SITE PLAN REVIEW AGENDA

4/28/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

ITEM NO: 1 **Resubmit**
SITE PLAN NO: SPR21029
PROJECT TITLE: Jesus Lara - Proposed PUD
DESCRIPTION: New PUD Development (R-1-5)
APPLICANT: Jesus Gutierrez
OWNER: FARIAS SALVADOR LARA & MARIA (TRS)
APN: 098440034
LOCATION: 1615 E FERGUSON AVE

ITEM NO: 2 **Resubmit**
SITE PLAN NO: SPR21030
PROJECT TITLE: FASTRIP
DESCRIPTION: Construction of a 4,940 SF FASTRIP Convenience Store and 12,365 SF Fuel Canopy with 24 Fueling Positions. The Existing Toy's R US Building and Parking to the South will Remain. (C-MU)
APPLICANT: Andy Erb
OWNER: TRU 2005 RE I LLC
APN: 122320078
LOCATION: 2800 S MOONEY BLVD

ITEM NO: 3 **Resubmit**
SITE PLAN NO: SPR21051
PROJECT TITLE: Monarch Home Services
DESCRIPTION: New Office (I)
APPLICANT: Mark DeVries
OWNER: OLDFIELD CORWYN D & LOIS L
APN: 073220012
LOCATION: NW Coner of N. Patriot & Legacy

ITEM NO: 4 **Resubmit**
SITE PLAN NO: SPR21058
PROJECT TITLE: Multi-Family Project
DESCRIPTION: Five Plex Apartment Building (R-M-2)
APPLICANT: Jesus R. Gutierrez
OWNER: GRAJEDA MARY GLORIA (TR FAM TR)
APN: 101041015
LOCATION: 440 S VELIE ST

ITEM NO: 5 **Resubmit**
SITE PLAN NO: SPR21065
PROJECT TITLE: Valley Pacific Petroleum
DESCRIPTION: Temporary Fuel Transfer Facility (I)
APPLICANT: Aaron Oliver
OWNER: SUNSHINE REALTY CORP
APN: 077130086
LOCATION: West Doe Ave, West of North Shirk Road

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

SITE PLAN REVIEW AGENDA

4/28/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

ITEM NO: 6
SITE PLAN NO: SPR21070
PROJECT TITLE: 139 E. Houston Ave. Minimart
DESCRIPTION: New Minimart in an Existing Building (C-MU) Ref: 18-046 R&P
APPLICANT: Patrick Panzera
OWNER: MEHEA USA LLC
APN: 094061008
LOCATION: 139 E HOUSTON AVE

ITEM NO: 7
SITE PLAN NO: SPR21071
PROJECT TITLE: Seefried-Visalia
DESCRIPTION: New Construction of a 1,044,950 Sf. Industrial Building and Associated Improvements. (I)
APPLICANT: Sean Sheppard
OWNER: VALLEY GOLD PROPERTIES LLC
APN: 077111047
077111046
LOCATION: Southwest Corner of W. Ferguson & N. Plaza Drive

ITEM NO: 8
SITE PLAN NO: SPR21072
PROJECT TITLE: KDHDTrash Compactor Improvements
DESCRIPTION: Demolition of Existing Trash Compactor Site and Construction/expansion of New Trash Compactor Site. (QP)
APPLICANT: Brayden Lovik
OWNER: KAWEAH DELTA HEALTH CARE DISTRICT
APN: 094311020
LOCATION: 411 W WILLOW AVE

ITEM NO: 9
SITE PLAN NO: SPR21073
PROJECT TITLE: Packwood Apartment Complex
DESCRIPTION: Development of a Multi-Family Apartment Complex in the R-M-3 Zone (Medium Density Residential)Consisting of 144 Residential Units and 258 Parking Spaces within 9.5 acres on a Vacant Parcel.
APPLICANT: Ron Vander Weerd
OWNER: VANDER WEERD RON ALAN & ROSALINDA I
APN: 119730011
LOCATION:

ITEM NO: 10
SITE PLAN NO: SPR21074
PROJECT TITLE: Shirk & Riggin Industrial Park
DESCRIPTION: Proposed Industrial Development on 280 Acres (X)
APPLICANT: Molly McDonnel
OWNER: RITCHIE LARRY J & MARY E (TRS)(L&MR TR
DOEVILLE RANCH INC

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

SITE PLAN REVIEW AGENDA

4/28/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

APN: 077840002
077840003
000013862

LOCATION:

ITEM NO: 11

SITE PLAN NO: SPR21075
PROJECT TITLE: Visalia Logistics Ctr., Ph 2 Tentative Parcel Map
DESCRIPTION: Lot Split of 138.8 Acre (net) Parcel into two 69.4 Acre Parcels.
APPLICANT: Patrick Daniels
OWNER: D & P CORNERSTONE PROPERTIES LLC
APN: 077120018
LOCATION: 8515 W KIBLER AVE
8525 W KIBLER AVE
8535 W KIBLER AVE
8545 W KIBLER AVE

ITEM NO: 12

SITE PLAN NO: SPR21076
PROJECT TITLE: Highland Park Sales Trailer
DESCRIPTION: Sales Trailer and Accessible Parking Stall for new Residential Development Project. Trailer to be Located on Lots 1 7 2 Phase 2. (R-M-2)
APPLICANT: Jason Huckleberry
OWNER: WOODSIDE 06N LP
APN: 078120029
LOCATION: SE Corner of Giddings & Sedona

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

4/22/21

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: JESUS LARA - PROP. P.U.D. Date: 4/22/21

Project Description: NEW PUD. Development

Site Plan Review Resubmittal: Yes (X) No ( ) If Resubmittal, Previous Site Plan Review Number: 21-029

Property Owner: JESUS LARA

Applicant(s) Name: JESUS GUTIERREZ

Project Address/Location: 1615 E. FERGUSON AVE, VISALIA, CA.

Assessor Parcel Number: 098-440-034

Parcel Size (Acreage or Square Feet): 1.16 AC. Building or Suite Square Footage: 13,000 SF ± TOTAL

Are There Any Proposed Building Modifications: Yes (X) No ( )

Estimated Cost of Modifications to Building: $ 30,000

Describe All Proposed Building Modifications: REMOVE PART OF EXIST. ADU TO ALLOW FOR ACCESS TO PROPOSED WALK & PEAK OF DEVELOPMENT. THE BALANCE WILL BE ALL NEW CONSTRUCTION.

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

Historic District: Yes ( ) No ( )

Flood Zone: X ( ) AE ( ) X/AE ( )

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: EXIST. Single family Residence w/ ADU.

Proposed Building Use: P.U.D.

Proposed Hours of Operation: N/A

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed _____

Number of Customers Per Day (Estimated): Existing N/A Proposed _____

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: N/A

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291

IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

- Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: JESUS GUTIERREZ, SKYLAB

Address: 1004 W. MAIN ST. #A

City, State, Zip VISALIA, CA. 93291

Phone: (559) 280-0909

Email: SKYLAB1004@SBCGLOBAL.NET

Signature of Owner or Authorized Agent*

X

Owner — Date

Authorized Agent* — Date 4/22/21

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, JESUS LARA, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

098-440-034

AGENT:

I designate JESUS GUTIERREZ (SKYLAB), to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to NEW P.U.D relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 25 day of FEBRUARY, 2021.

Signatures

OWNER	AGENT
X	
Signature of Owner	Signature of Agent
1615 E. FERGUSON AVE.	1004 W. MAIN ST. #A
Owner Mailing Address	Agent Mailing Address
VISALIA, CA. 93292	VISALIA, CA. 93291
(559) 679-4710	(559) 280-0909
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

PROJECT DESCRIPTION:
NEW P.U.D. DEVELOPMENT

OWNER:	JESUS LARA
PHONE NUMBER:	(559)679-4710
OWNER ADDRESS:	1615 E. FERGUSON AVE. VISALIA, CA. 93292
SITE ADDRESS:	1615 E.FERGUSON AVE. VISALIA, CA.93292
APN:	098-440-034
FLOOD ZONE:	"X"
ZONING:	R-1-5
REFUSE:	REFUSE ENCLOSURE & CONTAINERS
MAINTENANCE:	HOA
STORM WATER:	DRAIN TO STREET

SITE/PROJECT DATA 2B

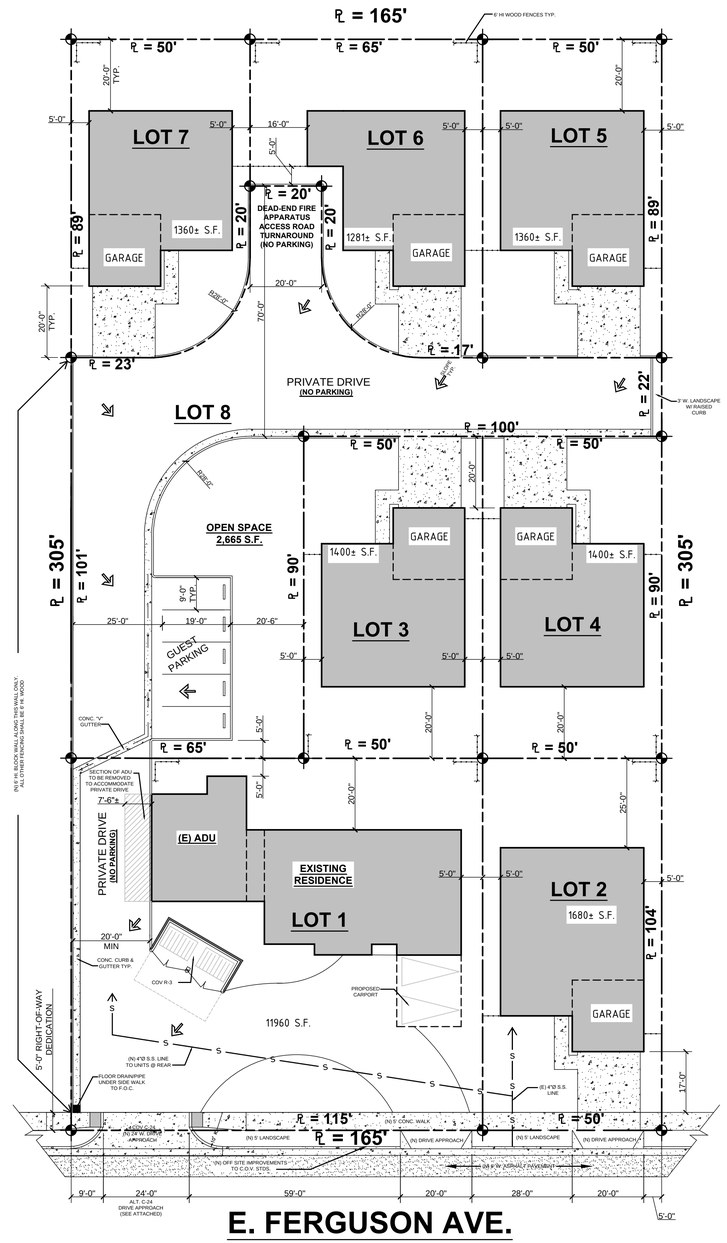
PL	PROPERTY LINE	W.M.	WATER METER
L	CENTER LINE	P.P.	POWER POLE
(E)	EXISTING	F/H	FIRE HYDRANT
(N)	NEW	STDS.	STANDARDS
(P)	PROPOSED	DTL.	DETAIL
W/	WITH	V.T.R.	VENT THROUGH ROOF
S	SEWER	C.O.	CLEAN OUT
W	WATER	CW	COLD WATER
W.I.	WROUGHT IRON	HW	HOT WATER
C.J.	CEILING JOIST	TYP.	TYPICAL
F.J.	FLOOR JOIST	STL.	STEEL
O.C.	ON CENTER		
BM.	BEAM		
W/H	WATER HEATER		

AVREBBIATIONS 3B

SITE SUBJECT

VICINITY MAP N.T.S.

NORTH



NORTH

SITE PLAN

SCALE: 1"=20'-0"

G1- SITE/PROJECT DATA, SITE PLAN, VICINITY MAP & GENERAL NOTES

SHEET INDEX

1. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

2. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, WORK OR COMPLIANCE, REGULATIONS, CODES SET FORTH BY ANY AGENCY, & TO FOLLOW THE 2019 C.B.C. & 2019 C.R.C. CHECK ALL DIMENSIONS AT THE JOB SITE & REPORT ANY DISCREPANCIES TO THE CONTRACTOR/JOB SUPERINTENDENT. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED..
3. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
4. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN **1)** CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, **2)** INTERIOR DOOR AND FIREPLACE RELOCATION SHOWN ON THE APPROVED PLAN, **3)** A SINGLE NON-BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM, AND **4)** INTERIOR NONSTRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN SHOWING CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.
5. SITE ADDRESS (2019 C.R.C. SECTION R319.1):
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
6. SUITABLE TOILET(S) SHALL BE PROVIDED & MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION (2019 C.P.C., SECTION 422.5).
7. FIRE SPRINKLERS SHALL BE DESIGNED BY A C-16 CONTRACTOR OR A COMBINED C-16/C-36 CONTRACTOR OR A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE FOLLOWING CODES: 2019 CALIFORNIA FIRE CODE (SECTION 903), 2019 CALIFORNIA RESIDENTIAL CODE (SECTION R313), 2019 N.F.P.A. 13 (SECTION 8.4.3), 2019 N.F.P.A. 13D, 2019 CALIFORNIA ELECTRICAL CODE ARTICLE 760, 2019 N.F.P.A. 72 CHAPTER 29 & CALIFORNIA HEALTH & SAFETY CODE 13114.7, AND ALL MANUFACTURER SPECIFICATIONS. SEPARATE PERMITS AND SUBMITTALS REQUIRED FOR ALL AUTOMATIC SPRINKLER SYSTEMS.
8. C.R.C. 401.3 DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

ALL WORK MATERIAL ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE CITY BUILDING OFFICE. NOTHING IN THESE DOCUMENT IS TO BE CONSTRUED AS TO PERMIT ANY WORK OR PRODUCT NOT IN ACCORDANCE WITH THESE CODES:
1. CALIFORNIA RESIDENTIAL CODE (C.R.C., 2019 EDITION)
2. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CC-TITLE-24 & 25)
3. CALIFORNIA BUILDING CODE (C.B.C., 2019 EDITION)
4. CALIFORNIA PLUMBING CODE (C.P.C., 2019 EDITION)
5. CALIFORNIA MECHANICAL CODE (C.M.C., 2019 EDITION)
6. CALIFORNIA FIRE CODE (C.F.C., 2019 EDITION)
7. CALIFORNIA ELECTRICAL CODE (C.E.C., 2019 EDITION)
8. CALIFORNIA ENERGY CODE (2019 C.E.C. STANDARDS)
9. CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.C., 2019 EDITION)
THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE ABOVE REGULATIONS AND CODES. THE CONTRACTOR AND SUB-CONTRACTOR(S) MUST BE FAMILIAR WITH ALL REGULATIONS AFFECTING THEIR PORTION OF THE WORK. **SKYLAB INC., A RESIDENTIAL DESIGN COMPANY** ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTOR(S) CONFORMANCE TO THE ABOVE CODES AND REGULATIONS.
THESE PLANS WERE PREPARED UNDER THE CONVENTIONAL FRAMING PROVISIONS OF THE 2019 CALIFORNIA BUILDING CODE, SECTION 2308 & THE CALIFORNIA RESIDENTIAL CODE.

GENERAL NOTES 4F

SKYLAB, Inc.
RESIDENTIAL DESIGNS
Jesus R. Gutierrez, President
1004 W. Main St. Suite A
Visalia, Ca. 93291
Ph. (559) 625-9150
Fax (559) 625-9153
skylab1004@sbcglobal.net

This is an unpublished work and may not be duplicated, published or otherwise used in whole or part without written consent of Skylab Residential Designs

REVISIONS

NEW P.D.U. DEVELOPMENT
JESUS LARA
1615 E. FERGUSON AVE, VISALIA, CA. 93292

DO NOT SCALE

Date:	01/07/2021
Drawn by:	A.T.
Checked by:	J.G.
Scale:	AS NOTED
Job #	
Sheet	G1

PDF 04-15-2021

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting - 04/28/2021

GENERAL PROJECT INFORMATION

Project/Business Name: FASTRIP Date:

Project Description: CONSTRUCTION OF A 4,940 FASTRIP CONVENIENCE STORE AND 12,365 SF FUEL CANOPY WITH 24 FUELING POSITIONS. THE EXISTING TOY'S R US BUILDING AND PARKING TO THE SOUTH WILL REMAIN.

Site Plan Review Resubmittal: Yes X No ◯ If Resubmittal, Previous Site Plan Review Number: 21-030

Property Owner: Fastrip Oil Company, LP

Applicant(s) Name: Paul Dhanens Architect, Inc. Contact: Andy Erb

Project Address/Location: 2800 S. Mooney Boulevard, Visalia, CA 93277

Assessor Parcel Number: 122 - 320 - 078

Parcel Size (Acreage or Square Feet): 3.74 ACRES Building or Suite Square Footage: 4,940 SF / 12,365 CANOPY

Are There Any Proposed Building Modifications: Yes ◯ No ✓

Estimated Cost of Modifications to Building: $ N/A (New Structures)

Describe All Proposed Building Modifications: N/A - Existing parking areas modified and new structures proposed.

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 04/15/2021

SPR Agenda: 04/28/2021 Item No. ____

Zone: C-MU SPR No. 21-030

Historic District: Yes ◯ No (X)

Flood Zone: X (X) AE ◯ X/AE ◯

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: THE EXISTING SITE AREA PROPOSED FOR RECONSTRUCTION IS CURRENTLY A PARKING LOT.

Proposed Building Use: Convenience Store and Gas Station with a drive-thru

Proposed Hours of Operation: 24-HOUR

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing ____ Proposed 12

Number of Customers Per Day (Estimated): Existing ____ Proposed 200

Predicted Peak Operating Hour: 7:00 am - 9:00 am and 4:00 pm - 8:00 pm

Describe Any Truck Delivery Schedule & Operations: Truck deliveries are normally at night; Fuel deliveries from 7:00 am to 9:00 pm

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): No unique traffic patterns anticipated.

Describe Any Special Events Planned for the Facility: Grand opening on opening day

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291

IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

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  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Paul Dhanens Architect, Inc. (Andy Erb)
Address: 1330 22nd Street #100
City, State, Zip: Bakersfield, CA 93301
Phone: (661) 326-8936
Email: andy@pdaarchitect.com

Signature of Owner or Authorized Agent*

Owner _____ Date _____

Authorized Agent* _____ Date 2-17-21

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Eastrip Oil Company, LP, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

122-320-078

AGENT:

I designate Andy Erb of PDA, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to construct a new convenience store and gas station relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 17th day of February, 20 21.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
PO BOX 82515	1330 22nd Street #100
Owner Mailing Address	Agent Mailing Address
BAKERSFIELD CA ZIP 93380	Bakersfield, CA 93301
661-393-7000	(661)326-8936
Owner Phone Number	Agent Phone Number

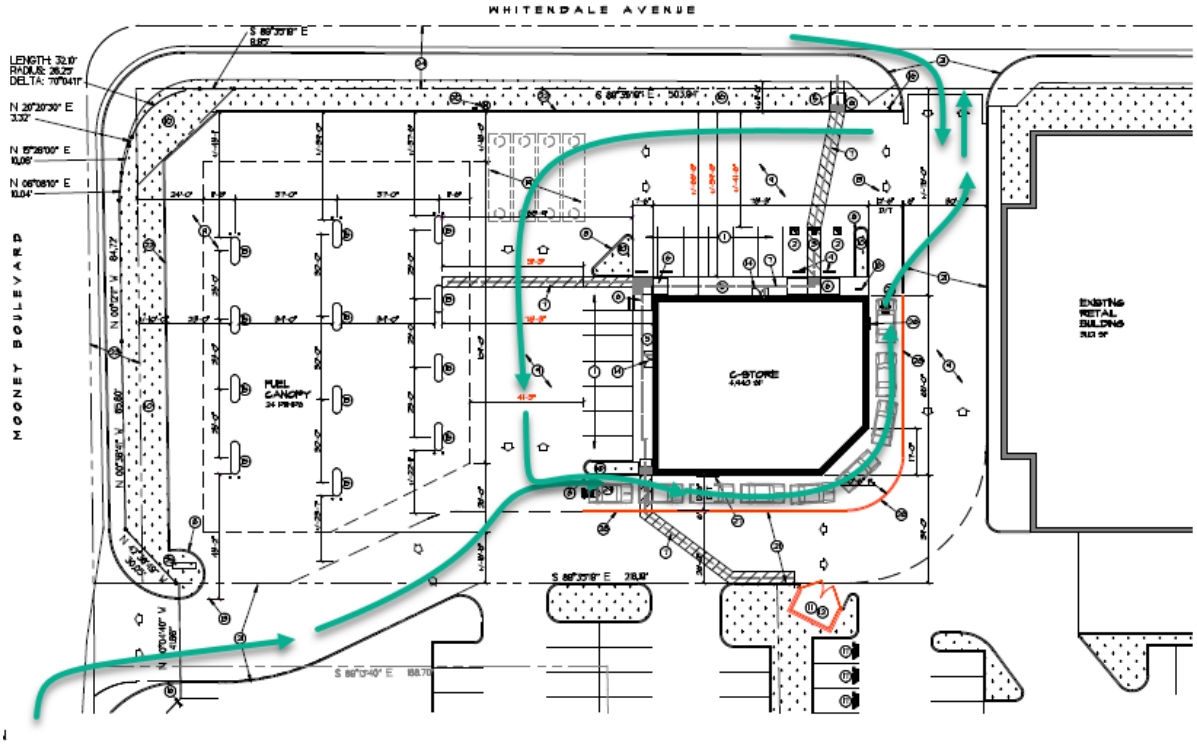
SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

2800 S. Mooney Blvd. Visalia, CA

Traffic Circulation Plan for proposed C-store Drive-Thru.

Circulation: No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. We anticipate the majority of drive-thru customers accessing the site from Mooney Blvd. Cars will enter into the Mooney driveway and then will proceed to the drive thru by making a slight left and then right turn into the drive-thru aisle. Customers will exit the drive-thru by veering slightly right and then heading straight forward to Whitendale Avenue.

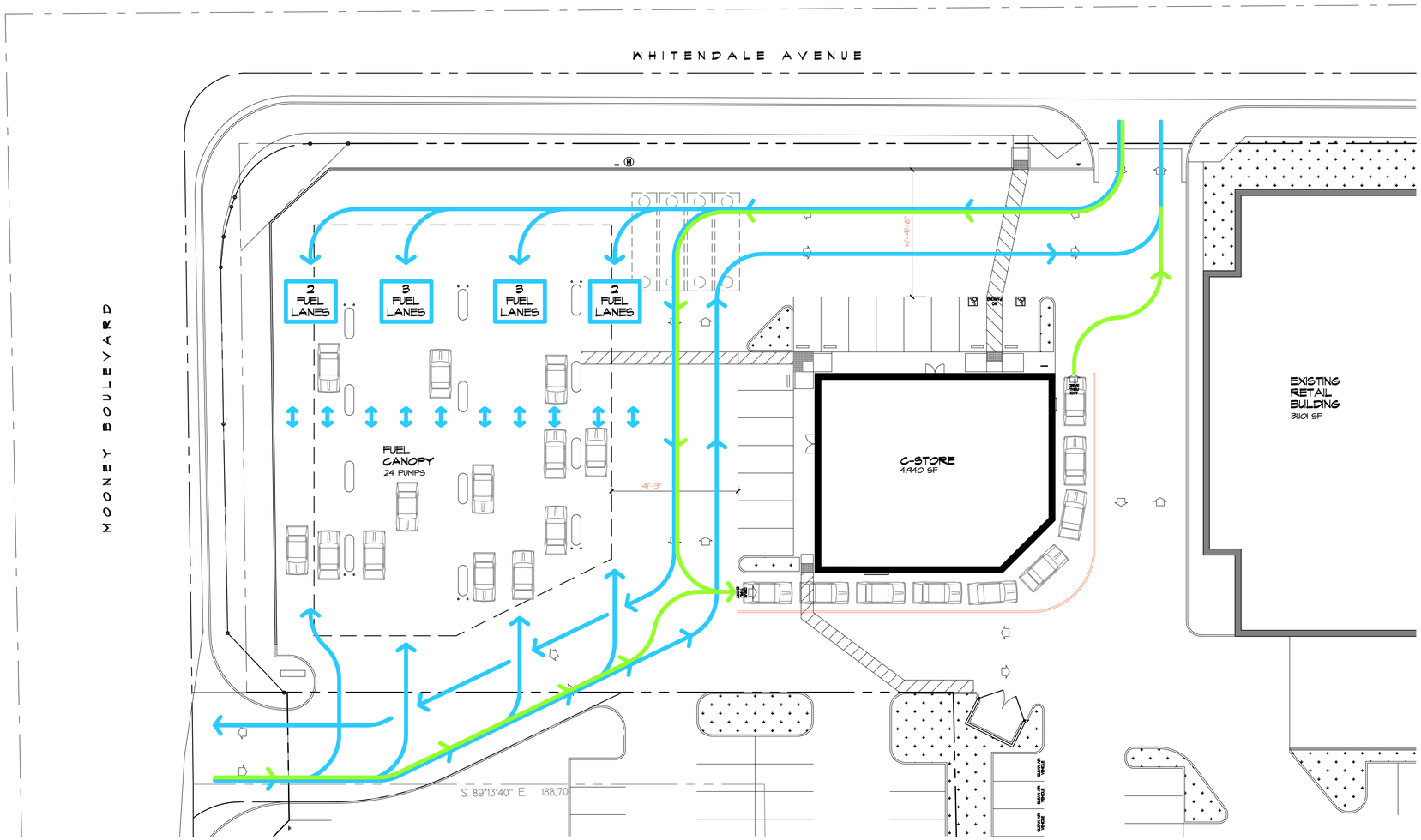
Drive-Thru Circulation Plan:



Drive-Thru Que and stacking: The site's drive-thru lane is being developed to accommodate 9 vehicles as depicted in the site plan in Exhibit A. The Fastrip drive-thru will be serving convenience store items such as snacks, coffee, fountain drinks, dairy products, sandwiches and other items commonly found in a convenience store. Therefore, we do not anticipate any extreme peak hour times where we will experience a sudden rush of customers, like you might find with a Starbucks or Dutch Bros. Coffee. We anticipate more of a steady flow of customers with never having more than 9 cars in que at any period of time throughout the day. We never anticipate that we will need a dedicated employee directing traffic in the parking lot to guide customers to the drive-thru area.

Parking Lot Monitoring: Fastrip shall have a dedicated employee who will continue to monitor drive-thru traffic and make sure that there are no cars in excess of 9 in the drive-thru lane. Again, we do not anticipate ever having more than 9 cars in our drive-thru lane.

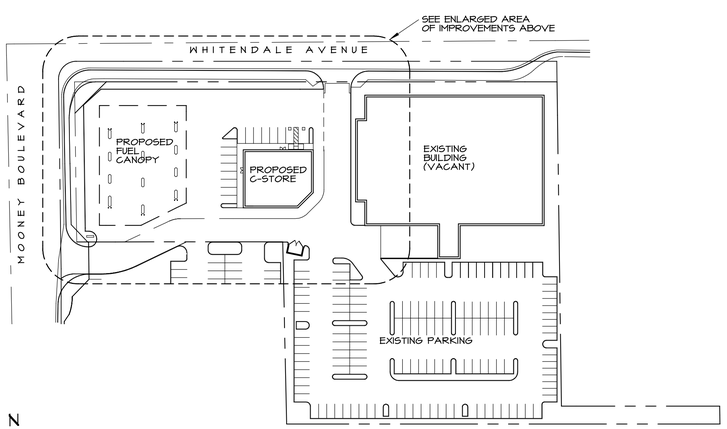
Drive-Thru Signage Plan: Once again, Fastrip does not anticipate more than 9 cars in the drive-thru lane at any point in time throughout the day. Therefore, we believe that it will be necessary to have a total of two (2) drive-thru directional signs to direct customers toward the drive through entry. If our maximum allowable square footage of signage allows for drive-thru directional signs, we will most likely include a sign at the entrance off of Mooney Blvd as well as a directional sign inside the property to further direct cars to the drive-thru entrance. Again, this may or may not be necessary.



N

ON-SITE VEHICLE CIRCULATION DIAGRAM

1"=20'



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OVERALL SITE DIAGRAM

LEGEND

- GENERAL SITE/FUELLING CIRCULATION PATH
- DRIVE-THRU CIRCULATION PATH
- COMBINED FUELING/DRIVE-THRU CIRCULATION PATH

PAUL DHANENS • ARCHITECT

ARCHITECT

LICENSED ARCHITECT PAUL DHANENS NO. C-23843 RENEWAL STATE OF CALIFORNIA

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PROJECT

FASTRIP

2800 S MOONEY BLVD
VISALIA, CA

DATE	ISSUED FOR
4-12-21	SITE PLAN REVIEW (3)

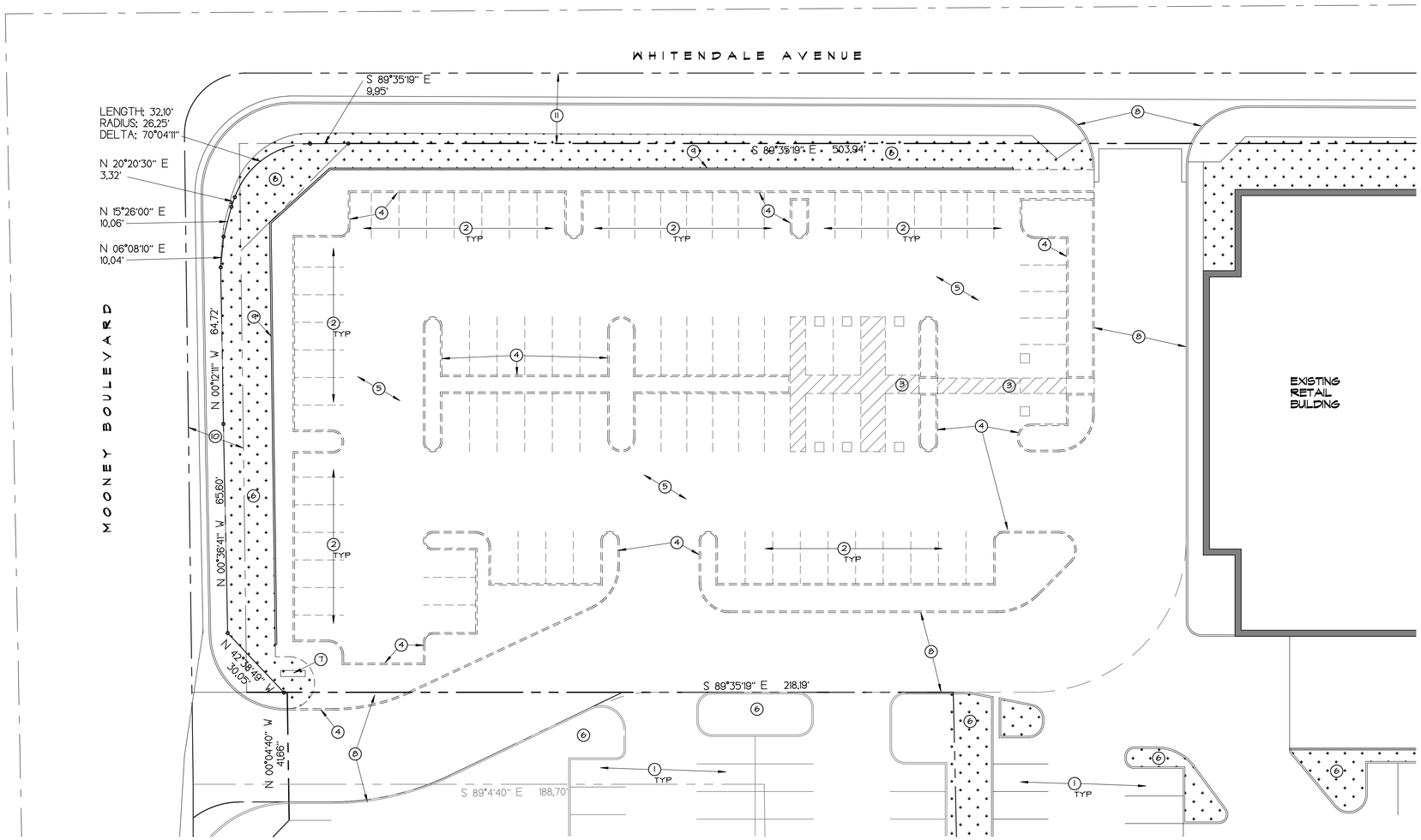
NO.	REVISIONS
1	
2	
3	
4	

VEHICLE CIRCULATION DIAGRAM

FILE NAME: 2693A1-0

SHEET

SPR-1.2



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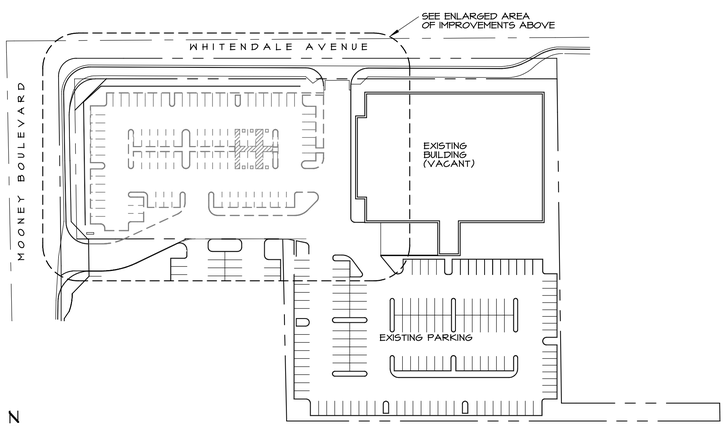
PROPOSED SITE DEMOLITION PLAN

1"=20'



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OVERALL SITE DIAGRAM

This plan shows the existing parking area and scope of demolition proposed including concrete curbs/paving, asphalt paving, and landscape areas being removed as required for the construction of a new Fastrip Convenience Store and Fuel Canopy.

SITE ANALYSIS

A.P.N.	122-320-018
ZONING:	MU-C (MIXED USE COMMERCIAL)
SITE DRAINAGE:	EXISTING DRAINS TO STREETS
SITE AREA:	162,732 SF (3.74 ACRES)
BUILDING AREA EXISTING RETAIL (TOYS R US):	31,101 SF (19.1% OF SITE)
EXISTING PARKING COUNTS TOTAL EXISTING PARKING: PARKING PROPOSED TO BE REMOVED:	 232 SPACES 81 SPACES
TOTAL EXISTING PARKING REMAINING:	151 SPACES TOTAL

KEYNOTES

1. EXISTING 9'-0" WIDE x 19'-0" DEEP PARKING STALL PER CITY OF VISALIA STANDARDS TO REMAIN
2. EXISTING 9'-0"x 20'-0" ACCESSIBLE PARKING SPACE AND SIGNAGE TO BE REMOVED
3. EXISTING 4'-0" MINIMUM WIDE HANDICAP ACCESSIBLE AISLE /PATH OF TRAVEL
4. EXISTING CONCRETE CURB AND ADJACENT LANDSCAPE AREA TO BE REMOVED
5. EXISTIGN A.C. PAVING TO BE REMOVED
6. EXISTING TO REMAIN LANDSCAPE AREA / PLANTER WITH IRRIGATION, SHRUBS, GROUND-COVER, AND TREES TO REMAIN
7. EXISTING MAIN WATER BACKFLOW DEVICE TO REMAIN
8. EXISTING SHARED CURB RETURN AND VEHICULAR ACCESS EASEMENT TO REMAIN PER ACCESS AGREEMENT
9. EXISTING 3'-0" HIGH CONCRETE BLOCK LANDSCAPE WALL TO REMAIN
10. APPROXIMATE LINE DENOTING IRREVOCABLE OFFER OF DEDICATION (18.0') ALONG MOONEY BOULEVARD TO THE CITY OF VISALIA PER DOC 93-054767
11. APPROXIMATE LINE DENOTING IRREVOCABLE OFFER OF DEDICATION (23.0') ALONG WHITENDALE AVE TO THE CITY OF VISALIA PER DOC 93-054768

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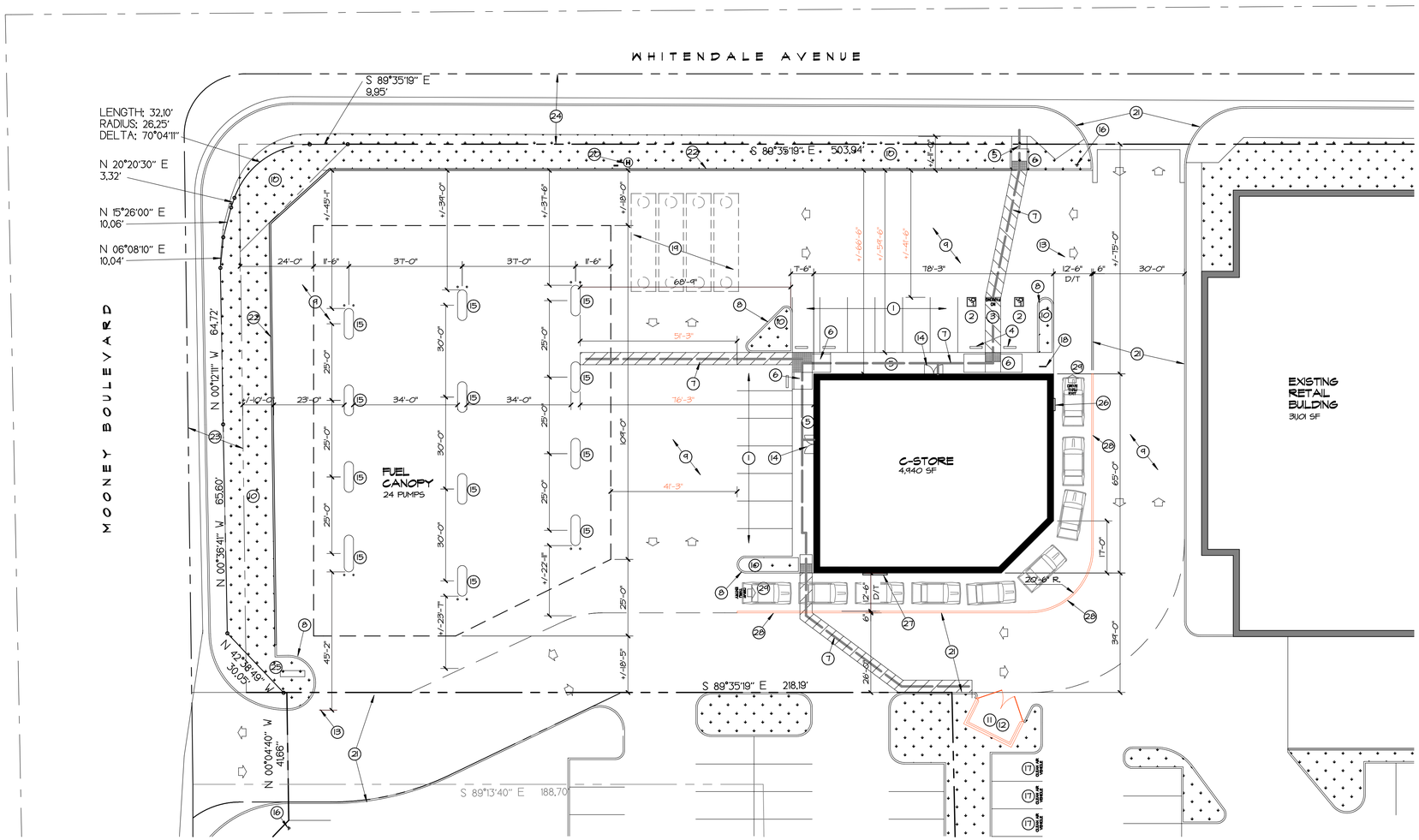
PROPOSED
SITE DEMOLITION
PLAN

FILE NAME: 2693A1-0

SHEET

SPR-1.1



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PROPOSED SITE PLAN

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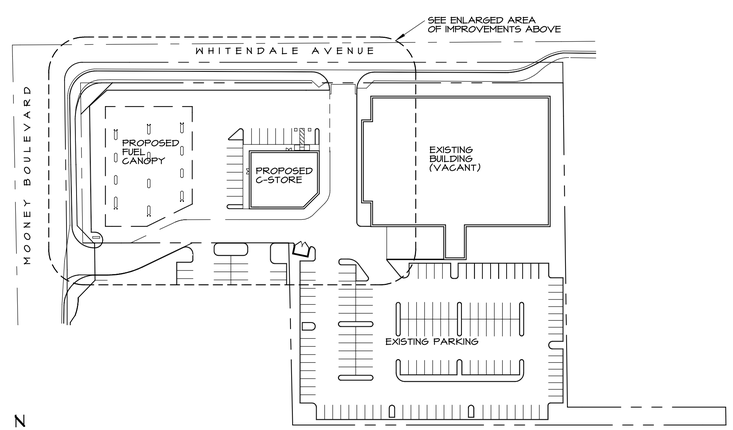

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OVERALL SITE DIAGRAM

The following changes have been made to this site plan per SPR comments from Visalia Staff on 4-7-21 (shown in orange above):
1. The exterior drive-thru radius has been adjusted to 20'-6" for safe navigation.
2.The building was moved 1'-0" to the north and 1'-0" to the west to provide a 12'-6" wide drive-thru lane. Revised dimension text changed to orange.
3. A 6"x6" concrete curb was added to separate the drive-thru from adjacent vehicle traffic. See Keynote #28 for description.
4. The trash enclosure has been rotated 15 degrees clockwise.
See also the On-Site Vehicle Circulation Diagram provided for SPR Review.

SITE ANALYSIS

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SITE DRAINAGE:	EXISTING DRAINS TO STREETS
SITE AREA:	162,732 SF (3.74 ACRES)
BUILDING AREAS	
EXISTING RETAIL (TOYS R US):	31,101 SF (19.1% OF SITE)
PROPOSED FASTRIP:	4,440 SF (3% OF SITE)
PROPOSED FUEL CANOPY:	12,365 SF (7.5% OF SITE)
NEW/EXISTING LANDSCAPE AREA:	+/-22,446 SF (13.8% OF SITE)
NUMBER OF STORIES:	1
BUILDING OCCUPANCY:	B/M
PARKING REQUIRED	
EXISTING RETAIL BUILDING (31,101 SF/ 300):	104 SPACES
PROPOSED FASTRIP (4,440 SF/ 300):	16 SPACES
TOTAL NEW/EXISTING PARKING REQUIRED:	120 SPACES TOTAL
PARKING PROVIDED	
EXISTING PARKING TO REMAIN (SOUTH OF RETAIL BLD'G):	141 SPACES
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TOTAL NEW/EXISTING PARKING PROVIDED:	155 SPACES TOTAL

KEYNOTES

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3. 5'-0" MINIMUM WIDE HANDICAP ACCESSIBLE AISLE PARKING SPACES WITH THE WORDS "NO PARKING" IN 12" HIGH CONTRASTING LETTERS- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
4. CONCRETE WHEEL STOPS TO PREVENT VEHICLES FROM OVERHANGING ACCESSIBLE CURB RAMPS
5. 4'-0" WIDE MINIMUM CONCRETE AND AC PAVED WALK WITH SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%
6. CURB RAMP WITH 3'-0" BORDER OF TRUNCATED DOME TILES AT FLUSH CONDITION BETWEEN CONCRETE WALKWAY AND VEHICULAR AREA FOR ACCESSIBLE PATH OF TRAVEL TO AND FROM PUBLIC WAY AND/OR ACCESSIBLE PARKING STALLS AND AISLES
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18. APPROXIMATE LOCATION OF SHORT TERM U-STYLE LOOP BICYCLE PARKING RACK WITH LOCATIONS FOR (2) BIKES MINIMUM (5 PERCENT) TO BE PARKED AT ONE TIME ON 3 1/2" THICK CONCRETE PAD- SEE SITE PLAN FOR DIMENSIONS (PER CGBSC DIVISION 5.106.4.1)
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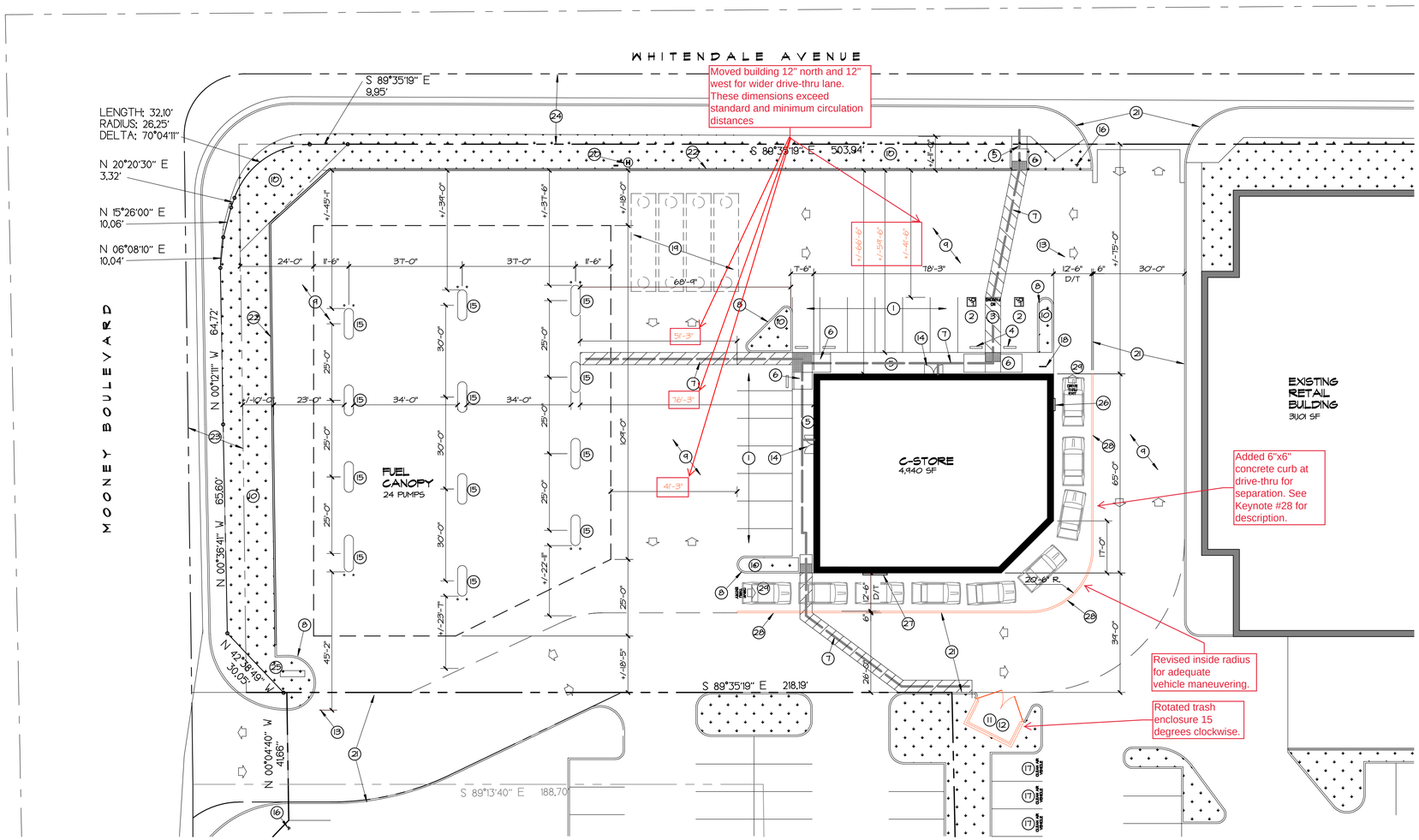
PROPOSED SITE PLAN

FILE NAME: 2693A1-0

SHEET

SPR-1.0



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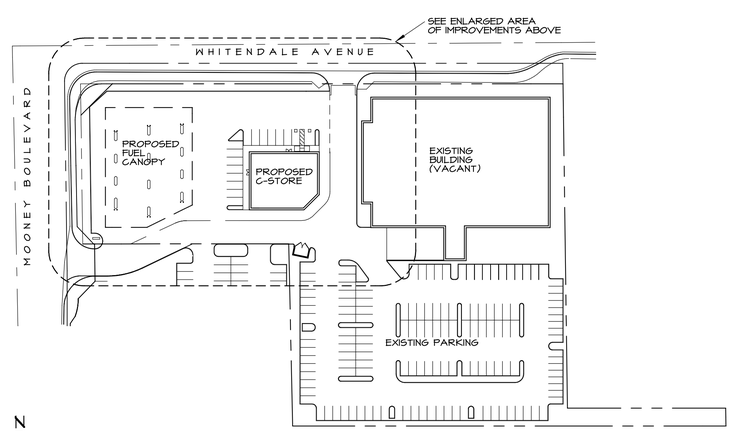

N

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PROPOSED SITE PLAN

FILE NAME: 2693A1-0

SHEET

SPR-1.0

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Monarch Home Services Date: ~~xxxxxxx~~ 04/22/2021

Project Description: New office

Site Plan Review Resubmittal: Yes ✓ No ◯ If Resubmittal, Previous Site Plan Review Number:

Property Owner: Mark DeVries

Applicant(s) Name: Mark DeVries

Project Address/Location: 721 N. Patriot N.W. corner of N. Patriot & Legacy

Assessor Parcel Number: 073-220-012

Parcel Size (Acreage or Square Feet): 20,038 Building or Suite Square Footage: Approx 5700

Are There Any Proposed Building Modifications: Yes ◯ No ◯

Estimated Cost of Modifications to Building: $

Describe All Proposed Building Modifications: New Building project

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 04/22/221

SPR Agenda: 04/28/2021 Item No. ____

Zone: I SPR No. 21-051

Historic District: Yes ◯ No (X)

Flood Zone: X ◯ AE (X) X/AE ◯

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use:

Proposed Building Use: HVAC Service Buisness

Proposed Hours of Operation: 8 to 5 Monday - Friday

Days of Week In Operation (Circle): Su (M T W Th F) Sa

Number of Employees Per Day: Existing 0 Proposed 1 full time

Number of Customers Per Day (Estimated): Existing 0 Proposed 0

Predicted Peak Operating Hour: 7-8 & 4-5

5-8 in the morning to get trucks & return trucks in afternoon

Describe Any Truck Delivery Schedule & Operations: trucks (5-6) leave around 7:30 am and return between 4-5 in the afternoon. 1 shop truck is there at all times

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): None

Describe Any Special Events Planned for the Facility: None

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291

IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

⇨ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)

⇨ Site plan shall provide for and indicate all of the following:

- North arrow
- All existing & proposed site features
- Site dimensions, including building
- Existing and proposed fencing at site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
- Existing & proposed structures
- Adjacent street names
- Refuse enclosures & containers
- Valley oak trees (show drip line)
- Existing & proposed landscaping
- Parking stalls (include ADA)
- Loading/unloading areas
- Accessible path of travel from right of way
- Accessible path of travel from ADA stall
- Location and width of drive approaches to site
- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

⇨ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Mark DeVries

Address: 301 Espee Street Ste B

City, State, Zip Bakersfield CA 93301

Phone: 661-240-7508

Email: mark@thinkmonarch.com

Signature of Owner or Authorized Agent*

Owner _____ Date 3/18/21

Mark DeVries

Authorized Agent* _____ Date 3/18/21

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Mark DeVries (In escrow), declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

073-220-012

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

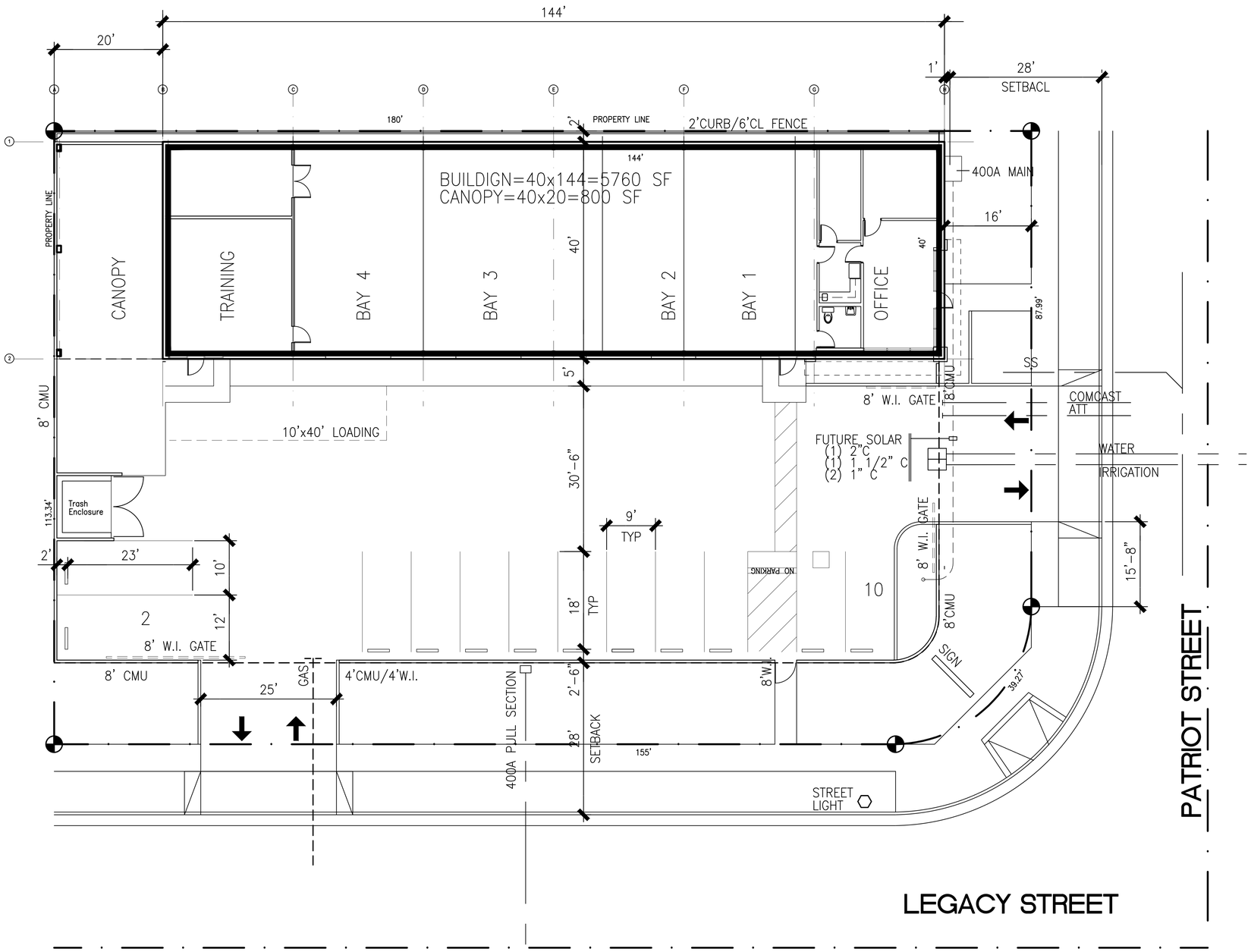
I declare under penalty of perjury the foregoing is true and correct.

Executed this 18th day of March, 2021.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
301 Espee Street Ste B Bakersfield CA 93301 Owner Mailing Address	Agent Mailing Address
661-240-7508 Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440



SITE PLAN

0 5' 10' 20'

N

1" = 10'-0"

GILMAR INC DESIGN-CONSTRUCTION SERVICES - 608 DAVIES COURT - BAKERSFIELD, CA. 93309 - (661) 631 2254

THE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION.

Project:

New Monarch Home Services Facility

721 N. Patriot Street
Visalia, CA

GILMAR Construction, Inc
Design-Construction Services

Gilbert M. Wong
Architect/President
C 12967

608 DAVIES CT
BAKERSFIELD, CA
93309-1416
(661) 631 2254
Fax (661) 631 2254
gmwarchitect@yahoo.com

LICENSED ARCHITECT
GILBERT M. WONG
C-12967
8-31-2021
STATE OF CALIFORNIA

SITE PLAN

DATE	ISSUED
.	CLIENT REVIEW
3.18.21	CCR REVIEW
.	PLAN CHECK
.	COMPLIANCE LIST
	BUILDING PERMIT

MARK	DATE	REVISION
1	.	.
2	.	.
3	.	.
4		
5		
6		

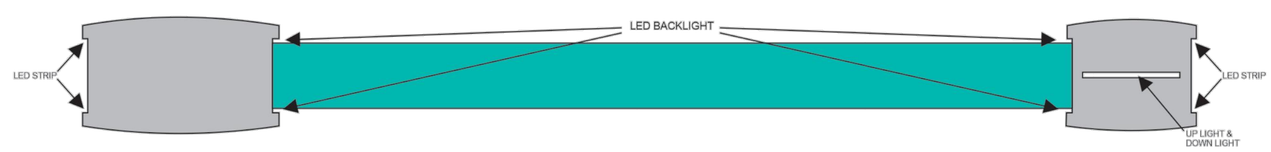
DATE 10.20.20
JOB NO. 20-015
DRAWN BY
CHECKED BY

SHEET A1.0

OF SHEETS

Printed 4.20.21

TOP VIEW



SIGN

GILMAR INC DESIGN-CONSTRUCTION SERVICES – 608 DAVIES COURT – BAKERSFIELD, CA. 93309 – (661) 631 2254

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New Monarch Home Services Facility

721 N. Patriot Street
Visalia, CA

GILMAR Construction Inc
Design–Construction Services

Gilbert M. Wong
Architect/President
C 12967

608 DAVIES CT
BAKERSFIELD, CA
93309–1416
(661) 631 2254
Fax (661) 631 2254
gmwarchitect@yahoo.com

LICENSED ARCHITECT GILBERT M. WONG C-12967 8-31-2021 STATE OF CALIFORNIA

SIGN

DATE	ISSUED
.	CLIENT REVIEW
3.18.21	CCR REVIEW
.	PLAN CHECK
.	COMPLIANCE LIST
	BUILDING PERMIT

MARK	DATE	REVISION
1	.	.
2	.	.
3	.	.
4		
5		
6		

DATE 10.20.20
JOB NO. 20–015
DRAWN BY
CHECKED BY

SHEET A1.1
OF SHEETS

Printed 4.20.21

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: multifamily PROJECT Date: 04/21/2021

Project Description: FIVEplex Apartments BLDG

Site Plan Review Resubmittal: Yes ☒ No ○ If Resubmittal, Previous Site Plan Review Number: 21-058

Property Owner: FRANCISCO NAVARRO

Applicant(s) Name: FRANCISCO NAVARRO/JESUS Gutierrez, SKYLAB.

Project Address/Location: Along Felicia Rd, So. of 198

Assessor Parcel Number: 101-041-015

Parcel Size (Acreage or Square Feet): 13,962 S.F. Building or Suite Square Footage:

Are There Any Proposed Building Modifications: Yes ○ No ☒

Estimated Cost of Modifications to Building: $

Describe All Proposed Building Modifications:

all NEW Construction

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 04/21/2021

SPR Agenda: 04/28/2021 Item No.

Zone: R-M-2 SPR No. 21-058

Historic District: Yes ○ No ☒

Flood Zone: X ☒ AE ○ X/AE ○

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: N/A

Proposed Building Use: NEW APTMENT BLDG

Proposed Hours of Operation: N/A

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed _____

Number of Customers Per Day (Estimated): Existing _____ Proposed _____

Predicted Peak Operating Hour:

Describe Any Truck Delivery Schedule & Operations:

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary):

Describe Any Special Events Planned for the Facility:

Page 1 of 2 - Application continues on back of this page

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

- Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: JESUS GUTIERREZ SKYLAB

Address: 1004 W. MAIN ST. #A

City, State, Zip VISALIA, CA.

Phone: (559) 280-0909

Email: SKYLAB1004@sbcglobal.net

Signature of Owner or Authorized Agent*

X Owner — Date 3/31/21

Authorized Agent* — Date 3/31/21

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Francisco Navarro, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

101-041-015

AGENT:

I designate JESUS R. GUTIERREZ, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to SPR relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 31st day of MARCH, 2021.

Signatures

OWNER	AGENT
X Signature of Owner	Signature of Agent
Owner Mailing Address	1004 W. MAIN ST. #A Agent Mailing Address VISALIA, CA. 93291
Owner Phone Number	(559) Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

PROJECT DESCRIPTION:

SPR - NEW 5 PLEX

OWNER:	FRANCISCO NAVARRO
OWNER ADDRESS:	32494 RD. 156 IVANHOE, CA. 93235
SITE ADDRESS:	NOT YET ASSIGNED
PHONE NUMBER:	(559) 799-2278
APN:	101-041-015
FLOOD ZONE:	"X"
ZONING:	R-M-2
PARKING REQUIRED: (1.75 X 5)	9
PARKING PROVIDED:	9

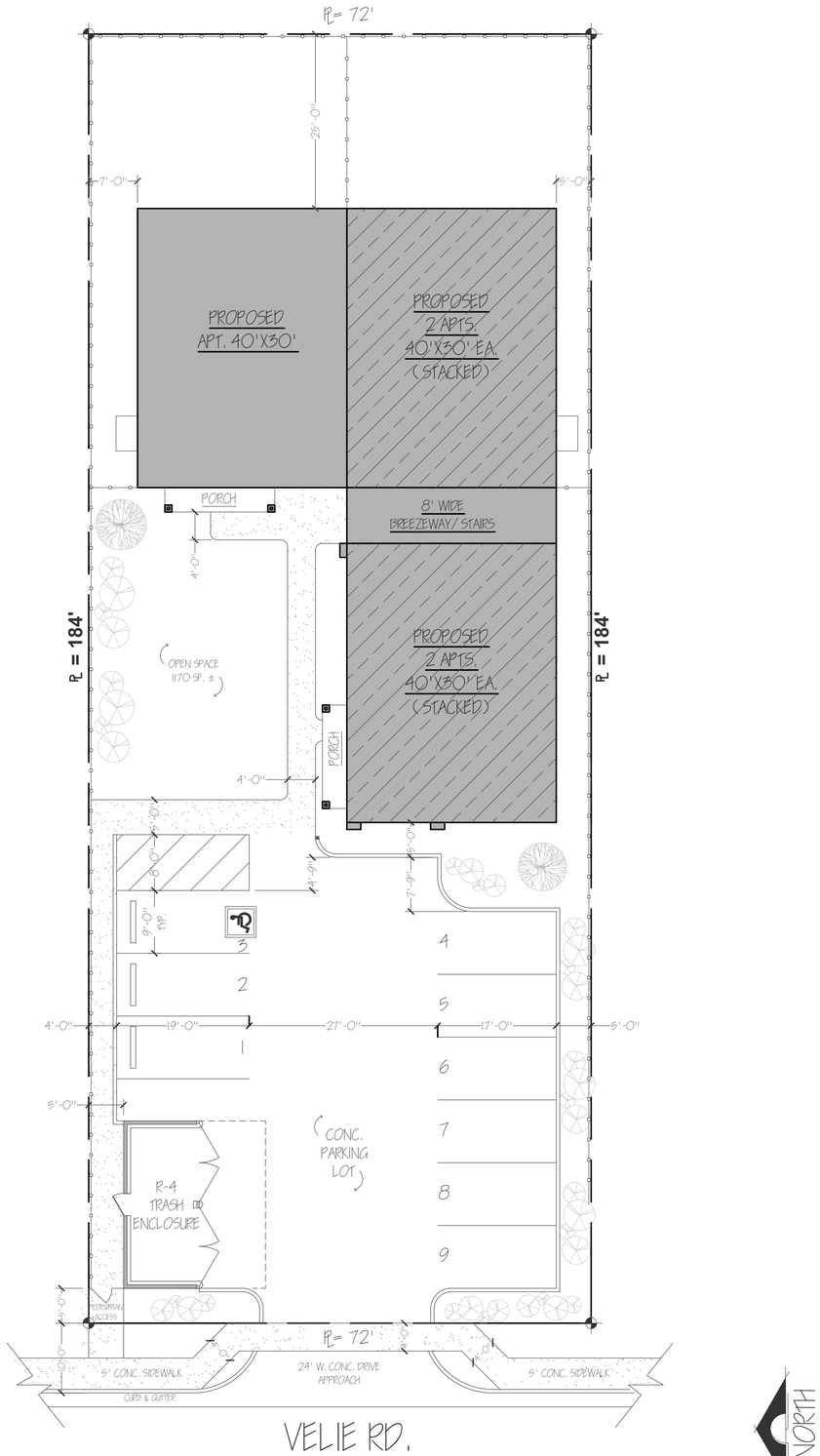
SITE / PROJECT DATA 2B

1. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

2. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, WORK OR COMPLIANCE, REGULATIONS, CODES SET FORTH BY ANY AGENCY, & TO FOLLOW THE 2019 C.B.C. & 2019 C.R.C. CHECK ALL DIMENSIONS AT THE JOB SITE & REPORT ANY DISCREPANCIES TO THE CONTRACTOR/JOB SUPERINTENDENT. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED..
3. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
4. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN **1)** CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, **2)** INTERIOR DOOR AND FIREPLACE RELOCATION SHOWN ON THE APPROVED PLAN, **3)** A SINGLE NON-BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM, AND **4)** INTERIOR NONSTRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN SHOWING CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.
5. SITE ADDRESS (2019 C.R.C. SECTION R319.1);
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
6. SUITABLE TOILET(S) SHALL BE PROVIDED & MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION (2019 C.P.C., SECTION 422.5).
7. FIRE SPRINKLERS SHALL BE DESIGNED BY A C-16 CONTRACTOR OR A COMBINED C-16/C-36 CONTRACTOR OR A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE FOLLOWING CODES: 2019 CALIFORNIA FIRE CODE (SECTION 903), 2019 CALIFORNIA RESIDENTIAL CODE (SECTION R313), 2019 N.F.P.A. 13 (SECTION 8.4.3), 2019 N.F.P.A. 13D, 2019 CALIFORNIA ELECTRICAL CODE ARTICLE 760, 2019 N.F.P.A. 72 CHAPTER 29 & CALIFORNIA HEALTH & SAFETY CODE 13114.7, AND ALL MANUFACTURER SPECIFICATIONS.
SEPARATE PERMITS AND SUBMITTALS REQUIRED FOR ALL AUTOMATIC SPRINKLER SYSTEMS.
8. C.R.C. 401.3 DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

ALL WORK MATERIAL ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE CITY BUILDING OFFICE. NOTHING IN THESE DOCUMENT IS TO BE CONSTRUED AS TO PERMIT ANY WORK OR PRODUCT NOT IN ACCORDANCE WITH THESE CODES:
1. CALIFORNIA RESIDENTIAL CODE (C.R.C., 2019 EDITION)
2. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CC-TITLE-24 & 25)
3. CALIFORNIA BUILDING CODE (C.B.C., 2019 EDITION)
4. CALIFORNIA PLUMBING CODE (C.P.C., 2019 EDITION)
5. CALIFORNIA MECHANICAL CODE (C.M.C., 2019 EDITION)
6. CALIFORNIA FIRE CODE (C.F.C., 2019 EDITION)
7. CALIFORNIA ELECTRICAL CODE (C.E.C., 2019 EDITION)
8. CALIFORNIA ENERGY CODE (2019 C.E.C. STANDARDS)
9. CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.C., 2019 EDITION)
THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE ABOVE REGULATIONS AND CODES. THE CONTRACTOR AND SUB-CONTRACTOR(S) MUST BE FAMILIAR WITH ALL REGULATIONS AFFECTING THEIR PORTION OF THE WORK. **SKYLAB INC., A RESIDENTIAL DESIGN COMPANY** ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTOR(S) CONFORMANCE TO THE ABOVE CODES AND REGULATIONS.
THESE PLANS WERE PREPARED UNDER THE CONVENTIONAL FRAMING PROVISIONS OF THE 2019 CALIFORNIA BUILDING CODE, SECTION 2308 & THE CALIFORNIA RESIDENTIAL CODE.

GENERAL NOTES 2F



SITE PLAN SCALE: 1" = 10' 4D

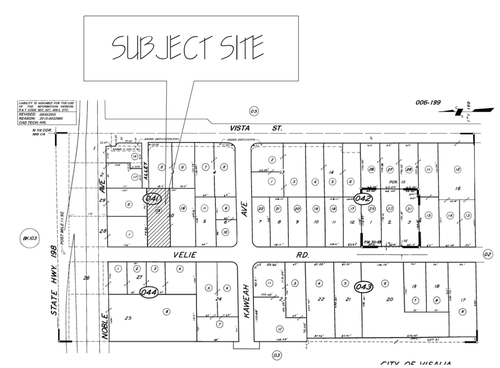
G1- SITE / PROJECT DATA, SITE PLAN, VICINITY MAP & NOTES

A1- FLOOR PLAN
A2- ELEVATIONS

SHEET INDEX 2F

PL	PROPERTY LINE	W.M.	WATER METER
℄	CENTER LINE	P.P.	POWER POLE
(E)	EXISTING	F/H	FIRE HYDRANT
(N)	NEW	STDS.	STANDARDS
(P)	PROPOSED	DTL.	DETAIL
W/	WITH	V.T.R.	VENT THROUGH ROOF
S	SEWER	C.O.	CASED OPENING
W	WATER	CW	COLD WATER
W.I.	WROUGHT IRON	HW	HOT WATER
C.J.	CEILING JOIST	TYP.	TYPICAL
F.J.	FLOOR JOIST	STL.	STEEL
O.C.	ON CENTER		
BM.	BEAM		
W/H	WATER HEATER		

ABBREVIATIONS 3F



VICINTY MAP NOT TO SCALE 4F

Jesus R. Gutierrez, President
SKYLAB, Inc.
RESIDENTIAL DESIGNS
1004 W. Main St. Suite A
Visalia, Ca. 93291
Ph. (559) 625-9150
Fax (559) 625-9153
skylab1004@sbcglobal.net

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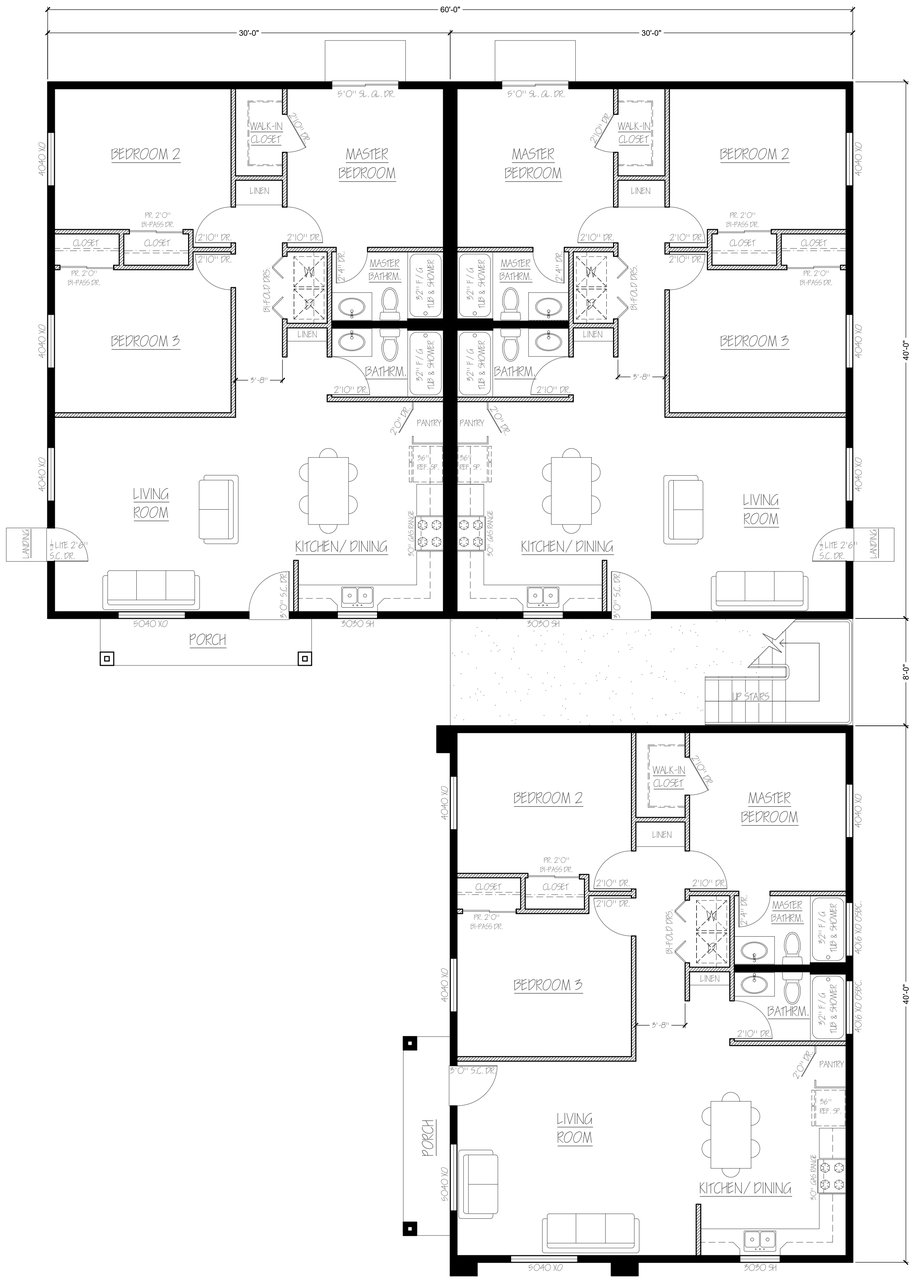
REVISIONS

SPR- 5 PLEX FOR:
FRANCISCO NAVARRO
VELIE RD. VISALIA, CA. 93221

DO NOT SCALE

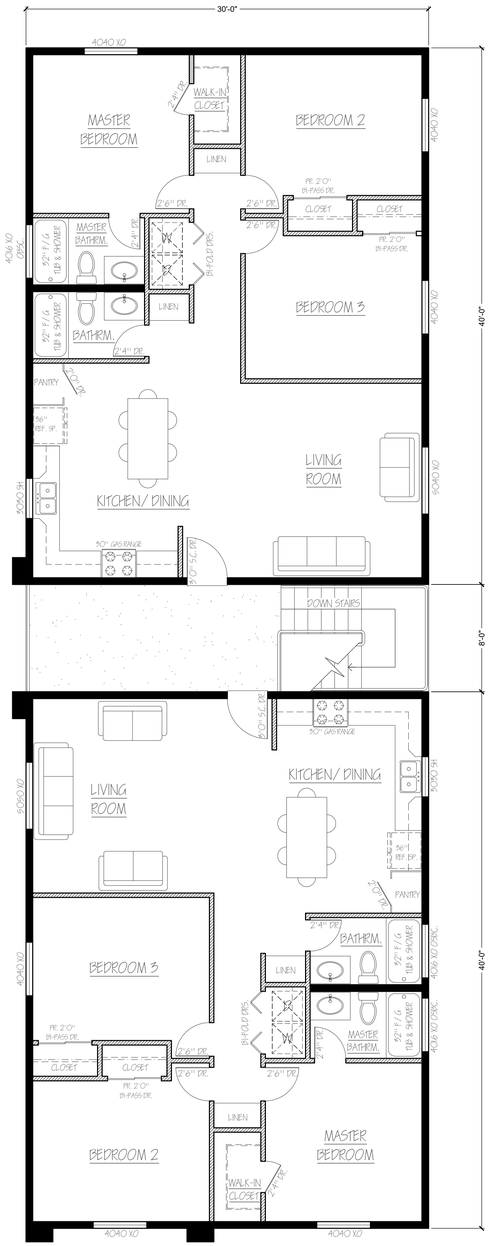
Date:	03-01-2021
Drawn by:	C.G.
Checked by:	J.G.
Scale:	AS NOTED
Job #	
Sheet	G1

PDF 04-21-2021



1ST. FLOOR PLAN

SCALE: 3/16" =1'-0"



2ND. FLOOR PLAN

SCALE: 3/16" =1'-0"

Jesus R. Gutierrez, President

SKYLAB, Inc.
RESIDENTIAL DESIGNS

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REVISIONS

SPR- 5 PLEX ON APN 101-041-015:

FRANCISCO NAVARRO

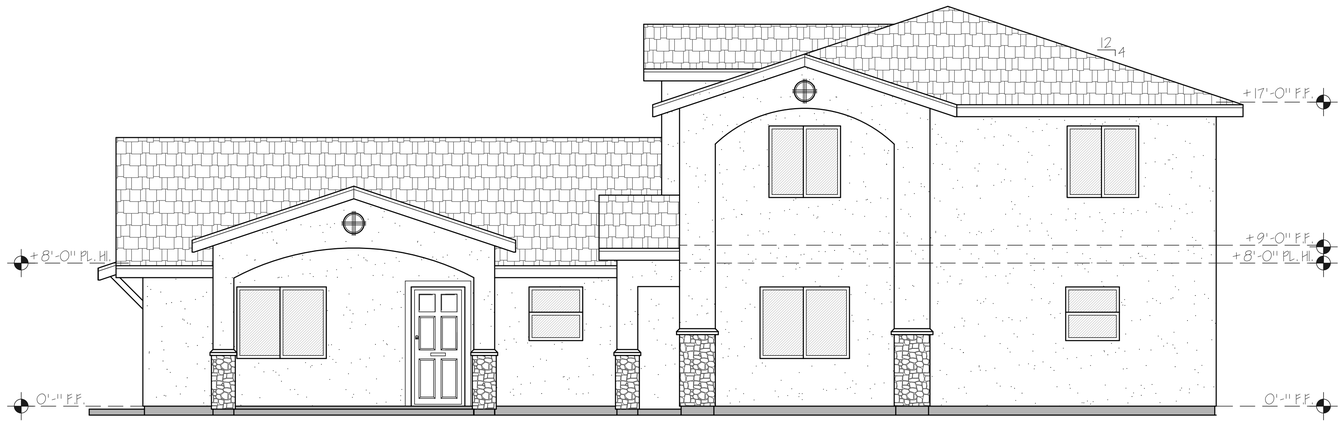
VELIE RD. VISALIA, CA. 93221

DO NOT SCALE

Date:	03-01-2021
Drawn by:	C.G.
Checked by:	J.G.
Scale:	AS NOTED
Job #	
Sheet	

A1

PDF 04-21-2021



FRONT ELEVATION (WEST)

SCALE: $\frac{1}{4}$" =1'-0"

2F

SIDE ELEVATION (NORTH)

SCALE: $\frac{1}{4}$" =1'-0"

4F

Jesus R. Gutierrez, President
SKYLAB, Inc.
RESIDENTIAL DESIGNS
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REVISIONS

SPR- 5 PLEX ON APN 101-041-015:

FRANCISCO NAVARRO

VELIE RD. VISALIA, CA. 93221

DO NOT SCALE

Date:	03-01-2021
Drawn by:	C.G.
Checked by:	J.G.
Scale:	AS NOTED
Job #	
Sheet	A2

PDF 03-31-2021

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

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- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: VALLEY PACIFIC PETROLEUM Date: 04/22/2021

Project Description: TEMPORARY FUEL TRANSFER FACILITY

Site Plan Review Resubmittal: Yes ○ No ● If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: VALLEY PACIFIC PETROLEUM

Applicant(s) Name: LANE ENGINEERS, INC.

Project Address/Location: WEST DOE AVENUE, WEST OF NORTH SHIRK ROAD

Assessor Parcel Number: 0 7 7 - 1 3 0 - 0 8 6

Parcel Size (Acreage or Square Feet): 19.92 ac Building or Suite Square Footage: 0

Are There Any Proposed Building Modifications: Yes ○ No ●

Estimated Cost of Modifications to Building: $ 0

Describe All Proposed Building Modifications: N/A

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 04/22/2021

SPR Agenda: 04/28/2021 Item No. _____

Zone: I SPR No. 21-065

Historic District: Yes ○ No (X)

Flood Zone: X ○ AE ○ X/AE (X)

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: N/A

Proposed Building Use: N/A

Proposed Hours of Operation: 24/7/365

Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)

Number of Employees Per Day: Existing 0 Proposed 3

Number of Customers Per Day (Estimated): Existing 0 Proposed 0

Predicted Peak Operating Hour: N/A, 3 TRUCKS PER HOUR MAX, 10 TRUCKS PER DAY MAX

Describe Any Truck Delivery Schedule & Operations: SCHEDULE AND OPERATIONS DEPEND ON RAIL CAR DELIVERY. TRUCKS WILL COME TO UNLOAD/LOAD WHEN RAIL CAR DELIVERED TO SITE.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): N/A

Describe Any Special Events Planned for the Facility: THE PROPOSED USE IS FOR TEMPORARY LOADING AND UNLOADING. THE SITE WILL BE DEVELOPED PERMANENTLY IN THE FUTURE.

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

- Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
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  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: LANE ENGINEERS, INC.

Address: 979 N. BLACKSTONE STREET

City, State, Zip TULARE, CA 93274

Phone: 559-688-5263

Email: AARON@LANEENGINEERS.COM

Signature of Owner or Authorized Agent*

Owner _____ Date _____

Authorized Agent* _____ Date _____

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

_____ _____ _____

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

Valley Pacific Petroleum Services
Doe Ave West 20 acres

Visalia, CA 93291

Operational Statement

To Whom it may concern:

At this facility, we purchase renewable diesel and biodiesel that come in via rail from various vendors. When the product arrives, it is offloaded directly from rail to truck. The product is distributed to a variety of end use locations (truck stops, commercial fueling locations, and other large end users). There is no processing or manufacturing at this facility.

The facility will operate 24 hours per day, 7 days per week. We will serve 8-10 trucks per day. We will have 2 employees on site. No employees will live on-site.

Equipment used for this operation are forklifts and transloaders. We also use hoses and totes of which are stored in a warehouse or container. This operation does not cause an unsightly appearance.

We hope to expand our operations and appreciate the opportunity to do business in the city of Visalia. If there are any other questions, please feel free to give us a call.

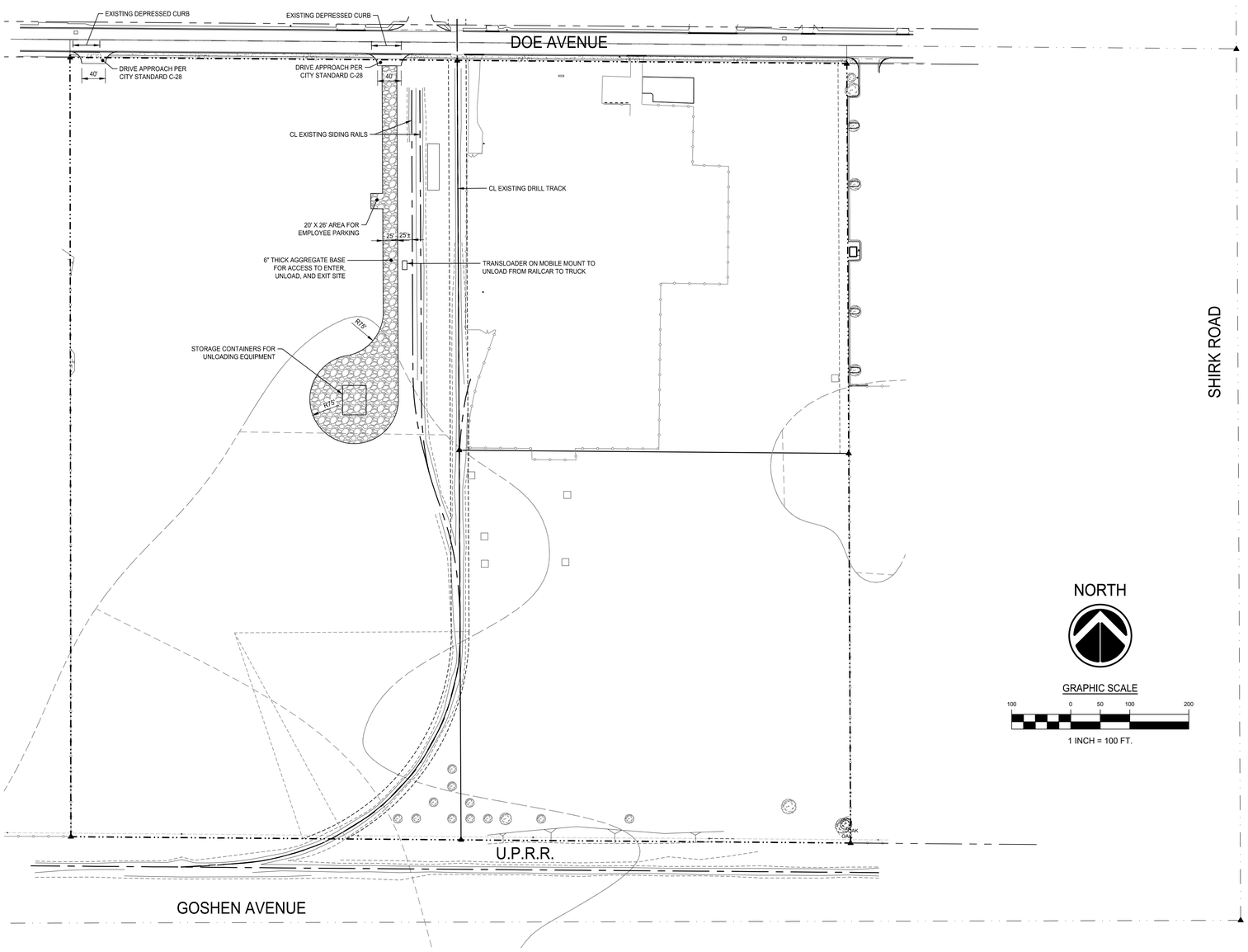
Thank you,
Grant Crum
Owner
209-623-8129

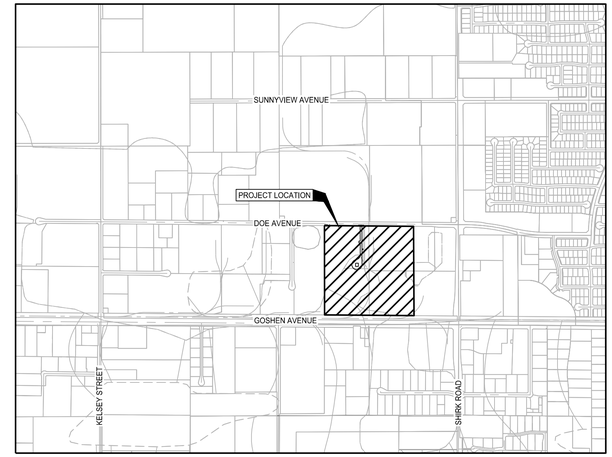
DRIVERS NEEDED
1-866-439-5087
Love's
Travel Stops
24 HOURS
Truck Tire Care &
Roadside Service
AAR ST-445

CROX 290202
1
MAXIMUM OPERATING PRESSURE
FOR HEATER COILS 100 PSI
EXTERIOR HEATER PIPES
NO INLET OR OUTLET
PIPE CAPS REQUIRED
VENT TANK WHEN UNLOADING
4" FIBERGLASS INSULATI
DO NOT EXCEED 450°F

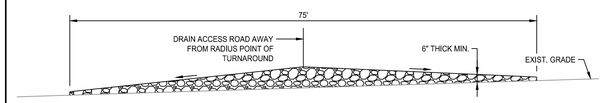
SITE DATA

OWNER/DEVELOPER:	VALLEY PACIFIC PETROLEUM 152 FRANK WEST CIRCLE STOCKTON, CA 95206
APN(S):	077-130-012, 085 & 086
FLOOD ZONE:	ZONE AE (SOUTHWEST PORTION)
ZONING:	INDUSTRIAL
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS
WATER:	CALIFORNIA WATER SERVICE
SEWER/STORM:	CITY OF VISALIA
SOLID WASTE:	CITY OF VISALIA



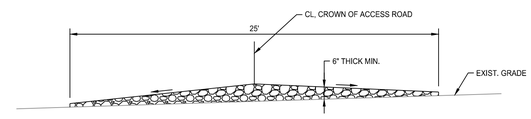


VICINITY MAP



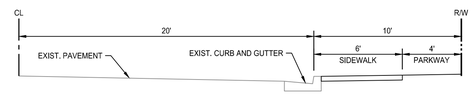
ACCESS TURNAROUND SECTION

LOOKING NORTH



ACCESS ROAD SECTION

LOOKING NORTH



DOE AVENUE SECTION

LOOKING EAST

VALLEY PACIFIC

Project

FUEL TRANSFER FACILITY

DOE AVENUE, WEST OF SHIRK ROAD
(APN'S 077-130-012, 085 & 086)
VISALIA, CA

Prepared For

VALLEY PACIFIC PETROLEUM

LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING

979 North Blackstone Street
Tulare, California 93274
559.688.5263
www.laneengineers.com

All reproduction & intellectual property rights reserved © 2021

Professional Seal

PROFESSIONAL ENGINEER
PRELIMINARY
C 91047
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

Description	Release Date

No.	Revision	Date

Drawn by: K.J.N.

Reviewed by: A.P.O.

Sheet Title

SITE PLAN

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number

SP-1

OF 1

Project No: 21095

Exp:JobsgBAnCD\ev21-0207\ev21-0207.dwg AM 10:49:31, 10/22/2024

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: TBD Date: 04/16/2021

Project Description: New Minimart in existing building

Site Plan Review Resubmittal: Yes (X) No ( ) If Resubmittal, Previous Site Plan Review Number: Ref: 18-046 R&P

Property Owner: Michael Bezad

Applicant(s) Name: Patrick Panzera

Project Address/Location: 139 East Houston Avenue

Assessor Parcel Number: 0 9 4 - 0 6 1 - 0 0 8

Parcel Size (Acreage or Square Feet): 2,234 Building or Suite Square Footage: 1,474

Are There Any Proposed Building Modifications: Yes (X) No ( )

Estimated Cost of Modifications to Building: $ 30,000

Describe All Proposed Building Modifications: Moderate tenant improvements to convert shop space to minimart space, plus trash enclosure and required site improvements

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 04/15/2021 @5:51 pm

SPR Agenda: 04/28/2021 Item No. _____

Zone: C-MU SPR No. 21-070

Historic District: Yes ( ) No (X)

Flood Zone: X (X) AE ( ) X/AE ( )

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: TV Repair Shop

Proposed Building Use: Minimart

Proposed Hours of Operation: 6am to 9pm

Days of Week In Operation (Circle): Su M T W Th F Sa SEE ATTACHED LETTER

Number of Employees Per Day: Existing _____ Proposed _____

Number of Customers Per Day (Estimated): Existing _____ Proposed _____

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): SEE ATTACHED LETTER

Describe Any Special Events Planned for the Facility: _____

Page 1 of 2 - Application continues on back of this page

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

⇨ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)

⇨ Site plan shall provide for and indicate all of the following:

- North arrow
- All existing & proposed site features
- Site dimensions, including building
- Existing and proposed fencing at site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
- Existing & proposed structures
- Adjacent street names
- Refuse enclosures & containers
- Valley oak trees (show drip line)
- Existing & proposed landscaping
- Parking stalls (include ADA)
- Loading/unloading areas
- Accessible path of travel from right of way
- Accessible path of travel from ADA stall
- Location and width of drive approaches to site
- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

⇨ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Patrick Panzera

Address: PO Box 1382

City, State, Zip Hanford CA 93232-1382

Phone: 559-584-3306

Email: Editor@ContactMagazine.com

Signature of Owner or Authorized Agent*

Agency Authorization on file

Owner Date

Authorized Agent* Date

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER: On File from previous application

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

_____ _____ _____

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

Supplemental information for:
Conditional Use Permit
Zoning Variance (Parking)
Change of Zone
General Plan Amendment

Patrick Panzera (applicant)
PO Box 1382
Hanford CA 93232-1382
559-584-3306
Editor@ContactMagazine.com

For:

Michael Behzad
Mehea USA LLC
10850 Wilshire Blvd
Los Angles CA 90024
(310) 770-6166

Change of Use to Retail (Convenience store/market with beer and wine sales)

Friends,

This is an older project that's been awaiting the proper tenant to occupy this "white elephant" of a building located at 139 East Houston Avenue.

A proposed tenant is considering moving in, but he wants to be assured that he can have the open hours of 6am to 9pm, and he would like to sell beer and wine.

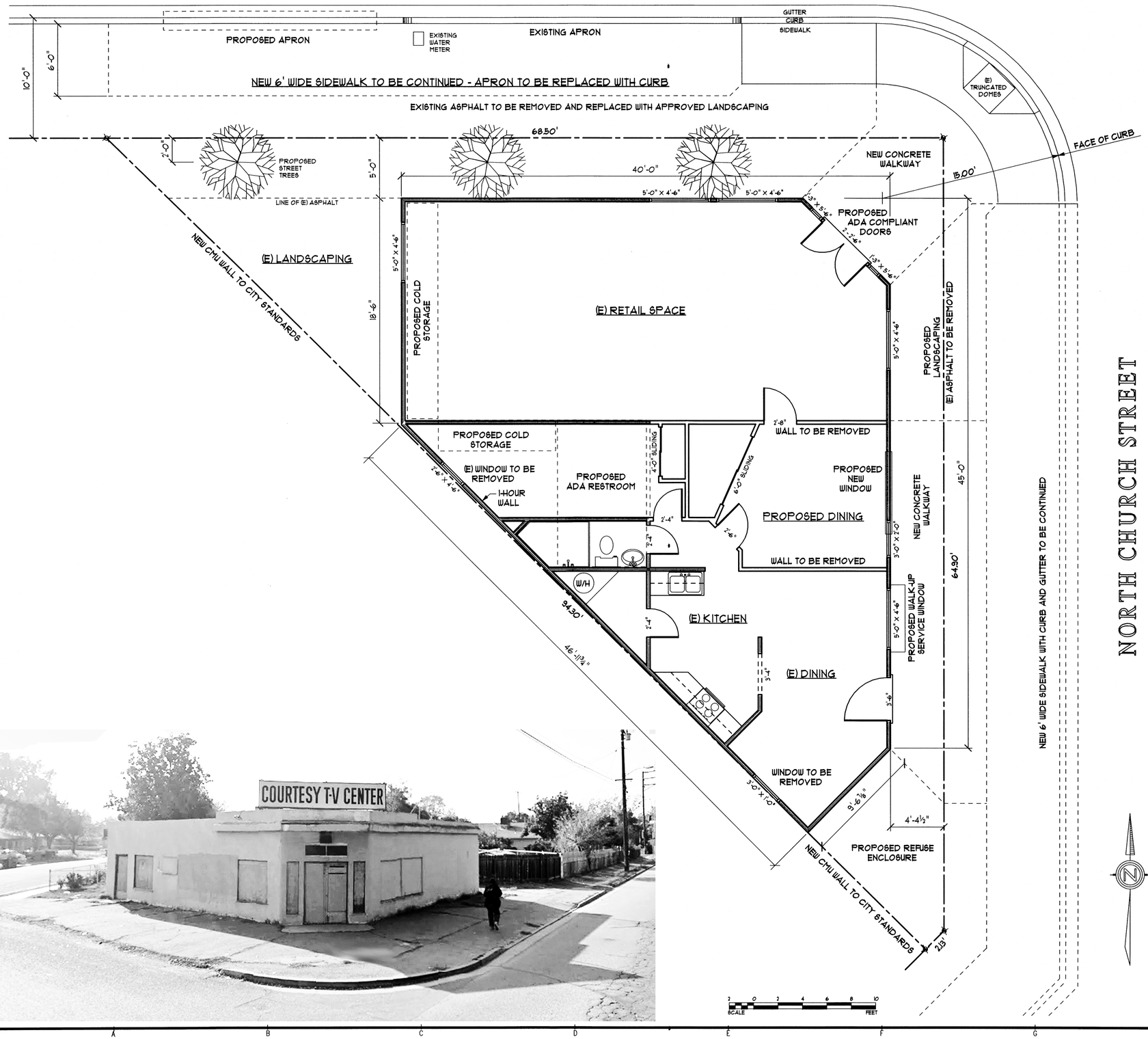
So the purpose of this new rebooted application is to see if we can't get these two changes added to our current SPR.

All additional requirements of SPR 2018-046 – B shall be met.

Sincerely,

Patrick Panzera
Construction Designs
(559) 584-3306

139 EAST HOUSTON AVENUE



BUILDING ADDRESS 139 EAST HOUSTON VISALIA CA

OWNERS: MEHEA USA LLC

(OWNER's ADDRESS) 10580 WILSHIRE BLVD, SUITE 510 LOS ANGLES CA 90024

ZONE: R-1-5

APN: 094-061-008

PARKING: STREET ONLY, CURRENTLY LEGAL ON BOTH STREETS

SITE SIZE 2324 SQFT FLOOR AREA 1474 SQFT

PROJECT INFORMATION 1K

SITE SITE PLAN, EXISTING FLOOR PLAN

SHEET INDEX 2K

4J 4K

6K

8H GENERAL NOTES 8K

1. ALL WORK SHALL CONFORM TO THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, CA GREEN BUILDING STANDARDS CA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, RESIDENTIAL CODE, TITLE 24 AND ALL STATE AND LOCAL CODES.
2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB SITE, AND SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND/OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
3. ROLE OF THE DRAFTSMAN:
   1. THE DRAFTSMAN WAS RETAINED BY THE OWNER:
      A. TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND TO SECURE APPROVAL FOR ISSUING REQUIRED GENERAL BUILDING PERMIT.
      B. TO PROVIDE ADDITIONAL CONSULTING SERVICES WHEN AND IF SO REQUIRED BY THE OWNER DURING THE CONSTRUCTION PHASE.
   2. THE DRAFTSMAN WILL NOT PARTICIPATE IN OTHER CONSTRUCTION PHASE ACTIVITIES EXCEPT AS MAY BE REQUIRED BY LOCAL JURISDICTION.
   3. THE DRAFTSMAN WILL ACCEPT NO FINANCIAL RESPONSIBILITY ARISING FROM ERRORS OR OMISSIONS CONTAINED IN THESE OR OTHER DOCUMENTS PREPARED BY THE DRAFTSMAN. THE BUILDING CONTRACTOR MUST REVIEW ALL DOCUMENTS FOR ERRORS PRIOR TO ACCEPTANCE OF DOCUMENTS.

Revisions	By

Construction Designs
Patrick Panzera
(559) 584-3306

PHYSICAL ADDRESS:
318 E. FOURTH STREET
HANFORD CA 93230

MAILING ADDRESS:
P.O. BOX 1261
HANFORD CA 93232

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MEHEA USA LLC
10580 WILSHIRE BLVD, SUITE 510
LOS ANGELES CA 90024
Patrick Panzera
PatrickPanzera@gmail.com

Date Jan 18, 2018
Scale 1/4" = 1' U.O.N.
Drawn Pat Panzera
Job

SHEET NUMBER
Sheet SITE
of

3/21/201811:10:23 AM

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: SEEFRIED - VISALIA Date: 4/21/21

Project Description: NEW CONSTRUCTION OF A 1,044,950 SF INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS.

Site Plan Review Resubmittal: Yes ( ) No (✓) If Resubmittal, Previous Site Plan Review Number:

Property Owner: SEEFRIED INDUSTRIAL PROPERTIES

Applicant(s) Name: SEAN SHEPPARD

Project Address/Location: SOUTHWEST CORNER OF W. FERGUSON AND N PLAZA DRIVE

Assessor Parcel Number: ~~XXXXXXXXXXXXXXXXXXXXXXXXXX~~ 077-111-046, -047

Parcel Size (Acreage or Square Feet): 81.35 AC Building or Suite Square Footage: 1,044,950

Are There Any Proposed Building Modifications: Yes ( ) No (✓)

Estimated Cost of Modifications to Building: $

Describe All Proposed Building Modifications:

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 04/21/2021

SPR Agenda: 04/28/2021 Item No.

Zone: I SPR No. 21-071

Historic District: Yes ( ) No (X)

Flood Zone: X (X) AE ( ) X/AE ( )

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: N/A

Proposed Building Use: WAREHOUSE AND DISTRIBUTION BUILDING

Proposed Hours of Operation: 24 HOURS A DAY.

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing N/A Proposed

Number of Customers Per Day (Estimated): Existing N/A Proposed

Predicted Peak Operating Hour:

Describe Any Truck Delivery Schedule & Operations:

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary):

Describe Any Special Events Planned for the Facility:

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

⇨ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).

⇨ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.

⇨ Site plan shall provide for and indicate all of the following:

- North arrow
- All existing & proposed site features
- Site dimensions, including building
- Existing and proposed fencing at site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
- Existing & proposed structures
- Adjacent street names
- Refuse enclosures & containers
- Valley oak trees (show drip line)
- Existing & proposed landscaping
- Parking stalls (include ADA)
- Loading/unloading areas
- Accessible path of travel from right of way
- Accessible path of travel from ADA stall
- Location and width of drive approaches to site
- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: SEAN SHEPPARD

Address: 2201 E CAMELBACK RD 225

City, State, Zip PHOENIX, AZ 85016

Phone: 480-492-0120

Email: SEAN SHEPPARD@SEEFRIED PROPERTIES.COM

Signature of Owner or Authorized Agent*

Owner — Date 4/21/21

Authorized Agent* — Date

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

_____ _____ _____

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

Seefried Industrial Properties – Visalia Project Description

Location:

The 81.35 acre project site is located on the Southwest corner of W. Ferguson Street and N Plaza Drive in Visalia, CA. The site consists of two parcels; Assessors Parcels 077-111-037 and 077-111-046. Applicant will be submitting a lot line adjustment to create two (2) new, separate parcels.

Building Design

Project consists of the new construction of a 1,044,950 square foot warehouse and distribution building which includes 1,025,024 SF of warehouse space and +/- 20,000 square feet of office space. The facility will be designed to have the ability to expand, in the future, to a total square footage of approximately 1,269,174.

The proposed warehouse building would be constructed by utilizing concrete tilt-up panel construction with a metal roof deck over steel bar joist. Building would be designed for a 40-foot interior clear height at the first column line in from the perimeter walls with an ESFR fire protection system. The maximum overall height of the building will be approximately 52-foot-high from the finish floor elevation.

Vehicular Access:

Auto access will be taken from driveways on N Plaza Drive and Fergusson Street with primary truck access off Fergusson Street at the guard shack and secondary off Plaza Drive.

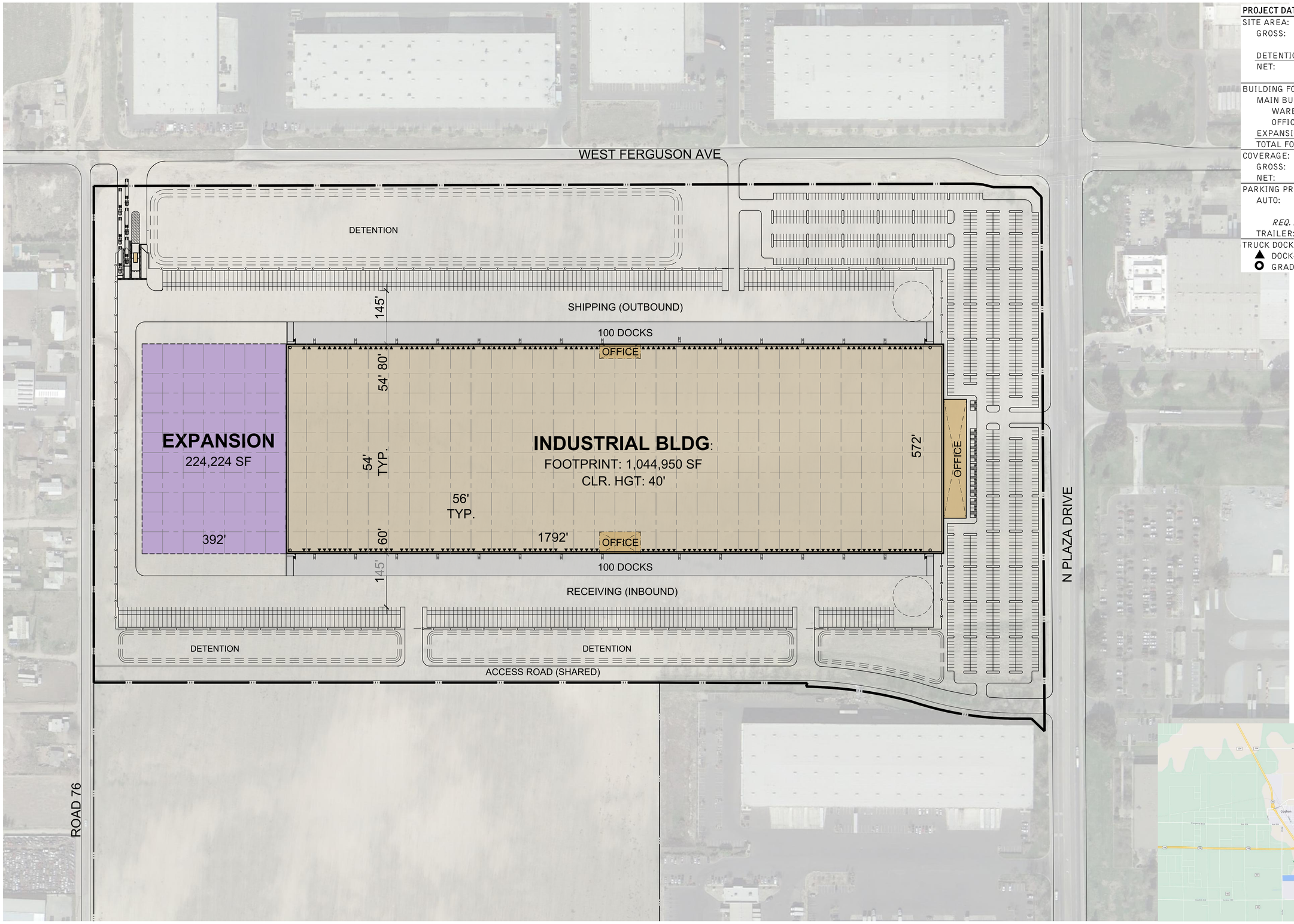
A new private Rd. will be constructed along the southern portion of the project site to provide access to the remaining land to the south which is intended for future development unrelated to this project, as well as, a secondary access for trucks and emergency vehicles.

Parking and Loading:

The proposed warehouse is a cross dock facility with 200 loading doors (100 to the north, and 100 to the south) and 1,190 automotive parking stalls and 325 trailer parking stalls.

Operation:

The project would be occupied by a single tenant with the purpose of storing and distributing goods. The project would operate 24/7 and would employ approximately 400 total employees.

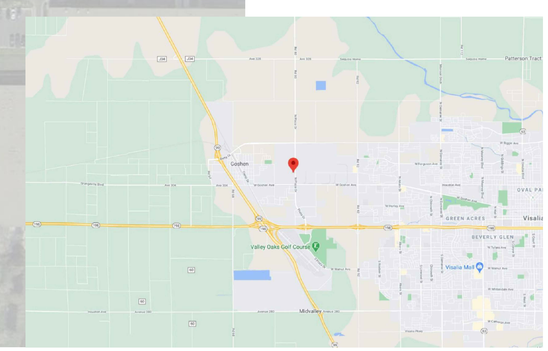


PROJECT DATA:

SITE AREA:		
GROSS:		81.35 AC
		3,543,590 SF
DETENTION:	@ 16%	557,853 SF
NET:		68.54 AC
		2,985,738 SF
BUILDING FOOTPRINT:		
MAIN BUILDING		1,044,950 SF
WAREHOUSE		1,025,024 SF
OFFICE		19,926 SF
EXPANSION BLDG:		224,224 SF
TOTAL FOOTPRINT:		1,269,174 SF
COVERAGE:		
GROSS:		36%
NET:		43%
PARKING PROVIDED:		
AUTO:		1,190 STALLS
		@1.14/1000 SF
REQ. ACCESSIBLE		*24 STALLS*
TRAILER:		325 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		200
○ GRADE-LEVEL DOORS		4

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
GIS MAP & AERIAL IMAGE



1" = 150'

0 75 150 300 750

NORTH

scheme: 04

Conceptual Site Plan

N Plaza Drive
Visalia, CA 93291

WARE MALCOMB

SNR21-5009-00
04.21.2021

SHEET
1

W:\SNR21\5009\00\Design\SS\SNR21-5009-00_SS04.dwg, 4/21/2021 10:36:58 AM, DWG To PDF.pc3

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Kaweah Delta Healthcare District Trash Compactor Improvements Date: 04/20/2021

Project Description: Demolition of existing trash compactor site and construction/expansion of new trash compactor site.

Site Plan Review Resubmittal: Yes ◯ No ◯ If Resubmittal, Previous Site Plan Review Number:

Property Owner: Kaweah Delta Health Care District

Applicant(s) Name: Steve Gloekler

Project Address/Location: 411 W. Willow Ave, Visalia CA 93291

Assessor Parcel Number: 094-311-020 ___ ___ ___ - ___ ___ ___

Parcel Size (Acreage or Square Feet): 7,268 SF or .17 AC Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes ◯ No (X)

Estimated Cost of Modifications to Building: $ N/A

Describe All Proposed Building Modifications: N/A

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 04/20/2021

SPR Agenda: 04/28/2021 Item No. ____

Zone: QP SPR No. 21-072

Historic District: Yes ◯ No (X)

Flood Zone: X ◯ AE ◯ X/AE (X)

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: N/A

Proposed Building Use: N/A

Proposed Hours of Operation: See separate operational statement.

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing ____ Proposed ____

Number of Customers Per Day (Estimated): Existing ____ Proposed ____

Predicted Peak Operating Hour: See separate operational statement.

Describe Any Truck Delivery Schedule & Operations: See separate operational statement.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): See separate operational statement.

Describe Any Special Events Planned for the Facility: N/A

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

- Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Brayden Lovik

Address: 286 W. Cromwell Ave

City, State, Zip Fresno, CA 93711

Phone: 559-449-2700

Email: blovik@ppeng.com

Signature of Owner or Authorized Agent*

Owner _____ Date _____

Authorized Agent* _____ Date _____

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Steve Gloekler, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

094-311-020

AGENT:

I designate Brayden Lovik of Provost and Pritchard, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Develop the site per the proposed site plan relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 20 day of April, 2021.

Signatures

OWNER	AGENT
Signature of Owner	Brayden Lovik — Digitally signed by Brayden Lovik DN: C=US, E=blovik@ppeng.com, O=Provost & Pritchard Consulting, CN=Brayden Lovik Date: 2021.04.20 12:35:54-07'00' — Signature of Agent
400 W. Mineral King Avenue, Visalia, CA 93291 — Owner Mailing Address	286 W. Cromwell Ave, Fresno, CA 93711 — Agent Mailing Address
559-624-~~2385~~ 2328 — Owner Phone Number	559-449-2700 — Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

Operational Statement

Kaweah Delta Health Care District (KDHCD)

Trash Compactor Site

(northeast corner of Mineral King and West Street)

KDHCD owns the subject site at the northeast corner of Mineral King and West Street, currently occupied by an existing KDHCD trash compactor operation.

Due to hospital expansions, the capacity of the existing trash compaction facility has become insufficient, and an expansion is needed. KDHCD proposes a reconfiguration of the current facilities to accommodate two (2) additional 8.5- ft. x 22-ft. (typical) trash compactors (for a total of three trash compactors) and a 10-ft by 10-ft wash area, a 9.6-ft. by 28.8-ft fully enclosed (with chain link side and roof) and secured biological/pharmacological waste collection bin, and an 11-ft. by 22-ft. compost/trash collection bin with swing gates. The bio/pharma waste area will also be surrounded by a 6-in. wide by 8-in high containment curbing. The existing x-ray waste collection area at the northeasterly corner of the site will remain “as-is”. Supporting electrical would be relocated at the northerly extent of the site area west of the x-ray waste collection. A portion of an existing block wall containing the one existing compactor, electrical and x-ray waste areas will be demolished to make room for the new compactors and wash area. When completed the compactors, wash area, electrical, bio/pharma and x-ray waste areas will be contained by the remaining block wall and with added 6-ft. chain link fencing with privacy slats; swing gates will be provided for each compactor. These new site improvements will all be served with a new drainage connection to the City sewer.

The existing parking area would be resurfaced with concrete pavement and reconfigured to facilitate more efficient and safe maneuvering and turnaround of trash collection trucks. (Any lost parking stalls would be re-assigned to the recently constructed Doctors-only secured parking lot to the north.) Minor landscaping along the perimeter of the improvement area will be added and perimeter security fencing would be added around the new trash compactor site and other waste areas provided. Lighting for the site will remain as is with the exception of the relocation of an existing site light along the south boundary as seen on the site plan. The existing specimen oak tree providing shade canopy to the site will remain and protected appropriately during construction and operations. (see Site Plan Exhibit)

Currently the compaction, trash and waste collection area operate on a 24/7 basis based on the 24/7 continual operation of the hospital. These operational hours would

remain unchanged; the improvements would be able to accept and hold the higher volume of waste being generated.

Currently, trash bins are removed at approximately 5:30am daily, six days a week, Mon.-Sat., and returned daily within approximately 45 minutes. Hospital staff dispose of hospital trash and waste as frequently as needed 24/7. Bio/pharma and x-ray waste is required to held for a longer period before it can be taken off-site; generally, at approximately 2-3 week intervals by qualified transport.

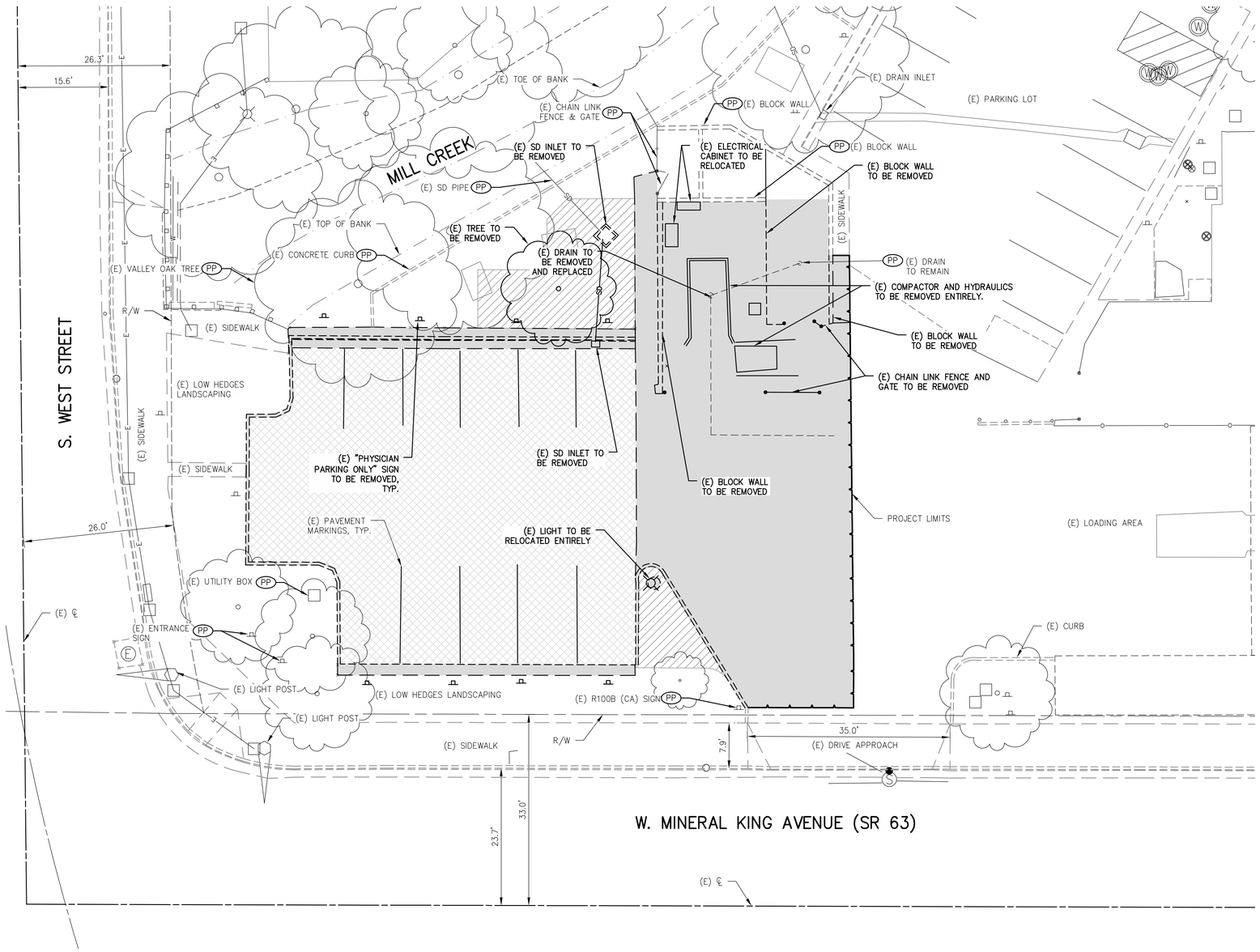
Two existing staff picnic tables would likely be removed and salvaged to the owner.

811 Know what's below. Call before you dig.

WARNING
POWER LINES OVERHEAD

DEMOLITION LEGEND

- EXISTING CONCRETE TO BE DEMOLISHED COMPLETELY, INCLUDING CONCRETE PAVEMENT, CONCRETE SIDEWALKS, AND CURBS.
- EXISTING AC PAVEMENT TO BE DEMOLISHED COMPLETELY.
- EXISTING GRAVEL, DIRT, AND SOD TO BE REMOVED COMPLETELY, INCLUDING CONCRETE BENCHES AND TRASH RECEPTACLE.
- (PP) PROTECT IN PLACE



SCALE IN FEET
0 5 10 20

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The firm of Provost & Pritchard Engineering Group, Inc. expressly reserves its common law copyright and other applicable property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the express written authorization of Provost & Pritchard Engineering Group, Inc. In the event of unauthorized reuse of these plans by a third party, the third party agrees to hold Provost & Pritchard Engineering Group, Inc. harmless, and shall assume all legal liability, and provide defense at Provost & Pritchard Engineering Group, Inc.'s request, for any claims, lawsuits, or other proceedings associated with violating and enforcing these rights.

PRELIMINARY
NOT FOR CONSTRUCTION
[ENTER DATE HERE]

No.	REVISION	BY	DATE

FOR REVIEW ONLY

TRASH COMPACTOR SITE IMPROVEMENTS
KAWEAH DELTA HEALTH CARE DISTRICT
TULARE COUNTY
SITE PLAN
DEMOLITION SHEET

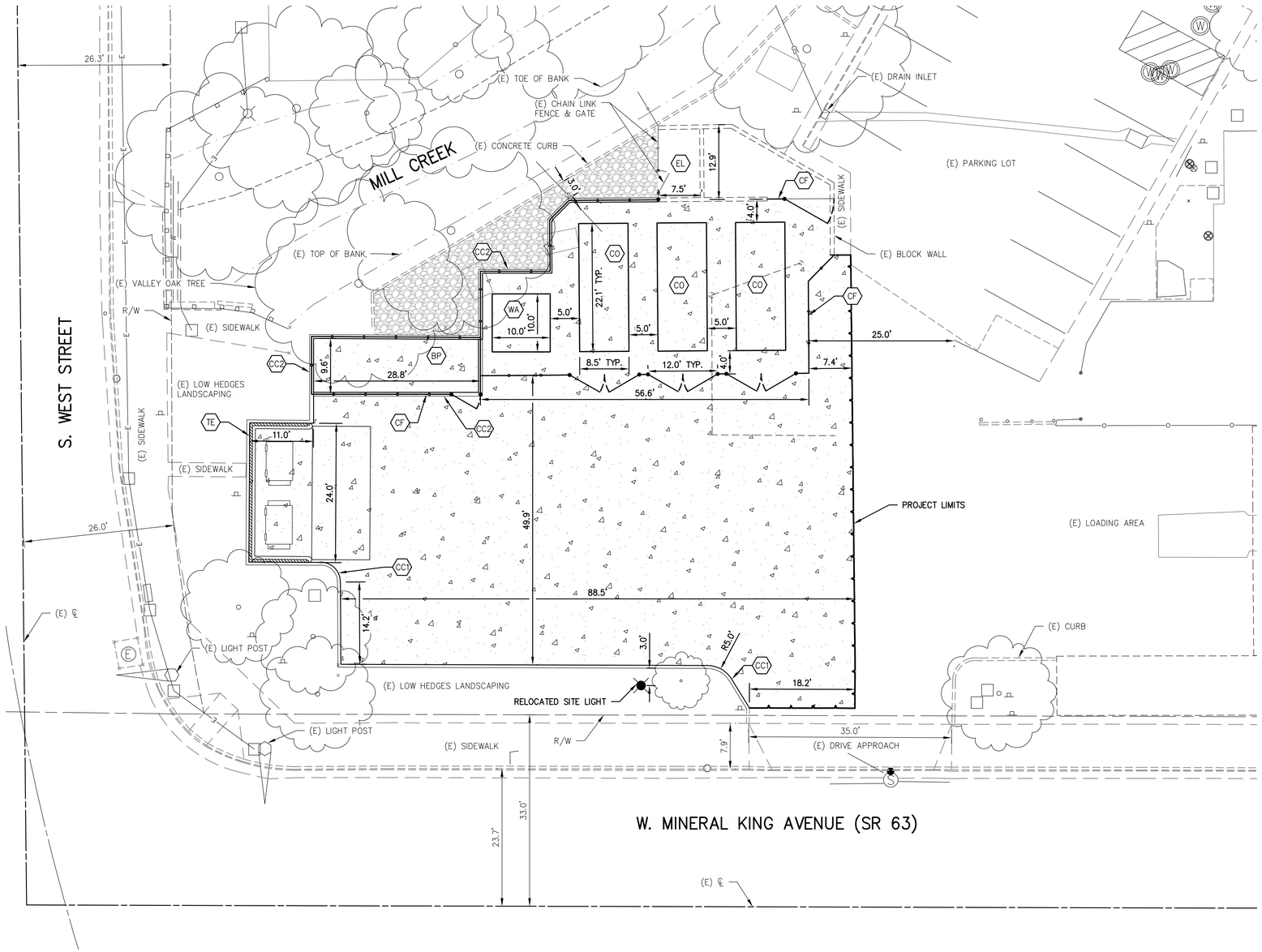
EST. 1966
PROVOST & PRITCHARD CONSULTING GROUP
An Employee Owned Company
286 WEST CROWELL AVENUE
FRESNO, CALIFORNIA 93705-5162
559/449-2700 FAX 559/449-2715
www.ppeng.com

DESIGN ENGINEER: Brayden Lovik
LICENSE NO: ----
DRAFTED BY: ASF
CHECKED BY:
DATE: ----
JOB NO: ----
PROJECT NO: 171520003
PHASE:
0 1"
ORIGINAL SCALE SHOWN IS ONE INCH. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.
SHEET 1
1 OF 2

4/21/2021 9:33 AM G:\Kaweah Delta Health Care District-1715\171520003 - Trash Compactor Site Improvements\300 CAD\340 Sheet Sets\Site Plan Review\1 DEMOLITION SHEET.dwg --Debora De La Torre

Know what's below. Call before you dig.

WARNING
POWER LINES OVERHEAD



CONSTRUCTION LEGEND

- CF — INSTALL 8' TALL CHAIN LINK FENCE AND CHAIN LINK FENCE GATE WITH MESH
- TE — INSTALL 2-CELL TRASH ENCLOSURE PER CITY STD. DWG
- CC1 — CONSTRUCT 6" WIDE CONCRETE CURB PER CITY STD. DWG
- CC2 — CONSTRUCT 8" WIDE CONCRETE CURB PER CITY STD. DWG
- CO — TWO YARD SELF-CONTAINED COMPACTOR
- WA — CONTAINER WASH AREA
- BP — BIO-HAZARD AND PHARMACEUTICAL WASTE AREA WITH CHAINLINK COVERING
- EL — PROPOSED ELECTRICAL EQUIPMENT AREA
- CONCRETE PAVEMENT
- EXISTING GRAVEL GROUND COVER TO REMAIN

NOTES

1. THE PROJECT SITE IS LOCATED WITHIN FLOOD ZONE "AE", PER FEMA COMMUNITY MAP 06107C0933E EFFECTIVE ON 06/16/2009.

SCALE IN FEET
0 5 10 20

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No.	REVISION	BY	DATE

PRELIMINARY
NOT FOR CONSTRUCTION
[ENTER DATE HERE]

FOR REVIEW ONLY

TRASH COMPACTOR SITE IMPROVEMENTS
KAWEAH DELTA HEALTH CARE DISTRICT
TULARE COUNTY
SITE PLAN
SITE PLAN SHEET

EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
286 W. WEST CROWN, STE. 102
FRESNO, CALIFORNIA 93711-6162
559/449-2700 FAX 559/449-2715
www.ppeng.com

DESIGN ENGINEER: Brayden Lovik
LICENSE NO: ----
DRAFTED BY: ASF
CHECKED BY:
DATE: ----
JOB NO: ----
PROJECT NO: 171520003
PHASE:
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ORIGINAL SCALE SHOWN IS ONE INCH. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.
SHEET 2
2 OF 2

4/21/2021 9:33 AM G:\Kaweah Delta Health Care District-1715\171520003 - Trash Compactor Site Improvements\300 CAD\340 Sheet Sets\Site Plan Review\2 SITE PLAN SHEET.dwg -Deborah De La Torre

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

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- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Packwood Apartment Complex Date: April 21,2021

Project Description: Development of a multi-family apartment complex in RM-3 zone (Medium Density Residential) consisting of 144 residential units and 258 parking spaces within 9.5 acres on a vacant parcel.

Site Plan Review Resubmittal: Yes ◯ No ◉ If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: Ron Vander Weerd

Applicant(s) Name: Ron Vander Weerd

Project Address/Location: ~~XXXXXXXXXXXXXXXXXXXXXXXX~~ 4035 S. Demaree St

Assessor Parcel Number: 1 1 9 - 7 3 0 - 0 1 1

Parcel Size (Acreage or Square Feet): 9.5 Acres Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes ◯ No ◉

Estimated Cost of Modifications to Building: $ _____

Describe All Proposed Building Modifications: _____

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 04/21/2021

SPR Agenda: 04/28/2021 Item No. ____

Zone: R-M-3 SPR No. 21-073

Historic District: Yes ◯ No ⓧ

Flood Zone: X ⓧ AE ◯ X/AE ◯

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: Vacant lot

Proposed Building Use: Multifamily apartment complex (Medium Density Residential)

Proposed Hours of Operation: n/a - residential development

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing n/a Proposed n/a

Number of Customers Per Day (Estimated): Existing n/a Proposed n/a

Predicted Peak Operating Hour: n/a

Describe Any Truck Delivery Schedule & Operations: n/a

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291

IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

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  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Ron Vander Weerd

Address: 837 Commercial Ave

City, State, Zip Tulare, CA 93274

Phone: (559) 805-4101

Email: ronvanderweerd@yahoo.com

Signature of Owner or Authorized Agent*

Owner — Date: 4/21/2021

Authorized Agent* — Date:

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Ron Vander Weerd, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

119-730-011

AGENT:

I designate a ne, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Ron Vander Weerd relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of r, 20___.

Signatures	
OWNER	AGENT
Signature of Owner	Signature of Agent
837 Commercial Ave	an a e e
Owner Mailing Address	Agent Mailing Address
Tulare, CA 93274	V a a
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

April 2021

PACKWOOD APARTMENT COMPLEX

BEING A PORTION OF THE S $\frac{1}{2}$ OF NE$\frac{1}{4}$ OF NE$\frac{1}{4}$ SEC. 11, T.19S., R.24 E, M.D.M. IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

KEY NOTES

1. PATH OF ACCESSIBLE TRAVEL FROM PUBLIC SIDEWALK/DWELLING UNITS TO OFFICE, GYM & POOL
2. PATH OF ACCESSIBLE TRAVEL FROM DWELLING UNITS TO TRASH ENCLOSURES

ENGINEER/PLANNER:	4CREEKS INC.
CLIENT:	RON VANDER WEERD

ENTITLEMENTS:
CONDITIONAL USE PERMIT

PROJECT DATA:

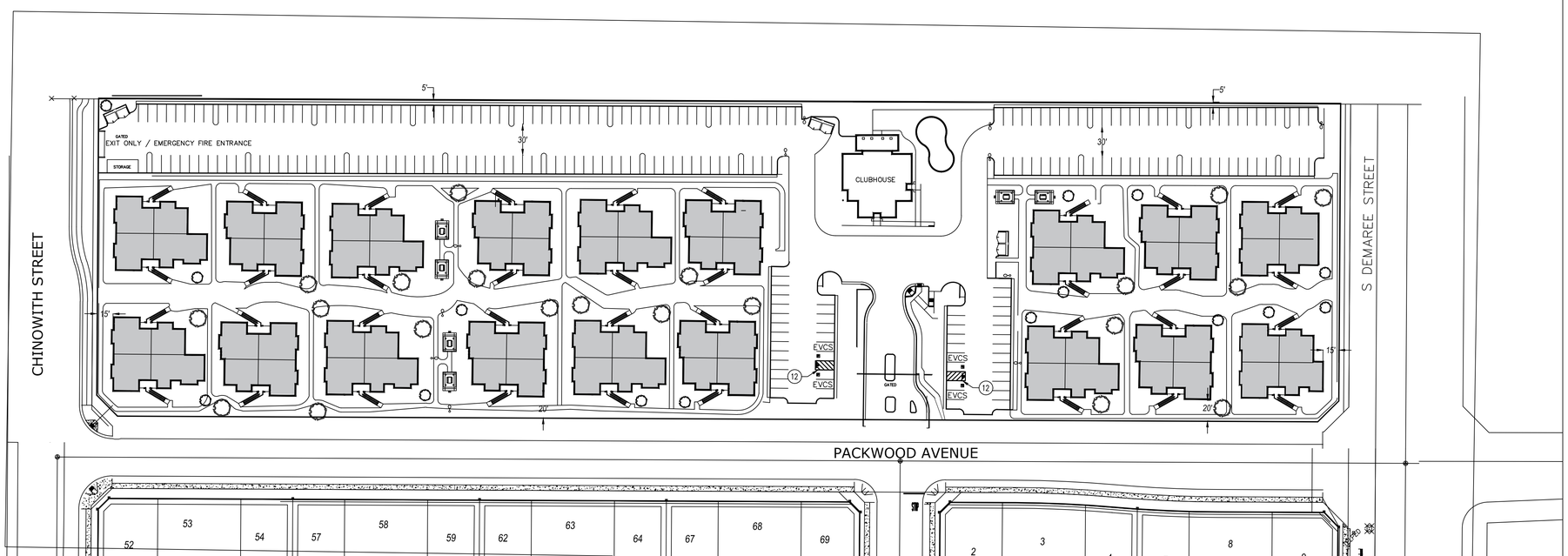
APN	119-730-011
AREA:	±9.5 ACRES
PROPOSED LANDSCAPING:	±TBD S.F. (TBDAC OR ±TBD%)
FLOOD ZONE:	"X"
ZONING:	RM-3, MEDIUM DENSITY MULTI-FAMILY
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL

ELECTRICITY:	SCE
WATER:	CALIFORNIA WATER SERVICE, CO.
SEWER:	CITY OF VISALIA
TELEPHONE:	AT&T
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL

TOTAL RESIDENTIAL UNITS	144
REQUIRED PARKING @ 1.5/DU	216
PROVIDED PARKING SPACES	258
PROJECT DENSITY	144 UNITS / 9.5 ACRES = 15.2 UNITS/ACRE

PARKING COUNTS:

UNCOVERED PARKING:	48
SOLAR CANOPIED PARKING:	198
TOTAL:	246



CONCEPT SITE PLAN

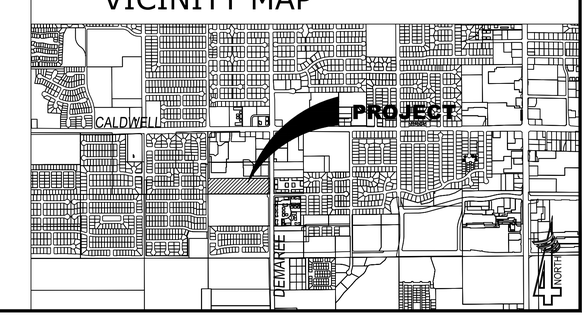
SCALE: 1"=60'

NORTH

PREPARED BY:

4CREEKS

VICINITY MAP



April 2021

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CLIENT:	RON VANDER WEERD

ENTITLEMENTS:
CONDITIONAL USE PERMIT

PROJECT DATA:

APN	119-730-011
AREA:	±9.5 ACRES
PROPOSED LANDSCAPING:	±TBD S.F. (TBDAC OR ±TBD%)
FLOOD ZONE:	"X"
ZONING:	RM-3, MEDIUM DENSITY MULTI-FAMILY
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL
ELECTRICITY:	SCE
WATER:	CALIFORNIA WATER SERVICE, CO.
SEWER:	CITY OF VISALIA
TELEPHONE:	AT&T
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
TOTAL RESIDENTIAL UNITS	144
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PROVIDED PARKING SPACES	258
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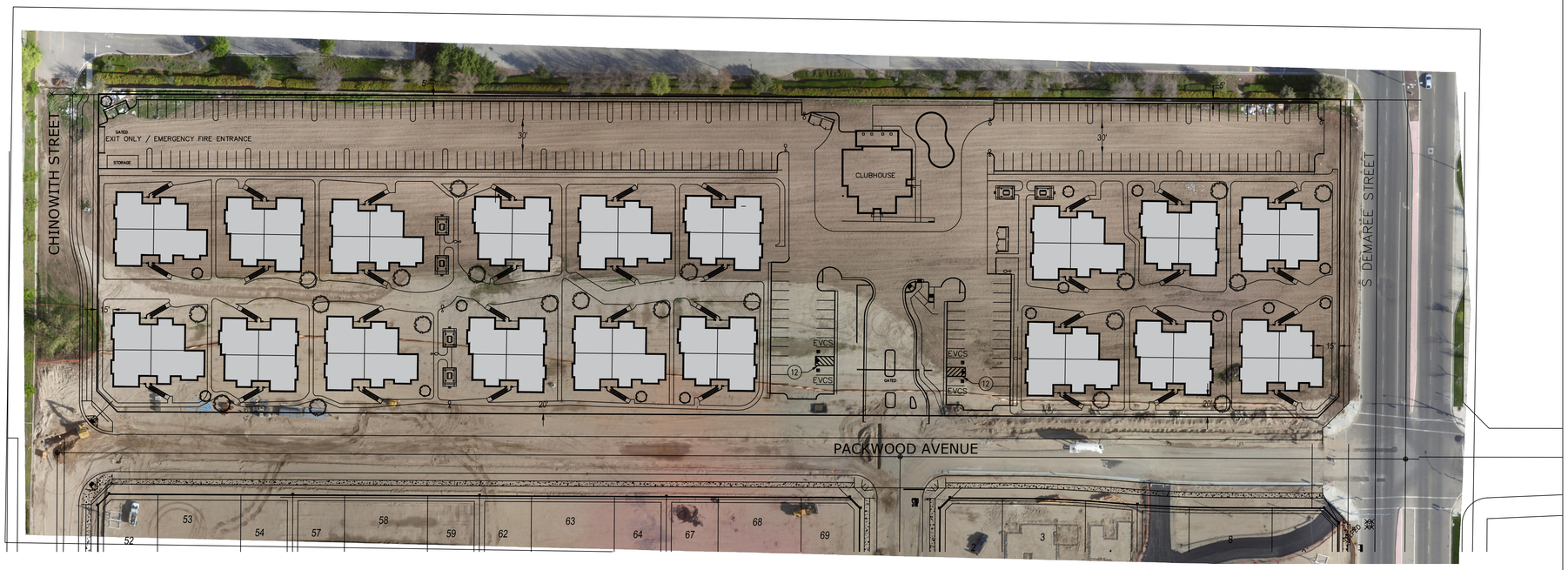


CONCEPT SITE PLAN

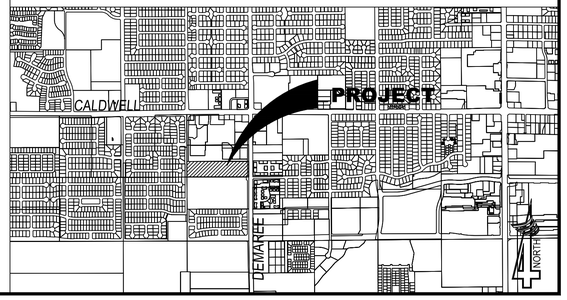
SCALE: 1"=60'

NORTH

PREPARED BY:

4CREEKS

VICINITY MAP



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- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Shirk and Riggin Industrial Park Date: 04/22/2021

Project Description: TEMPORARY FUEL TRANSFER FACILITY

Site Plan Review Resubmittal: Yes ◯ No ◯ If Resubmittal, Previous Site Plan Review Number:

Property Owner: VALLEY PACIFIC PETROLEUM

Applicant(s) Name: LANE ENGINEERS, INC.

Project Address/Location: NW Corner of Shirk St and Riggen Ave

Assessor Parcel Number: 000-013-862, 077-840-002, 003

Parcel Size (Acreage or Square Feet): 19.92 ac Building or Suite Square Footage: 3,695,300 SF

Are There Any Proposed Building Modifications: Yes ◯ No ◯

Estimated Cost of Modifications to Building: $ 0

Describe All Proposed Building Modifications: N/A

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 04/22/2021

SPR Agenda: 04/28/2021 Item No. _____

Zone: X SPR No. 21-074

Historic District: Yes ◯ No ⊗

Flood Zone: X ⊗ AE ◯ X/AE ◯

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: Vacant/Agriculture

Proposed Building Use: C-Store, Drive-Thru Restaurant, Light Industrial, Heavy Industrial

Proposed Hours of Operation: 24/7/365

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing 0 Proposed 3

Number of Customers Per Day (Estimated): Existing 0 Proposed 0

Predicted Peak Operating Hour:

Describe Any Truck Delivery Schedule & Operations: SCHEDULE AND OPERATIONS DEPEND ON RAIL CAR

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): N/A

Describe Any Special Events Planned for the Facility: THE PROPOSED USE IS FOR TEMPORARY LOADING AND

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

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- Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
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  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
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  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: 3

Address: 0

City, State, Zip TULARE, CA 93274

Phone: 559-688-5263

Email: AARON@LANEENGINEERS.COM

Signature of Owner or Authorized Agent*

Owner

Date

Molly McDonnel

Authorized Agent*

Date 04/22/2021

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

000-013-862, 077-840-002, 003

AGENT:

I designate Molly McDonnel (4-Creeks, Inc.), to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to SPR for proposed industrial development on 280 acres. relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 7 day of 7, 201.

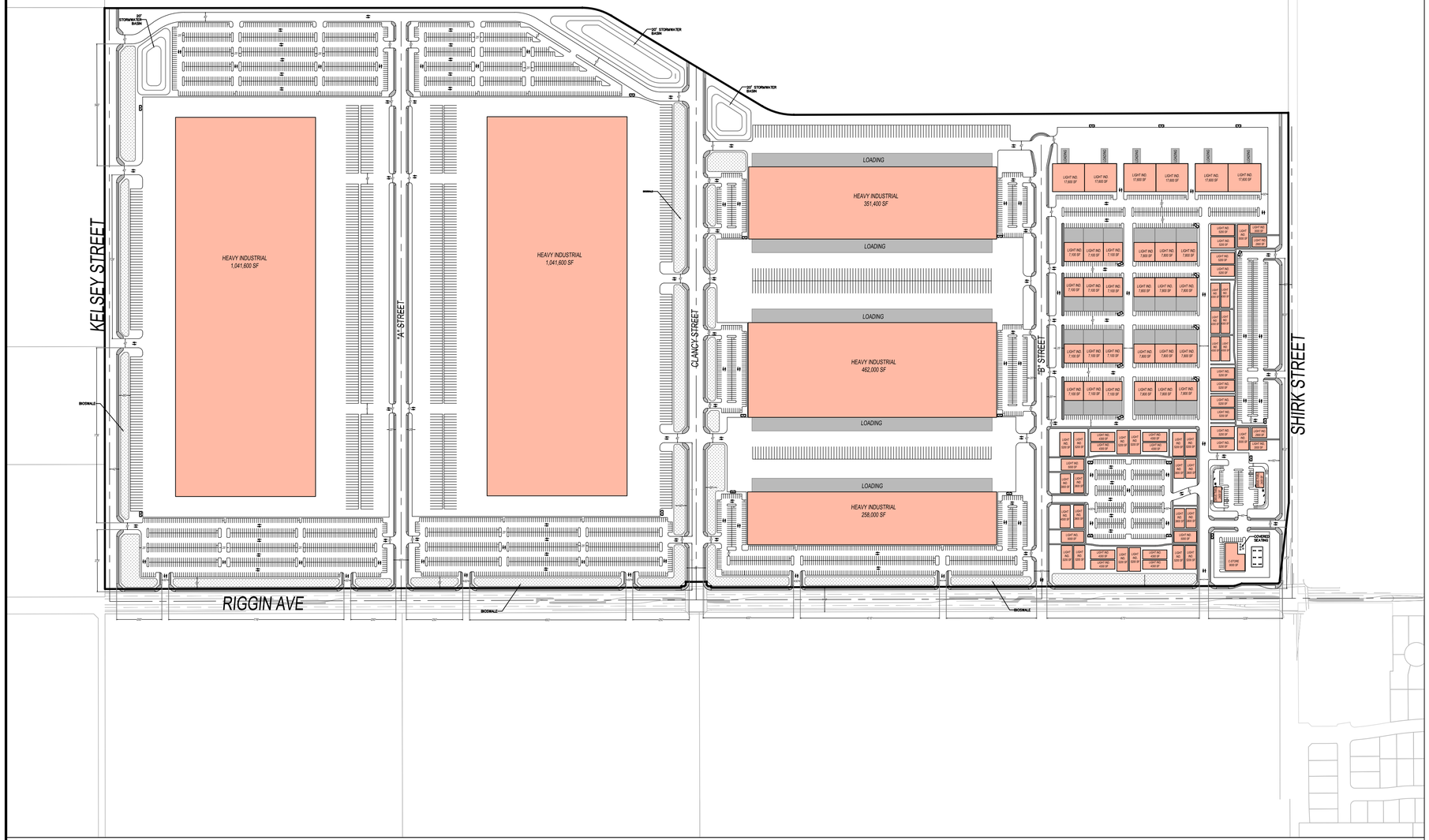
Signatures

OWNER	AGENT
Signature of Owner	Molly McDonnel Signature of Agent
11878 Ave 328, Visalia, CA 93291 Owner Mailing Address	324 South Santa Fe, STE A, Visalia, CA 93292 Agent Mailing Address
Owner Phone Number	(559) 802-3052 Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

APRIL 21, 2021

SHIRK & RIGGIN INDUSTRIAL PARK



SITE DATA:

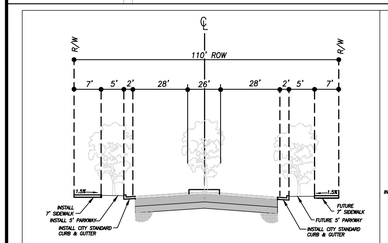
APN:	000-013-862, 077-840-002, 003
ACRES:	+/- 280 ACRES
ZONING (PROPOSED):	LIGHT INDUSTRIAL, INDUSTRIAL
GENERAL PLAN (EXISTING):	LIGHT INDUSTRIAL, INDUSTRIAL
GENERAL PLAN (PROPOSED):	LIGHT INDUSTRIAL, INDUSTRIAL

UTILITIES

SEWER SERVICE:	CITY OF VISALIA
WATER SERVICE:	CITY OF VISALIA
STORMWATER:	ON-SITE BIOSWALES/BASINS
GAS SERVICE:	SOUTHERN CALIFORNIA GAS COMPANY
ELEC. SERVICE:	SOUTHERN CALIFORNIA EDISON
REFUSE SERVICE:	CITY OF VISALIA
TELEPHONE:	SBC
FLOOD ZONE:	X

BUILDING SQUARE FOOTAGE

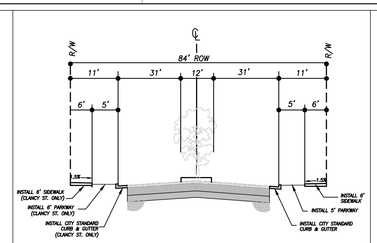
BUILDING TYPE	BUILDING SF	PARKING PROPOSED
C-STORE	9,000 SF	23 SPACES
DRIVE-THRU RESTAURANT	4,800 SF	62 SPACES
LIGHT INDUSTRIAL	526,900 SF	1273 SPACES
HEAVY INDUSTRIAL	3,154,600 SF	4463 SPACES
TOTAL	3,695,300 SF	5821 SPACES



(LOOKING EAST)

RIGGIN AVENUE & SHIRK STREET
CITY STANDARD P-5:: 4 LANE ARTERIAL

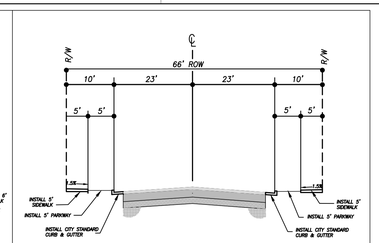
NTS



(LOOKING NORTH)

KELSEY STREET & CLANCY STREET
CITY STANDARD P-3: 2 LANE COLLECTOR

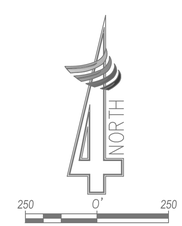
NTS

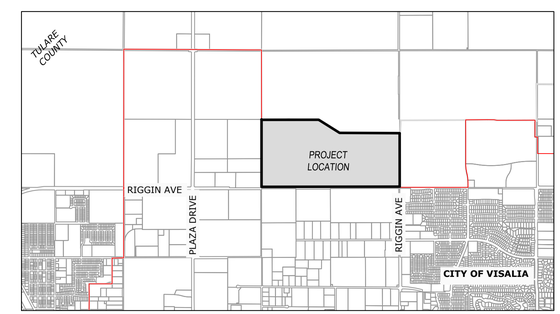


(LOOKING NORTH)

"A" STREET & "B" STREET
CITY STANDARD P-2: 2 LANE LOCAL INDUSTRIAL

NTS





VICINITY MAP

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Visalia Logistics Ctr., Ph. 2 Tentative Parcel Map Date: 04/23/2021

Project Description: Lot split of 138.8-acre (net) parcel into two 69.4-acre (net) parcels.
Parcel 1 is 69.412-acre (net) and Parcel 2 is 69.412-acre (net).

Site Plan Review Resubmittal: Yes ◯ No (X) If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: CapRock Acquisitions, LLC

Applicant(s) Name: CapRock Acquisitions, LLC

Project Address/Location: Land bounded by Plaza Dr., Kelsey St., River Way Ave., Ave. 320

Assessor Parcel Number: 0 7 7 - 1 2 0 - 0 1 8

Parcel Size (Acreage or Square Feet): 154.8 ac (gross) Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes ◯ No (X)

Estimated Cost of Modifications to Building: $ N/A

Describe All Proposed Building Modifications: N/A

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 04/22/2021

SPR Agenda: 04/28/2021 Item No. _____

Zone: I SPR No. 21-075

Historic District: Yes ◯ No (X)

Flood Zone: X (X) AE ◯ X/AE ◯

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: Vacant Land

Proposed Building Use: Industrial Warehouse Use / Distribution Center / Logistics Center

Proposed Hours of Operation: While no tenant has been identified, typical uses are 24 hours per day

Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)

Number of Employees Per Day: Existing N/A Proposed TBD

Number of Customers Per Day (Estimated): Existing N/A Proposed TBD

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: Truck deliveries and departures will take place throughout the day.
The proposed use is a distribution center which, depending on future tenant, will dictate truck usage/volume.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): None

Describe Any Special Events Planned for the Facility: None by the developer

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

⇨ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).

⇨ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.

⇨ Site plan shall provide for and indicate all of the following:

- North arrow
- All existing & proposed site features
- Site dimensions, including building
- Existing and proposed fencing at site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
- Existing & proposed structures
- Adjacent street names
- Refuse enclosures & containers
- Valley oak trees (show drip line)
- Existing & proposed landscaping
- Parking stalls (include ADA)
- Loading/unloading areas
- Accessible path of travel from right of way
- Accessible path of travel from ADA stall
- Location and width of drive approaches to site
- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Patrick Daniels - CapRock Acquistions, LLC

Address: 1300 Dove Street, Suite 200

City, State, Zip Newport Beach, CA 92660

Phone: (949) 342-8000 (x102)

Email: pdaniels@caprock-partners.com

Signature of Owner or Authorized Agent*

Owner — Date: 4/15/21

N/A

Authorized Agent* — Date

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

_____ _____ _____

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

PROPERTY OWNER
D & P Cornerstone Properties, LLC, a California limited liability company.
18790 Alicante Circula
Morgan Hill, CA 95037–9395

DEVELOPER
Caprock Acquisitions, LLC
1300 Dove St., Ste 200
Newport Beach, CA 92660

LEGAL DESCRIPTION
THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE WEST 40 FEET THEREOF AS CONVEYED TO THE COUNTY OF TULARE BY DEED RECORDED DECEMBER 30, 1935 IN BOOK 652, PAGE 204 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM PORTION OF LAND AS CONVEYED TO THE COUNTY OF TULARE FOR RIGHT OF WAY ACQUISITION BY GRANT DEED RECORDED AUGUST 25, 2008, INSTRUMENT NO. 2008–0058235 OF OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 50% INTEREST IN AND TO SAID OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN SAID LAND WITHOUT RIGHT OF ENTRY.

ACREAGE NOTE
GROSS ACREAGE(S) INCLUDE ALL PORTIONS HELD IN FEE TITLE, REGARDLESS OF EXISTING EASEMENTS OR FUTURE RIGHTS–OF–WAY. THE ADJACENT RIGHT–OF–WAY FOR PLAZA AVENUE WAS GRANTED TO THE COUNTY IN FEE AND IS NOT INCLUDED IN THE GROSS ACREAGE.

NET ACREAGES SHOWN FOR PROPOSED PARCELS 1 AND 2 EXCLUDE:
- THOSE PORTIONS OF THE EXISTING RIGHT–OF–WAY FOR KIBLER AVENUE (AVENUE 320) THAT WERE NOT PREVIOUSLY GRANTED TO THE COUNTY OF TULARE IN FEE
- THOSE PORTIONS WITHIN THE FUTURE CITY RIGHTS–OF–WAY FOR RIVER WAY, KELSEY STREET, AND KIBLER STREET
- ANTICIPATED 25' DRAINAGE EASEMENTS ALONG ALL ROAD FRONTAGES

BASIS OF BEARINGS
THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, DETERMINED TO BE SOUTH 0°00'41" WEST BY GPS OBSERVATIONS.

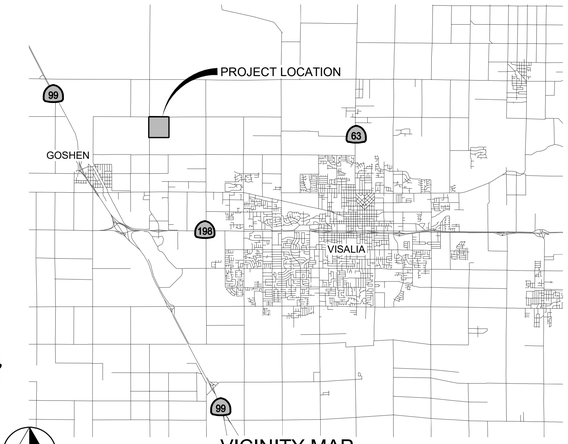
FLOOD ZONE INFORMATION
AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PANEL NUMBER 06107C0910E, FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES ENTIRELY WITHIN ZONE X.

GENERAL NOTES
- APN: 077–120–018
- SITE AREA: 154.32 ACRES
- NET AREA: 138.83 ACRES
- SITE DRAINAGE: ONSITE PONDING BASINS & SWALES
- TRASH COLLECTION: CITY OF VISALIA
- SEWERAGE: CITY OF VISALIA
- WATER: CAL WATER
- FLOOD ZONE: ZONE X
- GENERAL PLAN: INDUSTRIAL
- ZONING: INDUSTRIAL
- EXISTING USE: AGRICULTURE

BENCHMARK
THE BENCHMARK IS CITY OF VISALIA BENCHMARK NO. 639
THE MONUMENT IS TULARE COUNTY BRASS CAP BENCHMARK #80–308, LOCATED AT THE SOUTHEAST CORNER OF PLAZA AND FERGUSON.
VERTICAL DATUM: NGVD29 (CITY OF VISALIA DATUM)
ELEVATION = 291.390'

LEGEND
- MONUMENTS FOUND AND ACCEPTED, EXCEPT AS NOTED
- UTILITY POLE
- GUY ANCHOR
- WATER/IRRIGATION VALVE
- SIGN
- WELL
- ELECTRIC BOX/PANEL

FOR PROPOSED IMPROVEMENTS, REFER TO SPR 20–185

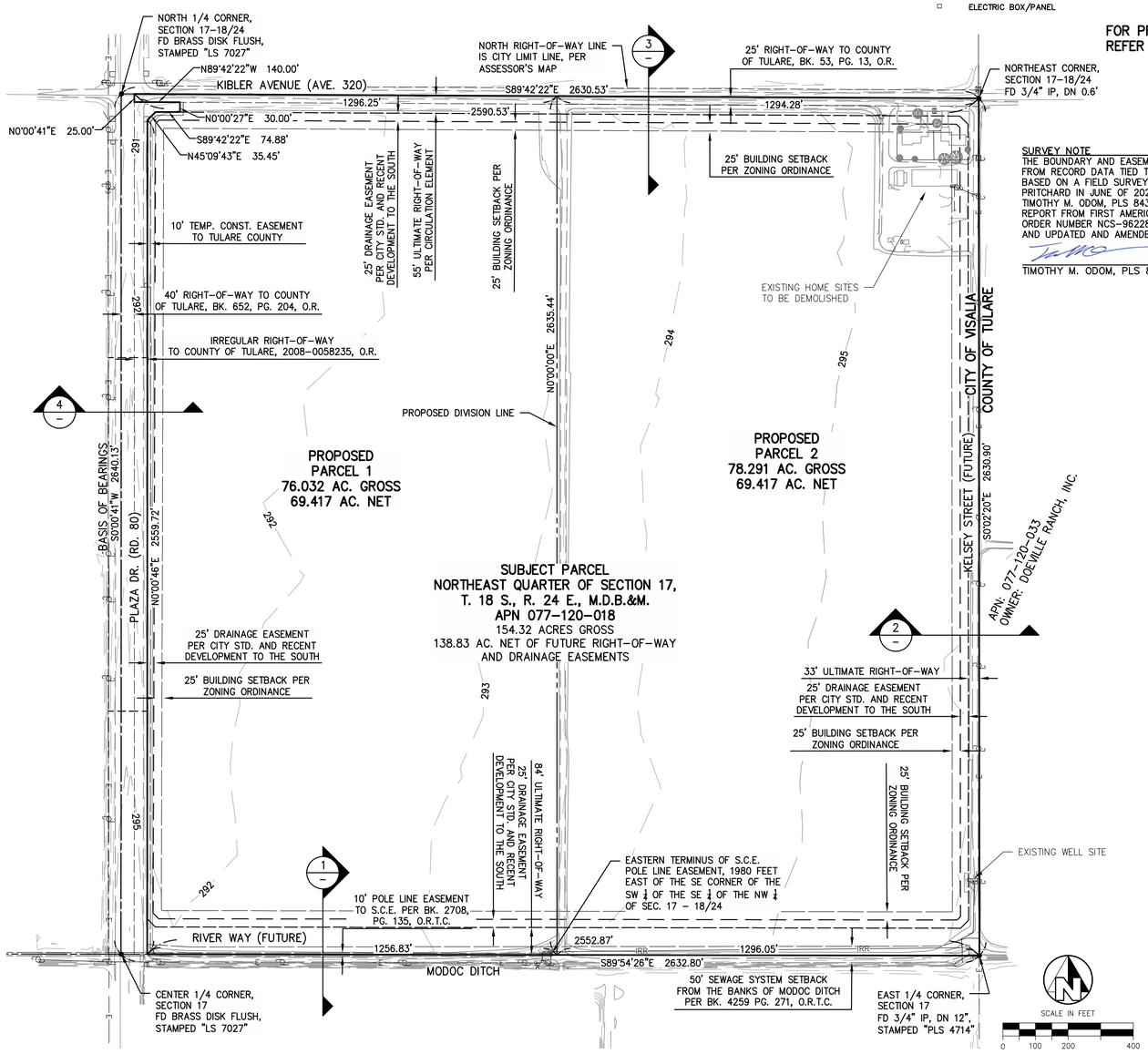


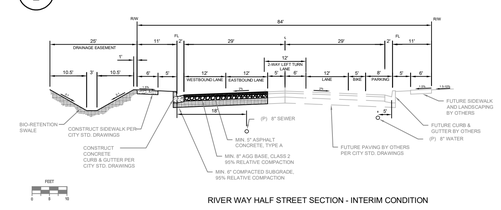
VICINITY MAP
NOT TO SCALE

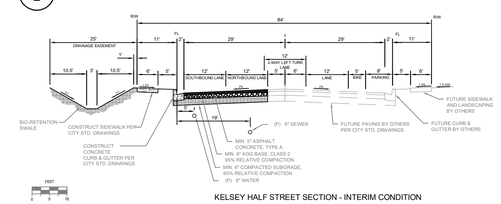
SURVEY NOTE
THE BOUNDARY AND EASEMENT INFORMATION SHOWN IS FROM RECORD DATA TIED TO PHYSICAL MONUMENTS, AND IS BASED ON A FIELD SURVEY COMPLETED BY PROVOST & PRITCHARD IN JUNE OF 2020, UNDER THE DIRECTION OF TIMOTHY M. ODOM, PLS 8438, AND A PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS–962288–SD, DATED MAY 15, 2019, AND UPDATED AND AMENDED JANUARY 29, 2021.

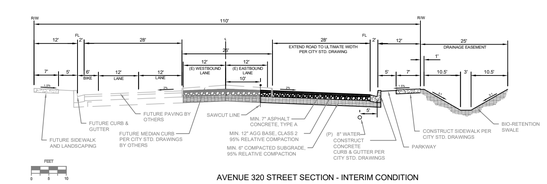
4/22/21
TIMOTHY M. ODOM, PLS 8468

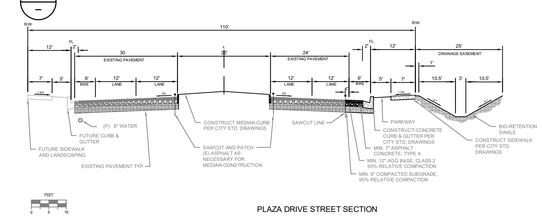
PROFESSIONAL LAND SURVEYOR TIMOTHY M. ODOM No. 8468 STATE OF CALIFORNIA











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No.	REVISION	BY	DATE

VISALIA LOGISTICS CENTER PH. 2
CAPROCK ACQUISITIONS
CITY OF VISALIA, COUNTY OF TULARE

TENTATIVE PARCEL MAP

EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
130 NORTH GARDEN STREET
VISALIA, CALIFORNIA 93291-7362
559/636-1166 FAX 559/636-1177
www.ppeng.com

DESIGN ENGINEER: MATTHEW J. BARNES
LICENSE NO: C79145
DRAFTED BY: TMO
CHECKED BY: MJB
DATE: 4/22/2021
JOB NO: 291621001
PHASE:
0 _____ 1"
ORIGINAL SCALE SHOWN IS ONE INCH. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.
SHEET 1 OF 1

4/22/2021 10:50 AM G:\CapRock Acquisitions-2916\291621001-Vis Logistics Ctr ph\300 CAD\330 Existing Conditions\Surveys_Ex\291619001-SUR-TPM.dwg -Tim Odom

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Highland Park Sales Trailer Date: April 20, 2021

Project Description: Sales trailer and accessible parking stall for new residential development project. Trailer to be located on lots 1 & 2 of Phase 2

Site Plan Review Resubmittal: Yes ◯ No ⓧ If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: Woodside 06N, LP

Applicant(s) Name: Jason Huckleberry

Project Address/Location: SE Corner of Giddings St & Sedona Ave

Assessor Parcel Number: 078-120-029

Parcel Size (Acreage or Square Feet): Approx. 5 Acres Building or Suite Square Footage: 720 SF

Are There Any Proposed Building Modifications: Yes ◯ No ⓧ

Estimated Cost of Modifications to Building: $ _____

Describe All Proposed Building Modifications: _____

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 04/22/2021

SPR Agenda: 04/28/2021 Item No. _____

Zone: R-M-2 SPR No. 21-076

Historic District: Yes ◯ No ⓧ

Flood Zone: X ⓧ AE ◯ X/AE ◯

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: Vacant land, previous walnut orchard

Proposed Building Use: Sales trailer for new residential development

Proposed Hours of Operation: 9am to 7pm

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing 0 Proposed 2

Number of Customers Per Day (Estimated): Existing 0 Proposed 10

Predicted Peak Operating Hour: 3pm to 6pm

Describe Any Truck Delivery Schedule & Operations: None

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): None

Describe Any Special Events Planned for the Facility: None

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

- Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Jason Huckleberry

Address: 9 River Park Place East Suite 430

City, State, Zip Fresno, CA 93720

Phone: 559-793-6780

Email: jason.huckleberry@woodsidehomes.com

Signature of Owner or Authorized Agent*

Owner — Date: April 20, 2021

Authorized Agent* — Date

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

_____ _____ _____

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

NOTES:

1. UTILITY SERVICES TO BE INSTALLED TO SALES TRAILER (SEWER, WATER, AND DRY UTILITIES).
2. PAVED DRIVE AND ACCESSIBLE PARKING STALL TO BE PROVIDED ONSITE.
3. PROJECT TO SECURE BUILDING PERMITS AS NECESSARY FOR PLACEMENT OF TRAILER AND CONNECTION TO SERVICES.
4. LANDSCAPING IMPROVEMENTS TO BE PROVIDED FOR SITE.
5. SALES TRAILER TO BE UTILIZED BY WOODSIDE HOMES FOR ALL PHASES OF THE HIGHLAND PARK PROJECT.

SALES OFFICE SITE PLAN

NORTH

0" 1"
1" = 20'

•HIGHLAND PARK 2, FUTURE LOTS 124 & 125•

DRAWN: August 3, 2020
BUYER(S) SIGNATURE: _____ APPROVAL DATE: _____

Woodside Homes
BETTER BY DESIGN

9 River Park Place East
Visalia, California 93291
Phone: (559) 437-9000
Fax: (559) 437-5006

VISALIA, CA

HIGHLAND PARK AT SHANNON RANCH CONDITIONAL USE PERMIT AMENDMENT

BEING A DIVISION OF PARCEL 5 OF SHANNON RANCH EAST, RECORDED IN VOLUME 40 OF MAPS AT PAGE 46, TCR IN SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

APRIL 2012

FOR:
VISALIA SHANNON RANCH LAND DEVELOPMENT CO, INC.
675 HARTZ AVE.
DANVILLE, CA 94526
PHONE: (925) 314-3872

BY:
Quad Knopf
5110 W. CYPRESS AVE.
P.O. BOX 3699 VISALIA, CA 93278
TEL: (559) 733-0440
FAX: (559) 733-7821 WEBSITE: www.quadknopf.com

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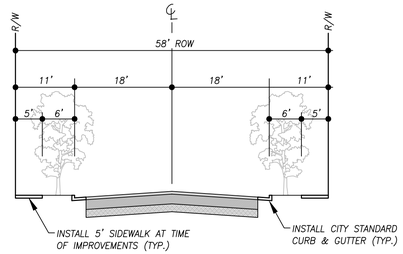
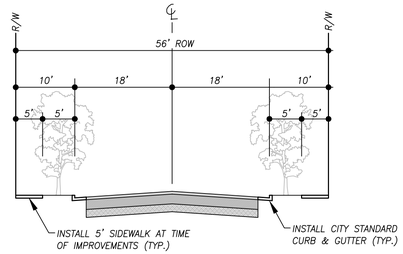
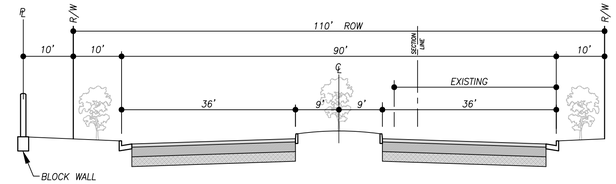


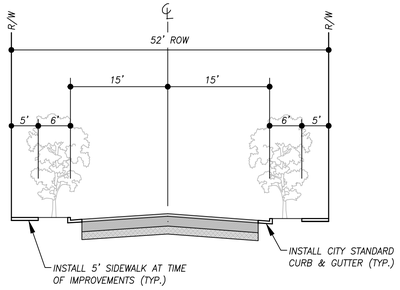
ENTRANCE AT TURNER ST CROSS SECTION
NOT TO SCALE



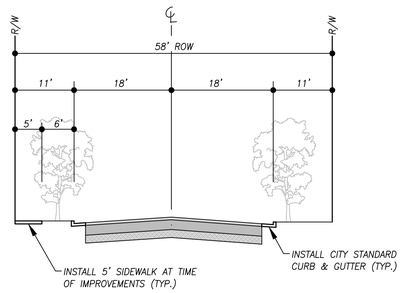
ENTRANCE AT PRESCOTT AVE CROSS SECTION
NOT TO SCALE



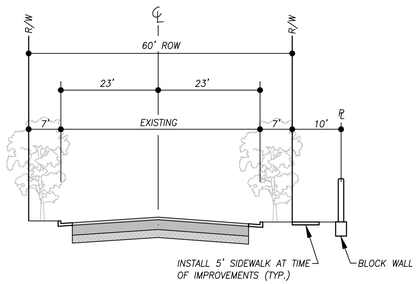
RIGGIN AVE CROSS SECTION
LOOKING EAST – NOT TO SCALE



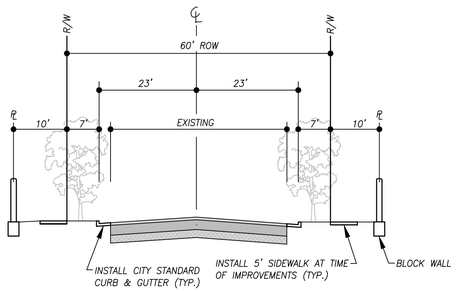
TYPICAL 52' R/W ST CROSS SECTION
NOT TO SCALE



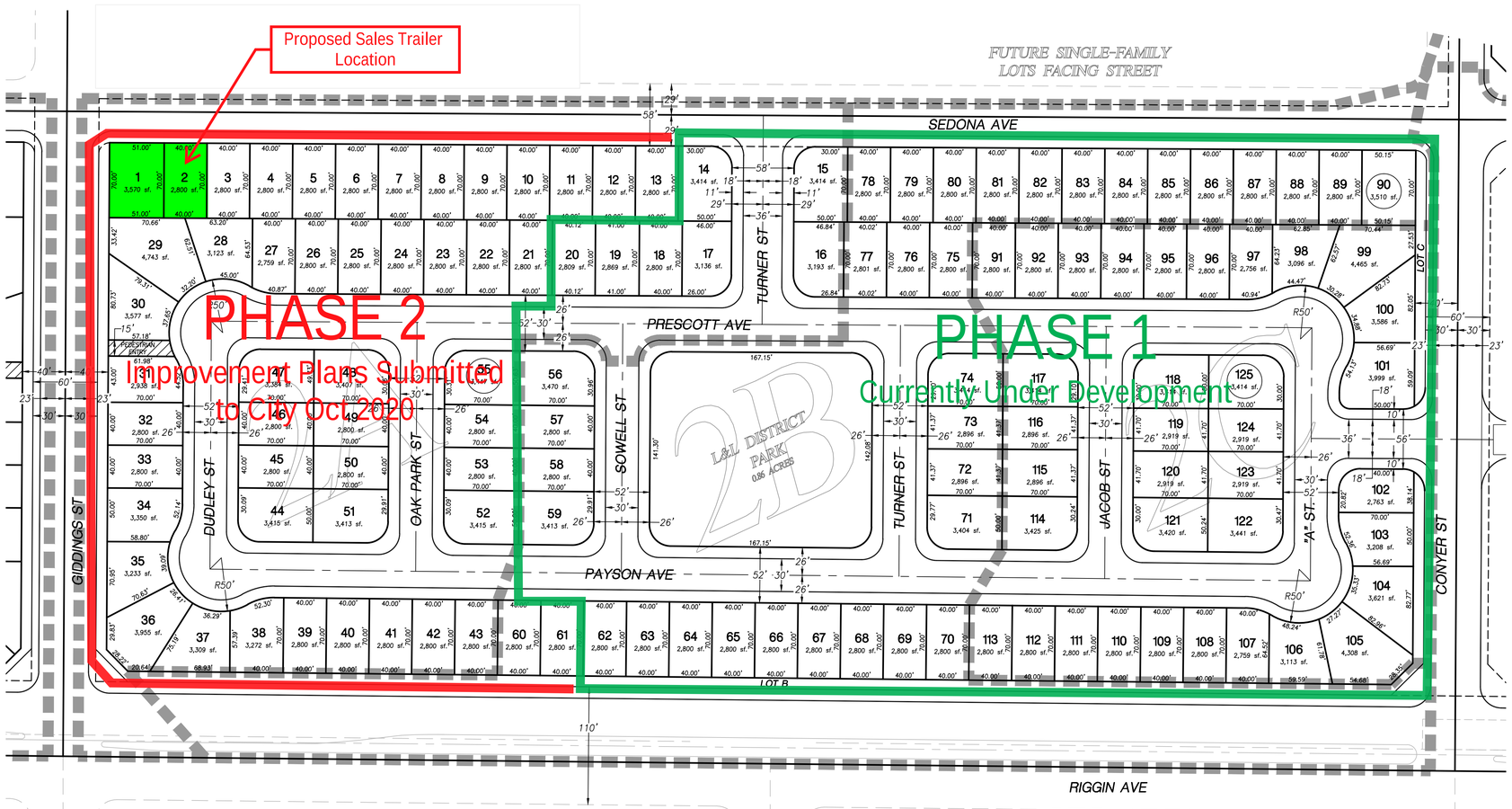
SEDONA AVE CROSS SECTION
LOOKING WEST – NOT TO SCALE



CONYER ST CROSS SECTION
LOOKING SOUTH – NOT TO SCALE



GIDDINGS ST CROSS SECTION
NOT TO SCALE

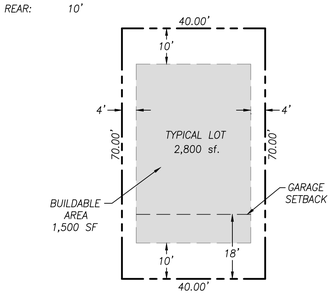


SITE DATA

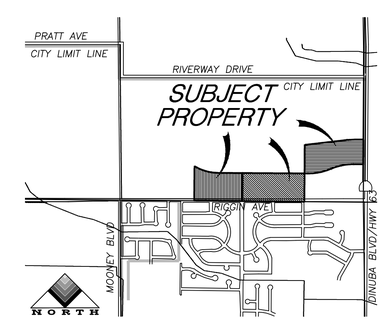
EXISTING ZONING:	R-M-2
EXISTING USE:	AGRICULTURAL
PROPOSED ZONING:	R-M-2
PROPOSED USE:	RESIDENTIAL
SEWAGE DISPOSAL:	CITY OF VISALIA
WATER:	CALIFORNIA WATER SERVICE COMPANY
NATURAL GAS:	SO. CAL. GAS CO.
POWER:	SO. CAL. EDISON CO.
TELEPHONE:	PAC BELL
FLOOD ZONE:	C
A.P.N.:	078-120-029
TOTAL ACRES:	14.36
NO. OF LOTS:	125
NET ACRES:	9.08
NET DENSITY:	13.77 LOTS/NET ACRE

PROPOSED LOT SETBACKS

FRONT:	10' (HOUSE), 18' (GARAGE), 20' (GARAGE W/TILT UP DOORS)
SIDE:	5'
REAR:	10'



TYPICAL LOT
SCALE: 1"=20'



VICINITY MAP
1"=1500'

N
SCALE: 1"= 60'
60' 0' 60'

FILE NAME: L:\Projects\2010\100181\ACAD\Tentative Map\04475-TM-SHT-1-4.dwg – LAST SAVE: 4/11/2012 12:02:19 PM PDT – BY: Kenny Santiago