



Community & Economic Development Department

To: *Planning Commission*
From: *Mario A. Anaya, Principal Planner*
Re: *CEQA Exemption for Storm Sewer Lift Stations Upgrades Project*
Date: *February 10, 2020*

Background/Explanation

The proposed project would upgrade up to 3 storm sewer (drain) lift stations. The lift stations are at: M Street south of College Avenue, West Street and Bardsley Avenue (SE corner), and south of the Tulare High School Farm on Bardsley Avenue. The project would remove the existing pumps and column pipes and replace them with new pumps and column pipes, improving efficiency of storm water being pumped into Tulare Irrigation District's canals/pipes based on in-place agreements.

The proposed project is exempt from Environmental Review under the California Environmental Quality Act (CEQA), pursuant to Section 15302(c).

Recommendation

Adopt Resolution 5360, approving the California Environmental Quality Act (CEQA) Exemption for the Storm Sewer Lift Stations Upgrades Project.

Attachments

- CEQA Notice of Exemption
- Resolution No. 5360

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Tulare
221 S. Mooney Blvd., Room 105
Visalia, CA 93291

From: (Public Agency): City of Tulare (Lead Agency)
411 E. Kern Avenue, Tulare, CA 93274
(559) 684-4223

(Address)

Project Title: Storm Sewer Lift Stations Upgrades Project

Project Applicant: City of Tulare, 411 E. Kern Avenue, Tulare, CA 93274 (559) 684-4233

Project Location - Specific:

3 locations in the City of Tulare: M Street south of College Avenue, West Street and Bardsley Avenue (SE Corner), and south of Tulare High School Farm on Bardsley Avenue.

Project Location - City: Tulare Project Location - County: Tulare

Description of Nature, Purpose and Beneficiaries of Project:

Project would upgrade up to 3 storm sewer (drain) lift stations. The project would remove the existing pumps and column pipes and replace them with new pumps and column pipes, improving efficiency of storm water being pumped into Tulare Irrigation District's canals/pipes bas on in-place agreements.

Name of Public Agency Approving Project: City of Tulare, 411 E. Kern Avenue, Tulare, CA 93274

Name of Person or Agency Carrying Out Project: Jim Funk, City's Project Manager, (559) 684-4233

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15302(c)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project involves the replacement of existing utility systems and/or facilities involving negligible or no expansion of capacity. These activities match the definition for those declared exempt in CEQA Section 15302 (c). There are no significant environmental impacts that will result from the project.

Lead Agency
Contact Person: Mario Anaya Area Code/Telephone/Extension: (559) 684-4223

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: Principal Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

RESOLUTION NO. 5360

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION
APPROVING A CEQA EXEMPTION FOR THE
STORM SEWER LIFT STATIONS UPGRADES PROJECT**

WHEREAS, the proposed project is required to replace the existing pumps and column pipes at up to 3 City storm sewer (drain) lift stations; and

WHEREAS, the replacement of existing utility systems and/or facilities involving negligible or no expansion of capacity is exempt from Environmental Review under the California Environmental Quality Act (CEQA), pursuant to Section 15302(c).

NOW, THEREFORE, BE IT RESOLVED, by the City of Tulare Planning Commission that by this Resolution, an Exemption pursuant to CEQA Section 15302(c) is approved for the Storm Sewer Lift Stations Upgrades Project.

PASSED, APPROVED AND ADOPTED this tenth day of February, 2020 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

TRACI MYERS, SECRETARY
City of Tulare Planning Commission

**CITY OF TULARE PLANNING COMMISSION
STAFF REPORT**

Agenda Item No.

February 10, 2020

CONDITIONAL USE PERMIT No. 2020-02

PROJECT PLANNER:	Steven Sopp, Senior Planner	
APPLICANT:	Adventist Health	
LOCATION:	2103 E. Prosperity Avenue Southwest corner of Prosperity Avenue and Mooney Blvd.	
APN:	171-260-044	
ZONING CLASSIFICATION:	C-3 (Retail Commercial)	
GENERAL PLAN DESIGNATION:	Community Commercial	
SURROUNDING LAND USES AND ZONING:	North: Vacant	C-3
	South: Target	C-3
	West: Commercial Retail	C-3
	East: Commercial Retail	C-3

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Conditional Use Permit No. 2020-02 subject to the findings and conditions in Resolution No. 5359. Staff's recommendation is based on the findings and the project's consistency with the policies and intent of the City's General Plan and Municipal Code.

REQUEST:

Conditional Use Permit No. 2020-02 is a request by Adventist Health to establish a medical clinic / urgent care within an existing commercial building located on the southwest corner of Prosperity Avenue and Mooney Blvd. (APN 171-260-044).

DETAILS OF THE PROPOSAL:

The proposed project consists of the establishment of a medical clinic / urgent care within a portion of an existing commercial building located on the southwest corner of Prosperity Avenue and Mooney Blvd. The proposed medical clinic will occupy an approximately 1,248 sq. ft. portion of the existing building and will be operated by Adventist Health. The proposed medical clinic will provide same day walk-in medical services to the community.

The operating hours of the medical clinic are to be from 12 p.m. to 8 p.m. seven days per week. It is projected that the medical clinic will employ 4 to 5 employees working 1 shift per day.

The proposed project shares parking with the overall Target shopping center development. Sufficient parking exists for the shopping center and the proposed project meets the parking requirement per Chapter 10.192 of the City of Tulare Municipal Code.

STAFF COMMENTS:

The proposed site is designated as Community Commercial and zoned C-3 (Retail Commercial). The City of Tulare Municipal Code states that “health clinics” are a permitted use within the C-3 zone upon the granting of a conditional use permit in accordance with the provisions of Chapter 10.116 Conditional Use Permits (Chapter 10.40).

Surrounding land uses included retail commercial uses to the east, west and south and vacant land to the north. The proposed use and site can operate in a compatible manner with the surrounding uses.

ENVIRONMENTAL FINDINGS:

This project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970, as amended.

FINDINGS:

Staff recommends that the Planning Commission make the following findings with regards to Conditional Use Permit No. 2020-02:

- 1) That the proposed location of the project is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- 2) That the proposed location of the use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the proposed conditional use will comply with each of the provisions of the Zoning Title.
- 4) That the proposed use is consistent with the Tulare General Plan.
- 5) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.

CONDITIONS:

Based on the approved findings, staff recommends that Conditional Use Permit No. 2020-02 be approved subject to the following conditions:

- 1) All requirements of Title 10 shall be met.
- 2) The conceptual site plan and floor plan for the proposed building are approved as shown in the attachments hereto. Development shall conform to the site plan and elevations for the proposed project as shown in attachments II and III.
- 3) Approval does not authorize any deviation from Fire and Building Codes.
- 4) Per Fire Department requirements, any modification to the fire sprinkler system or fire alarm system must be submitted to the Fire Dept. for review and approval prior to occupancy.
- 5) All roof mounted equipment shall be screened from public view by materials similar to those used in overall structure and approved by the City Planner at time of Building Permit review.
- 6) Applicant shall comply with San Joaquin Valley Air Pollution Control District regarding dust control during construction as required by SJVAPCD.
- 7) In accordance with Zoning Ordinance Section 10.116.080, this Conditional Use Permit approval shall lapse and become void (3) years from the effective date of approval, unless a building permit is issued by the City and construction is being diligently pursued.
- 8) Full compliance with all conditions of approval stated in this document shall be achieved prior to the issuance of any Certificates of Occupancy or as modified by the Community & Economic Development Director. Any minor modifications shall be submitted to the Director to review and determine compliance with the original Conditions of Approval.

APPEAL INFORMATION:

According to the City of Tulare Zoning Ordinance Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

Attachments:


- I. Project Vicinity Map
- II. Site Plan

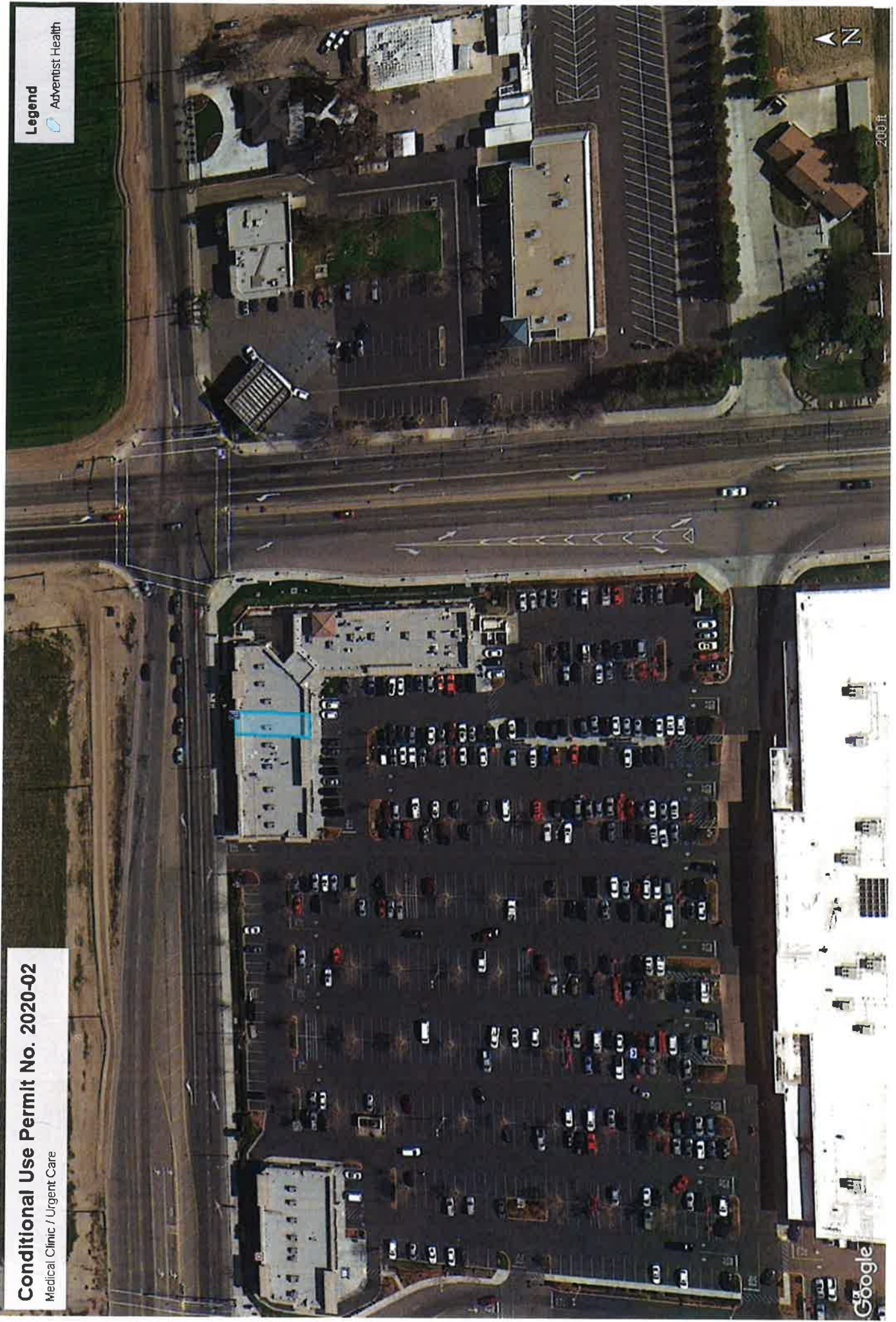
- III. Floor Plan
- IV. Resolution

Conditional Use Permit No. 2020-02

Medical Clinic / Urgent Care

Legend

 Adventist Health



200 ft

Google



**MARVIN
ARMSTRONG
ARCHITECT**
160 W. 5th Ave, Suite 102
Fresno, CA 93701
Phone: 549.239.8900
www.marvinarmstrong.com



DATE: 01/17/2020

Project No:
**TULARE RAPID
CARE**

2103 EAST PROSPERITY AVE.
TULARE, CA 95721

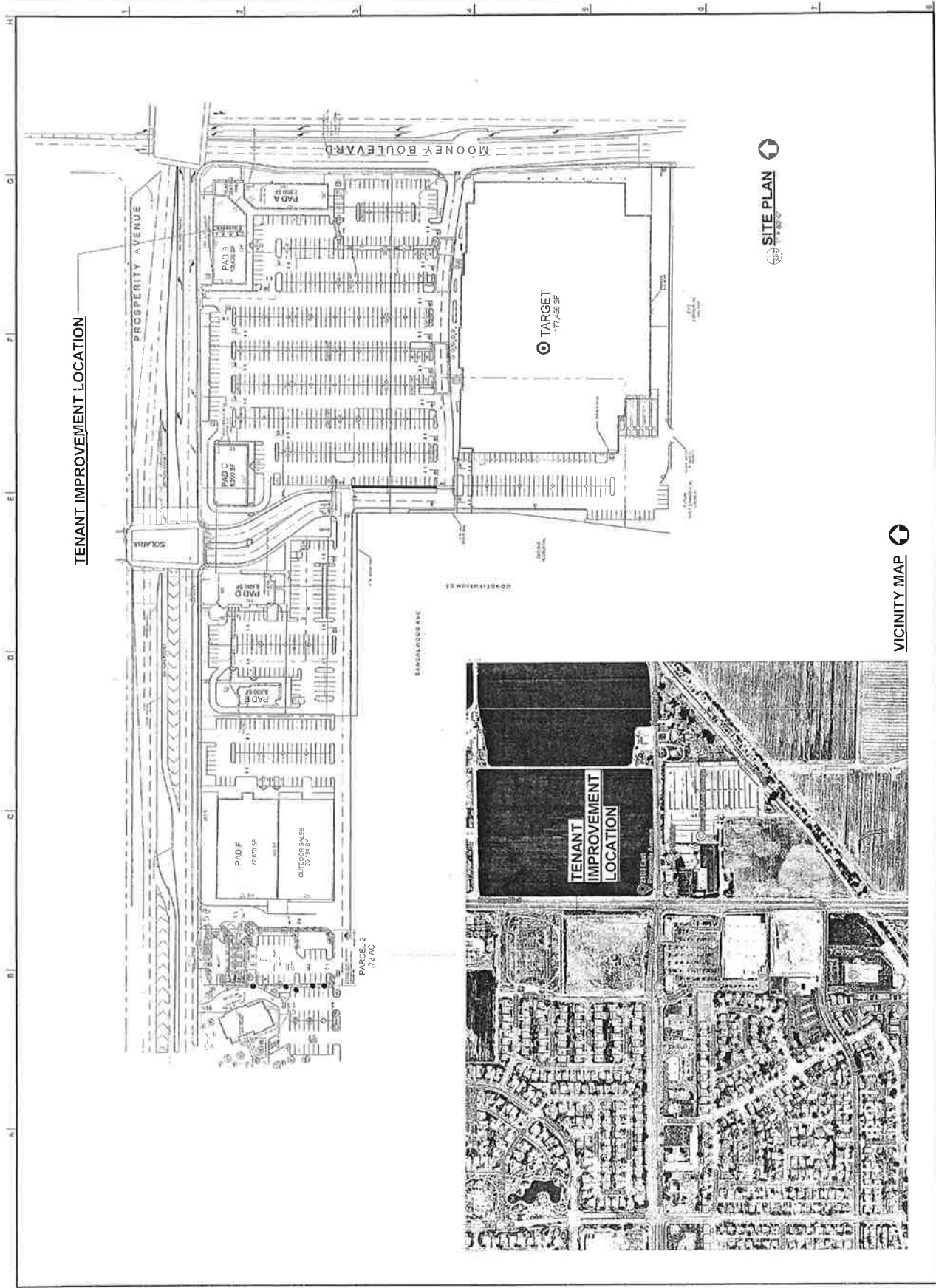
Scale: AS SHOWN
1-17-2020

Project Name: **PLAN CHECK**

City/County:	Fresno
Scale:	AS SHOWN
Project No.:	201923
Sheet No.:	01

SITE PLAN

SP1

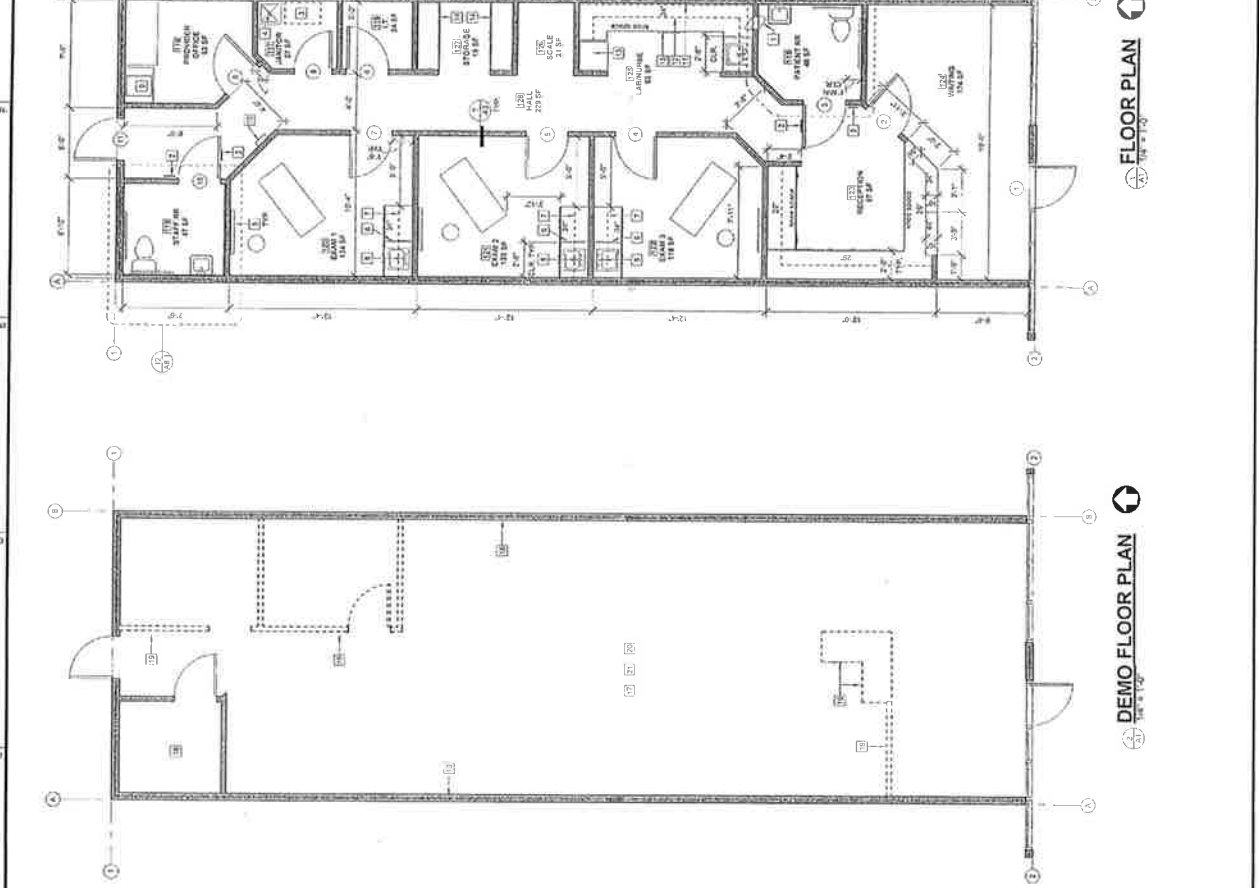


DOOR SCHEDULE

No.	Material	Finish	Panel	Glass	Frame	Hardware	Notes
1	1x6	P1	---	---	---	---	---
2	2x4	P1	---	---	---	---	---
3	2x6	P1	---	---	---	---	---
4	2x8	P1	---	---	---	---	---
5	2x10	P1	---	---	---	---	---
6	2x12	P1	---	---	---	---	---
7	2x14	P1	---	---	---	---	---
8	2x16	P1	---	---	---	---	---
9	2x18	P1	---	---	---	---	---
10	2x20	P1	---	---	---	---	---
11	2x22	P1	---	---	---	---	---
12	2x24	P1	---	---	---	---	---
13	2x26	P1	---	---	---	---	---
14	2x28	P1	---	---	---	---	---
15	2x30	P1	---	---	---	---	---
16	2x32	P1	---	---	---	---	---
17	2x34	P1	---	---	---	---	---
18	2x36	P1	---	---	---	---	---
19	2x38	P1	---	---	---	---	---
20	2x40	P1	---	---	---	---	---
21	2x42	P1	---	---	---	---	---
22	2x44	P1	---	---	---	---	---
23	2x46	P1	---	---	---	---	---
24	2x48	P1	---	---	---	---	---
25	2x50	P1	---	---	---	---	---
26	2x52	P1	---	---	---	---	---
27	2x54	P1	---	---	---	---	---
28	2x56	P1	---	---	---	---	---
29	2x58	P1	---	---	---	---	---
30	2x60	P1	---	---	---	---	---

- NOTES:**
1. ALL DOORS SHALL HAVE LEVER TYPE HANDLES WITH A RETURN TO WITHIN 1/4" OF DOOR.
 2. ALL DOOR LEVERS AND PULLS TO BE .50" ABOVE FLOOR.
 3. VERIFY ALL OPENINGS BEFORE ORDERING DOORS. CHANGE CHECK WITH DOOR SCHEDULE.
 4. DISMABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 5. FLOOR & LANDING ON EACH SIDE OF EXTERIOR DOORS TO BE FLUSH AND HAVE A 1/2" MAX. HIGH THRESHOLD.
 6. LATCHING DOORS SHALL OPEN WITH A SINGLE EFFORT. LEVER TYPE HANDWARE.
 7. FLOOR & LANDING ON EACH SIDE OF EXTERIOR DOORS SHALL BE NO MORE THAN 3/16" FOR VERTICAL CLEARANCE AT EACH DOOR.
 8. BOTTOM OF ALL DOORS EXCEPT AUTOMATIC AND SLOING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WHICH CATCHES UP ON THE BOTTOM CHORDLINE.

- GENERAL NOTES:**
1. ALL DOORS SHALL HAVE LEVER TYPE HANDLES WITH A RETURN TO WITHIN 1/4" OF DOOR.
 2. ALL DOOR LEVERS AND PULLS TO BE .50" ABOVE FLOOR.
 3. VERIFY ALL OPENINGS BEFORE ORDERING DOORS. CHANGE CHECK WITH DOOR SCHEDULE.
 4. DISMABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 5. FLOOR & LANDING ON EACH SIDE OF EXTERIOR DOORS TO BE FLUSH AND HAVE A 1/2" MAX. HIGH THRESHOLD.
 6. LATCHING DOORS SHALL OPEN WITH A SINGLE EFFORT. LEVER TYPE HANDWARE.
 7. FLOOR & LANDING ON EACH SIDE OF EXTERIOR DOORS SHALL BE NO MORE THAN 3/16" FOR VERTICAL CLEARANCE AT EACH DOOR.
 8. BOTTOM OF ALL DOORS EXCEPT AUTOMATIC AND SLOING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WHICH CATCHES UP ON THE BOTTOM CHORDLINE.



FLOOR PLAN
10/12/17

DEMO FLOOR PLAN
10/12/17

- KEYNOTES:**
1. SPECIMEN BASE THROUGH DOORICHOICES
 2. WALLS ABOVE FINISH FLOOR TO BE 4" MINIMUM
 3. WALLS ABOVE FINISH FLOOR TO BE 4" MINIMUM
 4. WALLS ABOVE FINISH FLOOR TO BE 4" MINIMUM
 5. WALLS ABOVE FINISH FLOOR TO BE 4" MINIMUM
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 28. WALLS ABOVE FINISH FLOOR TO BE 4" MINIMUM
 29. WALLS ABOVE FINISH FLOOR TO BE 4" MINIMUM
 30. WALLS ABOVE FINISH FLOOR TO BE 4" MINIMUM

- INTERIOR FINISHES:**
- SEE FLOOR PLAN FOR FINISHES AND CONDITIONS. SELECT FINISHES AS NOTED.

- INSULATION NOTES:**
- WALLS: R19 INSULATED BATT INSULATION.
 ROOF: R19 INSULATED BATT INSULATION.
 FLOORS: R19 INSULATED BATT INSULATION.
 EXTERIOR WALLS: R19 INSULATED BATT INSULATION.
 ROOF: R19 INSULATED BATT INSULATION.
 FLOORS: R19 INSULATED BATT INSULATION.

- WALL LEGEND:**
- TOPICAL INTERIOR WALL: 5/8" GYPSUM BOARD OVER STUDS.
 INTERIOR WALL: 5/8" GYPSUM BOARD OVER STUDS.
 EXTERIOR WALL: 5/8" GYPSUM BOARD OVER STUDS.
 ROOF: R19 INSULATED BATT INSULATION OVER CEILING JOISTS.
 FLOOR: R19 INSULATED BATT INSULATION OVER CONCRETE SLAB.

MARVIN ARMSTRONG ARCHITECT
 1110 LUTHER BLVD. SUITE 1170
 TULARE CA 93277
 TEL: 559.222.9999
 WWW.MARVINARMSTRONG.COM

M. J. D. S. No. 50821
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA

TULARE RAPID CARE

7403 EAST PROSPERITY AVE
 TULARE CA 93277

DATE: 11.17.2020
 PROJECT: TULARE RAPID CARE
 DRAWING: FLOOR PLAN

316A
 201003
 FLOOR PLAN
 DEMO PLAN
 A1

RESOLUTION NO. 5359

**A RESOLUTION OF THE CITY OF TULARE PLANNING
COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2020-02**

WHEREAS, Conditional Use Permit 2020-02 is a request Adventist Health to establish a medical clinic / urgent care within an existing commercial building located on the southwest corner of Prosperity Avenue and Mooney Blvd. (APN 171-260-044); and,

WHEREAS, the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on February 10, 2020; and,

WHEREAS, the Planning Commission of the City of Tulare determined that Conditional Use Permit No. 2019-18 is consistent with the goals and objectives of the Zoning Title and the purposes of the District in which the site is located; and,

WHEREAS, the Planning Commission of the City of Tulare finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA):

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301 (Existing Facilities); and,

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

- 1) That the proposed location of the project is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- 2) That the proposed location of the use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the proposed conditional use will comply with each of the provisions of the Zoning Title;
- 4) That the proposed use is consistent with the Tulare General Plan;
- 5) That the site for the proposed use is adequate in size, shape and location to accommodate the use the district for which it is proposed; and
- 6) The project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970, as amended.

BE IT FURTHER RESOLVED, by the Planning Commission of the City of Tulare that Conditional Use Permit Application No. 2020-02 is hereby approved subject to the following conditions:

Conditions:

- 1) All requirements of Title 10 shall be met.
- 2) The conceptual site plan and floor plan for the proposed building are approved as shown in the attachments hereto. Development shall conform to the site plan and elevations for the proposed project as shown in attachments II and III.
- 3) Approval does not authorize any deviation from Fire and Building Codes.
- 4) Per Fire Department requirements, any modification to the fire sprinkler system or fire alarm system must be submitted to the Fire Dept. for review and approval prior to occupancy.
- 5) All roof mounted equipment shall be screened from public view by materials similar to those used in overall structure and approved by the City Planner at time of Building Permit review.
- 6) Applicant shall comply with San Joaquin Valley Air Pollution Control District regarding dust control during construction as required by SJVAPCD.
- 7) In accordance with Zoning Ordinance Section 10.116.080, this Conditional Use Permit approval shall lapse and become void (3) years from the effective date of approval, unless a building permit is issued by the City and construction is being diligently pursued.
- 8) Full compliance with all conditions of approval stated in this document shall be achieved prior to the issuance of any Certificates of Occupancy or as modified by the Community & Economic Development Director. Any minor modifications shall be submitted to the Director to review and determine compliance with the original Conditions of Approval.

PASSED, APPROVED AND ADOPTED this tenth day of February, 2020 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

TRACI MYERS, SECRETARY
City of Tulare Planning Commission