



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** April 24, 2023

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

**SUBJECT: Conditional Use Permit No. 2023-011:** A request by California Water Service Company to amend Conditional Use Permit No. 211, by installing well head treatment equipment including two 18-foot-tall vessels with a 12-foot diameter per vessel within an existing water utility station (Visalia Station 38). The project site is zoned O-PA (Professional / Administrative Office). The project site is located at 131 N. Akers Street (APN: 085-640-010).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2023-11 based on the findings and conditions in Resolution No. 2023-13. The recommendation is based on the conclusion that the request is consistent with the policies of the Visalia General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2023-11, as conditioned, based on the findings and conditions in Resolution No. 2023-13.

## PROJECT DESCRIPTION

Conditional Use Permit No. 2023-11 is a request by California Water Service Company (Cal Water) to amend CUP No. 211 by adding two 12-foot diameter wellhead treatment vessels and associated site work at an existing water well site in the Professional Administrative Office zone. Cal Water is requesting to install two Granular Activated Carbon (GAC) wellhead treatment vessels as shown in Exhibit "A". Each vessel with plumbing has a vertical height of 18-feet and is 12-feet in diameter as depicted in Exhibit "A" and described in Exhibit "B". The existing well site is located at 131 North Akers Street, with the proposed vessels located in the southeast corner of the site.

These site improvements are similar to a series of well site actions over the past few years within the City of Visalia. The applicant has provided a Project Narrative in Exhibit "B". The project description explains that the improvements are being done to meet Environmental Protection Agency (EPA) requirements for treatment.

The site contains existing equipment enclosed in a building on a parcel located adjacent to the Kaweah Medical Clinic.



The improvements to the site will include a new backup generator and piping leading to the two new GAC treatment vessels. The vessels will be located approximately 5 feet from the side (south) property line behind a privacy fence (shown in the image below).



### **BACKGROUND INFORMATION**

General Plan Land Use Designation	Professional Administrative Office (PA)
Zoning	O-PA – Professional Administrative Office
Surrounding Zoning and Land Use	North: C & R-1-5 – Mill Creek / Willow Glen Mobile Home Park South: O-PA – Abraham N. Betre OBGYN East: O-PA – N. Akers St. / The Courtyards office complex West: O-PA – Kaweah Healthcare Clinic
Environmental Review	Categorical Exemption No. 2023-14
Special District	None
Site Plan Review	2023-034

### **RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

### **RELATED ACTIONS**

Conditional Use Permit (CUP) No. 211 was approved by the Planning Commission in 1972. The Conditional Use Permit was a request by California Water Service Company to establish the well site.

## PROJECT EVALUATION

Staff supports the requested conditional use permit to add two water treatment vessels and equipment to an existing water well site.

### **Land Use Compatibility**

Water service sites, including storage tanks, are listed as conditional uses under the O-PA zone, requiring the approval of a Conditional Use Permit by the Planning Commission. 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. With the inclusion of the additional equipment, this will ensure that residents of Visalia are provided with safe drinking water of a quality and quantity to meet State and Federal drinking water standards.

### **Setback Requirements**

The O-PA zone setbacks provide for a 15-foot setback along Akers Street, with a 0-foot setback along the south and west property lines. The proposed new equipment is not within the setback areas and does not exceed the maximum 50-foot building height as shown in the report exhibits.

### **Fencing and Screening**

The site is currently developed with an existing chain link fence with privacy slats behind existing vegetation. The chain link fence with privacy slats provides security and reduces visibility from the public right-of-way. The applicant has added in their operational statement (see Exhibit "B") that no vegetation is to be removed.

### **Environmental Review**

The requested action is considered Categorical Exempt under Section 15301(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-15). Projects determined to meet this classification consist of minor alterations to existing facilities of both investor and publicly owned utilities used to provide public utility 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. The proposed conditional use permit meets the required findings and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The addition of water purification equipment to existing facilities is in the interest of public health and safety.
  - 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 addition of water purification equipment to existing facilities is in the interest of public health and safety.
3. That the site is an existing water well site which requires the addition of water treatment vessels, with said vessels being located towards the center rear of parcel to reduce their visual appearance along the streetscape. With fencing and landscape additions the proposed alterations would not be injurious to the surrounding properties or character of the neighborhood. The addition of water purification equipment to existing facilities is in the interest of public health and safety.
4. That the project is considered Categorically Exempt under Section 15301(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2023-14).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2023-035.
2. That improvements to the site shall be developed consistent with the site plan in Exhibit "A" and project narrative in Exhibit "B".
3. That the California Water Service Company shall work with the Public Works Department on discharge connection requirements to the City's wastewater and/or storm water systems.
4. That all other federal, state, regional, and county 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](http://www.visalia.city) or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2023-13
- Exhibit “A” – Site Plan
- Exhibit “B” – Project Narrative
- Site Plan Review No. 2023-034
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## RELATED PLANS AND POLICIES

### 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)



**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. 2023-12

**PROJECT TITLE**

2831 W. Packwood Ave. (APN: 126-273-012)

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request to amend CUP No. 211 to add two treatment vessels to the existing well site the O-PA (Professional Administrative) zone.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Jordan Dickson, California Water Service Co., 1720 N. First St., San Jose, CA 95112;  
[jdickson@calwater.com](mailto:jdickson@calwater.com); 661-529-0548

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

Same as above

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

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15268
- Emergency Project - Section 15269
- Categorical Exemption - State type and Section number: **Section 15301-b**
- Statutory Exemptions- State code number:

The request to amend the existing CUP for minor alterations to the existing facility of a water utility well site.

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Senior Planner

(559) 713-4003

**CONTACT PERSON**

**AREA CODE/PHONE**

April 24, 2023

**DATE**

**ENVIRONMENTAL COORDINATOR**  
Brandon Smith, AICP

RESOLUTION NO. 2023-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-11, A REQUEST BY CALIFORNIA WATER SERVICE COMPANY TO AMEND CONDITIONAL USE PERMIT NO. 211, BY INSTALLING WELL HEAD TREATMENT EQUIPMENT INCLUDING TWO 18-FOOT-TALL VESSELS WITH A 12-FOOT DIAMETER PER VESSEL WITHIN AN EXISTING WATER UTILITY STATION (VISALIA STATION 38). THE PROJECT SITE IS ZONED O-PA (PROFESSIONAL / ADMINISTRATIVE OFFICE). THE PROJECT SITE IS LOCATED AT 131 NORTH AKERS STREET (APN: 085-640-010).

**WHEREAS**, Conditional Use Permit No. 2023-11, is a request by California Water Service Company to amend Conditional Use Permit No. 211, by installing well head treatment equipment including two 18-foot-tall vessels with a 12-foot diameter per vessel within an existing water utility station (Visalia Station 38). The project site is zoned O-PA (Professional / Administrative Office). The project site is located at 131 North Akers Street (APN: 085-640-010); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 24, 2023; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15301.

**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 proposed conditional use permit meets the required findings and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The addition of water purification equipment to existing facilities is in the interest of public health and safety.

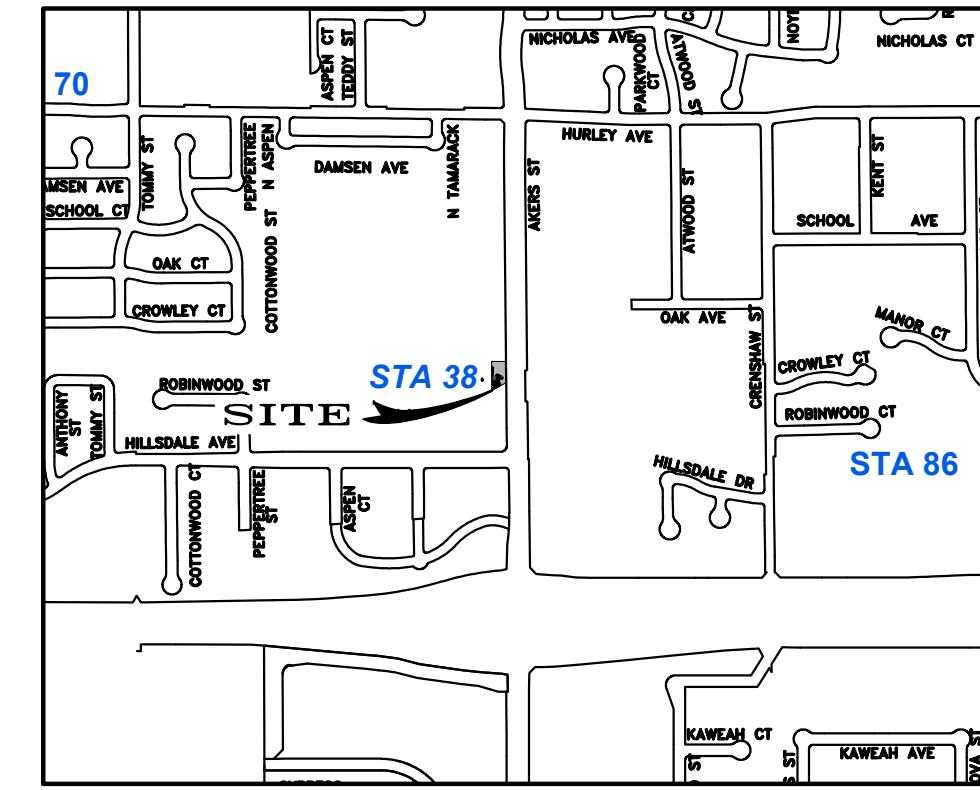
- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The addition of water purification equipment to existing facilities is in the interest of public health and safety.
3. That the site is an existing water well site which requires the addition of water treatment vessels, with said vessels being located towards the center rear of parcel to reduce their visual appearance along the streetscape. With fencing and landscape additions the proposed alterations would not be injurious to the surrounding properties or character of the neighborhood. The addition of water purification equipment to existing facilities is in the interest of public health and safety.
4. That the project is considered Categorical Exempt under Section 15301-b of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2023-14).

**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 and be consistent with the comments of Site Plan Review No. 2023-035.
2. That improvements to the site shall be developed consistent with the site plan in Exhibit "A" and project narrative in Exhibit "B".
3. That the California Water Service Company shall work with the Public Works Department on discharge connection requirements to the City's wastewater and/or storm water systems.
4. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

# CALIFORNIA WATER SERVICE

## VISALIA STATION 38 GAC TREATMENT PROJECT SITE PLAN



VICINITY MAP  
SCALE: 1" = 1000'

**PROPERTY OWNER**  
CALIFORNIA WATER SERVICE COMPANY  
1720 N. FIRST STREET  
SAN JOSE, CA 95112

**SITE INFORMATION**  
NEAR 120 N. AKERS STREET  
VISALIA, CA 93291  
APN: 085-640-010  
ZONING: OFFICE ZONE

**EXISTING FACILITIES**

- DOMESTIC WATER WELL
- CMU PUMP BUILDING
- ELECTRICAL PANELBOARD
- CHEMICAL ENCLOSURE
- AUXILIARY GENERATOR

**PROPOSED FACILITIES**

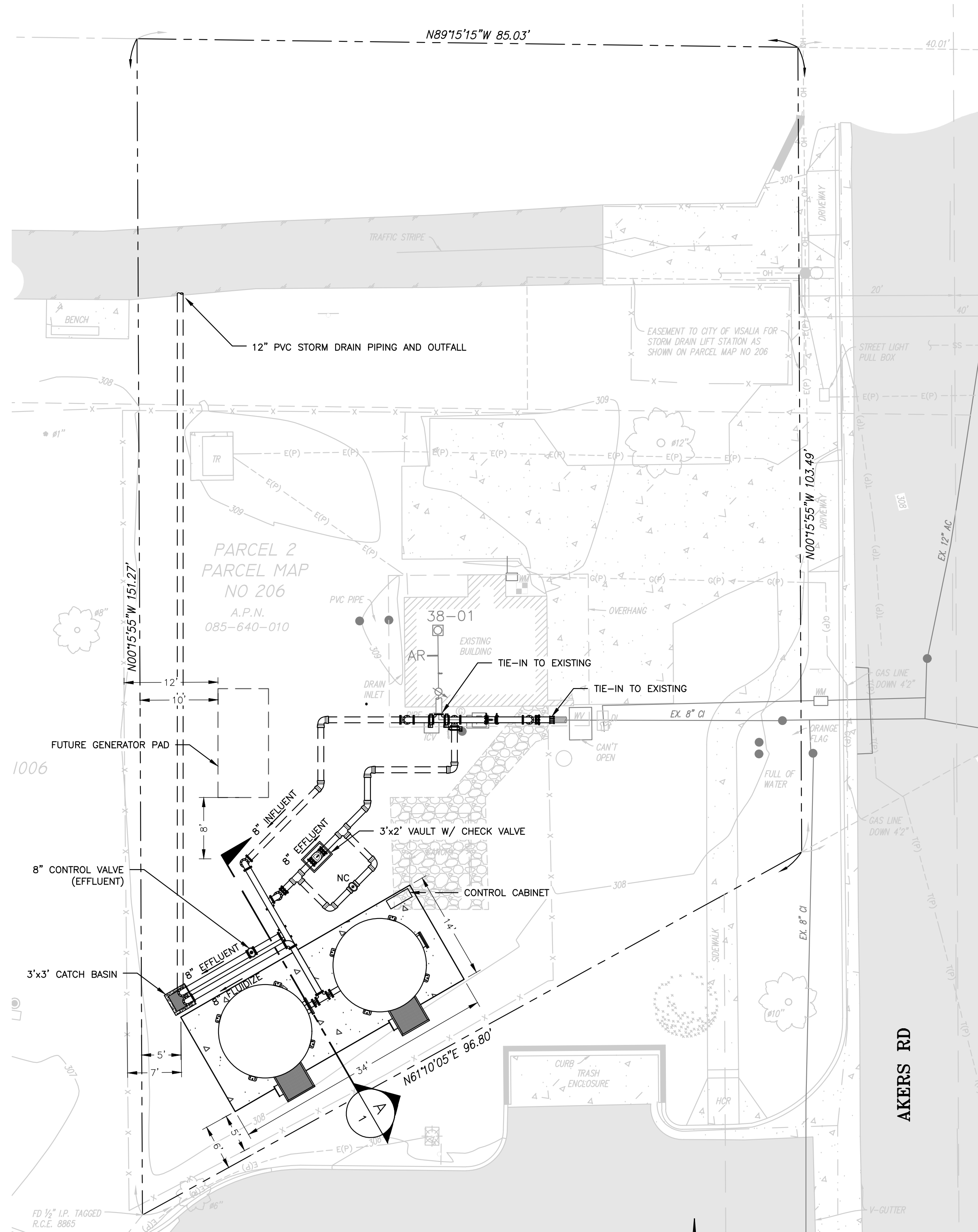
- NEW TREATMENT VESSELS (2 - 12' DIAMETER)
- VESSELS ARE APPROXIMATELY 18' TALL
- ASSOCIATED SITE PIPING AND FITTINGS

**NOTES**

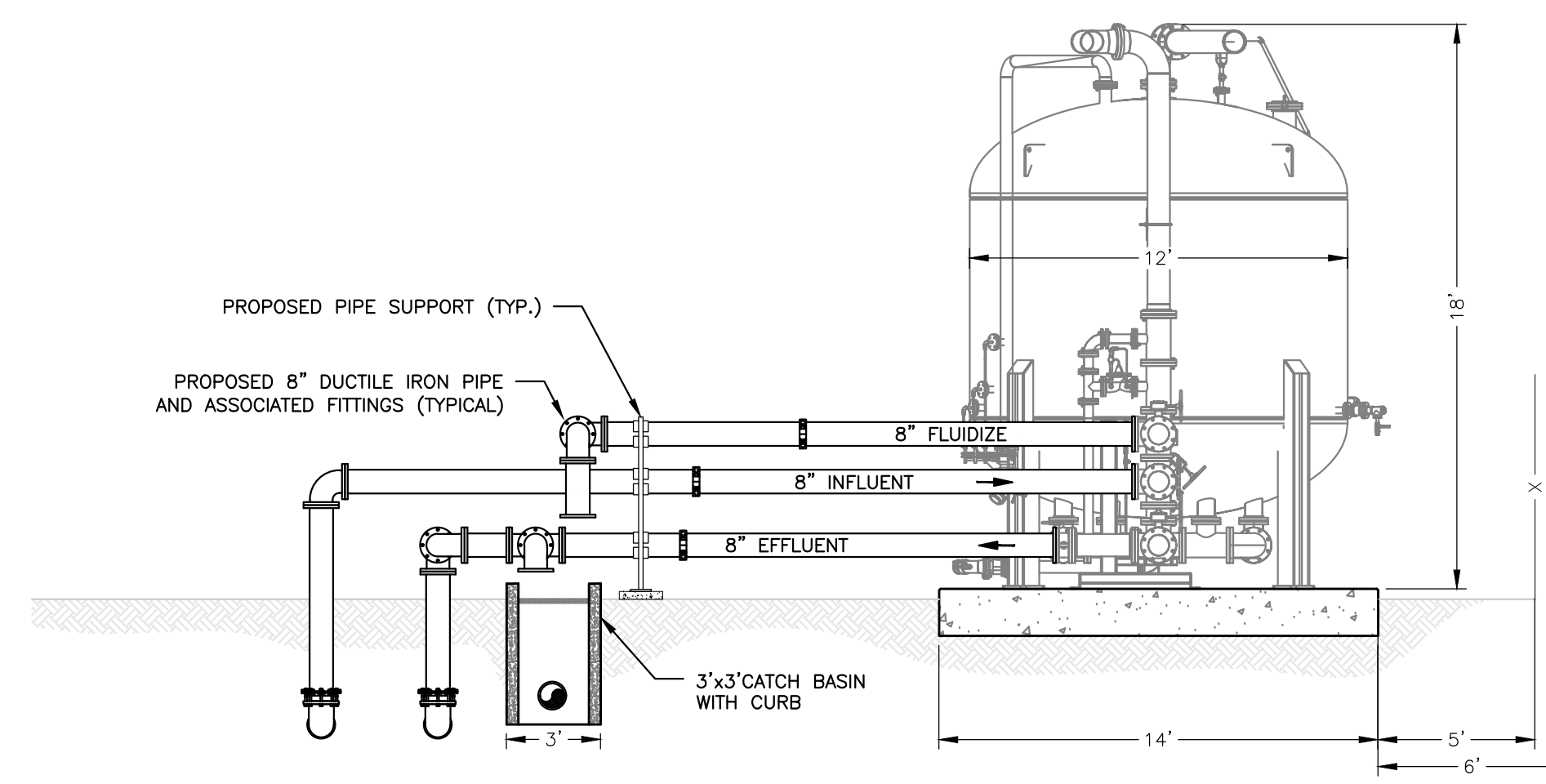
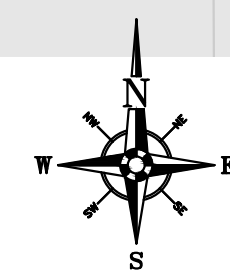
1. PROPOSED SITE IMPROVEMENTS INCLUDE THE ADDITION OF GRANULATED ACTIVATED CARBON (GAC) TREATMENT VESSELS AND ASSOCIATED PIPING AT AN EXISTING WELL STATION.
2. NO OCCUPIED STRUCTURES ARE, OR WILL BE LOCATED, ON THE SITE. NO PUBLIC ACCESS IS ALLOWED TO THE SITE.
3. DISPOSAL OF FLUIDIZED WATER IS TO BE TO EXISTING STORM DRAIN SYSTEM

**LEGEND:**

- TEE
- ELBOW, 45°
- ELBOW, 90°
- BLOWOFF (PROPOSED)
- BLOWOFF (EXISTING)
- GATE VALVE (PROPOSED)
- GATE VALVE (EXISTING)
- REDUCER (PROPOSED)
- REDUCER (EXISTING)
- SOLID PLUG
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- LINE TO BE ABANDONED
- x-x- FENCE
- ss- SANITARY SEWER
- sd- STORM DRAIN
- ⊙ FIRE HYDRANT (PROPOSED)
- ⊙ FIRE HYDRANT (EXISTING)
- ⊙ BUTTERFLY VALVE
- ⊙ CHECK VALVE
- ⊙ FLEX O.P.G.
- ⊙ ORIFICE PLATE
- AR AIR RELEASE
- NC NORMALLY CLOSED



PROPOSED SITE PLAN  
SCALE: 1" = 10'



SECTION A TREATMENT VESSEL PIPING DETAIL  
SCALE: 1" = 5'

PRELIMINARY  
NOT FOR CONSTRUCTION

VERIFY SCALES  
1" = 1"  
BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



NO.	DATE	REVISIONS

PLAT SHEET NO.:

VIS-29-29

SCALE:

AS SHOWN

DRAWN BY:

D. WISE

DESIGNED BY:

J. DICKSON

TECH REVIEW: DATE:

CHECKED BY: DATE:

APPROVED BY: DATE:

VISALIA STATION 38  
GAC TREATMENT PROJECT  
VISALIA, CA  
SITE PLAN

TITLE:

DISTRICT:  
VISALIA

PROJECT ID:  
00123309

DRAWING NO.:  
VIS-6473

SHT 1 OF 1

# EXHIBIT "B"

## Attachment A

City of Visalia Planning Application

Cal Water Site VIS-038-01

### **Project Description:**

The project consists of the addition of granular activated carbon (GAC) wellhead treatment equipment for the removal of PFOS at an existing well site. The Environmental Protection Agency (EPA) has established a draft maximum contaminant level for PFOS above which a water source will require treatment or must be removed from service. One pair of 12' diameter vessels with an approximate height of 18' is proposed as shown on the attached Site Plan.

No existing trees or landscaping are in conflict with the treatment vessels being proposed. New trees would be planted as required to provide adequate screening of the proposed improvements.

The only change to existing well operations will be during the change out of GAC in the vessels, which will occur approximately once per year. This will consist of one truck to deliver new and remove spent GAC and the subsequent fluidizing of the new GAC in the vessels. Fluidizing operations will take approximately 30 minutes per vessel and generate a total volume of approximately 36,500 gallons per pair of 12' vessels with a peak flow rate of approximately 1,000 gpm. Disposal of fluidizing water is proposed to be by connection to the existing storm drain pipeline fronting the station.

Disposal of fluidizing water will be in accordance with Cal Water's standard operating procedures and NPDES permit. Construction operations will be in accordance with the applicable rules of the San Joaquin Valley Air District and local ordinances.

## **Attachment A**

City of Visalia Planning Application

Cal Water Site VIS-055-02

### **Project Description:**

The project consists of the addition of single pass ion exchange (IX) wellhead treatment equipment for the removal of PFOS at an existing well site. The Environmental Protection Agency (EPA) has established a draft maximum contaminant level for PFOS above which a water source will require treatment or must be removed from service. One pair of 12' diameter vessels with an approximate height of 18' is proposed as shown on the attached Site Plan.

No existing trees or landscaping are in conflict with the treatment vessels being proposed. New trees would be planted as required to provide adequate screening of the proposed improvements.

The only change to existing well operations will be during the change out of IX media in the vessels, which will occur approximately once per year. This will consist of one truck to deliver new and remove spent IX media and the subsequent fluidizing of the new IX media in the vessels. Fluidizing operations will take approximately 30 minutes per vessel and generate a total volume of approximately 36,500 gallons per pair of 12' vessels with a peak flow rate of approximately 1,000 gpm. Disposal of fluidizing water is proposed to be by connection to the existing storm drain pipeline fronting the station.

Disposal of fluidizing water will be in accordance with Cal Water's standard operating procedures and NPDES permit. Construction operations will be in accordance with the applicable rules of the San Joaquin Valley Air District and local ordinances.



April 4, 2023

**Site Plan Review No. 2023-034:**

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 **March 8, 2023**. 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  
Community Development Director  
315 E. Acequia Ave.  
Visalia, CA 93291

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE March 8, 2023  
SITE PLAN NO. 2023-034  
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 Amendment

HISTORIC PRESERVATION

OTHER – Lot Line Adjustment

**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: March 8, 2023

SITE PLAN NO: 2023-034  
PROJECT: California Water Service Company  
DESCRIPTION: VISALIA STATION 55 WELL 02 SINGLE PASS ION EXCHANGE TREATMENT  
APPLICANT: JAMES T. GARDINER  
PROP. OWNER: CALIFORNIA WATER SERVICE COMPANY  
LOCATION: 2831 W. PACKWOOD AVE.  
APN TITLE: 126-273-012  
GENERAL PLAN: RLD (Residential Low Density)  
ZONING: R-1-5 (Single-Family Residential, 5,000 sq. ft. min.)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- CUP Amendment

## **PROJECT SPECIFIC INFORMATION:** March 8, 2023

1. The proposal will require an amendment of CUP No. 2005-38, which established the pump station.
2. The CUP submittal will require a detailed site plan exhibit and project narrative.
3. Meet all other Codes and Ordinances.

## Notes:

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

## Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

17.12 Single-Family Residential Zone

17.30 Development Standards

**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**

- Adrian Rubalcaba 713-4271
- Ather Razaq 713-4268
- Edelma Gonzalez 713-4364
- Jaklin Rowley 713-4369
- Luqman Ragabi 713-4362
- Lupe Garcia 713-4197

ITEM NO: 4 DATE: March 8, 2023

SITE PLAN NO.: 23-034  
 PROJECT TITLE: CALIFORNIA SERVICE COMPANY  
 DESCRIPTION: VISALIA STATION 38 WELL 01 GAC TREATMENT  
 APPLICANT: JAMES T. GARDINER  
 PROP OWNER: CALIF WATER SERVICE CO.  
 LOCATION: 131 N AKERS  
 APN: 085-640-010

**SITE PLAN REVIEW COMMENTS**

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

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **23-034**  
Date: **03/08/2023**

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**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:**08/20/2022**)  
(Project type for fee rates:        )

Existing uses may qualify for credits on Development Impact Fees.

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

**Reimbursement:**

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

  
\_\_\_\_\_  
**Luqman Ragabi**

9PR 23034  
CALIFORNIA WATER SERVICE COMPANY  
131 N AKERS ST

City of Visalia  
Building: Site Plan  
Review Comments

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

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

VAL GARCIA 3/08/23  
Signature

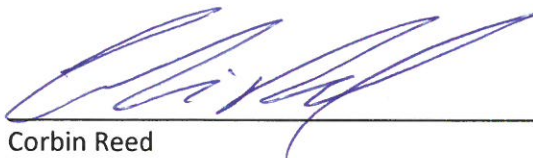


**Site Plan Comments**

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

Date	March 8, 2023
Item #	4
Site Plan #	23034
APN:	085640010 & 126273012

- 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 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to [knoxbox.com](http://knoxbox.com) to order and please allow adequate time for shipping and installation. 2022 CFC 506.1



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Corbin Reed  
Fire Marshal



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

Date: 03-06-23  
 Item: 4  
 Site Plan: SPR23034  
 Name: Agt. Saelee

**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:  
\_\_\_\_\_

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

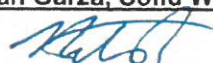
23034

March 8, 2023

- XX** 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** Solid Waste has no comments.

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

Nathan Garza, Solid Waste, 559-713-4532  






03/08/2023

SITE PLAN REVIEW DATE: \_\_\_\_\_

WASTEWATER COLLECTIONS AND PRETREATMENT DIVISION (QUALITY ASSURANCE)  
SITE PLAN REVIEW COMMENTS

SPR 23034

SITE PLAN REVIEW NO: \_\_\_\_\_

CAL WATER SVC CO, STN 38 GAC

PROJECT NAME: TREATMENT

THE PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER  
PRETREATMENT DIVISION (QUALITY ASSURANCE):

SUBMISSION OF WASTEWATER DISCHARGE PERMIT  
APPLICATION/QUESTIONNAIRE/OTHER REGULATORY FORMS  
CURRENT NPDES PERMIT

- FORM REQUIRED \_\_\_\_\_  
NOTIFICATION WHEN
- FORM REQUIRED DISCHARGING
- FORM REQUIRED PRIOR TO DISCHARGE

INSTALLATION OF SAND AND GREASE INTERCEPTOR

INSTALLATION GREASE INTERCEPTOR

OTHER \_\_\_\_\_

SITE PLAN REVIEWED-NO COMMENTS

CONTACT THE WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE) AT  
(559) 713-4529 OR [JESSICA.SANDOVAL@VISALIA.CITY](mailto:JESSICA.SANDOVAL@VISALIA.CITY), IF YOU HAVE ANY QUESTIONS.

COMMENTS:

FORMS CAN BE FOUND @  
[https://www.visalia.city/depts/public\\_works/wastewater/commercial\\_industrial\\_pretreatment\\_program.asp](https://www.visalia.city/depts/public_works/wastewater/commercial_industrial_pretreatment_program.asp)

03/07/2023

DATE REVIEWED: \_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 8, 2023

ITEM NO: 4      **Added to Agenda**  
SITE PLAN NO: **SPR23034**  
PROJECT TITLE: California Water Service Company  
DESCRIPTION: Visalia Station 38 Well 01 GAC Treatment  
APPLICANT: James T. Gardiner  
OWNER: CALIF WATER SERVICE CO  
APN: 085640010  
LOCATION: 131 N AKERS ST

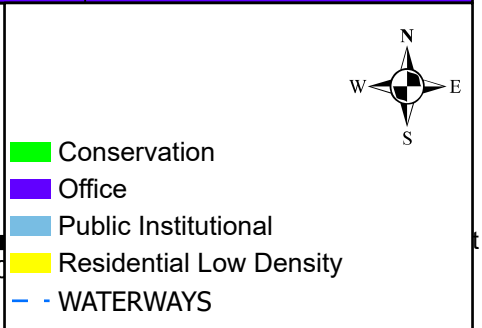
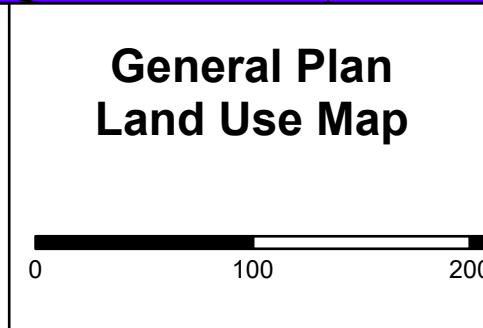
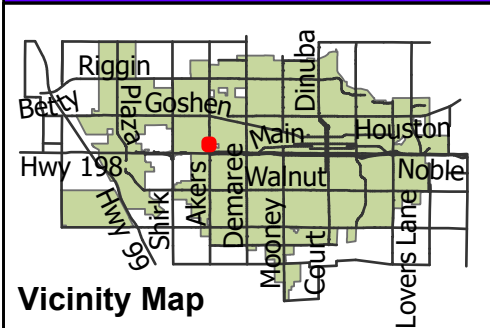
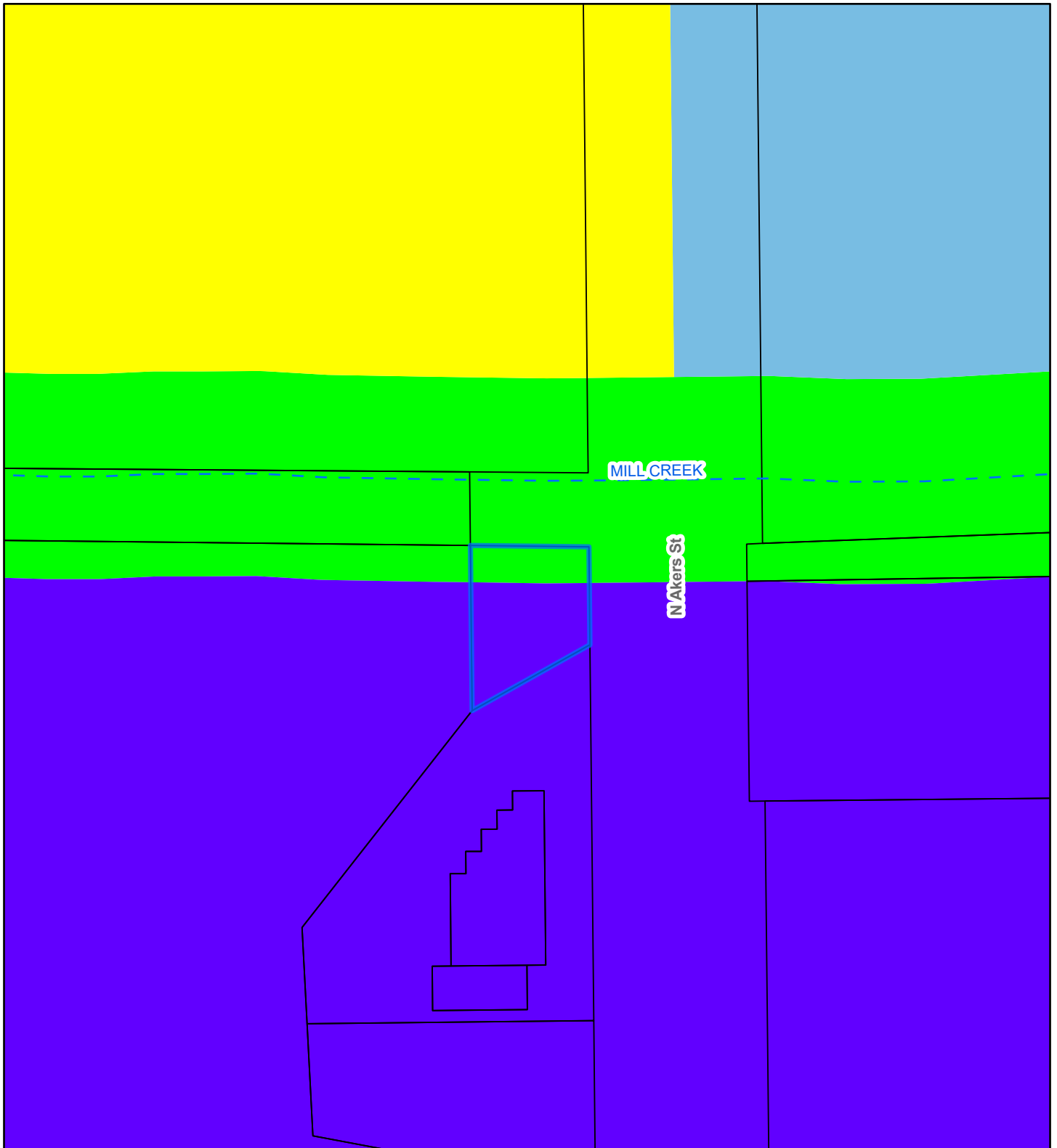
**THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY**

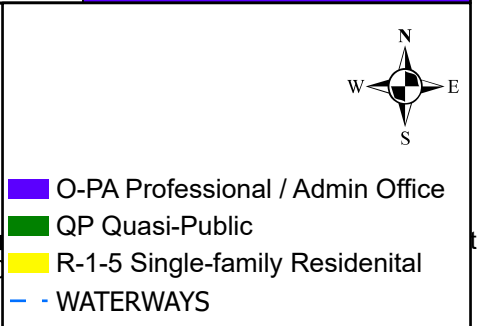
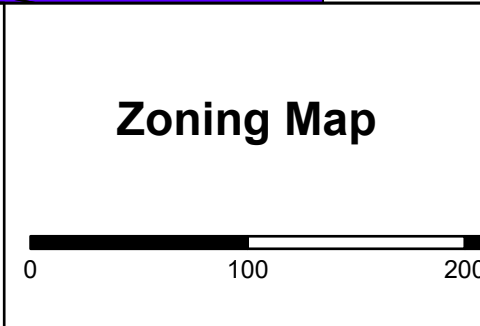
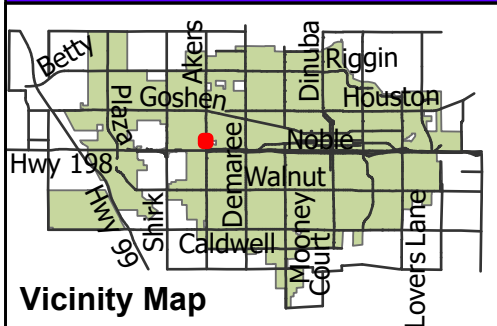
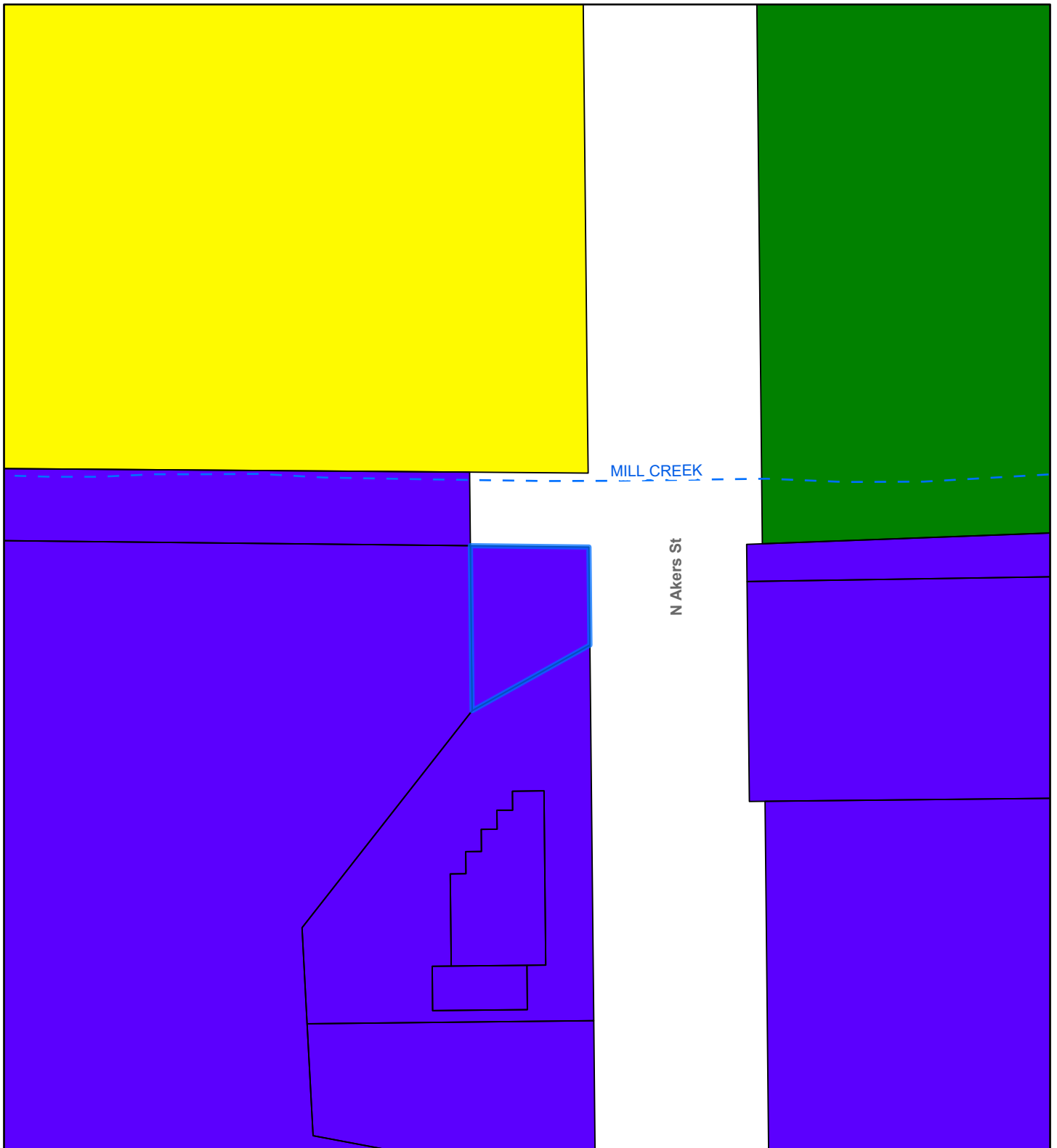
- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards at time of development.
- Install Street Name Blades at Locations at time of development.
- Install Stop Signs at **local road intersection with collector/arterial** Locations.
- Construct parking per City Standards PK-1 through PK-4 at time of development.
- Construct drive approach per City Standards at time of development.
- 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.

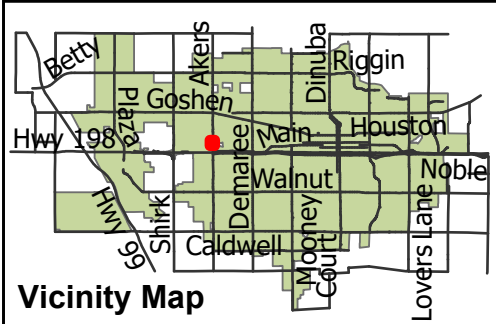
**Additional Comments:**

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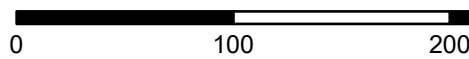
Leslie Blair

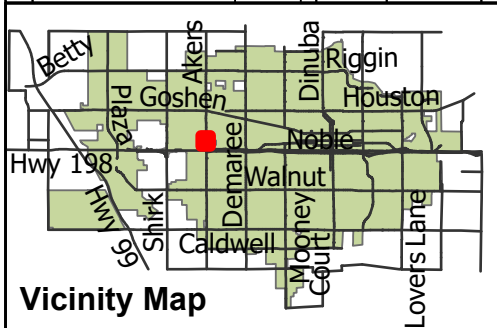
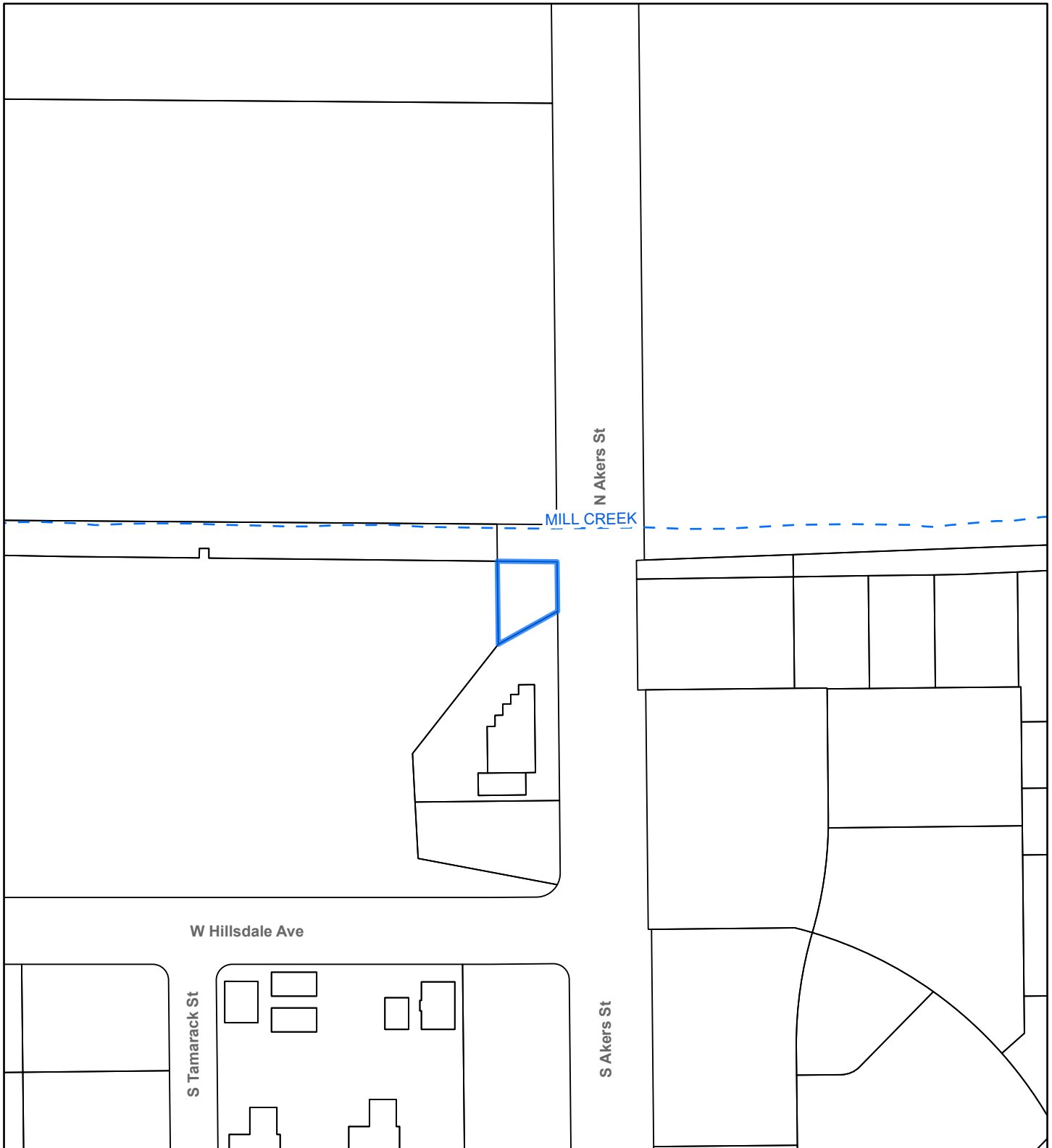






# Aerial Photo





**Vicinity Map**

