

SITE PLAN REVIEW AGENDA

5/26/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR20096

PROJECT TITLE: Carleton Acres

DESCRIPTION: 511 Acres Mix Use Master Plan Community. This Project follows the General Plan Policy LU-P-21 and LU-P-22. We are Proposing New Land Use Designations on the Conceptual Plan. Master Plan and Development Agreement to be Submitter after SPR Comments.

APPLICANT: Michelle Huerta

OWNER: VISALIA CITY OF
HAYES RANCH LLC
SECTION 15 PARTNERS LLC

APN: 077100088
077100103
077100105

LOCATION: 3001 N AKERS ST
3003 N AKERS ST

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR20176

PROJECT TITLE: Acevedo Homes - Amelia Acevedo

DESCRIPTION: Create 4 Parcels and a Remainder (R-1-5)

APPLICANT: Amelia Acevedo

OWNER: ACEVEDO HOMES INC

APN: 126020081

LOCATION: 4234 S DEMAREE ST

ITEM NO: 3 Resubmit

SITE PLAN NO: SPR21013

PROJECT TITLE: Pinkham St Multifamily Complex

DESCRIPTION: Multi-Family Residential (R-M-2)

APPLICANT: Kevin Fistolera

OWNER: BENART S&L CUSTOM HOMES INC

APN: 100050012

LOCATION:

ITEM NO: 4 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

ITEM NO: 5 Continue one week

SITE PLAN NO: SPR21088

PROJECT TITLE: Visalia Car-Wash

DESCRIPTION: Proposed Development of a 1 Acre Commercial Site for use as a Car-Wash (C-N)

APPLICANT: Bottom Line LLC

OWNER: DHALIWAL HEMRAJ S & SANDEEP K

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.

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315 E. Acequia Avenue

APN: 091171018

LOCATION: 1804 N DINUBA BLVD

ITEM NO: 6

SITE PLAN NO: SPR21090

PROJECT TITLE: Mi Casita Tacos

DESCRIPTION: Taco Truck (C-MU)

APPLICANT: Armando Alvarado

OWNER: SYPRASERT ARICH ATH & BOUALIENE

APN: 094033009

LOCATION: 101 NE 3RD AVE

ITEM NO: 7

SITE PLAN NO: SPR21091

PROJECT TITLE: Mi Casita Tacos

DESCRIPTION: Taco Truck (C-MU)

APPLICANT: Edgar Alvarado

OWNER: TAING SIEN Y

APN: 091151041

LOCATION: 1440 N DINUBA BLVD

ITEM NO: 8

SITE PLAN NO: SPR21092

PROJECT TITLE: The Source LGBT+ Center

DESCRIPTION: Community Center, Resource Center, Administration Offices and Meeting Spaces for Peer Support Groups. (C-MU)

APPLICANT: JONES RICHARD A JR & CARLA W

OWNER: JONES RICHARD A JR & CARLA W

APN: 094015018

LOCATION: 109 NW 2ND AVE

ITEM NO: 9

SITE PLAN NO: SPR21093

PROJECT TITLE: S. Ben Maddox Way @ Caldwell Ave

DESCRIPTION: Proposing to divide a 42.5 Acre Site into 196 Single Family Residential Parcels. (X)

APPLICANT: David Duda

OWNER: TEVELDE LAUREN JOY

TEVELDE BERNARD ALAN & REBECCA DEE

APN: 126130013

126130018

LOCATION: 1829 E CALDWELL AVE

ITEM NO: 10

SITE PLAN NO: SPR21094

PROJECT TITLE: 7345 W. Goshen Unit B

DESCRIPTION: AAA Towing & Roadside Service (I-L)

APPLICANT: Micheal Patchin

OWNER: FREITAS RENTALS 3 LP

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315 E. Acequia Avenue

APN: 081140010

LOCATION: 7345 W GOSHEN AVE Unit I

ITEM NO: 11

SITE PLAN NO: SPR21096

PROJECT TITLE: Emerald Creek Duplex

DESCRIPTION: Lots 1-6 Emerald Creek, PM 44-5 (R-1-5) Ref: R&P SPR 20-180

APPLICANT: Kevin Fistolera

OWNER: EMERALD CREEK DEVELOPMENT

APN: 101370001

101370002

101370003

101370004

101370005

101370006

LOCATION: 4102 E KAWEAH AVE

4104 E KAWEAH AVE

4106 E KAWEAH AVE

4108 E KAWEAH AVE

4112 E KAWEAH AVE

4114 E KAWEAH AVE

4116 E KAWEAH AVE

4118 E KAWEAH AVE

4122 E KAWEAH AVE

4124 E KAWEAH AVE

4126 E KAWEAH AVE

4140 E KAWEAH AVE

4142 E KAWEAH AVE

4132 E KAWEAH AVE

4134 E KAWEAH AVE

4136 E KAWEAH AVE

4200 E KAWEAH AVE

4202 E KAWEAH AVE

ITEM NO: 12

SITE PLAN NO: SPR21097

PROJECT TITLE: Ouzounian Properties

DESCRIPTION: Tenant Improvement Office Spaces, Parcel Development, Printing (C-R)

APPLICANT: George Ouzounian

OWNER: OUZOUNIAN GROUP LP

APN: 126061034

LOCATION: 2001 W CALDWELL AVE

2003 W CALDWELL AVE

2007 W CALDWELL AVE

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.

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: Carleton Acres Date: 05-20-21
Project Description: Carleton Acres is a 507 acre mix use development Specific Plan. A notice of preparation of EIR has been completed. A Specific Plan and Development Agreement will be submitted after site plan review approval. See attached project description.
Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 20-096
Property Owner: Hayes Ranch LLC
Applicant(s) Name: M Architecture & Design
Project Address/Location: North Visalia. Between Riggins & Ave. 320 (north/south) and Akers & Shirk (east/west)
Assessor Parcel Number: 0 7 7 - 1 0 0 - 0 8 8 077-100-105
Parcel Size (Acreage or Square Feet): 507 acres Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

--- 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: Existing land use agricultural. Uses located in Tier 1,2, & 3.

Proposed Building Use: Conceptual Site Plan gives an idea of street layouts following the City's standards. See attached project description.

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 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): N/A

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

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

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

Name: M Architecture & Design--Michelle Huerta
 Address: 13837 S. Zediker Ave.
 City, State, Zip: Kingsburg, CA 93631
 Phone: 559-408-4200
 Email: michelle@m-archdesign.com

Signature of Owner or Authorized Agent*

Owner

Michelle Huerta
 Authorized Agent*

05-20-21

Date

05-20-21

Date

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

AGENCY AUTHORIZATION

OWNER:

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

077-100-088

077-100-105

AGENT:

I designate Michelle Huerta to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to submit to site plan review. relative to the property mentioned herein.

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

Executed this 20 day of May, 2021.

OWNER	AGENT
<u>[Signature]</u> Signature of Owner	<u>Michelle Huerta</u> Signature of Agent
Owner Mailing Address <u>11878 Ave 328</u>	Agent Mailing Address <u>13837 S. Zediker Ave.</u>
<u>Visalia, CA 93291</u>	<u>Kingsburg, CA 93631</u>
Owner Phone Number <u>559-334-6800</u>	Agent Phone Number <u>559-408-4200</u>

Project Description

2.1 Project Location and Surrounding Land Use

The proposed Project is located on approximately 507-acres in the northern area of the City of Visalia, California and is generally bound by W. Riggan Avenue to the south, N. Akers Street to the east, N. Shirk Road to the west and Avenue 320 (W. Kibler Avenue) to the north. The site is comprised of two parcels: APN 077-100-088 and APN 077-100-105. APN 077-100-088 consists of approximately 478 acres and is within an unincorporated area of Tulare County while APN 077-100-105 consists of approximately 29.3 acres and is within the City limits of Visalia. The entire site is within the Urban Growth Boundary (UGB) and Sphere of Influence (SOI) of the City of Visalia and the site has historically been used for agricultural purposes. However, the site has been designated by the City's General Plan for residential, commercial, public/institutional and park/recreation uses. Refer to Figure 2-1: Regional Location Map, Figure 2-2: City Boundary Map, Figure 2-3: Existing Land Use Designations, and Figure 2-4: Aerial Site Vicinity Map.

The proposed Project site is located in a developing area of the City of Visalia. Currently, Ridgeview Middle School is located adjacent to and west of Akers Street and would abut the proposed Project site. In addition, the City is currently planning a new high school that will be constructed adjacent to and west of Ridgeview Middle School and would be surrounded by the proposed Project to the north, west and south. Land uses of adjacent parcels surrounding the Project site are as follows:

Surrounding Land Uses

Location	Existing Land Use
North	Dairy Farm / Agriculture
South	Residential / Church / Water Storage Tank
West	Dairy Farm / Agriculture
East	Agriculture

**Figure 2-1
Regional Location Map**

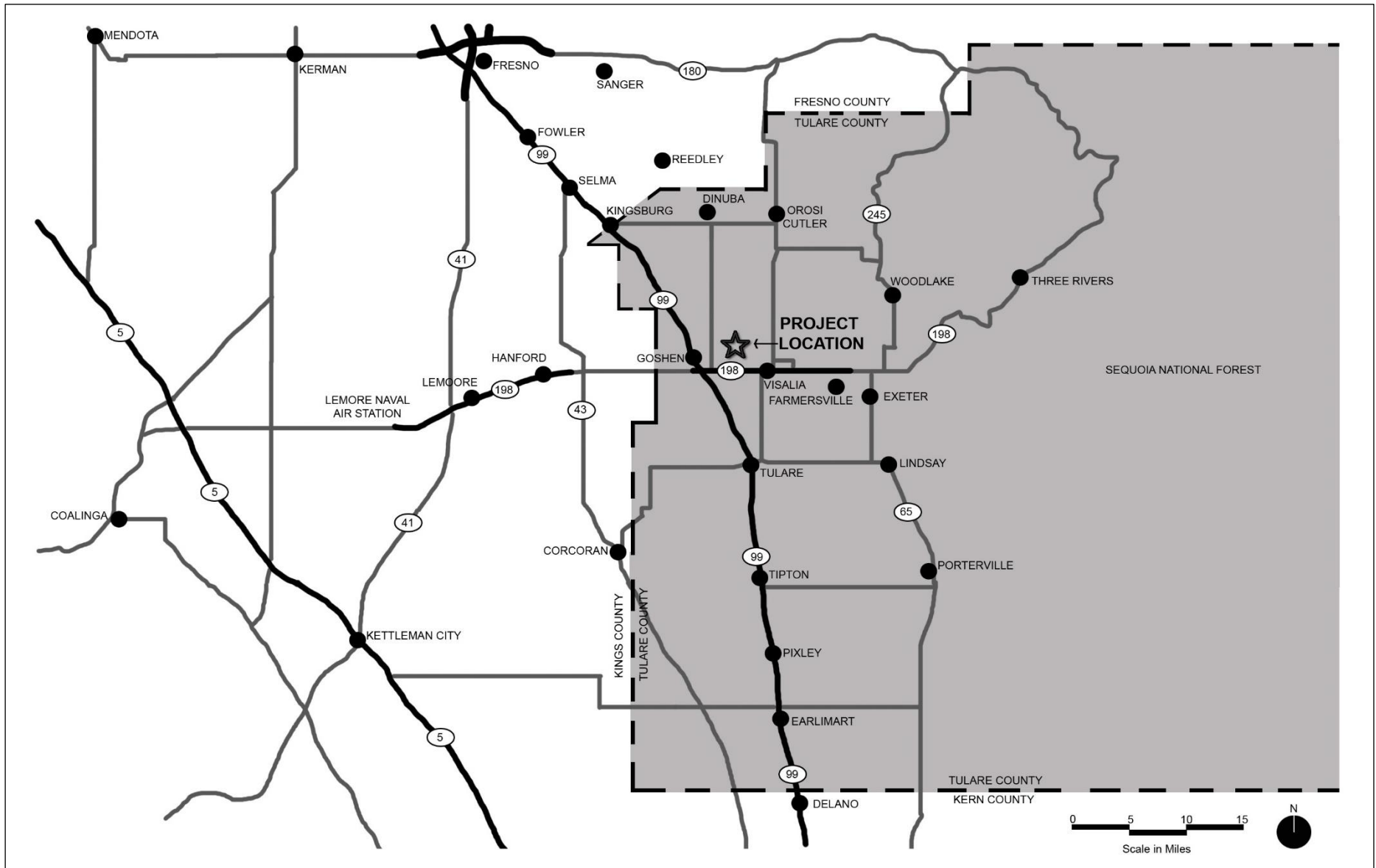


Figure 2-2
City Boundary Map

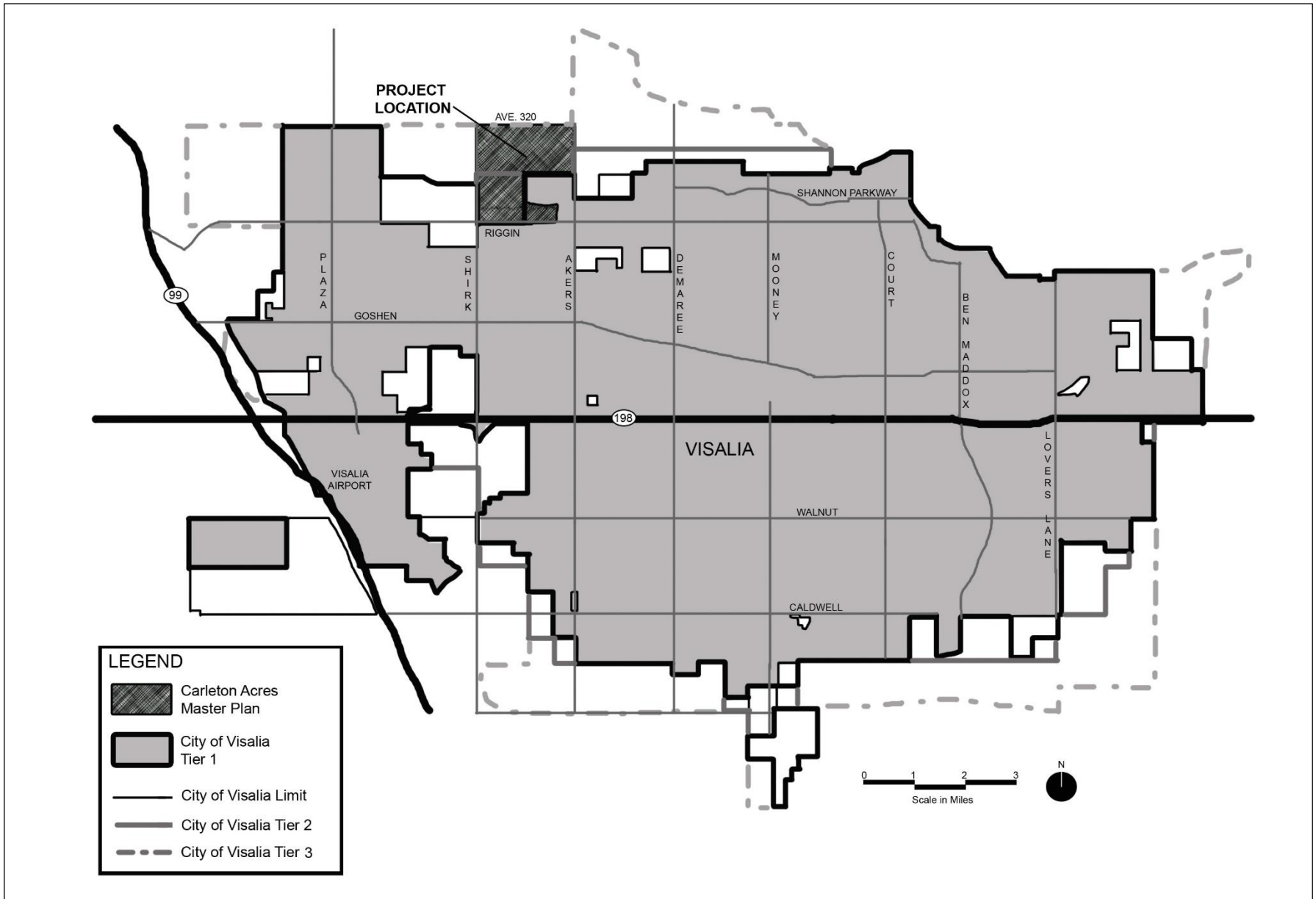
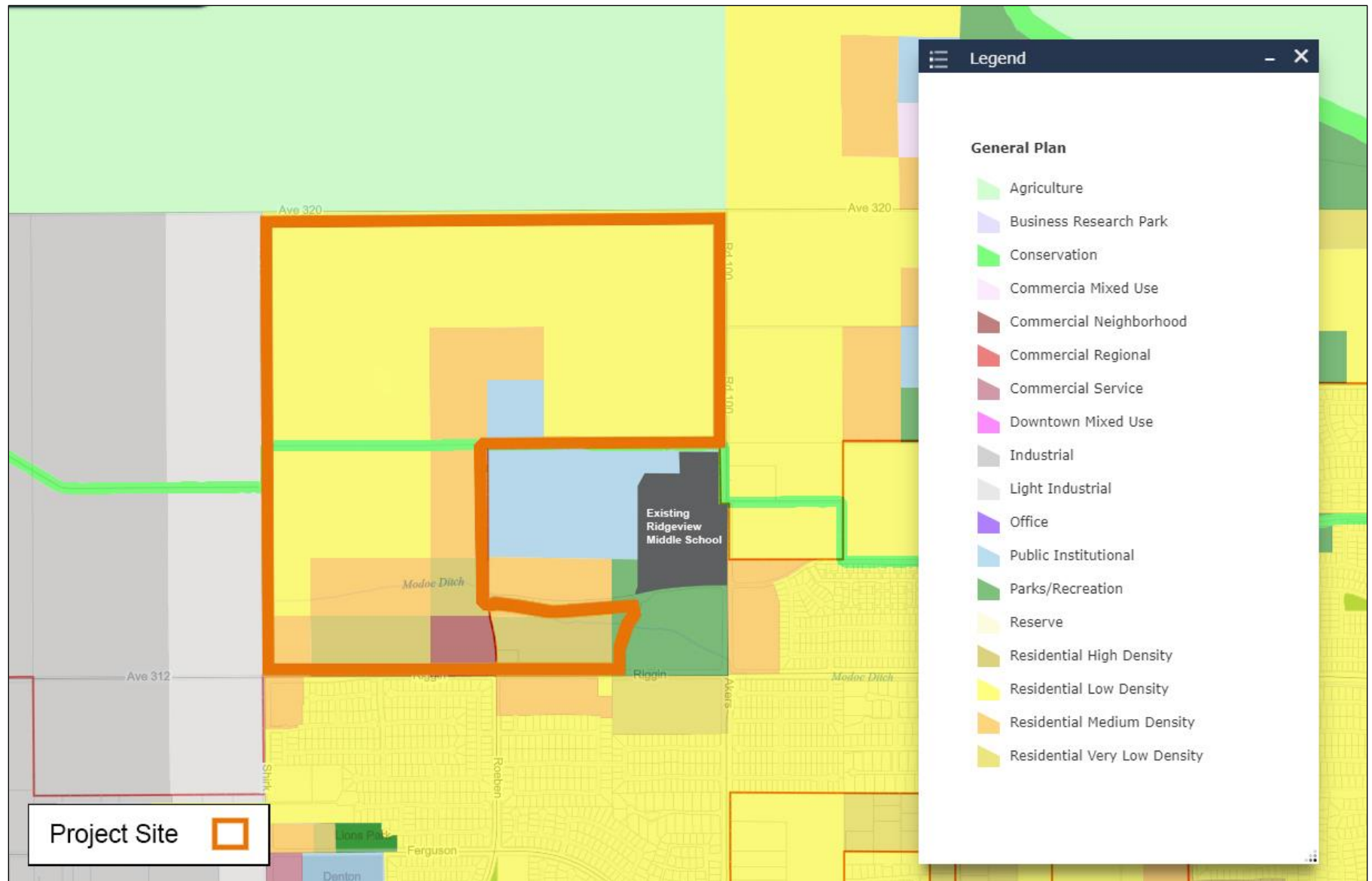
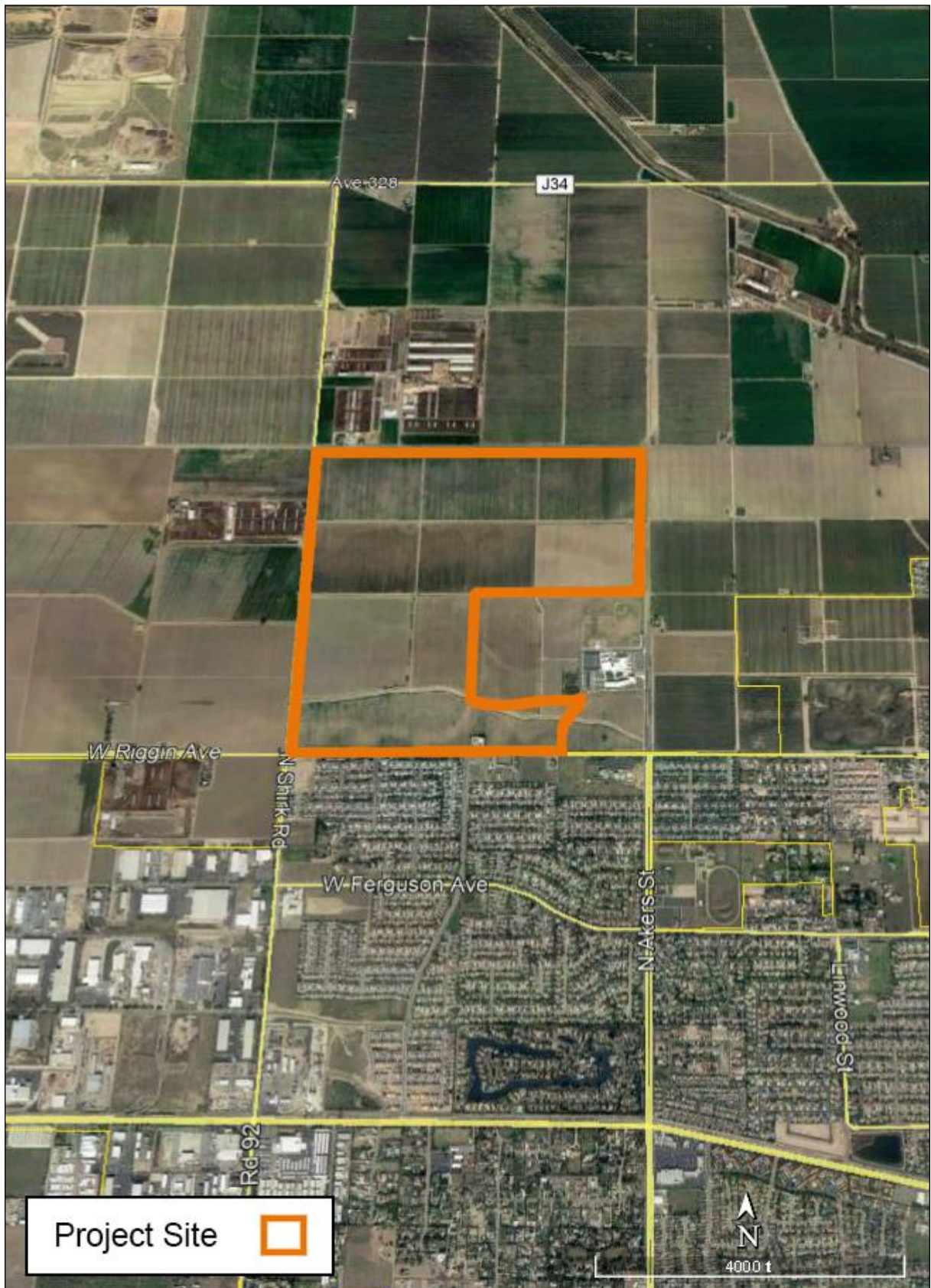


Figure 2-3
Existing General Plan Land Use Map



**Figure 2-4
Aerial Site Vicinity**



2.2 Project Description

The Project Applicant is proposing a Specific Plan to develop approximately 507-acres of land into a mixed-use development. The Project will feature a variety of uses including single-family residential, multi-family housing, commercial, educational, and parks/trails facilities. The proposed Project components are described below. Refer also to Table 2-1: Summary of Proposed Land Uses and Figure 2-5: Site Layout Plan.

Residential

The proposal features several different types of housing for a total of up to 3,368 residential units at buildout which is broken down as follows:

- Low Density Residential: Up to 1,698 units
- Medium Density Residential: 758 units
- High Density Residential: 912 units

It should be noted that the number of proposed units for low density residential portion of the development may be lower than 1,698 units depending on final configuration of the lots. In addition, the 13.0 acres currently shown in Figure 2-5 for a new elementary school could potentially be converted to low density residential. Therefore, for purposes of providing the maximum number of potential residential units, a total of 65 units was added to the total for both phases (13.0 acres X 5.0 units per acre = 65 units).

Commercial

The proposed Project includes up to 14.7 acres of commercial development in two locations within the Project (for a total of approximately 100,000 square feet of gross leasable commercial area). The maximum size for a single or anchor tenant shall be 40,000 square feet within the Neighborhood Commercial zone. Uses are anticipated to serve the surrounding neighborhood and community. The first commercial area consists of up to 6.4 acres of Neighborhood Commercial at the intersection of Riggin Avenue and Shirk Road. Anticipated uses at this location may include development such as a gas station, drug store, retail, restaurants (including drive-throughs), and similar uses. The second consists of up to 8.3 acres of Commercial Mixed-Use at the center of the development. Anticipated uses at this location may include development such as retail, services and restaurants. The commercial facilities are located to provide efficient accessibility to residents of the Project and the surrounding areas.

Other Project Components

Other proposed uses include approximately 13.0 acres for a potential site for a future elementary school, 16.7 acres for a drainage basin, and approximately 18.7 acres of parks/trails/recreational facilities. Various other infrastructure improvements (water, stormwater and wastewater infrastructure, roadway improvements, and related improvements) will be required by the Project. Refer to the descriptions of these components later in this Chapter.

The Project is proposed to be built out in two phases as identified in Table 2-1 and as shown in Figure 2-5. Refer to the subsection titled *Visalia Urban Growth Boundary Tiers and Project Phasing* for a description of proposed Project phasing.

Table 2-1
Summary of Proposed Land Uses

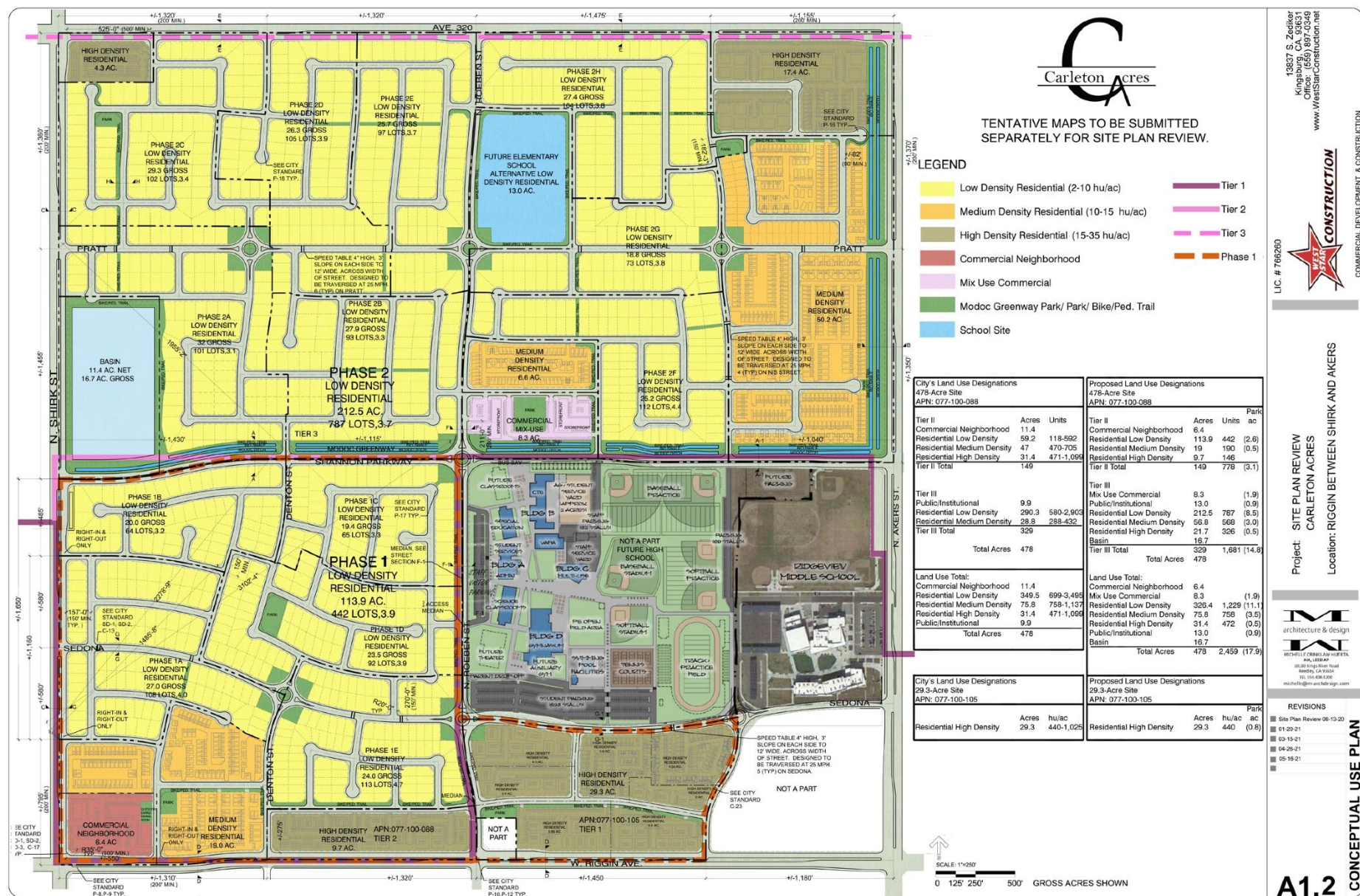
Phase 1	Total Acreage	Park / Rec Acreage*	Number of Units	Proposed Density
High Density Residential (APN: 077-100-088)	9.7	0	146	~15 units/acre
High Density Residential (APN: 077-100-105)	29.3	0.8	440	~15 units/acre
Medium Density Residential	19.0	0.5	190	~10 units/acre
Low Density Residential	113.9	2.6	570**	~5 units/acre
Commercial Neighborhood	6.4	-	N/A	-
Phase 1 Total:	178.3	3.9	1,346	
Phase 2	Total Acreage		Number of Units	
High Density Residential	21.7	0.5	326	~ 15 units/acre
Medium Density Residential	56.8	3.0	568	~10 units/acre
Low Density Residential	212.5	8.5	1,078**	~5 units/acre
Mixed Use Commercial	8.3	1.9	N/A	-
Basin	16.7	-	N/A	-
Public/Institutional (or LDR)***	13.0	0.9	N/A (or 50)	~5 units/acre***
Phase 2 Total:	329	14.8	2,022***	
Total for Both Phases:	507.3	18.7*	3,368***	

* Park / Recreation acreage is included within each land use designation's "total acreage".

** The number of proposed units for low density residential portion of the development may be lower than 1,698 units depending on final configuration of the lots.

*** Includes 50 units of low density residential in place of the 13.0 acre elementary school.

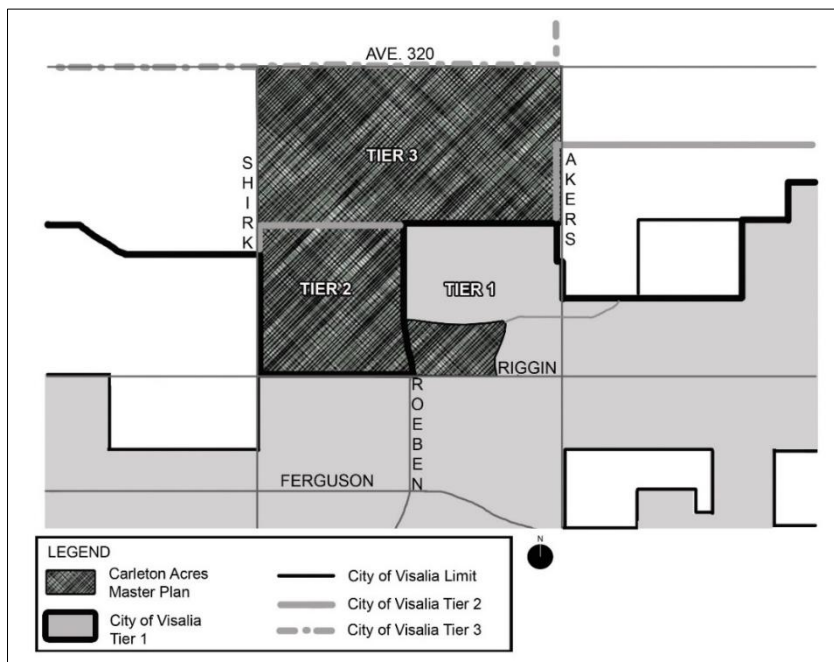
**Figure 2-5
Site Layout Plan**



Visalia Urban Growth Boundary Tiers and Project Phasing

The City of Visalia's General Plan includes a three-tier system to account for future growth (Tier 1, Tier 2 and Tier 3). Thresholds were set on residential permits, commercial square-footage, industrial square-footage and regional square-footage. Tier 1 currently allows development to occur within the Tier 1 boundary, while Tiers 2 and 3 can be developed after certain thresholds are met during/after buildout of Tier 1. Under the City of Visalia's General Plan Policy LU-P-22, an approved specific-planned site can be annexed before development is permitted in Tier 2 or Tier 3. Annexations are reviewed within the context of the regulations and policies in the Cortese-Knox-Hertzberg Local Governments Reorganization Act of 2000 and the Tulare County Local Agency Formation Commission Policy and Procedure Manual regarding development and inventory of existing vacant land designed for urban uses in the City limits. The City of Visalia's General Plan Policy LU-P-22 allows the City Council to approve master-planned developments for sites under single ownership or unified control, which may include developable land within multiple Tiers. A Development Agreement will be prepared, which is a separate document that details the overall development, density, phasing, infrastructure needs and financing, as well as outlines the responsibilities of each party. The Development Agreement and the Master Plan have a consistent vision with Visalia's General Plan and the City's interest in growth through phasing. Figure 2-6 below identifies the City's Tier boundaries relative to the Project site.

Figure 2-6
City of Visalia Tier Boundaries



The Project is proposed to be built out in two phases as identified in Table 2-1 and as shown in Figure 2-5. Although the exact timing of construction and buildout will be determined by market conditions, the Project Applicant and the City, it is anticipated that the Project would be built out over a 15-year period with approximately 100 low-density residential units per year on average with the remaining buildout to be determined by demand. The Project is proposed to be generally built out in two phases as follows:

Phase 1

Phase 1 includes all of APN 077-100-105 (29.3 acres) and a portion of APN 077-100-088 (150 acres). For APN 077-100-105, the site is within the Tier 1 boundary and is currently designated by the City's General Plan for High Density Residential. The Project intends to retain this land use designation and to develop the site as follows:

- 29.3 acres of High Density Residential (440 units)

For APN 077-100-088, Phase 1 development only includes the southern portion of the parcel (approximately 150 acres) and is included in the Tier 2 boundary. This portion is proposed to be developed with a variety of uses as follows:

- 9.7 acres of High Density Residential (146 units)
- 19.0 acres of Medium Density Residential (190 units)
- 113.9 acres of Low Density Residential (up to 570 units)
- 6.4 acres of Commercial Neighborhood

For APN: 077-100-088, the Low Density Residential portion will be built first.

Phase 2

Phase 2 includes the northern 329 acres of APN 077-100-088 and is within the Tier 3 boundary. This portion is proposed to be developed with a variety of uses as follows:

- 21.7 acres of High Density Residential (326 units)
- 56.8 acres of Medium Density Residential (568 units)
- 212.5 acres of Low Density Residential (up to 1,078 units)
- 8.3 acres of Mixed Use Commercial
- 16.7 acres of Basin
- 13.0 acres of Public/Institutional

It is anticipated that Phase 2 would begin construction once the low density residential of Phase 1 is at 60% completion. This will be included in the Development Agreement.

Site Circulation and Access

The overall layout of the proposed Project is block form, with shortened roadway lengths and cul-de-sacs in order provide limited thru-traffic and to create a walkable urban environment. The site has been designed with 13 points of ingress and egress. Additional access points will be provided for the commercial uses that are proposed to occur at the southwest corner of the site and for the high-density residential development at the northwest corner of the site. The following is a summary of roadway improvements that will be required:

Arterials

W. Riggin Avenue, N. Shirk Road (Road 92), N. Akers Street (Road 100), and Avenue 320 are classified as arterial roads in the City's Circulation Element with a right-of-way of 110 feet. The arterials in the Plan Area will include two through-lanes of traffic in each direction, as well as a left-turn channelization when needed. When applicable, road right-of-way may be required for improvements at intersections to allow for right turn movements. Four arterials border the proposed Project with two existing lanes. When project is fully developed Riggin will have four lanes. N. Shirk Road, N. Akers Street and Avenue 320 shall have two lanes. Widening of W. Riggin Avenue, N. Shirk Road and N. Akers Street will be necessary with right-of-way dedications.

Collectors

Shannon Parkway and N. Roeben Street are designated as collectors and serve to connect arterial and local roadways within the Plan Area. Shannon Parkway and N. Roeben Street will feature two lanes of traffic (single lane in each direction) within an 84-foot right-of-way.

Local Streets

The remaining streets within the Plan Area, including Sedona Street, are classified as local and will be developed to residential street standards. Most local streets within the Plan Area will have a right of way width of 60 feet. A combination of speed tables and roundabouts will be used as traffic calming devices.

The Project will be responsible for construction of internal roadways as well as for potential improvements to surrounding roadways to accommodate the Project. The Project also includes improvements and landscaping along the frontage roads and within the site itself.

Infrastructure

The Project will require connection to various City-operated utility and infrastructure systems. These include City-provided services such as sewer/wastewater, water and stormwater facilities. Non-City-provided infrastructure includes natural gas (to be provided by Southern California Gas Company) and electrical services (to be provided by Southern California Edison). The Project will be responsible for construction of connection points to the City's existing infrastructure. Proposed infrastructure improvements for sewer/wastewater, water and stormwater facilities are described below.

Sewer/Wastewater

Sewer/wastewater generated in Carleton Acres will be treated by the City's Water Conservation Plant. The Project proposes to install and extend all City master planned sewer lines to the extent determined by the City Engineer per development phasing plans. The system supporting the proposed development will tie in with the existing sewer system along North Akers Street and Sedona Avenue. A minimum 8" sanitary sewer main and appurtenances will be extended from N. Roeben Street, N. Akers Street, N. Shirk Road, Shannon Parkway, and Sedona Avenue. A 36" sanitary sewer line is proposed along Avenue 320, and a 42" sanitary sewer line is proposed along Shirk Road. The extension of sewer mains shall comply with the standards established in the City's sewer and storm master plan.

Water

Potable water is anticipated to be supplied to the Project by Cal Water. The Project will require the extension of pipelines to accommodate future growth, including the installation of 12" mains to connect to the Project Area. A 12" main on Akers Street will be extended north of the Ridgeview Middle School. A 12" main will be extended from Shirk Road to the intersection of Riggin Avenue. A 12" main located on Riggin Avenue will also be extended from Shirk Road to Roeben Street. A planned completion of a main on Riggin Avenue to Akers Street will also serve the Project Area. Major streets around the property will require a 12" main, and interior streets will require an 8" main. Fire hydrants will be located every 600 feet of linear residential and 500 feet of linear commercial.

Stormwater

The stormwater drainage system for the Project will be designed in compliance with City standards to ensure adequate facilities to serve the Project. The Project will discharge stormwater runoff through a proposed storm drain system that drains into a proposed drainage basin onsite.

A site survey was conducted to identify the appropriate location of the drainage basin based on site slopes and other factors. The basin is proposed to be integrated into the western edge of the Project Area at the northeast corner of Shirk Road and Shannon Parkway. The proposed basin location is in the lowest elevation of the Project site and is in the natural drainage/low area of the development. This allows for natural stormwater runoff. The basin is approximately 16.7 gross acres, 11.4 net acres, with a capacity of 97.8 acre/feet. The 97.8 acre/feet of capacity is in excess of the 87.2 acre/feet of storage capacity that would be required by the Project. Half of the basin is proposed to be completed for Phase 1. In addition to serving the proposed development, the basin will be designed to accommodate storm drainage for the existing Ridgeview Middle School, the proposed High School, future elementary school, and the City Park at the intersection of Akers Street and Riggin Avenue. A bioswale will be used to collect storm water from developments adjacent to the existing Modoc Ditch. The bioswale shall be connected to the proposed basin. The location of the bioswale adjacent to the bike path trail will enhance the landscape space.

Proposed infrastructure improvements are identified below, by phase.

Phase 1

1. Extension of 42" sewer trunk line along Shirk from the Shirk and Riggin intersection. The sewer truck line is to extend north to Phase 2.
2. Extension of 12" water line from the Shirk and Riggin intersection. The water line is to extend north to Phase 2.
3. A minimum 8" sanitary sewer main and appurtenances shall be extended from North Roeben Street, Shannon Parkway, and Sedona Avenue.
4. Extension of 12" water line along Shannon Parkway from Shirk to Roeben.
5. Installation of storm drainage facility. Partial completion of proposed storm basin located within Phase 2.
6. Installation of improvements along Shirk frontage to Phase 2. Including: 6' tall block wall, 7' wide side sidewalk, 5' wide planter, curb/gutter, 6' wide bike lane, (2) 12' travel lanes and half median (13' wide).
7. Installation of improvements along Riggin from Shirk to where improvements already in place near Akers. Including 6' tall block wall at residential, 7' wide side sidewalk, 5' wide planter, curb/gutter, 6' wide bike lane, (2) 12' travel lanes and 26' wide median

8. Installation of improvements along Sedona at existing roundabout to Shirk. Including: 5' wide sidewalk, 5' wide planter, curb/gutter, 8' wide parking, (2) 12' wide travel lanes, 8' wide parking, curb/gutter, 5' wide planter, 5' wide sidewalk.
9. Installation of improvements along Shannon Parkway from Roeben to Shirk. Including: 6' tall block wall, 6' wide sidewalk, 9' wide planter, curb/gutter, 8' wide parking, 12' wide travel lane, 12' wide median and 12' wide travel lane.
10. Installation of improvements along Roeben from Riggins to Shannon Parkway. Including: 6' tall block wall, 5' wide planter, 6' wide sidewalk, 6' wide bike trail, 5' wide planter, curb/gutter, 8' wide parking, 12' wide travel lane, 12' wide median, 12' wide travel lane and 5' wide bike lane.

Phase 2

1. Extension of 42" sewer trunk line along Shirk to Ave 320.
2. Extension of 36" sewer trunk line along Ave 320 from Shirk to Akers.
3. A minimum 8" sanitary sewer main and appurtenances shall be extended from North Roeben Street and North Akers Street.
4. Extension of 12" water line along Shirk to Ave 320. Ave 320 between Shirk & Akers. And Akers from Shannon Parkway to Ave 320.
5. Completion of proposed storm basin located within Phase 2.
6. Installation of improvements along Roeben from Shannon Parkway to Ave. 320. Including: 6' tall block wall, 6' wide sidewalk, 5' wide planter, curb/gutter, 8' wide parking, 5' wide bike lane, 12' wide travel lane, 12' wide median, 12' wide travel lane, 5' wide bike lane, 8' wide parking, curb/gutter, 5' wide planter, 6' wide sidewalk, and 6' tall block wall.
7. Installation of improvements along Shirk to Ave. 320. Including: 6' tall block wall, 7' wide side sidewalk, 5' wide planter, curb/gutter, 6' wide bike lane, (2) 12' travel lanes and half median (13' wide).
8. Installation of improvements along Shannon Parkway from Roeben to Akers. Including: 12' wide travel lane, 12' wide median, 12' wide travel lane, 8' wide parking, 7' wide planter, 10' wide ditch access & decomposed granite walking path, existing 19' wide Modoc Ditch, 12' wide ditch & police access, 18' wide bioswale, 12' wide class 1 bike trail, and 6' wide planter.
9. Installation of improvements along Akers to Ave. 320. Including: 6' wide planter, 12' wide class 1 bike trail, 18' wide bioswale, +/-26.5' wide ditch & police access, existing 19' wide Modoc Ditch, +/-34.5' wide ditch access, 7' wide sidewalk, 5' wide planter, curb/gutter, 6' wide bike lane, (2) 12' travel lanes and half median (13' wide).
10. Installation of improvements on Ave. 320 from Akers to Shirk. Including: 6' tall block wall, 7' wide side sidewalk, 5' wide planter, curb/gutter, 6' wide bike lane, (2) 12' travel lanes and half median (13' wide).
11. Complete the installation of improvements along Shannon Parkway from Roeben to Shirk. Including: 8' wide parking, curb/gutter, 7' wide planter, 10' wide ditch access &

decomposed granite walking path, existing 19' wide Modoc Ditch, 12' wide ditch & police access, 18' wide bioswale, 12' wide class 1 bike trail, and 6' wide landscaping.

Parks, Trails and Open Space

The Project will provide a variety of public recreational facilities, including trails within the development that will be accessible by the public. A Landscaping and Lighting Act Assessment District shall be formed, prior to recordation of the final map. The purpose is for the maintenance of the landscaping, fences and/or walls along the public street frontages and open space areas of the subdivision. The Landscape and Lighting Act Assessment District shall include the operational and maintenance cost for the street lights within the subdivision and along streets abutting the subdivision. The Landscape and Lighting Act District shall include the provisions for the City to collect payment from the subdivider to cover the estimated cost to operate and maintain the improvements of the District prior to assessments occurring on the property tax roll.

Refer to Figure 2-7 for the general location of the proposed recreational facilities, which are described as follows:

Modoc Greenway: Modoc Ditch is an existing site feature along the northern portion of Akers and runs east/west through the center of the site. A trail will be installed along the existing Modoc Ditch. The trail will be located north of Shannon Avenue and the existing Modoc Ditch. Modoc Greenway will be installed along Akers Street, immediately west of the roadway and the existing Modoc Ditch. The Greenway will include a Class 1 bike trail with landscaping on either side and tree clusters will provide shade for the users. The Modoc Greenway will connect to the nearby basin trail. The trail will provide a route for residents to access school sites, the commercial area at the center of the development, and neighborhoods throughout Carleton Acres.

Trails: The network of trails proposed by the Project will provide convenient walking and biking options for residents to connect throughout Carleton Acres. Modoc Greenway is the main east/west and north/south trail facility within the development and will serve as a connection point for other smaller trails. As described above, Modoc Greenway will be a Class 1 bike trail with landscaping on either side. Other trails throughout Carleton Acres will be 22' wide (6' walking & 6' bike lane with 5' landscaping on each side). These trails are as follows:

- Trail to connect the proposed high school to the future elementary school site (north & south) within the development.
- Trail to connect the future elementary school to Modoc Greenway to the east.

- Trail along Roeben to connect the center commercial area and proposed high school, to the medium and high density residential along Riggin and to the commercial center at the northeast corner of Riggin and Shirk.
- Around the basin, a trail will connect Modoc Greenway to the high-density development in the northwest corner of the site.

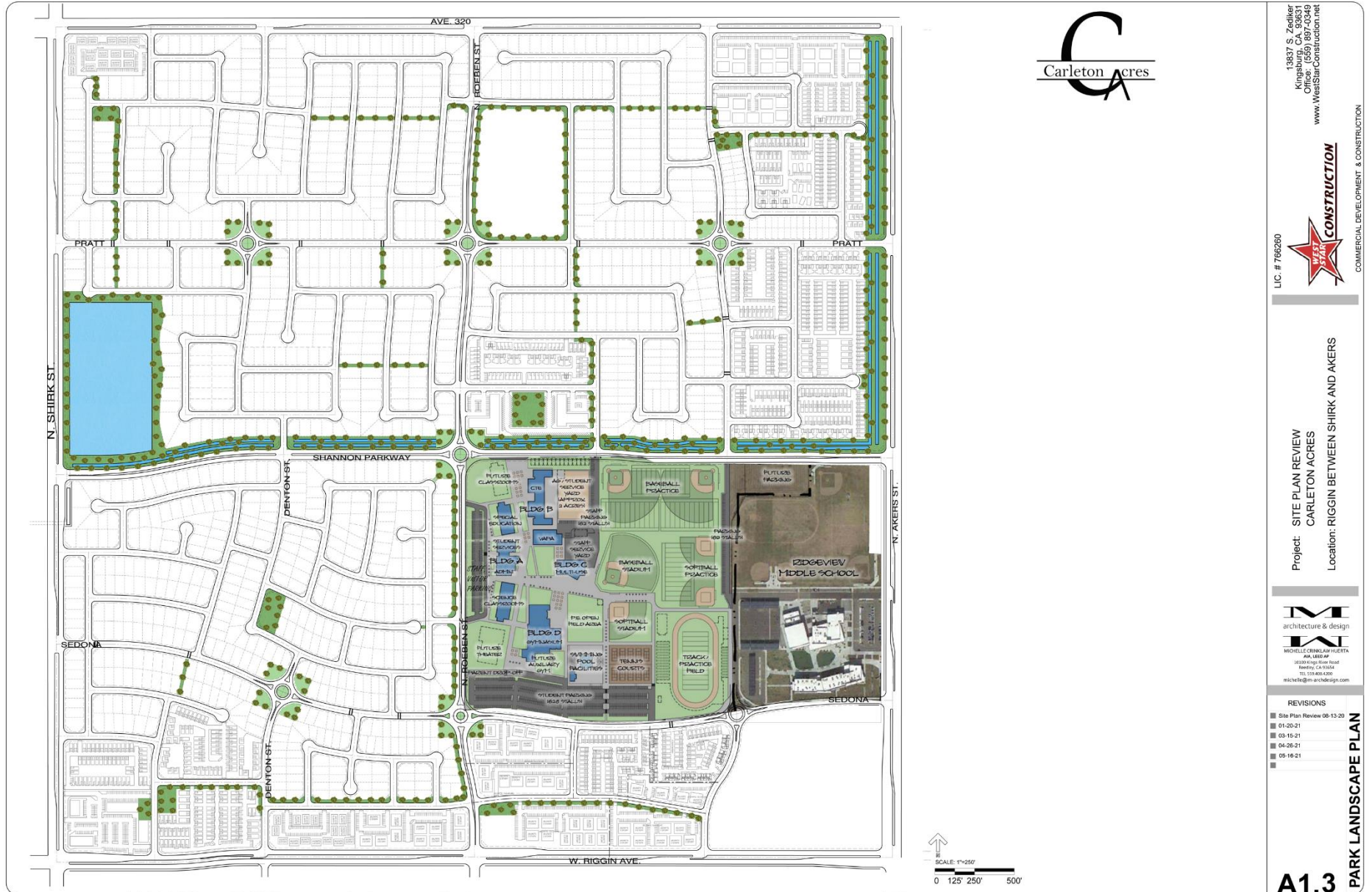
Parks: The commercial area near the center of the site will include a 1-acre park at the center of the commercial development. This will be the focus of outdoor activities and public events. A portion of the commercial area at the southwest corner will also include an outdoor space that connects to a neighborhood trail. Parks within residential neighborhoods will range from 0.5 to 1 acre in size. Parks may be within a neighborhood or be located along the Modoc Greenway. Each park may include an open grass space, playground, picnic area, barbeque grills, seating, and drinking fountain. Shade trees will be provided and, where possible, drought-tolerant/native species will be encouraged. Parks will be located and designed to provide social activities within the development.

2.3 Project Objectives

In accordance with CEQA Guidelines Section 15124(b), the following are the City of Visalia's Project objectives:

- To provide an economically feasible mixed-use development in a growing area of the City of Visalia that satisfies the City of Visalia's policies, regulations and expectations as defined in the City's General Plan, Zoning Ordinance and other applicable plans, documents, and programs adopted by the City.
- To provide a variety of housing opportunities with a range of densities, styles, sizes and values that will be designed to satisfy existing and future demand for quality housing in the area.
- To provide a residential development that assists the City in meeting its General Plan and Housing Element requirements and objectives.
- To provide conveniently-located commercial development to serve north Visalia residents and the Carleton Acres development in a growing area of the City of Visalia.
- To provide a sense of community and walkability within the development through the use of street patterns, parks/open space areas, landscaping and other project amenities.

**Figure 2-7
Parks/Recreational Facilities Plan**



2.4 Required Approvals

City of Visalia

The City of Visalia will be the Lead Agency for the proposed Project, pursuant to the California Environmental Quality Act (CEQA). The Project will require the following approvals from the City of Visalia:

Specific Plan

- Certification of the Project EIR
- Approval of the Final Specific Plan and Amendments, if necessary
- Approval of a Master Tentative Tract Map
- Approval of a Development Agreement
- Approval of a General Plan Amendment
- Approval of Zone Changes

Individual Projects Within the Specific Plan

- Approval of a Lot Line Adjustment to reflect the various stages of the Project
- Approval of Tentative Tract Maps
- Amendments to the Specific Plan, if necessary
- Development Design Review
- Issuance of Grading / Building Permits
- Major and Minor Modifications

Other Public Agencies Approval and Consultation

The Project will require various permits and/or entitlements from regulatory agencies. Consultation may be required and the City of Visalia will integrate CEQA review with these related environmental review requirements. These may include, but not be limited to the following:

- Tulare County LAFCO (annexation)
- San Joaquin Valley Air Pollution Control District – approval of construction and/or operational air quality permits
- Storm Water Pollution Prevention Plan
- Regional Water Quality Control Board



Modoc Bike & Pedestrian Trail





Bike & Pedestrian Trails within Neighborhoods:



Trail along Basin:





Multifamily with entrances along trail





Neighborhood Commercial:



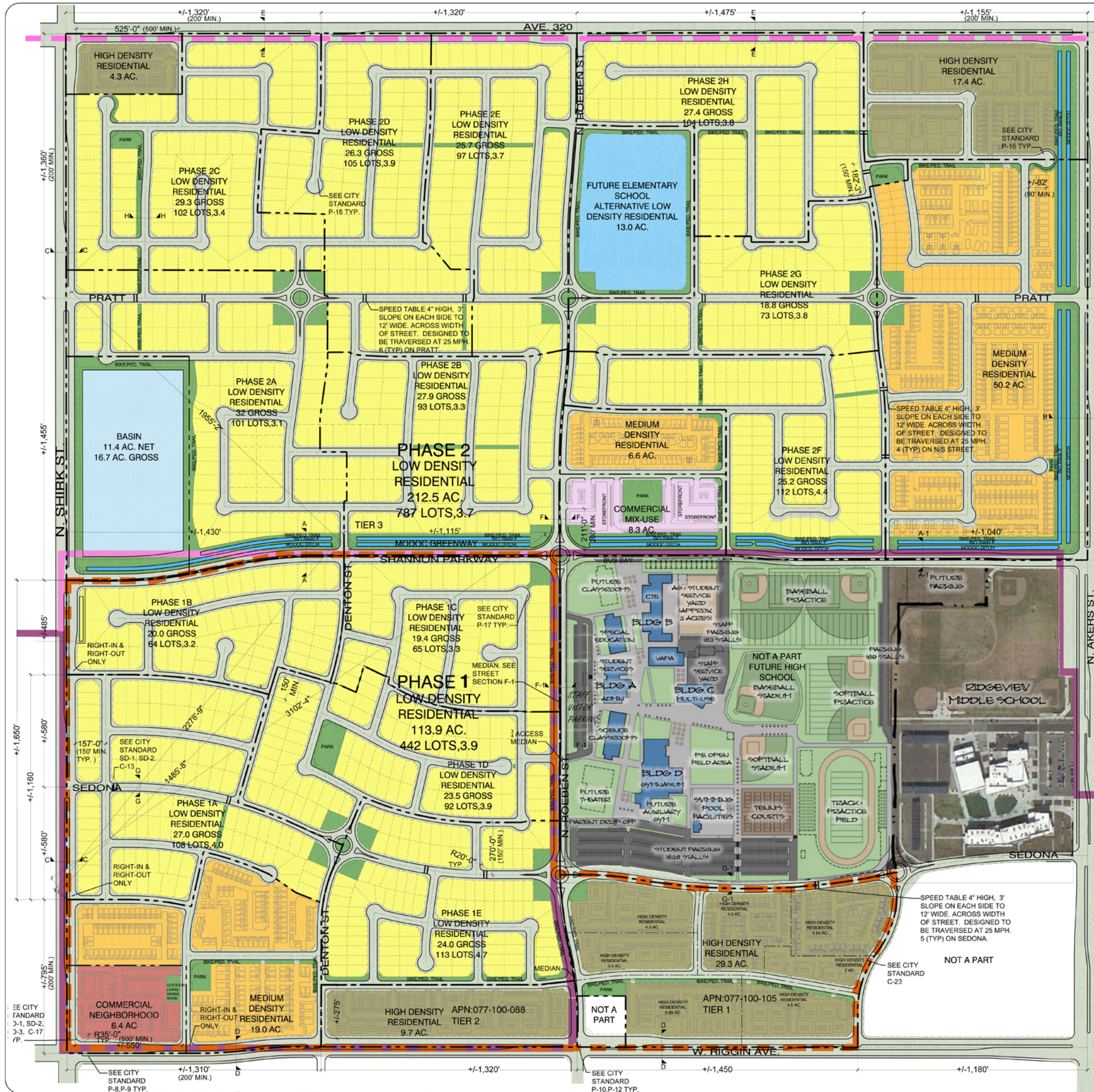


Traffic Slowing Ideas:

Speed table The speed tables should be designed to be traversed at 25 MPH for the local residential streets. A speed table shall be raised 4" with a 3' wide slope shall be on each side. The raised flat portion shall be 12' wide. The speed table shall be across the width of the street. Examples below.







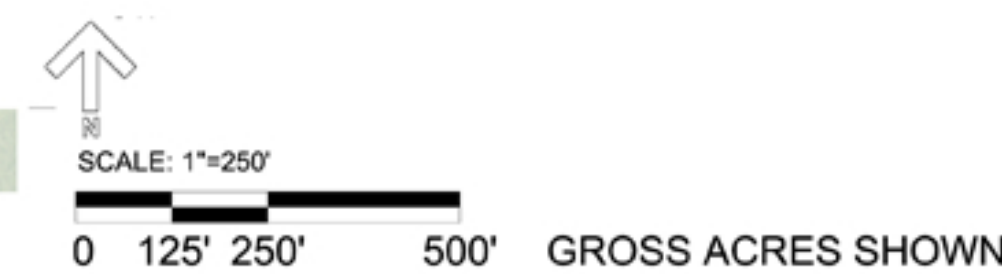
TENTATIVE MAPS TO BE SUBMITTED
SEPARATELY FOR SITE PLAN REVIEW.

LEGEND

- Low Density Residential (2-10 hu/ac)
- Medium Density Residential (10-15 hu/ac)
- High Density Residential (15-35 hu/ac)
- Commercial Neighborhood
- Mix Use Commercial
- Modoc Greenway Park/ Park/ Bike/Ped. Trail
- School Site
- Tier 1
- Tier 2
- Tier 3
- Phase 1

City's Land Use Designations				Proposed Land Use Designations			
478-Acre Site				478-Acre Site			
APN: 077-100-088				APN: 077-100-088			
Tier II	Acres	Units		Tier II	Acres	Units	Park ac
Commercial Neighborhood	11.4			Commercial Neighborhood	6.4		
Residential Low Density	59.2	118-592		Residential Low Density	113.9	442	(2.6)
Residential Medium Density	47	470-705		Residential Medium Density	19	190	(0.5)
Residential High Density	31.4	471-1,099		Residential High Density	9.7	146	
Tier II Total	149			Tier II Total	149	778	(3.1)
Tier III				Tier III			
Public/Institutional	9.9			Mix Use Commercial	8.3		(1.9)
Residential Low Density	290.3	580-2,903		Public/Institutional	13.0		(0.9)
Residential Medium Density	28.8	288-432		Residential Low Density	212.5	787	(8.5)
Tier III Total	329			Residential Medium Density	56.8	568	(3.0)
				Residential High Density	21.7	326	(0.5)
				Basin	16.7		
Total Acres	478			Tier III Total	329	1,681	(14.8)
				Total Acres	478		
Land Use Total:				Land Use Total:			
Commercial Neighborhood	11.4			Commercial Neighborhood	6.4		
Residential Low Density	349.5	699-3,495		Mix Use Commercial	8.3		(1.9)
Residential Medium Density	75.8	758-1,137		Residential Low Density	326.4	1,229	(11.1)
Residential High Density	31.4	471-1,099		Residential Medium Density	75.8	758	(3.5)
Public/Institutional	9.9			Residential High Density	31.4	472	(0.5)
Total Acres	478			Public/Institutional	13.0		(0.9)
				Basin	16.7		
				Total Acres	478	2,459	(17.9)

City's Land Use Designations				Proposed Land Use Designations			
29.3-Acre Site				29.3-Acre Site			
APN: 077-100-105				APN: 077-100-105			
Residential High Density	29.3	hu/ac	440-1,025	Residential High Density	29.3	hu/ac	440
							(0.8)



13837 S. Zediker
Kingsburg, CA 93631
Office: (559) 897-0349
www.WestStarConstruction.net

LIC. # 766260



COMMERCIAL DEVELOPMENT & CONSTRUCTION

Project: SITE PLAN REVIEW
CARLETON ACRES

Location: RIGGIN BETWEEN SHIRK AND AKERS

architecture & design
MICHELLE CRINKLAW HUERTA
10100 Kings River Road
Redding, CA 96054
TEL 530-408-4200
michelle@archdesign.com

REVISIONS	
Site Plan Review 08-13-20	
01-20-21	
03-15-21	
04-26-21	
05-16-21	

A1.2

CONCEPTUAL USE PLAN

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: Acevedo Homes - Amelia Acevedo Date: 5-17-2021

Project Description: Create 4 (four) parcels and a remainder of APN 126-020-063 and 126-020-064 in the City of Visalia.

Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 20-176

Property Owner: Acevedo Homes

Applicant(s) Name: Amelia Acevedo

Project Address/Location: 4234 S. Demaree St.

Assessor Parcel Number: 126-020-063 126-020-064

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

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

Historic District: Yes ☐ No ☐

Flood Zone: X ☐ AE ☐ XI ☒ AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: Residential

Proposed Building Use: Residential

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 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: _____

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

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

Name: Amelia Acevedo
Address: 4234 S. Demaree St.
City, State, Zip: Visalia, CA 93277
Phone: 559-798-0440
Email: acevedamelia@yahoo.com

Signature of Owner or Authorized Agent*

Owner

Authorized Agent*

5-17-21

5-17-2021

Date

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

AGENCY AUTHORIZATION

OWNER:

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

126-020-063

126-020-064

AGENT:

I designate Allen Williams - AW Engineering to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Parcel Map of 4 Parcels and a Remainder relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
		
Signature of Owner		Signature of Agent
<u>4234 S. Demaree St.</u>		<u>724 N. Ben Maddox Way, Ste. A</u>
Owner Mailing Address		Agent Mailing Address
<u>Visalia, CA 93277</u>		<u>Visalia, CA 93292</u>
<u>559-798-0440</u>		<u>559-967-8089 (c), 559-713-6139 (o)</u>
Owner Phone Number		Agent Phone Number

SITE PLAN

IN THE COUNTY OF TULARE
BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 66,
RECORDED IN BOOK 1, PAGE 66 OF PARCEL MAPS, IN THE
OFFICE OF THE TULARE COUNTY RECORDER , IN A PORTION OF
THE S1/2 OF THE N W 1/4 OF THE SECTION 12, TOWNSHIP 19
SOUTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY
OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

DECEMBER, 2020

BASIS OF BEARINGS

THE BASIS OF BEARINGS BEING THE NORTHLINE OF
SEC 12-19-24 AS PER PARCEL MAP 66 RECORDED IN
VOLUME 1 OF MAPS PAGE 66, TULARE COUNTY
RECORDS.

BENCHMARK

ALL ELEVATIONS DERIVED FROM VISALIA CITY BENCH
MARK NO. 644, FOUND AS DESCRIBED PER VISALIA CITY
RECORDS, AND HAVING AN ELEVATION OF 295.70'

OWNER

ACEVEDO HOMES, INC.
4234 S. DEMAREE STREET
VISALIA, CA 93277
559-798-8840

AGENT

AW ENGINEERING
ALLEN WILLIAMS
724 N. BEN MADDOX WAY
SUITE A
VISALIA, CA 93292
AWILLIAMS@AWE-INC.COM
PHONE: (559)713-6368

SITE INFORMATION

EXISTING PARCEL
PARCEL NO.1: APN- 126-020-081
(AREA=146,362SF/3.36 ACRES)
PARCEL NO.2: APN- 126-020-082
(AREA=13,068 SF/0.30 ACRES)
CURRENT ZONING: SINGLE FAMILY R-1-5
PROPOSED ZONING: SAME
SEWAGE DISPOSAL: CITY OF VISALIA
WATER SUPPLY: CAL WATER
ELECTRIC: S.C.E.
FLOOD ZONE: X

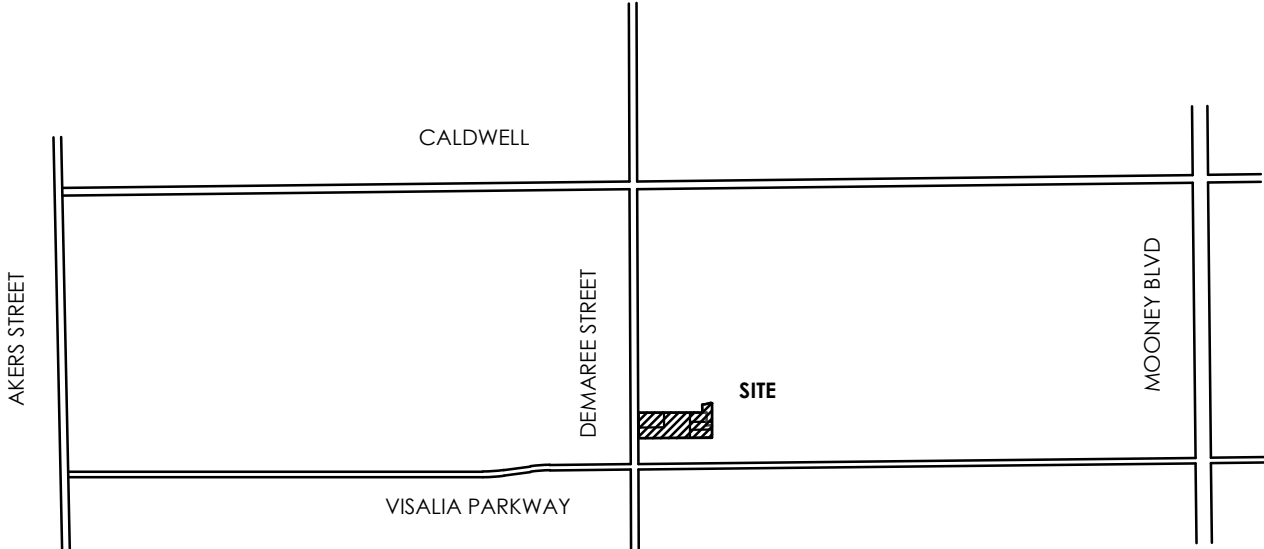
PROPOSED PARCELS
PARCEL NO.1: APN- (AREA=14,401SF)
PARCEL NO.2: APN- (AREA=14,384SF)
PARCEL NO.3: APN- (AREA=23,766 SF)
PARCEL NO.4: APN- (AREA=23,521 SF)
REMAINDER: APN- (AREA=83,131 SF)

LEGEND

O/V IRRIGATION VALVE

ELECTRIC BOX

TELECOMMUNICATIONS BOX

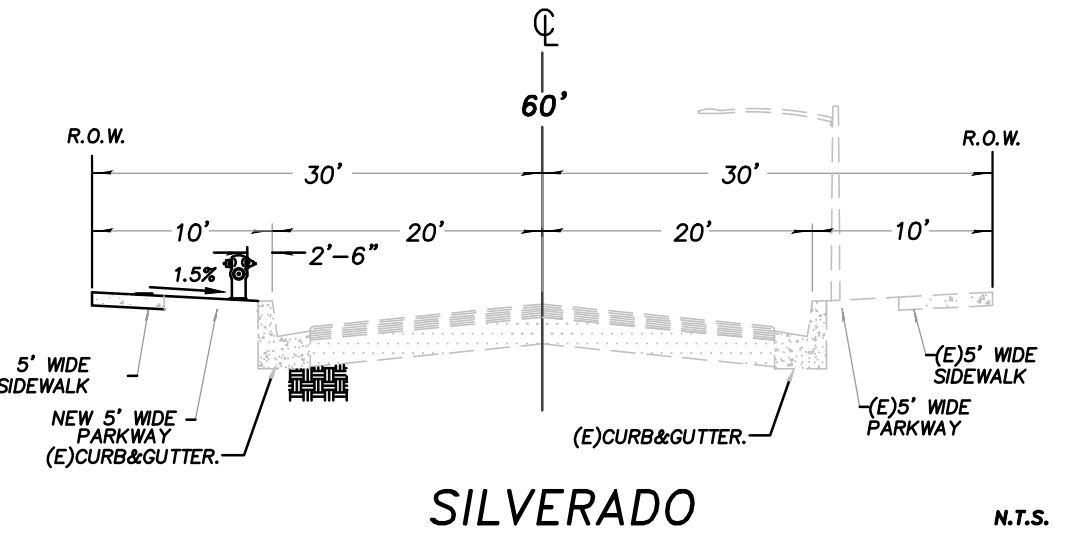
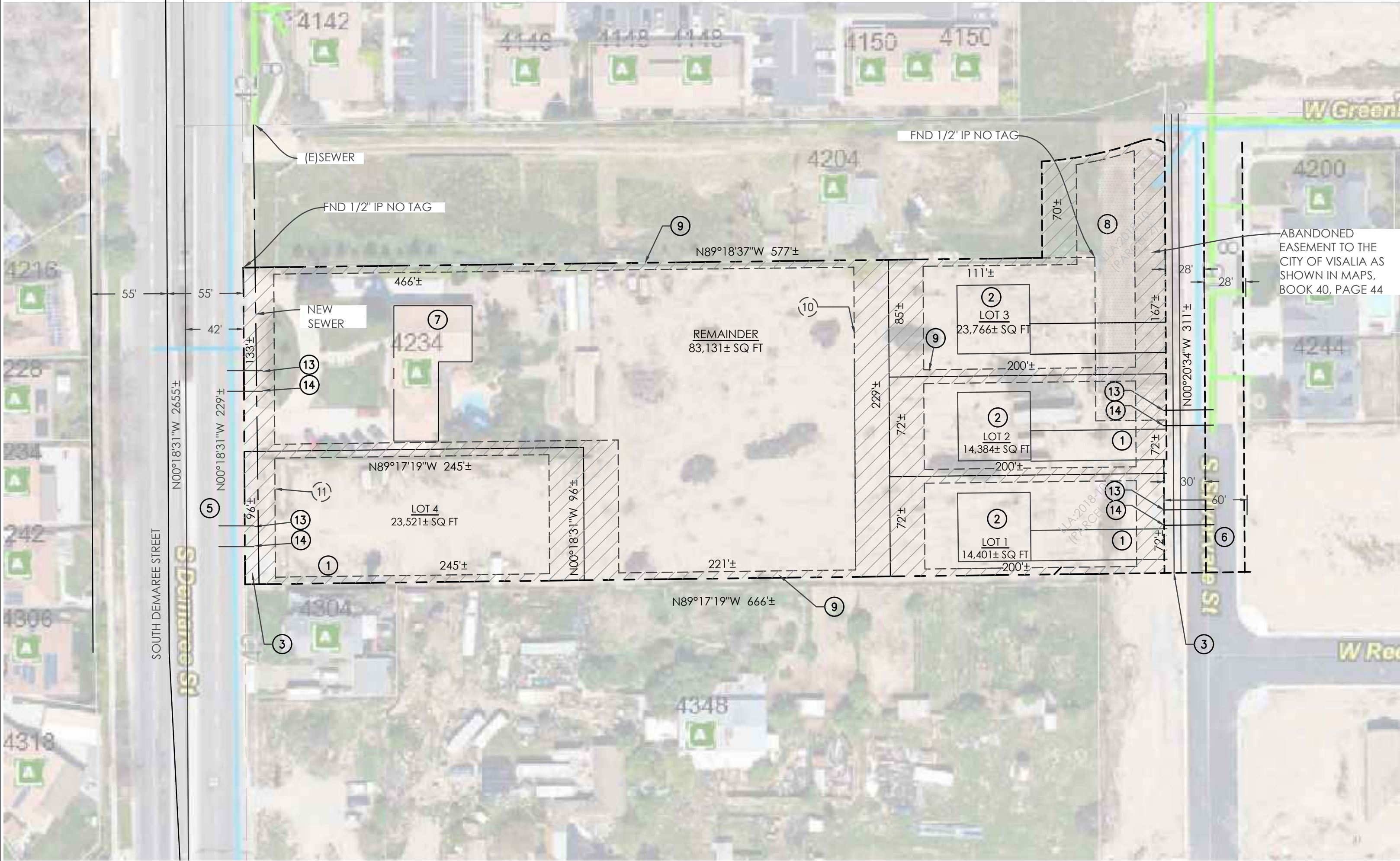


VICINITY MAP

N.T.S.

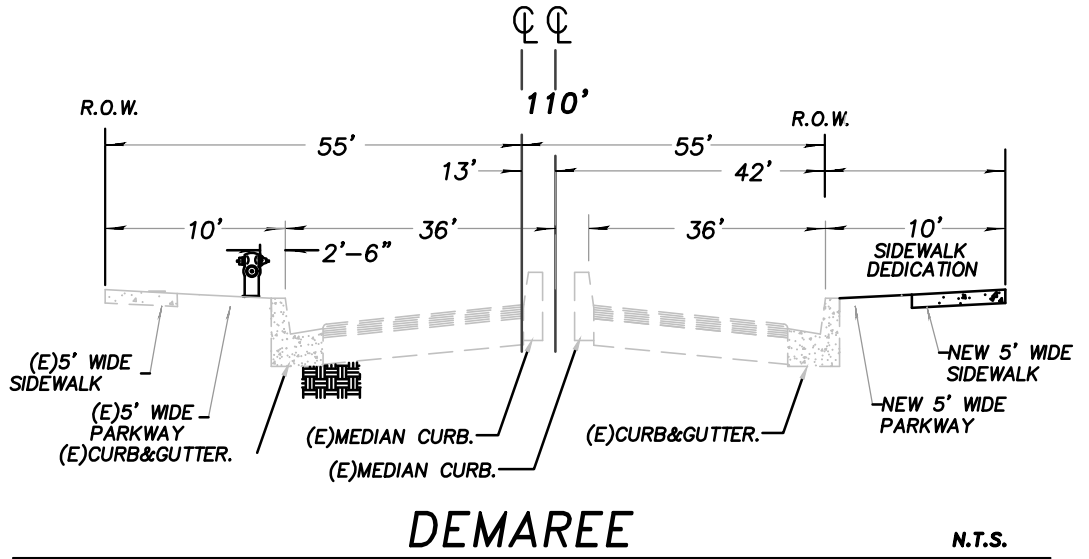
LEGEND

- 1 NEW SINGLE FAMILY RESIDENTIAL DRIVEWAYS PER COV STANDARDS
- 2 NEW SINGLE FAMILY RESIDENTIAL HOME VARIES IN SIZE
- 3 NEW PUBLIC SIDEWALKS/PARKWAYS ALONG SILVERDALE AND DEMAREE PER COV STANDARDS.
- 4 NEW DRIVEWAY FOR FIRE TRUCK TURNAROUND
- 5 SEE DEMAREE CROSS SECTION.
- 6 SEE SILVERDALE CROSS SECTION.
- 7 EXISTING HOME TO REMAIN
- 8 EXISTING TEMP STORM WATER BASIN TO BE REMOVED
- 9 5' SIDE YARD SETBACK
- 10 25' REAR YARD SETBACK
- 11 22' FRONT YARD SETBACK
- 12 INSTALL NEW FIRE HYDRANT ASSEMBLY CONNECT TO MAIN WATER LINE
- 13 INSTALL NEW DOMESTIC WATER SERVICE, BOX AND METER PER COV STANDARDS.
- 14 INSTALL NEW 4" SANITARY SEWER SERVICE PER COV STANDARDS



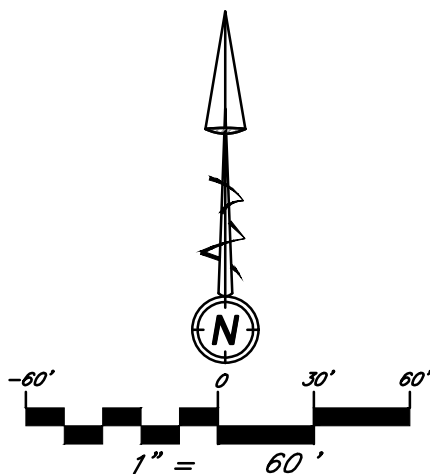
SILVERADO

N.T.S.



DEMAREE

N.T.S.



AW
ENGINEERING
724 N. BEN MADDOX WAY
VISALIA, CA 93292
559-713-6139 BBORUM@AWE-INC.COM

TENTATIVE PARCEL MAP

IN THE COUNTY OF TULARE
BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 66,
RECORDED IN BOOK 1, PAGE 66 OF PARCEL MAPS, IN THE
OFFICE OF THE TULARE COUNTY RECORDER , IN A PORTION OF
THE S1/2 OF THE N W 1/4 OF THE SECTION 12, TOWNSHIP 19
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DECEMBER, 2020

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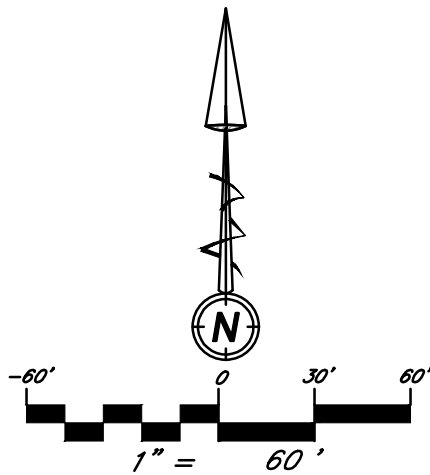
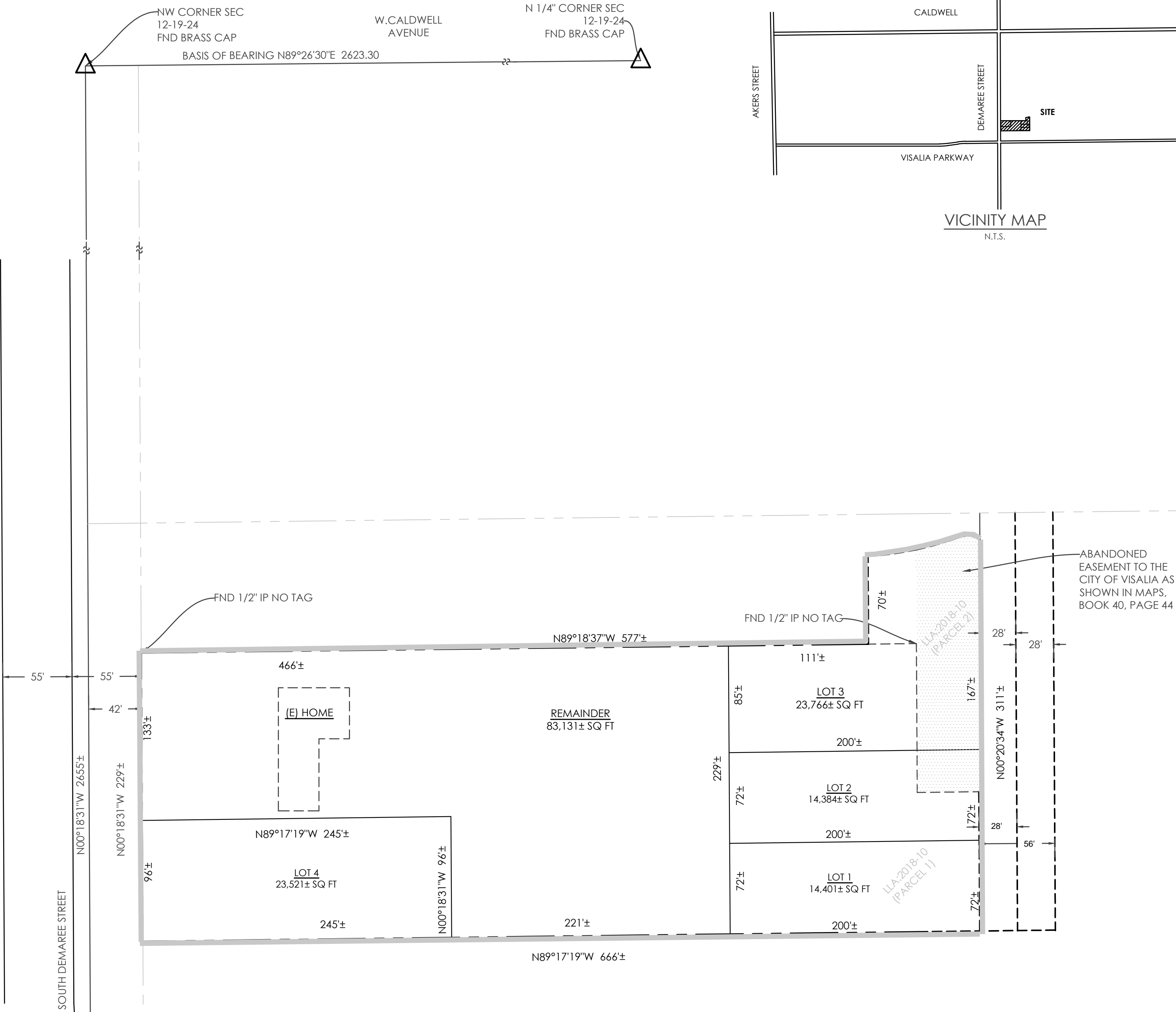
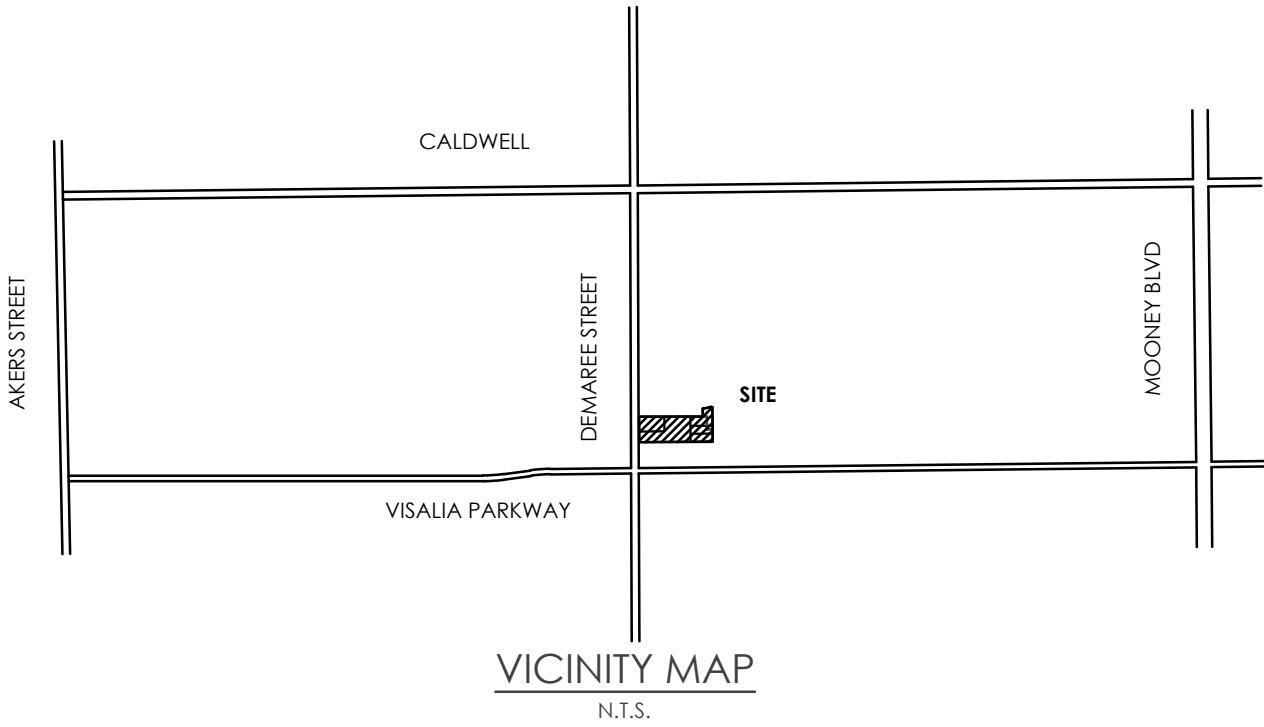
OWNER

ACEVEDO HOMES, INC
4234 S. DEMAREE STREET
VISALIA, CA 93277
559-798-8840

AGENT

AW ENGINEERING
ALLEN WILLIAMS
724 N. BEN MADDOX WAY
SUITE A
VISALIA, CA 93292
AWILLIAMS@AWE-INC.COM
PHONE: (559)713-6368

BLUE BORDER



AW
ENGINEERING
724 N. BEN MADDOX WAY
VISALIA CA, 93292
559-713-6139 BBORUM@AWE-INC.COM

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: Pinkham St Multifamily Complex Date: 5/18/21

Project Description: Multifamily Residential (RM2)

Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 21-013

Property Owner: Bernart S&L Custom Homes LLC

Applicant(s) Name: Kevin Fistolera

Project Address/Location: S. Pinkham St

Assessor Parcel Number: 100-050-012

Parcel Size (Acreage or Square Feet): 1.89 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: 05/18/2021

SPR Agenda: 05/26/2021 Item No. _____

Zone: R-M-2 SPR No. 21-013

Historic District: Yes ☐ No ☒

Flood Zone: X ☐ AE ☒ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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: _____

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

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

Name: Fistolera Const Inc
Address: 420 N. Court St, Ste 200
City, State, Zip: Visalia, CA. 93291
Phone: (559) 625-8372
Email: Kevin@fistolera.com

Signature of Owner or Authorized Agent*

on file
Owner
K. Fistolera
Authorized Agent*

Date

5/18/21
Date

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

AGENCY AUTHORIZATION

OWNER:

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

AGENT:

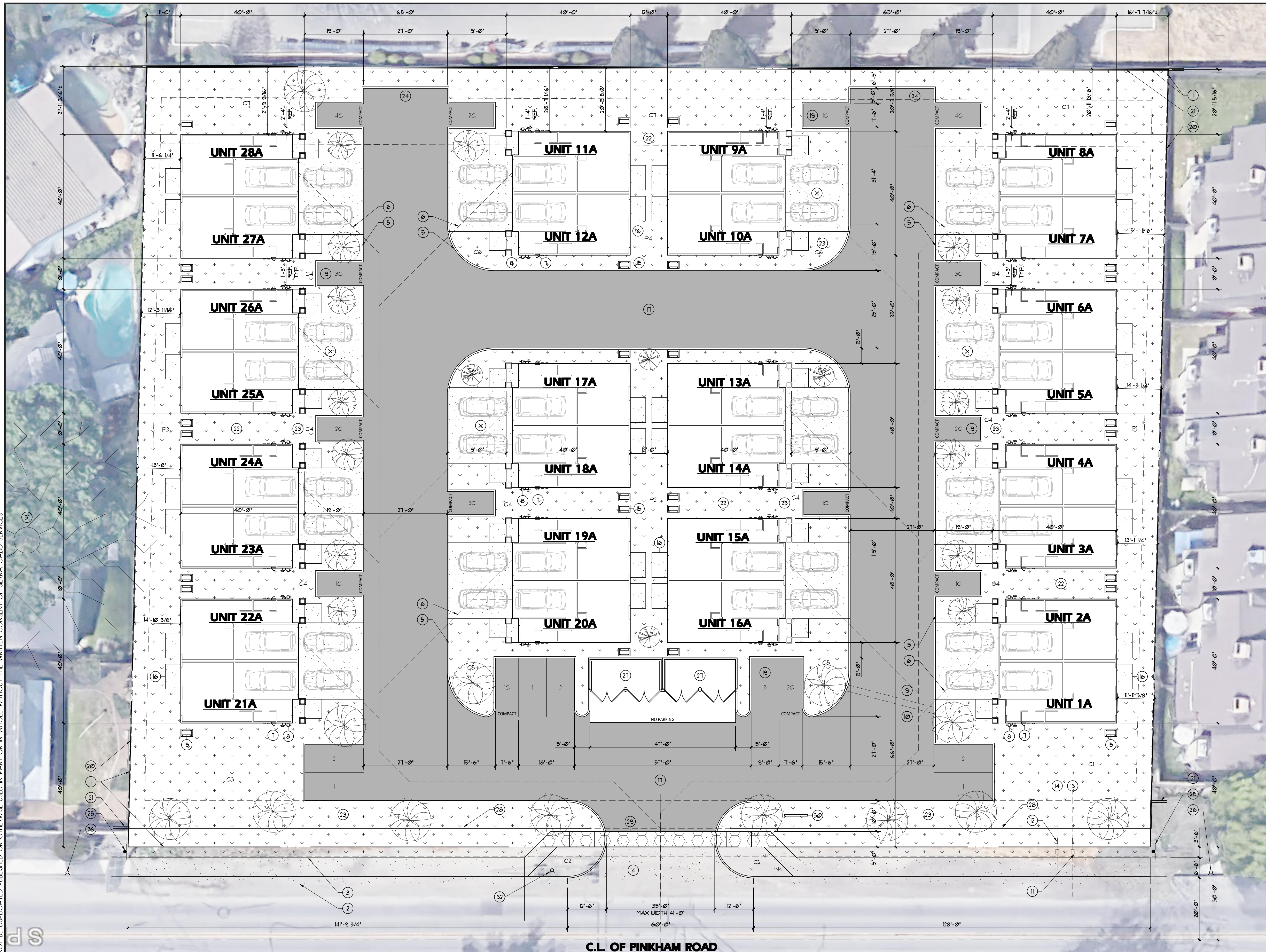
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

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

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED PUBLISHED OR OTHERWISE USED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF SIERRA CADDO SERVICES



PRELIMINARY
DRAWINGS SUBMITTED FOR
DESIGN REVIEW ONLY
4/20/21
SITE PLAN REVIEW (REVISED)

SIGNATURE _____ DATE _____

C.L. OF PINKHAM ROAD

6" CITY OF VISALIA C-10
APPROACH TO DEVELOPMENT

LANDSCAPING INFORMATION			
Landscape Area	Number of	Landscape	Landscape
	Area's (SF)	Area	Area Total
Common Area's		Subtotal	
C1	1	3835	3835
C2	2	160	320
C3	1	4200	4200
C4	8	310	2480
C5	1	1415	1415
C6	2	685	1370
C7	1	5970	5970
Common Area Sub-Total:		19590	
Common Area Percentage:		24%	

Private Area's			
P1	1	3350	3350
P2	1	1445	1445
P3	1	3325	3325
P4	1	320	320
Private Area Sub-Total:		8440	
Private Area Percentage:		10%	
Total Landscaping:		28030	
Parcel Size:		82905	
Total Landscaping Percentage:		34%	

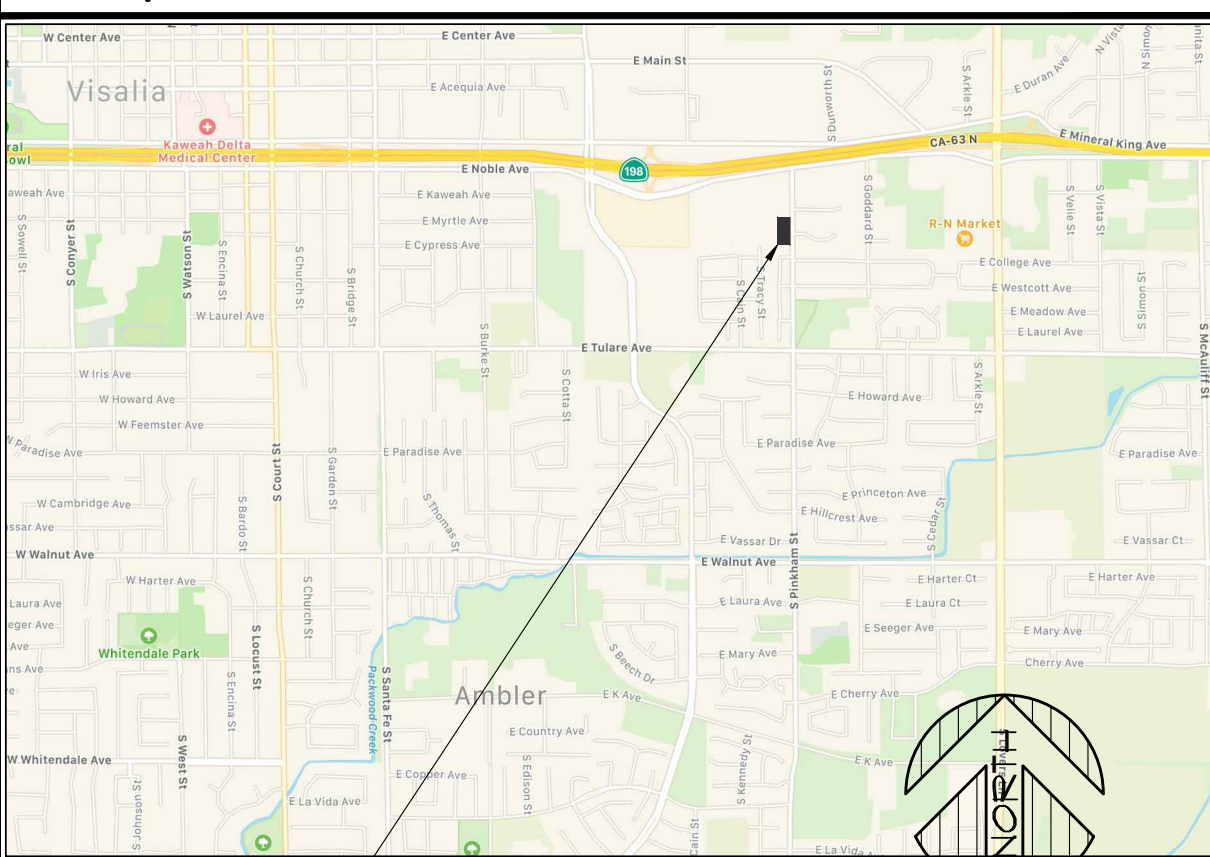
- PROPERTY LINE (TYPICAL)
- NEW CONCRETE INFILL CURB, SEE CITY OF VISALIA C-5
- NEW 5'-0" WIDE CONCRETE INFILL SIDEWALK TO MATCH EXISTING, SEE CITY OF VISALIA C-10
- INSTALL NEW CITY STANDARD MULTI-FAMILY DRIVE APPROACH C-23, PAVEMENT AND BACKFILL PER CITY STANDARDS E-1
- 6" CONCRETE LANDSCAPING CURB
- NEW SEWER LINE
- 200 AMP ELECTRICAL METER/PANEL (SEE ELECTRICAL PLAN (SHEET E.1.1))
- GAS METER LOCATION VERIFY LOCATION WITH GAS COMPANY
- 3" PVC SLEEVE UNDER DRIVEWAY FOR FUTURE CONTROL CABLES OR LIGHTING CONDUCTORS
- 3" PVC SLEEVE UNDER DRIVEWAY FOR FUTURE LANDSCAPE WATER LINES
- NEW WATER METER, VERIFY LOCATION WITH CALIFORNIA WATER SERVICE ONE FOR RESIDENCE AND ONE FOR LANDSCAPE
- INSTALL NEW CITY STANDARD LI-1 BACKFLOW PREVENTER - INSTALL OUTSIDE CITY RIGHT OF WAY (BACKFLOW PREVENTION DEVICE SHALL BE PLACED ON PRIVATE PROPERTY)
- RUN WATER LINES TO INDIVIDUAL UNITS WITH OPTIONAL PRIVATE WATER METERS
- VERIFY LOCATION OF LANDSCAPING VALVES ON LANDSCAPING PLANS
- CONDENSER UNIT FOR FA-ON A CONCRETE PAD (VERIFY SIZE) CONDENSERS TO BE A MINIMUM OF 3" ABOVE FINISH GRADE
- 42"x42" MINIMUM CONCRETE STOOP, TYPICAL AT EXTERIOR DOORS
- A/C PAVING AT DRIVEWAYS AND PARKING SPACES PER THE CITY OF VISALIA STANDARDS, SHOWN SHADED
- CONCRETE DRIVEWAY PROVIDE CONTROL JOINTS AT 10'-0" ON CENTER MAXIMUM EACH WAY
- PARKING SPACES, SEE PLAN FOR QUANTITY (9'x19' STANDARD AND 7'6"x15' COMPACT)
- EXISTING WOOD FENCE, REMOVE AND REPLACE AS NEEDED, AT NORTH, WEST AND SOUTH PROPERTY LINES
- EXISTING CMU BLOCK WALL, SHOWN FOR REFERENCE ONLY
- LOTS ARE TO BE GRADED PER THE CITY OF VISALIA STANDARD D-21
- LANDSCAPE, SHOWN FOR REFERENCE ONLY, DESIGN BY OTHERS, IRRIGATION IS TO BE DESIGNED TO MEET THE CURRENT STATE OF CALIFORNIA MELLO REQUIREMENTS
- CONCRETE HAMMERHEAD FOR PARKING SPACES
- EXISTING SOUTHERN CALIFORNIA EDISON POWER POLES AND CONDUCTORS ABOVE SHOWN HIDDEN
- EXISTING FIRE HYDRANT SHOWN FOR REFERENCE ONLY, LOCATED ON THE NORTH/SOUTH CORNER OF DEVELOPMENTS TO THE NORTH/SOUTH
- CITY OF VISALIA 24'-0" TRASH ENCLOSURE (R-3), CONCRETE APRON (R-5) AND ENCLOSURE GATE (R-6)
- 4'-6" HIGH WROUGHT IRON FENCE WITH 1x2 SQUARE TUBES AT 46" SPACING (DESIGN AS SELECTED BY THE OWNER)
- PROVIDE AN EASEMENT FOR THE ADA WRAP AROUND SIDEWALK AT THE DRIVE APPROACH
- DEVELOPMENT SIGNAGE, PER CITY OF VISALIA STANDARDS, DESIGN BY OTHERS
- EXISTING OAK TREE, VERIFY DRIPLINE
- NEW FIRE HYDRANT TO BE INSTALLED PER CITY OF VISALIA STANDARDS, VERIFY LOCATION WITH CITY OF VISALIA FIRE DEPARTMENT
-
-

PROPOSED SITE PLAN AND NOTES (OPTION #1)	
A NEW MULTIFAMILY COMPLEX FOR:	
FISTOLERA CONSTRUCTION	
PROPERTY ADDRESS: SOUTH PINKHAM ROAD AND MYRTLE COURT	
APN: 100-050-012	
VISALIA, CA 93202	

SITE PLAN KEY NOTES

CONDITIONED FLOOR AREA		OWNER INFORMATION	
FIRST FLOOR RESIDENCE:	505 SQ. FT.	FISTOLERA CONSTRUCTION	
SECOND FLOOR:	635 SQ. FT.	420 NORTH COURT STREET, SUITE 200	
	SQ. FT.	VISALIA, CA 93291	
TOTAL:	1140 SQ. FT.	PHONE: 559625-8372	
RESIDENCE AREA BREAKDOWN		UTILITIES	
CONDITIONED AREA:	1140 SQ. FT.	ELECTRICAL	SOUTHERN CALIFORNIA EDISON
SINGLE CAR GARAGE	240 SQ. FT.	GAS	SOUTHERN CALIFORNIA GAS
COVERED PORCH:	32 SQ. FT.	REFUSE	CITY OF VISALIA
COVERED PATIO:	500 SQ. FT.	SEWER	CITY OF VISALIA
	SQ. FT.	WATER	CALIFORNIA WATER SERVICE
	SQ. FT.		
TOTAL:	1912 SQ. FT.		
BUILDING HEIGHT	? FT.		
STORIES	2		
SITE ADDRESS:		SOUTH PINKHAM ROAD AND MYRTLE COURT	
A.P.N.:		VISALIA, CA 93292	
SUBDIVISION:		100-050-012	
		POR 2 PM 4261 V43 P65	
SITE:		PARCEL NUMBER 2	
PARCEL SIZE:		1.89 ACRES	
ZONING:		R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SF MIN. SITE AREA PER DWELLING UNIT)	
BUILDING HEIGHT		17'-8"± (MUNI CODE MAX 35'-0")	
FLOOD ZONING (FEMA):		X02	
FIRE SPRINKLERS		SINGLE FAMILY (NFPA 13D)	
PROPOSED USE		MULTIFAMILY	
BUILDING OCCUPANCY (RESIDENCE):		R-2	
BUILDING OCCUPANCY (GARAGE):		U	
CONSTRUCTION TYPE:		V-B	
SEISMIC DESIGN CATEGORY:		D1	
PARKING INFORMATION			
SPACES REQUIRED:			
MULTI-FAMILY DWELLING: 1.5 PARKING	42	28	1.5 (17.34.020.A.2) MULTI-FAMILY
SPACES PER DWELLING			DWELLING
25 PARKING SPACES PER DWELLING UNIT	7	28	0.25 (17.34.020.B.1) GUEST PARKING
(20 UNITS)			
SPACES REQUIRED (TOTAL):	49		
COMPACT SPACES ALLOWED	15		30% TOTAL SPACES (17.34.030.I)
SPACES PROVIDED:			
0 ACCESSIBLE (a)			
8 STANDARD (PARKING SPACES)			
28 RESIDENTIAL DRIVEWAY/GARAGE			
14 COMPACT			

CITY/CODE INFORMATION



PROJECT LOCATION
VICINITY MAP

SCALE: N.T.S.

DATE	DRAWN	RAM.
		20026

SHEET
A0.1
OF
OPT. 1

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: _____ Date: _____

Project Description: _____

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

Property Owner: _____

Applicant(s) Name: _____

Project Address/Location: _____

Assessor Parcel Number: _____ - _____ - _____

Parcel Size (Acreage or Square Feet): _____ 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: 05/20/21

SPR Agenda: 05/26/21 Item No. _____

Zone: I SPR No. 21-065

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: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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: _____

SITE PLAN MINIMUM REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: _____	Signature of Owner or Authorized Agent* _____	
Address: _____	Owner _____	Date _____
City, State, Zip _____		
Phone: _____	Authorized Agent* _____	Date _____
Email: _____		

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

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____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number



Valley Pacific Petroleum Services
Doe Ave West (40 acres)
Visalia, CA 93291

**Fuel Transfer Facility Project Description and Operational Statement
Doe Avenue, West of Shirk Road (APN's 077-130-012, 085 & 086)**

Introduction

Biomass-based motor fuel, including biodiesel and renewable diesel, are non-fossil fuel products viewed as replacements for existing Petroleum Diesel #2, which is the primary diesel product used in on-highway use motor vehicle diesel engines (i.e. the trucking industry). Biodiesel and renewable diesel are made from feedstock such as vegetable oils and other recycled cooking oils among other materials. The difference between the two commodities is that biodiesel is made to be blended with regular diesel, in a similar way that ethanol is blended with regular gasoline. Renewable diesel, on the other hand, is a much more refined product and is used as a direct substitute for regular petroleum diesel. Renewable diesel functions identically to regular petroleum diesel and is most efficiently used in a blend with biodiesel. Refer to the attached Project Importance letter.

Biodiesel and renewable diesel fuels perform better than their fossil fuel diesel counterparts while also reducing environmentally-detrimental emissions. The San Joaquin Valley is traditionally plagued by poor air quality, and the products imported at this facility will immediately reduce transportation emissions and improve air quality for the greater Visalia area and the region as a whole. There are other locations throughout California that are already enjoying the benefits of reduced emissions. Projects such as this are critically important to this particular region as it is far from ports and underground fuel pipelines. Therefore, the remaining option to economically bring biodiesel and renewable diesel to this region is by rail. Projects such as this are also important to the State of California and is evidenced by the support of several organizations for facilities such as this to transport biomass-based fuels into the Central Valley. The San Joaquin Valley Air Pollution Control District, California Air Resources Board, American Lung Association, among many other prominent government and medical organizations encourage projects to continue a push beyond the nearly 33 percent converted from fossil fuel products to non-fossil fuel products such as biodiesel and renewable diesel. As of August 1st of this year, due to litigation described in the Project Importance letter in more detail, the State of California will impose certain limitations on biodiesel blending, namely that biodiesel can only be blended with regular petroleum diesel if 90% of a truck fleet is using newer trucks or if the biodiesel is being blended with renewable diesel.

Project Description

This proposed facility will transport into the site biodiesel and renewable diesel motor fuels via rail tanker cars. The existing project site is vacant. There is an existing rail drill track splitting the property in half to service industrial parcels to the north of the project site. The site also contains two siding rail spurs which will be used by this project.

The facility will have one entry/exit point with a 35-foot-wide access road parallel to the rail spurs. The project will not construct any buildings but will have two c-train storage containers on site and a wall-less shade structure for storage for any equipment used during the offloading/transloading operations (described below). The product is distributed to a variety of end use locations (truck stops, commercial fueling locations, trucking companies, agriculture operations, and other end users). There will be no on-site storage tanks or storage of any kind at the facility. There will be no fuel processing or manufacturing at this facility.

Operational Statement

When the biodiesel and renewable diesel fuel arrives to the project site via railcar, it will be offloaded directly from the railcar using a custom-designed transload cart to the commercial fuel tanker truck that will transport the fuel to the end user/customer off-site that stores and dispenses fuel. The transload cart is built by Separation By Design to move the product from railcar to the tanker truck via positive displacement (PD) pump. The tanker truck will be approximately 25 feet from the railcar to allow adequate spacing between the railcar and tanker truck. A forklift will be used to locate the transload cart in the ideal location to properly offload the product from the railcar. Hoses and fitting equipped with spill prevention measures (described in more detail below) will be used in conjunction with the transload cart. Each truck will take 40-45 minutes to process. All equipment will be returned to the storage containers once offloading is completing to prevent equipment theft and/or damage, which will also prevent an unsightly appearance from Doe Avenue.

Traffic Impact

The facility will operate 24 hours per day, 7 days per week if supply is available. Each railcar holds between 26,000 and 29,000 gallons of biodiesel or renewable diesel. We expect to transfer three to four rail cars per day, and three to four railcars will be switched on a daily basis. This equates to approximately six to ten trucks per day. At any given time, there will be from 0 to 100,000 gallons of product on site. There will be two employees on-site, and no employees will live on-site. Trucks will not be allowed to idle during the transfer process in compliance with California anti-idle laws.

Fire and Spill Prevention Measures

Spill prevention is of the utmost importance. A critical part of our spill prevention plan is the safety devices installed on our transload cart. The PD pump mentioned in the Operational Statement moves a fixed volume of product to prevent too much product moving at once, which helps prevent spilling at the tanker truck. The volume is measured with a weights and measure approved and calibrated meter. Overfills and ground conditions are monitored by the Civacon Ground/Overfill system which provides a "go/no-go" output to the operating system. All spill prevention measures are detailed within the custom transloading standard operating procedures prepared by Separation by Design attached to this submittal package.

Employees will be required to follow our documented transload process. All employees also receive general hazardous materials training in addition to specific rail operation hazardous material handling annually. Spill kits will be strategically located along the transload cart path to be utilized by employees in the instance a spill or leak occurs while offloading the railcar.

This facility will comply with Chapter 5706 of the California Fire Code to the extent applicable to the project. Biodiesel and renewable diesel are classified as Class IIIB liquids, and thus have less stringent

requirements compared to Class I, Class II, and Class IIIA liquids. As a preventative measure, there is no requirement for fire or spill prevention beyond the measures described above.

As mentioned previously, spill prevention is a top priority for Valley Pacific Petroleum. An active offloading site in Redding, CA, similar to the scope of this facility has successfully unloaded over 30 million gallons of biomass-based fuels without any spill occurrences is evidence of how much pride and care is taken to avoid any spills and contamination.

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

Project No: 21095

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 Car Wash Date: _____
 Project Description: Proposed development of a 1-acre commercial site for use as a car-wash.
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Moe Assad
 Applicant(s) Name: Bottom Line LLC
 Project Address/Location: (1804) 1744 N. Dinuba Blvd. Visalia, CA 93291
 Assessor Parcel Number: 091-171-018
 Parcel Size (Acreage or Square Feet): +/- 1 ac. Building or Suite Square Footage: 4,400sf.

Are There Any Proposed Building Modifications: Yes ☐ No ☐

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

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

Date Received: 05/12/2021

SPR Agenda: 05/19/2021 Item No. _____

Zone: C-N SPR No. 21-088

Historic District: Yes ☐ No ☒

Flood Zone: X ☒ AE ☐ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A

Proposed Building Use: Commercial

Proposed Hours of Operation: Monday through Sunday 7:00AM - 9:00PM

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

Number of Employees Per Day: Existing _____ Proposed 15-20

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

Predicted Peak Operating Hour: 5:00PM to 7:00PM

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): N/A

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN 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: Bottom Line LLC DocuSigned by: Signature of Owner or Authorized Agent* 5/10/2021
 Address: PO Box 1095 Hemraj Dhalival
 City, State, Zip: Clons, CA 93613 DocuSigned by:
 Phone: 559-799-1963 Owner Date
Sandeep k. Dhalival 5/10/2021
 Email: orlunder@bottom-line.com 42052B922691457...
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

AGENCY AUTHORIZATION FORM

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____.

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

Operational Statement

Dinuba and Shannon Parkway Car Wash Development

APN: 091-171-018

Address: 1744 N. Dinuba Boulevard Visalia, CA 93291

Overview:

Proposed development of a +/- 1-acre site for the purpose of a drive through express car wash facility. Site is currently zoned Commercial and the proposed development is consistent with permitted uses in this zone district. Car wash is designed to accommodate a total of 24 public parking stalls with two designated handicapped parking spaces in addition to three employee parking stalls. Proposed use will bring a desirable service and bring jobs to the surrounding neighborhoods while serving as an extension to the established commercial district in which this site is located.

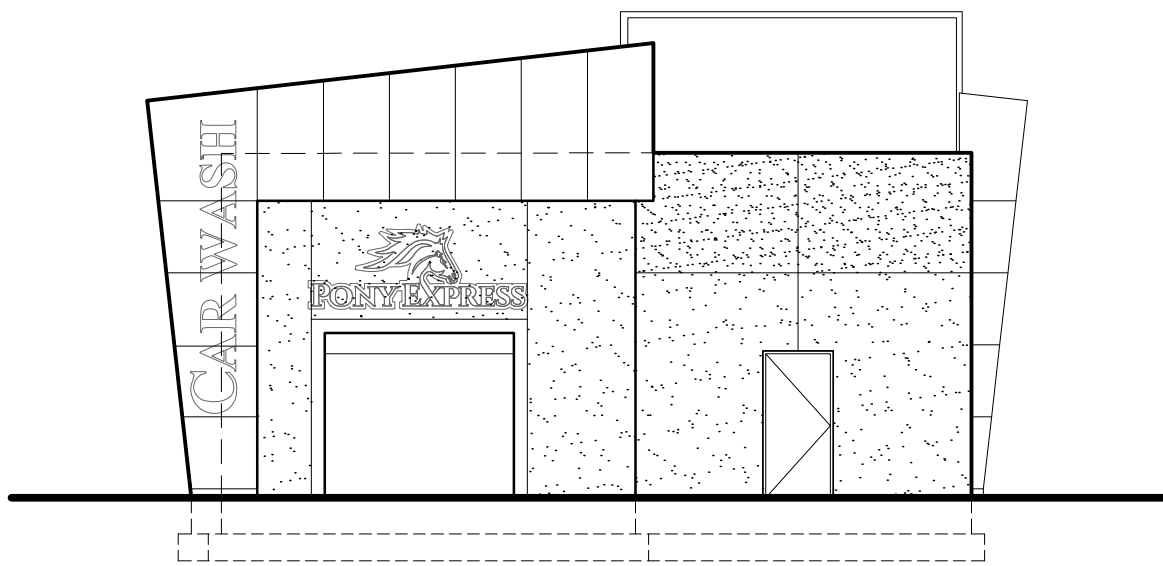
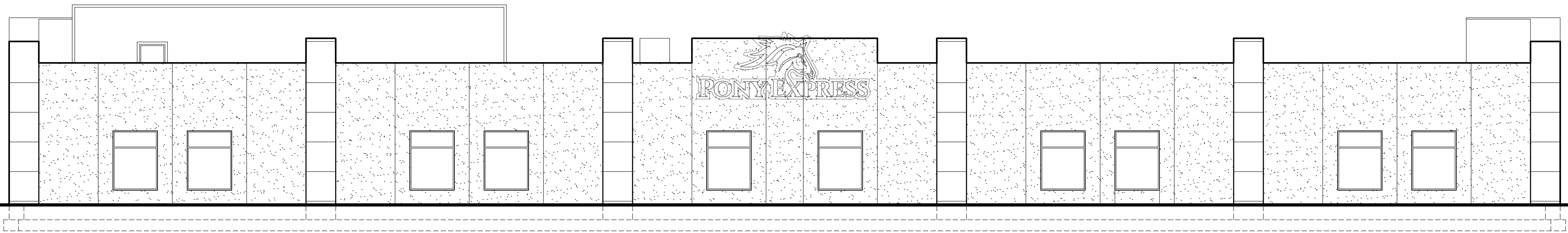
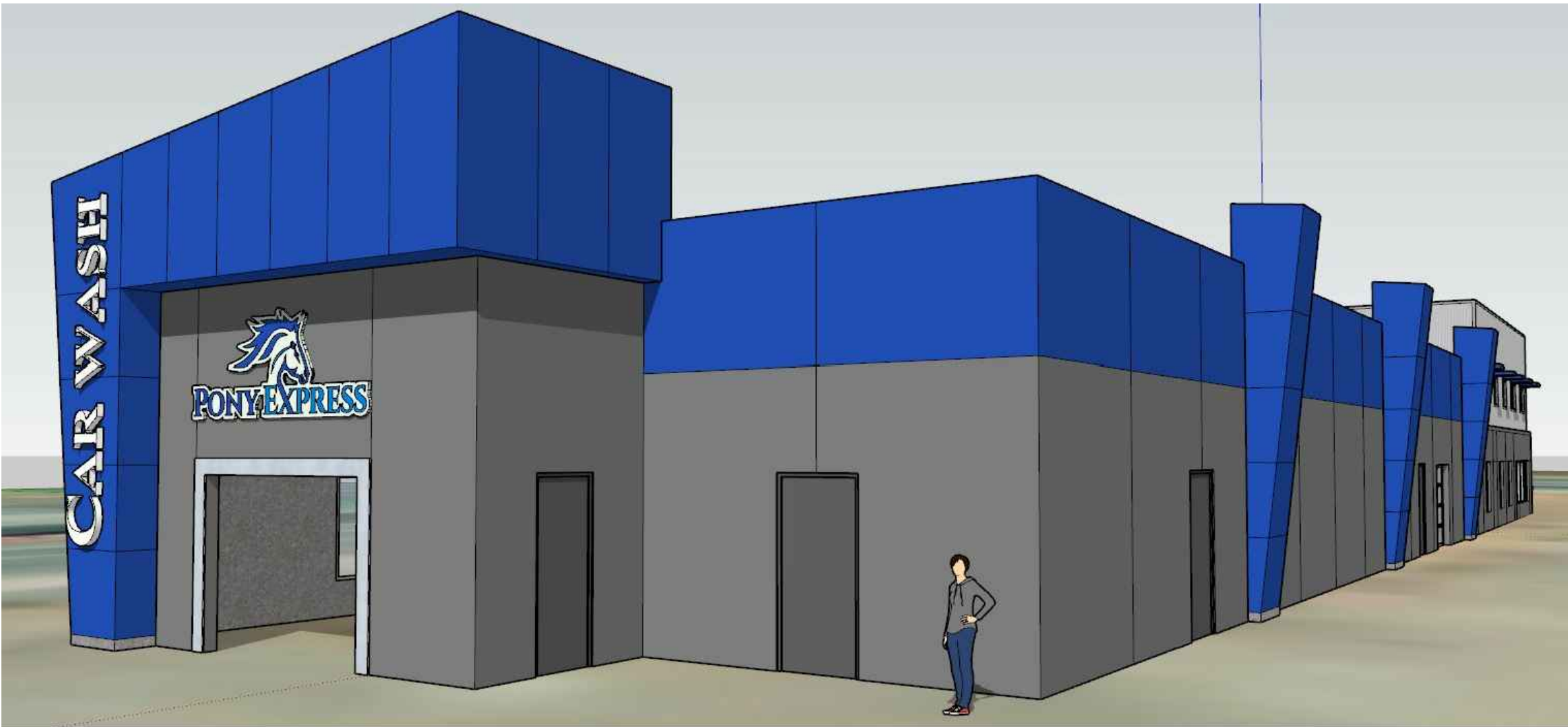
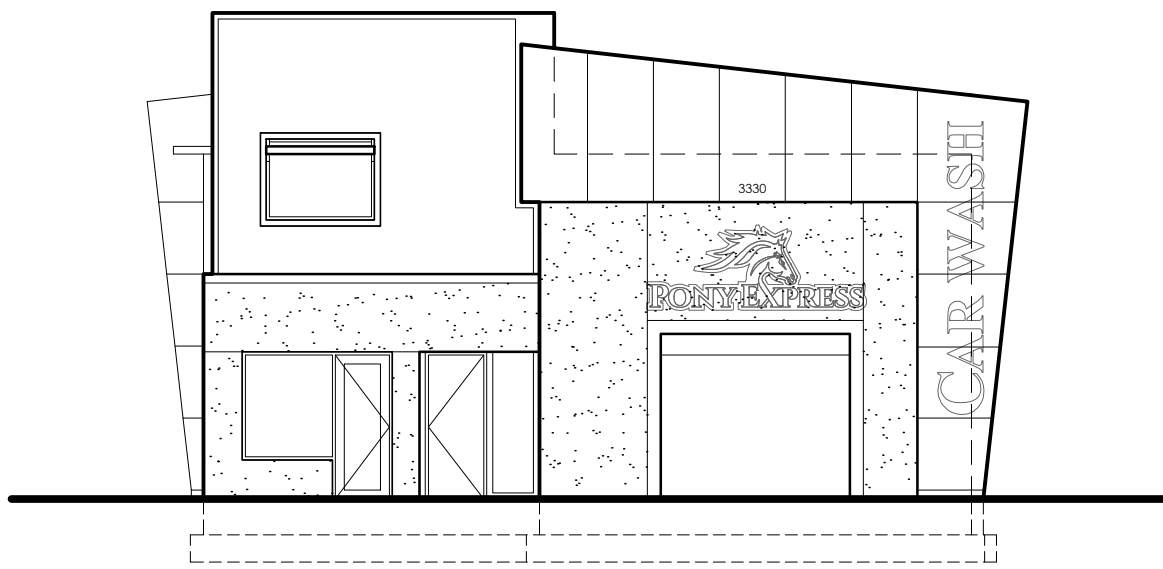
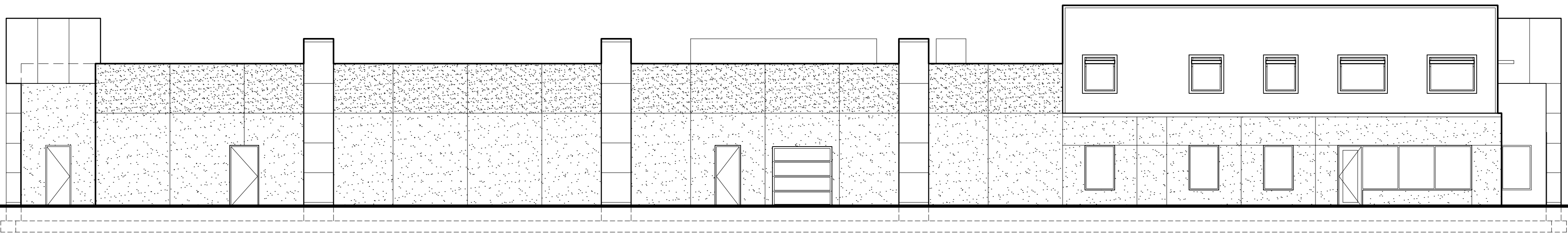
At daily peak operation times, this facility will employ 15-20 employees.

Express Car Wash Planned Hours of Operation:

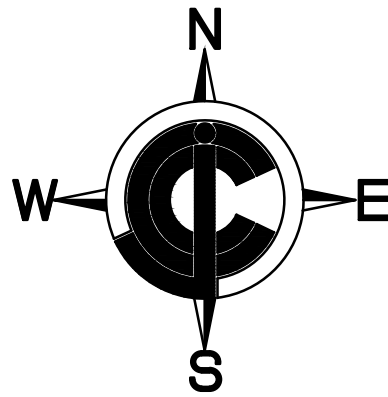
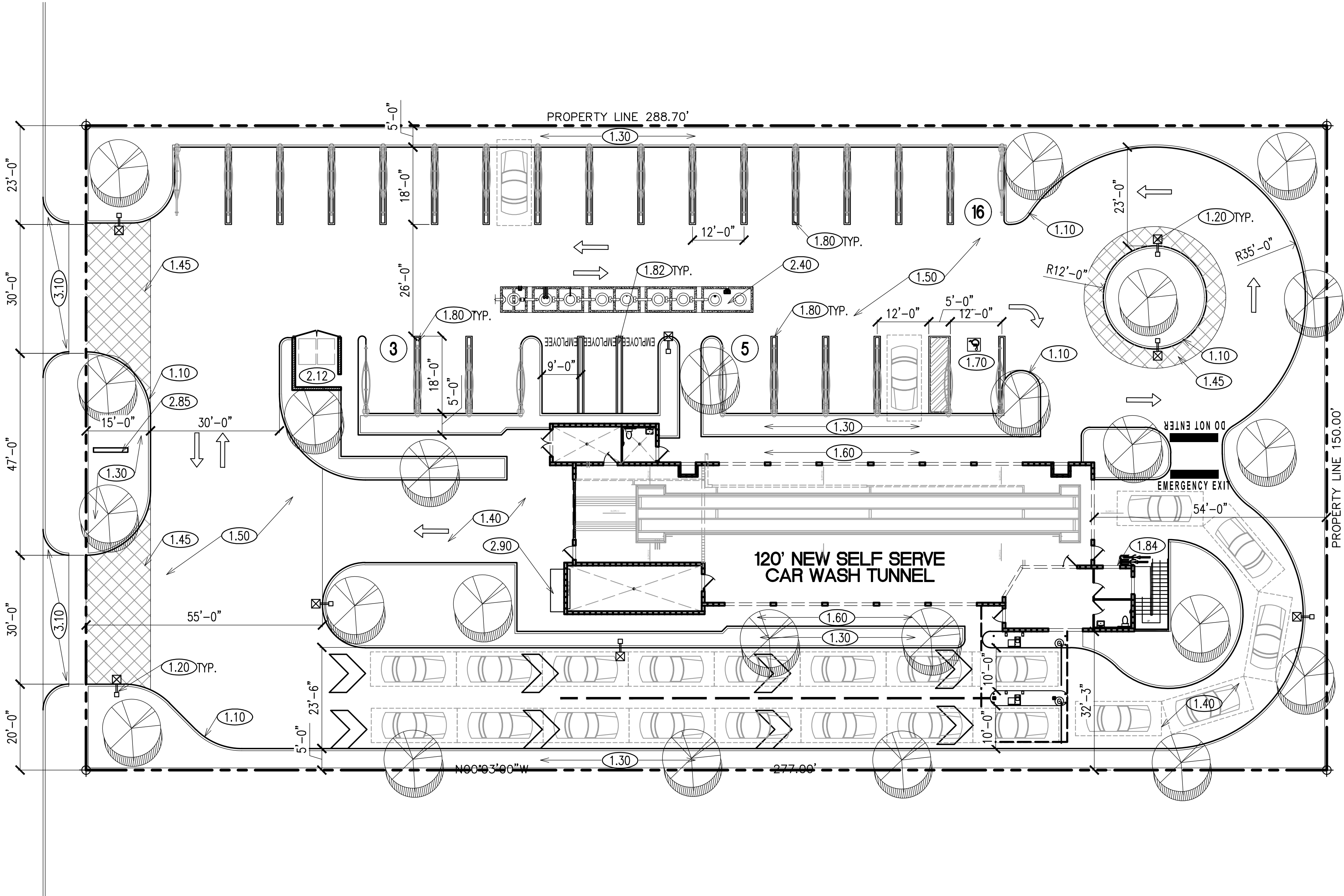
Monday	7:00AM to 9:00PM
Tuesday	7:00AM to 9:00PM
Wednesday	7:00AM to 9:00PM
Thursday	7:00AM to 9:00PM
Friday	7:00AM to 9:00PM
Saturday	7:00AM to 9:00PM
Sunday	7:00AM to 9:00PM



2/1/2018



DINUBA BOULEVARD



VICINITY MAP



CONSTRUCTION NOTES

- 1.10 NEW 6" CONCRETE CURB
- 1.20 NEW AREA LIGHT
- 1.30 NEW LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 NEW 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.45 NEW STAMPED COLORED CONCRETE WITH 3X3 DIAMOND SCORELINES
- 1.50 NEW 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.60 NEW 48" HANDICAP PATH OF TRAVEL (NO ABRUPT CHANGES IN ELEVATIONS ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS SLOP ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY)
- 1.70 NEW 17'X18' HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.) SEE DETAIL ON SHEET ADA-4
- 1.80 NEW 12'X18' VACUUM PARKING SPACES
- 1.82 NEW 9'X18' STANDARD PARKING SPACES
- 1.84 NEW BICYCLE PARKING (MIN. 2 SPACES) WITHIN 200 FEET OF VISITORS ENTRANCE
- 2.12 NEW TRASH ENCLOSURE WITH STEEL GATES
- 2.40 NEW CAR WASH UNDERGROUND RECLAIM/CLARIFIER TANK (INSTALL MINIMUM 3 COMPARTMENT SAND AND OIL INTERCEPTOR PER CITY'S STANDARD NUMBER 2202
- 2.85 NEW MONUMENT SIGN
- 2.90 NEW ELECTRICAL PANELS
- 3.10 NEW CONCRETE DRIVEWAY PER CITY STANDARDS

SITE DATA INFORMATION

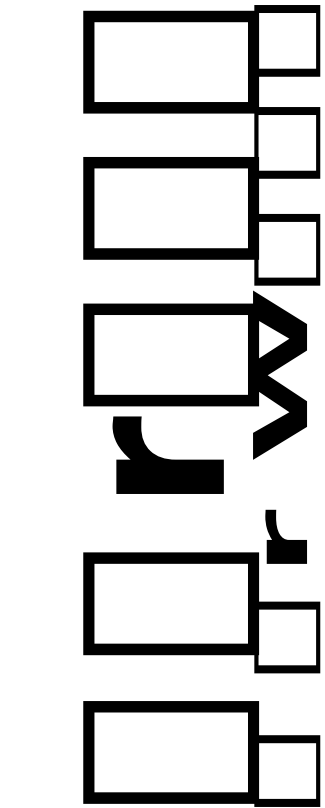
DEVELOPER'S INFORMATION:	ACCESSOR'S
MOE ASSAD	PARCEL NUMBER
EMAIL: ibermoe86@gmail.com	091-171-018
	ZONING:
	COMMERCIAL

	SQ. FT.	ACRE	RATIO
LOT AREA GROSS:	43,305.0	1.0	-
CAR WASH BUILDING			
— OCCUPANCY: B	4,400.0	-	10%
— CONSTRUCTION: V-B			

NO.	DATE	DESCRIPTION	BY	APP.

DESIGN R&W INC.

22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
Tel: (714) 920-9643
Fax: (714) 917-0250
www.cjccorp.com



PROJECT: 1744 N. DINUBA BOULEVARD
VISALIA, CA. 93291
PROPOSED PLOT PLAN

DATE ISSUED:	04/21/21
SCALE:	1/16"=1'-0"
DRAWN BY:	FCOHEN
CHECKED BY:	F. COHEN
PROJECT NUMBER:	21020
STORE NUMBER:	XPRESS
SHEET:	

GENERAL PROJECT INFORMATION

- 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 -

OPERATIONS & TRAFFIC INFORMATION

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)

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

Name: Armando Alvarado Signature of Owner or Authorized Agent* Arich Syproserv 04/30/2021
Address: 284 n walch st Owner Date
City, State, Zip Porterville, Ca., 93257
Phone: 559-854-3735
Email: micasitatacos1@gmail.com 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

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____.

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



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.

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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: Mi Casita Tacos Date: 05/09/2021

Project Description: Taco truck

Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: Yakoob nagib s Mohamed

Applicant(s) Name: Edgar Alvarado

Project Address/Location: 1440 N Dinuba blvd visalia ca

Assessor Parcel Number: 091-151-041

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

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: None

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

Date Received: 05/18/2021

SPR Agenda: 05/26/2021 Item No. _____

Zone: C-MU SPR No. 21-091

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: Gas station

Proposed Building Use: Taco truck parking

Proposed Hours of Operation: 5pm 10pm

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

Number of Employees Per Day: Existing _____ Proposed 3

Number of Customers Per Day (Estimated): Existing _____ Proposed 3

Predicted Peak Operating Hour: 8pm

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: _____

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)

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

Name: Edgar Alvarado Signature of Owner or Authorized Agent*  05/09/2021
Address: 1263 N York St Owner Date
City, State, Zip Porterville, Ca., 93257
Phone: 559-854-3735 Authorized Agent* Date
Email: micasitatacos1@gmail.com

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

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____.

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

Operational Statement

1440 N Dinuba blvd

The food truck will be moved into the parking lot everyday at 4pm to commence the preparation for the 5pm opening. The truck will remain on the south parking side until 10pm closing time. The truck will be operated with 3 employees. All them will not take any additional parking from the property.

Attached is a spr application form for mi casita tacos



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: The Source LGBT+ Center Date: May 17, 2021
 Project Description: Community center, resource center, admin offices, and meeting spaces for peer support groups.
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Richard Jones
 Applicant(s) Name: The Source LGBT+ Center
 Project Address/Location: 109 SW 2nd Ave Visalia, CA 93291
 Assessor Parcel Number: 0 9 4 - 0 1 5 - 0 1 8
 Parcel Size (Acreage or Square Feet): 14,290 Building or Suite Square Footage: 4,590

Are There Any Proposed Building Modifications: Yes ☐ No ☐
 Estimated Cost of Modifications to Building: \$ 50,000
 Describe All Proposed Building Modifications: New air conditioning, carpet, paint removal or several interior walls in one story building.

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

Date Received: 05/17/2021
 SPR Agenda: 05/26/2021 Item No. _____
 Zone: C-MU SPR No. 21-092
 Historic District: Yes ☐ No ☒
 Flood Zone: X ☐ AE ☒ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Office Space
 Proposed Building Use: Community Center
 Proposed Hours of Operation: 9 am - 9 pm
 Days of Week In Operation (Circle): Su ☐ M ☒ T ☒ W ☒ Th ☒ F ☒ Sa ☐
 Number of Employees Per Day: Existing 10 Proposed 10
 Number of Customers Per Day (Estimated): Existing 20 Proposed 50
 Predicted Peak Operating Hour: 3 PM
 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): N/A
 Describe Any Special Events Planned for the Facility: Open house, First Friday's Art Hop

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN 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: Richard A. Jones, Jr.
Address: 22094 Avenue 314
City, State, Zip: Exeter, CA 93221
Phone: 559-804-1753
Email: richiecarla01@gmail.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

AGENCY AUTHORIZATION FORM

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____.

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



OPERATIONAL STATEMENT

The Source LGBT+ Center is a community resource center for LGBTQ+ individuals, allies, family members, students, and more. Our mission is to provide spaces within our communities for LGBT+ people to learn, belong, transform, question, and support.

We offer a drop-in center, computer lab, library, peer support, youth programs, trans support, recovery groups, access to HIV medication and case management, and community use space. We are currently located at 208 W Main Street Suite B in the basement of Montgomery Square and occupy 2,500 square feet. We have 5 full-time and 5 part-time employees. We run 25 programs.

The property at **109 NW 2nd Avenue** has two buildings and outdoor space that are fenced and secure. This is vital to the safety, privacy, and confidentiality of our LGBTQ+ community.

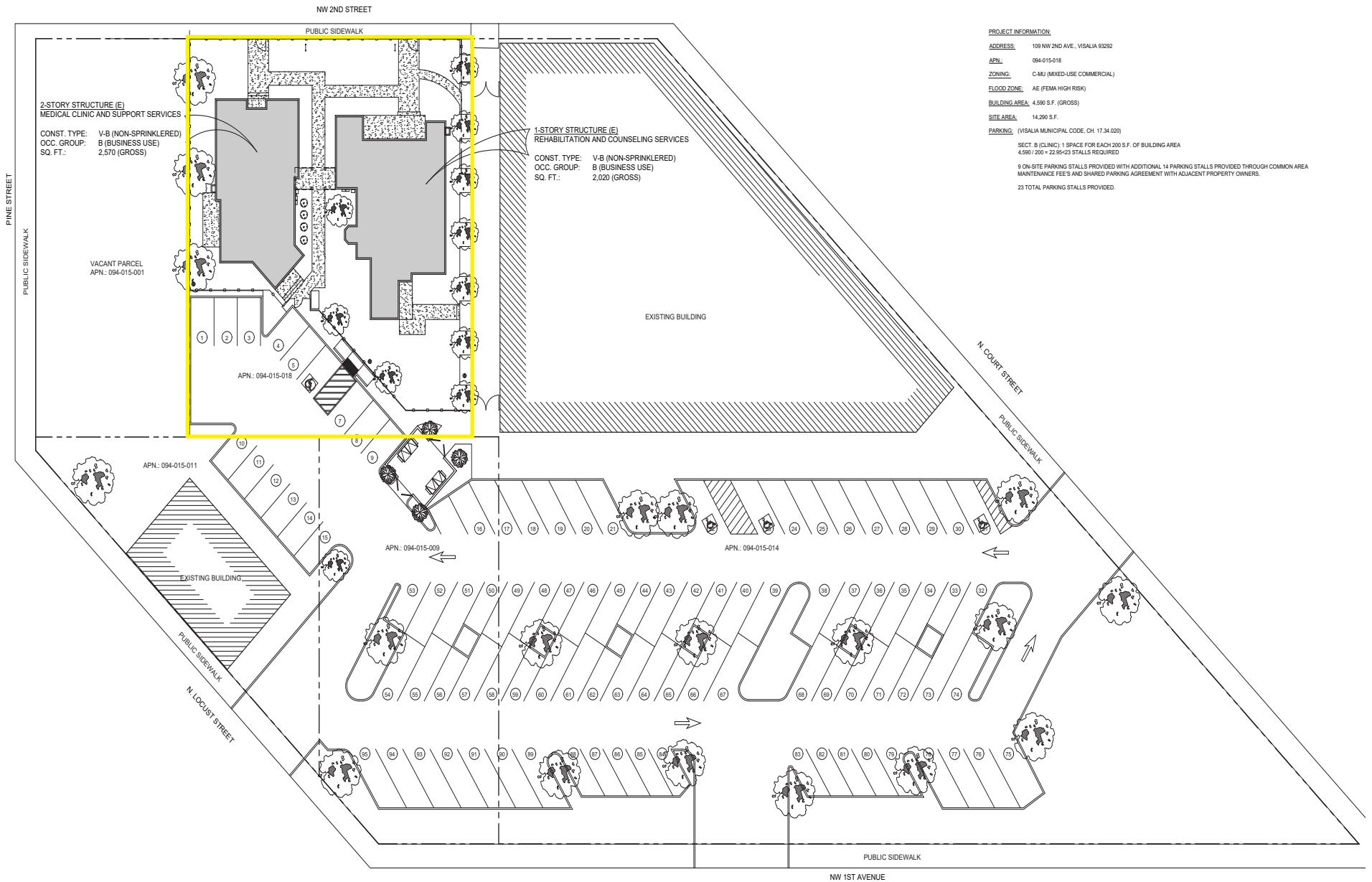
The 1 story building would become our community center, group room, volunteer headquarters, library, and computer lab. The 2 story building would become our administrative offices, staff offices, and house our HIV program services. All client services are held on the 1st floor of both buildings. There are 4 office spaces on the second floor that will be occupied by administrative staff and executive staff only. There are currently 4 accessible, single-stall, unisex bathrooms on the 1st floors.

Our center is open from 9 am - 5 pm for client appointments, and our drop-in center is open to the public from 3 - 6 pm. Our groups and programs are run throughout the week M-F from 6 pm - 7:30 pm. And we are open to outside community groups for use of our space with an agreement. Currently, we host PFLAG, and 2 outside recovery meetings.

Our basement location has been wonderful, but we have grown exponentially, and our community needs a permanent home. The Source has become a home away from our LGBTQ+ community. 109 NW 2nd Avenue will provide the appropriate space and growth opportunities for our organization and clients.

We appreciate your consideration of our site plan and look forward to our new home in Downtown Visalia.

Brian Poth | Executive Director



OVERALL SITE PLAN

1" = 20'
APRIL 24, 2020



CORNERSTONE REHABILITATION CENTER, LLC
109 NW 2ND AVE.
VISALIA, CA

Design-Development

studios
a California Corporation

ARCHITECTURE

PLANNING

DESIGN

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:
- | | | |
|--|---|--|
| <ul style="list-style-type: none"> - 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.) | <ul style="list-style-type: none"> - Existing & proposed structures - Adjacent street names - Refuse enclosures & containers - Valley oak trees (show drip line) - Existing & proposed landscaping - Parking stalls (include ADA) | <ul style="list-style-type: none"> - 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 |
|--|---|--|

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

Name: David Duda

Address: 324 S Santa Fe St A

City, State, Zip Visalia, CA 93292

Phone: (559)-802-3052

Email: david.duda@4-creeks.com

Signature of Owner or Authorized Agent*

Lauren te Velde

Owner

O.S.

Authorized Agent*

08/19/2021

Date

5/18/21

Date

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

AGENCY AUTHORIZATION

OWNER:

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

126-130-018

126-130-013

AGENT:

I designate David Duda, 4Creeks, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to process site plan review and associated entitlements relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

OWNER

Signatures

AGENT

Signature of Owner

Signature of Agent

Owner Mailing Address

324 S. Santa Fe St., Ste A, Visalia, CA 93292

Agent Mailing Address

Owner Phone Number

(559)-802-3052

Agent Phone Number

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: S. Ben Maddox Way @ Caldwell Ave Date: 5/18/21

Project Description: Proposing to divide a 42.5 acre site into 196 single family residential parcels

Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: Lauren te Velde

Applicant(s) Name: 4Creeks, Inc.

Project Address/Location: SE corner of S. Ben Maddox Way and Caldwell Ave

Assessor Parcel Number: 1 2 6 - 1 3 0 - 0 1 8, 013

Parcel Size (Acreage or Square Feet): +/- 42.5 AC 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: 05/20/2021

SPR Agenda: 05/26/2021 Item No. _____

Zone: X SPR No. 21-093

Historic District: Yes ☐ No ☒

Flood Zone: X ☒ AE ☐ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Agriculture

Proposed Building Use: Residential

Proposed Hours of Operation: _____

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

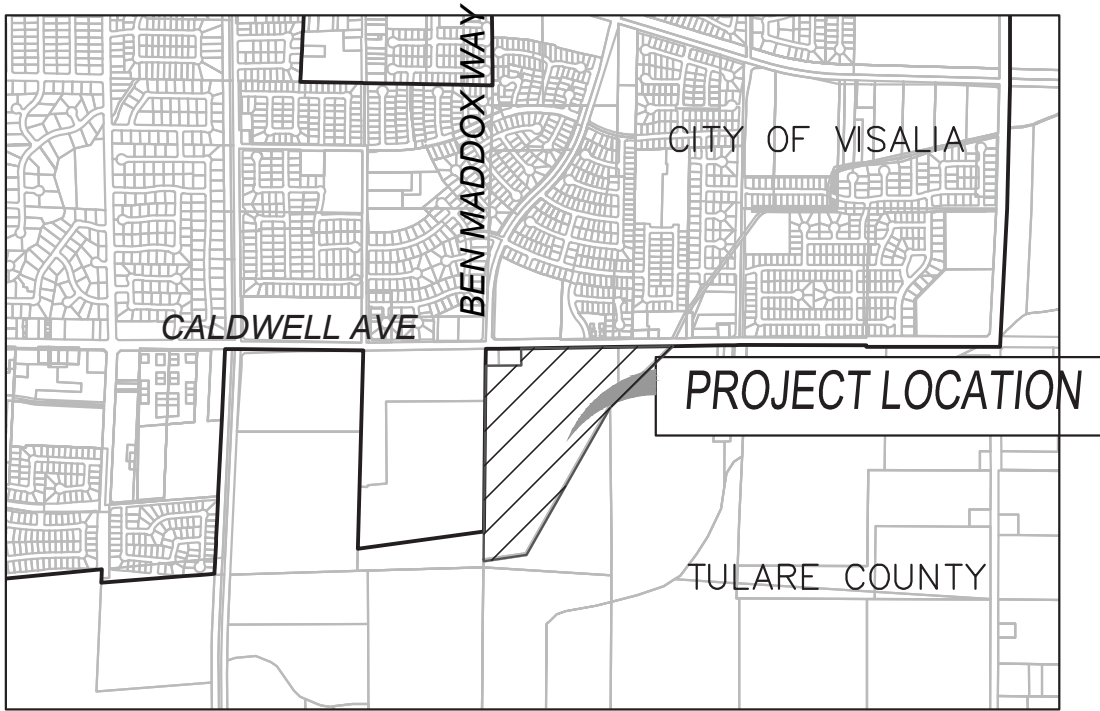
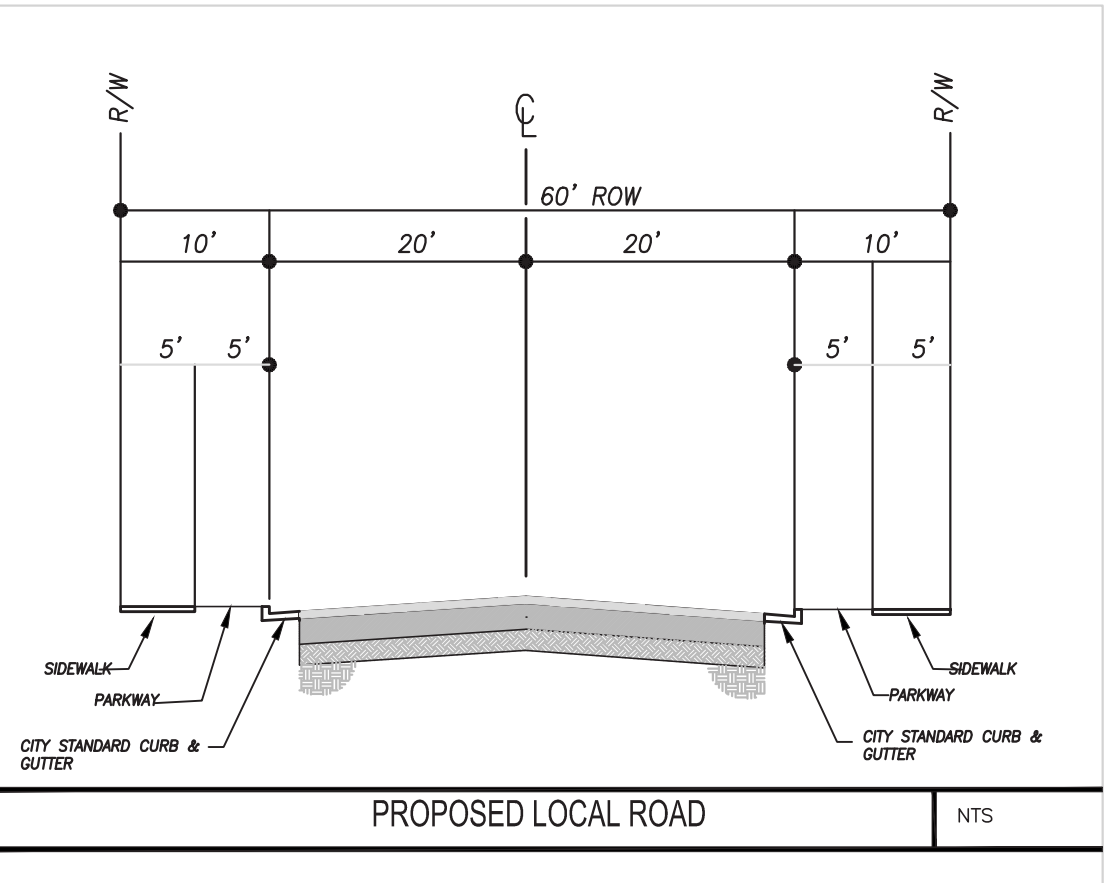
(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

S. BEN MADDOX
@CALDWELL AVE

LAND USE CONCEPT 1

SITE DATA:	
APN	126-130-018 126-130-013
TOTAL AREA:	42.5 AC. (GROSS) ±
EXISTING ZONING:	AE-40 (COUNTY)
PROPOSED ZONING:	R-1-5
GENERAL PLAN DESIGNATION:	RESIDENTIAL LOW DENSITY
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE:	X02
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2
50'X100'	172 LOTS
60'X100'	24 LOTS
TOTAL LOTS	196
DENSITY:	4.6 DU/AC



VICINITY MAP

PREPARED BY:

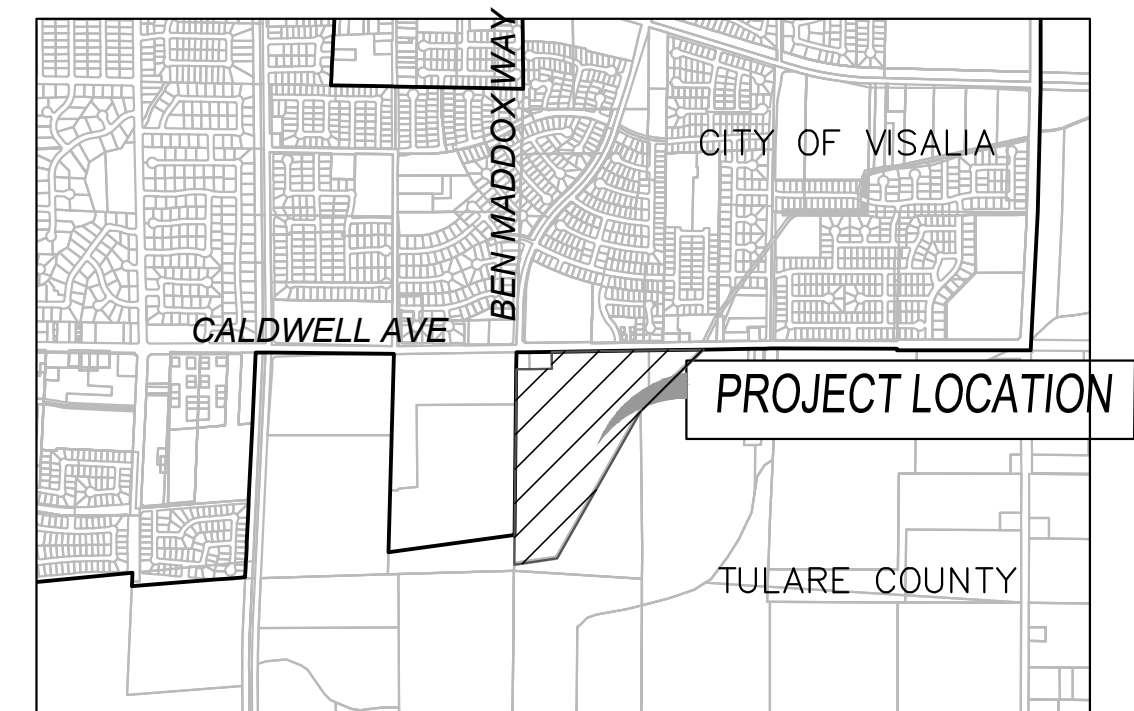
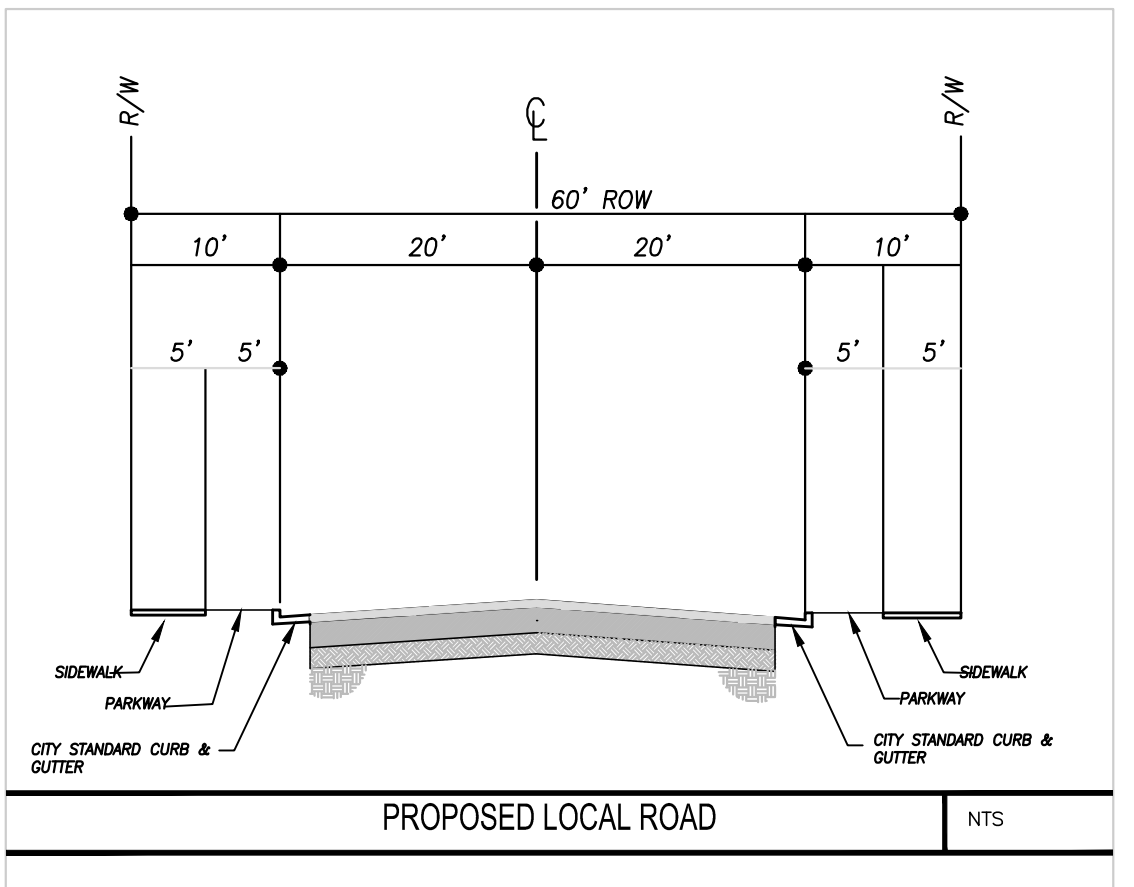
324 S. SANTA FE ST., STE. 1
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215



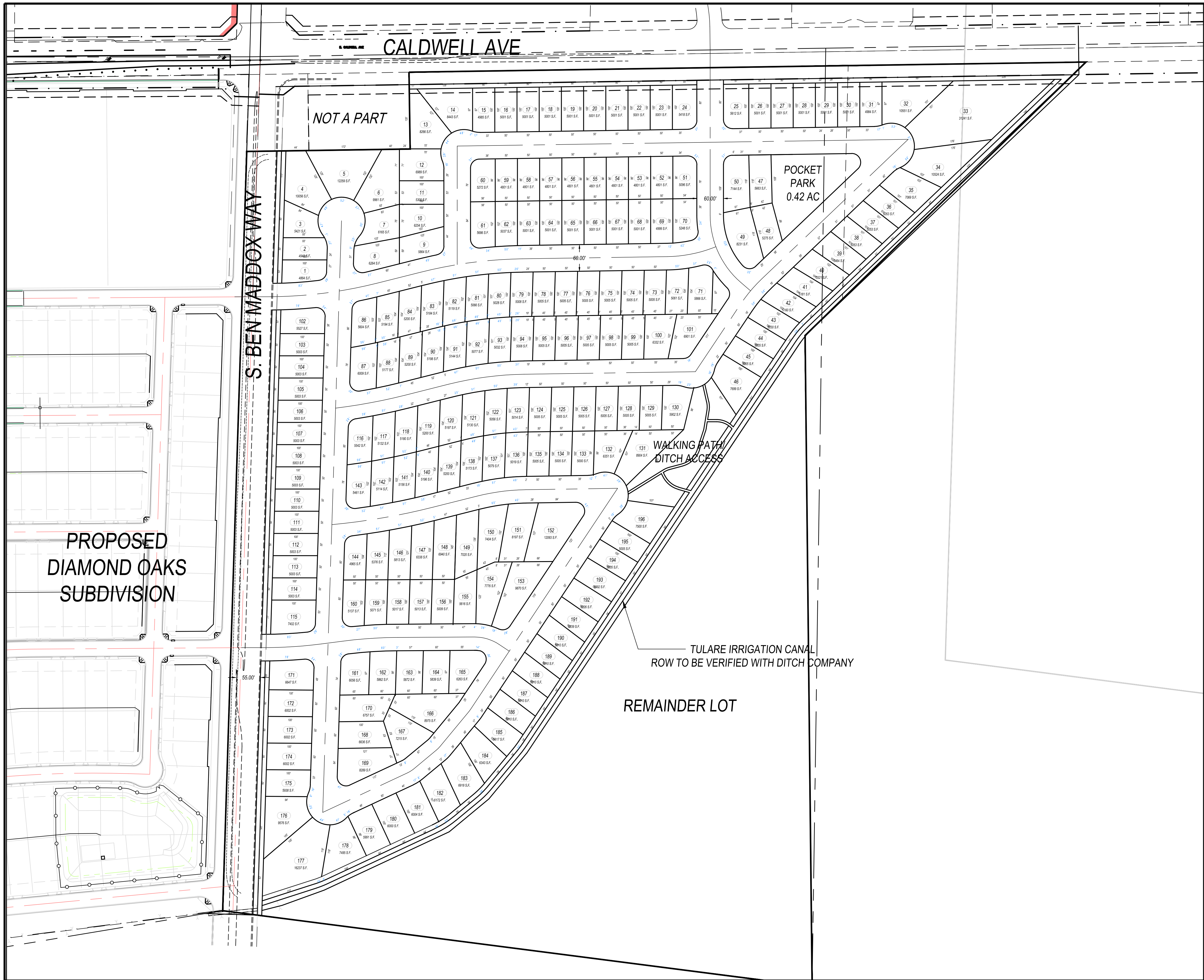
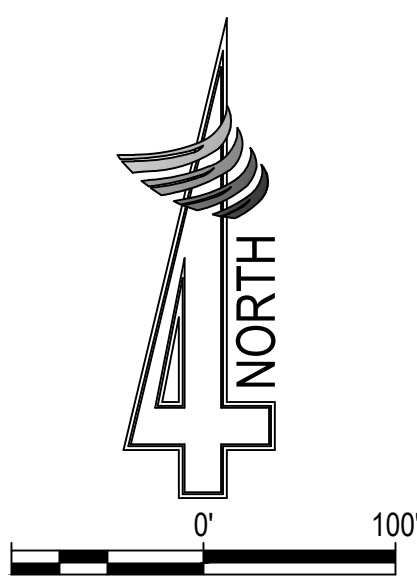
S. BEN MADDOX @CALDWELL AVE

LAND USE CONCEPT 1

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JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2
50'X100'	172 LOTS
60'X100'	24 LOTS
TOTAL LOTS	196
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VICINITY MAP



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 -

Project/Business Name: 7345 W. Goshen Suite B Date: 04-01-21
 Project Description: AAA Towing & Roadside Service Only - NO VEHICLES
STORAGE, NO PD CONTRACTS
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Dan Freitas
 Applicant(s) Name: _____
 Project Address/Location: 7345 W. GOSHEN SUITE #B VISALIA CA 93291
 Assessor Parcel Number: 081-XXXXXXXXXX 081-140-010
 Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: 12,000

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$ 55,000.00

Describe All Proposed Building Modifications: EXT P/L BLOCK WALL

W/ AUTO GATE, ADD 14' OVERHUNG ROOF, RAMP

YARD COMPLETE CHAIN LINK FENCE, REPLACE

EXISTING HVAC, UP TO LED LIGHTING, REPLACE ADA

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

Date Received: 05/20/2021

SPR Agenda: 05/26/2021 Item No. _____

Zone: I-L SPR No. 21-094

Historic District: Yes ☐ No ☒

Flood Zone: X ☐ AE ☒ X/AE ☐

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

Existing/Prior Building Use: DISTRIBUTION WAREHOUSE

Proposed Building Use: TOWING

Proposed Hours of Operation: 8AM TO 5PM M-F (2 DISPATCHERS OVERSIGHT / BUSINESS ONLY)

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

Number of Employees Per Day:

Existing _____

Proposed 5 OFFICE

Number of Customers Per Day (Estimated):

Existing _____

Proposed 10 FIELD

Predicted Peak Operating Hour:

FIELD LAW - 4PM

Describe Any Truck Delivery Schedule & Operations:

TUESDAYS 24' BOTTLE BATTERY DELIVERY

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

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). OR FILE IN YOUR OFFICE

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

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

Name: MICHAEL PATCHIN Signature of Owner or Authorized Agent*

Address: 101 Box 278

City, State, Zip: Tulare, CA 93275 Owner Date

Phone: (510) 936-0496 Authorized Agent* Date 04-01-21

Email: MICHAEL.PATCHIN@GMAIL.COM

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

AGENCY AUTHORIZATION

OWNER:

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

081-030-034

AGENT:

I designate Micheal Patchin, 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 19th day of April, 2021.

OWNER	Signatures	AGENT
DocuSigned by: <u>Danny Freitas</u>		
Signature of Owner <u>983 E. Levin, Tulare, CA 93274</u>	Signature of Agent	
Owner Mailing Address	Agent Mailing Address	
Owner Phone Number	Agent Phone Number	

SITE PLAN REQUIREMENTS

 REQUIRED SIGNATURE

 AGENCY AUTHORIZATION FORM

Attachment

Modifications:

- 1) Front parking area Block walls w/auto gate
- 2) Owner adding one (1) 14'X14' overhead door in south wall
- 3) Completing existing chain link fence in rear lot
- 4) Replacing existing HVAC w/new energy efficient unit
- 5) Upgrading exterior PL lighting to energy efficient LED units
- 6) Upgrading interior warehouse lights to energy efficient high ceiling LED units
- 7) Installing interior free-standing battery cage 15'X30'X12'
- 8) Installing security/camera system to be monitored by local security company

No other projects planned at this time. Any and all future projects will be made by licensed Contractors with permit.

Please let's me know if you require anything further...

Micheal Patchin – VP
MGM Club Service and Towing
(310)936-0496
MGP.MGMclubservice@yahoo.com

- ① Green wood buffers
- ② Chain Link Fence
- ③ 2- ADA Parking Spaces
- ④ 10- Parking Spaces
- ⑤ 6- Parking Spaces

SITE PLAN

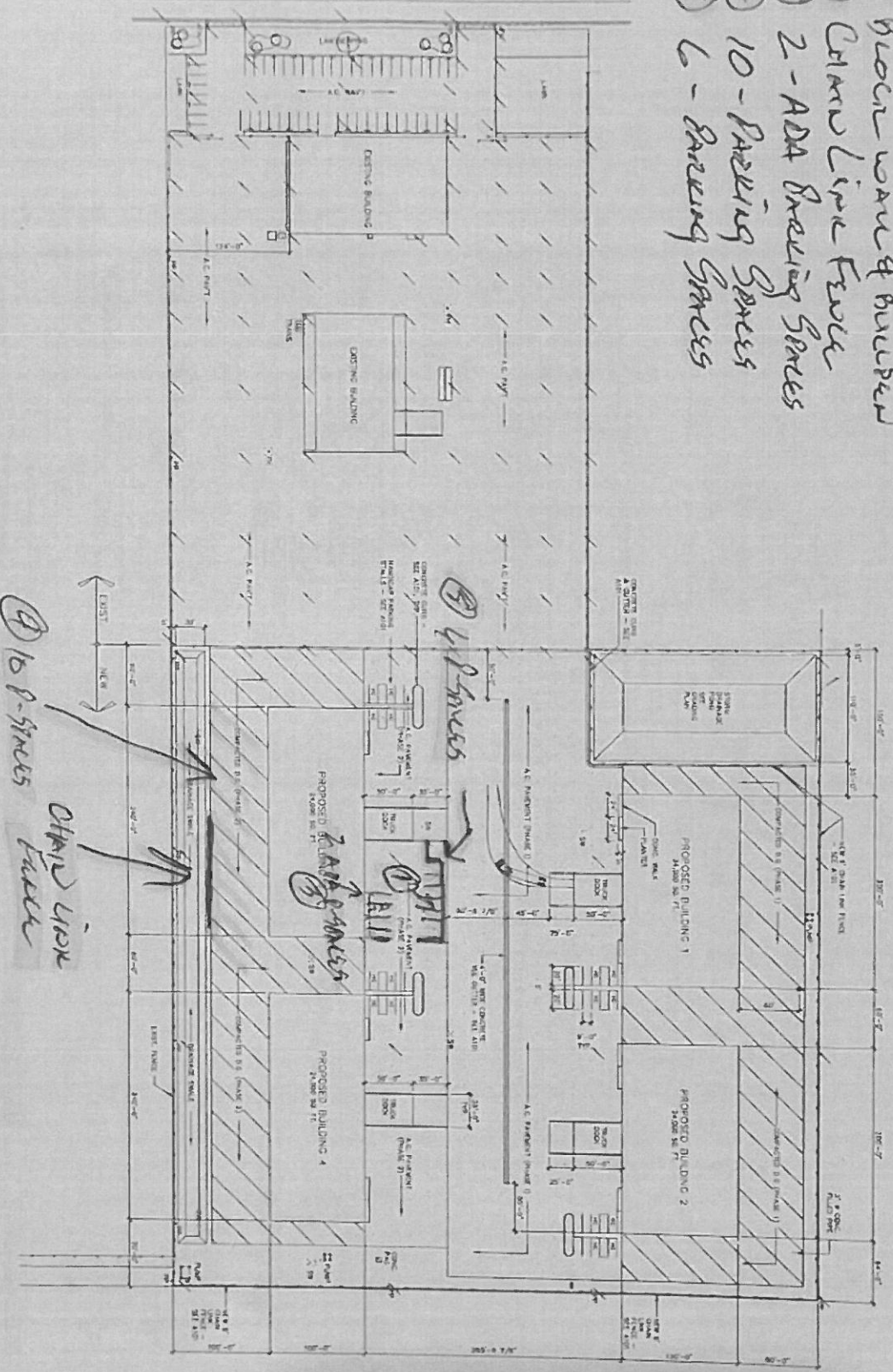
- NOTES:
1. SEE SHEET FOR LOCATIONS AND SIZES OF UTILITIES.
 2. ALL PARKING TO BE 17' WIDE & 8' DEEP.
 3. SEE SHEET FOR LOCATIONS AND SIZES OF UTILITIES.
 4. SEE SHEET FOR LOCATIONS AND SIZES OF UTILITIES.

ASSISTANTS: PARCEL NO. 081-020-034
STREET ADDRESS: 6837 WEST CUSHEN AVE.



④ 10- Spaces
Chain Link Fence

⑤ 6- Spaces



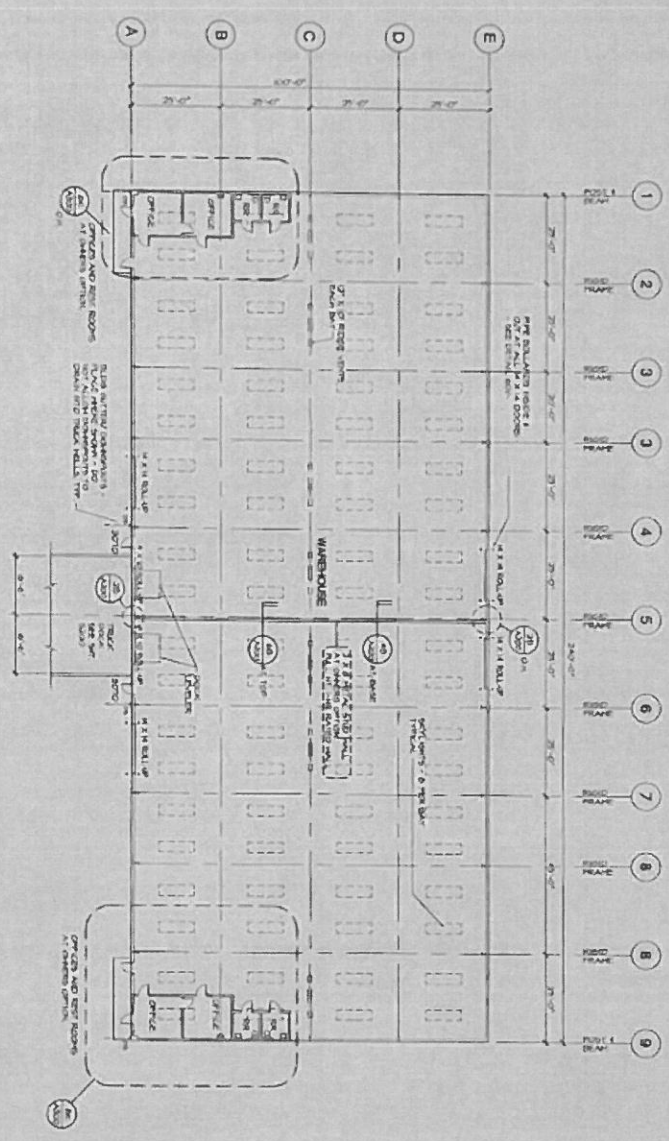
DOWD Engineering
Structural - Civil - Drafting
250 East Hwy Ave
Tulare, California 93274
Phone: (559) 684-4910
Fax: (559) 684-4910
Email: dward@earthlink.net

AN OVERALL SITE PLAN FOR:
SIERRA BUSINESS PARK
VISALIA, CALIFORNIA

PROJECT NO.	A100
SHEET NO.	1
DATE	10/1/00
BY	DK
CHECKED BY	
APPROVED BY	

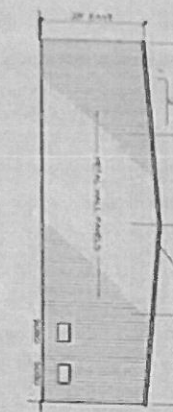
FLOOR PLAN - PLAN B

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.
5. ALL CEILING HEIGHTS ARE 10' UNLESS NOTED OTHERWISE.

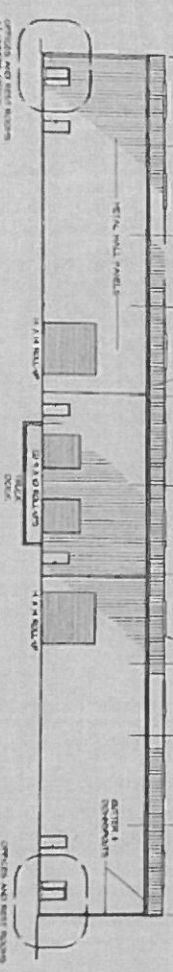


EXTERIOR ELEVATIONS

NORTH ELEVATION



WEST ELEVATION



DOWD Engineering
Structural - Civil - Drafting
(209) 684-6719
258 East King Ave
Tulare, California 93274
fax (209) 684-6719
dowdeng@att.net

A NEW COMMERCIAL BUILDING FOR:
SIERRA BUSINESS PARK
GOSHEN, CALIFORNIA

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	04-24-09	WINDOM	
2			
3			
4			

A210	
FLOOR PLAN	
8K	

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 -

Project/Business Name: Emerald Creek Duplex Date: 5/18/21

Project Description: Lot 1-6 Emerald Creek, Pm 44-5

Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 20-180 Ref: R&P

Property Owner: Emerald Creek Development

Applicant(s) Name: Kevin Fistolera

Project Address/Location: East Kaweah Ave & Casablanca St

Assessor Parcel Number: 101-370-006,005,004,003,002,001

Parcel Size (Acreage or Square Feet): 81,514 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: 05/18/2021

SPR Agenda: 05/26/2021 Item No. _____

Zone: R-1-5 SPR No. 21-096

Historic District: Yes ☐ No ☒

Flood Zone: X ☒ AE ☐ X/AE ☐

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

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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: _____

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

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

Name: Kevin Fistolera
 Address: 420 N. Court St, Ste 200
 City, State, Zip: Visalia, CA 93291
 Phone: 559-625-8372
 Email: Kevin@fistolera.com

Signature of Owner or Authorized Agent*

K. Fistolera
 Owner

5/18/21
 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

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____.

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

PARKING INFORMATION				
SPACES REQUIRED:				
MULTI-FAMILY DWELLING:	29	19	/ 15	(17.34,920.A.2) MULTI-FAMILY DWELLING
SPACES PER DWELLING				
SPACES REQUIRED (TOTAL):	29			
COMPACT SPACES ALLOWED	9	30%	TOTAL SPACES (17.34,030.1)	
ACCESSIBLE SPACES REQUIRED, PER 2019	0	50	TO 75	
CBC TABLE 11B-208.2 PARKING SPACES				
SPACES PROVIDED:				
	0	ACCESSIBLE (a)		
	16	STANDARD (PARKING SPACES)		
	19	RESIDENTIAL DRIVEWAY/GARAGE		
	1	COMPACT		
	36	TOTAL		

CITY OF VISALIA

PUBLIC WORKS
315 EAST ACEQUIA AVENUE
VISALIA, CA 93291
559-713-4444

**FIRE DEPARTMENT
707 WEST ACEQUIA AVENUE
VISALIA, CA 93291
559-713-4300**

**COMMUNITY DEVELOPMENT
315 EAST ACEQUIA AVENUE
VISALIA, CA 93291
559-621-2489
INSPECTIONS**

BUILDING SAFETY
315 EAST ACEQUIA AVENUE
VISALIA, CA 93291
559-621-2489

PROVIDE 24 HOURS NOTICE TO APPLICABLE AGENCIES BEFORE INSPECTIONS ARE REQUIRED. NO WORK SHALL BEGIN UNTIL A PERMIT IS ISSUED.

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CenC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIF. GREEN BUILDING STANDARDS CODE
PLANS SHALL COMPLY WITH 2019 TITLE 24 ENERGY
CITY OF VISALIA LOCAL ORDINANCES (EFFECTIVE 2019)

PROJECT INFORMATION

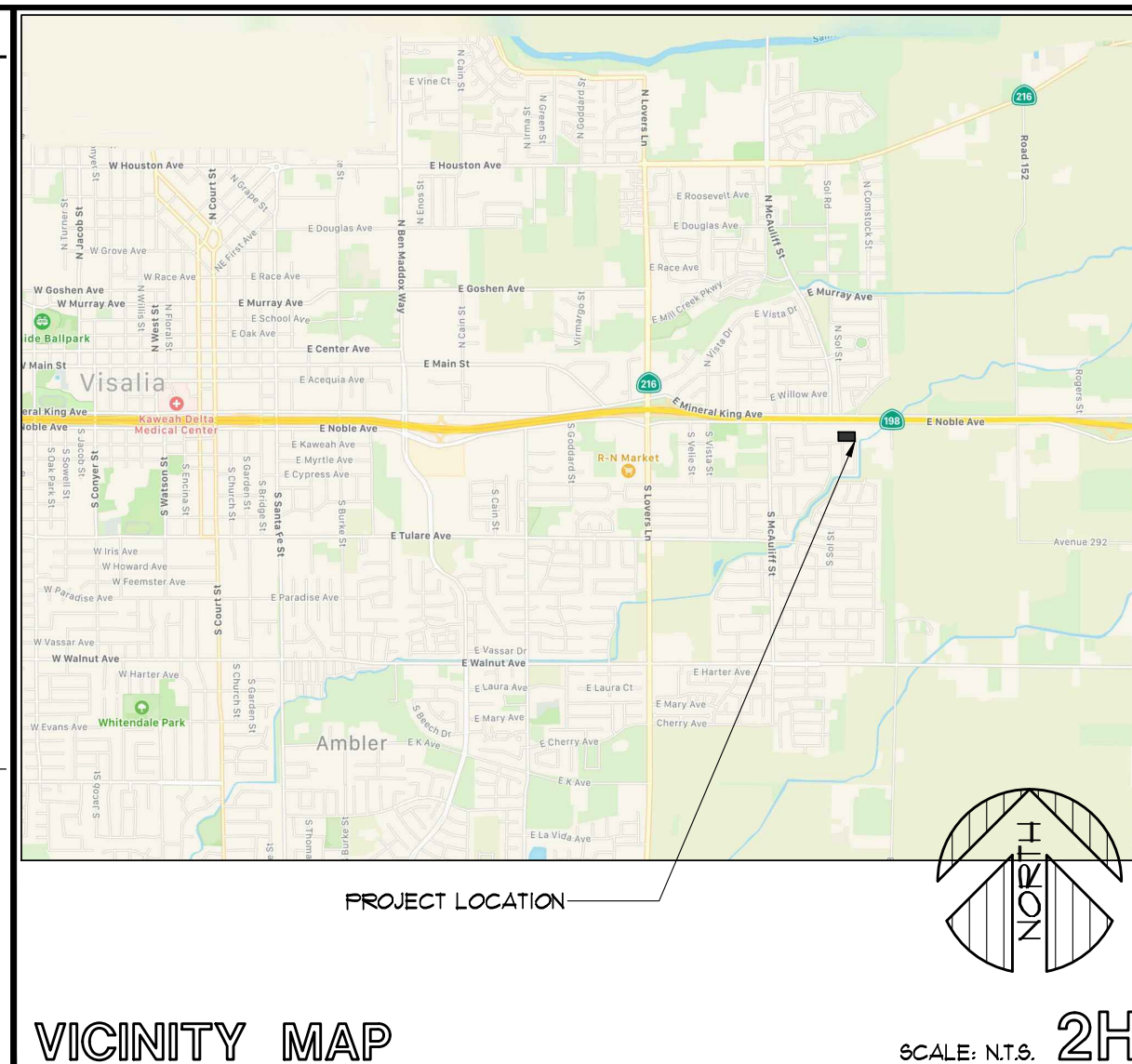
SITE ADDRESS:	EAST KAWEAH AVENUE AND CASABLANCA STREET VISALIA, CA 93292
A.P.N.:	101-370-006, 005, 004, 003, 002 AND 001
LEGAL DESCRIPTION:	LOT 1 THRU 6 EMERALD CREEK, PM 44-5
PARCEL SIZE:	LOT 1 - 11,476 SQ. FT.

ZONING:

**GENERAL PLAN:
FLOOD ZONING (FEMA)
FIRE SPRINKLERS
PROPOSED USE
BUILDING HEIGHT
NUMBER OF STORIES**

RESIDENCE AREA BRE
CONDITIONED AREA:
COVERED PORCH:
COVERED PATIO:
MECHANICAL:
SINGLE CAR GARAGE:
TOTAL:

RESIDENCE AREA BREAKDOWN Unit "B" (SINGLE)	
CONDITIONED AREA:	930 SQ. FT.
COVERED PORCH:	20 SQ. FT.
COVERED PATIO:	50 SQ. FT.
MECHANICAL:	10 SQ. FT.
SINGLE CAR GARAGE:	235 SQ. FT.
TOTAL:	1245 SQ. FT.



SCALE: N.T.S.

1 PROPERTY LINE [TYPICAL]
2 EXISTING CONCRETE CURB, REPLACE IF NEEDED, SEE CITY OF VISALIA C-5
3 NEW 5'-0" WIDE CONCRETE SIDEWALK WITH PARKWAY, SEE CITY OF VISALIA C-9
4 INSTALL NEW CITY STANDARD DRIVE APPROACH C-25, PAVEMENT AND BACKFILL PER CITY STANDARDS E-1
5 EXISTING PHONE SERVICE (VERIFY EXACT LOCATION, RELOCATED OUT OF DRIVE APPROACH IF NEEDED)
6 EXISTING CABLE TV SERVICE (VERIFY EXACT LOCATION, RELOCATED OUT OF DRIVE APPROACH IF NEEDED)
7 WATER MAIN (SHOWN FOR REFERENCE ONLY, VERIFY LOCATION IN FIELD)
8 POINT OF CONNECTION TO NEW WATER METER/SERVICE (FIELD VERIFY EXACT LOCATION) REMOVE
ABANDONED METER BOX, IF NOT USED
9 PROVIDE (4) NEW WATER METERS, ONE FOR EACH UNIT AND ONE FOR COMMON AREA LANDSCAPING
9a PROVIDE (2) NEW WATER METERS, ONE FOR EACH UNIT
9b PROVIDE (3) NEW WATER METERS, ONE FOR EACH UNIT
9c PROVIDE (4) NEW WATER METERS, ONE FOR EACH UNIT
10 FIRE SPRINKLER CONTROL BOX LOCATION, VERIFY WITH FIRE SPRINKLER INSTALLER
11 EXISTING SANITARY SEWER STUB, VERIFY LOCATION IN FIELD
12 NEW SEWER LINE
13 COVERED CONCRETE PORCH/PATIO
14 SEE ELEVATIONS (SHEET A3.1/A3.2) FOR ROOF PITCH, METAL ROOFING (COLOR AND DESIGN AS SELECTED BY
OWNER), TOP OF FINISH RESIDENCE PAD TO BE A +8" MINIMUM ABOVE FINISH PAD GRADE
15 CONDENSER UNIT FOR FAF ON A CONCRETE PAD (VERIFY SIZE) CONDENSERS TO BE A MINIMUM OF 3"
ABOVE FINISH GRADE
16 42"x42" MINIMUM CONCRETE STOOP AT EXTERIOR DOORS (TYPICAL AT EXTERIOR DOORS)
17 CONCRETE DRIVEWAY PROVIDE CONTROL JOINTS AT 10'-0" ON CENTER MAXIMUM EACH WAY
18 9'-0"x18'-0" CONCRETE PARKING SPACES, SEE PLAN FOR QUANTITY
19 EXISTING WOOD FENCE, REMOVE AND REPLACE AS NEEDED, AT NORTH AND WEST PROPERTY LINES, TO BE
A MINIMUM OF 6'-0" HIGH 2
20 NEW CEDAR PICKET FENCE, TO MATCH EXISTING (VERIFY IN FIELD)
21 3660 WOOD FRAMED GATE WITH WOOD INSERTS AND WOOD FENCE TO MATCH EXISTING
22 200 AMP ELECTRICAL METER/PANEL (SEE ELECTRICAL PLAN (SHEET E1.1)
23 CABLE TV (CATV) OR SATELLITE ENTRANCE (IF AVAILABLE)
24 TELEPHONE ENTRANCE (IF AVAILABLE)
25 GAS METER LOCATION VERIFY LOCATION WITH GAS COMPANY
26 3" PVC SLEEVE UNDER DRIVEWAY FOR FUTURE CONTROL CABLES OR LIGHTING CONDUCTORS
27 3" PVC SLEEVE UNDER DRIVEWAY FOR FUTURE LANDSCAPE WATER LINES
28 VERIFY LOCATION OF LANDSCAPING VALVES ON LANDSCAPING PLANS | LANDSCAPING SHALL MEET THE
STATE OF CALIFORNIA MWEO REQUIREMENTS
29 INSTALL NEW CITY STANDARD LI-1 BACKFLOW PREVENTER - INSTALL OUTSIDE CITY RIGHT OF WAY
(BACKFLOW PREVENTION DEVICE SHALL BE PLACED ON PRIVATE PROPERTY)
30 LOTS ARE TO BE GRADED PER THE CITY OF VISALIA STANDARD D-21
31 SANITARY SEWER MAIN (SHOWN FOR REFERENCE ONLY, VERIFY LOCATION IN FIELD)
32 10'-0" LANDSCAPE EASEMENT NOT A PART, SHOWN FOR REFERENCE ONLY
33 LANDSCAPE, SHOWN FOR REFERENCE ONLY, DESIGN BY OTHERS, IRRIGATION IS TO BE DESIGNED TO MEET
THE CURRENT STATE OF CALIFORNIA MELLO REQUIREMENTS
34 CONCRETE HAMMERHEAD FOR GARAGES
35 FUTURE CMU BLOCK WALL, SHOWN FOR REFERENCE ONLY
36 EXISTING STREET LIGHT SHOWN FOR REFERENCE ONLY
37 EXISTING FIRE HYDRANT SHOWN FOR REFERENCE ONLY, LOCATED ON THE SOUTH CORNER OF KAWAHE
AVENUE AND CASABLANCA STREET
38 EXISTING CURB CUT SHOWN FOR REFERENCE ONLY
39 CITY OF VISALIA 12'-0" TRASH ENCLOSURE (R-1), CONCRETE APRON (R-5) AND ENCLOSURE GATE (R-6)
40
41
42
43
44
45

SITE PLAN KEY NOTES

 $2H$

Landscaping Information			
Landscape Area	Number of Landscape Area's (SF)	Landscape Area Subtotal	Landscape Area Total
Common Area's			
C1	1	2070	2070
C2	2	130	260
C3	19	55	1045
C4	2	330	660
C5	2	230	460
C6	1	405	405
C6a	1	420	420
C7	1	60	60
C8	1	1640	1640
C9	1	2665	2665
C10	1	40	40
C11	2	155	310
C12	2	185	370
C13	1	405	405
C13a	1	420	420
C14	1	1865	1865
C15	1	945	945
C16	1	225	225
C17	1	785	785
C18	1	2645	2645
C19	1	435	435
C20	1	1680	1680
Common Area Sub-Total:			19810
Common Area Percentage:			24%
Private Area's			
P1	1	3050	3050
P2	1	3335	3335
P3	1	2480	2480
P4	1	2465	2465
P5	1	3980	3980
P6	1	1125	1125
Private Area Sub-Total:			16435
Private Area Percentage:			20%
Total Landscaping:			36245
Parcel Size:			81514
Total Landscaping Percentage:			44%


PROPOSED SITE PLAN

NOTE:
ALL LANDSCAPING AT THE FRONT STREET SHALL BE LOW BUSHES OR GROUND COVER

SCALE: 1"=20'-0" 8K

SHEET
A
OF

DATE	
DRAWN	R.A.M.

The logo for Sierra CADD Services features a stylized mountain peak icon to the left of the company name. The word "SIERRA" is in a large, bold, sans-serif font, and "CADD SERVICES" is in a smaller, all-caps, sans-serif font below it. The entire logo is oriented vertically.

Voice 559-967-1667
Post Office Box 230
Bass Lake, CA 93604
russe@sieracadd.com

PROPOSED SITE PLAN AND NOTES

EMERALD CREEK MULTIFAMILY SUBDIVISION FOR:

FISTOLERA CONSTRUCTION

002 AND 001
VISALIA, CA

	REVISIONS

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: OUZOUNIAN PROPERTIES Date: 5/20/21
Project Description: TENANT IMPROVEMENT OFFICE SPACES, PARCEL DELIVERY, PRINTING
Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: Ref: R&P 20-220
Property Owner: OUZOUNIAN CORPORATION
Applicant(s) Name: GEORGE OUZOUNIAN
Project Address/Location: 2007 W. CALDWELL VISALIA, CA.
Assessor Parcel Number: 126 - 061 - 034
Parcel Size (Acreage or Square Feet): 23,575 ± Building or Suite Square Footage: 5022 ±
Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$
Describe All Proposed Building Modifications: INTERIOR OFFICE PARTITIONING

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

Date Received: 05/20/2021
SPR Agenda: 05/26/2021 Item No. _____
Zone: C-R SPR No. 21-097
Historic District: Yes ☐ No ☒
Flood Zone: X ☒ AE ☐ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: JEWELRY STORE / VACANT
Proposed Building Use: OFFICES, PRINTING, PACKAGING
Proposed Hours of Operation: 8 AM - 5 PM
Days of Week In Operation (Circle): Su ☐ M ☒ T ☒ W ☒ Th ☒ F ☐ Sa ☐
Number of Employees Per Day: Existing _____ Proposed VARIES
Number of Customers Per Day (Estimated): Existing _____ Proposed VARIES
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: _____

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

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

Name: GEORGE OUZOUNIAN
Address: 525 W. MAIN ST. SUITE 120
City, State, Zip: VISALIA, CA.
Phone: 559-740-
Email: _____

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

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____.

OWNER

Signatures

AGENT

Signature of Owner

Signature of Agent

Owner Mailing Address

Agent Mailing Address

Owner Phone Number

Agent Phone Number

Operating Statement for Main Street Office Suites
2007 and 2003 West Caldwell, Visalia Ca.

Main Street Office Suites is currently located at 525 W. Main Street Downtown Visalia. Our current location in Visalia has approximately 14,500 S.F. with large tenant space starting at 2,100 S.F. to small spaces of 350 S. F. We have three conference rooms to use on an hourly basis. The largest room holds 8-12 people, the other two can accommodate 4 or 6. We currently receive mail at this location but do not have a mail shop to send mail or print shop to prepare brochures.

This new location at 2007 W. Caldwell would consist of ~~7190~~ S. F. and be open six days a week from 9 am to 6 pm, Monday through Saturday. This space would have ~~two~~ large spaces consisting ~~on/-2525~~ S.F. to accommodate ~~group meetings~~. ~~There will be an additional 19 private offices.~~

All space would be rented on an hourly basis. There would be no occupants renting office space by the month.

The remaining ~~1058~~ SF would be used for open lobby, a print shop to prepare brochures and other printing products, and a mail shop to send and receive letters and packages of two cubic feet or less. The mail shop would send letters and packages by UPS, FedEx and USPS.

S I T E I N F O :

EXISTING USE: VACANT , RESTAURANT
PROPOSED: MEETING ROOMS, MAIL SERVICE, PRINTING SERVICES,
RESTAURANT TO REMAIN

GENERAL PLAN:
EXISTING ZONING: C-R REGIONAL COMMERCIAL
APN 126-061-034,042,034
SITE AREA: +/-23,625.76 SQ. FT.
.54 ACRES

OWNER:

OUZONIAN PROPERTIES

P A R K I N G

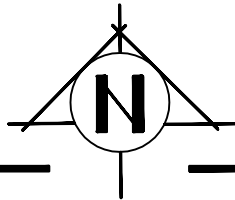
+/- 7190/250=29 STALLS OFFICE
+/- 2554/150=17 STALLS RESTAURANT
46 STALLS REQ.
+46 STALLS AVAILABLE

TELEPHONE: SBC TELEPHONE CO.
WATER: CALIFORNIA WATER SERVICE CO.
REFUSE: CITY OF VISALIA
SEWER: CITY OF VISALIA
STORM: CITY OF VISALIA
SOLID WASTE: CITY OF VISALIA
GAS: THE GAS CO.
POWER: SOUTHERN CALIF. EDISON CO.

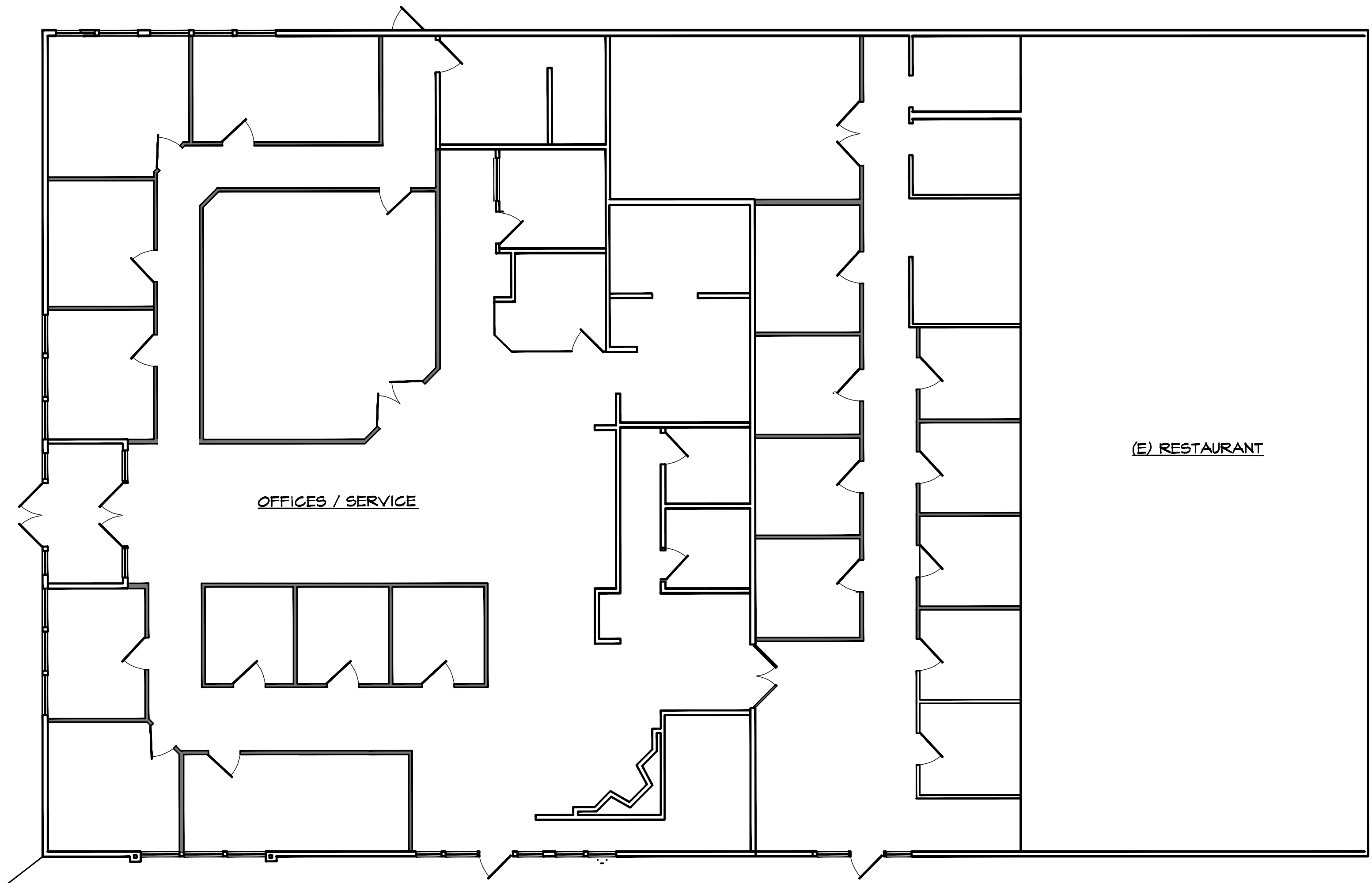
PREVIOUS SITE PLAN REVIEW 20-220



V I C I N I T Y M A P

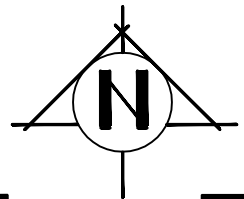


NO SCALE

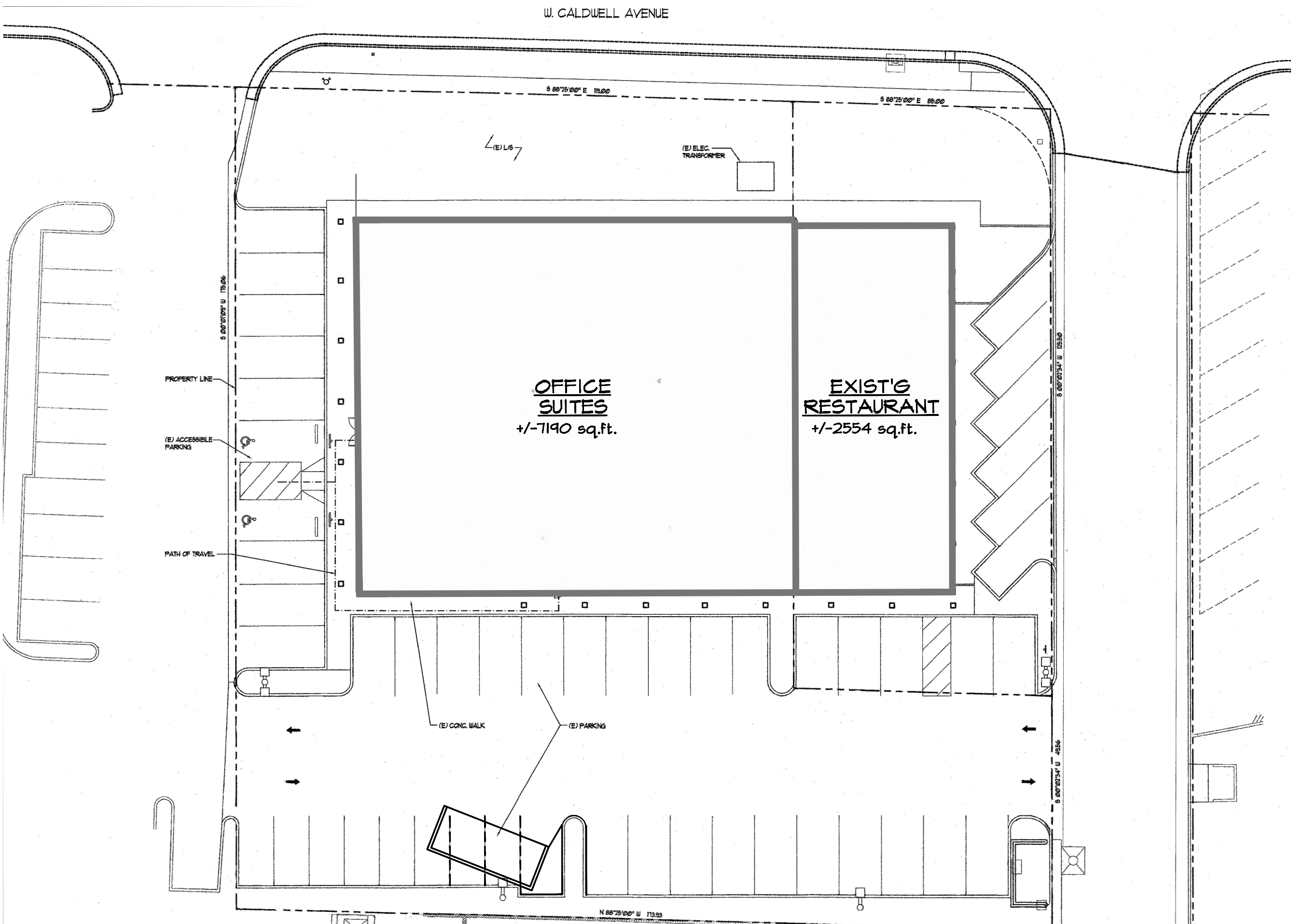


F L O O R P L A N

OFFICE/SERVICE FLOOR AREA: +/- 7190 SQ. FT.
(E) RESTAURANT FLOOR AREA: +/- 2554 SQ. FT.
TOTAL FLOOR AREA: +/- 9744 SQ. FT.

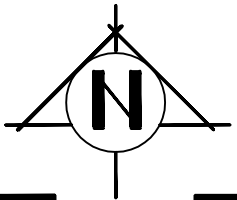


Scale: 1/8"=1'-0"



S I T E P L A N

APN 126-061-034,042,034
1971, 2003, 2007 W. CALDWELL
VISALIA, CA.



Scale: 1"=20'-0"

OFFICE SPACE, PARCEL DELIVERY, PRINTING
MAIN STREET OFFICE SUITES

CA.

2007 W. CALDWELL VISALIA,

SHEET

OF

STEPHEN O. SPARSHOTT

DESIGN & DRAFTING
DOUGLAS N. EVANS
VISALIA, CALIF. 93278
559-674-7565