

SITE PLAN REVIEW AGENDA

7/28/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 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: 2 Resubmit

SITE PLAN NO: SPR21080

PROJECT TITLE: Sunnyview Warehouse Blding/Nammour Inc.

DESCRIPTION: Construction of a 50,000 SF Warehouse with Associated Loading and Parking Areas Tilt-up Construction Type. (I)

APPLICANT: Sami Saddik

OWNER: SORMA USA LLC

APN: 077200036

LOCATION: 8028 W SUNNYVIEW AVE

ITEM NO: 3 Resubmit

SITE PLAN NO: SPR21124

PROJECT TITLE: United Health Centers

DESCRIPTION: Repurpose of an existing commercial building for the purpose of a new medical office featuring medical and dental services. CR

APPLICANT: Rosemary Lozano

OWNER: UNITED HEALTH CENTERS OF THE S J V

APN: 126730020

LOCATION: 4038 S MOONEY BLVD

ITEM NO: 4

SITE PLAN NO: SPR21129

PROJECT TITLE: Court Street Apartments

DESCRIPTION: 4-Plex Apartments, 2-Story with Parking, Play Areas, and Landscape. (R-M-3)

APPLICANT: Dennis D. Whistler

OWNER: TRIKHA ROHIT

APN: 094055006

094055007

094055005

LOCATION: 1209 N COURT ST

1205 N COURT ST

ITEM NO: 5

SITE PLAN NO: SPR21130

PROJECT TITLE: Pacific Southwest Container Industrial Building

DESCRIPTION: New Building to Augment the Existing Business Operations of Pacific Southwest Container, Adjacent and North of the North Branch of Mill Creek Ditch. (C-S)

APPLICANT: Aaron Oliver

OWNER: BP PEARLA PROPERTIES LP

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

SITE PLAN REVIEW AGENDA

7/28/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

APN: 081020085

LOCATION: Hurley, west of Plaza Drive

ITEM NO: 6

SITE PLAN NO: SPR21131

PROJECT TITLE: Orchard Walk West - Master CUP

DESCRIPTION: Multi-Pad Commercial Development with 3 Proposed Buildings, Off-Street Parking, Walkways and Landscaping. Propose use are Fuel Center on Parcel 'F' with Building sf of 3200, Quick Serve Restaurant on Parcel 'B' with Building sf of 2300 and Retail use Building on Parcel 'E' with Building sf of 24,750. Also under this CUP we are Requesting Parcels Under 5 Acres in Commercial Zone. (C-MU

APPLICANT: Michael Osborne

OWNER: DONAHUE SCHRIBER REALTY GROUP LP

APN: 078120050

LOCATION: 3047 N DINUBA BLVD
636 W RIGGIN AVE
704 W RIGGIN AVE
645 W SEDONA AVE

ITEM NO: 7

SITE PLAN NO: SPR21132

PROJECT TITLE: Aircraft Mechanical Services, Inc.

DESCRIPTION: Construction of a New 19,920 sf Aircraft Storage Facility and 2,000 sf Office. (AP)

APPLICANT: Kyle Dunn

OWNER: VISALIA CITY OF

APN: 081080028

LOCATION: 801 S HANGARS WAY

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: 7/9/21
 Project Description: Multi Family Residential (Rm2)

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

Property Owner: Bernhart 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: 07/09/2021
 SPR Agenda: 07/28/2021 Item No. _____
 Zone: _____ 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

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: Fistalera Coast Inc Signature of Owner or Authorized Agent*
 Address: 470 N. Court St Ste 200 on File
 City, State, Zip Visalia CA. 93291 Owner _____ Date _____
 Phone: (559) 625-8372 Authorized Agent* [Signature] Date 7/9/21
 Email: Kevin@Fistalera.com

* 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:

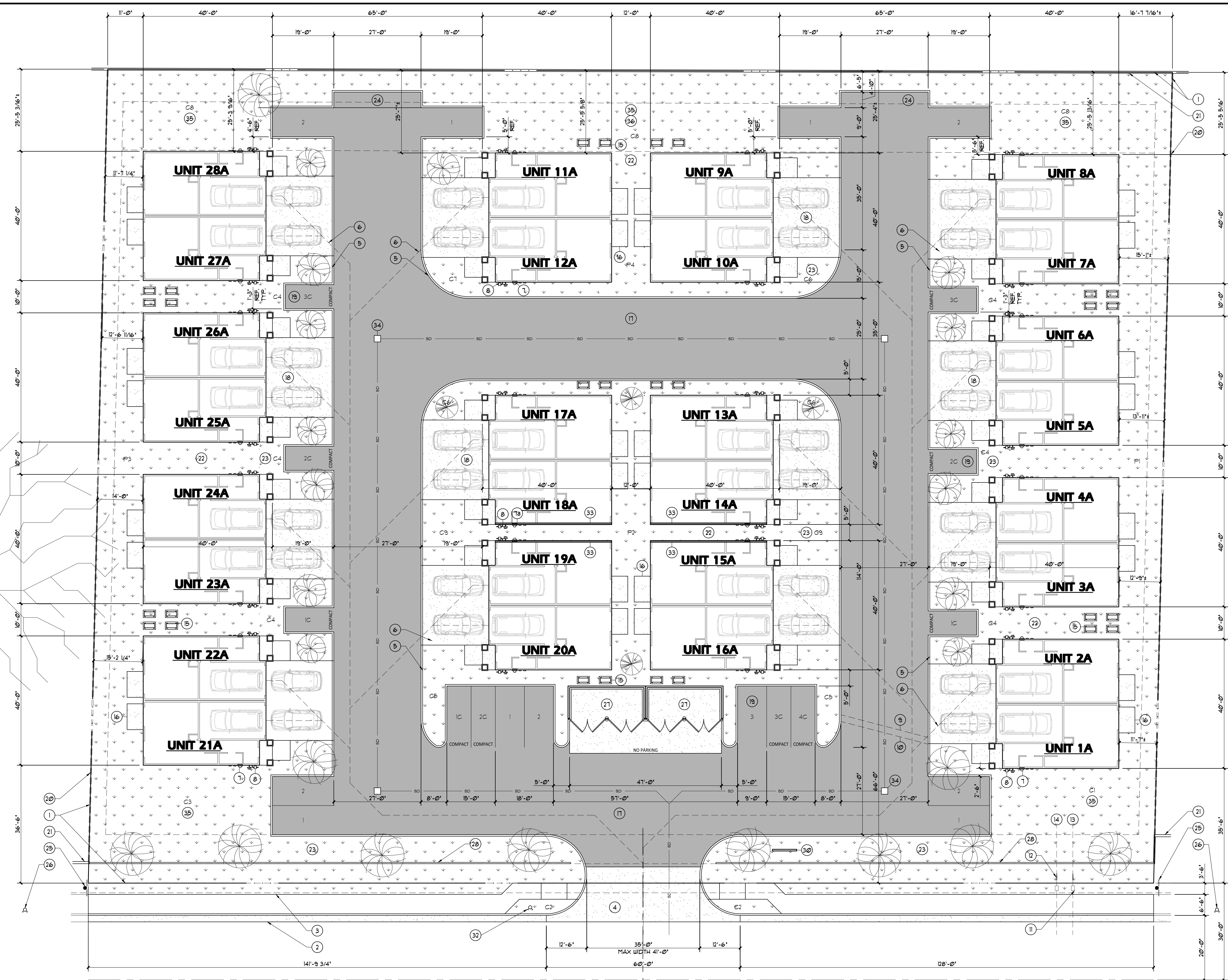
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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 _____

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
7/7/21
SITE PLAN REVIEW (REVISED)

SIGNATURE _____ DATE _____

6" OF WHEEL COURSE TO
ALIGN WITH NEW DRIVE
APPROACH TO DEVELOPMENT

LANDSCAPING INFORMATION			
Landscape Area	Number of Landscape Area's (SF)	Landscape Area Subtotal	Landscape Area Total
Common Area's			
C1	1	3645	3645
C2	2	80	160
C3	1	4010	4010
C4	6	310	1860
C5	1	1170	1170
C6	1	2100	2100
C7	1	685	685
C8	1	6870	6870
C9	2	325	650
Common Area Sub-Total:		21150	
Common Area Percentage:		26%	
Private Area's			
P1	1	3350	3390
P2	1	1445	1060
P3	1	3400	3400
P4	1	320	320
Private Area Sub-Total:		8170	
Private Area Percentage:		10%	
Total Landscaping:		29320	
Parcel Size:		82905	
Total Landscaping Percentage:		35%	

- 1 PROPERTY LINE (TYPICAL)
- 2 NEW CONCRETE INFILL CURB, SEE CITY OF VISALIA C-5
- 3 NEW 5'-0" WIDE CONCRETE INFILL SIDEWALK TO MATCH EXISTING, SEE CITY OF VISALIA C-10
- 4 INSTALL NEW CITY STANDARD OFFICE/COMMERCIAL DRIVE APPROACH C-24, PAVEMENT AND BACKFILL PER CITY STANDARDS E-1
- 5 6" CONCRETE LANDSCAPING CURB
- 6 NEW SEWER LINE
- 7 200 AMP ELECTRICAL METER/PANEL (SEE ELECTRICAL PLAN (SHEET E1.1))
- 8 GAS METER LOCATION VERIFY LOCATION WITH GAS COMPANY
- 9 3" PVC SLEEVE UNDER DRIVEWAY FOR FUTURE CONTROL CABLES OR LIGHTING CONDUCTORS
- 10 3" PVC SLEEVE UNDER DRIVEWAY FOR FUTURE LANDSCAPE WATER LINES
- 11 NEW WATER METER, VERIFY LOCATION WITH CALIFORNIA WATER SERVICE ONE FOR RESIDENCE AND ONE FOR LANDSCAPE
- 12 INSTALL NEW CITY STANDARD U-1 BACKFLOW PREVENTER - INSTALL OUTSIDE CITY RIGHT OF WAY (BACKFLOW PREVENTION DEVICE SHALL BE PLACED ON PRIVATE PROPERTY)
- 13 RUN WATER LINES TO INDIVIDUAL UNITS WITH OPTIONAL PRIVATE WATER METERS
- 14 VERIFY LOCATION OF LANDSCAPING VALVES ON LANDSCAPING PLANS
- 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, TYPICAL AT EXTERIOR DOORS
- 17 A/C PAVING AT DRIVEWAYS AND PARKING SPACES PER THE CITY OF VISALIA STANDARDS, SHOWN SHADED
- 18 CONCRETE DRIVEWAY PROVIDE CONTROL JOINTS AT 10'-0" ON CENTER MAXIMUM EACH WAY
- 19 PARKING SPACES, SEE PLAN FOR QUANTITY (9'x19' STANDARD AND 7'6"x15' COMPACT)
- 20 EXISTING WOOD FENCE, REMOVE AND REPLACE AS NEEDED, AT NORTH, WEST AND SOUTH PROPERTY LINES
- 21 EXISTING CMU BLOCK WALL, SHOWN FOR REFERENCE ONLY
- 22 LOTS ARE TO BE GRADED PER THE CITY OF VISALIA STANDARD D-21
- 23 LANDSCAPE, SHOWN FOR REFERENCE ONLY, DESIGN BY OTHERS, IRRIGATION IS TO BE DESIGNED TO MEET THE CURRENT STATE OF CALIFORNIA MELLO REQUIREMENTS
- 24 CONCRETE HAMMERHEAD FOR PARKING SPACES
- 25 EXISTING SOUTHERN CALIFORNIA EDISON POWER POLES AND CONDUCTORS ABOVE SHOWN HIDDEN
- 26 EXISTING FIRE HYDRANT SHOWN FOR REFERENCE ONLY, LOCATED ON THE NORTH/SOUTH CORNER OF DEVELOPMENTS TO THE NORTH/SOUTH
- 27 CITY OF VISALIA 24'-0" TRASH ENCLOSURE (R-3), CONCRETE APRON (R-5) AND ENCLOSURE GATE (R-6)
- 28 4'-6" HIGH WROUGHT IRON FENCE WITH 1x2 SQUARE TUBES AT 36" SPACING (DESIGN AS SELECTED BY THE OWNER)
- 29 PROVIDE AN EASEMENT FOR THE ADA WRAP AROUND SIDEWALK AT THE DRIVE APPROACH
- 30 DEVELOPMENT SIGNAGE, PER CITY OF VISALIA STANDARDS, DESIGN BY OTHERS
- 31 EXISTING OAK TREE, VERIFY DRIPLINE
- 32 NEW FIRE HYDRANT TO BE INSTALLED PER CITY OF VISALIA STANDARDS, VERIFY LOCATION WITH CITY OF VISALIA FIRE DEPARTMENT
- 33 1" HOUR WALL AT SHADED AREAS, WHERE CLEARANCE BETWEEN CONDOS IS LESS THAN 10'-0"
- 34 DRAIN INLETS SHOWN FOR REFERENCE ONLY, TO BE DESIGNED BY CIVIL ENGINEER
- 35 COMMON AREA FOR RESIDENCE USAGE
- 36 PROVIDE BBQ AND PICNIC TABLES FOR RESIDENCE USAGE

REVISIONS

1	REVISED PER COV BPR 5 (7-2-23) 7/7/21
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PROPOSED SITE PLAN AND NOTES (OPTION #1)
A NEW MULTIFAMILY COMPLEX FOR:
FISTOLERA CONSTRUCTION

APN: 100-050-012
VISALIA, CA 93292

PROPERTY ADDRESS:
SOUTH PINKHAM ROAD AND MYRTLE COURT

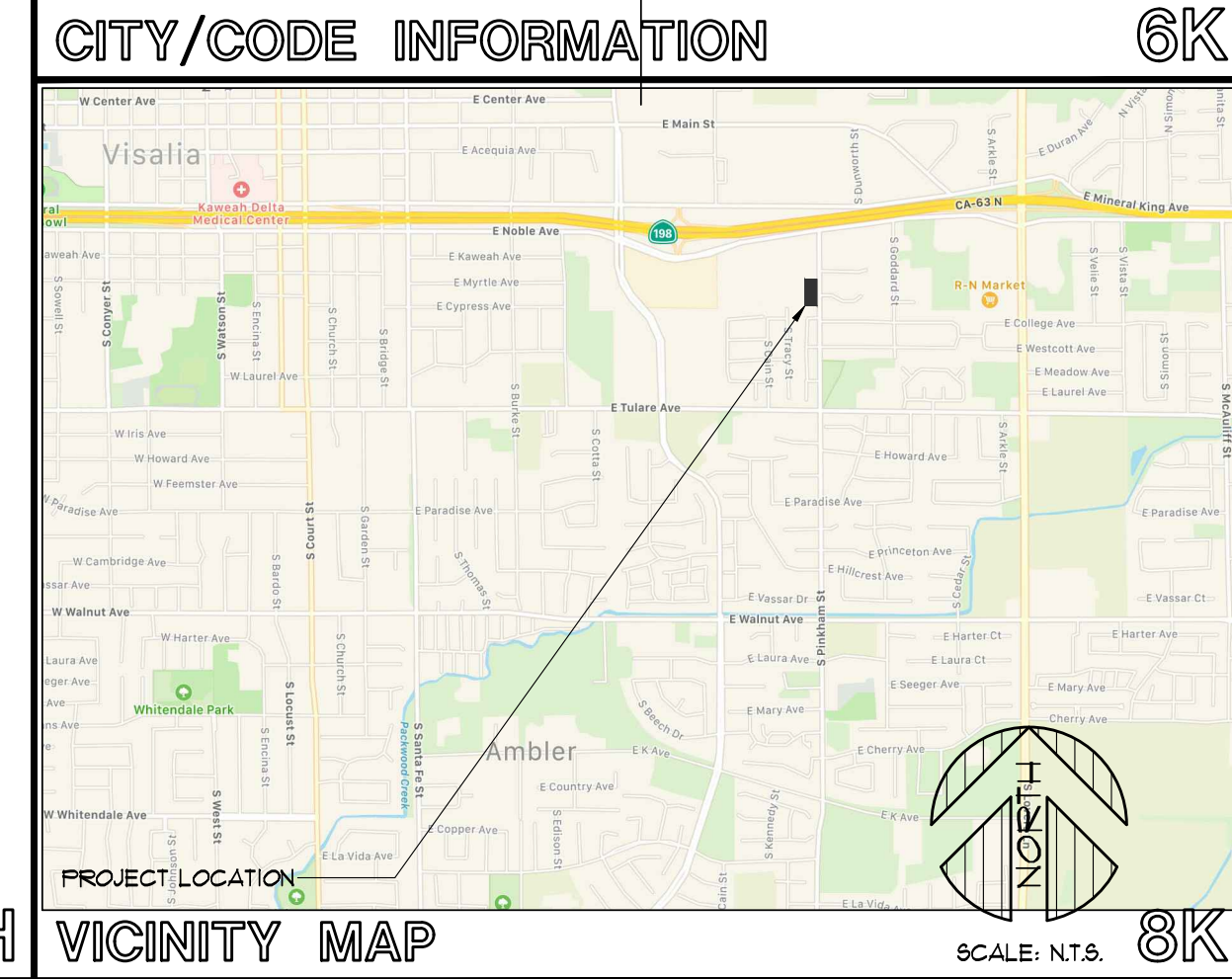
SITE PLAN KEY NOTES 3K

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
		WATER	CALIFORNIA WATER SERVICE
TOTAL:	1912 SQ. FT.		

PARKING INFORMATION	
SPACES REQUIRED:	
MULTI-FAMILY DWELLING: 1.5 PARKING	42
SPACES PER DWELLING	28 / 1.5 (17.34.020.A.2) MULTI-FAMILY DWELLING
25 PARKING SPACES PER DWELLING UNIT (20 UNITS)	7
28 / 0.25 (17.34.020.B.8) GUEST PARKING	
SPACES REQUIRED (TOTAL):	49
COMPACT SPACES ALLOWED	15
30% TOTAL SPACES (17.34.030.1)	
SPACES PROVIDED:	
ACCESSIBLE (a)	0
STANDARD (PARKING SPACES)	11
RESIDENTIAL DRIVEWAY/GARAGE	28
COMPACT	10
TOTAL	49

CITY OF VISALIA MUNICIPAL CODE 17.34.020



Voice: 559-907-1667
Post Office Box 230
Bass Lake, CA 93604
russ@sierracaddo.com

SIERRA
CADDO SERVICES

DATE: _____ DRAWN: RAM. JOB NO. 20026

SHEET A0.1 OF OPT. 1

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Sunnyview Warehouse Bldg/Nammour Inc. Date: 04-22-2021

Project Description: Construction of a 50,000 SF Warehouse with associated loading and parking areas
Tilt up construction type

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

Property Owner: Nammour Inc.

Applicant(s) Name: Sami Saddik

Project Address/Location: N. Side of Sunnview Ave at Terminus, west of Shirk Road

Assessor Parcel Number: 077 - 200 - 036

Parcel Size (Acreage or Square Feet): 217,800 SF Building or Suite Square Footage: 50,000

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: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

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, site is currently vacant

Proposed Building Use: Warehouse

Proposed Hours of Operation: 8 AM - 5 PM

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing 3 Proposed 4

Number of Customers Per Day (Estimated): Existing 20 ± Proposed _____

Predicted Peak Operating Hour: 8 AM - 10 AM & 3 PM - 5 PM

Describe Any Truck Delivery Schedule & Operations: 1-2 SEMI-TRAILER ON TRUCK

DELIVERY PER WEEK M-F 8AM-5PM

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: NONE

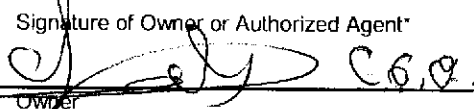
SITE PLAN MINIMUM REQUIREMENTS

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).
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- ⇒ Site plan shall provide for and indicate all of the following:
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 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
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 - Adjacent street names
 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
 - Parking stalls (include ADA)
 - Loading/unloading areas
 - Accessible path of travel from right of way
 - Accessible path of travel from ADA stall
 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

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

Name: Sami Saddik Signature of Owner or Authorized Agent*  4-22-21
 Address: 7427 W. Sunnyview Ave CGA Date
 City, State, Zip Visalia, CA 93291 Owner
 Phone: (925) 487-5481 Authorized Agent* Date
 Email: samisaddik@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

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

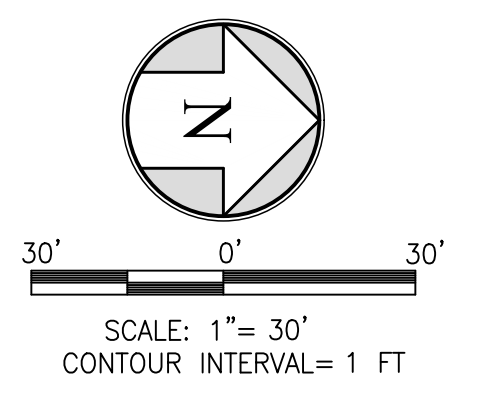
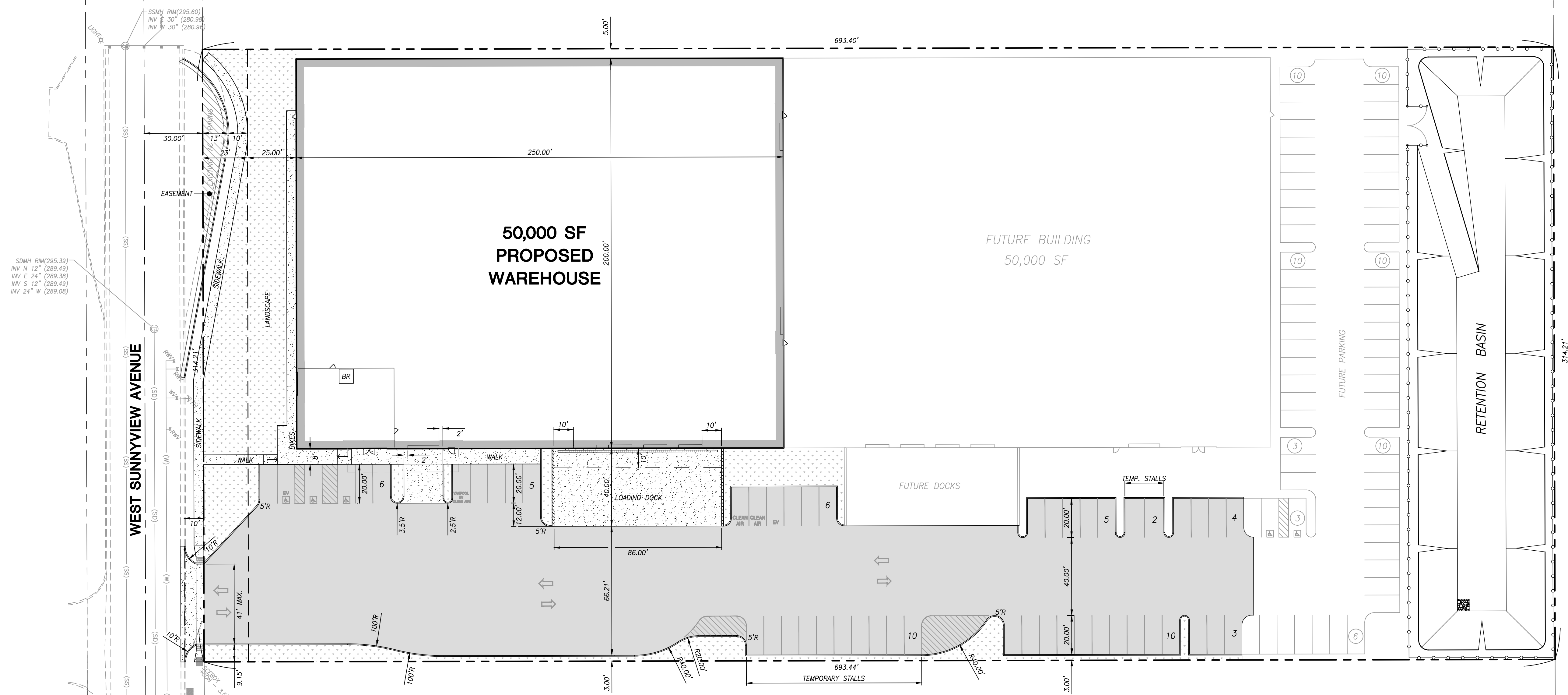
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

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

L:\PROJECTS\2021\210218\ACAD\IMPROVEMENTS\210218-SITE PLAN.DWG 7/19/2021 6:04 PM



LEGEND

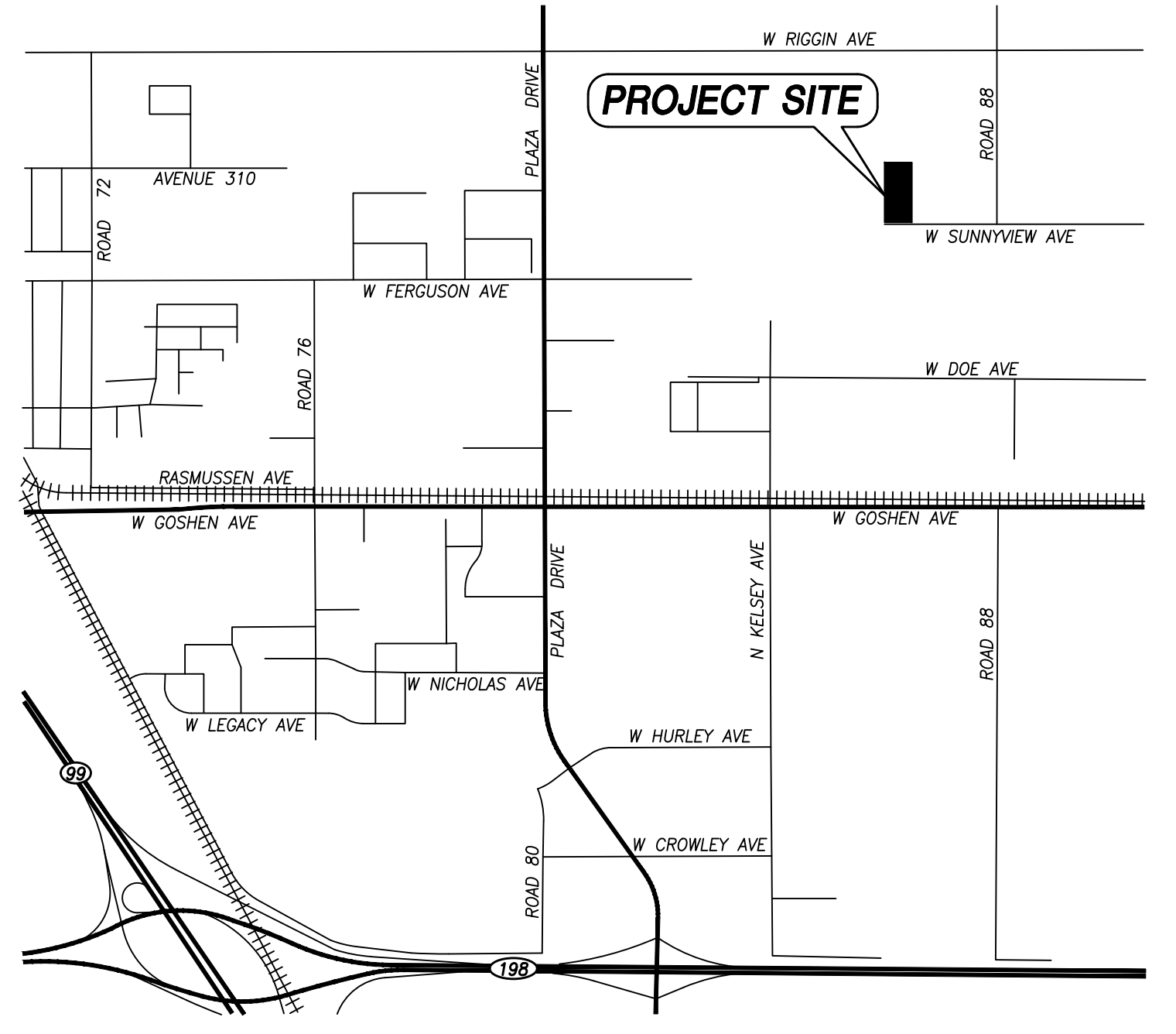
---	PROPERTY BOUNDARY
---	BARRICADE
C	CONCRETE
CBX	CHRISTY BOX
CON	CONDUIT, AS DESCRIBED
CR	CROWN OF ROAD
ELECPAN	ELECTRIC PANEL
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOW LINE
GCP	GROUND CONTROL POINT
IP	IRON PIPE
LIGHT	STREET LIGHT
LIP	LIP OF CURB
MON	MONUMENT
OG	ORIGINAL GROUND
P	PAVEMENT
SCEBOX	EDISON CHRISY BOX
---	STORM DRAIN LINE
SSMH	STORM DRAIN MAN HOLE
SSMH	SANITARY SEWER MAN HOLE
---	SANITARY SEWER LINE
TC	TOP OF CURB
WL	WATER LINE, UNDERGROUND
WV	WATER VALVE
RWV	WATER VALVE WITH RED LID
[Pattern]	PROPOSED AC PAVING
[Pattern]	PROPOSED CONCRETE
[Pattern]	LANDSCAPE AREA

SITE INFORMATION

APN: 077-200-036.
 AREA: 5 ACRES.
 PARCEL 1 OF PARCEL MAP No. 4452
 IN THE CITY OF VISALIA, COUNTY OF TULARE AND STATE
 OF CALIFORNIA.
 SANITARY SEWER: CITY OF VISALIA.
 WATER: CITY OF VISALIA.
 STORM DRAIN: CITY OF VISALIA STORM DRAIN SYSTEM.
 EXISTING USE: VACANT.

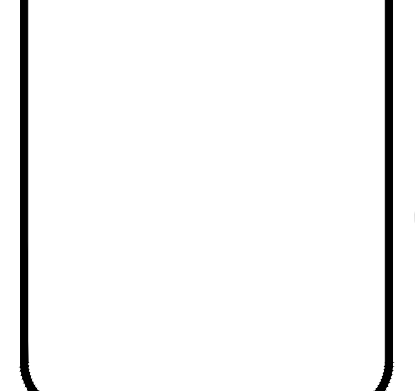
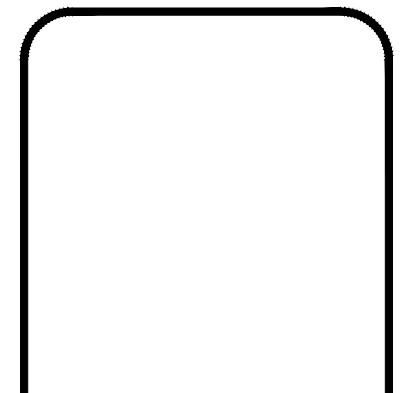
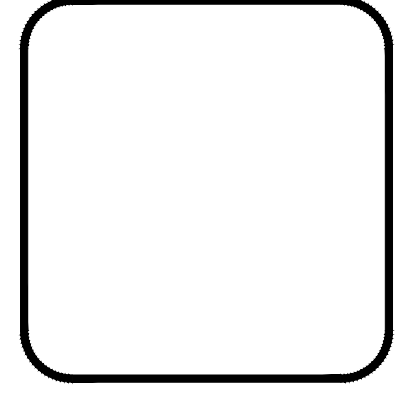
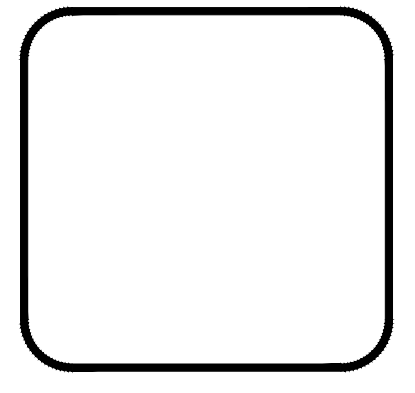
PROPOSED

50,000 SQUARE FOOT WAREHOUSE
PARKING STALLS:
 44 STANDARD STALLS (9'x20')
 2 VAN ACCESSIBLE STALLS (9'x20')
 1 ELECTRIC VEHICLE/ACCESSIBLE STALL (9'x20')
 1 ELECTRIC VEHICLE/VAN POOL/CLEAN AIR STALL (9'x20')
 1 ELECTRIC VEHICLE STALL (9'x20')
 2 CLEAN AIR STALL (9'x20')
 51 TOTAL STALLS
TRUCK LOADING DOCK:
 4 LARGE VEHICLE LOADING PLATFORMS
 1 SMALL VEHICLE LOADING
 LANDSCAPE AREA: 12,263 SQUARE FEET.
 SANITARY SEWER: CITY OF VISALIA.
 WATER: CITY OF VISALIA
 STORM DRAIN: ON SITE RETENTION BASIN WITH OVERFLOW TO CITY OF VISALIA SYSTEM.



AREA MAP
NO SCALE

REVISIONS	ID	DATE	BY	DESCRIPTION



NAMMOURS INC.
 7427 WEST SUNNYVIEW AVENUE
 VISALIA, CALIFORNIA 93281
 (559) 625-0581
 WWW.QKINC.COM
 TEL: (559) 781-2700
 PORTERVILLE, CA 93257
 © COPYRIGHT BY QK GROUP, INC. UNAUTHORIZED USE PROHIBITED.

SUNNYVIEW AVENUE WAREHOUSE
SITE PLAN

PROJECT NO.: 210218
 DRAWN BY: LRH
 QA/QC BY: BAL
 SCALE: AS SHOWN
 SHEET NO.: 1 of 1

PROGRESS SET - NOT FOR CONSTRUCTION

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: United Health Centers Date: 7/15/21
Project Description: Demolition of multiple existing retail buildings. Redevelop existing site for a new medical office featuring medical and dental services.
Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
Property Owner: United Health Centers
Applicant(s) Name: Legacy
Project Address/Location: 4118 W Mineral King & 323 S Chinowth Ave
Assessor Parcel Number: 085-080-034 & 035
Parcel Size (Acreage or Square Feet): 2.94 Building or Suite Square Footage: 22,000.00

Are There Any Proposed Building Modifications: Yes No
Estimated Cost of Modifications to Building: \$ 8,000,000.00
Describe All Proposed Building Modifications: Demolish existing building and redevelop site as a medical facility.

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

Date Received: 07/16/2021
SPR Agenda: 07/28/2021 Item No. _____
Zone: O-PA SPR No. 21-124
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: Commercial Retail
Proposed Building Use: Medical Office
Proposed Hours of Operation: 8:30 am - 5:30 pm
Days of Week In Operation (Circle): Su M T W Th F Sa
Number of Employees Per Day: Existing N/A Proposed 55
Number of Customers Per Day (Estimated): Existing N/A Proposed 150
Predicted Peak Operating Hour: TBD
Describe Any Truck Delivery Schedule & Operations: None - normal deliveries only
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 at this time

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: <u>Legacy Construction</u>	DocuSigned by: <i>Justin Przas</i> Signature of Owner or Authorized Agent*	
Address: <u>5390 E Pine Ave</u>	<small>9E5E1D383780459...</small>	<u>7/20/2021</u>
City, State, Zip: <u>Fresno, CA 93727</u>	Owner	Date
Phone: <u>559-267-6504</u>	<i>Rosemary Lozano</i>	<u>7/15/21</u>
Email: <u>rosemary@lcfresno.com</u>	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, United Health Centers, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
085-080-034 & 035

AGENT:
I designate Legacy Construction, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop and improve site relative to the property mentioned herein.

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

Executed this 20th day of July, 2021.

DocuSigned by: <u>OWNER</u>  <small>9E5E1D383780459...</small> Signature of Owner <u>3875 W Beechwood Ave Fresno, CA 93711</u> Owner Mailing Address <u>800-492-4227</u> Owner Phone Number	Signatures	<u>AGENT</u>  Signature of Agent <u>5390 E Pine Ave Fresno, CA 93727</u> Agent Mailing Address <u>559-267-6504</u> Agent Phone Number
---	------------	---



Thursday July 15, 2021

**Department of Planning and Development
Paul Bernal, City Planner
City of Visalia
315 East Acequia Avenue
Visalia, CA 93291**

Re: Operational statement for proposed Urgent Care Center at 4118 W Mineral King & 323 S Chinowth Ave

Site Details: Demolish and Redevelop existing site as a medical facility with medical and dental offices.

Project Address – 4118 W Mineral King & 323 S Chinowth Ave

APN – 085-080-034 & 035

Property Size – 2.94 Acres/ 22,000 Sq Ft

Zone District – CR

Current Use – Existing Commercial Retail Building

Proposed Use – Medical Office

Project Description:

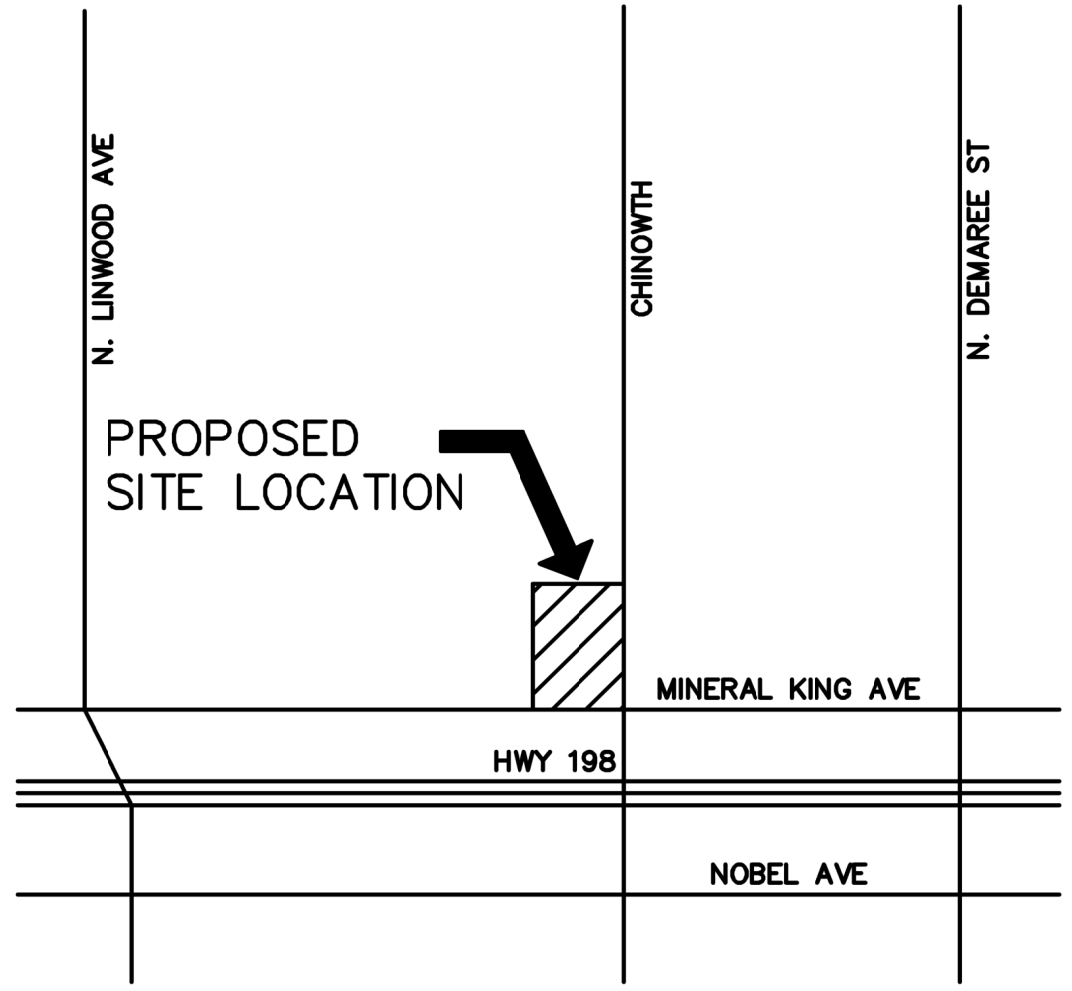
The proposed project consists of demolition of existing buildings and redevelopment of a 22,000 sq. ft. building and parking lot located at 4118 W Mineral King & 323 S Chinowth Ave in Visalia, California. The proposed facility will provide medical and dental services to the community. The proposed project will also include 153 onsite standard and ADA parking stalls. No patients will be rendered unconscious or sedated at any time. The facility will offer outpatient services only. The facility will employ approximately 55 employees daily and patient visits will average 150 per day M-F 8:30 am – 5:30 pm.

Rosemary Lozano
Planning and Development Manger
Legacy Construction

PLAN | MANAGE | BUILD

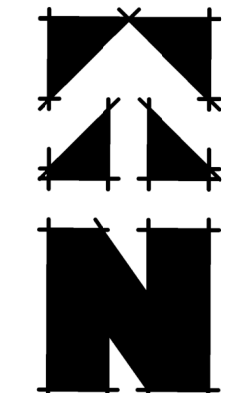


PROPERTY DATA / INFORMATION	
ADDRESS:	4118 W. MINERAL KING AVE VISALIA, CA 93291
APN:	085-080-034-000
SITE ACREAGE:	1.66 AC (+/-) (72,694 SF)
ZONING:	O-PA (OFFICE, PROFESSIONAL)
ADDRESS:	323 S CHINOWTH AVE VISALIA, CA 93291
APN:	085-080-035-000
SITE ACREAGE:	1.28 AC (+/-) (56,132 SF)
ZONING:	O-PA (OFFICE, PROFESSIONAL)
BUILDING A:	HEALTH CENTER BUILDING 22,000 / 125 = 88 STALLS REQUIRED
- TOTAL STALLS PROVIDED = 153 (INCLUDING 6 ACCESSIBLE STALLS)	
- EVCS REQUIREMENT:	
153 (8%) = 12.24 = 13 STALLS (INCLUDING 1 VAN ACC #1 STD. ACC EVCS STALLS)	
PARKING RATIO: 1.0 PER 1000	



VICINITY PLAN
NTS

CONCEPT SITE PLAN
SCALE: 1" = 30'-0"



- ACQUISITION
- PLANNING
- DESIGN

5390 E. Pine Avenue
Fresno, California 93727
Message: 559.291.1922
Facsimile: 559.314.6190
info@lcfresno.com

CONCEPTUAL SITE
AND BUILDING
DEVELOPMENT

4118 W. MINERAL KING &
323 S. CHINOWTH AVE
VISALIA, CA



REVISIONS

DESCRIPTION	DATE

COPYRIGHT © 2021 LEGACY REALTY AND DEVELOPMENT

THE DRAWING, SPECIFICATIONS, DESIGN, REPORTS, AND APPROPRIATE REPRESENTATIONS HEREIN ARE AND SHALL REMAIN THE PROPERTY OF LEGACY REALTY & DEVELOPMENT AND NO PART SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY OTHER PROJECT FOR WHICH THEY HAVE NOT BEEN SPECIFICALLY PREPARED AND REVISED AND AS REVISED HEREIN, EXCEPT THE EXPRESS CONSENT OF LEGACY COMMERCIAL DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS, SPECIFICATIONS, DESIGN, REPORTS, AND APPROPRIATE SHALL FORMERLY CONSTITUTE A BREACH OF THE CONFIDENTIALITY AGREEMENT OF THIS REPRESENTATIVE.

CONCEPT SITE PLAN

DATE:	MAY 27, 2021
DRAWN BY:	RJK
DESIGNED BY:	RJK
PROJECT NO.:	20-082 HEALTH CENTER VISALIA

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: COURT STREET APARTMENTS Date: _____

Project Description: 4-FLEX APARTMENTS, 2-STORY WITH PARKING, PLAY AREAS, AND LANDSCAPE

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

Property Owner: VARO INVESTMENTS LLC

Applicant(s) Name: DENNIS D. WHISTLER, ARCHITECT

Project Address/Location: COURT STREET & N.E. 5TH STREET

Assessor Parcel Number: 094-055-005,000,007,-000

Parcel Size (Acreage or Square Feet): 22,281 SF (DIAGRAM) Building or Suite Square Footage: MULTI-FAMILY 4,700 SF SINGLE FAMILY 1,484 SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$NF-\$425,000 SF \$134,000

Describe All Proposed Building Modifications: CONSTRUCT NEW TWO STORY 4-FLEX AND A SINGLE FAMILY RESIDENCE

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

Date Received: 07/21/2021

SPR Agenda: 07/28/2021 Item No. _____

Zone: R-M-3 SPR No. 21-129

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: MULTI-FAMILY & SINGLE FAMILY

Proposed Hours of Operation: 24/7

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

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

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

Predicted Peak Operating Hour: 24/7

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): THROUGH TRAFFIC ACCESS TO

ACCOMMODATE SOLID WASTE SERVICE TO & FROM SITE

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

SITE PLAN MINIMUM REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: DENNIS D. WHISTLER Signature of Owner or Authorized Agent*

Address: 30604 ROAD 140

City, State, Zip: VISALIA, CA 93292 Owner _____ Date _____

Phone: 559-734-1725 Authorized Agent* Dennis D. Whistler Date JUL 6, 2021

Email: archddw@pacbell.net

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

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


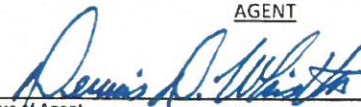
094-055-005-000 094-055-006-000 094-055-007-000

AGENT:

I designate DENNIS D. WHISTLER, to act as my duty authorized agent for all purposes necessary to fill an application for, and obtain a permit to CONSTRUCT APARTMENTS & RESIDENCE relative to the property mentioned herein.

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

Executed this 12 day of July, 2021

OWNER	AGENT
 Signature of Owner (Notary Required)	 Signature of Agent
<u>P.O. Box 1024 Visalia CA 93279</u> Owner Mailing Address	<u>303 N. CHURCH ST.</u> Agent Mailing Address
<u>(559) 303-0651</u> Owner Phone Number	<u>559-734-1725</u> Agent Phone Number

Approved by City of Visalia:

By: _____ Date: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Tulare)

On July 12, 2021 before me, Samantha Rodriguez-Picazo Notary Public
(insert name and title of the officer)

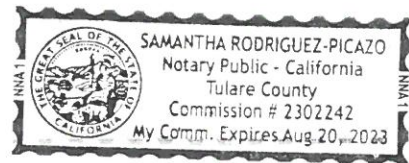
personally appeared Diego D Espinoza Martinez,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Samantha Rodriguez-Picazo

(Seal)

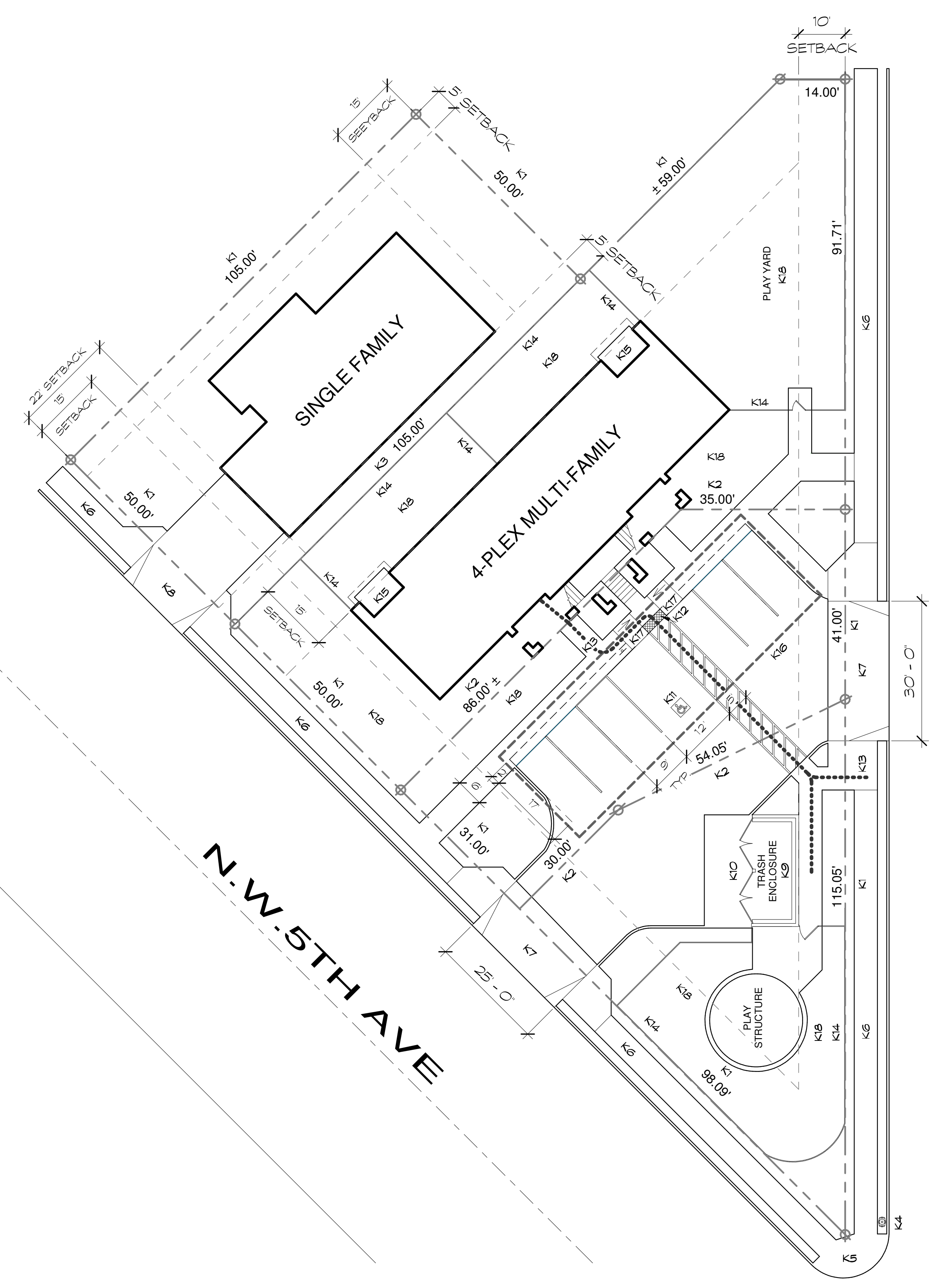


PROJECT INFORMATION

- 1. PROJECT: COURT STREET APARTMENTS
- 2. OWNER: VARO-REAL INVESTMENTS LLC
- 3. DESCRIPTION: MULTI-FAMILY 4 UNITS & SINGLE FAMILY RESIDENCE
- 4. APN: 094-055-005-000, 094-055-006-000, 094-055-007-000
- 5. ENGINEERING: LOT LINE ADJUSTMENT DEVELOPING A MULTI-FAMILY LOT AND A SINGLE FAMILY LOT
- 6. PROPOSED: MULTI-FAMILY - 2 STORY - 4,700 SF
SINGLE FAMILY - 1,484 SF
- 7. SETBACKS: ASSISTED BY CITY OF VISALIA PLANNING DEPT.

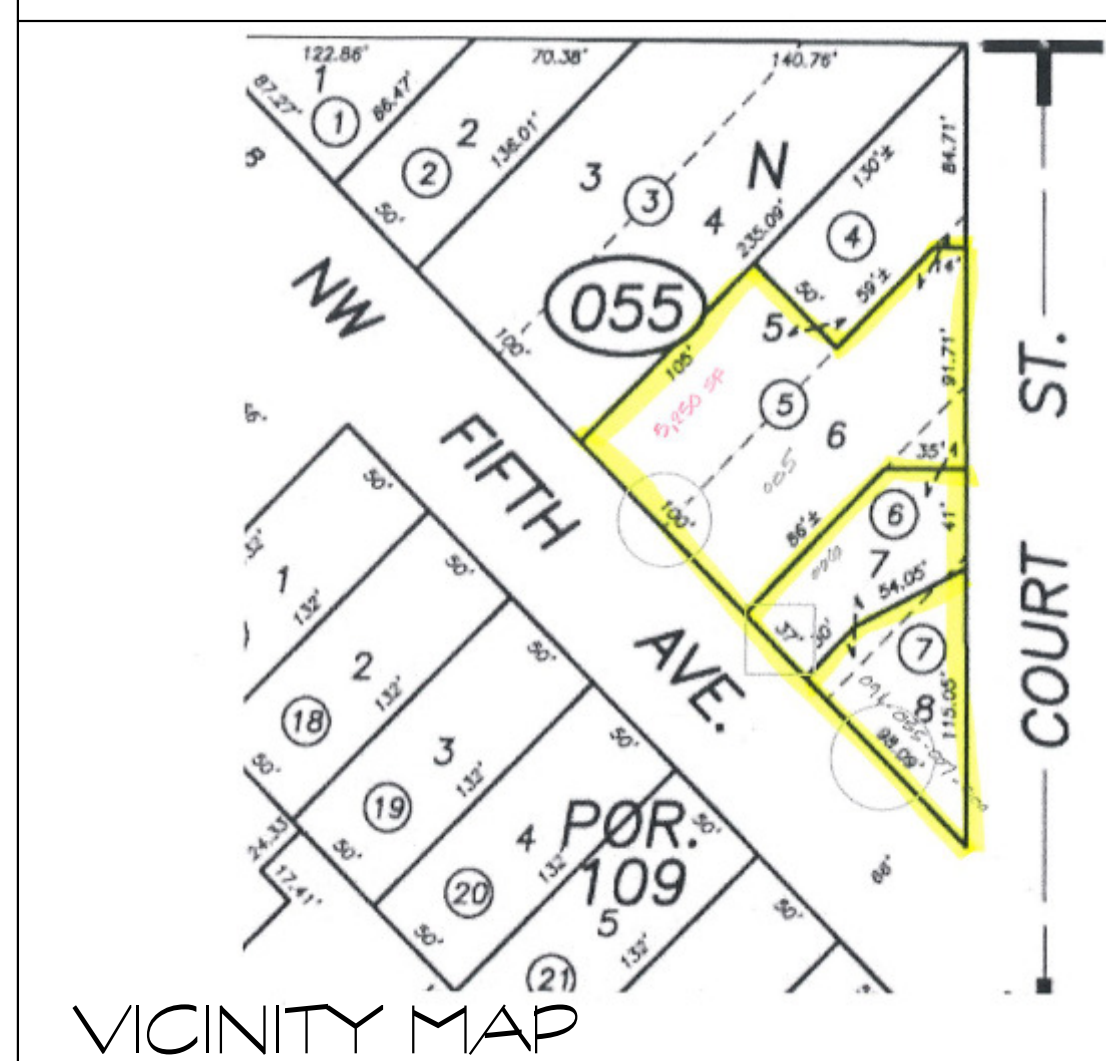
SITE KEYNOTES

- K1 (E) PROPERTY LINE(S) TO REMAIN
- K2 (E) PROPERTY LINE(S) TO BE DELETED
- K3 NEW PROPERTY LINE TO BE ESTABLISHED
- K4 (E) FIRE HYDRANT
- K5 (E) CURB RETURN
- K6 NEW CONCRETE SIDEWALK AND PARKWAY PER CITY STANDARDS
- K7 NEW CONCRETE DRIVE APPROACH PER CITY STANDARD C-18
- K8 NEW CONCRETE DRIVE APPROACH PER CITY STANDARD C-17
- K9 NEW REFUSE CONTAINER ENCLOSURE PER CITY STANDARD R-4 WITH BACK WALL MODIFIED TO ACCOMMODATE WHEEL CHAIR TENANT(S)
- K10 NEW CONCRETE APRON PER CITY STANDARD R-5
- K11 VAN ACCESSIBLE PARKING STALL WITH SIGN PER CITY STANDARD PK-3
- K12 DETECTABLE WARNING SURFACE PER CITY STANDARD C-27
- K13 PATH OF TRAVEL FROM ACCESSIBLE UNIT TO REFUSE CONTAINER ENCLOSURE AND TO PUBLIC TRANSPORTATION INDICATED BY A SERIES OF ROUND DOTS
- K14 4'-0" HIGH WOOD FENCE & GATE, OPTION OF 6'-0" HIGH CONCRETE PATIO AT GROUND LEVEL, BALCONY AT 2ND FLOOR
- K15 FUTURE SOLARPORT STRUCTURE ABOVE PARKING
- K16 6'-0" CONCRETE RAMP NOT TO EXCEED 1 IN 12 SLOPE
- K17 LANDSCAPE WITH IRRIGATION SYSTEM



AERIAL VIEW

SITE PLAN
SCALE: 1/16" = 1'-0"



VICINITY MAP

DENNIS D. WHISTLER, ARCHITECT
 303 N. CHURCH ST.
 VISALIA, CA
 559-734-1725
 archdick@pacbell.net



CONSULTANT
Kim Dragt
 DRAFTING
 559-804-9473
 kim@kimdragtdrafting.com
 303 North Church Street
 Visalia, CA 93291

COURT STREET APARTMENTS
 COURT & 5TH STREET

Date:	Issue Date
	REVISIONS

SHEET TITLE	SITE PLAN
SHEET NO.	SPR-1

JOB NUMBER 202102
 COURT STREET APARTMENTS

7/9/2021 3:12:19 PM

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: Pacific Southwest Container Industrial Building Date: 7/22/21

Project Description: New Building to augment the existing business operations of Pacific Southwest Container, adjacent and north of the north branch of mill creek ditch

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

Property Owner: BP Pearla Properties, LP

Applicant(s) Name: _____

Project Address/Location: Hurley, west of Plaza Drive

Assessor Parcel Number: 0 8 1 - 0 2 0 - 0 8 5

Parcel Size (Acreage or Square Feet): 15.79 AC Building or Suite Square Footage: Approx. 265,000 SF

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: 07/22/2021

SPR Agenda: 07/28/2021 Item No. _____

Zone: C-S SPR No. 21-130

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: N/A

Proposed Building Use: See attached operational statement

Proposed Hours of Operation: See attached operational statement

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

Number of Employees Per Day: Existing 0 Proposed (See attached operational statement)

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: (See attached operational statement)

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): Per the attached site plan, the project is proposing to construction a crossing over the north branch of mill creek ditch.

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: Lane Engineers, Inc. (Aaron Oliver)		Signature of Owner or Authorized Agent*
Address: 979 North Blackstone Street	825990E117466...	Date
City, State, Zip: Tulare, CA 93274	Tony Bruno for BP Perla, LP	Date
Phone: 559-688-5263	Authorized Agent*	Date
Email: aaron@laneengineers.com		

* 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

Site Plan Review

Operational Statement for Pacific Southwest Container, LLC – Visalia, CA.

About Pacific Southwest Container, LLC

Pacific Southwest Container, LLC is a packaging company that manufactures Corrugated boxes, Singleface Laminated boxes and Folding cartons with hundreds of customers located in California and several other states throughout the United States.

• Nature of the operation/project – What do you propose to do?

As a result of continued growth, Pacific Southwest Container, LLC –Visalia facility located at 9525 West Nicholas Ave. Visalia, CA (Nicholas Building) is proposing to build an offsite warehouse building on an adjoining 15.79 acre parcel of land located at the NW corner of Neeley Street and Hurley Ave (Hurley Facility). Approximate square footage of the building would be approximately 265,000 SF and would be used for warehouse storage of raw materials and finished product to support the existing operations at the Nicholas Building. The proposed Hurley Building would provide additional manufacturing capacity at our existing manufacturing facility housed in the Nicholas Building by freeing up space currently used for storage and distribution.

• What products will be produced or sold by the operation?

Pacific Southwest Container, LLC is a packaging company that manufactures high volume to high-touch Corrugated boxes, Singleface Laminated boxes and Folding cartons. The proposed Hurley Building will provide additional warehouse space for raw materials and finished product. This proposed warehouse site will receive and ship raw materials and finished product 24 hours a day – Monday thru Friday and some Saturdays. The manufacturing will continue to occur in the existing Nicholas Building and the proposed Hurley Building will support existing operations by providing warehousing and distribution.

• What is the existing use of the site?

Current site (A.P.N. 081-020-086) is a 15.79 acre parcel of land not yet developed.

• List the hours and days of operation during a typical work week

Hours of operation is 24 hours a day, Monday thru Friday with some Saturday operations. The proposed project would utilize various trucking companies to receive and ship raw materials and finished product 24 hours a day – Monday thru Friday and some Saturdays.

• If Seasonal, list the months of operation

Pacific Southwest Container, LLC is not a seasonal operation

Site Plan Review

Operational Statement for Pacific Southwest Container, LLC – Visalia, CA.

- **Number of employees and future employees**

Pacific Southwest Container, LLC currently employs 252 full time employees and approximately 50 temporary employees at our Visalia location. The proposed Hurly Building would add approximately 50-100 employees and approximately 10-20 temporary employees divided into three shifts.

Shift hours and employees by shift are as follows:

1st shift – 7:00am to 3:00pm – 50 employees

2nd shift – 3:00pm to 11:00pm – 50 employees

3rd shift – 11:00pm to 7:00am – 10 employees

- **Will any of the employees live on the site?**

No employees will live on site

- **Number and type of service or delivery vehicles**

Seven (7) light duty vehicles (1/2 ton trucks and vans) used by our Maintenance Service technician's to make service calls to customers located the surrounding area. Six of the seven vehicles would be stored at this site when idle/not in use.

One (1) leased Peterbilt tractor semi – this tractor semi would be stored at our facility located at 9525 West Nicholas ave. when idle/not in use.

Three (3) leased curtain van trailers

Traffic flow in and out of the proposed facility would consist of approximately 100 tractor trailers per day/24-hour period. Traffic flow in and out would be spread out over a 24-hour period of time.

- **What equipment is used?**

The proposed warehouse will utilize equipment to receive and ship material such Forklifts, electric pallet jacks and other such equipment to handle both finished product and raw materials. Other equipment would include general maintenance equipment such as air compressors, welding equipment and other small equipment for building repairs.

- **Will hazardous materials or waste be produced as part of this business? If yes, please explain.**

No hazardous materials or waste will be produced.

Site Plan Review

Operational Statement for Pacific Southwest Container, LLC – Visalia, CA.

- **Please include any other information that will provide a clear understanding of your business and its operation.**

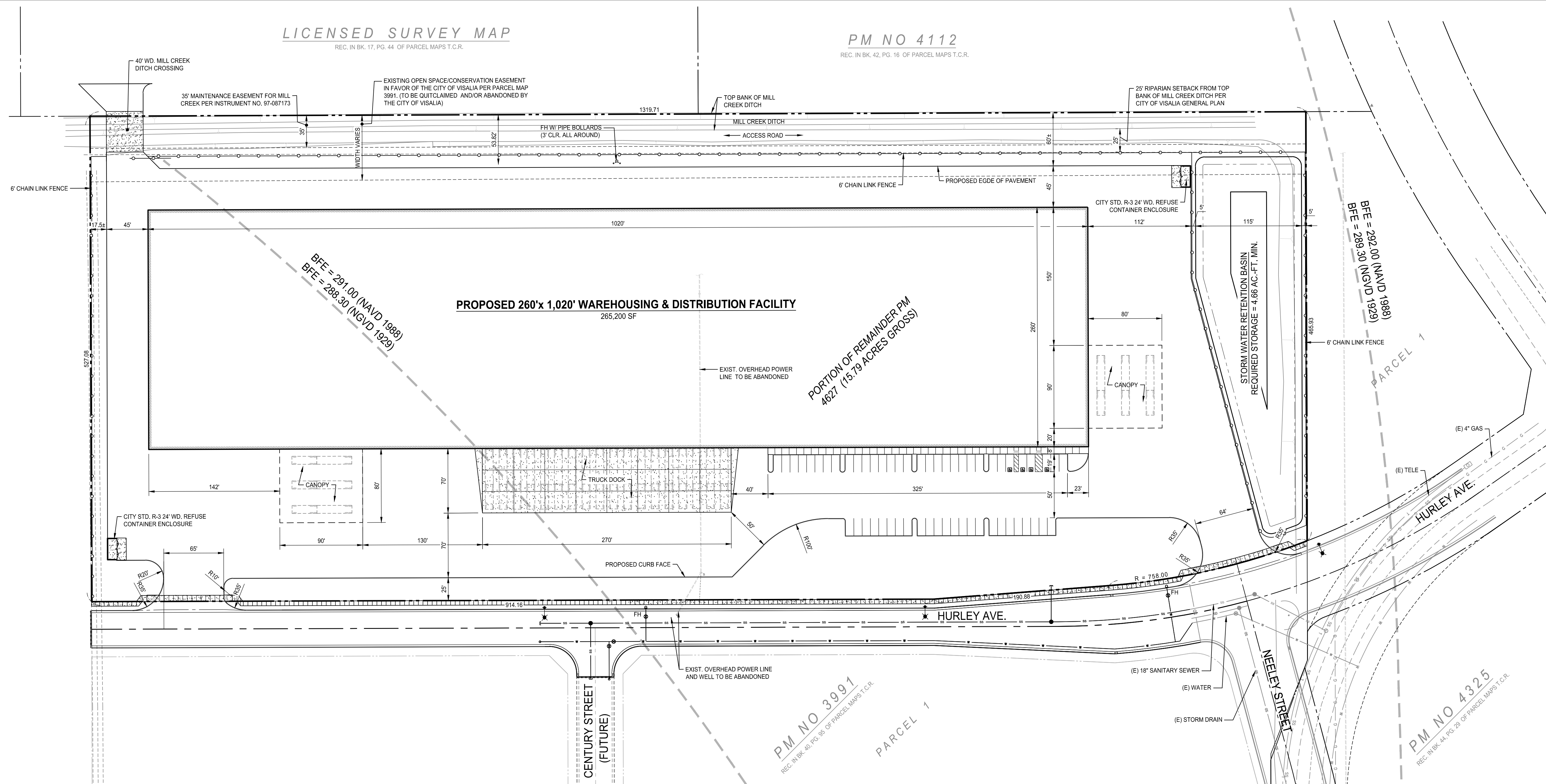
Founded as a small family business in 1973, Pacific Southwest Container, LLC started with one factory serving local businesses in Modesto, CA. Three generations later, we have grown to be one of the largest privately held packaging companies in the United States. With more than 1,000 team members, three facilities in Modesto and one in Visalia, we create packaging that ranges from high-volume to high-touch, from standard to sophisticated. Our history of bringing capabilities and services in-house allows us to provide unmatched quality and speed to the market. We remain committed to investing in innovation, our people and our craft.

LICENSED SURVEY MAP

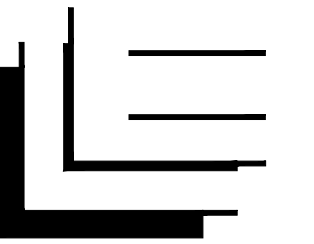
REC. IN BK. 17, PG. 44 OF PARCEL MAPS T.C.R.

PM NO 4112

REC. IN BK. 42, PG. 16 OF PARCEL MAPS T.C.R.



Project
NEW MANUFACTURING FACILITY FOR: HEILIND ELECTRONICS
 NW CORNER OF NEELEY STREET AND HURLEY AVE. VISALIA, CA.
 Prepared For
M & B BRUNO FAMILY L.P.



LANE ENGINEERS, INC.
 CIVIL • STRUCTURAL • SURVEYING

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

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 Professional Seal



Description	Release Date

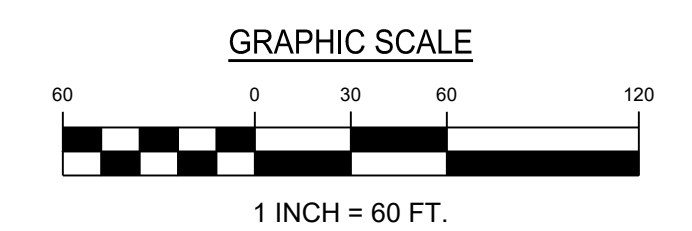
No.	Revision	Date

SITE DATA

AREA :	PORTION OF REMAINDER PM 4627 (15.79 ACRES GROSS)
A.P.N. :	PORTION OF 081-020-086
ZONE (EXISTING) :	CS - SERVICE COMMERCIAL
FLOOD ZONE :	*AE*
EXISTING USE :	AGRICULTURE
PROPOSED USE :	WAREHOUSING & DISTRIBUTION
SEWER :	CITY OF VISALIA
SOLID WASTE :	CITY OF VISALIA
WATER :	CALIFORNIA WATER SERVICE CO.

PARKING DATA

PROPOSED 260' x 1,020' BUILDING:	265,200 SF
STANDARD 9'x19' 90° PARKING STALLS:	
TOTAL EMPLOYEES (LARGEST SHIFT):	50
PARKING PROVIDED:	56
STANDARD ACCESSIBLE PARKING STALLS REQ'D.:	2
VAN ACCESSIBLE 90° PARKING STALLS REQ'D.:	1
STANDARD ACCESSIBLE STALLS:	3
VAN ACCESSIBLE STALLS:	1
4 TOTAL	



Drawn by: T.C.
 Reviewed by: A.O.

Sheet Title
SITE PLAN

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

C2.1

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: Orchard Walk West-MASTER CUP Date: 7/22/21
 Project Description: Multi-Pad commercial development with 3 proposed buildings, off-street parking, walkways and landscaping. propose uses are fuel center on parcel 'F' with BLDG S.F. of 3200, Quick serve restaurant on parcel 'B' with BLDG S.F. of 2300 and retail use building on parcel 'E' with BLDG S.F. of 24,750. Also, under this CUP we are requesting parcels under 5 acres in commercial zone.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: Ref: SPR 20-135
 Property Owner: Donahue Schriber Realty Group
 Applicant(s) Name: Donahue Schriber Realty Group
 Project Address/Location: NW Corner Intersection Riggins & Dinuba Blvd
 Assessor Parcel Number: 078-120-050
 Parcel Size (Acreage or Square Feet): 9.76 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: 07/22/2021
 SPR Agenda: 07/28/2021 Item No. _____
 Zone: C-MU SPR No. 21-131
 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: Vacant Land
 Proposed Building Use: Future Commercial Mix-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: <u>Michael Osborne</u>	Signature of Owner or Authorized Agent*	
Address: <u>200 E. Baker St., #100</u>		<u>7-22-21</u>
City, State, Zip: <u>Costa Mesa, CA 92626</u>	Owner	Date
Phone: <u>714.336.6204</u>		
Email: <u>mosborne@westernstatescmg.com</u>	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____.

<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

PROJECT SUMMARY

SITE AREA (PH. II) 6.2 ACRES

BUILDING AREAS

PAD B	2,305 S.F.
PAD F	3,200 S.F.
PAD E	24,750 S.F.
TOTAL G.L.A.	30,255 S.F.

PARKING REQUIREMENTS

(SHOPPING CENTERS 1 SPC / 225 S.F. BLDG. AREA)

30,255 / 225 = 135 **SPCS REQ'D.**

PARCEL B	19 SPCS
PARCEL D	12 SPCS
PARCEL E	131 SPCS

TOTAL 162 SPCS PROVIDED

(6) ACCESSIBLE SPCS


(10) EV CHARGING SPCS


(21) CLEAN AIR/VANPOOL

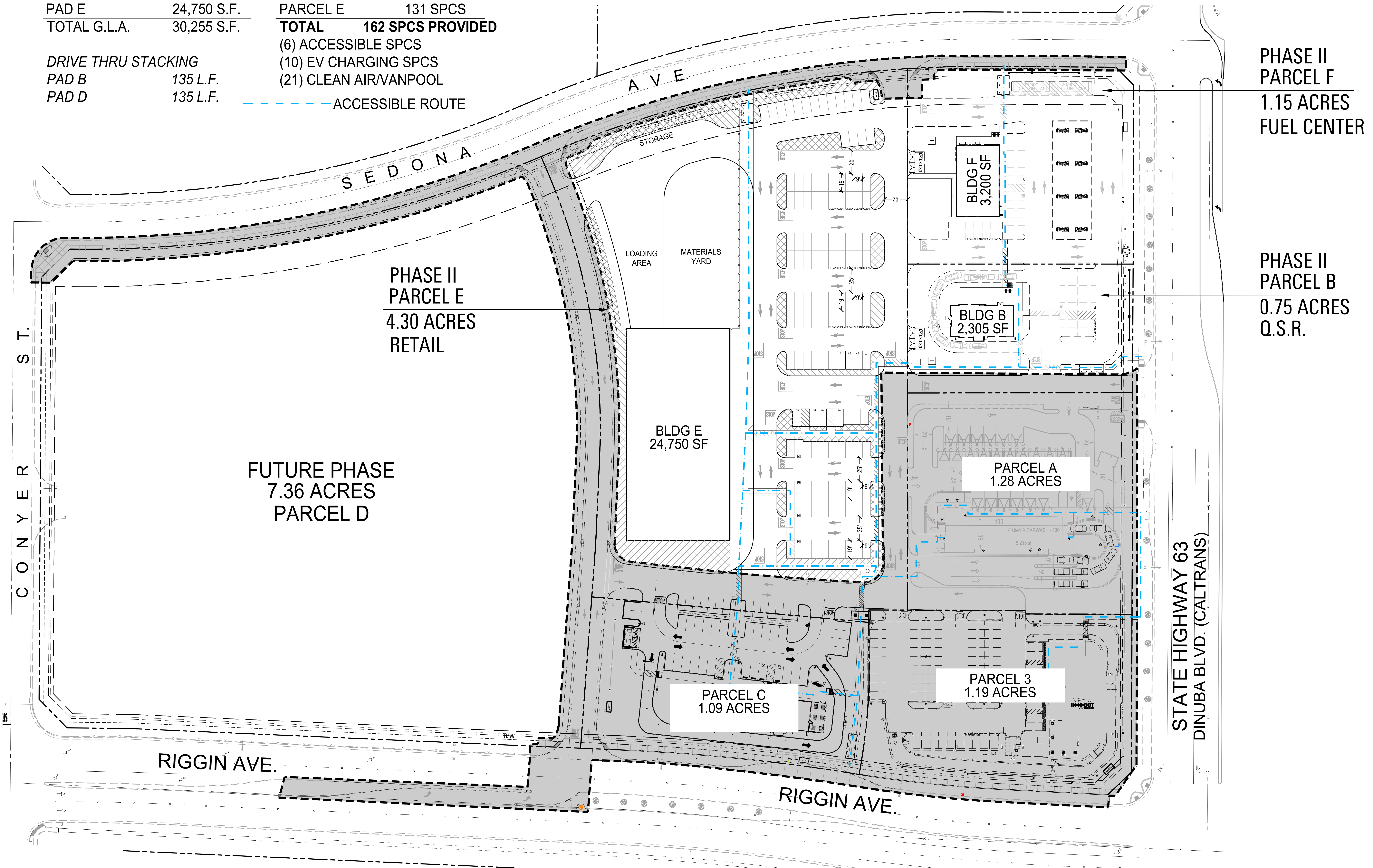
DRIVE THRU STACKING

PAD B	135 L.F.
PAD D	135 L.F.

--- ACCESSIBLE ROUTE

 PROPOSED PH.II LANDSCAPE AREAS
ALL LANDSCAPING IN THESE AREAS TO BE INSTALLED PER APPROVED SPECIFIC PLAN TO MATCH EXISTING ORCHARD WALK EAST.

 PHASE I LIMITS
THESE AREAS TO BE INSTALLED PER APPROVED CUP 2019-36. DATED 11-12-19



PHASE II
PARCEL F
1.15 ACRES
FUEL CENTER

PHASE II
PARCEL B
0.75 ACRES
Q.S.R.

PHASE II
PARCEL E
4.30 ACRES
RETAIL

FUTURE PHASE
7.36 ACRES
PARCEL D

BLDG E
24,750 SF

BLDG F
3,200 SF

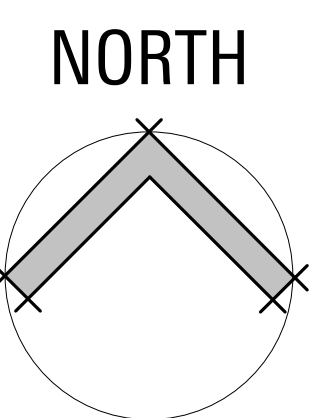
BLDG B
2,305 SF

PARCEL A
1.28 ACRES

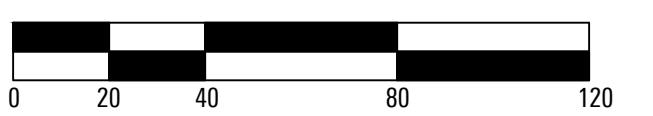
PARCEL C
1.09 ACRES

PARCEL 3
1.19 ACRES

STATE HIGHWAY 63
DINUBA BLVD. (CALTRANS)



SCALE=1"=40'-0"



**PROJECT: ORCHARD WALK WEST
NE CORNER RIGGIN & DINUBA
VISALIA, CA**

OVERALL SITE PLAN - MASTER C.U.P.
JULY 22, 2021

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
1300 Dove Street, Suite # 100
Newport Beach, CA. 92660
T: 949.698.1400 F: 949.698.1433
www.littleonline.com

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: Aircraft Mechanical Services Inc Date: 7/22/21
 Project Description: Construction of a new 19,920 sq. ft. aircraft storage facility and 2,000 sq. ft. office
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Darrell Tunnell
 Applicant(s) Name: Kyle Dunn
 Project Address/Location: Visalia Airport, Address TBD
 Assessor Parcel Number: TBD
 Parcel Size (Acreage or Square Feet): TBD Building or Suite Square Footage: 19,920 sq. ft. + 2,000 sq. ft. office

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ NIA
 Describe All Proposed Building Modifications: NIA

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

Date Received: _____
 SPR Agenda: _____ Item No. _____
 Zone: _____ SPR No. 21-132
 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: NIA
 Proposed Building Use: Aircraft storage
 Proposed Hours of Operation: 8am - 5pm
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing NIA Proposed 8
 Number of Customers Per Day (Estimated): Existing NIA Proposed 8
 Predicted Peak Operating Hour: unknown, varies
 Describe Any Truck Delivery Schedule & Operations: No deliveries
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): NIA
 Describe Any Special Events Planned for the Facility: NIA

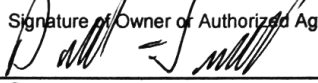

SITE PLAN MINIMUM REQUIREMENTS

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: Kyle Dunn Signature of Owner or Authorized Agent* 
 Address: 3181 E. Manning Ave
 City, State, Zip Fowler Ca 93625 Owner Date 7/22/21
 Phone: 559-334-7946 Authorized Agent* 
 Email: Kyle.beckinc@yahoo.com Date 7/22/21

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

AGENCY AUTHORIZATION

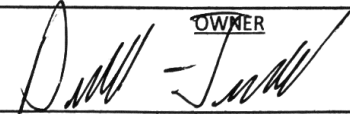
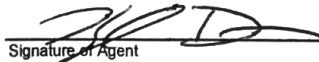
OWNER: 
 I, , declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
TBD

AGENT:
 I designate KYLE DUNN, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to BUILD A NEW HANGAR/OFFICE @ THE AIRPORT relative to the property mentioned herein.

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

Executed this 22ND day of JULY, 2021.

AGENCY AUTHORIZATION FORM

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>9519 AIRPORT DRIVE</u>	<u>3181 E. MANNING AVE, STE 201</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA, CA.</u>	<u>FOWLER, CA. 93625</u>
<u>(559) 799-3621</u>	<u>(559) 334-7946</u>
Owner Phone Number	Agent Phone Number



City of Visalia
Community Development Department
707 W. Acequia Avenue
Visalia, CA 93291

RE: Aircraft Mechanical Services Inc., Operational Statement

Date: 7/22/21

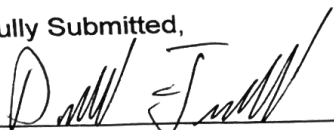
To Whom It May Concern,

The below statement of intended use is in regard to the proposed project located at the Visalia Municipal Airport, 9501 W Airport Dr, Visalia, CA 93277.

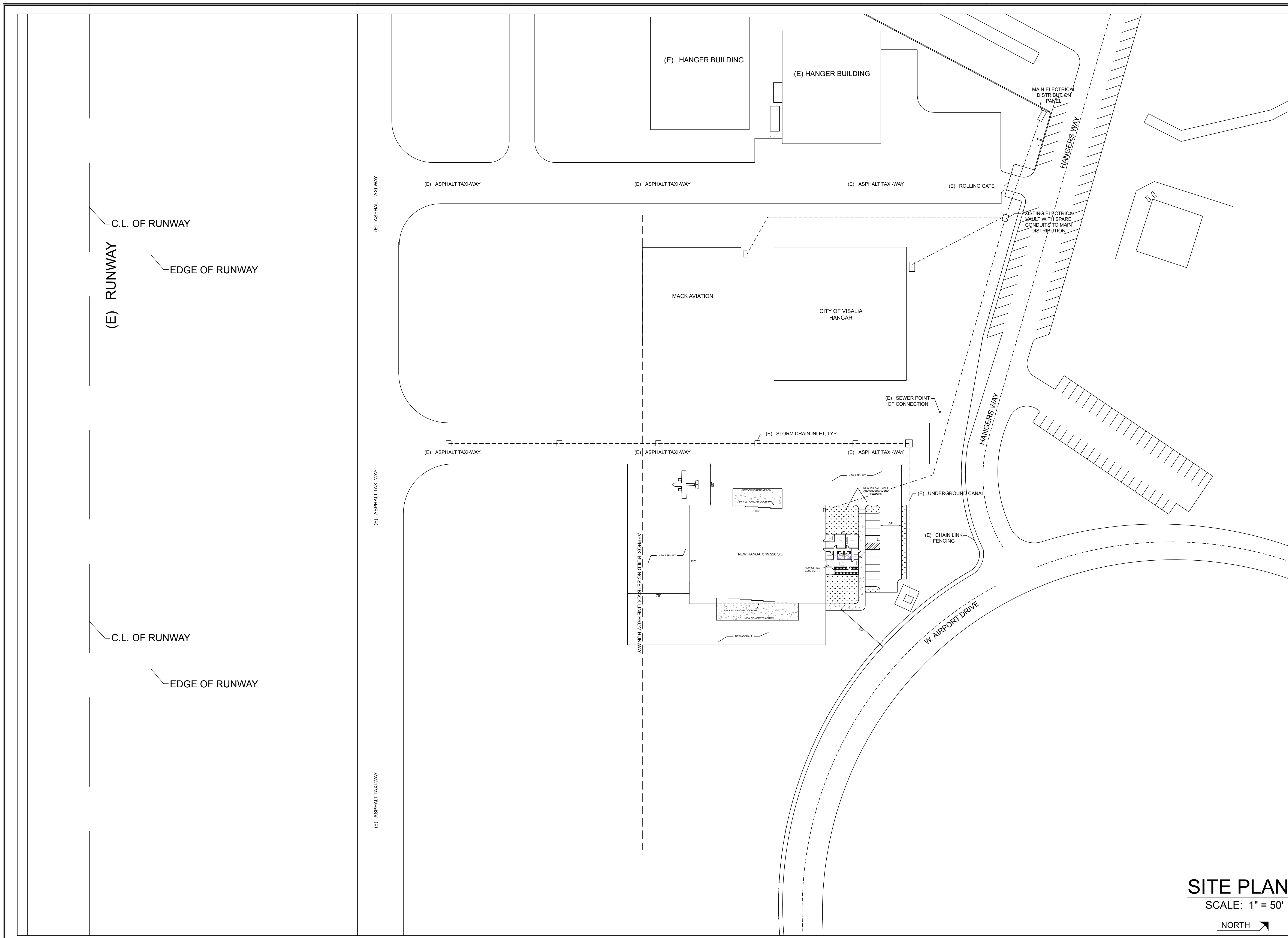
The project will include the construction of a new 19,920 sq. ft. aircraft storage building, and a 2,000 sq. ft. attached office. This facility will serve as a supplemental storage building to the existing operation, currently operating as Aircraft Mechanical Services (AMS) within the airport grounds. The land area we are proposing to improve and build on is currently vacant (see site plan for location details). The pre-engineered metal building and its color scheme will fit in with existing surrounding structures, and the front office area will include a paved parking lot and manicured landscaping.

Aircraft Mechanical Services will continue their existing operations with the same number of employees and traffic as they have currently. The proposed building will be used only for deliveries/pick-ups and as an additional aircraft holding area for the current operations. Hours of operation will remain Monday-Friday, 8am – 5pm, with a total number of employees remaining at less than ten.

Respectfully Submitted,

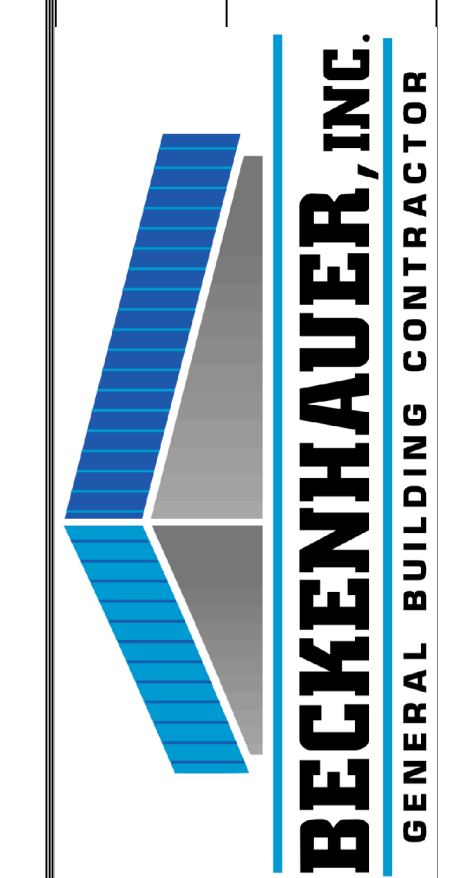
Signed: 
Darrell Tunnell, Owner

Date: 7/22/21



MADE	CHECK DATE	PLOT
8	REV	
7	REV	
6	REV	
5	REV	
4	REV	
3	REV	
2	REV	
1	REV	
Rev	Revision	Description

Description
NEW 19,920 SQ. FT. MAINTENANCE HANGER AND 2,000 SQ. FT. OFFICE
 Customer
 AMS
 Visalia Airport
 Visalia, CA.



Date	11-2-17
Drawn by	KD
File	SITE_PLAN
Job No.	
Sheet No.	
SP-1	
of	

SITE PLAN
 SCALE: 1" = 50'
 NORTH

These drawings, designs, ideas, sketches and arrangements are the property of Beckenhauer Inc. and were created and developed by and for the designer's use. Nothing contained or represented herein shall be construed as a contract for any purpose without the express written consent of Beckenhauer Inc.