



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 11, 2022

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

SUBJECT: Conditional Use Permit No. 2022-08: A request by the California Water Service Company to construct two, one-million-gallon water storage tanks and booster station with associated pumps and infrastructure on a parcel measuring 0.88 acres within the C-MU (Commercial Mixed-Use) zone. The site is located on the south side of East Acequia Avenue, approximately 152 feet west of South Burke Street. (Address: N/A) (APN: 094-222-015).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2022-08, based upon the findings and conditions in Resolution No. 2012-25. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2022-08 based on the findings and conditions in Resolution No. 2022-33.

PROJECT DESCRIPTION

California Water Service Company (Cal Water) requests a Conditional Use Permit allowing the partial development of a 0.88-acre site for the construction of two, one-million gallon water storage tanks, and associated infrastructure. The associated installation onsite will include perimeter fencing and electrical and piping for a tank booster with pumps on a vacant parcel, as depicted on Exhibit "A". The operational statement (see Exhibit "B") states that the facility is intended to sustain and improve the water system's reliability for the downtown area. It is additionally described that the company's intent is to ensure adequate supply to Kaweah Delta District Hospital, located just over a half mile away, and other commercial users in the downtown area during peak hours.

The initial development of the site includes the installation of pumping booster equipment for the storage tank, and construction of only one, one-million-gallon water storage tank. The second, one-million-gallon water storage tank will be installed in the future when the need arises. A service well is not proposed on site and the storage tanks will be filled through the existing water system. Pipes will connect the existing underground infrastructure in the right-of-way to the pump boosters and the one-million-gallon tank as depicted on Exhibit "A". The water tanks will be approximately 46-feet in height with a 72-foot diameter. It will be constructed of steel panels with a "Grouse tan" painted finish. Other equipment to be located on the site include booster pumps and an emergency generator (see Exhibit "A").

The site will have access from East Acequia Avenue via a single double swing gate set back 20-feet from the public right-of-way. The site will be fully screened with a six-foot chain link fence with privacy slats. There will also be a 15-foot-wide landscaped area along the Acequia street frontage. Existing street trees are described to remain onsite, and staff has added a Condition

No. 4 requesting that the applicant plant evergreen trees every 20-feet on center around the entire facility. The site will include pavement along the main drive aisle while the remaining unpaved portions of the site will be covered in crushed blue stone rock (see Exhibit "A").

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Commercial Mixed Use)
Surrounding Land Use and Zoning	North: C-MU (Commercial Mixed Use) / Premier Paint and Body South: C-MU (Commercial Mixed Use) / GA motorsports East: C-MU (Commercial Mixed Use) / Mechanic West: C-MU (Commercial Mixed Use) / Suburban Pipe and Steel, Inc.
Environmental Review:	Categorical Exemption No. 2020-69 Class 15332(b)
Special Districts:	None
Site Plan:	2020-043

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

There are no projects related to this site.

PROJECT EVALUATION

Land Use Compatibility

Groundwater is the primary source of drinking water within the Visalia planning area. Cal Water has approximately 75 ground water wells located throughout the Visalia planning area. These facilities are in place to provide residents of Visalia with safe drinking water of a quality and quantity to meet State and Federal drinking water standards.

The development of the water storage site is in direct support of the downtown area, providing greater storage supply during peak usage hours. The project is expected to alleviate system demand during peak hours and ensure a reliable water supply is still available to users like the Kaweah Delta District Hospital, the convention center, theaters, and schools within the area.

Development Standards

The site is located in the C-MU zone and is shown on the site plan (Exhibit "A"). The project meets all the development standards for C-MU zoned parcels within the downtown area.

Fencing and Screening

The site plan shows a six-foot high chain link fence around the perimeter of the site. The fencing with slats will provide security and visible screening to the site screening the equipment from the public right-of-way. The applicant has added in their operational statement (see Exhibit "B") that they will leave all existing trees. Staff has added Condition No. 4 requiring the company to plant evergreen trees, 25-foot spacing between each tree, along the entire perimeter of the site to reduce the visual impact of the storage site.

Environmental Review

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-35).

Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

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.
 - 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.
3. That the project with fencing and landscape additions would not be injurious to the surrounding properties or character of the neighborhood.
4. That the addition of water system storage tanks and equipment is in the interest of public health and safety.
5. That the project is considered Categorical Exempt under Section 15332(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) development occurring within the city on a project site of not more than five acres and substantially surrounded by urban uses. (Categorical Exemption No. 2022-35).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2011-061.
2. That the site be developed and maintained in substantial conformance with the site plan in Exhibit "A" and Operational Statement in Exhibit "B".
3. That a six-foot high fence be erected along the entire property as depicted on Exhibit "A", to buffer the site from adjacent uses.
4. That evergreen trees be planted every 20-feet on center around the entire facility to further screen the tanks from neighboring uses.
5. That noise associated with the site shall not be at a level that exceeds the standards established in the City of Visalia Noise Ordinance.

6. That landscaping and irrigation plans be submitted as part of the building permit package.
7. That all other federal and state laws and city codes and ordinances be complied with.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia California. 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 or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2022-33
- Exhibit "A" – Site Plan
- Exhibit "B" – Operational Statement
- Site Plan Review Comments
- General Plan Map
- Zoning Map
- Aerial Photo
- Vicinity Map

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. 2022-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-08, A REQUEST BY THE CALIFORNIA WATER SERVICE COMPANY TO CONSTRUCT TWO, ONE-MILLION-GALLON WATER STORAGE TANKS AND BOOSTER STATION WITH ASSOCIATED PUMPS AND INFRASTRUCTURE ON A PARCEL MEASURING 0.88 ACRES WITHIN THE C-MU (COMMERCIAL MIXED-USE) ZONE. THE SITE IS LOCATED ON THE SOUTH SIDE OF EAST ACEQUIA AVENUE, APPROXIMATELY 152 FEET WEST OF SOUTH BURKE STREET. (ADDRESS: N/A) (APN: 094-222-015).

WHEREAS, Conditional Use Permit No. 2022-08, is a request by the California Water Service Company to construct two, one-million-gallon water storage tanks and booster station with associated pumps and infrastructure on a parcel measuring 0.88 acres within the C-MU (Commercial Mixed-Use) zone. The site is located on the south side of East Acequia Avenue, approximately 152 feet west of South Burke Street. (Address: N/A) (APN: 094-222-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 11, 2022; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2022-08, 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 Categorical 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 15332(b).

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

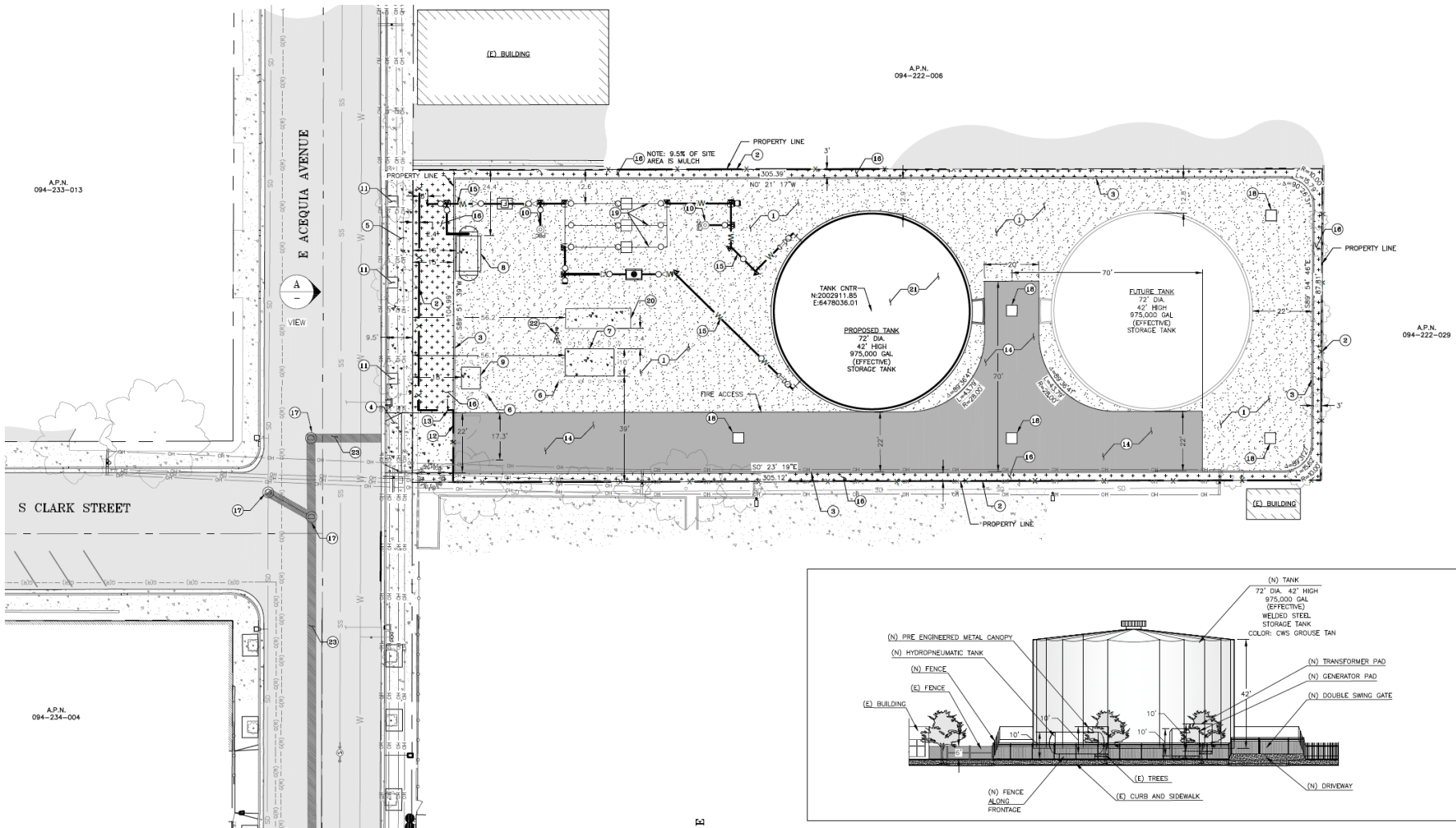
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically,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

3. That the project with fencing and landscape additions would not be injurious to the surrounding properties or character of the neighborhood.
4. That the addition of water system storage tanks and equipment is in the interest of public health and safety.
5. That the project is considered Categorically Exempt under Section 15332(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) development occurring within the city on a project site of not more than five acres and substantially surrounded by urban uses. (Categorical Exemption No. 2022-35).

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2011-061.
2. That the site be developed and maintained in substantial conformance with the site plan in Exhibit "A" and Operational Statement in Exhibit "B".
3. That a six-foot high fence be erected along the entire property as depicted on Exhibit "A", to buffer the site from adjacent uses.
4. That evergreen trees be planted every 20-feet on center around the entire facility to further screen the tanks from neighboring uses.
5. That noise associated with the site shall not be at a level that exceeds the standards established in the City of Visalia Noise Ordinance.
6. That landscaping and irrigation plans be submitted as part of the building permit package.
7. That all other federal and state laws and city codes and ordinances be complied with.

EXHIBIT "A"





CALIFORNIA WATER SERVICE

Bakersfield District 3725 South H Street
 Bakersfield, CA 93304 *Tel:* (661) 837-7200

City of Visalia Site Plan Review Operational Statement
Site Plan Number: 20-043
Project Title: VIS Sta. 098 Tank, California Water Service
Applicant: Jenna Obenshain

Purpose

Visalia’s continued growth and development has resulted in an increased average daily potable water demand of more than one billion gallons and addition of 1800 water service connections since 2015. See Table 1.

Year	2015	2016	2017	2018	2019
Annual Well Production (billion gallons)	8.1	8.4	8.9	9.5	9.4
Active Service Connections	43,122	43,153	43,768	44,298	44,930

Table 1 Visalia Well Production vs. Service Connections

As part of California Water Service Company’s (Cal Water) efforts to improve water system reliability for our customers as well as the need to improve system supply capability in downtown Visalia, Cal Water acquired the property at 800 East Acequia Avenue in 2001 with the intent of constructing a future reservoir and booster station. In order to move forward with the design and construction of these facilities, approval would have to be granted to Cal Water from the California Public Utility Commission (CPUC). CPUC approved the project in the 2018 General Rate Case. The Cal Water owned property at 800 East Acequia Avenue is adequately sized to allow for storage and pumping facilities. Two important factors were assessed when determining the ground tank site including proximity to critical facilities, and connection into the existing water distribution grid.

The downtown site is just over 0.5 miles away from the Kaweah Delta District Hospital and will be able to provide needed support to maintain supply during peak hour events. The storage tank and booster pumps will enhance supply and increase reliability in the downtown area that includes shops, restaurants, hotels, a convention center, theatres, and high school. The addition of this storage will provide greater supply during times of high demand and act as a redundant source of supply when drinking water wells are taken out of service due to planned or unplanned maintenance and repairs.

Adding storage and pumping supply to the system is only part of the solution. If the water mains, which carry water away from the station, are not large enough to transmit the flow of water from the point of origin (storage) to the point of consumption (customers), then the storage will not adequately serve its intended purpose for Cal Water customers. The Acequia Ave property is located approximately 400-feet away from a 12-inch distribution main. The size of this main satisfies the AWWA distribution design criteria for the intended flow from the new booster station and requires the least amount of new main installation to connect into an appropriate sized main.

Planned Hours of Operations

This water storage tank and booster pump station will be an unmanned site that will be visited by California Water Service (Cal Water) operations staff daily. Normal hours of operation are 7:30 am to 4:00 pm, though the site may need to be accessed to respond to emergency conditions outside normal working hours.





CALIFORNIA WATER SERVICE

Site parking will be available only to authorized Cal Water personnel and maintenance vehicles or authorized contractors. Although no established parking stalls are required on site, vehicles will be able to park in any open area not designated as a fire access area. This property is not accessible to the public and Cal Water Operators / Electrical Mechanical Technicians will park their work vehicles on the drive paths away from the fire access road or the open areas on site.

Security

The station will be surrounded by security fencing and locked gates. The site will not be accessible to the public. The station is designed to accommodate fire and emergency vehicles, Cal Water service trucks and occasional contractor vehicles that will be on site for the maintenance and repair of our facilities. Security lighting will be installed to illuminate the facilities and discourage unauthorized entry.

The site will also have 24 hour remote monitoring by a Supervisory Control and Data Acquisition (SCADA) system to monitor tank levels, pumping conditions, and mechanical failures. There will be intrusion alarms on the building. The tank ladder will include an anti-climb feature. The tank access hatch will be locked. Designated alarm conditions, including mechanical and utility power failures, will generate a system alert that is received by authorized Cal Water personnel 24 hours a day.

Operations

The tank will fill during times of low demand (8:00 am to 7:00 pm) and augment supply by pumping water into the distribution system during peak demand (12:00 am to 6:00 am) during the months of June through September. Outside of peak months, hours of operation will decrease. The booster pumps will be housed inside of a block building to minimize noise.

Auxiliary power provided by a diesel generator will allow the station to function normally in the event of a Public Safety Power Shutdown or if utility power is unexpectedly lost. To ensure proper function, the generator will be exercised once per month for 15 to 30 minutes. Our preventative maintenance program requires a thorough inspection and testing protocol to be performed on the generator by a third party contractor once a year.

Screening

The front of the station will have a standard chain-link fence with 2-inch mesh and redwood colored vinyl laths. The trees in front of the site will be protected in place. Tree wells and irrigation will be installed when the 10' sidewalk is constructed per the City of Visalia standard.





September 20, 2021

Site Plan Review No. 20-043:

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 **September 8, 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 light blue circular stamp.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE September 8, 2021
SITE PLAN NO. 2020-043 - 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.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

OTHER –

ADDITIONAL COMMENTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: September 8, 2020

SITE PLAN NO: 2020-043 - B
PROJECT: Visalia Station 98 – Tank Cal Water
DESCRIPTION: INSTALL A ONE MILLION GALLON WATER TANK AND BOOSTER PUMP STATION
APPLICANT: JENNA OBENSHAIN
PROP. OWNER: CALIFORNIA WATER SERVICE COMPANY
LOCATION: 800 E. ACEQUIA AVE.
APN: 094-222-015
GENERAL PLAN: CMU
ZONING: C-MU

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (CUP)
- Operational statement required
- Building Permit
- Other information as needed

PROJECT SPECIFIC INFORMATION: September 08, 2021

1. VMC Table 17.25.030, Line U6 lists Public Service Pumping Stations as conditionally permitted.
2. The CUP submittal shall include detailed exhibits of the following:
 - a. Site Plan
 - b. Operational statement
3. Staff is requesting that the applicant provide screening where possible.
4. CEQA – staff may be able to find the use as categorically exempt from CEQA as infill.
5. Obtain a Building Permit for any improvements.
6. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: February 12, 2020

7. The proposed use would require a Conditional Use Permit
8. Staff is requesting a detailed operational statement describing the following:
 - The need for this project to occur on this site, considering that water towers already exist within proximity of this site (less than 1 mile and 1.5 miles respectively).
 - Typical operations on site (hours, personnel, etc..)
 - Information on screening
9. CEQA – development of the empty lot would require an Initial study and Neg Dec.
10. Obtain a Building Permit for any improvements.
11. Meet all other codes and ordinances.

The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.

Sections of the Municipal Code to review:

17.19.070 Development standards in the C-MU zones inside the downtown area.

17.30 Development Standards

17.30.015.H. Lighting

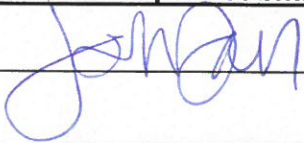
*Be advised a photometric plan may be required demonstrating that no more than 0.5 lumens be exceeded at any property line, (in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable).

17.36 Fences Walls and Hedges

17.36.050 Commercial and Mixed use zones.

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>1</u>	DATE: <u>SEPTEMBER 8, 2021</u>
SITE PLAN NO.:	20-043 RESUBMITTAL
PROJECT TITLE:	VIS RTA. 98 TANK / CALIFORNIA WATER SERVICE
DESCRIPTION:	INSTALL ONE MILLION GALLON (MG) WATER STORAGE TANK AND BOOSTER PUMP STATION
APPLICANT:	JENNA OBENSHAIN
PROP OWNER:	CALIFORNIA WATER SERVICE
LOCATION:	ACEQUIA AVE
APN:	094-222-015

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **ONSITE AS SHOWN**
- Drive approach size: Use radius return; **MODIFY EXISTING TO COMPLY WITH ACCESSIBILITY**
- Sidewalk: **10'** width; _____ parkway width at **ACEQUIA, MAINTAIN TREE WELLS & IRRIGATION**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **SEE ADDITIONAL COMMENTS**
- 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. **AS NECESSARY PER SITE LAYOUT**
- 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 site development will incur impact fees associated with the acreage of land to be improved. Refer to page 3 for applicable fees and estimate - due at time of building permit issuance.**
- 2. A building permit is required, standard plan check and inspection fees will apply.**
- 3. New site plan omits onsite storage basin. New 18" storm drain line proposed to be installed onsite and along Acequia, parallel to an existing storm drain main in Acequia. Analysis will need to be provided justifying the necessity for new storm main construction versus upsizing the existing.**
- 4. Site plan appears to indicate storm water is collected / directed towards street by way of curb and gutter onsite. Project will need to utilize City std. under sidewalk drainage design to not dump all onsite storm water flow over and across sidewalk - or project can utilize storm drain main proposed onsite.**
- 5. Project will be required to install public sidewalk along Acequia street frontage. Tree wells shall be provided for the existing trees and proper irrigation installed. The existing drive approach will need to be modified to provide accessibility over & across per current City standards or remove / replace completely. Refer to current City standard details.**
- 6. Proposed crushed rock onsite outside the vehicle access areas & future tank location is acceptable.**
- 7. Site plan does not indicate surface improvements in and around the booster pump building, generator, etc. Project to provide min. surface improvements for vehicle access areas.**
- 8. Gated access as shown to maintain min. setback of 20' from curb face to gate.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **20-043 RESUBMITTAL**

Date: **9/8/2021**

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:**8/21/2021**)

(Project type for fee rates:**SITE IMPROVEMENT**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,366/AC X 0.95
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$8,158AC X 0.95
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,985/AC X 0.95
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$2,222/AC X 0.95
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,002/AC X 0.95
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

City of Visalia
Building: Site Plan
Review Comments

SFR 20043
TANK CALIFORNIA WATER SERVICE
094222015

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 EACH STRUCTURE** *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- 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: **ANY LANDSCAPING TO BE INSTALLED SHALL MEET THE MWELQ REQUIREMENTS.**

VAL GARCIA 9/8/21
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	September 8, 2021
Item #	1
Site Plan #	20043
APN:	094222015

- 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.
- This item is a **resubmittal**. Please see comments from previous submittals.



Corbin Reed
Fire Marshal



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

Date: 9-7-21
 Item: 1 Re-Sub
 Site Plan: 20-043
 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:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 8, 2021

ITEM NO: 1 Resubmit
SITE PLAN NO: SPR20043
PROJECT TITLE: Vir rta.98 Tank/California Water Service
DESCRIPTION: Install a One Million Gallon (MG) Water Storage Tank and a Booster Pump Station
APPLICANT: Jenna Obenshain
OWNER: CALIFORNIA WATER SERVICE COMPANY
APN: 094222015
LOCATION:

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

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

Additional Comments:

Leslie Blair

Leslie Blair

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

20043

September 8, 2021

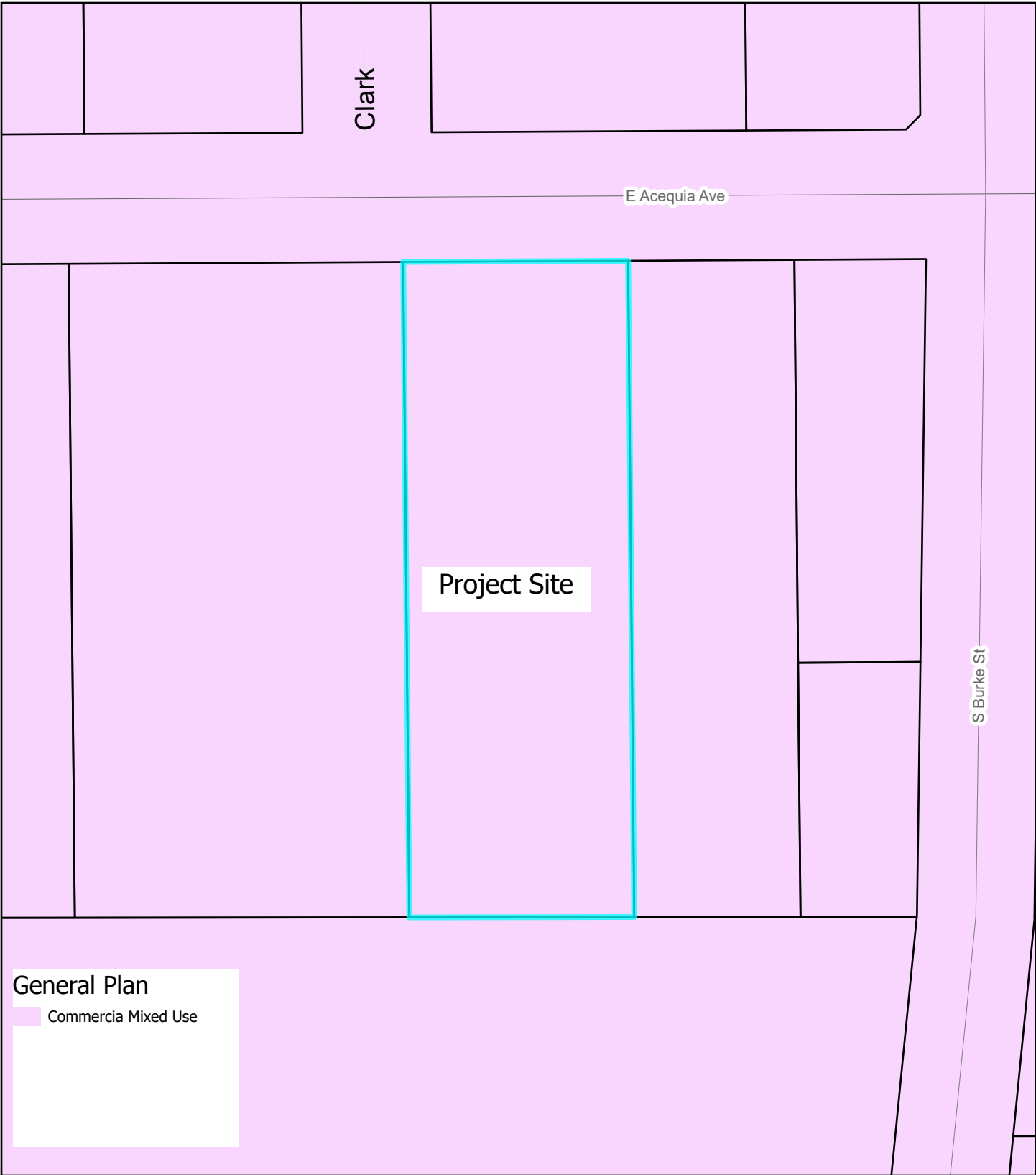
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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 This site does not require any solid waste services so Solid Waset has no comments for this item.

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

Nathan Garza, Solid Waste, 559-713-4532





General Plan

Commercial Mixed Use



General Plan Land Use Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

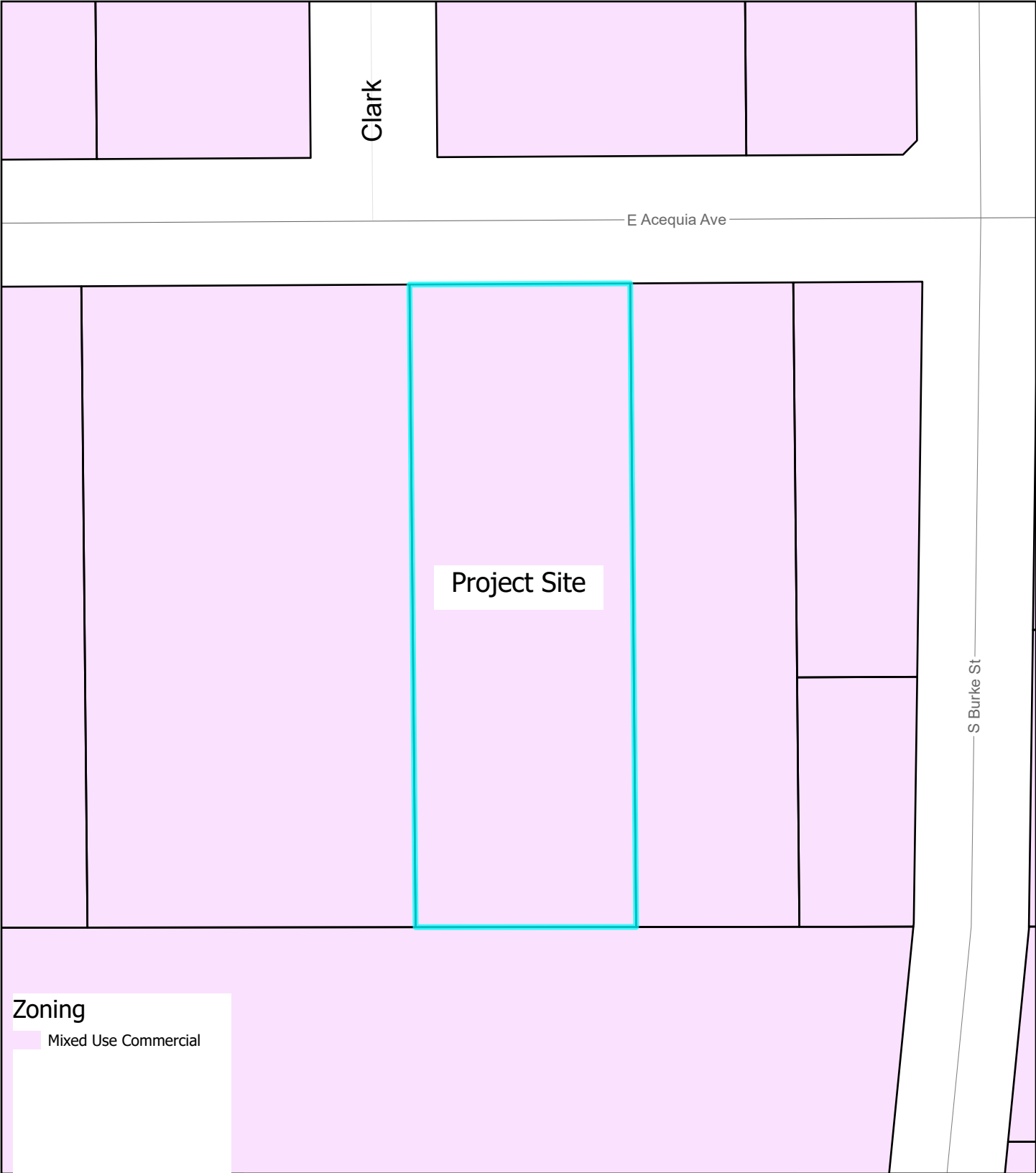
2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

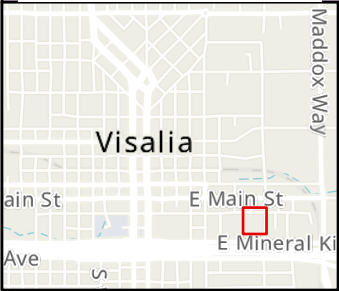
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Zoning
 Mixed Use Commercial

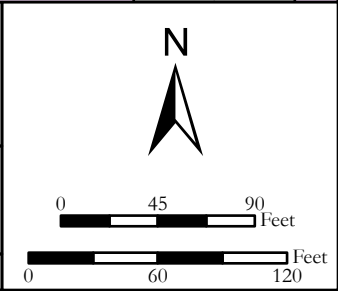


Zoning Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Project Site

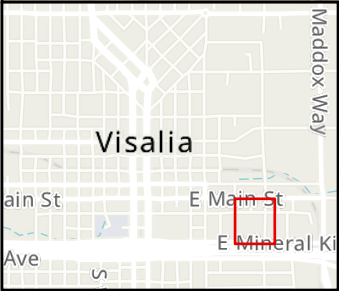
Clark

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S Burke St

E Mineral King Ave

Maddox Way



Visalia

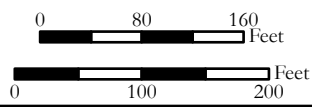
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Aerial Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Vicinity Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

