SITE PLAN REVIEW AGENDA 9/8/2021 - 9:00 A.M. Conference Room #4 315 E. Acequia Avenue

ITEM NO: 1 SITE PLAN NO:	Resubmit SPR20043
PROJECT TITLE:	Vir rta.98 Tank/California Water Service
DESCRIPTION: APPLICANT: OWNER: APN: LOCATION:	Install a One Million Gallon (MG) Water Storage Tank and a Booster Pump Station Jenna Obenshain CALIFORNIA WATER SERVICE COMPANY 094222015
ITEM NO: 2 SITE PLAN NO:	Continue one week SPR21088
PROJECT TITLE:	Visalia Car-Wash
DESCRIPTION: APPLICANT:	Proposed Development of a 1 Acre Commercial Site for use as a Car-Wash (C-N) Bottom Line LLC
OWNER: APN:	DHALIWAL HEMRAJ S & SANDEEP K 091171018
LOCATION:	1804 N DINUBA BLVD
ITEM NO: 3	
SITE PLAN NO:	SPR21153
PROJECT TITLE:	Housley Corporation
DESCRIPTION: APPLICANT:	Concrete Recycling, Trucking, Transport, General Engineering (I) Ref: 17-161
OWNER:	HOUSLEY CORPORATION
APN:	081180002
LOCATION:	1220 N KELSEY ST
ITEM NO: 4	
SITE PLAN NO:	SPR21158
PROJECT TITLE:	Flacos Fruit
DESCRIPTION: APPLICANT:	Fruit Cups, Corn Cups, Waters of Fruit (C-N) Nathalia Garcia
OWNER:	JOBRAN YEZN
APN:	097312019 4523 S COURT ST
LOCATION:	1533 S COURT ST
ITEM NO: 5	00001150
SITE PLAN NO:	SPR21159
	Be accuracy of an axisting warehouse/office building in an axisting industrial area. (1)
APPLICANT:	Justin H. Beal
OWNER:	
LUCATION:	

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 9/8/2021 - 9:00 A.M. Conference Room #4 315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR21160 PROJECT TITLE: Preschool Center DESCRIPTION: Working on getting a conditional use permit to turn a house into a preschool center. (R-1-5) APPLICANT: Daniell Panuco OWNER: PANUCO GAVINO & DANIELLE ANN

APN: 122240055

LOCATION: 945 W WHITENDALE AVE

ITEM NO: 7

SITE PLAN NO:	SPR21161
PROJECT TITLE:	Yasser Barsoum MD
DESCRIPTION:	Medical office in a former chiropractic office- change of use. (O-PA)
APPLICANT:	Yasser Barsoum
OWNER:	DE GRAAF JOHN W & GLADYS W (TRS)
APN:	085510015
LOCATION:	613 N AKERS ST

ITEM NO: 8

- SITE PLAN NO: SPR21162
- PROJECT TITLE: Art Consortium Oval Center
- DESCRIPTION: Building used for Arts Council Public Engagements and Mental Health Outreach Projects. (QP) APPLICANT: Devon Jones OWNER: VISALIA CITY OF APN: 094036001 LOCATION: 808 N COURT ST

ITEM NO: 9

SITE PLAN NO: SPR21163 PROJECT TITLE: New Fencing DESCRIPTION: New Fencing (C-S) APPLICANT: John F George OWNER: ELMBRIDGE PROPERTIES LP

SITE PLAN REVIEW AGENDA

9/8/2021 - 9:00 A.M. Conference Room #4

315 E. Acequia Avenue

APN: 097074004 097074003 LOCATION: 700 S BRIDGE ST 700 S BRIDGE ST UNIT A 702 S BRIDGE ST 702 S BRIDGE ST UNIT B 650 S BRIDGE ST 650 S BRIDGE ST UNIT A 650 S BRIDGE ST UNIT B 650 S BRIDGE ST UNIT B1 650 S BRIDGE ST UNIT B2 650 S BRIDGE ST UNIT C 650 S BRIDGE ST UNIT D 650 S BRIDGE ST UNIT E 650 S BRIDGE ST UNIT F 600 S BRIDGE ST 602 S BRIDGE ST 602 S BRIDGE ST UNIT A 602 S BRIDGE ST UNIT B 602 S BRIDGE ST UNIT C 602 S BRIDGE ST UNIT D 602 S BRIDGE ST UNIT E

ITEM NO: 10

SITE PLAN NO: SPR21164

PROJECT TITLE: Chevron CNG Visalia

DESCRIPTION: Add Compressed Natural Gas Fueling Equipment to an Existing Card-lock Fleet Fueling Facility. (I) APPLICANT: Ben Steckler

OWNER: PLOESTI PROPERTIES LLC

APN: 081110032

LOCATION: 8835 W GOSHEN AVE

	CITY OF VISAL	IA SITE PLAN REVIEW APPLICATION
	- Additional information and assistance in filling o	but this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-
	This application MUST be minimum requirements & result in rejection	filled out in its entirety and submitted with an acceptable site plan (see site plan submittal details on Page 2). Failure to provide all requested information may of your application and exclusion from the Site Plan Review agenda.
	- Site Plan Review meetings are held on Wednes	adays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -
	- Application submitte	al deadline is 4pm on Thursdays to be scheduled for the next available meeting -
	Project/Business Name: California Water S	Date: 08/30/2021
LION	Project Description: <u>Install a new 1 million gallor</u>	1 (MG) storage tank with booster pump station.
ORMAT	Site Plan Review Resubmittal: Yes 🗨 N	In Constitution of the Interview Number: 20-043
TINF	Property Owner: California Water Service	
DIEC	Applicant(s) Name: Jenna Obenshain, PE	
L PR	Project Address/Location: 800 E. Aceq	uia Ave, Visalia, CA 93292
NERA	Assessor Parcel Number: 0 9 4 2	2 2 _ 0 1 5
GEI	Parcel Size (Acreage or Square Feet): 38,384	Building or Suite Square Footage: Bldg: 1,920 SF, Tank: 4,300 SF
	Are There Any Proposed Building Modifications:	Yes No No THIS AREA FOR CITY STAFF USE ONLY
	Estimated Cost of Modifications to Building:	Date Received: 08/30/2021
	Describe All Proposed Building Modifications: N	ew 1 MG water storage tank (75' Dia, x 35' Height), SPR Agenda: 09/08/2021 Item No.
	new pump building (48' x 40' x 12'), new emergence	y generator (18'-4" x 10'-5"). Zone: SPR No. 20-043
	A SEPARATE, DETAILED (DPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS
	Existing/Prior Building Lise: Empty lot	
	Proposed Building Use: New water storage tank	and booster pump station
	Proposed Hours of Operation: 24 hours 7 days a	week
NO	Dave of Week In Operation (Circle):	
AATI	Number of Employees Des Dest	
FORN	Number of Employees Per Day:	
IC IN	Number of Customers Per Day (Estimated):	Existing Proposed
RAFF	Predicted Peak Operating Hour:	
NS & T	Describe Any Truck Delivery Schedule & Operation	Daily site visits by California Water Service staff
RATIO	Please Identify Any Unique or Specific Traffic Pat	terns That Will Require Accommodations For Operations, Customers, or Employees
OPE	(Provide Separate Attachment if Necessary): N	/Α
	 Describe Any Special Events Planned for the Fac	ility: N/A
	L	Page 1 of 2 - Application continues on back of this page

	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
NTS	not accepted).
REME	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
SITE PLAN REQUIF	 ⇒ Site plan shall provide for and indicate all of the following: North arrow All existing & proposed site features All existing & proposed site features All existing and proposed fencing at site Existing and proposed fencing at site Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.) Parking stalls (include ADA) All existing Auropation and indicate all of the state state state state and states and proposed features Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
	Applicant Information (Final comments will be mailed to the name and address provided below)
JRE	Name: Jenna Obenshain, PE Signature of Owner or Authorized Agent*
IATL	Address: 3725 S. H St. 9/2/2012
SIGN	City, State, Zip Bakersfield, CA 93304 Owner Stephen Johnson, Visalia District Manager Date
IRED	Phone: 661-412-1312
REQU	Email: jobenshain@calwater.com Authorized Agent* Date
Ľ	* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.
	AGENCY AUTHORIZATION
	A CENCIL ACTIVICIAL ANON
	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 personany to file
M	an application for, and obtain a permit to, to act as my duly authorized agent for an purposes necessary to me
FOF	relative to the property mentioned herein.
TION	I declare under penalty of periury the foregoing is true and correct
SIZA.	raciale ander penalty of perjury the foregoing is the and correct.
IOH	Executed this day of, 20,
AU-	
NCY	OWNER Signatures AGENT
AGE	
	Signature of Owner Signature of Agent
	Owner Mailing Address Agent Mailing Address
	Owner Phone Number Agent Phone Number
	Page 2 of 2
	1 430 2 61 2



Bakersfield District 3725 South H Street Bakersfield, CA 93304 *Tel:* (661) 837-7200

City of Visalia Site Plan Review Comments Site Plan Number: 20-043 Project Title: VIS Sta. 098 Tank, California Water Service Applicant: Jenna Obenshain

Building/Development Plan Requirements Engineering Division – Adrian Rubalcaba, 559-713-4271

Engineering Comment/Requirement	Cal Water Response
Drive Approach Size	Drive approach modified in Site Plan per City of
 Use radius return, modify existing to comply 	Visalia standard.
with accessibility parkway width at Acequia,	
maintain tree wells & irrigation	
Sidewalk: 10'	10' side walk included in Site Plan.
Repair and/or replace any sidewalk across the public	Sidewalk and street frontages will be protected in
street frontage(s) if the subject site that has become	place or replaced in-kind.
uneven and has created area where water can stand.	
City Encroachment Permit Required. For all work in	Cal Water will obtain a City of Visalia Encroachment
the public right-of-way. Insurance certificate with	Permit Prior to awarding a Construction Contract.
general & auto liability (\$1 million each) and workers	
compensation (\$1 million), valid business license, and	
appropriate contractor' license must be on file with	
the City, and valid Underground Service Alert #	
provided prior to issuing permit. Contact	
Encroachment Tech. at 713-4414	
Grading & Drainage plan required. If the project is	This project involves constructing the front 1MG
phased, then a master plan is required for the entire	storage tank. The area south of this tank will be
project area that shall include pipe network sizing	graded and covered in ¾" crushed rock. A second
and grades and street grades.	storage tank will be designed/proposed in the future.
 Prepared by a registered civil engineer or 	Grading and Drainage plan will be included in final
project architect	Construction Planset.
 All elevations shall be based on the City's 	
benchmark network. Storm runoff from the	Acknowledged registered civil engineer requirement.
project shall be handled as follows:	Acknowledged benchmark. Site topo survey utilized
 directed to the City's existing storm 	City of Visalia benchmark No. 410, Elevation 331.80'
drainage system	(NAVD 88).
 Provide Additional Information as to function 	Acknowledged runoff requirements.
of proposed basin	
	The proposed basin was included previously to
	address tank overflow the proposed basin has been



	removed and replaced with proposed 18' storm drain
	line.
Grading permit is require for clearing and earthwork	Cal Water will obtain a grading permit, building
performed prior to issuance of building permit.	permit, and an encroachment permit.
Show finished elevations (Minimum slopes: A.C.	Finished grade elevations and slopes added to site
pavement = 1%, Concrete pavement = 0.25%. Curb &	plan.
Gutter = 0.20%, V-gutter = 0.25%)	
Show adjacent property grade elevations. A retaining	Adjacent property grade elevations shown on Site
wall will be required for grade differences greater	Plan. Retaining walls will be included where grade
than 0.5 feet at the property line.	differences differ 6" at the property line.
Install landscaping curbing (typical at parking lot	There will be no designated parking areas in the
planters)	station. Vehicles will be able to park in any open area
	not designated as a fire access area.
Minimum paving section for parking: 2" asphalt	No designated parking areas are anticipated on site.
concrete pacing over 4" Class 2 Agg. Base, or 4"	Vehicles will be able to park in any open area not
concrete pavement over 2" sand.	designated as a fire access area. Cal Water is
	proposing to use ¾" crushed rock on the entire
	property.
Show Valley Oak trees with drop lines and adjacent	There are no Valley Oak trees on this parcel of land.
grade elevations	
 Protect Valley Oak trees during construction 	
in accordance with City requirements	
Fugitive dust will be controlled in accordance with	Dust control measures will maintained throughout
the applicable rules of San Joaquin Valley Air District's	construction and any earthwork.
Regulation VIII. Copies of any required permits will be	
provided to the City.	
If the project required discretionary approval from	Per boxed comment on Sheet 5 of 12, Site Plan
the City, it may be subject to the San Joaquin Valley	Review Comments: Josh Dan, Planning Division, This
Air District's Rule 9510 Indirect Source Review per the	project is not subject to Rule 9510 requirements of
rule's applicability criteria. A copy of the approved	the San Joaquin Valley Air Pollution Control District –
AIA application will be provided to the City.	see District web-site for information.
If the project meets one acre of disturbance criteria	Acknowledged. SWPPP will be provided.
of the State's Storm Water Program, then coverage	
under the General Permit Order 2009-0009-DWQ is	
required and a Storm Water Pollution Prevention	
Plan (SWPPP is needed. A copy of the approved	
permit and SWPPP will be provided to the City.	
Resubmit with additional information.	Acknowledged.
Redesign Required.	Acknowledged.



Additional Comments	
1. Proposed site development will incur impact	1. Impact fees will be reviewed and provided at
fees associated with the acreage of land to be	time of Building Permit issuance.
improved. Refer to page 3 for applicable fees	2. A building permit application will be
and estimate – due at time of building permit	submitted with the final construction planset.
issuance.	3. Basin has been removed.
2. A building permit is required, standard plan	4. Fire access road has been designed per
check and inspection fees will apply.	Visalia Fire Department Fire apparatus access
3. Additional details of the purpose of the	road "ACCEPTABLE ALTERNATIVE TO 120'
drainage basin is to be shown or stated.	HAMMERHEAD".
Storm water run-off can be directed to City	5. A 10' sidewalk will be installed along the
street – any additional discharge form	Acequia street frontage. Tree wells, proper
storage tanks should be noted for City staff to	irrigation, and the drive approach have been
further discuss and impose proper	revised per Visalia City Standards.
requirements.	6. Will provide information when requested.
4. Refer to Fire Dept. for required access onsite	
 redesign accordingly. 	
5. Project will be required to install public	
sidewalk along Acequia street frontage. Tree	
well shall be provided for the existing trees	
and proper irrigation installed. The existing	
drive approach will need to be modified to	
provide accessibility over & across per	
current City standards. Refer to City standard	
details, revise site plan accordingly.	
6. Provide additional information per Planning.	
Dept. requirements.	
Summary of Applicable Development Impact Fees	Cal Water Response
Groundwater Overdraft Mitigation Fee	Acknowledged.
\$1,320/AC X 0.95 = \$1,254	
Storm Drain Acq/Dev Fee	Acknowledged.
\$7,885/AC X 0.95 = \$7,491	
Waterways Acquisition Fee	Acknowledged.
\$5,786/AC X 0.95 = \$5,497	
Public Safety Impact Fee: Police	Acknowledged.
\$2,148/AC X 0.95 = \$2,041	
Public Safety Impact Fee: Fire	Acknowledged.
\$1,936/AC X 0.95 = \$1,839	



Planning Division – Josh Dan, 559-713-4003

Planning Comment/Requirement	Cal Water Response
Rule 9510 – This project is not subject to Rule 9510	Acknowledged.
requirements of the San Joaquin Valley Air Pollution	
<u>Control District</u> – see District web site for	
information.	
The proposed use would require a Conditional Use	Cal Water will apply for a Conditional Use
Permit: Public service pumping stations require a	Application.
conditional use permit in the C-MU zone	
Staff is requesting a detailed operational statement	Operational statement attached.
describing the following:	
• The need for this project to occur on this site,	
considering the water towers already exist	
within proximity of this site (less than 1 mile	
and 1.5 miles respectively).	
• Typical operations on site (hours, personnel,	
etc)	
Information on screening (fencing/	
landscaping)	
an Initial Study and Neg. Dec.	Acknowledged.
Obtain a Building Dermit for any improvements	Acknowledged
Most all other codes and ordinances	Acknowledged.
17 10 070 Development standards in the C MU zenes	Acknowledged.
17.19.070 Development standards in the C-ivio zones	zono district
A Minimum site area: No minimum	
B Maximum building beight: one bundred (100)	
feet	
C. Minimum required vards (building setbacks):	
1. Front: zero (0) feet	
2. Rear: zero (0) feet	
3. Rear yards abutting a R-1 or R-M	
zone district: zero (0) feet	
4. Side: zero (0) feet	
5. Side yards abutting a R-1 or R-M zone	
district: zero (0) feet	
6. Street side yard on corner lot: zero	
(0) feet.	



D.	Minimum required landscaped yard (setback)	
	areas:	
	1. Front: five (5) feet (except where a	
	building is located on property line)	
	2. Rear: zero (0) feet	
	3. Rear yards abutting a R-1 or R-M	
	zone district: zero (0) feet	
	4. Side: five (5) feet (except where a	
	building is located on side property	
	line)	
	5. Side yard abutting an R-1 or R-M	
	zone district: five (5) feet except	
	where a building is located on side	
	property)	
	6. Street side on corner lot: five (5) feet	
E.	The provisions of <u>Chapter 17.58</u> shall also be	
	met, if applicable.	
Parkin	g:	No established parking stalls are required on site. This
		property is not accessible to the public and Cal Water
Please	see SPR 20-043 Comments 03.18.2020 for full	Operators / Electrical Mechanical Technicians will
list of p	parking comments, 1-15.	park their work vehicles on the drive path not
		designated as a fire access road and other open areas
		on site.
Fencin	g and Screening	No trash enclosure or outdoor storage areas will be
1.	Trash enclosures shall be screened with solid	on site. Trash and debris will be hauled off by
	screening gates.	operators.
2.	Provide solid screening of all outdoor storage	
	areas. Outdoor storage to be screen from	
	public view with solid material (Zoning	
	Ordinance Section 17.30.130.F).	
3.	All outdoor storage areas are to be identified	
	on the site plan ad they are to be shown with	
	screen fencing). No materials may be stored	
	above the storage area fence heights (Zoning	
	Ordinance Sections 17.30.130.F).	
Lightin	g	There are no residential properties adjacent to any
1.	All lighting is to be design and installed so as	side of this property. Lighting design will take into
	to prevent any significant direct or indirect	account site security and consideration for adjacent
	light or glare from falling upon any adjacent	commercial properties.
	residential property. This will need to be	



demonstrated in the building plans and prior to final on site.

- Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-fot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
- Building a security lights need to be shielded so that the light element is not visible from the adjacent residential properties, is any new lights are added or existing lights relocated.
- 4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
- In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.



Building Division – Val Garcia

Building Comment/Requirement	Cal Water Response
A building permit will be required.	Acknowledged.
Submit 1 digital set of professionally prepared plans	Acknowledged.
and 1 set of calculations.	
A path of travel, parking and common area must	No established common areas, parking stalls or paths
comply with requirements for access for persons with	of travel are required on site. This property is not
disabilities.	accessible to the public and Cal Water Operators /
• 20% of permit value shall be used for 'path of	Electrical Mechanical Technicians will park their work
travel' ADA upgrades.	vehicles on the drive path not designated as a fire
	access road and other open areas on site.
A demolition permit & deposit is required.	Acknowledged.
Obtain required permits from San Joaquin Valley Air	Per boxed comment on Sheet 5 of 12, Site Plan
Pollution Board.	Review Comments: Josh Dan, Planning Division, This
	project is not subject to Rule 9510 requirements of
	the San Joaquin Valley Air Pollution Control District –
	see District web-site for information.
	Cal Water will obtain an "Authority to Construct"
	permit for the emergency generator from the Air
	Board.
Project is located in flood zone <u>AE</u> .	Acknowledged. Minimum finish floor elevation is set
 New installation of equipment and 	at 333.1'. This is one foot above the estimated flood
foundations 1-foot above B.F.E.	elevation of 332.1'.
Provide tank certification for prefabricated tank or	Acknowledged. Special inspections will be provided
special inspection during fabrication on-site. Special	for concrete foundations and tank fabrication.
inspection required for concrete foundation.	



Visalia Fire Department – Val Garcia

Fire Comment/Requirement	Cal Water Response
A fire apparatus access road(s) shall be provided and	Fire access road has been designed per Visalia Fire
extend within 150 feet of all portions of the building	Department Fire apparatus access road "ACCEPTABLE
and all portions of the exterior walls of the first story	ALTERNATIVE TO 120' HAMMERHEAD" as shown on
as measured by an approved route around the	Site Plan.
exteriors. Minimum turning radius for emergency fire	
apparatus shall be 20 feet inside radius and 43	
outside radius. Fire apparatus access roads shall have	
an unobstructed width of not less than the following	
(2019 CFC 503.1.1)	
 20 feet width, exclusive of shoulders (No 	
Parking)	
 More than 26 feet width, exclusive of 	
shoulders (Parking on one side)	
 More than 32 feet wide, exclusive of 	
shoulders (Parking permitted on both sides)	
Fire apparatus access roads in excess of 150 feet that	'Acceptable Alternative to 120' Hammerhead'
dead-end shall be provided with a turnaround. Fire	designed into site plan.
apparatus access roads with a length of 151-500 feet	
shall be a minimum of 20 feet in width. Length of	
501-750 feet shall be 26 feet in width. 2019 CFC Table	
D103.4.	
Gates on access roads shall be a minimum width of	The access gate will be a pocket style swing gate.
20 feet and shall comply with the following (2019 CFC	
D103.5):	
 Gates shall be of the swinging or sliding type. 	
 Gates shall allow manual operation by one 	
person (power outages).	
 Gates shall be maintained in an operative 	
condition at all times.	
• Electric gates shall be equipped with a means	
of opening the gates by fire department	
personnel for emergency access. Note: Know	
boxes shall be ordered using an approved	
Knox Authorization Order Form. The forms	
can be obtained at the Visalia Fire	
Department administration office located at	



420 N Burke, Visalia, CA 93292. Please allow
adequate time for shipping and installation.

City of Visalia Police Department – A. Alvarez – No Comment at this time City of Visalia Traffic Safety Division – Leslie Blair – No Comments



Bakersfield District 3725 South H Street Bakersfield, CA 93304 *Tel:* (661) 837-7200

City of Visalia Site Plan Review Operational Statement Site Plan Number: 20-043 Project Title: VIS Sta. 098 Tank, California Water Service Applicant: Jenna Obenshain

Purpose

Visalia's continued growth and development has resulted in an increased average daily potable water demand of more than one billion gallons and addition of 1800 water service connections since 2015. See Table 1.

Year	2015	2016	2017	2018	2019
Annual Well Production (billion gallons)	8.1	8.4	8.9	9.5	9.4
Active Service Connections	43,122	43,153	43,768	44,298	44,930

Table 1 Visalia Well Production vs. Service Connections

As part of California Water Service Company's (Cal Water) efforts to improve water system reliability for our customers as well as the need to improve system supply capability in downtown Visalia, Cal Water acquired the property at 800 East Acequia Avenue in 2001 with the intent of constructing a future reservoir and booster station. In order to move forward with the design and construction of these facilities, approval would have to be granted to Cal Water from the California Public Utility Commission (CPUC). CPUC approved the project in the 2018 General Rate Case. The Cal Water owned property at 800 East Acequia Avenue is adequately sized to allow for storage and pumping facilities. Two important factors were assessed when determining the ground tank site including proximity to critical facilities, and connection into the existing water distribution grid.

The downtown site is just over 0.5 miles away from the Kaweah Delta District Hospital and will be able to provide needed support to maintain supply during peak hour events. The storage tank and booster pumps will enhance supply and increase reliability in the downtown area that includes shops, restaurants, hotels, a convention center, theatres, and high school. The addition of this storage will provide greater supply during times of high demand and act as a redundant source of supply when drinking water wells are taken out of service due to planned or unplanned maintenance and repairs.

Adding storage and pumping supply to the system is only part of the solution. If the water mains, which carry water away from the station, are not large enough to transmit the flow of water from the point of origin (storage) to the point of consumption (customers), then the storage will not adequately serve its intended purpose for Cal Water customers. The Acequia Ave property is located approximately 400-feet away from a 12-inch distribution main. The size of this main satisfies the AWWA distribution design criteria for the intended flow from the new booster station and requires the least amount of new main installation to connect into an appropriate sized main.

Planned Hours of Operations

This water storage tank and booster pump station will be an unmanned site that will be visited by California Water Service (Cal Water) operations staff daily. Normal hours of operation are 7:30 am to 4:00 pm, though the site may need to be accessed to respond to emergency conditions outside normal working hours.

Quality. Service. Value. calwater.com



Site parking will be available only to authorized Cal Water personnel and maintenance vehicles or authorized contractors. Although no established parking stalls are required on site, vehicles will be able to park in any open area not designated as a fire access area. This property is not accessible to the public and Cal Water Operators / Electrical Mechanical Technicians will park their work vehicles on the drive paths away from the fire access road or the open areas on site.

Security

The station will be surrounded by security fencing and locked gates. The site will not be accessible to the public. The station is designed to accommodate fire and emergency vehicles, Cal Water service trucks and occasional contractor vehicles that will be on site for the maintenance and repair of our facilities. Security lighting will be installed to illuminate the facilities and discourage unauthorized entry.

The site will also have 24 hour remote monitoring by a Supervisory Control and Data Acquisition (SCADA) system to monitor tank levels, pumping conditions, and mechanical failures. There will be intrusion alarms on the building. The tank ladder will include an anti-climb feature. The tank access hatch will be locked. Designated alarm conditions, including mechanical and utility power failures, will generate a system alert that is received by authorized Cal Water personnel 24 hours a day.

Operations

The tank will fill during times of low demand (8:00 am to 7:00 pm) and augment supply by pumping water into the distribution system during peak demand (12:00 am to 6:00 am) during the months of June through September. Outside of peak months, hours of operation will decrease. The booster pumps will be housed inside of a block building to minimize noise.

Auxiliary power provided by a diesel generator will allow the station to function normally in the event of a Public Safety Power Shutdown or if utility power is unexpectedly lost. To ensure proper function, the generator will be exercised once per month for 15 to 30 minutes. Our preventative maintenance program requires a thorough inspection and testing protocol to be performed on the generator by a third party contractor once a year.

Screening

The front of the station will have a standard chain-link fence with 2-inch mesh and redwood colored vinyl laths. The trees in front of the site will be protected in place. Tree wells and irrigation will be installed when the 10' sidewalk is constructed per the City of Visalia standard.

Quality. Service. Value. calwater.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 -
	Project/Business Name: Visalia Car Wash Date: 9/1/2021
7	Project Description: Proposed Development of a 1-acre commercial site for use as a drive through car washing facility.
ATION	
DRMA	Site Plan Review Resubmittal: Yes 🛞 No 🔘 If Resubmittal, Previous Site Plan Review Number: SPR21088
INFO	Property Owner: Moe Assad
DIECT	Applicant(s) Name: Bottom Line LLC
L PRG	Project Address/Location: 1744 N Dinuba Blvd. Visalia, CA 93291
VERA	Assessor Parcel Number: 091 171 018
GEI	Parcel Size (Acreage or Square Feet): +/- 1 acre Building or Suite Square Footage: 4,400 sf.
	Are There Any Proposed Building Modifications: Yes No
N STATES	Estimated Cost of Modifications to Building: c N/A Date Received: 09/01/2021
	Describe All Proposed Building Modifications: N/A SPR Agenda: 09/08/2021 Item No.
	Zone: SPR No. 21-088
	Historic District: Yes No
	A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS
	Existing/Prior Building Use: N/A
	Proposed Building Use: Commercial
	Proposed Hours of Operation: Monday - Sunday 7:00AM to 9:00PM
NO	Days of Week In Operation (Circle): Su M T W Th F Sa
IMAI	Number of Employees Per Day: Existing Proposed 15-20
NFO	Number of Customers Per Day (Estimated): Existing Proposed
FEC	Predicted Peak Operating Hour: 3:00PM to 4:15PM
& TRA	Describe Any Truck Delivery Schedule & Operations: N/A
SNO	
RATI	Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
OPE	(Provide Separate Attachment if Necessary): N/A
	Describe Any Special Events Planned for the Facility: N/A
	Page 1 of 2 - Application continues on back of this page

	SITE PLAN MINIMUM REQUIREMENTS					
	Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (P	DF format preferred, hard paper copies				
STN	not accepted).					
REME	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary pr	oject information.				
Sull	Site plan shall provide for and indicate all of the following:					
N RE	- North arrow - Existing & proposed structures -	Loading/unloading areas				
PLA	- All existing & proposed site features - Adjacent street names - /	Accessible path of travel from right of way				
SITE	- Site dimensions, including building - Refuse enclosures & containers - / - Existing and proposed fencing at site - Valley oak trees (show drip line) - [Accessible path of travel from ADA stall Location and width of drive approaches to site				
-	- Public improvements (curbs, sidewalks, - Existing & proposed landscaping -	Fentative maps shall adhere to requirements				
	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA)	of Visalia Municipal Code Section 16				
	Applicant Information (Final comments will be mailed to the name and address provided below)					
URE	Name: Bottom line LLC Signature of Owner or Authorized Age	nt" 5 (10 (2021				
INAT	Address: POBOX 1095 HUMPal - Wallwal	5/10/2021				
D SIG	City, State, Zip Clous, CA 93613 Sandup & Dualiwal	Data 5/10/2021				
UIRE	Phone: 559-999-1963 420528922691457	Deta				
REQ	Email: Urlundor @ hottom - line. Com haddingen	Date				
	* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this a	oplication to be considered acceptable.				
1	AGENCY AUTHORIZATION					
	OWNED.					
	I,, declare as follows; I am the owner of certain parcel number (APN):	real property bearing assessor's				
	AGENT:					
5	I designate, to act as my duly authorized agent to	for all purposes necessary to file				
FOR	relative to the property mentioned herein.					
NOL	I dealars under namely of parium the foregoing is true and correct					
TIZAT	r declare under penality of perjury the foregoing is true and correct.					
ĐH	Executed this day of, 20					
VAU	Clearly ma					
SENC	OWNER	AGENT				
¥						
	Signature of Owner Signature of Agent					
	Owner Mailing Address Agent Mailing Address					
	Owner Phone Number Agent Phone Number					
	Page 2 of 2					
	rayo z or z					

OPERATIONAL STATEMENT

August 31, 2021

APPLICANT:	Moe Assad (proposed new owner)
PROPERTY OWNER:	Hemray and Sandeep Dhaliwal
REPRESENTATIVE:	Bottom-Line Development Group
PROJECT LOCATION:	1744 N. Dinuba Avenue

REQUEST

The applicant is requesting the development of a drive-through carwash facility on property located at 1744 N. Dinuba Avenue.

SITE LAYOUT

The Project site is located on an approximate 1-acre parcel that is situated directly on the east side of Dinuba Avenue between two developed commercial parcels and a largescale commercial development directly across Dinuba Avenue. The proposed mechanical carwash facility has an overall building area of approximately 4,400 s.f. that is inclusive of a 120-foot-long washing tunnel and various storage and staff areas. The site also includes self-service vehicle vacuum areas with associated parking. The Project is accessible from a required extra-width single approach from Dinuba Avenue.

PARKING

Development of the site will provide 21-plus parking stalls. The majority of stalls will be attached to vacuum stations and a minimum of 4 stalls will be utilized for employee parking.

HOURS OF OPERATIONS

The facility will operate Monday through Sunday from 7am to 9pm.

EMPLOYEES

It is estimated that the facility would require up to 15-20 employees in varying shifts with approximately 3-4 employees at any given time.

LIGHTING

Parking-lot and exterior lighting will be provided as necessary for public safety purposes and will meet the Lighting Standards provided by the Coty of Visalia. Lighting fixtures will be architecturally integrated with the character of the main structure and surrounding area. Site lighting will also be appropriately shielded including cut-off lenses that avoid light spillage and glare onto any existing commercial/residential properties and the public right-of-way. Overall, development of the site and any required on-site lighting will comply with City of Visalia Municipal Code.

NOISE ABATEMENT

The drive-through carwash facility is expected to generate noise from its operations. The primary sources of noise generated would likely be from the washing and drying systems of the facility. Additional noise sources can be attributed to the vacuum system and ambient music for the entertainment of guests while in the vacuum area. Although noise generation is inevitable from a facility such as this, with its location and proximity of the facility to residential development, the expected noise levels would not be negatively impactful to the public. The Project site is located within commercially designated property with development that is compatible with the proposed facility. Additionally, the facility is directly adjacent to Dinuba Avenue, which is identified as a primary source of existing noise in the City's General Plan. The City's general plan also identifies noise-sensitive land uses including residential uses, schools, commercial, etc. which are not adversely affected by the Project. Moreover, the site will be designed in accordance to the City's development standards inclusive of building setbacks and landscaping to provide additional barriers/ separation.

The Project is located on the east side of Dinuba and is bound by commercially developed properties on three sides. The Project is generally located in the center of a greater commercial corridor that runs from Houston Avenue on the south, to Ferguson Avenue on the north. The nearest residential property, a multiple-family development, is located to the east (rear) of the property. The proposed separation distance of the carwash to the multiple-family development will be approximately 80-feet from the nearest structure walls. Additionally, a minimum of a 7-foot masonry wall will be incorporated into the Project to further mitigate any potential noise concerns on the east boundary. Lastly, the building's orientation was carefully considered so that the wash system's air blowers would orient away from the east (residential), further minimizing any potential noise concerns from area residences. Lastly, mechanical carwashes create a decibel noise rating of 78.5 and 78.5 respectively, at a distance of 40 feet. The proposed additional distance proposed from the rear and the over 100-foot setback from Dinuba Avenue, further minimizes and negates any noise concerns. Aggregately, these factors are significant in considering the project exempt from any potential noise studies and analysis. Based on these factors, the Project would not cause substantial noise impacts, therefore exempting the Project subject to CEQA Code Section 15332.

TRAFFIC

Carwash facilities experience the most traffic on Saturdays and peak periods can vary between 10:00 AM to 1:00 PM and 3:00 PM to 5:00 PM, respectively. Generally, service demand rates at these specific carwash facilities are 20 percent higher on Saturdays than on a typical weekday. Peak hour demand rate on Saturday is generally 20% higher then on weekdays. Based on a peak rate number of 14.2 peak trips per 1,000 sf gross floor area (4,400 sf. building), anticipated peak trips will not exceed 62 vehicle peak hour demand rate and is anticipated to generally occur between 3:00 and 4:15 pm. Trip generation rates for the proposed project was gathered through analysis of the 10th Edition Trip Generation Manual published by the Institute of Transportation Engineers (ITE). Subsequently, the project includes site improvements to the one-acre commercial parcel that upon full buildout, the carwash is anticipated to be used by 300-400 vehicles per day.

The carwash design includes two (2) pay aisles and a combined total storage (que) capacity of 16 vehicles, provides adequate storage capacity that exceeds typical queuing demand during the busiest day of week. With a storage capacity for 16 vehicles, the potential impacts to the public street or pedestrian walkways would be minimized if not eliminated.

Lastly, the area has existing bus stops that provide an additional means of transportation for staff and employees. The two immediate transit stops are at 365 feet to the west, and an additional stop along Dinuba Avenue approximately 950 feet to the north.

CONCLUSION

Thank you for your recent comments on the proposed project. We have addressed all concerns and comments and are feel we are now ready for final review and consideration of a use permit for approval of the proposed use.







-	CITY OF VISALIA SITE PLAN REVIEW	APPLICATION
а. С	- Additional information and assistance in filling out this application can be found at the City of Visalia w This application MUST be filled out in its entirety and submitted with an acc minimum requirements & submittal details on Page 2). Failure to provide result in rejection of your application and exclusion from the Site	vebsite (www.visalia.city) or by calling (559) 713-4440- ceptable site plan (see site plan all requested information may Plan Review agenda.
	- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Application submittal deadline is 4pm on Thursdays to be scheduled for th	- Applicant(s) or Representative(s) must be present - ne next available meeting -
ION	Project/Business Name: HOUSLEY CORPORATION Project Description: CONCRETE RECYCLING, TRUCKING, TRANSPO	Date: <u>08-25-2021</u>
T INFORMAT	Site Plan Review Resubmittal: Yes 🐼 No O If Resubmittal, Previous Site Plan Property Owner: HOUSLEY CORPORATION	n Review Number: <u>17-161</u>
IERAL PROJEC	Applicant(s) Name: HOUSLEY CORPORATION Project Address/Location: 1220 N KELSEY STREET VISALIA CA 93291 Assessor Parcel Number: 0 8 1 5 0 0 0	
GEN	Parcel Size (Acreage or Square Feet): Are There Any Proposed Building Modifications: Yes X No	uare Footage:2280
	Estimated Cost of Modifications to Building: <u>\$ 15,000.00</u> Describe All Proposed Building Modifications:	Date Received: 08/25/2021 SPR Agenda: 09/01/2021 Item No.
	DEMOLITION OF OFFICE BUILDING FRONT OF PROPERTY	Zone: I SPR No. 21-153 Historic District: Yes No X
	<u>A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMM</u>	ENDED FOR ALL SUBMITTALS
3	Existing/Prior Building Use: OFFICE Proposed Building Use: PARKING Proposed Hours of Operation: ZAM ADM	
RMATION	Days of Week In Operation (Circle): Sumpton Draw Sa Number of Employees Per Day: Existing 4	
FIC INFC	Number of Customers Per Day (Estimated): Existing O Proposed Predicted Peak Operating Hour: 70M 00M TO 2DM 4DM	
ONS & TRAF	Describe Any Truck Delivery Schedule & Operations: <u>DELIVERY OF SMALL PARTS</u> OF TRUCKS AND EQUIPMEN	S. CONCRETE DISPOSAL, PARKING
OPERATI	Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Op (Provide Separate Attachment if Necessary): <u>N/A</u>	perations, Customers, or Employees
a.	Describe Any Special Events Planned for the Facility: N/A	
	Page 1 of 2 - Application continues on back of this	s page

	SITE PLAN MINIMUM REQUIREMENTS
	Submit a digital convertible aits plan(a) and completed explication as a flack drive as a subject (DDE for a target of the day of the start of the s
S	southin a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies
ENT	not accepted).
REM	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
gull	Site plan shall provide for and indicate all of the following:
RE	- North arrow - Existing & proposed structures - Loading/unloading areas
AN	- All existing & proposed site features - Adjacent street names - Accessible path of travel from right of way
Ш	- Site dimensions, including building - Refuse enclosures & containers - Accessible path of travel from ADA stall
SI	- Existing and proposed fencing at site - Valley oak trees (show drip line) - Location and width of drive approaches to site
-	- Public improvements (curbs, sidewalks, - Existing & proposed landscaping - Tentative maps shall adhere to requirements
	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16
	Applicant Information (Final comments will be mailed to the name and address provided below)
JRE	Name: HOUSLEY CORPORATION Signature of Owner or Authorized Agent*
JATI	Address: 1220 N KELSEY STREET And 108-25-2021
SIG	City, State, Zip VISALIA CA 93291
ED	Phone: 550,000,5212
SUIF	Email: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
RE(todd@houslevdemo.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, <u>TODD HOUSLEY</u> , declare as follows; I am the owner of certain real property bearing assessor's
	parcel number (APN):
÷.,	081-180-002
÷.,	
5	I designate, to act as my duly authorized agent for all purposes necessary to file
OR	relative to the property mentioned herein.
NO	
ZATI	I declare under penalty of perjury the foregoing is true and correct.
IORI	Executed this 25TH day of AUGUST . 20 21 .
AUT	
NCΥ	<u>OWNER</u> Signatures <u>AGENT</u>
AGE	
	Hand
	Signature of Agent Signature of Agent
1	1220 NKELSEY STREET
	Owher Mailing Address Agent Mailing Address
i	
	559-308-5688
	Agent Filone Number
	Page 2 of 2



EQUIPMENT PARKING

E

PROPER

PROPOSED CONCRETE RECYCLING PLANT

ALLEN

PATH OF TRAVEL FOR CUSTOMERS DISPOSING OF CLEAN CONCRETE

PROPERTY LINE

200



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 -

Date:

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

COVIO

Project/Business Name:

Project Description:



C. A. C.

lease Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees Provide Separate Attachment if Necessary): scribe Any Special Events Planned for the Facility: Page 1 of 2 - Application continues on back of this page

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).

REQUIREMENTS

AN

PL

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:

OWNER

- North arrow
- All existing & proposed site features -
- Site dimensions, including building -
- Existing & proposed structures
- Adjacent street names
- Refuse enclosures & containers
- Loading/unloading areas
- Accessible path of travel from right of way
- Accessible path of travel from ADA stall

AGENT



parcel number (APN):

AGENT:

, to act as my duly authorized agent for all purposes necessary to file I designate 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. . 20 day of Executed this

Signatures

Owner Mailing Address Viscia, CA	Agent Mailing Address
Owner Phone Number	Agent Phone Number



W Paradise Ave

÷

W Paradise Ave



nron V 1 8 1 -1 5

Additional Information and establance in filling out this applications can be found at the City of Mailia website (www.stalia.city) or by calling (559) 713-4440- This application MUST be filled out in its natriety and submitted with an acceptable site plan (see site plan Inimum, neuroscience site of the media and set plane (see site plan Initiation MUST be filled out in its natriety and submitted with an acceptable site plan (see site plan Initiation automatical details on Applications and seasable requirements & Automatical details on Applications and Seasable requirements & Automatical details on Application requirements & Automatical details requirements & Automatical details requirements Automatical details requirement Automatical details requirements Automatical detail		CITY OF VISALIA SITE PLAN REVIEW APPLICATION	
Interpretation MUST to filled out in its entrety and submitted with an acceptable site plan (see site plan minum payment it is application and exclusion from the Site Plan Review agenda. -Site Plan Review meetings are held on Widensedays at Sam at City Hall East -Site Excequia Are - Applicant(s) of Representative(s) must be present - Application submitted dealer is 4pm on Thursdays to be scheduled for the next available meeting - Project Business Name: Project Business Name: Jatt Corporation Jatt Corporation Re-company of an existing warehouse kiffler building is an existing industrial area. Project Business Name: Jatt Corporation Jatt Corporation Re-company of an existing warehouse kiffler building is an existing industrial area. Project Business Name: Jatt Corporation Jatt Corporation Re-company of an existing warehouse kiffler building is an existing industrial area. Project Address Cocolon: E200 W.Dee Visalla, CA 33201 Applicant(s) Name: 077720-008 Project Address Cocolon: S200 W.Dee Visalla, CA 33201 Assessor Parcial Number: 077720-008 Project Address Cocolon: N/A Describe All Proposed Building Modifications: N/A Describe All Proposed Building Modifications: N/A Describe All Proposed Building Modifications: N/A Proposed Hours of Operat		- 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-	_
Site Plan Review meetings are held on Wodnesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present		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.	
- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting - Project/Business Name: JBT Corportation Project/Business Name: JBT Corportation Project/Business Name: JBT Corportation Project/Business Name: JBT Corportation Site Plan Review Resubmittal: Yes (S) NO (JES) JBT Corporation, represented by Pacific Consulting & Risk, 1885 Herndon Ave, Suite K, #171, Clovis, CA 539,754,0020 Applicant(s) Name: JBT Corporation, represented by Pacific Consulting & Risk, 1885 Herndon Ave, Suite K, #171, Clovis, CA 53811 Project AddressQue Square Feet): 3 Ac, + Building or Suite Square Footage: Suite 19,200 Are There Any Proposed Building Modifications: Yes (No (X)) Describe All Proposed Building Modifications: NA Describe All Proposed Building Modifications: NA Proposed House of Operation: 8 am - 5 pm Days of Week In Operation: 8 am - 5 pm Days of Week In Operation: 9 am Proposed Bouilding Hour: 9 am Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 Proposed Idouts' Altrophysic Describe Any Special Events Planned for the Facility: N/A Describe Any Special E		- 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 -	
Project/Business Name: JBT Corporation Date: 08202021 Project/Business Name: Vest (Not (Not (Not (Not (Not (Not (Not (No		- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -	
Project Description: Re-accupancy of an existing warehouse /office building in an existing industrial area. Project Description: If Resubmittat: Yes (No () If Resubmittat, Previous Site Plan Review Number: Project Owner: Unknown to JBT. The owner is being represented by Graham & Associates: 1005 N. Demaree, Visalia, CA 559,754,0020 Applicant(s) Name: JBT Corporation, represented by Pacific Consulting & Risk, 1865 Herndon Ave, Suite K, #171, Clovis, CA 93611 Project Address/Location: B250 W. Doe, Visalia, CA 93291 Assessor Parcel Number: 077.790.008 Parcel Size (Acreage of Square Feet): 3.4. + Bescribe All Proposed Building Modifications: No (X) Estimated Cost of Modifications to Building: N/A Describe All Proposed Building Modifications: N/A V-A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS Existing/Prior Building Use: Warehouse / Offlice Proposed Milding Use: Warehouse / Offlice Proposed Jours of Operation: B am - 5 pm Days of Weak In Operation (Circle): Su M Day of Weak In Operation (Circle): Su M B am - 5 pm Proposed Days of Weak In Operation (Circle): Su M Describe Any Truc		Project/Business Name: JBT Corportation Date: 08/20/2021	_
Site Plan Review Resubmittal: Yes (S) No () If Resubmittal, Previous Site Plan Review Number: Property Owner: Unknown to JBT. The owner is being represented by Graham & Associates 1005 N. Demaree, Visalia, CA 559,754,0020 Aproject Address/Location: JBT Corporation: represented by Padfic Consulting & Risk, 1865 Herndon Ave, Suite K, #171, Clovis, CA 93611 Project Address/Location: 077-790.008 Parcel Size (Acreage or Square Feet): 3.4. + Building or Suite Square Fortage: Suite 19.200 Are There Any Proposed Building Modifications: Yes () No (X) Describe AII Proposed Building Modifications: NA Seasor Parcel Number: 200/02/1 Stre Proposed Building Modifications: NA Seasor Parcel Number: 200/02/1 Stre Acreace or Square Feet): 3.4. + Building or Suite Square Fortage: Suite 19.200 Are There Any Proposed Building Modifications: NA Seasor Parcel Number: Date Received: 09/08/2021 Item No. Zone: SPR Agenda: 09/08/2021 Item No. Zone:: Yes () No (X) Proposed Building Use: Warehouse / Office Proposed Building Use: Warehouse / Office Proposed Seam - 5 pm Seasor Parcel Name Agenda:		Project Description: Re-occupancy of an existing warehouse /office building in an existing industrial area.	
Site Plan Review Resubmittal: Yes (No) If Resubmittal, Previous Site Plan Review Number: Property Owner: Unknown to JBT. The owner is being represented by Graham & Associates 1005 N. Demaree, Visalia, CA 559,754.0020 Applicant(s) Name: JBT Corporation, represented by Pacific Consulting & Risk, 1865 Herndon Ave, Suite K, #171, Clovis, CA 93611 Project Address/Location: 8250 W. Doe, Visalia, CA 93291 Assessor Parcel Number: 077.790-008 Parcel Size (Acreage of Square Feel): 3.4c. + Building of Suite Square Footage: Suite 19.200 Are There Any Proposed Building Modifications: Yes (No (X)) Estimated Cost of Modifications to Building: N/A Describe All Proposed Building Modifications: N/A Core:			-
Property Owner: Unknown to JBT. The owner is being represented by Graham & Associates 1005 N. Demaree, Visalia, CA 559,754.0020 Applicant(s) Name: JBT Corporation, represented by Pacific Consulting & Risk, 1865 Hemdon Ave, Suite K, #171, Clovis, CA 93611 Project Address/Location: 8250 W. Doe, Visalia, CA 93291 Assessor Parcel Number: 077.790.008 Parcel Size (Acreage or Square Feet): 3.Ac. + Building or Suite Square Footage: Suite 19,200 Are There Any Proposed Building Modifications: Yes Describe All Proposed Building Modifications: N/A Describe All Proposed Building Modifications: N/A	RIMA	Site Plan Review Resubmittal: Yes 🛞 No 🔿 If Resubmittal, Previous Site Plan Review Number:	-
Applicant(s) Name: JBT Corporation, represented by Pacific Consulting & Risk, 1865 Herndon Ave, Sulte K, #171, Clovis, CA 93611 Project Address/Location: 8250 W. Doe, Visalia, CA 93291 Assessor Parcel Number: 077-7390.008 Parcel Size (Acreage or Square Feet): 3 Ac. +. Building or Suite Square Footage: Suite 19,200 Are There Any Proposed Building Modifications: Yes NA Estimated Cost of Modifications to Building: N/A Describe All Proposed Building Modifications: N/A Describe All Proposed Building Modifications: N/A Proposed Building Use: N/A Proposed Building Use: Warehouse / Office Proposed Hours of Operation: 8 am - 5 pm Days of Week In Operation: 8 am - 5 pm Days of Week In Operation: 9 am Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 Predicted Peak Operating Hour: 9 am Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 Predicted Paak Operating Hour: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Facility: N/A Describe Any Special Events Planned for the Fac	INFO	Property Owner: Unknown to JBT. The owner is being represented by Graham & Associates 1005 N. Demaree, Visalia, CA 559.754.0020	-
Project Address/Location: 8250 W. Doe, Visalia, CA 93291 Assessor Parcel Numbar: 077-790-008 Parcel Size (Acreage or Square Feet): 3 Ac. + Building or Suite Square Footage: Suite 19,200 Are There Any Proposed Building Modifications: Yes O No (X) Estimated Cost of Modifications to Building: 5 N/A Describe All Proposed Building Modifications: N/A Describe All Proposed Building Modifications: N/A MA 09/06/2021 Item No. Zone: SPR Agenda: 09/06/2021 Item No. Zone: Yes O No (X) Flood Zone: X & AE O X/AE O Proposed Building Use: Warehouse / Office Proposed Hours of Operation: 8 am - 5 pm Days of Week In Operation: 8 am - 5 pm Days of Week In Operation (Circle): Suite Stisting 9 Predicted Peak Operation Hour: 9 am Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 Predicted Peak Operating Hour: 9 am Describe Any Special Events Planned for the Facility: N/A Pace 1 of 2 - Application continues on back of this page	JECI	Applicant(s) Name: JBT Corporation, represented by Pacific Consulting & Risk, 1865 Herndon Ave, Suite K, #171, Clovis, CA 93611	-
Assessor Parcel Number: 077-790-008 Parcel Size (Acreage or Square Feet): 3 Ac. +. Building or Suite Square Footage: Suite 19,200 Are There Any Proposed Building Modifications: Yes () No (&) Estimated Cost of Modifications to Building: 5 N/A Describe All Proposed Building Modifications: N/A	- PRO	Project Address/Location: 8250 W. Doe, Visalia, CA 93291	-
Parcel Size (Acreage or Square Feet): 3 Ac. +- Building or Suite Square Footage: Suite 19,200 Are There Any Proposed Building Modifications: Yes () No (3) THIS AREA FOR CITY STAFF USE ONLY Estimated Cost of Modifications to Building: \$ N/A Date Received: 03/20/2021 SPR Agenda:	IEKAI	Assessor Parcel Number: 077-790-008	-
Are There Any Proposed Building Modifications: Yes No (>) Estimated Cost of Modifications to Building:	GEN	Parcel Size (Acreage or Square Feet): 3 Ac. +- Building or Suite Square Footage: Suite 19,200	
Estimated Cost of Modifications to Building: NA Describe All Proposed Building Modifications: N/A		Are There Any Proposed Building Modifications: Yes No (X) THIS AREA FOR CITY STAFF USE ONLY	
Describe All Proposed Building Modifications: N/A SPR Agenda: 09/08/2021 Item No Zone:		Estimated Cost of Modifications to Building: SN/A Date Received: 08/20/2021	
Zone: 1 SPR No. 21159 Historic District: Yes No Set Flood Zone: X A E X/A E Proposed Building Use: Warehouse / Office Proposed Building Use: Warehouse / Office Proposed Hours of Operation: 8 am - 5 pm Days of Week In Operation (Circle): Su T W Th F Number of Employees Per Day: Existing 5 Proposed 0 Predicted Peak Operation Hour: 9 am 9 am 9 am 9 am Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 Number of Customers, or Employees Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees N/A Describe Any Special Events Planned for the Facility: N/A Page 1 of 2 - Application continues on back of this page Page 1 of 2 - Application continues on back of this page		Describe All Proposed Building Modifications: N/A SPR Agenda: 09/08/2021 Item No	
Historic District: Yes No No Piood Zone: X X AE X/AE Image: String Prior Building Use: Warehouse / Office Proposed Building Use: Warehouse / Office Proposed Hours of Operation: 8 am - 5 pm Days of Week In Operation (Circle): Su Yes 5 Number of Employees Per Day: Existing 5 Proposed Predicted Peak Operating Hour: 9 am 9 am Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): N/A Page 1 of 2 - Application continues on back of this page		Zone: _ I SPR No21-159	
Flood Zone: X (Image: All Content of Conte		Historic District: Yes No (X)	
A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS			
Existing/Prior Building Use: Warehouse / Office Proposed Building Use: Warehouse / Office Proposed Hours of Operation: 8 am - 5 pm Days of Week In Operation (Circle): Su Sumber of Employees Per Day: Existing Existing 5 Number of Customers Per Day (Estimated): Existing Predicted Peak Operating Hour: 9 am Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 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		<u>A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS</u>	
Proposed Building Use: Warehouse / Office Proposed Hours of Operation: 8 am - 5 pm Days of Week In Operation (Circle): Su With the state of		Existing/Prior Building Use: Warehouse / Office	
Proposed Hours of Operation: 8 am - 5 pm Days of Week In Operation (Circle): Su (W) T W Th F (Sa) Number of Employees Per Day: Existing 1 Existing 0 Proposed		Proposed Building Use: Warehouse / Office	-
Days of Week In Operation (Circle): Su Su T W Th F Ga Number of Employees Per Day: Existing 5 Proposed 0 Number of Customers Per Day (Estimated): Existing 0 Proposed 0 Predicted Peak Operating Hour: 9 am 9 am 0 Proposed 0 Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 0 0 Proposed 0 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees N/A Describe Any Special Events Planned for the Facility: N/A Page 1 of 2 - Application continues on back of this page		Proposed Hours of Operation: 8 am - 5 pm	-
Number of Employees Per Day: Existing 5 Proposed 0 Number of Customers Per Day (Estimated): Existing 0 Proposed 0 Predicted Peak Operating Hour: 9 am 9 0 Proposed 0 Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 0 Describe 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 Page 1 of 2 - Application continues on back of this page Page 1 of 2 - Application continues on back of this page	NO	Days of Week In Operation (Circle): Su M T W Th F Sa	-
Number of Customers Per Day (Estimated): Existing 0 Proposed 0 Predicted Peak Operating Hour: 9 am 9 am 0 0 Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 0 0 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees N/A Describe Any Special Events Planned for the Facility: N/A Page 1 of 2 - Application continues on back of this page	IMAI	Number of Employees Per Day: Existing 5 Proposed 5	
Predicted Peak Operating Hour: 9 am Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 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 Page 1 of 2 - Application continues on back of this page	NFO	Number of Customers Per Day (Estimated): Existing 0 Proposed	
Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3 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 Page 1 of 2 - Application continues on back of this page	FFIC	Predicted Peak Operating Hour: 9 am	_
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 Page 1 of 2 - Application continues on back of this page	K I KA	Describe Any Truck Delivery Schedule & Operations: Daily 2 - 3	_
Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary):	SNC &		-
(Provide Separate Attachment if Necessary):N/A Describe Any Special Events Planned for the Facility:N/A Page 1 of 2 - Application continues on back of this page	RAII	Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees	
Describe Any Special Events Planned for the Facility: N/A	OPE	(Provide Separate Attachment if Necessary): N/A	_
Describe Any Special Events Planned for the Facility: N/A Page 1 of 2 - Application continues on back of this page			-
Page 1 of 2 - Application continues on back of this page		Describe Any Special Events Planned for the Facility: N/A	_
Page 1 of 2 - Application continues on back of this page			-
		Page 1 of 2 - Application continues on back of this page	_

	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
١TS	not accepted).
REMEN	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
SITE PLAN REQUI	 Site plan shall provide for and indicate all of the following: North arrow All existing & proposed site features All existing & proposed site features Site dimensions, including building Refuse enclosures & containers Existing and proposed fencing at site Valley oak trees (show drip line) Existing & proposed fencing at site Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.) Parking stalls (include ADA) Loading/unloading areas Loading/unloading areas 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
rure	Applicant Information (Final comments will be mailed to the name and address provided below) Justin H. Beal, MPA, EFO, FM, FO, CFPS Signature of Owner or Authorized Agent*
NAT	Address: 1865 Herndon Ave, Suite K, #171
SIG	City, State, Zip Clovis, CA Owner Date
IRED	Phone: 559.281.0295 Justin H. Beal, MPA, EFO, FM, FO, CFPS 08/20/21
requ	Email: justin.beal.pcr@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
	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
I FORN	an application for, and obtain a permit to
ZATION	I declare under penalty of perjury the foregoing is true and correct.
JTHORI	Executed this day of, 20
gency ai	OWNER Signatures AGENT
A	Signature of Owner Signature of Agent
	Owner Mailing Address Agent Mailing Address
	Owner Phone Number Agent Phone Number
	Page 2 of 2

JBT Corporation Diversified Food and Health 9829 W. Legacy Ave. Visalia, CA 93291 Phone +1 559 651-8300

Fax +1 559 651-2029

OPERATIONAL STATEMENT

Project Description: JBT Corporation (JBT) is a new tenant proposing to occupy an existing building. An application to do so is being submitted by Pacific Consulting & Risk (PCR) on behalf of JBT, and the application pertains to the property located at 8250 W. Doe Ave, Visalia, CA 93292. There is one APN: 077-790-008, and the property is currently zoned IH, with a planned land use of heavy industrial. This zoning permits the JBT proposed uses of offices, storage, warehouse & light manufacturing.

PCR/JBT does not believe that this proposed use requires a conditional use permit. JBT will be reoccupying an existing warehouse/office building which is an existing CBC Group S-1/B occupancy. JBT's use will include existing office space and warehouse space on a ground floor.

PCR/JBT believe the existing City of Visalia General Plan and zoning ordinance support and encourage these types of uses, as well as the use supported by this building typology. The surrounding warehouse district already has a critical mass of similar uses and businesses, and the proposed project will supplement this active environment.

The project will be constructed in a single phase, with tenant improvements to private office spaces and/or storage arrangements to be done under a separate permit.

Hours of Operation: The facility will be used throughout the week, with primary hours of operation of the office spaces being Monday thru Saturday 8am - 5pm.

Number of Visitors: The facility may receive a small number of visitors during normal business hours.

Number of Employees:

- 5 office employees (approx.)
- 3 warehouse employees (approx.)
- 27 field service technicians (approx.) not based out of the facility

Vehicles: Vehicles will be on site for deliveries or access. Daily visitors include mail and parcel service. Office deliveries are done on a daily basis and will be unloaded from ground level or loading dock. Deliveries average 2-3 per day.

Equipment deliveries will be done via the loading dock. They will be scheduled according to future needs, approximately once a week. Delivery vans for other items will access the building from the parking lot on an as-needed basis.

Access to the Site: Pedestrians will access the building from the main entrance/exit doors.

Parking:

Office/Warehouse – 48 spaces are provided.

No clean air vehicle parking or electrical vehicle charging stations are required for the scope of this project per CalGreen.

This communication (and/or the documents accompanying it) may contain confidential information belonging to the sender or intended recipient. The information is intended solely for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone to arrange for the return of the documents.

No passenger loading areas required for this zoning district.

Goods to be sold: Retail goods are not sold from this location.

Equipment to be used: Fabrication equipment, etc.

Examples include: Portable welders, grinders, drill press, band saw and light duty hand tools.

Supplies/Materials: Normal office, maintenance and food supplies stored indoors.

A mixture of non-hazardous food-grade, post-harvest wax coatings for application to fruits and vegetables and some classified, hazardous materials will be stored onsite.

The hazardous materials expected to be stored onsite include:

- Corrosive liquids (predominantly alkalis, and some acids)
- Flammable liquids (small quantities and container sizes incl. 1 gallon and 5 gallon containers)
- Oxidizers (Peroxyacetic Acid which is used for sanitizing recycled water systems in our customer's facilities).

All classified material quantities will be kept below the maximum allowable quantities permitted in the California Fire Code to maintain the Group S-1/B occupancy group classifications.

Effects on neighbors:

Residential: No residential uses are within 300 feet of the project.

Noise: The surrounding industrial district already generates noise during operation. The proposed project will not add significantly to the overall noise levels already present.

Glare: Existing and unmodified.

Dust: N/A

Odor: N/A

Waste: Trash and recycling will be collected in dumpsters in the fenced yard and collected weekly.

Signage/Advertisement: Existing and unmodified.

Existing Building: The proposed project does not include a change in occupancy and no seismic upgrades are required per CBC Table 1604.5. Code compliant exiting is existing and will be unmodified unless done under separate permit.

Outdoor Light/Sound: Existing and unmodified.

Landscaping/Fencing: Existing and unmodified.

Security Measures: Existing and unmodified.

Existing shared access beyond property line to the east - see note in dark green bottom left of

ADDITIONAL NOTES

. ALL FEATURES NOTED ARE EXISTING AND ARE TO REMAIN UNMODIFIED 2. NO VALLEY OAK TREES PRESENT ON SITE.

3. ANY ALTERATIONS OR MODIFICATIONS TO THE BUILDING WILL BE AT A LATER TIME AND OWNER/APPLICANT SHALL SUBMIT FOR PERMITS.

4. NO PUBLIC IMPROVEMENTS AT THIS SITE.

5. NO PASSENGER LOADING OR UNLOADING ZONES AT THIS SITE.6. P.C.R. IS A CITY OF VISALIA APPROVED TECHNICAL SPECIALIST AS NOTED IN CFC SEC. 104.7.2 & CBC SEC. 107.1 (EXP. 1).

EXISTING CONDITIONS @ SITE

Pacific Consulting & Risk CHECKED

> Justin H. Beal DATE 08/2021

SCALE As Noted JOB NO. ----

SHEET SP-1

ADA stalls and accessible path of travel are currently in process of being updated by building owner. - As a prospective tenant JBT is not

	CITY OF VISALIA SITE PLAN REVIEW APPLICATION				
T	- 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: Preschool Center Date: 8/30/21				
z	Project Description: 1 am working on getting a conditional use permit to				
ATIO	turn a house into a preschool center.				
ORM	Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number (different house)				
L IN	Property Owner: Danielle Panuco and Gavino Panuco				
OJEC	Applicant(s) Name: Danielle Panuco				
AL PR	Project Address/Location: 945 W Whitendale Ave				
NER/	Assessor Parcel Number: 1 2 2 4 0 0 5 5				
B	Parcel Size (Acreage or Square Feet):				
	Are There Any Proposed Building Modifications: Yes No No				
	Estimated Cost of Modifications to Building: \$ Date Received: 08/30/2021				
	Describe All Proposed Building Modifications: SPR Agenda: Item No				
	Zone: SPR No. 21-160				
	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 Main Residence				
	Proposed Building Use: Preschool Center				
	Proposed Hours of Operation: 7am - 5:30 pm				
LION	Days of Week In Operation (Circle): Su 🛞 🗘 🛞 🔞 🤅 Sa				
RMA ⁻	Number of Employees Per Day: Existing Proposed 4				
INFO	Number of Customers Per Day (Estimated): Existing Proposed 45				
FFIC	Predicted Peak Operating Hour: 9=2pm				
S & TRA	Describe Any Truck Delivery Schedule & Operations:				
ATION	Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees				
OPER	(Provide Separate Attachment if Necessary) Parents will grob students off in front of house \$ not on side				
-	Street. They can use the half circle drive park on the street (there is plenty of room Or Park in 1 of the 2 designated parent parking spots.				
	There are no special events planned				
-	Page 1 of 2 - Application continues on back of this page				

$\frac{5112}{12}$ Poly is a divided even of the site started explication on a flack drive or equivelent (DDE format preferred, hard paper copies
Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDP 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 - Relieve enclosures & containers - Accessible path of raver norm ADA stain
- Public improvements (curbs, sidewalks, - Existing & proposed landscaping - Tentative maps shall adhere to requirements
utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16
Applicant Information (Final comments will be mailed to the name and address provided below)
Name: Draville Panuco Signature of Owner or Authorized Agent*
Address: 945 W Whitemale Ave Danielle Panuco 8/30/21
City, State, Zip Visana, CA 93211 Owner Date
Phone: (559) 310-4855 Jack Pancer 8/30/21
Email: danucoll @ a mail. (orn Authorized Agent* Date
The size of the second second acceptable
in signed by an automized agent, the Agency Automization information below must be completed for this application to be considered acceptable.
N/A owner is applicant AGENCY AUTHORIZATION
OWNER:
I,
parcel number (APN):
AGENT:
an application for, and obtain a permit to
relative to the property mentioned herein.
I dealers under seastly of participation is true and correct
r declare under penalty of perjury the foregoing is true and correct.
Executed thisday of, 20
OWNER Signatures AGENT
Signature of Owner
Owner Mailing Address Agent Mailing Address
Owner Phone Number Agent Phone Number

 Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or light the city of Visalia website (wwwwwwwwwwwwwwwwwwwwwwwwwwwwwwwwwwww	by calling (559) 713-4440-
This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site minimum requirements & submittal details on Page 2). Failure to provide all requested information result in rejection of your application and exclusion from the Site Plan Review agenda.	e plan may
- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Represent	ntative(s) must be present -
- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -	
Project/Business Name: Yasser Barsoum MD Date: 8/25.	/21
Project Description: medical offie in a former chriropractic office-change of use	
	(
E Site Plan Review Resubmittal: Yes 🕖 No 🔍 If Resubmittal, Previous Site Plan Review Number:	
Z Property Owner: John W. DeGraaf, Gladys W. DeGraaf	
Applicant(s) Name: Yasser Barsoum	
Project Address/Location: 613 N. Akers St.	
Assessor Parcel Number: 085 <u>510</u> - <u>015</u>	
Barcel Size (Acreage or Square Feet): 59,677 sf Building or Suite Square Footage: 3600 sf	
Are There Any Proposed Building Modifications: Yes No THIS AREA FOR C	ITY STAFF USE ONLY
Estimated Cost of Modifications to Building: \$50,000 Date Received: 09/01/2	2021
Describe All Proposed Building Modifications: move several interior walls to SPR Agenda: 09/08/202	21 Item No
create differnet layout & add a sink- see attached Zone: O-PA SPR N	lo. 21-161
Historic District:	Yes No 🕅
Flood Zone: X ()	
<u>A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMIT</u>	<u>rals</u>
Existing/Prior Building Use: general office & chiropractic office	
Proposed Building Use: general office & medical office	
Proposed Hours of Operation: 8am - 5pm	
Days of Week In Operation (Circle): Su M T W T Sa	,
Number of Employees Per Day: Existing 7 Proposed 10	
Number of Customers Per Day (Estimated): Existing 20 Proposed 50	
Predicted Peak Operating Hour: 8am - 5pm	
Describe Any Truck Delivery Schedule & Operations: N/A	
Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or E	mployees
(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
NTS	not accepted).
EME	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information
QUIR	Site plan shall provide for and indicate all of the following:
I RE(- North arrow - Existing & proposed structures - Loading/unloading areas
PLAN	- All existing & proposed site features - Adjacent street names - Accessible path of travel from right of way
H	- Site dimensions, including building - Refuse enclosures & containers - Accessible path of travel from ADA stall
	- Existing and proposed tencing at site - Valley oak trees (show drip line) - Location and width of drive approaches to site
est. No	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16
12	Applicant Information (Final comments will be mailed to the name and address provided below)
ш	Application motivities of the mane of the mane and address provided below)
TUR	Name: Yasser Bargoum Signature of Owner or Authorized Agent*
GNA	Address: $\frac{1700 \text{ S. Court}}{\text{Minching OA 000077}}$
ED SI	City, State, Zip VIsalla, CA 93277
UIRI	Phone: 559 697-6290
REC	Email: CVKCenter@gmail.com Date
2016	* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.
	AGENCI AUTHORIZATION
	OWNER:
	I,, declare as follows; I am the owner of certain real property bearing assessor's
	parcel number (APN):
114	AGENT:
	I designate to act as my duly authorized agent for all purposes posses posses to file
R	an application for, and obtain a permit to, to det as my duly adtionized agent for an purposes necessary to me
R R	relative to the property mentioned herein.
ATI0	I declare under penalty of perjury the foregoing is true and correct.
JRIZ	
Ĕ	Executed this day of, 20, 20
ZYAI	Signatures
BENC	<u>OWNER</u> <u>AGENT</u>
A	
	Signature of Owner Signature of Agent
	Owner Mailing Address Agent Mailing Address
	Owner Phone Number
	Agent Phone Number
	Page 2 of 2

1/4"=1'0"

 $S_{\rm period}$

+

and the second second

Frenchan and Adorest

> Project Norme and Address A TENANT IMPROVEMENT FOR DR. YASSER BARSOUM 613, M517 NORTH AVEERS 51, VISULA, CA

Project: 21-025 Date: 7/27/21 Dicawn & Scate: NOTED

Sheel

FIRST FLOOR PLAN N 1/4"=1'0"

tz

.

- Additional inf	
- Additional inf	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 Revie	w 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 N	Name: Arts Consorthum - Oval Ctroate: 9/1/21
Project Description	"Building use for Arts Council public engages
an	a montal health ownersh project
Site Plan Review F	Resubmittal: Yes No Sol If Resubmittal, Previous/Site Plan Review Number:
Property Owner:	CUTY of MBalla
Applicant(s) Name	Devas tones
Project Address/Lo	acation: 808 N. Court
Assessor Parcel N	umber: $099-036-001$
Parcel Size (Acrea	ge or Square Feet): 71,383 Building or Suite Square Footage: 1304
Are There Any Pro	posed Building Modifications: Yes Noto Noto THIS AREA FOR CITY STAFF USE ONLY
Estimated Cost of	Modifications to Building: \$ 200 Date Received: 09/01/2021
Describe All Propos	sed Building Modifications: Change of chuld's SPR Agenda: 09/08/2021 Item No.
	pilot & dut pilet Zone: QP SPR No. 21-162
	Historic District: Yes No (X)
	A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS
Existing/Prior Build	ing Use: Nothing annextly, only use by TRAF. Hoad Start
Proposed Building	Use: At Consorthum, office -see attached an other
Proposed Hours of	Operation: Operation of the operation of a child
Days of Week In O	peration (Circle): Su CM T W Th F Sa
Number of Employe	ees Per Day:
Number of Custom	ers Per Day (Estimated): Evicting Proposed
Predicted Peak Op	proting Hours
Describe Apy Truck	Delivery Schedule & Ocentions
Describe Any Truck	Monthly Schedule & Operations:
Please identity Any	Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
(Provide Separate /	Attachment if Necessary):
Describe Any Speci	al Events Planned for the Facility: See attached 1St twdays and a couple
	annual events

ave.	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
NTS	not accepted).
EMEI	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
QUIR	Cite plan shall provide for and indicate all of the following:
REC	- North arrow - Existing & proposed structures - Loading/unloading areas
PLAN	- All existing & proposed site features - Adjacent street names - Accessible path of travel from right of way
E	- Site dimensions, including building - Refuse enclosures & containers - Accessible path of travel from ADA stall
S	 Existing and proposed fencing at site Valley oak trees (snow drip line) Location and width of drive approaches to site Public improvements (curbs, sidewalks, - Existing & proposed landscaping, - Tentative maps shall adhere to requirements
	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16
	Applicant Information (Final comments will be mailed to the name and address provided below)
ш	Det on Dial Signature of Output or Authorized Agent*
TUR	Name: Denvin Mus Signature of Owner of Additionized Agent 9/1/2/1
GNA	Address: <u>120 N Samer</u> Owner Date
ED S	City, State, Zip <u>NSOVA (A 9)MIL</u>
QUIR	Email: Date Date
REC	Email. <u>alkok. jwest ov usur-ci</u> ly
	* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.
	AGENCY AUTHORIZATION
	OWNER:
	declare as follows: I am the owner of certain real property bearing assessor's
	parcel number (APN):
	AGEN1:
5	I designate, to act as my duly authorized agent for all purposes necessary to file
FORM	relative to the property mentioned herein.
NOI	
IZAT	I declare under penalty of perjury the foregoing is true and correct.
HOR	Executed this day of, 20
AUT	
NCY	OWNER Signatures AGENT
AGE	
	Signature of Owner Signature of Agent
	Owner Mailing Address Agent Mailing Address
	Apost Diseas Number
	Wwner Phone Number Agent Phone Number
Catholic	
副社	Page 2 of 2

Arts Consortium/ My Voice Media Center

Operational Statement

The Visalia Arts Consortium is looking to partner with the City of Visalia to utilize the City owned property located at 808 N. Court Street in Visalia, California. The Arts Consortium is Tulare County's designated arts council, and as such, we do everything possible to increase public engagement in the arts. The Arts Consortium would not only house its administrative staff at the requested location but would also use the building to house our mental health outreach and advocacy project known as the My Voice Media Center.

At the requested location, we would hold weekly art training sessions through the My Voice Media Center, indoors and outdoors, from Tuesday through Friday (10am-3pm). These sessions are specifically set up for adults who have first-hand or second-hand experience with mental health struggles and recovery. We would also hold weekly outdoor children's art training sessions through the My Voice Media Center on Saturdays from 10am to 12pm. These sessions are intended for children who are underserved and underprivileged.

Each month, we would host what is known as the First Friday art walk outdoors, during which we would hold free concerts and performances open to the public from 5pm to 8pm. Each year we would hold what we call the South Valley Art Tour, for which we sell tickets so that people can see private studios and art making places throughout Tulare County, including this outdoor space (from 10am to 5pm). We understand these activities will have to be coordinated accordingly with Parks and Recreation staff or according to city park reservation processes and could require special event permit approvals.

The Administrative team at the Arts Consortium would utilize the building predominantly from Monday through Friday from 10am to 6:30pm, but at varying schedules from Monday through Sunday from 9am to 8pm. One office space would accommodate the Executive Director and the Bookkeeper. The second office would accommodate the Marketing Coordinator and Graphic Designer. The largest space would accommodate the Project Coordinator and Peer Support Specialist and would predominantly be used for the delivery of our My Voice Media Center art training sessions.

We could also be a hub for other organizations to utilize the outdoor space in conjunction with event use of our office space for activities such as cultural events and dance practices. Again, we understand that these activities will have to go through the Parks and Rec department park reservation and city special event approval process.

Other possible activities on-site would include planting flowers in the flower bed in front of the building itself.

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

-

GENERAL PROJECT INFORMATION

OPERATIONS & TRAFFIC INFORMATION

- Additional informa	ation and assistance in filling o	ut this application can be found at t	the City of Visalia website	(www.visalia.city) or by callin	ng (559) 713-4440-
ISAL/A	This application MUST be minimum requirements & result in rejection	illed out in its entirety and subn submittal details on Page 2). Fa of your application and exclusion	nitted with an acceptabl ailure to provide all requ on from the Site Plan R	e site plan (see site plan Jested information may eview agenda.	
- Site Plan Review m	neetings are held on Wednes	days at 9am at City Hall East - 31	15 E Acequia Ave - Appli	cant(s) or Representative(s) must be present -
4	- Application submitta	I deadline is 4pm on Thursdays to	be scheduled for the next	available meeting -	1
Project/Business Nam	ne: HEX	FERCING		Date:	21
Project Description:		b			
	@ PROPER	TYLINE			-
Site Plan Review Res	ubmittal: Yes O N	o If Resubmittal, F	Previous Site Plan Revi	ew Number:	
Property Owner:	GEOPGE	FAMILY TPU	ST		
Applicant(s) Name:	1 STE	E SPARSHOT			
Project Address/Locat	tion:	00 - 700 5, BF	4098	£	
Assessor Parcel Num	ber: 097-	074-003,004,	000		
Parcel Size (Acreage	or Square Feet):	Buil	ding or Suite Square Fo	ootage: NA	
Are There Any Propos	sed Building Modifications:	Yes 🔿 No 🚺		THIS AREA FOR CITY S	TAFF USE ONLY
Estimated Cost of Mo	difications to Building: \$	appe	Date	Received:09/02/2021	
Describe All Proposed	d Building Modifications:		SPR.	Agenda:	Item No
	I FALL F	Bollog.	Zone	C-S SPR No. 21	1-163
	NPM	A COL	Histor	ric District: Yes	s 🔿 No 🖄
			Flood	Zone: X 🖄 AI	
	- A SEPARATE, DETAILED	OPERATIONAL STATEMENT IS H	IIGHLY RECOMMENDE	FOR ALL SUBMITTALS -	•
Existina/Prior Buildina	Use:				
Proposed Building Us	e:				
Proposed Hours of Or	peration:				
Davs of Week In Ope	ration (Circle): Su N	1 T W Th F Sa			
Number of Employees	s Per Dav:	Existing	Proposed		
Number of Customers	s Per Day (Estimated):	Existing	Proposed		
Predicted Peak Opera	ating Hour:				
Describe Any Truck D	olivory Schodulo & Oporati	202		•	
Describe Any Truck D	envery Schedule & Operation	JIIS			
			· · · · · · · · · · · · · · · · · · ·	Oustanaan ar Emple	
Please Identity Any U	nique or Specific Traffic Par	terns That Will Require Accorni	nodations For Operatio	ins, Customers, or Emplo	yees
(Provide Separate Att	achment if Necessary):				
Describe Any Special	Events Planned for the Fac	sility:			
		Page 1 of 2 - Application contin	nues on back of this page		

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 PLAN REQUIREMENTS 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: Loading/unloading areas Existing & proposed structures North arrow . Accessible path of travel from right of way Adjacent street names All existing & proposed site features Accessible path of travel from ADA stall Refuse enclosures & containers Site dimensions, including building SITE Location and width of drive approaches to site Valley oak trees (show drip line) Existing and proposed fencing at site Tentative maps shall adhere to requirements Existing & proposed landscaping Public improvements (curbs, sidewalks, of Visalia Municipal Code Section 16 Parking stalls (include ADA) utility poles, hydrants, street lights, etc.) Applicant Information (Final comments will be mailed to the name and address provided below) Signature of Owner or Authorized Agent" REQUIRED SIGNATURE reome family Name: 9-2-202 Address: Date Owné Sel City, State, Zip Phone: Date Authorized Agent' Email: * If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable. AGENCY AUTHORIZATION OWNER George tamily Toust declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN) 697-252-009 AGENT: , to act as my duly authorized agent for all purposes necessary to file SKOT STEVE SAAR I designate AGENCY AUTHORIZATION FORM 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. 2021 Executed this Signatures AGENT WNER Signature f Agent Signature of Owne C Agent Mailing Address Agent Phone Number **Owner Phone Numbe** Page 2 of 2

- CYPRESS AVE. -

×Ν

GENERAL NOTES

I. ALL WORK SHALL APPLY WITH APPLICABLE CODES & REGULATIONS. NOTHING IN THE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLIOCABLE CODES AND REGULATIONS. 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE AND TO CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS. 3. SITE SIGNAGE TO BE UNDER SEPERATE PERMIT AND APPROVED BY THE CITY OF HANFORD.

CODE COMPLIANCE

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF TITLE 24.

- CALIFORNIA CODE OF REGULATIONSS (CCR):
- -2016 BUILDING STANDARDS ADMINISTRATIVE CODE -2016 CALIFORNIA BUILDING CODE (CBC)
- -2016 CALIFORNIA ELECTRICAL CODE (CEC)
- -2016 CALIFORNIA MECHANICAL CODE -2016 CALIFORNIA PLUMBING CODE
- -2016 CALIFORNIA FIRE CODE (CFC)
- -2016 CALIFORNIA REFERENCED STANDARDS CODE -2016 TITLE 19, CCR, PUBLIC SAFETY, CALIFORNIA STATE
- FIRE MARSHALL
- REGULATIONS.

-2016 CA GREEN BUILDING STANDARDS CODE.

	298.00'			
				3.83'
				263
	702 S. BRIDGE			
TE				
		298.01'		
-	BRID	GE	51	=
	Sc	ale:1"=40'-0"		

INITIAL 9/2/21

Γ	CITY OF VISALIA SITE PLAN REVIEW	VAPPLICATION						
\vdash	- 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 ac minimum requirement details below). Failure to provide all requested infor your application and exclusion from the Site Plan Revi	cceptable site plan (see site plan mation may result in rejection of iew agenda.						
	- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave	e - 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: Chevron CNG Visalia	Date: 9-1-21						
Project Description: Add Compressed Natural Gas fueling equipment to an existing card-lock fleet								
TIO	facility. See the attached project description for more details.							
RMA	Site Plan Review Resubmittal: Yes 🔿 No 🛇 If Resubmittal, Previous Site Pla	an Review Number:						
T INFC	Property Owner: Ploesti Properties, LLC							
OJEC	Applicant(s) Name: Fiedler Group; Attn. Ben Steckler							
AL PR	Project Address/Location: 8835 West Goshen Avenue , Visalia CA							
NER/	Assessor Parcel Number: 0.8.10.1.10.3.2. (See attached A	APN map)						
GE	Parcel Size (Acreage or Square Feet): 2.87 AC Building or Suite Sq	uare Footage: None						
	Are There Any Proposed Building Modifications: Yes 🔿 No 🚫	THIS AREA FOR CITY STAFF USE ONLY						
	Estimated Cost of Modifications to Building: s Building = 0, site = \$150,000	Date Received: 09/01/2021						
	Describe All Proposed Building Modifications: No building modifications are	SPR Agenda: 09/08/2021 Item No						
	proposed. Equipment foundations, and fencing is all that is	Zone: (I) SPR No. 21-164						
	proposed for the site (along with equipment installations).	Historic District: Yes 🔿 No 🔇						
	proposed for the one (along that equipment inetaliations)	Flood Zone: X AE X/AE						
	A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMM	MENDED FOR ALL SUBMITTALS						
	Existing/Prior Building Use: Cardlock Fleet Fueling (no buildings on-site	3)						
	Proposed Building Use: Same as existing with the addition of CNG fuel	for alternative fueled vehicles.						
	Proposed Hours of Operation: 24-7-365							
NOIL	Days of Week In Operation (Circle): Su M T W Th F Sa							
RMA	Number of Employees Per Day: Existing 0 Proposed	0						
INFO	Number of Customers Per Day (Estimated): Existing Unknown Proposed	No Change from existing						
AFFIC	Predicted Peak Operating Hour: Standard peak hours for fueling as it	servces vehicles alrady on the road						
& TR	Describe Any Truck Delivery Schedule & Operations: No deliveries will be genera	ated by the addition of CNG. The						
SNO	Natural Gas will be brought into the site via the existing gas line an	nd a new Meter Set Assembly (MSA).						
ERAT	Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For O	perations, Customers, or Employees						
Q	(Provide Separate Attachment if Necessary): No unique traffic patterns. The si	te is an existing fleet fueling facility						
	and the proposed addition of CNG would operate in conjunction	with the existing fueling						
	Describe Any Special Events Planned for the Facility: No special events are plan	ned for the site.						
	Page 1 of 2 - Application continues on back of th	is page						

	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
STN	sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
EME	⇒ Site plan shall provide for and indicate all of the following:
UIRI	- North arrow - Existing & proposed structures - Loading/unloading areas
ã	- All existing & proposed site features - Adjacent street names - Accessible path of travel from right of way
AN	- Site dimensions, including building - Refuse enclosures & containers - Accessible path of travel from ADA stall
PL	- Existing and proposed fencing at site - Valley oak trees (show drip line) - Location and width of drive approaches to site
LIS	Public improvements (curbs, sidewalks, - Existing & proposed landscaping - Tentative maps shall adhere to requirements utility poles, bydrants, street liable, etc.) Badking stalls (include ADA) of Visalia Municipal Code Soction 16
	builty poles, hydrands, succer lights, etc.) - Parking stails (include ADA) or visalia Municipal code Section to
Н	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)
TUR	Name: Fiedler Group; Attn. Ben Steckler Signature of Owner or Authorized Agent"
IGN/	Address: 299 N Eddid Ave, Suite 550 Ownex and but Ownex and but Date
ED S	City, State, Zip Pasadena, CA 91101 9/2/2021
UR	Phone: (213) 381-3243 DUL Stubler
REC	Email: Ben.Steckler@FiedlerGroup.com
	* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.
П	AGENCY AUTHORIZATION
	OWNER:
	Cart Carrow
	I,
	parcel number (APN):
	AGENT:
	I designate Fiedler Group; Attn. Ben Steckler , to act as my duly authorized agent for all purposes necessary to file
MN	an application for, and obtain a permit to
NF	relative to the property mentioned herein.
ATIO	I declare under penalty of perjury the foregoing is true and correct.
RIZ	Tal a Carta har and
Ĕ	Executed this day of 20_2.
ICY A	OWNER Signatures AGENT
GEP	DocuSigned by:
	Bun Stukler
	Signature of Owner
	152 Frank West Gr. Fiedler Group Attn: Ben Steckler
	Additional Address 299 N. Euclid Ave., Suite 550
	Pasadena, CA 91101
	Owner Phone Number Agent Phone Number
	Page 2 of 2

Design & Engineering

PROJECT DESCRIPTION

The proposal is to add two dispensers for Compressed Natural Gas (CNG) to an existing facility with 10 dispenser islands existing.

The equipment needed for storage and compression of the CNG to the two dispensers is to be located on-site in an equipment enclosure at the rear of the property. The exact location of the equipment enclosure is still being developed and will require examination of a survey prior to final location, but the size as shown on the attached plan is accurate. The enclosure is a fenced in area housing storage containers and compression equipment all above ground on equipment foundation pads.

The site will receive Natural Gas from the NG pipe in Goshen Ave and it will be brought first to the new Meter Set Assembly (MSA), then piped to the equipment enclosure.

The proposed addition of the alternative CNG fuel is consistent with State goals to install alternative fueling equipment at existing service stations so people can begin to switch from traditional fuels to alternative fuels. The programs from the State are based on AB-118 and are currently encouraging CNG and Hydrogen fuel infrastructure.

The proposed addition of CNG fuel is not anticipated to increase the traffic to the existing facility as typically the existing patrons of a facility will begin to change their vehicles once the alternative fuel is offered.

Visalia Codes allowing our use:

One code section I found that may allow for this fuel under current codes is:

F9	Above Ground Tanks dispensing Class I, II, and III-A liquids-	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	<u>17.32.025</u>
	property									
	property									

CNG is not petroleum based, it is Natural Gas, cleaner and greener than all petroleum products. Eventually, Chevron wants to get this to be RCNG. Unfortunately, CNG is not a liquid, and F9 indicates a liquid stored in above ground tanks could be dispensed... The code below allows for similar uses:

OT1	Other Uses Similar in Nature and Intensity as Determined by the City Planner	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	

By employment of the OT1 and the F9 sections, the City may allow for the addition of CNG at a nonconforming site, as a conforming use.

Please note - F4 permits the storage (unlimited quantity) of Propane/Butane (not specifying liquid or gas) above ground in the Industrial district. Industrial.

PRELIMINARY SITE PLAN 0' 0 30' 60'

GRAPHIC SCALE: 1" = 30'

		ENUTES					
	#	NOTE	QUANTITY	REFERENCE			
	0.2						
 B) STATE B) STATE<	0.2						
	0.5 0.7	(E) CORD & GUITER					
	0.7						
	0.8						· ·
 	0.17	(E) M P D					
	0.10	(E) WATER METER					
	0.25	(E) VENT RISERS					
	0.26	(E) A.S.T.				📕 🖢 fie	dlergro
	0.27	(E) UNDERGROUND STORAGE TANKS					Design & Engin
2013 C1/01/F 2014 Control And Control Co	0.28	(E) CLARIFIER					
23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.32	(E) LIGHT					
Dist 0.10	0.33	(E) PAYMENT PEDESTAL				299 1	N. Euclid Ave., St
	0.35	(E) ASPHALT				Pasad	dena, CA 91101
	0.36	(E) CONCRETE					
	0.38	(E) DIRT				(213) fiedle	381-7891 ergroup.com
	0.39	(E) LANDSCAPE				neul	3. 244.0011
	0.49	(E) OVERHEAD UTILITY LINE					
	0.50	(E) INLET			-		
	0.53	(E) BACKFLOW ASSEMBLY					(now what's holo
	0.54	(E) PULL BOX				UЦ	
0010 UP THOME Column 1: East TWO DWS 0021 UP SEPERED Column 1: East TWO DWS 0021 UP SEPERED Column 1: East TWO DWS 1130 014 CHE DRENER Column 1: East TWO DWS 1230 014 PETER SET ASSEMUE Column 1: East TWO DWS 1230 014 PETER SET ASSEMUE Column 1: East TWO DWS 1230 014 PETER SET ASSEMUE Column 1: East TWO DWS 1230 014 PETER SET ASSEMUE Column 1: East TWO DWS 1230 014 PETER SET ASSEMUE Column 1: East TWO DWS 1230 014 PETER SET ASSEMUE Column 1: East TWO DWS 1230 014 PETER SET ASSEMUE Column 1: East TWO DWS 1230 014 PETER SET ASSEMUE Column 1: East TWO DWS 1240 014 PETER SET ASSEMUE Column 1: East TWO DWS 1240 014 PETER SET ASSEMUE Column 1: East TWO DWS 1240 014 PETER SET ASSEMUE Column 1: East TWO DWS 1240 014 PETER SET ASSEMUE Column 1: East TWO DWS 1240 014 PETER SET ASSEMUE Column 1: East TWO DWS 1240 014 PETER SET ASSEMUE Column 1: East TWO DWS 1241	0.59	(E) POWER POLE					
Multi HUBSH-MARIH SECONDER VOLUOIS Norm HENS Norm HENS 10 ROCKOD SPENSER 110 ROCKOD SPENSER 120 ROCKED SPENSER </td <td>U.61</td> <td>(E) FENCE</td> <td></td> <td></td> <td></td> <td>CALL AT LE</td> <td>EAST TWO DAYS</td>	U.61	(E) FENCE				CALL AT LE	EAST TWO DAYS
	0.62					BEFOR	RE YOU DIG
13 With MULTIME 14 With MULTIME 15 With MULTIME 14 WITH MULTIME 15 WITH MULTIME 16 WITH MULTIME 17 WITH MULTIME 18 WITH MULTIME 16 WITH MULTIME 17 WITH MULTIME 18 WITH MULIT 18 WIT	U.63	(E) POLE W/ SECURITY CAMERAS				WWW.	callo 11.com
	1.3	NEVVITEMS (N) ENCLOSURE					
	1.18	(N) CNG DISPENSER					
	1.23	(N) METER SET ASSEMBLY W/ GUARD POSTS					
	1.33	(N) PAY PEDESTAL					
	1.34	(N) TRANSFORMER W/ GUARD POSTS					
	1.36	(N) CONCRETE					
	1.40	(N) FENCE					
					N	O. DATE	REVISION DESCRIPT
Production by the response of the second se							
SITE ADDRESS: 8835 W. GOSHEN AVE @ N. PLAZA DR. VISALIA, CA 93291 - DESIGNED BY: FO PM: @ N. PP. BY: FO PM: @ N. PLAZA DR. VISALIA, CA 93291 - DESIGNED BY: FO PM: @ N. PLAZA DR. VISALIA, CA 93291 - DESIGNED BY: @ N. PT. BY: FO PM: @ N. PT.							STATEMENT: E INFORMATION HEREIN RE ITS CLIENT HAS BEEN FURR RIVATE USE OF AUTHORIZE
SITE ADDRESS: 8835 W. GOSHEN AVE @ N. PLAZA DR. VISALIA, CA 93291 - DESIGNED BY: POF OFECKED BY: NEP PM: POF OFECKED BY: NEP PM: POF OFECKED BY: NEP PM: POF OFECKED BY: NEP PM: POF OFECKED BY: NEP PM: POF OFECKED BY: NEP PM: POF ORAWING TITLE: PRELIMINARY SITE PLAN SHEET NO: SHEET NO:							STATEMENT: E INFORMATION HEREIN RE TIS CLIENT HAS BEEN FUR RIVATE USE OF AUTHORIZE EREOF SHALL BE COPIED, D, DISCLOSED OR MADE A' ANY EXTENT EXCEPT AS D, DISCLOSED OR MADE A' IN WRITING BY FIEDLER GI IN WRITING BY FIEDLER GI IN WRITING BY FIEDLER GI ORMATION RECEIVING TI EVRON
B835 W. GOSHEN AVI @ N. PLAZA DR. VISALIA, CA 93291 -						CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THE PI PERSONNEL. NO PART HI DUPLICATED. DISTRIBUTI TO OTHERS OR USED TO EXPRESSLY AUTHORIZED ANY PERSON, FIRM OR C DOCUMENT, SHALL BE HI RESTRICTIONS. DEVELOPMENT INF CH CNG FUE	STATEMENT: E INFORMATION HEREIN RE ITS CLIENT HAS BEEN FUR RIVATE USE OF AUTHORIZE EREOF SHALL BE COPIED, ED, DISCLOSED OR MADE A' JANY EXTENT EXCEPT A DIN WRITING BY FIEDLER GI IORPORATION RECEIVING TI ELD TO THE FOREGOING ORMATION: EVRON LING FACILIT
USUCH CONTENTATE WISALIA, CA 93291 - DESIGNED BY: POP OF P						CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THE P PERSONNEL. NO PART HIL DUPLICATED, DISTRIBUTI TO OTHERS OR USED TO EXPRESSLY AUTHORIZED ANY PERSON, FIRM OR C DOCUMENT, SHALL BE HI RESTRICTIONS. DEVELOPMENT INF CNG FUE SITE ADDRESS:	STATEMENT: EINFORMATION HEREIN RE TIS CLIENT HAS BEEN FUR RIVATE USE OF AUTHORIZE EREOF SHALL BE COPIED, DI SICLOSED OR MADE A' ANY EXTENT EXCEPT AS D. DI SICLOSED OR MADE A' ANY EXTENT EXCEPT AS D. IN WRITING BY FIEDLER GI CORPORATION RECEIVING TI ELD TO THE FOREGOING ORMATION: EVRON LING FACILLT
27.92 53 Image: Signed by: Consultant No Por Image: Signed by: Consultant No Proje Image: Signed by: Consultant No Proje Image: Signed by: Consultant No Proje Image: Signed by: Consultant Image: Sign						CONFIDENTIALITY S CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THE P ERSONNEL. NO PART HI DOPLICATED DISTRIBUTI TO OTHERS OR USED TO EXPRESSILY AUTHORIZEI ANY PERSON, FIRM OR C DOCUMENT, SHALL BE HI RESTRICTIONS. DEVELOPMENT INF C CH CNG FUE SITE ADDRESS: 888.35 W	STATEMENT: E INFORMATION HEREIN RE ITS CLIENT HAS BEEN FUR ITS CLIENT HAS BEEN FUR ITS CLIENT HAS BEEN FUR ITS CLIENT HAS BEEN FUR IN WRITING BY FIEDLER G ORMATION RECEIVING T ELD TO THE FOREGOING ORMATION: EVRON EUNG FACILIT GOSHEN AVE
27.92 53 Image: Consultant F Image: Cons						CONFIDENTIALITY S CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THEP PERSON, FIRM OR C DOCUMENT, SHALL BE HI RESTRICTIONS. DEVELOPMENT INF C C C C C C C C C C C C C C C C C C C	STATEMENT: EINFORMATION HEREIN RE TIS CLIENT HAS BEEN FURI RIVATE USE OF AUTHORIZE EREOF SHALL BE COPIED. DI SICLIENT HAS BEEN FURI RIVATE USE OF AUTHORIZE EREOF SHALL BE COPIED. DI SICLIENT HAS BEEN FURI RIVATE USE OF AUTHORIZE FREOF SHALL BE COPIED. DI SICLIENT HAS BEEN FURI CORMATION RECEIVING T ELU TO THE FOREGOING ORMATION: EVRON ELING FACILLI GOSHEN AVE . PLAZA DR. .IA, CA 93291
CHECKED BY: MEP PM: POF DRAWN BY: CONSULTANT RV DATE: PROJECT NO: 08/27/2021 1664 DRAWING TITLE: PRELIMINARY SITE PLAN SHEET NO: WB-67 - Interstate Semi-Trailer Overall Length 73.500ft						CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THE P P P P P P P P P P P P P P P P P P P	STATEMENT: IE INFORMATION HEREIN RE IT'S CLIENT HAS BEEN FUR TY VATE USE OF AUTHORIZE EREOF SHALL BE COPIED. DJ NUTTING BY FIEDLER G ORMATION: EVRON ELING FACILLI GOSHEN AVE FLAZA DR. IA, CA 93291 -
27.92 53 27.92 53 0.00 0.00 0.00						CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THEP PERSONNEL. NO PART HI DUPLICATED. DISTRIBUTI TO OTHERS OR USED TO EVPRESSLY AUTHORIZET ANY PERSON, FIRM OR C DOCUMENT, SHALL BE HE RESTRICTIONS. DEVELOPMENT INF CH CNG FUE SITE ADDRESS: 88835 W. 0 N. VISAL DESIGNED BY: RY	STATEMENT: IE INFORMATION HEREIN RE IT'S CLIENT HAS BEEN FUR IT'S CLIENT HAS BEEN FUR IT'S CLIENT HAS BEEN FUR IS CLIENT HAS BEEN FUR ED, DISCLOSED OR MADE A ANY EXTENT EXCEPT AS DIN WRITING BY FIEDLER GI ORMATION: IEVRON ILING FACILLI GOSHEN AVE PLAZA DR. IA, CA 93291 - FG PM: POF
DATE: 08/27/2021 1664 08/27/2021 1664 DRAWING TITLE: PRELIMINARY SITE PLAN SHEET NO.:						CONFIDENTIALITY S CONFIDENTIALITY S CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THE PI PERSONNEL. NO PART HI PERSONNEL. NO PART HIR DEVELOPMENT INF CHE CNG FUE SITE ADDRESS: 88835 W. 0 N. VISAL DESIGNED BY: RY CHECKED BY: POF	STATEMENT: E INFORMATION HEREIN RE TS CLIENT HAS BEEN FUR RIVATE USE OF AUTHORIZE ENEOF SHALL BE COPIED. DISCLOSED OR MADE A ANY EXTENT EXCEPT AS DI NWRITING BY FIEDLER G ORMATION RECEIVING T ELD TO THE FOREGOING ORMATION: EVRON LING FACILI GOSHEN AVE . PLAZA DR. .IA, CA 93291 - FG PM: POF
27.92 53 Image: Signal of the state semi-Trailer Overall Length 53 VB-67 - Interstate Semi-Trailer Overall Length 73.500ft 1000/1000/1000/1000/1000/1000/1000/100						CONFIDENTIALITY S CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THE P FERSONNEL. NO PART HI DUPLICATED DISTRIBUTI TO OTHERS OR USED TO EXPRESSLY AUTHORIZED TO OTHERS OR USED TO EXPRESSLY AUTHORIZED TO OTHERS OR USED TO SITE ADDRESS:	STATEMENT: E INFORMATION HEREIN RE ITS CLIENT HAS BEEN FUR RIVATE USE OF AUTHORIZE EREOF SHALL BE COPIED. ON WRITING BY FIEDLER GI IN WRITING BY FIEDLER GI IN WRITING BY FIEDLER GI ORMATION: EVRON EURON
WB-67 - Interstate Semi-Trailer VWB-67 - Interstate Semi-Trailer						CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THEP PERSONNEL. NO PART HI DUPLICATED. DISTRIBUTI TO OTHERS OR USED TO EVPRESSLY AUTHORIZET ANY PERSON, FIRM OR C DOCUMENT, SHALL BE HE RESTRICTIONS. DEVELOPMENT INF CHECKED PMENT INF CHECKED BY: RY CHECKED BY: RY CHECKED BY: RY DATE:	STATEMENT: IE INFORMATION HEREIN RE IT'S CLIENT HAS BEEN FUR IT'S CLIENT HAS BEEN FUR END OR MADE A ANY EXTENT EXCEPT AS DIN WRITING BY FIEDLER G ORMATION: EVRON EURO FACILLI ORMATION: EVRON ELING FACILLI GOSHEN AVE PLAZA DR. IA, CA 93291 - FG PM: POF MEP PM: CONSULTANT P PROJECT NO.:
43.5 4 2.5 SHEET NO.: WB-67 - Interstate Semi-Trailer Overall Length 73.500ft						CONFIDENTIALITY S CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THE P PERSONNEL. NO PART TH PUPLICATED. DISTRIBUTI TO OTHERS OR USED TO CODCUMENT, SHALL BE HE RESTRICTIONS. DEVELOPMENT INF CHCRED PMONTHERS SITE ADDRESS:	STATEMENT: E INFORMATION HEREIN RR ITS CLIENT HAS BEEN FUR RIVATE USE OF AUTHORIZE ENEOF SHALL BE COPIED. DISCLOSED OR MADE A ANY EXTENT EXCEPT AS IN WRITING BY FIEDLER G ORMATION: EVRON EURO FACILLI ORMATION: EVRON ELING FACILLI GOSHEN AVE . PLAZA DR. .IA, CA 93291 - - FG PM: POF MEP PM: CONSULTANT P PROJECT NO.: 21 1664
WB-67 - Interstate Semi-Trailer Overall Length 73.500ft						CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THEP PERSONNEL. NO PART HI DUPLICATED. DISTRIBUTI TO OTHERS OR USED TO EVPRESSLY AUTHORIZET ANY PERSON, FIRM OR C DOCUMENT, SHALL BE HE RESTRICTIONS. DEVELOPMENT INF CHE CNG FUE SITE ADDRESS: 88835 W. 0 N. CHECKED BY: RY CHECKED BY: RY CHECKED BY: RY CHECKED BY: RY DATE: 08/27/202 DRAWING TITLE: PRELL SIT	STATEMENT: IF INFORMATION HEREIN RE IT'S CLIENT HAS BEEN FUR IT'S CLIENT HAS BEEN FUR IT'S CLIENT HAS BEEN FUR ED, DISCLOSED OR MADE A ANY EXTENT EXCEPT AS DIN WRITING BY FIEDLER GI ORMATION: EVRON EURON EURON EURON EVRON EURON EVRO
						CONFIDENTIALITY S CONFIDENTIALITY S THIS DOCUMENT AND TH TO FIEDLER GROUP AND CONFIDENCE FOR THEP PERSON, FIRM OR C CONFIDENCE FOR THEP PERSON, FIRM OR C DOCUMENT, SHALL BE HI RESTRICTIONS. DEVELOPMENT INF CHE CNG FUE SITE ADDRESS:	STATEMENT: E INFORMATION HEREIN RE E INFORMATION HEREIN RE ITS CLIENT HAS BEEN FURN RIVATE USE OF AUTHORIZE EREOF SHALL BE COPIED, END SCLOSED OR MADE AN ANY EXTENT EXCEPT AS DORPORATION RECEIVING TI EUT TO THE FOREGOING ORMATION: EVRON EURON CORMATION: EVRON EURON CORMATION: EVRON EING FACILLIT GOSHEN AVE . PLAZA DR. IA, CA 93291 - FG PM: POF MEP PM: CONSULTANT PI PROJECT NO.: 21 1664

-

MEP WPED FOR LOCAL F AURPOSES ONLY	N12	'2 OF NE1/4 SI	EC.29, 1	185., R.	24E., M.	D.B.&M.		Tax Arec 006-	- Codes 01
AND HEREON MAY	U.P.R.R.			Bk					
N 1/4 COR	: GOSH	EN AVE.	517 E		0	(AVE.	304)	•	
(RD. 80)	Fairly newly developed Service Station and C-Store/QSR	Commercial / Warehouse for lease	24 8 2 2 7 8 2 2 100	Subject site	Vacant POR. 5 ()) 1.91 K	Vacant	RV Storage	1	
DR.	P.M. 47-35 P.M. 52-94 NO. 77 60' WIDE 10 50' State 60' WIDE 10 50' State 60' State 10' State	(67) 3 1.86 AC. 778.24 VT. RD.	38717	AM 35-6 Nº AM 35-6 Nº 296 130	az AC WIDE PV1 RD	1254 125 AC 125 AC 125 AC 125 AC 126 AC	342.05 249 () () () () () () () () () () () () ()	С 1 5 26- С М 16- 1 1	10 4 10 1 10 1 10 10 10 10 10 10 10 10 10 10