

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

COMMISSIONERS: Mary Beatie, Chris Gomez, Chris Tavarez, Adam Peck, Marvin Hansen

**MONDAY, MARCH 27, 2023**

**VISALIA COUNCIL CHAMBERS**

**LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA**

**MEETING TIME: 7:00 PM**

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. Finding of Consistency No. 2023-02: A request by the California Water Service Company to amend the one million-gallon capacity water tank height and width dimensions as depicted with the previously approved Conditional Use Permit (CUP) No. 2012-09. The project site is located at the northeast corner of East Race Avenue and North McAuliff Street (Address: N/A) (APN: 103-320-056).
6. PUBLIC HEARING – (Continued from March 13, 2023) Cristobal Carrillo, Associate Planner
  - a. General Plan Amendment No. 2022-01: A request by the Visalia Public Cemetery District to amend the General Plan Land Use Map to change the land use designation of 15 parcels totaling 3.33 acres from Residential Low Density to Public Institutional, and to change the land use designation of one parcel totaling 0.24 acres from Residential Medium Density to Public Institutional. The project sites are located at 919 West Allen Avenue, 618, 700, 706, 808, 918, 1010 North Rinaldi Street, 1410, 1420, 1430 West Sady Avenue, 816, 1004 North Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-002, 010, 093-083-013, 014, 015, 016, 025, 093-102-001, 002, 093-112-021). The requested action is considered exempt under Section

15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

- b. Change of Zone No. 2022-02: A request by the Visalia Public Cemetery District to change the zoning designation of 15 parcels totaling 3.33 acres from R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) to QP (Quasi-Public), and to change the zoning designation of one parcel totaling 0.24 acres from R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per dwelling unit) to QP (Quasi-Public). The project sites are located at 919 West Allen Avenue, 618, 700, 706, 808, 918, 1010 North Rinaldi Street, 1410, 1420, 1430 West Sady Avenue, 816, 1004 North Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-002, 010, 093-083-013, 014, 015, 016, 025, 093-102-001, 002, 093-112-021). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.
  - c. Conditional Use Permit No. 2023-02: A request by the Visalia Public Cemetery District to amend Conditional Use Permit No. 2005-08, permitting the expansion of the Visalia Public Cemetery District master planned area, encompassing 13 parcels totaling 2.8 acres. The project sites are located at 914 and 920 W. Allen Avenue, 1304 W. Goshen Avenue, 916, 920, 1000, 1002, 1004, 1006, 1010, 1012, 1014, 1016, and 1020 N. Turner Street (APNs: 093-083-035, 093-112-001, 002, 003, 004, 005, 006, 017, 018, 019, 020, 021, 022). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.
7. REGULAR ITEM – Paul Bernal, Community Development Director
- Planning Division Fee Amendments: Consideration of amendments to the Planning Division fees for the 2023-2024 fiscal year as contained in City of Visalia Fee Resolution No. 2023-12. The requested action is considered exempt under Section 15273 of the California Environmental Quality Act. A Notice of Exemption No. 2023-13 has been prepared for the project.
8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
- a. 2022 Housing Element Annual Progress Report (full report available on March 20, 2023 Council Agenda).
  - b. Residential Sites Inventory Mapping Exercise Available
  - c. Housing Element Community Workshop #2 presentation is available on project website.

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

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

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

**APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, APRIL 6, 2023, BEFORE 5 PM**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 10, 2023**

# City of Visalia



**To:** Planning Commission

**From:** Josh Dan, Senior Planner  
Ph: (559) 713-4003  
E-mail: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**Date:** March 27, 2023

**Re: Finding of Consistency No. 2023-02:** A request by the California Water Service Company to amend the one million-gallon capacity water tank height and width dimensions as depicted with the previously approved Conditional Use Permit (CUP) No. 2012-09. The project site is located at the northeast corner of East Race Avenue and North McAuliff Street (Address: N/A) (APN: 103-320-056).

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## **RECOMMENDATION:**

Staff recommends that the Planning Commission make a Finding of Consistency that the proposal by the California Water Service is substantially consistent and in conformance with the previously approved CUP No. 2012-09.

## **BACKGROUND:**

On May 14, 2012, the Planning Commission approved CUP No. 2012-09, which was a request by the California Water Service Company (Cal Water) to install a water well, purification equipment, tank booster, fencing, and a 16-foot tall one-million-gallon water tank on a vacant parcel as depicted on the attached 2012 site plan exhibit (see site plan in Attachment 2 for the 2012 water tank elevation). The project site is located at the northeast corner of North McAuliff Street and East Race Street.

Since the 2012 CUP approval, the water company has worked to install the well, pump station, install frontage improvements and landscaping along the McAuliff frontage, and planted trees at a 20-foot spacing consistent with the tree screening mitigation measures detailed in Mitigated Negative Declaration 2012-19. However, the water company did not install the one-million-gallon water tank.

## **DISCUSSION:**

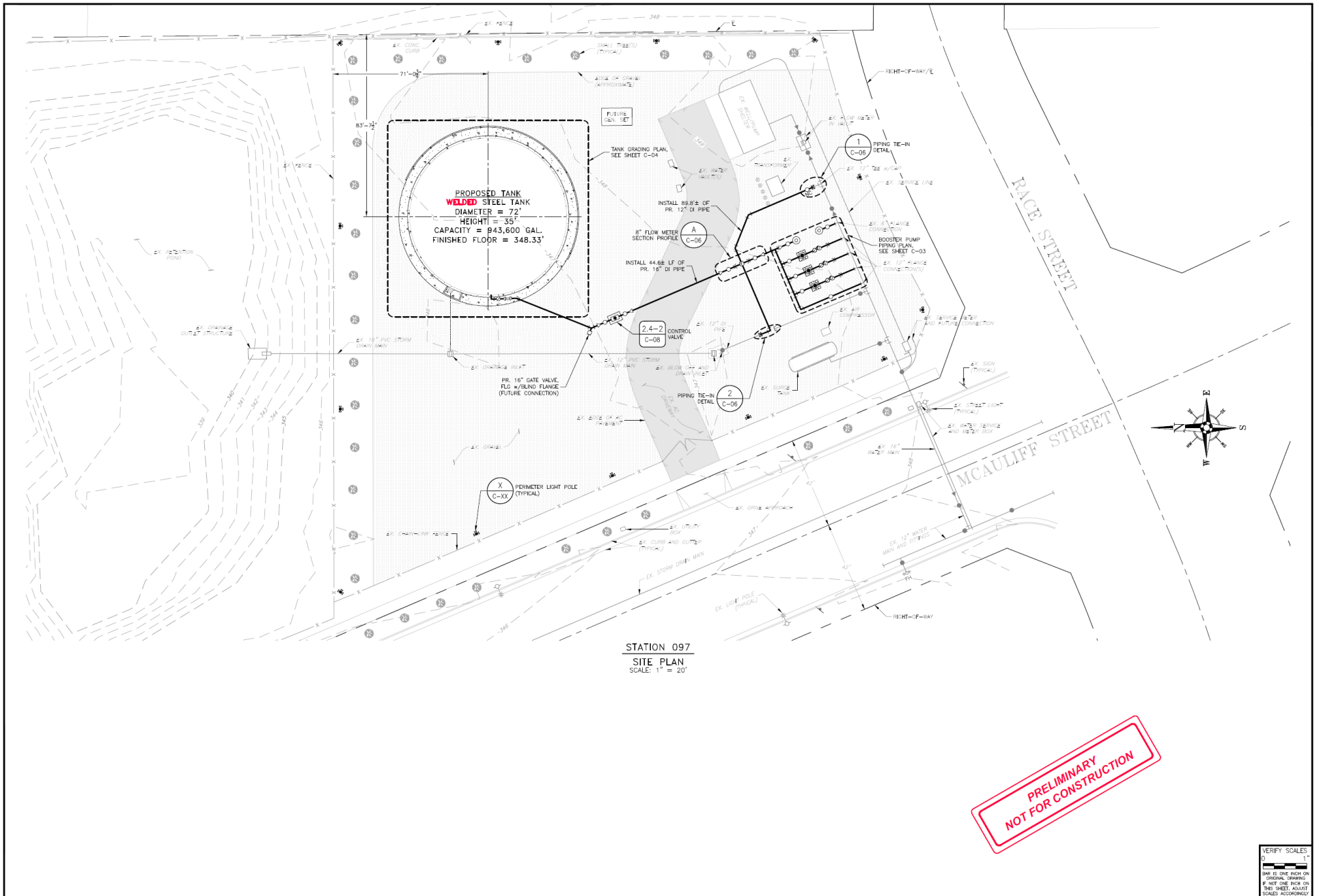
On December 7, 2022, Cal Water submitted a revised site plan exhibit through the Site Plan Review process depicting a modification to the water storage tank. The proposed changes to the previously approved water tank include a smaller tank diameter width from 105-feet to 72-feet, a reduction in capacity to 943,600-gallons, and an increase in the tank height from 16-feet to 35-feet. The new tank design is provided in Attachment 1. Staff finds that the proposed tank modifications are substantially consistent with the approved CUP and remain consistent with the scope of the original project. Further, staff finds that the applicant has shown compliance with the mitigation requirements by planting the required trees along the north and east boundary of the project site. Approval of the Finding of Consistency will not require any change to the approved resolution for the CUP.

Staff's recommendation to approve the change in tank dimensions as originally depicted in Attachment 2 is based on the finding that the change does not result in any significant change to the original plan or its operating conditions as approved by Planning Commission on April 23, 2012, and therefore the changes are consistent with the original Conditional Use Permit.

## **ATTACHMENTS**

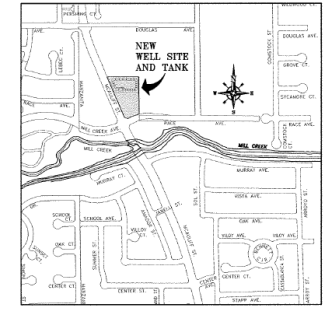
- Attachment 1 – Revised Site Plan
- Attachment 2 – Approved 2012 Site Plan, CUP No. 2012-09
- Attachment 3 – Applicant Narrative
- Attachment 4 – Signed Resolution No. 2012-25
- Aerial Photo

# Attachment 1



# Attachment 2

## CALIFORNIA WATER SERVICE COMPANY VISALIA STATION 97 NEW WELL AND TANK



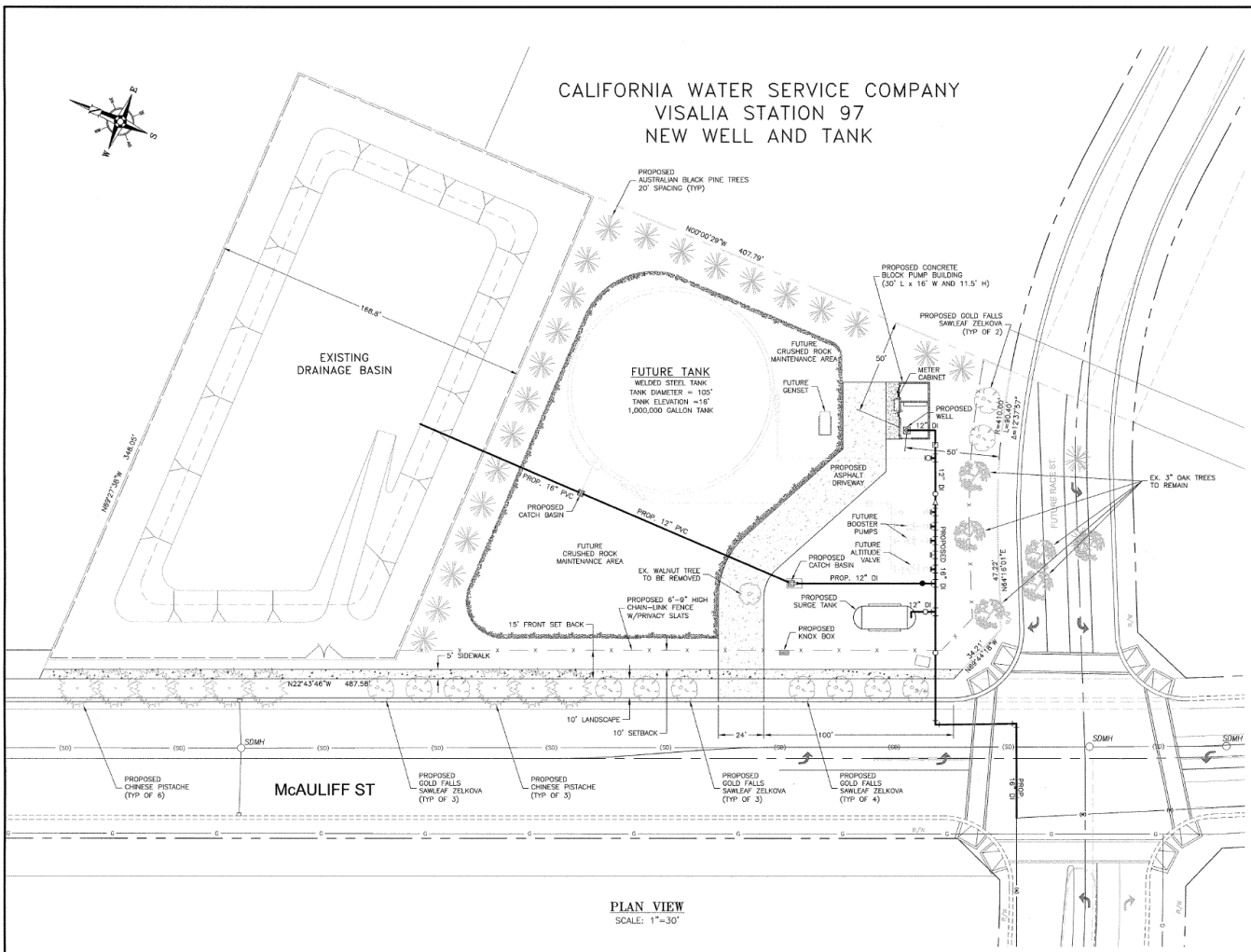
VICINITY MAP  
N.T.S.

**PROPERTY OWNER:**  
CALIFORNIA WATER SERVICE COMPANY  
1720 N. FIRST STREET, SAN JOSE, CA 95112  
NAME OF PREPARER: AMARALI SOTO (408) 367-8309

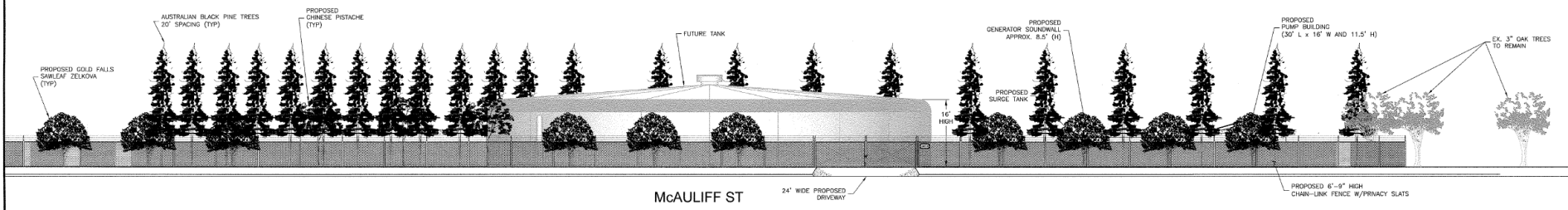
**PROPERTY DESCRIPTION:**  
PROJECT ADDRESS: 3813 EAST DOUGLAS, VISALIA, CA 93292 LOCATED ON LOT 26 OF THE OAKS SUBDIVISION IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.  
APN: 103-320-011  
LOT SIZE 2.56 AC (111,896 SQ. FT.)

**PROPOSED FACILITIES:**  
ELECTRIC PANELBOARD GENSET, METER CABINET, 6"-8" CHAINLINK FENCE W/PRIVACY SLATS, 16' WIDE DOUBLE GATE.  
NEW WELL  
PUMP BUILDING AND CHEMICAL ROOM

**FLOOD HAZARD NOTE**  
AS DESIGNATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAPS, EFFECTIVE DATE JUNE 16, 2009, FOR VISALIA CALIFORNIA (MAP NO. 051070934E, COMMUNITY NO. 050409, PANEL NO. 0934), THE PROPERTY SHOWN ON THIS MAP LIES WITHIN A FLOOD HAZARD AREA DESIGNATED ZONE AE (SHADED), ZONE AE (SHADED) IS DEFINED BY THE NATIONAL FLOOD ADMINISTRATION AS "A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD." BASE FLOOD ELEVATIONS DETERMINED.



PLAN VIEW  
SCALE: 1"=30'



ELEVATION FROM MCAULIFF STREET  
SCALE: 1"=12'

# Attachment 3



## CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive  
Visalia, CA 93292 Tel: (559) 624-1600

**Visalia 97 (VIS 97) 1M Gal Storage Tank  
Site Plan Review No: 2022-188  
Findings of Consistency Application Letter  
APN 103-320-056**

DATE: 02/23/2023

**Dear City of Visalia Planning Official,**

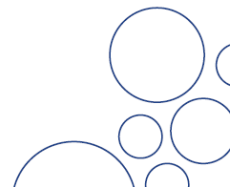
California Water Service Company (Cal Water) writes this letter as a Findings of Consistency (FOC) application that concerns Site Plan Review No: 2022-188. This letter is a narrative of that details proposed changes to Conditional Use Permit (CUP) No 2012-09, in specific, how Cal Water has worked to comply with the previous conditions of approval and mitigation measures. Along with the narrative, Cal Water will present the previous approved site plan, and the new proposed site plan.

### **Narrative**

Cal Water was granted approval of CUP 2012-09 on or around June 28, 2012. The CUP approval concerned the request for a new municipal water well, a one-million-gallon water tank, and associated facilities on a 2.56-acre site located on the East side of North McAuliff street, between East Douglas and East Race Avenues. The municipal water well was successfully completed in the year 2015 and has since been operating. The one-million-gallon water storage tank was planned as a future tank, as indicated in the previously approved site plan that accompanies this application letter. The project for the water storage tank was opened in 2022 and design got underway. In these design stages, the design Team proposed some changes to the previously approved site plan, Drawing No. VIS-5749, also shown in Exhibit A on Resolution No. 2012-25. The previously approved plans shows the future tank as a welded steel tank 105 feet in diameter with an elevation of 16 feet. The new proposed site plan, shown in Drawing No. XXXX-C-02 shows the proposed tank with the same volume (capacity). Please note that the shown capacity is net capacity, not nominal. However, tank diameter shows a decrease in diameter from 105 feet to 72 feet, and an increased tank height from 16 feet to 35 feet. The design Team recommends, primarily, that the tank height be increased from 16 feet to 35 feet, so as to increase the tank head available for better operations and hydraulics.

In the Fall of 2022, Cal Water communicated with City of Visalia Planning Department and requested CUP modification for the aforementioned proposed changes. The City of Visalia Planning Department reviewed our proposed modification and has since issued their findings, described in Site Plan Review No. 2022-188, which is being submitted with this FOC application letter. The letter indicates, "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,

Quality. Service. Value.<sup>®</sup>  
[calwater.com](http://calwater.com)







## CALIFORNIA WATER SERVICE

and improvement standards of the City". Further, as indicated in Site Plan Review No. 2022-188, Cal water has the following requirements:

- To show that we have worked to comply with Mitigation Measures of MND No. 2022-19. These include: Aesthetics, Biological Resources, Hazards and Hazard Materials. Refer to these sections, below.
  - Aesthetics: The entire perimeter of the water well site shall be planted with evergreen trees spaced at 25 feet. A 6-9 foot height fence shall be erected, as depicted on Site Plan Exhibit "A" and shall include privacy slats to screen the water well equipment.

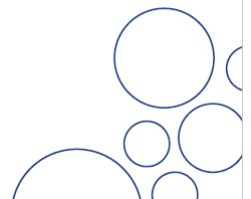
*Response: As part of the water well facility installed in or around 2015, evergreen trees were planted as shown in Drawing SLN-XXXX-C-02. The trees in the inside perimeter of the site, North and East sides, are Australian Black Pine, which can grow up to 60 feet. The existing trees are still young and will continue to grow. Please note that there appears to be two missing trees, which Cal Water can plant as part of the installation of the new water tank. The trees on the West side of the site, McAuliff Street, are Zelkova Serrata, which can grow up to 80 feet at maturity. The previously approved plan shows two proposed Gold Falls Sawleaf Zelkova trees along the South side of the property. These were planted, but are not shown in our plans. It appears our plans show Race Street extension, but that doesn't appear to be factual as street view does not show Race Street intersection with McAuliff. We can update our plans. Further, as part of the installation of the water well and associated facilities, Cal Water installed the required 6-9 foot high fence with privacy slats, as shown in VIS-XXXX-C-02.*

- Biological Resources: In compliance with the Oak Tree Preservation Ordinance (Chapter 12.24 of the Municipal Code, City of Visalia), the applicant shall provide protective fencing for an existing valley Oak tree located on-site in compliance with the ordinance.

*Response: Any Oak tree will be protected with protective fencing during construction.*

- Hazards and Hazard Materials

*Response: At the time of Building Permit request, we will submit our hazards material handling procedures, as mitigating measures during construction.*





## CALIFORNIA WATER SERVICE

- That the tree species planted / to be planted have the potential to screen the proposed taller tank.

*Response: The trees approved in the site plan have been planted. These trees, Australian Black Pine, and Zelkova Serrata, can grow up to 60 feet and 80 feet, respectively. We will plant trees of in the missing spots shown in the proposed site plan, of same size as the existing. These trees are young, but have the potential to provide proper screening for the proposed taller tank, which is will be 35 feet high.*

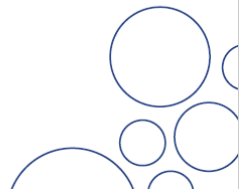
- Demonstrate general compliance with the previously approved CUP.

*Response: As described above, and as demonstrated by the findings of the City of Visalia Planning Department under Planning Review No. 2022-188, there is general compliance with the approved CUP.*

Sincerely,  
Luis Zamudio. P.E.  
Senior Engineer, California Water Service Company

Zamudio,  
Luis

Digitally signed by:  
Zamudio, Luis  
DN: CN = Zamudio, Luis  
Date: 2023.02.23 13:40:  
49 -08'00'



# Attachment 4

## RESOLUTION NO. 2012-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2012-09, A REQUEST BY CALIFORNIA WATER SERVICE COMPANY TO CONSTRUCT A NEW DOMESTIC WATER WELL AND WATER TANK ON A 2.56-ACRE SITE LOCATED ON THE EAST SIDE OF NORTH MCAULIFF STREET BETWEEN EAST DOUGLAS AND EAST RACE AVENUES (APN: 103-320-056).

**WHEREAS**, Conditional Use Permit No. 2012-09, is a request by California Water Service Company to construct a new domestic water well, purification equipment, tank booster, fencing, and a one million gallon water tank on a 2.56-acre site located on the east side of North McAuliff Street between East Douglas and East Race Avenues (APN: 103-320-056); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 23, 2012 which was continued to May 14, 2012; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2012-09, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and mitigation measures would be required.

**NOW, THEREFORE, BE IT RESOLVED**, that Mitigated Negative Declaration No. 2012-19 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed project 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:
  - 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 water well site with equipment is consistent in nature and character with the existing uses surrounding the project site, subject to the Conditions of Project Approval, and Mitigation Measures identified in the attached Mitigated Negative Declaration No. 2012-19.

- 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.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined not significant with mitigation incorporated into the project, and that Mitigated Negative Declaration No. 2012-19, incorporating the Mitigation Measures, is hereby adopted.

**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".
3. That a six-foot, nine-inch high fence be erected along the entire property as depicted on Exhibit "A", to buffer the site from adjacent residential areas.
4. That evergreen trees be planted every 20-feet on center as depicted on Exhibit "A", around the entire facility.
5. That the tank be painted a earth tone color.
6. That noise associated with the site shall not be at a level that exceeds the standards established in the City of Visalia Noise Ordinance.
7. That lighting shall be shielded, as necessary, to prevent the direct or indirect glare of light from falling into neighboring residential uses.
8. That all structures and fences meet all R-1-6 development standards.
9. That landscaping and irrigation plans be submitted as part of the building permit package.
10. That all other federal and state laws and city codes and ordinances be complied with.
11. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2012-09, prior to the issuance of any building permit for this project.

Commissioner Lane offered the motion to this resolution. Commissioner Soltesz seconded the motion and it carried by the following vote:

AYES: Commissioners Lane, Soltesz, Peck, Salinas

NOES: \_\_\_\_\_

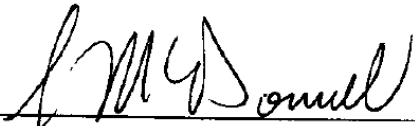
ABSTAINED: \_\_\_\_\_

ABSENT: Commissioner Segrue

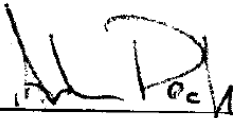
STATE OF CALIFORNIA)  
COUNTY OF TULARE ) ss  
CITY OF VISALIA )

ATTEST: Josh McDonnell, AICP Assistant Director / City Planner

I, Josh McDonnell, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2012-25, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on May 14, 2012.





Josh McDonnell, Assistant Director / City Planner

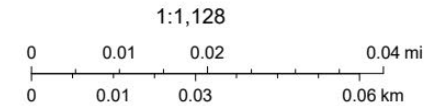


Adam Peck, Vice Chairperson



3/22/2023, 1:28:15 PM

- Parcels
- Road Centerlines
- Site Address Points
-  Occupied Non-Compliant
-  Utility



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