
939 E. Douglas  
(APN: 094-160-025 & 094-160-026)

