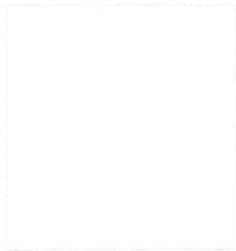


(559) 713-4443

Cristobal.Carrillo@visalia.city



From: walter deissler <wdeis1@hotmail.com>

Sent: Tuesday, April 25, 2023 12:24 PM

To: Cristobal Carrillo <Cristobal.Carrillo@visalia.city>

Subject: Visalia Public Cemetery District Response

Cristobal

Below are the answers to your questions . Also attached is Exhibit A and another attachment with property owners who have reached out to VPCD to purchase their properties .

Let me know if you have any questions.

1. Answer the question about why Cemetery has not pursued purchasing land for a second cemetery.

There are several factors involved with this decision. As stated at the Planning Commission hearing the VPCD owned 80 acres near Houston and County Center. It was sold in 2004 as starting a new second cemetery was not financially feasible. Then in 2005 the VPCD came to the Planning Commission and City Council and requested approval of the 2005 Master Plan which was approved giving them the green light to purchase property within those boundaries. They have done so in good faith over the last 18 years, purchasing lots. This brings us to the current request to rezone the properties to QP and move forward with our 2005 master plan. Another consideration is the increased overhead of operating an additional cemetery and the cost to the consumer. Currently, Visalia Cemetery charges \$3,483.25 per burial site while Tulare, operating 2 cemeteries charges \$4,205.50 per site. Also, the Tulare Cemetery District receives 21.65% tax revenue while Visalia receives 11%.

2. More detailed data on cemetery capacity:

The existing facility has 1743 burial sites available and sells 260 per year which allows for 6.7 years of available capacity. Along the Rinaldi Frontage, the increase of burial sites within rezoned property and the 300 contiguous feet allows for 4,160 sites equating to 16 years. The additional

property that is not rezoned or currently all owned by the cemetery would allow for 5,720 burial sites equating to 22 years. Additionally, along Turner St. there is a portion that is owned by VPCD, zoned QP and contains the 300 contiguous feet. This would allow for 650 available sites equating to 2.5 years. The additional area along Turner in the master plan would equate to 8 years of capacity. The increased master plan boundary along Turner would allow for 10 years of expansion capacity (Please see revised exhibit A)

3. Better address how the Cemetery acquires properties and better lay out what the plan is for existing residences under the Cemetery's ownership.

The VPCD purchases property at fair market value and has never used eminent domain. Please see attached correspondence from property owners along Rinaldi requesting that the cemetery purchase their homes. The existing residences that the cemetery owns would be removed as the need arises. Please see Phase 1 as indicated on the attached exhibit A depicting the vacant land.

4. State whether renters of cemetery owned homes are informed that the unit will eventually be destroyed. Via lease or some other mechanism?

Per California state law they must be given 60 days; however, the VPCD gives 90 days. The rental agreement is month to month. When renting the property thru MillCreek Management they are not told that the property is cemetery owned .

5. Consult with the attorney for the cemetery to see if they COULD use eminent domain if they wished to do so.

Per the California Health and Safety Code Chapter 4, Code 9041b to acquire by purchase, eminent domain, grant, gift, lease, or other lawful means, any real property within the district or any personal property that may be necessary or proper to carry out the purpose and intent of this part.

Thanks
Walter

Walter T. Deissler
Architect
559-901-0500

May 25 '95

COPY

Visalia Cemetery Dist
Board of Directors
Visalia, CA

This is to inform you I want
to sell my property @ 810 N.
Rinaldi, Visalia, CA.

It is my intention to move to
New Mexico, hopefully by
fall of this year, but before
the end of the year.

Please contact me if you are
interested.

Thank you,

Dorise Haddie

209-636-1582

810 N. Rinaldi

Visalia, CA

Sept. 18, 1995

COPY

RECEIVED
SEP 19 1995

Board of Directors
Visalia Cemetery
1300 W. Hansen
Visalia, CA 93291

Re: Property at 81047 Rinaldi, Visalia

This is in reference to a letter dated
in June of this year.

I am anxious to sell my home & move
out of state. I realize there is
a situation there, but know you
are interested in purchasing my land.

I would like to know if you are
still interested, & if so, when we can
get together. If not, I need to make
other arrangements as soon as possible.

Sincerely,
Shirise Haddad
209-741-9929

11

COPY

yo Arnoldo martinez

estoy interesado en vender mi

propiedad que es 1010 N. Rinalda

mi numero de telefono 303-7671

11/8/07

Mr. Martinez

brought in note.

He wants to sell
his home to the
District.

Speaks only Spanish.
(13yr old daug. speaks English)

COPY

January 18, 2001

To Whom it may concern:

I Judy Costa have a house
at 708 N. Rinaldi St, Visalia, Ca.
I would appreciate it if you
could have an apprasial done
on the house seeing what
kind of a price it would be
to sell it to the cemetery
district. I understand
that I am under no
obligation to pay for an
apprasial.

Thank You

Judy Costa

625-2284

COPY

June 16, 1982

Moses & Nellie Solis - 720 N. Rinaldi, Visalia
720 N. Rinaldi
Visalia, Calif. 93291

Dear Mr Solis:

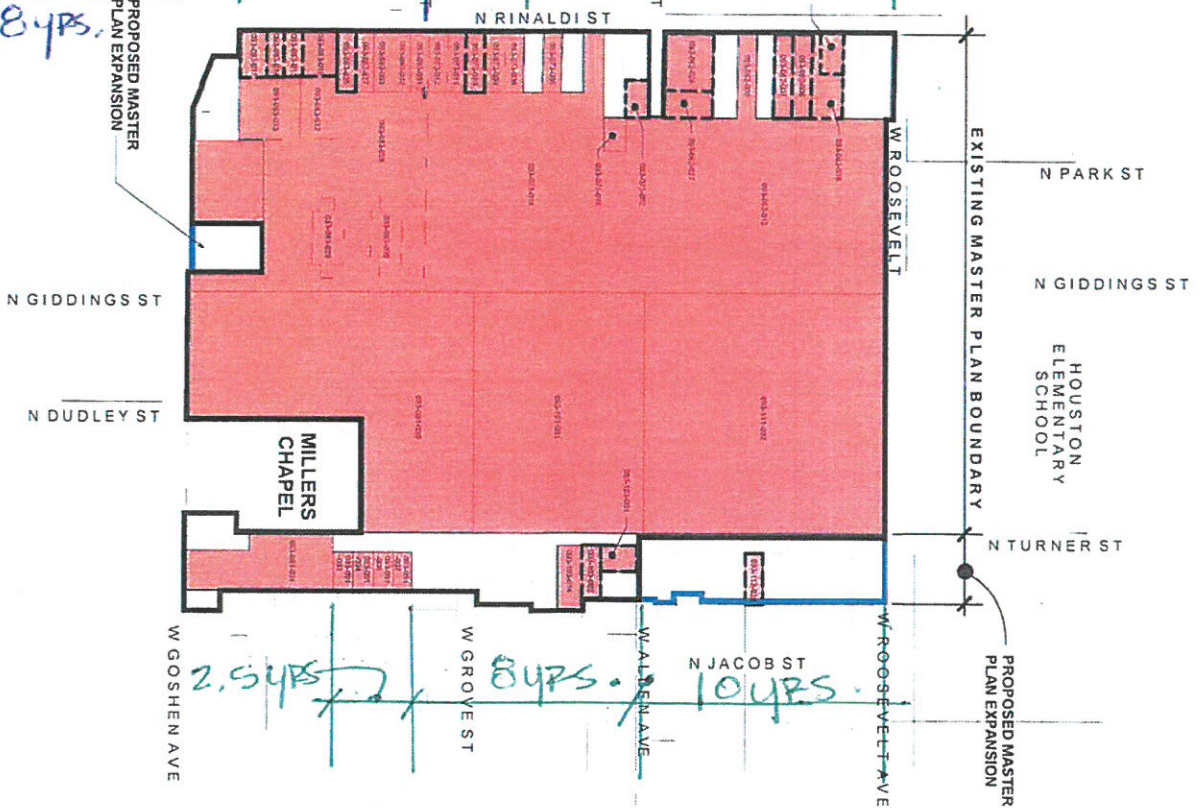
The cemetery is prepared to purchase your property in the amount of \$52,000.00. We are prepared to pay cash, or terms. We would like to hear from you at your earliest convenience if this price meets with your approval.

EXHIBIT A

ADDRESS	APN	DIMENSIONS	SQ. FOOTAGE	ZONING STATUS	EXISTING USE
918	091-062-006	50' x 230'	11,549	R1 ZONE CHANGE TO OP	SINGLE FAMILY
916	091-062-007	50' x 230'	11,549	R1 ZONE CHANGE TO OP	VACANT
1420-1430	091-062-026	134' x 160'	21,425	R1 ZONE CHANGE TO OP	MULTI-FAMILY
1410	091-062-027	56.25' x 110'	9,380	R1 ZONE CHANGE TO OP	MULTI-FAMILY
808	091-071-010	50' x 110'	6,200	R1 ZONE CHANGE TO OP	SINGLE FAMILY
706	091-081-025	100' x 130'	8,500	R1 ZONE CHANGE TO OP	VACANT
704	091-081-016	50' x 130'	13,000	R1 ZONE CHANGE TO OP	VACANT
700	091-081-015	50' x 130'	6,500	R1 ZONE CHANGE TO OP	VACANT
618	091-081-014	50' x 150'	6,500	R1 ZONE CHANGE TO OP	VACANT
604	091-081-013	80' x 130'	10,400	R1 ZONE CHANGE TO OP	VACANT
816	091-107-001	50' x 148'	7,414	R1 ZONE CHANGE TO OP	SINGLE FAMILY
910	091-107-002	75' x 79.6'	7,281	R1 ZONE CHANGE TO OP	SINGLE FAMILY
1004	091-112-021	50' x 138.6'	6,917	R1 ZONE CHANGE TO OP	VACANT
1010	091-082-015	84' x 120'	7,041	R1 ZONE CHANGE TO OP	VACANT
1000	091-062-016	40' x 110'	6,317	R1 ZONE CHANGE TO OP	SINGLE FAMILY
1421	091-073-002	66' x 100'	6,726	R1 ZONE CHANGE TO OP	VACANT
TOTAL			147,301		

16 YEARS
4160 BURIAL SITES
224 YRS
5720 BURIAL SITES
PHASE 1
VACANT LAND
2080 SITES
8 YRS.

1" = 100'



- LEGEND**
- CEMETERY OWNED AND CURRENT ZONE-
 - PROPERTIES ZONE CHANGE TO QUASI PUBLIC
 - BOUNDARY LINE DEPICTS CEMETERY MASTER PLAN
 - BOUNDARY LINE DEPICTS PROPOSED MASTER PLAN EXPANSION

NORTH
SITE PLAN

PD-2

PROPOSED ZONE CHANGE AND
GENERAL PLAN AMMENDMENT
VISALIA CEMETERY
1300 W GOSHEN AVE
VISALIA, CA 93292



WALTER DEISSLER
ARCHITECT