

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

COMMISSIONERS: Marvin Hansen, Chris Tavarez, Bill Davis, Mary Beatie, Adam Peck

MONDAY, AUGUST 28, 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 TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on the Consent Calendar
6. PUBLIC HEARING – (Continued from May 8, 2023) Josh Dan, Senior Planner

Conditional Use Permit No. 2023-14: A request by California Water Service Company to amend Conditional Use Permit No. 2012-09, by amending a one-million-gallon capacity water tank height and width dimensions depicted within the previously approved Conditional Use Permit No. 2012-09. The project site is zoned R-1-5 (Single-Family Residential 5,000 square foot minimum per lot). The project is located at 738 North McAuliff Street. (APN: 103-320-056). A previously prepared Initial Study and Mitigated Negative Declaration No. 2012-19 adequately analyzed and addressed the project, with mitigation, and was adopted per Environmental Document No. 2012-19 for this project.

7. REGULAR ITEM – Josh Dan, Senior Planner
Presentation and Overview of City Council's Direction on initiating Municipal Code Amendments regulating Short-Term Rentals (STRs).
8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. Annexation filings with Tulare LAFCO.
 - b. Pratt Family Ranch project scheduled for September 5th City Council meeting.
 - c. Planning Division Employee update.

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, SEPTEMBER 7, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, SEPTEMBER 11, 2023



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 28, 2023

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

SUBJECT: Conditional Use Permit No. 2023-14: A request by California Water Service Company to amend Conditional Use Permit No. 2012-09, by amending a one-million-gallon capacity water tank height and width dimensions depicted within the previously approved Conditional Use Permit No. 2012-09. The project site is zoned R-1-5 (Single-Family Residential 5,000 square foot minimum per lot). The project is located at 738 North McAuliff Street. (APN: 103-320-056).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2023-14 based on the findings and conditions in Resolution No. 2023-16. 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. 2023-14, as conditioned, based on the findings and conditions in Resolution No. 2023-16.

CONTINUED PUBLIC HEARING FROM MAY 8, 2023

The Planning Commission conducted two public hearings on April 24, 2023, and May 8, 2023, for Conditional Use Permit 2023-14 (CalWater tank site at McAuliff and Race). At the April 24, 2023, Planning Commission meeting, the Planning Commission granted a request to continue Item No. 6 Conditional Use Permit No. 2023-14 to the May 8, 2023, meeting at the request of the applicant. The request to continue the item was to allow the applicant to work with City staff on identifying measures to reduce the visual impact of the 35-foot water tank. Although landscaping was planted when CalWater developed the site minus the water tank, CalWater staff have sought additional screening options to address concerns raised during the public hearing.

During the May 8, 2023, public hearing, CalWater requested the item to be continued to a date uncertain. This request was due to the fact that CalWater staff, along with City staff, had not met on-site to review options that could be considered to address screening concerns. However, an on-site meeting with CalWater staff, along with City staff, was held on May 9, 2023. After the site visit, representatives for the water service worked on formulating screening methods for the proposed water tank and to produce exhibits for Planning Commission's consideration and review.

Revised Project Submittal

The applicant has since submitted a revised site plan and elevation to Planning staff. The revised site plan exhibit has been added to this report packet as Exhibit "A" and the associated resolution has been revised to appropriately address the changes to the proposed site development. In addition, the project was re-noticed in the newspaper, by mail (300-foot mailing radius). Changes to the exhibit are described in greater detail in the "Changes to the Site Plan Exhibit" section of the report below.

REVISED PROJECT DESCRIPTION

Conditional Use Permit No. 2023-12 is a request by California Water Service Company (Cal Water) to amend CUP No. 2012-09 by decreasing the approved 105-foot tank diameter to a 72-foot diameter and increasing the tank wall height from the approved 16-foot wall height to 35-foot height. The proposed changes keep the overall volume of the tank comparable from the originally permitted one-million-gallon volume size to a 966,500-gallon volume size water tank.

The original 2012 proposal detailed that the California Water Service Company (Cal Water) would develop the southern half of the 2.56-acre site for the construction of a water well, purification equipment, tank booster, fencing, and a one-million-gallon water tank on a vacant parcel. The facility was intended to ensure adequate domestic water service to the northeast area of the City, consistent with the Company's water service plans.

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 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.

In addition to adjusting the tank's height and diameter, the applicant has proposed to address the Commission's concerns for screening by adding a total of eight (8) 15-gallon sized Zelkova Serrata (Japanese Zelkova) trees will be planted along the site perimeter. The letter provided by the applicant, Exhibit "B", details that the intent of the newly planted trees would be to provide additional screening as requested by the Commission.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density
Zoning:	R-1-5 (Single-Family Residential 5,000 sq. ft. min.)
Surrounding Land Use and Zoning	North: R-1-5 (Single-Family Residential 6,000 sq. ft. min.) / Vacant property South: R-1-5 (Single-Family Residential 6,000 sq. ft. min.) / Vacant property East: County / Large Estate Lot Single-Family Development West: QP (Quasi-Public) / McAuliff St./ Vacant Lot.
Environmental Review:	Mitigated Negative Declaration No. 2012-19
Special Districts:	None
Site Plan:	2011-061 & 2022-188

RELATED PROJECTS

Conditional Use Permit No. 2012-09 was approved by the Planning Commission on April 23, 2012, and was 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 the a 2.56-ac site located at 738 North McAuliff Street (APN: 103-320-056).

PROJECT EVALUATION

Land Use Compatibility

The General Plan Land Use Element designates this site as Residential Low Density and the property is zoned R-1-5. The previously approved CUP No. 2012-09 was found to be compatible

with the land use designation and R-1-6 zone at the time, because 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.

Additionally, staff concludes that the proposed tank modifications are substantially consistent with the approved CUP and remain consistent with the scope of the original project. The applicant has shown compliance with the mitigation requirements by planting the required trees along the north and east boundary of the project site.

Additional Tree Screening

Since the site visit and additional meetings, CalWater engineers have provided revisions to the site plan exhibit to further address Planning Commissioner’s comments and concerns for site and water tank screening. The proposed changes are summarized by the applicant per their attached letter, see Exhibit “B”, which details that an additional eight (8) 15-gallon sized Zelkova Serrata (Japanese Zelkova) trees will be planted along the site perimeter. These trees will be planted in the landscape area located between the existing chain link fence (with privacy slates) and the back of sidewalk. These are similar to the tree species currently planted along the perimeter of the site. At maturity, this tree species will have a height of 50-80-feet and a spread of 50-75-feet. The species is expected to have an aggressive growth rate of 13 to 24-inches per year.

The first Exhibit A sheet depicts everything with the current trees and the proposed trees at their 15-gallon height. The second Exhibit A sheet depicts the same information but depicts the Japanese Zelkova at full maturity.

Development Standards

The site is located in the R-1-5 zone and is shown on the site plan (Exhibit “A”) to meet all R-1-5 standards for uses, screening, setbacks, and structure heights. The setbacks within the R-1-5 zone for lots 5,000 square feet or greater are as follows:

Minimum Lot Area	Front	Side	Street Side	Rear	Height
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage	5-ft.	10-ft.	25-ft.	35-ft

Fencing

There is an existing six-foot chain link fence around the perimeter of the site. Along the McAuliff frontage, privacy slats have been placed in fence to screen visibility into the site along the public right-of-way. The applicant contends the use of slats is a more economical screening solution and requires less ongoing maintenance.

Landscaping

All landscaping per the approved landscape plan has been installed and is being maintained by Cal Water. In addition, the evergreen trees have been planted per the required mitigation measure for the water tank.

Environmental Review

Conditional Use Permit No. 2012-09 had an Initial Study prepared for the project, consistent with the California Environmental Quality Act. (CEQA). The Initial Study disclosed that environmental impacts are determined to be less than significant with mitigation incorporated especially since the area has single-family residences to the east and west, which are classified as sensitive land uses. Staff concludes that the change to the tank diameter and height is consistent with the adopted Initial Study and Mitigated Negative Declaration No. 2012-19, which adequately analyzed and addressed the project subject to the mitigation measures for this project.

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 a water tank 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 was approved to also include the installation of a water tank which has yet to be constructed. The applicant has already installed fencing and landscape additions per the conditions of project approval and mitigation requirements and does not propose alterations which may be injurious to the surrounding properties or character of the surrounding area and neighborhood. The alteration to the existing facilities is in the interest of public health and safety.
4. That an Initial Study was prepared for the project consistent with CEQA, which disclosed that potentially significant impacts were identified that can be reduced to a less than significant level with mitigation measures applied to the project, and therefore, Mitigated Negative Declaration 2012-19 will be used for this project.

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 Nos. 2011-061 and 2022-188.
2. That the site be developed and maintained in substantial conformance with the revised site plans in Exhibit "A".
3. That the installed perimeter fence and tree planting be maintained in accordance with the previously approved Conditional Use Permit No. 2012-09 and Mitigated Negative Declaration No. 2012-19.
4. That the tank be painted an earth tone color.

5. That any proposed lighting shall be shielded, as necessary, to prevent the direct or indirect light from falling into neighboring residential uses.
6. That all structures meet all R-1-5 development standards for setbacks and height.
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. 2023-16
- Exhibit "A" – Revised Site Plans
- Exhibit "B" – CalWater Letter
- Exhibit "C" – Image of a Zelkova Serrata (Japanese Zelkova) tree
- Site Plan Review Comments – SPR No. 2011-61 & 2022-188
- Initial Study and Mitigated Negative Declaration No. 2012-19
- 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. 2023-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-14, A REQUEST BY CALIFORNIA WATER SERVICE COMPANY TO AMEND CONDITIONAL USE PERMIT NO. 2012-09, BY AMENDING A ONE-MILLION-GALLON CAPACITY WATER TANK HEIGHT AND WIDTH DIMENSIONS DEPICTED WITHIN THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO. 2012-09. THE PROJECT SITE IS ZONED R-1-5 (SINGLE-FAMILY RESIDENTIAL 5,000 SQUARE FOOT MINIMUM PER LOT). THE PROJECT IS LOCATED AT 738 NORTH MCAULIFF STREET. (APN: 103-320-056)

WHEREAS, Conditional Use Permit No. 2023-14, is a request by California Water Service Company to amend Conditional Use Permit No. 2012-09, by amending a one-million-gallon capacity water tank height and width dimensions depicted within the previously approved Conditional Use Permit No. 2012-09. The project site is zoned R-1-5 (Single-Family Residential 5,000 square foot minimum per lot). The project is located at 738 North McAuliff Street. (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 24, 2023; and

WHEREAS, at the April 24, 2023, Planning Commission meeting the Planning Commission granted a request to continue Conditional Use Permit No. 2023-14 to the May 8, 2023, meeting at the request of the applicant; and

WHEREAS, at the May 8, 2023, Planning Commission meeting the Planning Commission granted a request to continue Conditional Use Permit No. 2023-14 to a date uncertain at the request of the applicant; and

WHEREAS, staff re-noticed the Conditional Use Permit by placing public hearing notices in the mail 10-days prior to the public hearing pursuant to Government Code Section 21091; and

WHEREAS, after published notice, a public hearing was held before the Planning Commission on July 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

NOW, THEREFORE, BE IT RESOLVED that Mitigated Negative Declaration Document No. 2012-19 was prepared in accordance with the California Environmental Quality Act and City of Visalia Environmental Guidelines, including consistency with CEQA Guidelines Section 15162, and that the environmental setting in which the project will be built has not changed since the Mitigated Negative Declaration for the original project was adopted, so Mitigated negative Declaration No. 2012-19 is incorporated in the project approval.

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 a water tank 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 was approved to also include the installation of a water tank which has yet to be constructed. The applicant has already installed fencing and landscape additions per the conditions of project approval and mitigation requirements and does not propose alterations which may be injurious to the surrounding properties or character of the surrounding area and neighborhood. The alteration to the existing facilities is in the interest of public health and safety.
4. That an Initial Study was prepared for the project consistent with CEQA, which disclosed that potentially significant impacts were identified that can be reduced to a less than significant level with mitigation measures applied to the project, and therefore, Mitigated Negative Declaration 2012-19 will be used for this project.

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Nos. 2011-061 and 2022-188.
2. That the site be developed and maintained in substantial conformance with the site plan in Exhibit "A".
3. That the installed perimeter fence and tree planting be maintained in accordance with the previously approved Conditional Use Permit No. 2012-09 and Mitigated Negative Declaration No. 2012-19.
4. That the tank be painted an earth tone color.
5. That any proposed lighting shall be shielded, as necessary, to prevent the direct or indirect glare of light from falling into neighboring residential uses.
6. That all structures meet all R-1-5 development standards for setbacks and height.

7. That all other federal and state laws and city codes and ordinances be complied with.

USERNAME: Ssilva 7/24/2023 12:25 PM
 FILENAME: \\FILER2\apps\Copitol_P\Projects\CAD_TEAM\097\WIP\00123354_VIS_Sta_097_New_Storage_Tank_Site_Plan_and_Elevation_View.dwg

REVISIONS	DATE	DESCRIPTION
1	7/24/2023	UPDATED TANK DIAMETER AND HEIGHT
2	7/24/2023	UPDATED TREE LOCATIONS ON WEST AND SOUTH SIDE OF PROPERTY
3	7/13/2023	UPDATED SITE PLAN AND ELEVATION VIEW

PLAT SHEET NO.: VIS-28-39

SCALE: AS SHOWN

DRAWN BY: S.SILVA

DESIGNED BY: F. CEJA

TECH REVIEW: DATE:

CHECKED BY: DATE:

APPROVED BY: DATE:

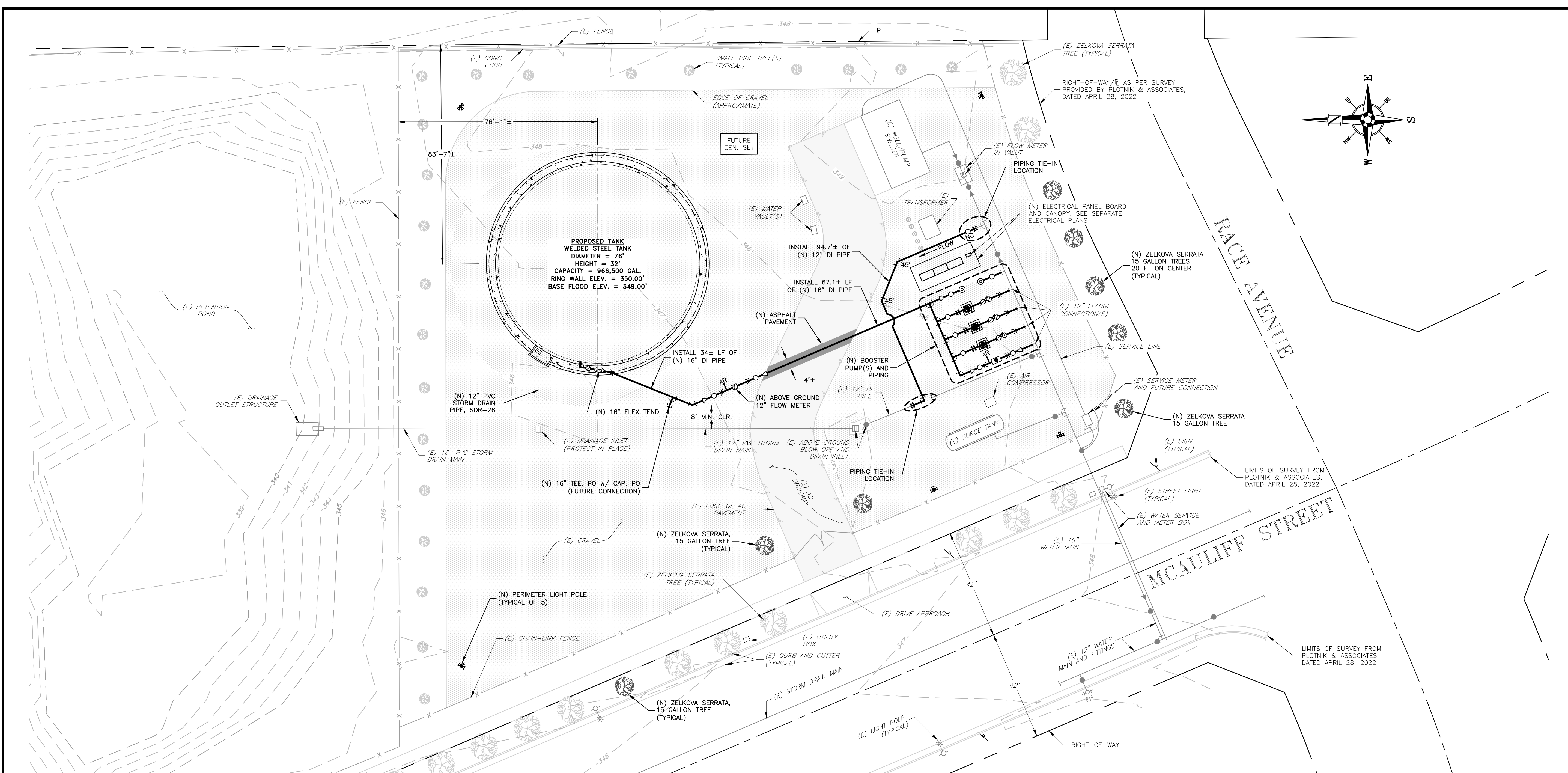
DRAFT

TITLE: NEW 1MG STORAGE TANK
 VISALIA DISTRICT - STATION 097
 VISALIA, CALIFORNIA
 PROPOSED SITE PLAN AND
 ELEVATION VIEW (TREES AT PLANTING)

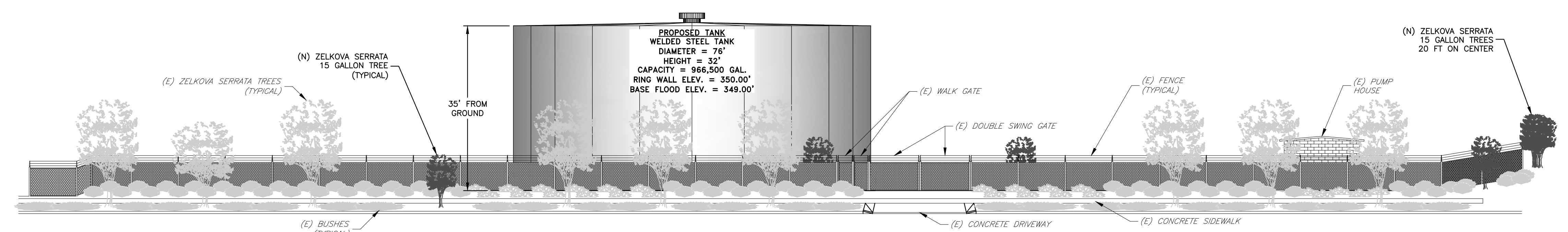
DISTRICT: VISALIA

PROJECT ID: 00123354

DRAWING NO.:
 SHEET 1 OF 2



STATION 097 - SITE PLAN
 SCALE: 1" = 20'



ELEVATION VIEW FROM McAULIFF STREET
 N.T.S.

**FOR REFERENCE ONLY
 NOT FOR CONSTRUCTION**

VERIFY SCALES
 0 1"
 BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

USERNAME: Ssilva 7/24/2023 12:25 PM
 FILENAME: \\FILER2\apps\Copilot\Projects\CAD_TEAM\WIP\00123354_VIS_Sta_097_New_Storage_Tank_Site_Plan_and_Elevation_View.dwg



REVISIONS	DATE	DESCRIPTION
1	7/24/2023	UPDATED TANK DIAMETER AND HEIGHT
2	7/24/2023	UPDATED TREE LOCATIONS ON WEST AND SOUTH SIDE OF PROPERTY
3	7/13/2023	UPDATED SITE PLAN AND ELEVATION VIEW
4	6/30/2023	

PLAT SHEET NO.:

VIS-28-39

SCALE:

AS SHOWN

DRAWN BY:

S.SILVA

DESIGNED BY:

F. CEJA

TECH REVIEW: DATE:

CHECKED BY: DATE:

APPROVED BY: DATE:

DRAFT

TITLE: **NEW 1MG STORAGE TANK
 VISALIA DISTRICT - STATION 097
 VISALIA, CALIFORNIA
 PROPOSED SITE PLAN AND
 ELEVATION VIEW (NEW TREES AT MATURITY)**

DISTRICT:

VISALIA

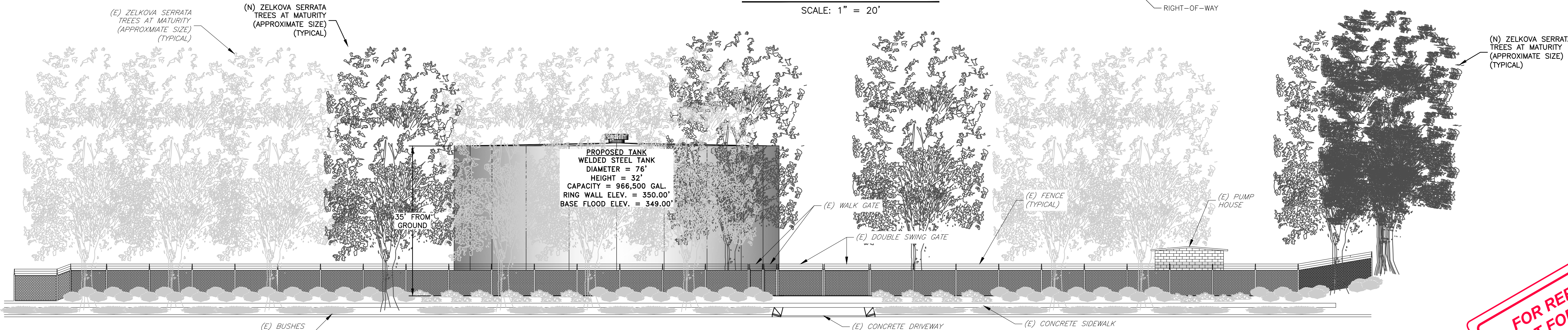
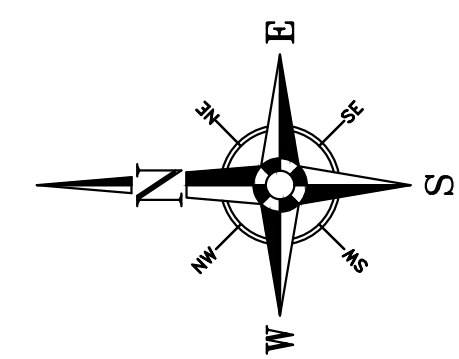
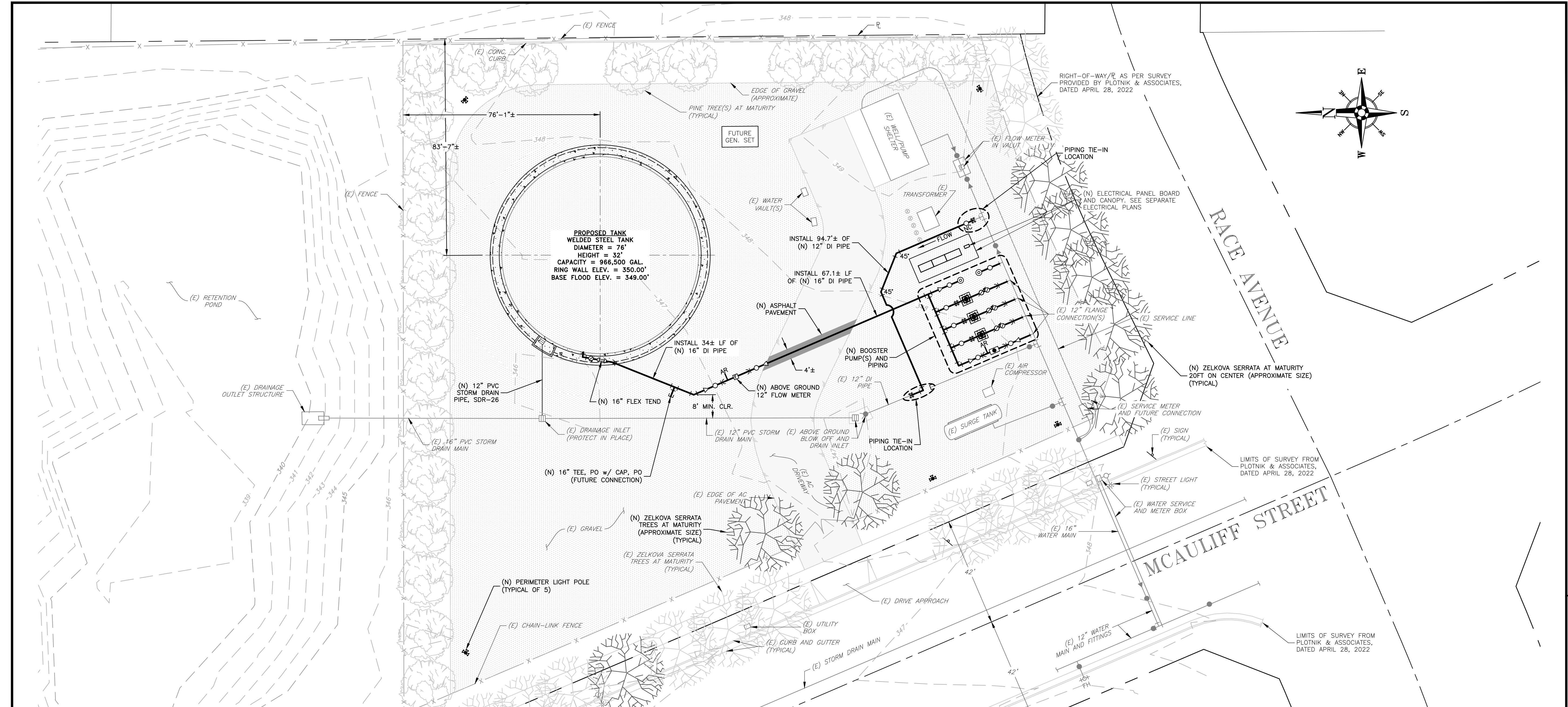
PROJECT ID.:

00123354

DRAWING NO.:

-

SHT 2 OF 2



**FOR REFERENCE ONLY
 NOT FOR CONSTRUCTION**

VERIFY SCALES
 0 1"
 BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



CALIFORNIA WATER SERVICE

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

July 26, 2023

Planning Commission
City of Visalia Planning Division
315 E. Acequia Avenue
Visalia, CA 93291

RE: Visalia Station 97 New Storage Tank and Booster Station – Updated Site Plan Near 3950 E. Race Avenue and APN 103-320-056

Dear Planning Commission,

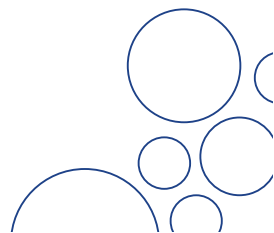
California Water Service (“Cal Water”) is submitting the attached updated site plan for your review and approval. The Cal Water team has incorporated the requested revisions from the commission to address site frontage aesthetics and screening concerns. The updates are as summarized below:

Sheet 1: Includes an elevation view that depicts the existing trees at their current height that are to remain, with an additional eight (8) 15-gallon Zelkova Serrata trees proposed to improve tank screening as viewed from McAuliff St. Cal Water selected 15-gallon trees because of their maturity and larger initial size.

- The first tree proposed is located in the tree planter by the sidewalk where there appears to be a gap or missing tree;
- The other two (2) are proposed inside the station, one on each side of the driveway where a gap also exists;
- Five (5) remaining trees are proposed along the south side of the property parallel to Race Ave.

Cal Water also reduced the tank height to 32-ft in order to keep the perceived height from surrounding grade at 35-ft max, while still meeting the requisite minimum flood elevation. To preserve capacity of the tank enable to meet project supply objectives, the diameter was increased to 76-ft from 72-ft.

Sheet 2: Depicts the proposed site screening and existing trees at maturity (at approximately 20-30 years, depending on growth conditions).





CALIFORNIA WATER SERVICE

This project is highly critical to continue to meet regulatory compliance and ensure adequate water supply and water pressure is maintained for the community for years to come. Cal Water is looking forward to your review and approval for this site and appreciate the City's professionalism, responsiveness and thorough attention to detail.

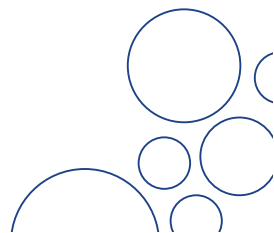
Should you have any questions, please contact Luis Zamudio at (408) 367-8390 or lzamudio@calwater.com

Sincerely,

A handwritten signature in black ink, appearing to read "Fernando Ceja".

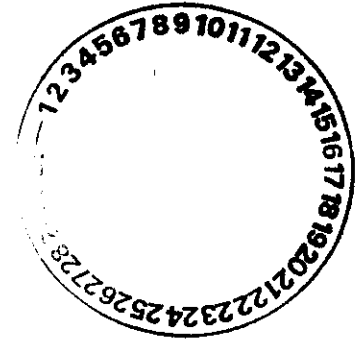
Fernando Ceja
Assistant Engineer

CC: Luis Zamudio, California Water Service
Stephen Johnson, California Water Service
Jay Levitus, California Water Service
JT Gardiner, California Water Service





Zelkova serrata (Japanese Zelkova), habit, spring; © *The Morton Arboretum*



MEETING DATE 10/26/2011
SITE PLAN NO. 11-061
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 8:30 a.m. and 4:30 p.m., Monday through Friday.

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



Building Site Plan Review Comments

ITEM NO: 2

DATE: OCTOBER 26, 2011

SITE PLAN NO:

11-061

CONTINUED (NO MAP)

PROJECT:

NEW WELL SITE & PUMP STATION

APPLICANT TITLE:

NEW 680 SF STATION ON 2.55 ACRES
(R16 ZONED)

LOCATION TITLE:

CALIFORNIA WATER SERVICE (PROP.
OWNER)

APN TITLE:

DOUGLAS, E.

103-320-056

- Submit 3 sets of engineered plans and 2 sets of calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- Meet city and state requirements for accessibility for persons with disabilities.
- Submit 3 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- Obtain required permits from San Joaquin Valley Air Pollution Board.
- Location of cashier must provide clear view of gas pump island
- Calculations of free-standing carport.
- Treatment connection charge to be assessed based on use. Credits _____
- Must comply with state energy requirements.
- Plans must be approved by the Tulare County Health Department.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- Project is located in flood zone _____. * Minimum finished floor elevation requires _____.
*Flood Zone determination and finished floor elevation are based on the official FEMA NAVD 88 elevation converted to the equivalent NGVD 29 elevation using FEMA's established conversion factor of 2.73. Effective June 16, 2009.
- All accessible units required to be adaptable for the physically handicapped.
- Acceptable as submitted Arrange for an on-site inspection.
- Hazardous materials report. A demolition permit & deposit is required.
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address policy.

SEE PREVIOUS COMMENTS

G. FERREO

Signature

Site Plan Review Comments For:

Visalia Fire Department
Charlie Norman, Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4486 *office*
559-713-4808 *fax*

ITEM NO: 2	DATE: <u>OCTOBER 26, 2011</u>
SITE PLAN NO:	11-061 CONTINUED (NO MAP)
PROJECT:	NEW WELL SITE & PUMP STATION
APPLICANT TITLE:	NEW 680 SF STATION ON 2.55 ACRES (R16 ZONED)
LOCATION TITLE:	CALIFORNIA WATER SERVICE (PROP. OWNER)
APN TITLE:	DOUGLAS, E. 103-320-056

The following comments are applicable when checked:

- No comments at this time for this project.
- Refer to previous comments dated 5-25-11.
- The Site Plan Review comments in this document are not all encompassing but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project.
- The turning radius for emergency fire apparatus is 20 feet inside diameter and 35 feet outside diameter. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office.

- X The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- X If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1433.90 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments: _____



Kurtis Brown, Senior Fire Inspector

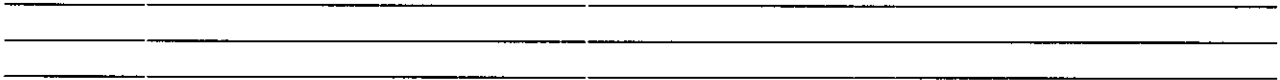


The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

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.



Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions



Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

<input checked="" type="checkbox"/> Eric Bons	713-4350
<input type="checkbox"/>	
<input type="checkbox"/>	

ITEM NO: <u>002</u>	DATE: <u>OCTOBER 26, 2011</u>
SITE PLAN NO.: PROJECT:	11-061 CONTINUED (NO MAP) NEW WELL SITE & PUMP STATION NEW 680 SF STATION ON 2.55 ACRES (R16 ZONED)
APPLICANT: LOCATION: APN:	CALIFORNIA WATER SERVICE (PROP. OWNER) 3813 DOUGLAS, E. 103-320-056

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) on Marbelite 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 Study required.

Additional Comments:


Eric Bons

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4573

ITEM NO: 2
SITE PLAN NO: 11-061
PROJECT: CONTINUED (NO MAP)
APPLICANT TITLE: NEW WELL SITE & PUMP STATION
LOCATION TITLE: NEW 680 SF STATION ON 2.55 ACRES (R16 ZONED)
APN TITLE: CALIFORNIA WATER SERVICE (PROP. OWNER)
DOUGLAS, E.
103-320-056

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:

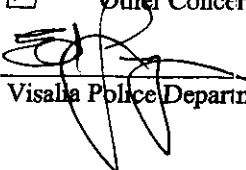
- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns: REFER TO PREVIOUS COMMENTS



Visalia Police Department

Building Site Plan Review Comments

ITEM NO: 3

DATE: OCTOBER 19, 2011

SITE PLAN NO:

11-061 RESUBMITTAL

PROJECT:

NEW WELL SITE & PUMP STATION

APPLICANT TITLE:

NEW 680 SF STATION ON 2.55 ACRES
(R16 ZONED)

LOCATION TITLE:

CALIFORNIA WATER SERVICE (PROP.
OWNER)

APN TITLE:

DOUGLAS, E.
103-320-011

- Submit 3 sets of engineered plans and 2 sets of calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- Meet city and state requirements for accessibility for persons with disabilities.
- Submit 3 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- Obtain required permits from San Joaquin Valley Air Pollution Board.
- Location of cashier must provide clear view of gas pump island
- Calculations of free-standing carport.
- Treatment connection charge to be assessed based on use. Credits _____
- Must comply with state energy requirements.
- Plans must be approved by the Tulare County Health Department.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- Project is located in flood zone _____. * Minimum finished floor elevation requires _____.
*Flood Zone determination and finished floor elevation are based on the official FEMA NAVD 88 elevation converted to the equivalent NGVD 29 elevation using FEMA's established conversion factor of 2.73. Effective June 16, 2009.
- All accessible units required to be adaptable for the physically handicapped.
- Acceptable as submitted Arrange for an on-site inspection.
- Hazardous materials report. A demolition permit & deposit is required.
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address policy.

SEE PREVIOUS COMMENTS

G. FERRERO

Signature

Site Plan Review Comments For:

Visalia Fire Department
Charlie Norman, Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4486 *office*
559-713-4808 *fax*

ITEM NO: 3 **DATE:** OCTOBER 19, 2011
SITE PLAN NO: 11-061 RESUBMITTAL
PROJECT: NEW WELL SITE & PUMP STATION
APPLICANT TITLE: NEW 680 SF STATION ON 2.55 ACRES
(R16 ZONED)
LOCATION TITLE: CALIFORNIA WATER SERVICE (PROP.
OWNER)
APN TITLE: DOUGLAS, E.
103-320-011

The following comments are applicable when checked:

- No comments at this time for this project.
- Refer to previous comments dated 5-25-11.
- The Site Plan Review comments in this document are not all encompassing but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project.
- The turning radius for emergency fire apparatus is 20 feet inside diameter and 35 feet outside diameter. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office.

- X The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- X If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1433.90 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments: _____


Kurtis Brown, Senior Fire Inspector

ITEM NO: 3

DATE: OCTOBER 19, 2011

SITE PLAN NO:

11-061 RESUBMITTAL

PROJECT:

NEW WELL SITE & PUMP STATION

APPLICANT TITLE:

NEW 680 SF STATION ON 2.55 ACRES (R16 ZONED)

LOCATION TITLE:

CALIFORNIA WATER SERVICE (PROP. OWNER)

APN TITLE:

DOUGLAS, E.

103-320-011

City of Visalia Police Department

303 S. Johnson St.

Visalia, Ca. 93292

(559) 713-4573

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:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns: SECURITY PLAN IN PLACE DURING CONSTRUCTION



Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

<input checked="" type="checkbox"/> Eric Bons	713-4350
<input type="checkbox"/>	
<input type="checkbox"/>	

ITEM NO: <u>003</u>	DATE: <u>OCTOBER 19, 2011</u>
SITE PLAN NO.: PROJECT:	11-061 RESUBMITTAL NEW WELL SITE & PUMP STATION NEW 680 SF STATION ON 2.55 ACRES (R16 ZONED)
APPLICANT: LOCATION: APN:	CALIFORNIA WATER SERVICE (PROP. OWNER) 3813 DOUGLAS, E 103-320-056

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) on Marbelite 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 Study required.

Additional Comments:


Eric Bons

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

COMMERCIAL BIN SERVICE

ITEM NO: 3

DATE: OCTOBER 19, 2011

SITE PLAN NO:

11-061 RESUBMITTAL

PROJECT:

NEW WELL SITE & PUMP STATION

APPLICANT TITLE:

NEW 680 SF STATION ON 2.55 ACRES
(R16 ZONED)

LOCATION TITLE:

CALIFORNIA WATER SERVICE (PROP.
OWNER)

APN TITLE:

DOUGLAS, E.
103-320-011

No comments.

Same comments as as

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
be fore 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 (X) 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.

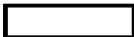
Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.

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)

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.



**Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post
see page 2 for instructions**

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: Continued from October 19, 2011 to October 26, 2011

SITE PLAN NO: 11-061 RESUBMITTAL
PROJECT: NEW WELL SITE & STATION
NEW 680 SF STATION ON 2.55 ACRES
APPLICANT TITLE: CALIFORNIA WATER SERVICE (PROP. OWNER)
LOCATION TITLE: 3813 DOUGLAS, E.
APN TITLE: 103-320-011

General Plan: C & RLD – Conversation & Residential Low Density
Existing Zoning: R-1-6 – Single-Family Residential, 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed (Off Agenda to Engineering & Planning)
 Resubmit

Project Requirements

- Building Permits
- Conditional Use Permit (CUP)

PROJECT SPECIFIC INFORMATION: 10/26/2011

1. Comply with previous comments.
2. Staff recommends Cal Water contact and hold a meeting with the surrounding property owners informing them of Cal Waters intent to locate a water well and water tank to this site.
3. Construct a fence along the east property line between the Cal Water well site and the rural residential property located to the east.
4. Provide operational statement on how the well site is maintained on a weekly/monthly basis and reasoning on why the well site and tank are required.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 10/19/2011

1. Continued for one week as the request of the applicant.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 05/25/2011

1. A CUP is required for a water well site located in the R-1-6 zone.
2. If water tank is proposed, than the site plan shall clearly depict the location of the water tank. If the water tank is not to be constructed with the initial entitlement, than remove depiction of the water tank from the site plan. If water tank is not depicted, an amendment to the CUP shall be required.
3. Provide elevations and photosimulations of the proposed water tank.
4. Clearly depict the fence around the site.
5. Comply with following fence setbacks: Proposed Race St. Frontage: 15-feet from property line a fences, not exceeding seven feet in height shall be permitted, except that in a required front yard or within five feet of a street side property line on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one foot height at least fifty (50) percent open.

CITY GENERAL PLAN CONSISTENCY

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

R-1-6 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
3. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance.
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).

4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Valley Oak Tree

NOTE: Any development under the canopy of a Valley Oak Tree must be reviewed and approved by David Pendergraft – City Arborist, 559-713-4295. Applicants should not prepare any final plans without a review and approval of a detailed site plan by David Pendergraft or his appointee.

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. **NOTE:** Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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.

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.

Signature  _____

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Doug Damko 713-4268
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4271
- Jason Huckleberry 713-4259

ITEM NO: 2 DATE: OCTOBER 26, 2011

SITE PLAN NO.: 11-061 RESUBMITTAL
PROJECT: NEW 680 SF WELL SITE & STATION ON 2.55 ACRES
APPLICANT: CALIFORNIA WATER SERVICE (PROP OWNER)
LOCATION: 3813 E DOUGLAS
APN: 103-320-011

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **24' minimum** Use radius return;
- Sidewalk: **5' width**; **10' parkway width at McAuliff frontage to proposed corner of Race Ave**
- 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.
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.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.
Contacts: Al Dias (planning) 488-7306;
- 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. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
- 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 = .020%, 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 Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact David Pendergraft at 713-4295 for an 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:
- Dust control is required on site during construction and for all material excavated, graded, and/or transported.
- Based on estimated land disturbance area, a State Storm Water General Permit is required.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1.) Provide a City Standard drive approach on McAuliff which needs to be a minimum of 100' north of the return.

2.) Is the existing pond capacity sufficient to hold the proposed tank capacity? If not, is it going to be enlarged or tie into City storm system?

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 11-061

Date: 5/25/11

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:)

(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.



Groundwater Overdraft Mitigation Fee

Transportation Impact Fee

Trunk Line Capacity Fee

Sewer Front Foot Fee

Storm Drain Acq/Dev Fee

Park Acq/Dev Fee

Northeast Specific Plan Fees

Waterways Acquisition Fee

Public Safety Impact Fee: Police

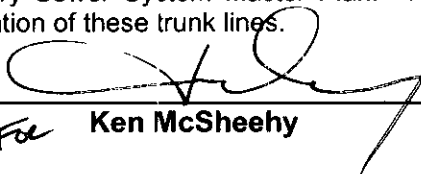
Public Safety Impact Fee: Fire

Public Facility Impact Fee

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.


For Ken McSheehy

315 East Acequia Ave., Visalia, CA 93291



Tel: (559) 713-4359 Fax: (559) 713-4814

June 28, 2012

Steve Johnson
California Water Service Co
Visalia, CA 93292-6717

SPR# 11-061

RE: Conditional Use Permit No. 2012-09

On April 23, 2012, the Visalia City Planning Commission passed and adopted Resolution No. 2012-25 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).

This Conditional Use Permit became effective April 23, 2012, and shall expire April 23, 2014 unless a building permit is issued by the City of Visalia and construction is commenced and diligently pursued toward completion on the site.

Attached is an acceptance letter which needs to be signed by the property owner and applicant, and then returned. A return envelope is enclosed for your convenience.

YOU ARE HEREWITH NOTIFIED that the City of Visalia, pursuant to Resolution No. 85-136, has specifically made the provision of Code of Civil Procedure, Section 1094.6 applicable to all final administrative orders or decisions of the City of Visalia. Pursuant to said Code Section, you have ninety days within which to seek judicial review of the validity of this decision by the City of Visalia.

If you have any questions regarding this action, please call the Planning Division at 713-4359.

Susan Currier
Planning Assistant

Attachments

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.

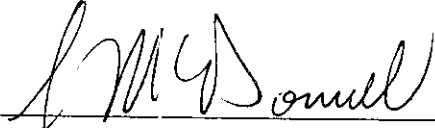
Commissioner Lane offered the motion to this resolution. Commissioner Soltesz seconded the motion and it carried by the following vote:

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

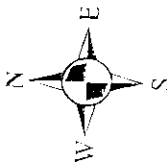
I, Josh McDonnell, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2012-25, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on May 14, 2012.



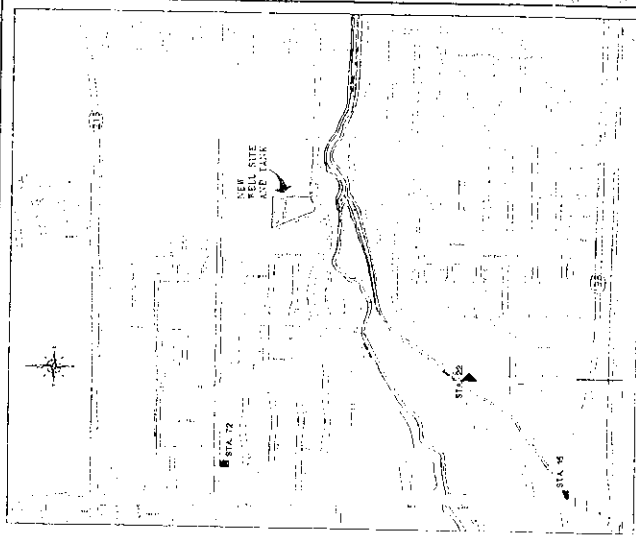
Josh McDonnell, Assistant Director / City Planner



Adam Peck, Vice Chairperson



CALIFORNIA WATER SERVICE COMPANY
VISALIA STATION 97
NEW WELL AND TANK



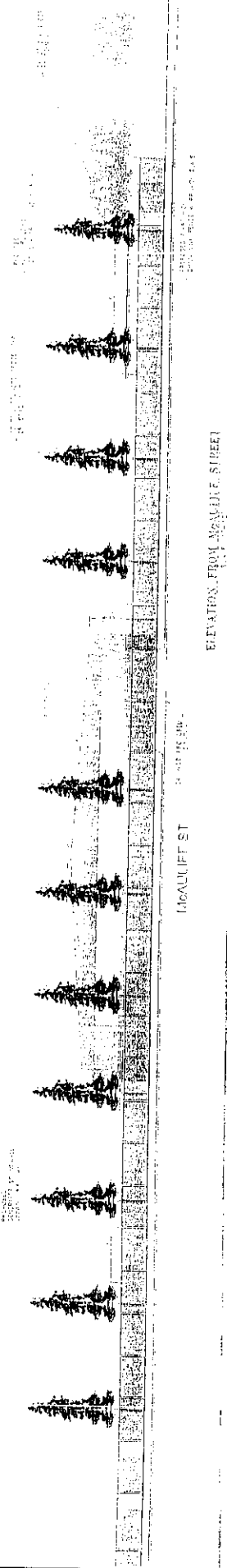
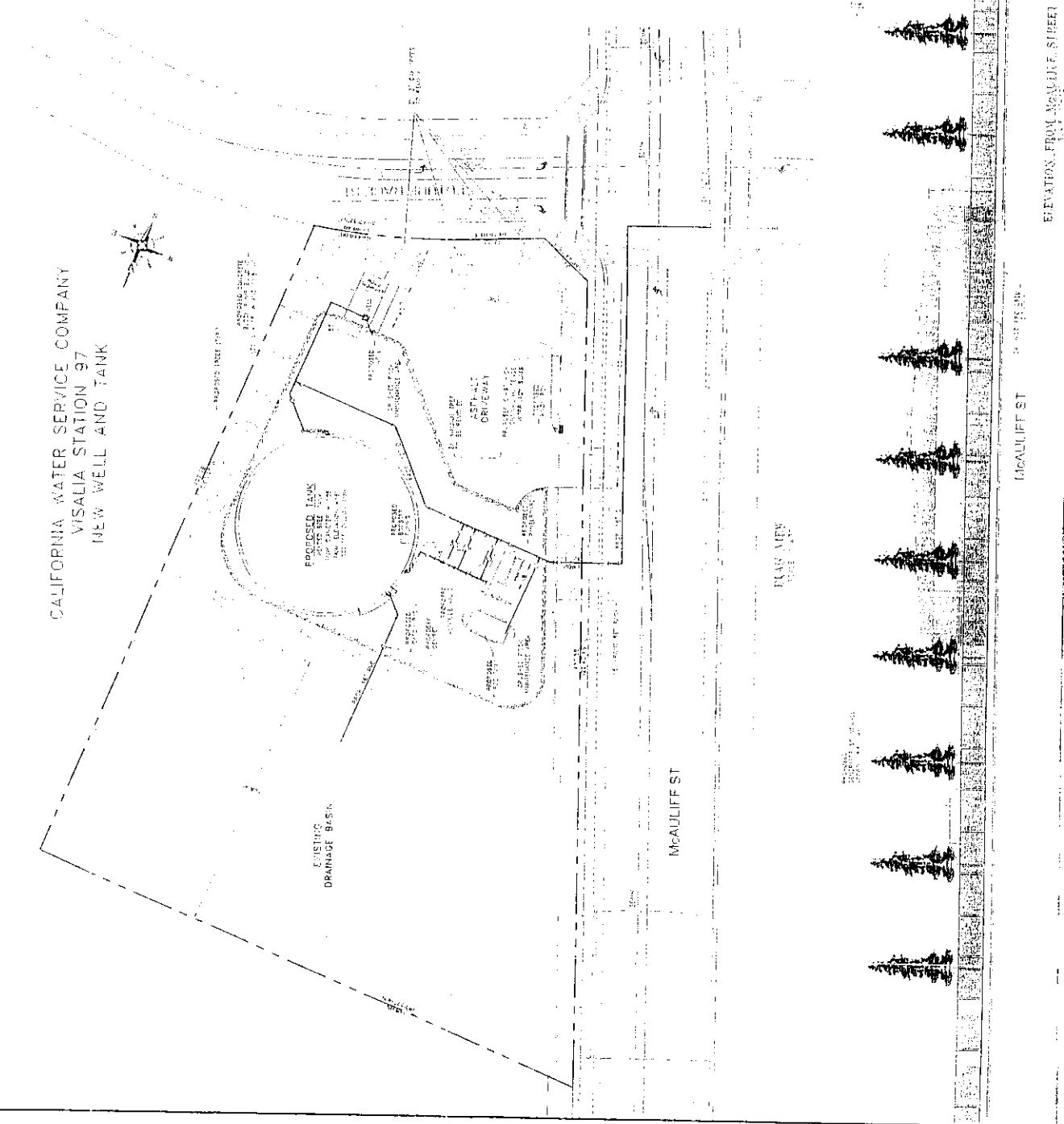
PROPERTY OWNER:
CALIFORNIA WATER SERVICE COMPANY
1000 WEST 10TH STREET
VISALIA, CALIFORNIA 93278

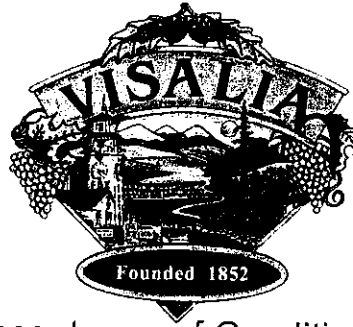
PROPERTY DESCRIPTION:
VISALIA STATION 97
1000 WEST 10TH STREET
VISALIA, CALIFORNIA 93278

PROPOSED FACILITIES:
NEW WELL AND TANK
NEW ELECTRICAL SERVICE

EXISTING HAZARDOUS NOTE:
NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING THE FIELD SURVEY.

Exhibit "A"





315 East Acequia Ave., Visalia, CA 93291

Tel: (559) 713-4359 Fax: (559) 713-4814

Acceptance of Conditions

June 28, 2012

Steve Johnson
California Water Service Co
Visalia, CA 93292-6717

RE: Conditional Use Permit No. 2012-09

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).

Steve Johnson on behalf of California Water Service Co., acknowledges and accepts the conditions of approval specified in Planning Commission Resolution Nos. 2012-25 approving, Conditional Use Permit No. 2012-09.

Signature of Property Owner

Date

Printed Name

Signature of Applicant

Date

Printed Name

Note: Please mail this acceptance to: 315 East Acequia, Visalia, CA 93291 within 5 working days of the date received.

For Department Use Only
Acceptance received on:



January 5, 2023

Site Plan Review No. 2022-188:

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 the submittal of a Finding of Consistency application as stated on the attached Site Plan Review comments. You may now proceed with filing the FOC application to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **December 7, 2022**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

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

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE December 7, 2022
SITE PLAN NO. 2022-188
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
- | | | |
|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Planning | <input type="checkbox"/> Engineering prior to resubmittal plans for Site Plan Review. | |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation | <input type="checkbox"/> 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:
- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> FOC | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER – Lot Line Adjustment |
| <input type="checkbox"/> <u>ADDITIONAL COMMENTS:</u> | |

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: December 7, 2022

SITE PLAN NO: 2022-188
PROJECT: VIS 97 Water Storage and Booster Station
DESCRIPTION: INSTALLATION OF 1-MILLION GALLON TANK, (3) BOOSTERS, STATION PIPING, ELECTRICAL, AND ASSOCIATED INFRASTRUCTURE.
APPLICANT: LUIS ZAMUDIO
PROP. OWNER: CALIFORNIA WATER SERVICE COMPANY
LOCATION: 738 N. MCAULIFF ST.
APN TITLE: 103-320-056
GENERAL PLAN: RLD (Residential Low Density)
ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- FOC – Finding of Consistency
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: December 7, 2022

1. The proposal is relatively consistent with the previously approved CUP No. 2012-09.
2. As proposed, the tank has a narrower footprint and taller profile. As such, the applicant will be required to ensure the following:
 - a. That they have worked to comply with the Mitigation Measures of MND No. 2012-19
 - b. That the tree species planted / to be planted have the potential to screen the proposed taller tank.
 - c. Demonstrate general compliance with the previously approved CUP.
3. The applicant will need to submit materials (site plan & operational statement) for a FOC.
4. 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.
2. Prior to completion of a final building inspection for a project, a signed MWELo Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELo standards.

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**

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

ITEM NO: 6	DATE: DECEMBER 7, 2022
SITE PLAN NO.:	22-188
PROJECT TITLE:	VIS 97 WATER STORAGE AND BOOSTER STATION
DESCRIPTION:	INSTALLATION OF 1 MILLION GALLON TANK, (3) BOOSTERS, STATION PIPING, ELECTRICAL, AND ASSOCIATED APPURTENANCES AND INFRASTRUCTURE
APPLICANT:	LUIS ZAMUDIO
PROP OWNER:	CALIFORNIA WATER SERVICE COMPANY
LOCATION:	738 N MCAULIFF
APN:	103-320-056

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 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.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

Additional Comments:

- 1. Proposed site development will not incur additional impact fees.**
- 2. Project was previously approved through site plan review process (SPR 11-061) and permits for site and public improvements were approved and completed.**
- 3. Comply with Planning Dept. additional requirements.**
- 4. A building permit is required, standard plan check and inspection fees apply.**
- 5. Storm drain collection and discharge to existing onsite infrastructure.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-188**
Date: **12/7/2022**

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:**8/20/22**)
(Project type for fee rates:**SITE IMPROVEMENT**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<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.



Adrian Rubalcaba

City of Visalia
Building: Site Plan
Review Comments

SFR 22188
WATER STORAGE AND BOOSTER
STATION
728 N MCALLIFF

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: _____

VAL. CARROCCIA 12/6/22
Signature

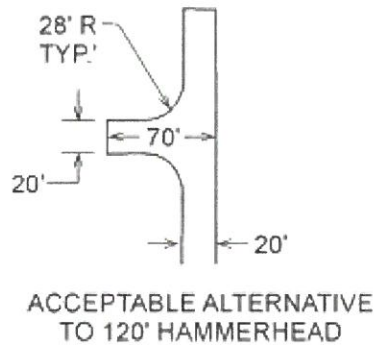
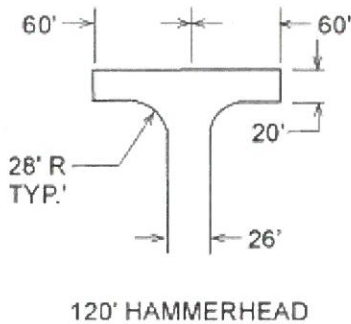
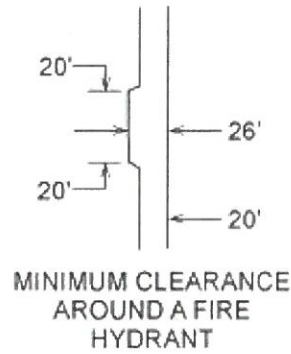
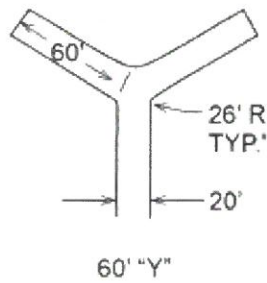
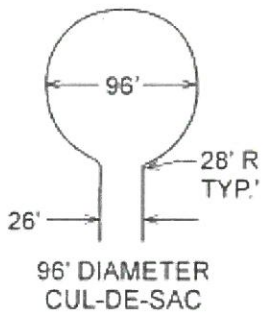


Site Plan Comments

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

Date	December 6, 2022
Item #	6
Site Plan #	SPR22188
APN:	103320056

- 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.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2019 CFC §3312
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2019 CFC §3310
- **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. 2019 CFC 505.1
- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2019 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Fire apparatus access roads in excess of 150 feet that dead end shall be provided with a **turnaround**. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2019 CFC Table D103.4



- **Gates on access roads** shall be a minimum width of 20 feet and shall comply with the following (2019 CFC D103.5):
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Go to knoxbox.com to order and please allow adequate time for shipping and installation.

Corbin Reed
Fire Marshal



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

Date: 12/5/22
Item: 6
Site Plan: SPR22188
Name: Agt. Cole Sinatra

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:
Low shrubs to deter transients from setting up camps

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 7, 2022

ITEM NO: 6

SITE PLAN NO: [SPR22188](#)

PROJECT TITLE: VIS 97 Water Storage and Booster Station

DESCRIPTION: Installation of 1 million gallon tank, (3) boosters, station piping, electrical, and associated appurtenances and infrastructure.

APPLICANT: Luis Zamudio

OWNER: CALIFORNIA WATER SERVICE COMPANY

APN: 103320056

LOCATION: 738 N MC AULIFF 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:

Leslie Blair

Leslie Blair

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

22188

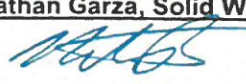
December 7, 2022

- 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.

Solid Waste has not comment regarding the proposed Cal-Water storage booster station.

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338
Nathan Garza, Solid Waste, 559-713-4532





CALIFORNIA WATER SERVICE

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

Site Plan Review Comments From:

California Water Service
Scott McNamara, Superintendent
216 N Valley Oaks Dr.
Visalia, CA 93292
559-624-1622 Office
smcnamara@calwater.com

Date: 12/07/2022

Item # 6

Site Plan # 22-188

Project: VIS 97 Water Storage and Booster Station

Description: Installation of a One Million Gallon Tank

Location: 738 N McAuliff

APN: 103-320-056

The following comments are applicable when checked:

- Re-submitted**
- No Comments at this time**

- Fire Hydrants:**

- Services:**

- Mains:**

- Backflow Requirements:** Will be required if any parcel is for multi-family, commercial, or has multiple services on one parcel. Please contact Cross Connection Control Specialist, Juan Cisneros at 559-624-1670 or visaliabackfow@calwater.com for a backflow install packet.

Additional Comments:

- Please contact New Business Superintendent Sedelia Sanchez at 559-624-1621 or ssanchez@calwater.com to start your project with Cal Water.



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

**NOTICE OF A PROPOSED
MITIGATED NEGATIVE DECLARATION**

Project Title: Conditional Use Permit No. 2012-09 (Visalia Station 97)

Project Description: California Water Service Company is proposing to install a new water well with ancillary equipment including a 18 foot tall one million gallon water storage tank. The site will be secured with a new six foot tall fence and will include landscaping around the site perimeter. The well site is located on the east side of North McAuliff Street between East Douglas and East Race Avenues.

Project Location: The site is zoned R-1-6 (Single-Family Residential 6,000 sq. ft. minimum site area) and is located on the east side of North McAuliff Street between East Douglas and East Race Avenues. (APN: 103-320-056)

Contact Persons: Paul Bernal, Senior Planner. Phone: (559) 713-4025

Time and Place of Public Hearing: A public hearing for the proposed project will be held before the Planning Commission on Monday, April 9, 2012 at 7:00 p.m. in the Visalia Council Chambers located at 707 W. Acequia Ave., Visalia, CA.

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

Reasons for Mitigated Negative Declaration: Initial Study No. 2012-19 has identified significant, adverse environmental impact(s) that may occur because of the project, though with mitigation the impact(s) will be reduced to a level that is less than significant. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 E. Acequia Ave., Visalia, CA.

Comments on this proposed Mitigated Negative Declaration will be accepted from March 29, 2012, to April 19, 2012.

Date: March 22, 2012

Signed: 
Paul Scheibel, AICP
Environmental Coordinator
City of Visalia

MITIGATED NEGATIVE DECLARATION

DESCRIPTION OF PROJECT: California Water Service Company is proposing to install a new water well with ancillary equipment including a 18 foot tall one million gallon water storage tank. The site will be secured with a new six foot tall fence and will include landscaping around the site perimeter. The well site is located on the east side of North McAuliff Street between East Douglas and East Race Avenues.

Location: The site is zoned R-1-6 (Single-Family Residential 6,000 sq. ft. minimum site area) and is located on the east side of North McAuliff Street between East Douglas and East Race Avenues. (APN: 103-320-056)

Project Facts: Refer to Initial Study for project facts, plans and policies, discussion of environmental effects and mitigation measures, and determination of significant effect.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Map/Site Plan	(X)
Mitigation Measures	(X)
Letters	()

DECLARATION OF NO SIGNIFICANT EFFECT:

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

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

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

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 

Date Approved: 3-22-12

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: California Water Service Company is proposing to install a new water well with ancillary equipment including a 18 foot tall one million gallon water storage tank. The site will be secured with a new six foot tall fence and will include landscaping around the site perimeter. The well site is located on the east side of North McAuliff Street between East Douglas and East Race Avenues.

B. Identification of the Environmental Setting: A portion of the site is excavated and used as drainage basin by the City of Visalia while the remaining area is vacant. The site is fallow and bounded by McAuliff Street, a collector roadway, to the west. Property to the north and south is vacant while property east is rural development consisting of large parcels with orchards and other agricultural related activities (reference the Aerial Photo attached).

The surrounding zoning and land uses are as follows:

- North: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) – Drainage Basin
- South: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) – Undeveloped
- East: County – Rural Residential
- West: McAuliff Street – Arterial Roadway

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

C. Plans and Policies: The City's General Plan Land Use Element (LUE) designates the site as Residential Low Density. Utility facilities to serve the needs of the area are anticipated by the General Plan and are conditionally permitted uses in the Single-Family Residential zone. The proposed water well site would be consistent with the Land Use Element of the General Plan and Zoning Ordinance, with the appropriate mitigation measures.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts after mitigation have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain land use mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance. Additionally, the project design and conditions will include mitigation measures that will reduce potentially significant impacts to a level that is less than significant.

III. MITIGATION MEASURES

The following mitigation measures will reduce potential environmental impacts related to Aesthetics, Biological Resources, Hazards and Hazardous Materials to a less than significant level as shown 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 the Site Plan Exhibit "A" and shall include privacy slats to screen the water well equipment.

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 Ordinance requirements.

Hazards and Hazardous Materials

The applicant has submitted their hazardous materials handling procedures as a mitigation measure for the project. This demonstrates their familiarity with mitigating such potential hazards based on their experience with similar sites throughout the State of California.

The project site shall be developed and shall operate in substantial compliance with Mitigation Measures outlined in the Mitigation Monitoring Plan schedule, included as Attachment A to the Mitigated Negative Declaration, attached hereto.

IV. MITIGATION MONITORING PROGRAM

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
Aesthetic Mitigation Measure 1.1: The construction of a 6-ft. 9-in. fence with privacy slats shall be erected as depicted on the site plan exhibit. In addition, the entire water well site perimeter shall be planted with evergreen trees at a spacing not less than 25-feet.	Project Applicant	Aesthetic Mitigation for the fence and tress shall be enforced through the building permit and construction inspection.
Construction Impact Mitigation Measure 1.1: 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 a 6" existing Valley Oak tree located on-site just north of Mill Creek in compliance with Ordinance requirements.	Project Applicant	Construction Impact Mitigation shall be enforced during the project's construction, until construction is complete.
Hazards & Hazards Materials Mitigation Measure 1.1: The applicant shall incorporate all of the best management practices cited in the Policy and Procedure Manual. This shall include prescribed metal cabinets, separation and containment facilities, and procedures for the handling, use, and disposal of hazardous materials used on the site.	California Water Service Company	With construction plan submittal, and ongoing after occupancy of the site.

V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

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

VI. SUPPORTING DOCUMENTATION

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

- Visalia General Plan Land Use Element, June 1996
- Visalia Municipal Code Chapter 17
- Visalia Municipal Code Chapter 12
- California Water Company Policy and Procedure Manual

VII. NAME OF PERSON WHO PREPARED INITIAL STUDY


 Paul Bernal
 Senior Planner


 Paul Scheibel, AICP
 Environmental Coordinator

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal California Water Service Company is proposing to install a new water well with ancillary equipment including a 18 foot tall one million gallon water storage tank. The site will be secured with a new six foot tall fence and will include landscaping around the site perimeter. The well site is located on the east side of North McAuliff Street between East Douglas and East Race Avenues.

NAME OF PROPONENT:	California Water Service Company	NAME OF PROPONENT:	_____
Address of Proponent:	216 N. Valley Oaks Dr.	Address of Proponent:	_____
	Visalia, CA 93292-6717		_____
Telephone Number:	(559) 804-7643	Telephone Number:	_____
Date of Review	March 15, 2012	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

Would the project:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 2 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 3 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL RESOURCES

Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

III. AIR QUALITY

Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 1 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?
- 2 e) Create objectionable odors affecting a substantial number of people?

- 2 f) Result in substantial contribution to greenhouse gas (GHG) production?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 3 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?
- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- 1 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- 1 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 1 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?

IX. LAND USE AND PLANNING

Would the project:

- 2 a) Physically divide an established community?
- 2 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 2 c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

X. MINERAL RESOURCES

Would the project:

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

XI. NOISE

Would the project:

- 2 a) Cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan

or noise ordinance, or applicable standards of other agencies?

- 2 b) Cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- 2 c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- 1 f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

XII. POPULATION AND HOUSING

Would the project:

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

XIII. PUBLIC SERVICES

Would the project:

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

XIV. RECREATION

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XV. TRANSPORTATION / TRAFFIC

Would the project:

- 2 a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system

(i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- 2 b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- 2 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- 2 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 2 e) Result in inadequate emergency access?
- 2 f) Result in inadequate parking capacity?

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 1 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 2 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The Sierra Nevada mountain range is a scenic vista that can be seen from Visalia on clear days. This project will not adversely affect the view of this vista.
- b. There are no scenic resources on the site.
- c. The proposed project will result in the installation of a water well site including a 18-foot tall water tank. This change would be a change in the aesthetic environment, but consistent with existing and anticipated growth patterns in the immediate area. The applicant will install a 6-foot 9-inch fence with privacy slats to reduce the visual impact of the site from McAuliff Street and will plant evergreen trees, 25-foot spacing between each tree, along the entire perimeter of the site to reduce the visual impact of the water well site. The planting of evergreen trees will allow the development of the site to blend in with the existing trees and vegetation that surround and border the project site. The intent is to create the appearance of a natural landscape setting. The tree planting requirement is included as mitigation and is required to be installed with the construction of the water well site.
- d. The proposed project will result in the installation of a water well site including a 18-foot tall water tank. This change would be a change in the aesthetic environment, but consistent with existing and anticipated growth patterns in the immediate area. The applicant will install a 6-foot 9-inch fence with privacy slats to reduce the visual impact of the site from McAuliff Street and will plant evergreen trees, 25-foot spacing between each tree, along the entire perimeter of the site to reduce the visual impact of the water well site. The planting of evergreen trees will allow the development of the site to blend in with the existing trees and vegetation that surround and border the project site. The intent is to create the appearance of a natural landscape setting. The tree planting requirement is included as mitigation and is required to be installed with the construction of the water well site.

II. AGRICULTURAL RESOURCES

- a. The site does not contain an agricultural zoning. The Farmland Mapping and Monitoring Program of the California Resources Agency has designated farmland in and around Visalia as Irrigated Farmland. The predominant soil type (Grangeville sandy loam) is a Class I soil, however, the site size is such that the site is not considered prime agricultural.

The effects of conversion of prime agricultural land to urban development were examined in the General Plan EIR as a significant effect on the environment, for the City's entire urban growth boundary, which necessarily applies as mitigation for the site-specific impacts at the project site. In addition, a Statement of Overriding Conditions was prepared in association with the General Plan EIR for the conversion of prime agricultural land to urban development. Therefore, this project will have less than significant impacts.

- b. The site is not under Williamson Act contract or not within an Agricultural Preserve.
- c. The proposed project will result in the installation of a water well site and one-million gallon water tank on vacant property. The project will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to nonagricultural use.

III. AIR QUALITY

- a. The project in itself does not disrupt implementation of the San Joaquin Valley Air Pollution Control District's (SJVAPCD) air quality plan. Any subsequent project development may be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. If so, the applicant is required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to SJVAPCD.
- b. The project will not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Any subsequent project development may be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. If so, the applicant is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's regulations.
- c. The project involves changes to the City's policies and zoning ordinance that pertain to sites which are already designated for the development of residential, commercial office and industrial uses. The project will not result in any substantial change in emissions of criteria pollutant that could otherwise already be caused in the project area. Any subsequent projects will be mandated to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's regulations.
- d. The project does not propose any land uses or will not directly allow any known land uses that generate substantial pollutant concentrations.
- e. The project does not propose any land uses or will not directly allow any known land uses that generate objectionable odors.
- f. Per Assembly Bill (AB) 32, City is required to reduce Greenhouse Gas (GHG) production short term mitigation impacts from construction activities. The project will facilitate for the future development of this site for commercial uses in accordance with the City's Zoning Ordinance and General Plan, which will result in the production of Greenhouse Gases. Development will be required to comply with all required federal, regional, and local requirements and Best Management Practices. Compliance with these requirements will not result in a substantial contribution to GreenHouse Gas (GHG) production. It would be highly speculative to conclude that

this project would have a direct adverse impact on an increase in GHG.

Global Warming/Climate Change

"Global warming" is the term coined to describe very widespread climate change characterized by a rise in the Earth's ambient average temperatures with concomitant disturbances in weather patterns and resulting alteration of oceanic and terrestrial environs and biota. The predominant opinion within the scientific community is that global warming is currently occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of "greenhouse gases" (GHG).

When sunlight strikes the Earth's surface, some of it is reflected back into space as infrared radiation. When the net amount of solar energy reaching Earth's surface is about the same as the amount of energy radiated back into space, the average ambient temperature of the Earth's surface would remain more or less constant. Greenhouse gases disturb this equilibrium by absorbing and retaining infrared energy, trapping heat in the atmosphere—the "greenhouse gas effect." The belief is that global warming is now occurring because natural carbon cycle processes (such as photosynthesis) are unable to absorb sufficient quantities of carbon dioxide and other GHG, and cannot keep the level of these gases under control. It is believed that a combination of factors related to human activities, such as deforestation and an increased emission of GHG into the atmosphere, is causing global warming.

Water vapor is the most predominant GHG, and is primarily a natural occurrence: approximately 85% of the water vapor in the atmosphere is created by evaporation from the oceans. The predominant types of anthropogenic greenhouse gases (those caused by human activity), are

- carbon dioxide (CO₂), largely generated by combustion activities such as coal and wood burning and fossil fuel use in vehicles but also a byproduct of respiration and volcanic activity;
- methane (CH₄), known commonly as "natural gas," is present in geologic deposits and is also evolved by anaerobic decay processes and animal digestion. On a ton-for-ton basis, CH₄ exerts about 20 times the greenhouse gas effect of CO₂;
- nitrous oxide (N₂O), produced in large part by soil microbes and enhanced through application of fertilizers. N₂O is also a byproduct of fossil fuel burning: atmospheric nitrogen, an inert gas that makes up a large proportion of the atmosphere, is oxidized when air is exposed to high-temperature combustion. N₂O is used in some industrial processes, as a fuel for rocket and racing engines, as a propellant, and as an anesthetic. N₂O is one component of "oxides of nitrogen" (NOX), long recognized as precursors of smog-causing atmospheric oxidants.
- chlorofluorocarbons (CFCs), synthetic chemicals developed in the late 1920s for use as improved refrigerants (e.g., "Freon™"). It was recognized over two decades ago that this class of chemicals exerted powerful and persistent greenhouse gas effects. In 1987, the Montreal Protocol halted production of CFCs.

- hydrofluorocarbons (HFCs), another class of synthetic refrigerants developed to replace CFCs;
- perfluorocarbons (PFCs), used in aluminum and semiconductor manufacturing, have an extremely stable molecular structure, with biological half-lives tens of thousands of years, leading to ongoing atmospheric accumulation of these GHGs.
- sulfur hexafluoride (SF₆) is used for insulation in electric equipment, semiconductor manufacturing, magnesium refining and as a tracer gas for leak detection. Of any gas evaluated, SF₆ exerts the most powerful greenhouse gas effect, almost 24,000 times as powerful as that of CO₂ on a ton-for-ton basis.

Although California has a relatively low carbon dioxide emissions intensity, according to the California Energy Commission, the State is the second largest emitter of GHG in the U.S. In an effort to address the perceived causes of global warming by reducing the amount of anthropogenic greenhouses gases generated in California, the state enacted the Global Warming Solutions Act of 2006 (Codified as Health & Safety Code Section 38501 et. seq.) Key provisions include the following:

- Codification of the state's goal by requiring that California's GHG emissions be reduced to 1990 "baseline" levels by 2020.
- Set deadlines for establishing an enforcement mechanism to reduce the GHG emissions:
 - By June 30, 2007, the California Air Resources Board ("CARB") was required to publish "discrete early action" GHG emission reduction measures. Discrete early actions are regulations to reduce greenhouse gas emissions to be adopted by the CARB and enforceable by January 1, 2010;
 - By January 1, 2008, CARB was required to identify what the state's GHG emissions were in 1990 (set the "baseline") and approve a statewide emissions limit for the year 2020 that is equivalent to 1990 levels. (These statewide baseline emissions have not yet been allocated to regions, counties, or smaller political jurisdictions.) By this same date, CARB was required to adopt regulations to require the reporting and verification of statewide greenhouse gas emissions.
 - By January 1, 2011, CARB must adopt emission limits and emission reduction measures to take effect by January 1, 2012.

As support for this legislation, the Act contains factual statements regarding the potential significant impacts on California's physical environment that could be caused by global warming. These include, an increase in the intensity and duration of heat waves, the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

On August 24, 2007, California also enacted legislation (Public Resources Code §§ 21083.05 and 21097) requiring the state Natural Resources Agency to adopt guidelines for addressing climate change in environmental analysis pursuant to the California Environmental Quality Act. By July 1, 2009, the Governor's Office of Planning and Research (OPR) is required to prepare guidelines for the mitigation of greenhouse gas emissions, and transmit those draft regulations to the Natural Resources Agency. The Natural Resources Agency must then certify and adopt the guidelines. The Natural Resources Agency adopted these guidelines on December 31, 2009, and has provided the *Final Statement of Reasons for Regulatory Action: Amendments to the State CEQA Guidelines Addressing Analysis and Mitigation of Greenhouse Gas Emissions Pursuant to SB97* to the State Office of Administration, which will be included in the California Code of Regulations.

Additionally, SB 375 was signed into law on September of 2008. SB 375 provides the CARB the authority to develop regional GHG reduction targets to be applied to the automobile and light truck industry. The state's 18 Metropolitan Planning Organizations will also work with CARB to coordinate their Regional Transportation Plans and elements of their General Plans, with ultimate plans, or "sustainable communities strategies" intended to reduce the number of vehicle miles traveled. Included in SB 375 are incentives for creating walkable and sustainable communities.

CARB has not adopted GHG emission limits and emission reduction measures for the San Joaquin Valley, although draft targets (June 2010) range from one to seven percent decrease in emissions from passenger vehicles and light trucks. The San Joaquin Valley Air Pollution Control District has outlined guidelines that they will use when they are the lead agency, and which can be used by others. However, to date these guidelines include only some stationary sources and residential, commercial, and industrial sources of GHG emissions. This proposed project does not meet the criteria of any of those types of projects. Because CEQA guidelines have not yet been codified for the evaluation and mitigation of greenhouse gas emissions, there is an absence of regulatory guidance to assist any lead agencies in determining whether a particular project will have a significant impact on global warming. The Project will not generate greenhouse gas emissions that may have a significant impact; it will comply with federal, state and regional requirements; and it will utilize Best Management Practices and, therefore the Project will have less than significant impact.

The cumulative increase in GHG concentrations in the atmosphere on a global scale has resulted in, will continue to result in increases in global average temperature, and associated shifts in climatic and environmental conditions. Multiple adverse environmental effects are attributable to global climate change, such as sea level rise, increased incidence and intensity of severe weather events (e.g., heavy rainfall, droughts), and extirpation of extinction of plant and wildlife species. Given the significant adverse environmental effects linked to global climate change induced by GHGs, the emissions of GHGs is considered a significant cumulative impact. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility,

transportation, residential, and agricultural sectors (California Energy Commission 2006a); therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and individual on Earth. The challenge in assessing the significance of an individual project's contribution to global GHG emissions – which, it can be argued, are at a micro scale relative to global emissions – result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

Global climate change is expected to influence many interconnected phenomena, which will in turn affect the rate of climate change itself. Faced with this overwhelmingly complex system, scientists who model climate change must make decisions about how to simplify the phenomenon, such as assuming a fixed rate of temperature change or a certain level of aerosol production or a particular theory of cloud formation. These assumptions make the models applicable to a particular aspects of the changing ecosystem, given a good guess about how the future will be. Rather than try to be predictive, the models represent possible scenarios that come with a set of presuppositions. Even when results are quantified, such quantifications are meaningless unless viewed in the light of those presuppositions. For these reasons, a range of models must be examined when trying to assess the potential effects to climate change and the resulting analysis is most appropriately qualitative (See Intergovernmental Panel on Climate Change (IPCC) 2001). This section, therefore, provides a qualitative analysis of the impacts of global climate change. CO2 emissions created from the proposed project. Because of the miniscule contribution of GHG anticipated from the proposed Project in worldwide perspective, the proposed project's contribution to GHG local, regionally, and globally is not cumulatively considerable.

IV. BIOLOGICAL RESOURCES

- a. The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. City-wide biological resources were evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. Staff conducted a site visit on March 9, 2012, and did not identify habitat associated with endangered species.
- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. This development would not act as a barrier to animal movement. This site was evaluated in the General Plan EIR for the City of Visalia Land Use Element Update for conversion to urban use.
- e. The City has a municipal ordinance in place to protect oak trees. Any oak trees existing on the project site will be under the jurisdiction of this ordinance. Any Oak Trees to be removed from the site are subject to the jurisdiction of the municipal ordinance. Per a site inspection conducted

on March 9, 2012, three (3) oak trees were identified on-site.

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

V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known unique paleontological resources or geologic features located within the project area.
- d. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations.

VI. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. A grading and drainage plan must be submitted for review to the City to ensure the improvements will be designed to city engineering standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area generally have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a. The applicant has submitted their hazardous materials handling procedures as a mitigation measure for the project. This demonstrates their familiarity with mitigating such potential hazards based on their experience with similar sites throughout the State of California.
- b. The applicant has submitted their hazardous materials handling procedures as a mitigation measure for the project. This demonstrates their familiarity with mitigating such potential hazards based on their experience with similar sites throughout the State of California.

- c. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The applicant has submitted their hazardous materials handling procedures as a mitigation measure for the project. This demonstrates their familiarity with mitigating such potential hazards based on their experience with similar sites throughout the State of California.
- e. The project area is not located within any airport land use plan or within 2 miles of a public airport.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wildlands within or near the project area.

VIII. LAND USE AND PLANNING

- a. The project will not physically divide an established community.
- b. The site is within the current Urban Development Boundary (129,000 Population) of the City of Visalia. The City of Visalia designates the area for urban development. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted urban development boundaries as mitigation measures for conversion to urban development.

The proposed project is an anticipated utility service with residential growth in the service area that is consistent with land use plans for the City.
- c. The project does not conflict with any applicable conservation plan.

IX. MINERAL RESOURCES

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

X. NOISE

- a. The project proposes land uses that are in accordance with the underlying General Plan land use and zoning, but are considered to be noise sources as discussed in the following sections.
- b. The Visalia Noise Element and City Ordinance contain criterion for acceptable noise levels inside and outside residential living spaces. This standard is 65 dB DNL for outdoor activity areas associated with residences and 45 dB DNL for indoor areas.
- c. The development of the water well site will cause noise levels to increase beyond current levels. These levels will be typical of noise levels associated with urban development.

- d. The project will not result in ground-borne vibration or ground-borne noise levels. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- e. Noise levels will temporarily increase in this area during the construction of the project. The City's Noise Ordinances already contains standards and guidelines for the use of construction equipment.
The project area is not within an airport land use plan, nor is it within 2 miles of a public airport.
- f. The project area is not within the vicinity of any private airstrip.

XI. POPULATION AND HOUSING

- a. The project will not induce any population growth in any area.
- b. The project will not displace any residential dwelling units.
- c. The project will not displace any residential dwelling units.

XII. PUBLIC SERVICES

- a. The construction of the water well and related site improvements will not, by itself, result in substantial adverse impacts associated with the provision of new or physically altered public facilities.
 - i. Current fire protection facilities can adequately serve the site without a need for alteration.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration.
 - iii. Current school facilities can adequately serve the site without a need for alteration.
 - iv. Current park and recreation facilities can adequately serve the site without a need for alteration.
 - v. Other public facilities can adequately serve the site without a need for alteration, by itself, require other public services or facilities.

XIII. RECREATION

- a. The proposed project will not affect the use of existing neighborhood and regional parks or other recreational facilities.
- b. The project does not require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XIV. TRANSPORTATION AND TRAFFIC

- a. The project may cause average annual daily traffic levels to increase in the vicinity, though not beyond levels identified in the 2001 Circulation Element. Therefore, the increase in traffic generated by the project will be less than significant.

- b. The project is consistent with General Plan Circulation Element.
- c. The project will not result in nor require a need to change air traffic patterns.
- d. There will be no increased hazards.
- e. Adequate emergency access is present.
- f. The project will meet the City's parking requirements for development where applicable.

XV. UTILITIES AND SERVICE SYSTEMS

- a. The site is projected for urban development by the City General Plan. The project is not proposed to exceed what has already been planned for in this area.
- b. The project will not include new water or wastewater treatment facilities.
- c. The project will facilitate development which will utilize the area drainage system.
- d. Construction of the park will not require wastewater treatment.
- e. Construction of the roadways will not require wastewater treatment.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project can meet the applicable regulations for solid waste.


XVI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 90020160). The Environmental Impact Report prepared for the City of Visalia Land Use Element (Amendment No. 90-04) was certified by Resolution NO. 91-105 adopted on September 3, 1991. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**



City of Visalia

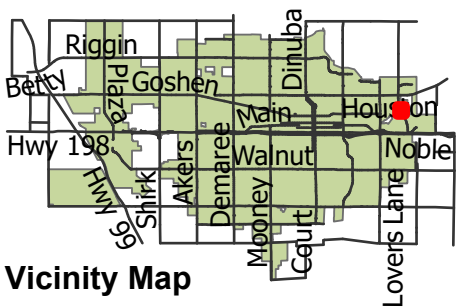
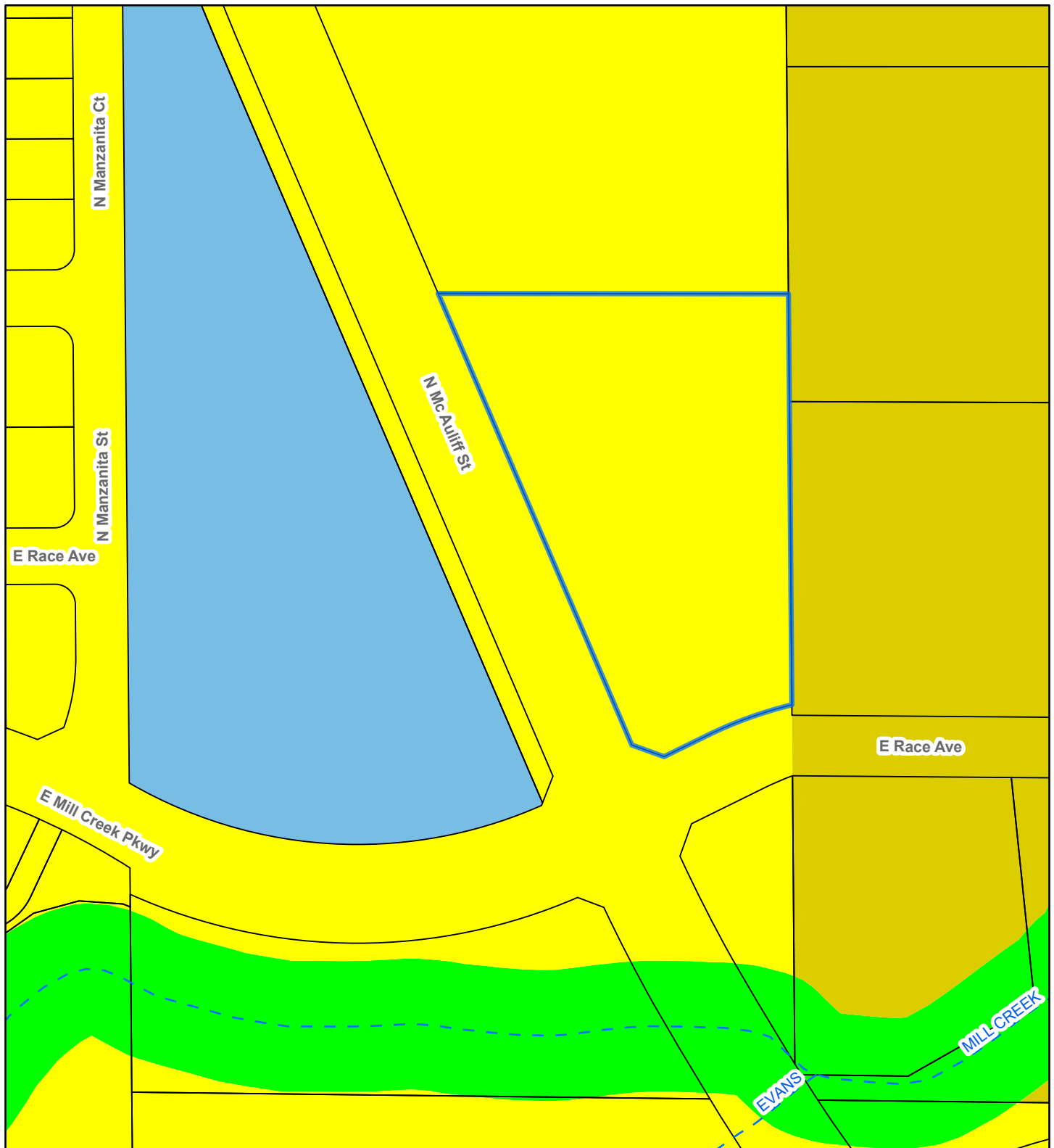
3-13-12

Date

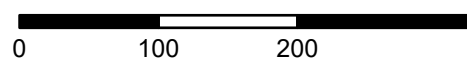


Aerial Map  Feet
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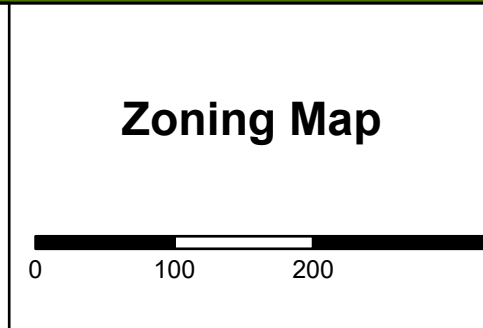
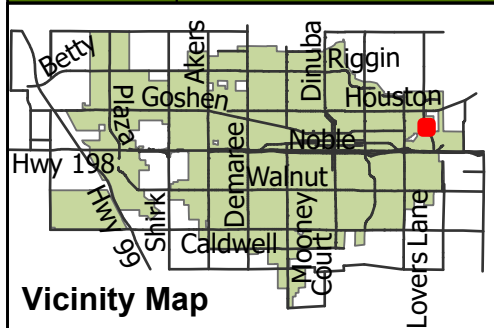
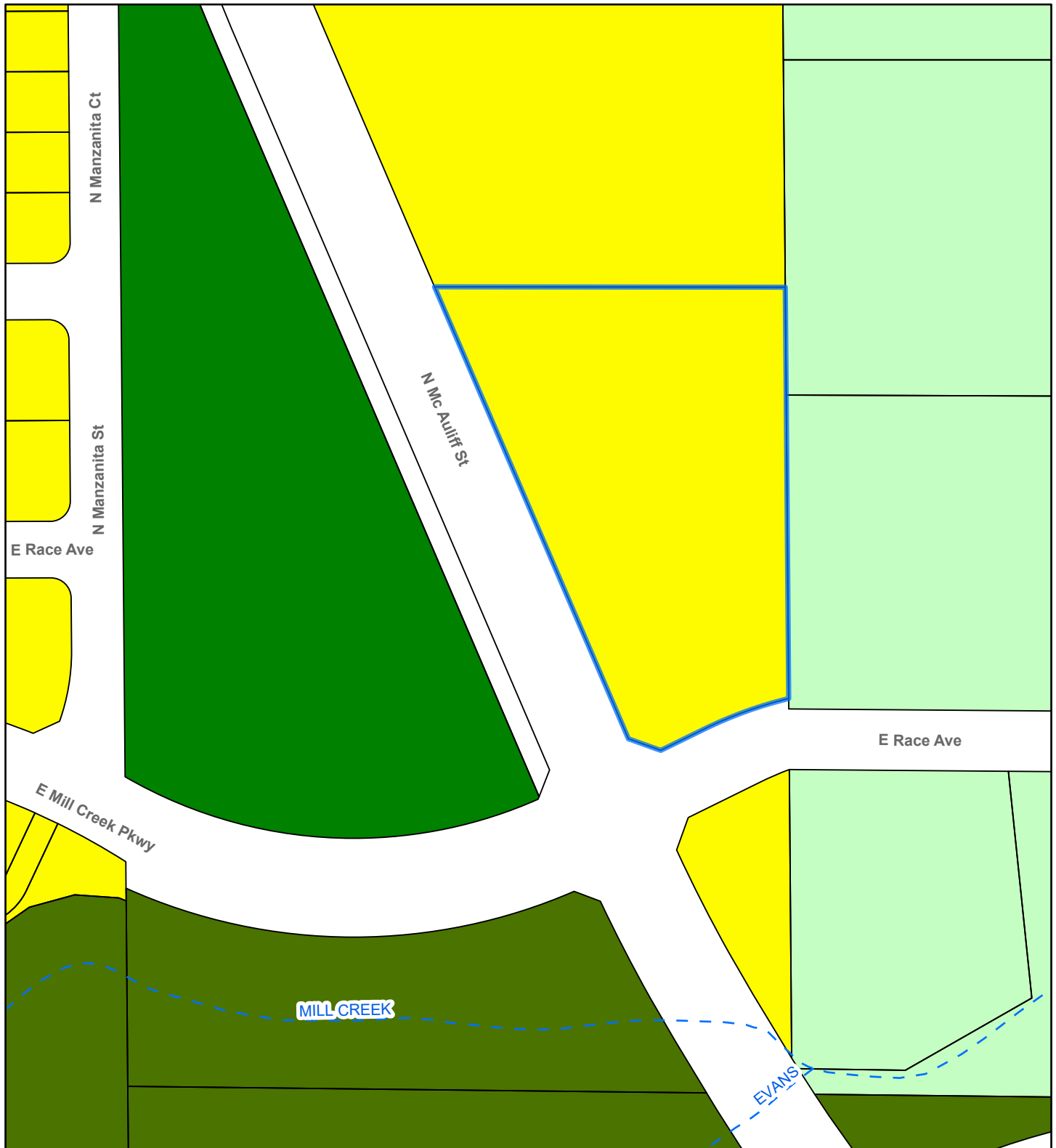




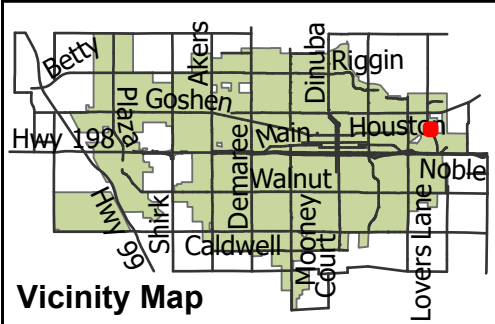
General Plan Land Use Map



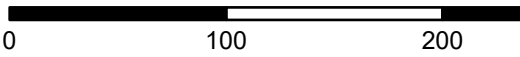
- Conservation
- Public Institutional
- Residential Low Density
- Residential Very Low Density
- WATERWAYS

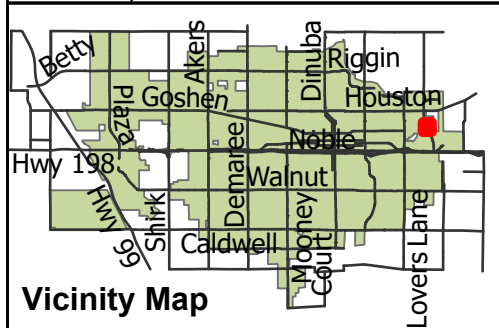
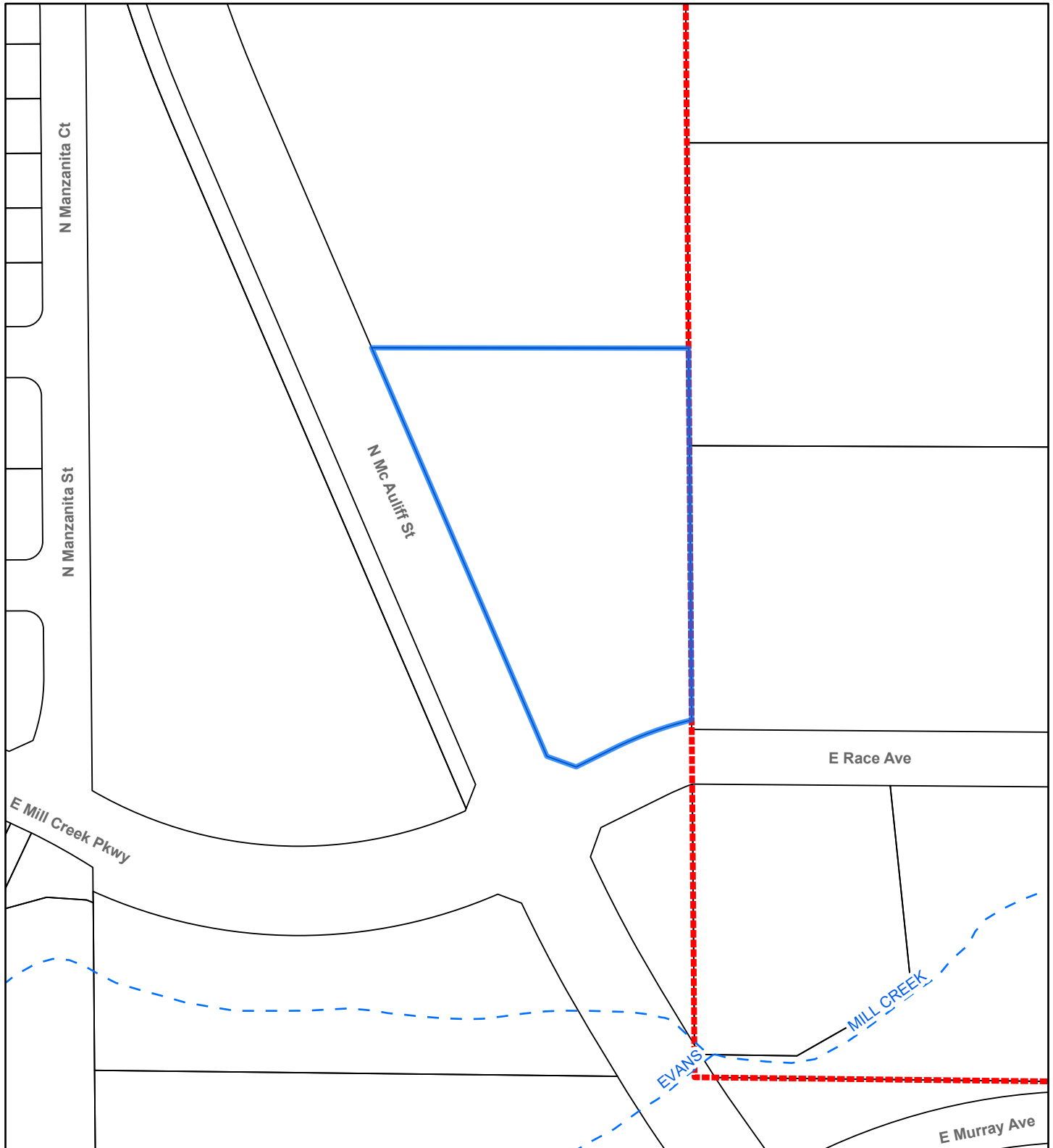


- QP Quasi-Public
- OS Open Space
- R-1-5 Single-family Residential
- County Areas
- WATERWAYS



Aerial Photo





Location Map

