

SITE PLAN REVIEW AGENDA

11/3/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1

SITE PLAN NO: SPR21198

PROJECT TITLE: Security Gate

DESCRIPTION: Addition of rolling iron security gate

APPLICANT: Chad Bye

OWNER: MC CALLISTER SUZANNE FOSTER(TR)SFM

APN: 094011003

LOCATION: 729 N FLORAL ST

ITEM NO: 2

SITE PLAN NO: SPR21199

PROJECT TITLE: Trailer parking

DESCRIPTION: Big rig parking / truck & trailer parking

APPLICANT: William Bawks

OWNER: LEGACY AVENUE PROPERTY LLC

APN: 081110058

LOCATION: 1230 N PLAZA DR

ITEM NO: 3

SITE PLAN NO: SPR21200

PROJECT TITLE: Griffin's Food Mart #3

DESCRIPTION: Gas station, Convenience market, QSR, Type 21 license for alcohol beverage sales.

APPLICANT: Randel Mathias

OWNER: GEORGE JOHN F & DONNA J (TRS)

APN: 126340014

LOCATION:

ITEM NO: 4

SITE PLAN NO: SPR21201

PROJECT TITLE: 2524 N. Linwood St.

DESCRIPTION: Split parcel and build a new home.

APPLICANT: Hialys Sousa

OWNER: PATEL ANILKUMAR K

APN: 077190016

LOCATION: 2524 N LINWOOD ST

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Chad J. Bye, 729 N. Floral St., Visalia Date: 10/24/21

Project Description: Addition of rolling iron security gate

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

Property Owner: Chad Bye and Stacy Bye

Applicant(s) Name: Chad Bye

Project Address/Location: 729 N. Floral St., Visalia, CA 93291

Assessor Parcel Number: 094-011-003-000

Parcel Size (Acreage or Square Feet): 15486 ft² Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 25,000

Describe All Proposed Building Modifications: Add a 6' rolling iron security gate at the end of the driveway near the start of the carport. Also add a 4' iron fence at the front of the property.

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

Date Received: 10/24/2021

SPR Agenda: 11/03/2021 Item No. 1

Zone: R-1-5 SPR No. 21-198

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Residential Apartment

Proposed Building Use: No change (residential apartment)

Proposed Hours of Operation: N/A

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

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

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

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

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Chad Bye</u>	Signature of Owner or Authorized Agent*	
Address: <u>923 Cameron Ct.</u>		<u>10/24/21</u>
City, State, Zip: <u>Arroyo Grande, CA 93420</u>	Owner	Date
Phone: <u>805-473-5835</u>	Authorized Agent*	Date
Email: <u>chadbye11@gmail.com</u>		

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

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

LEGEND

EXISTING FENCING

EXISTING BUILDING

PROPOSED 6' IRON FENCE

PROPOSED 4' IRON FENCE

LOT DESCRIPTION

A.P.N.: 094-011-003-000

ADDRESS: 729 N. FLORAL ST., VISALIA, CA 93291

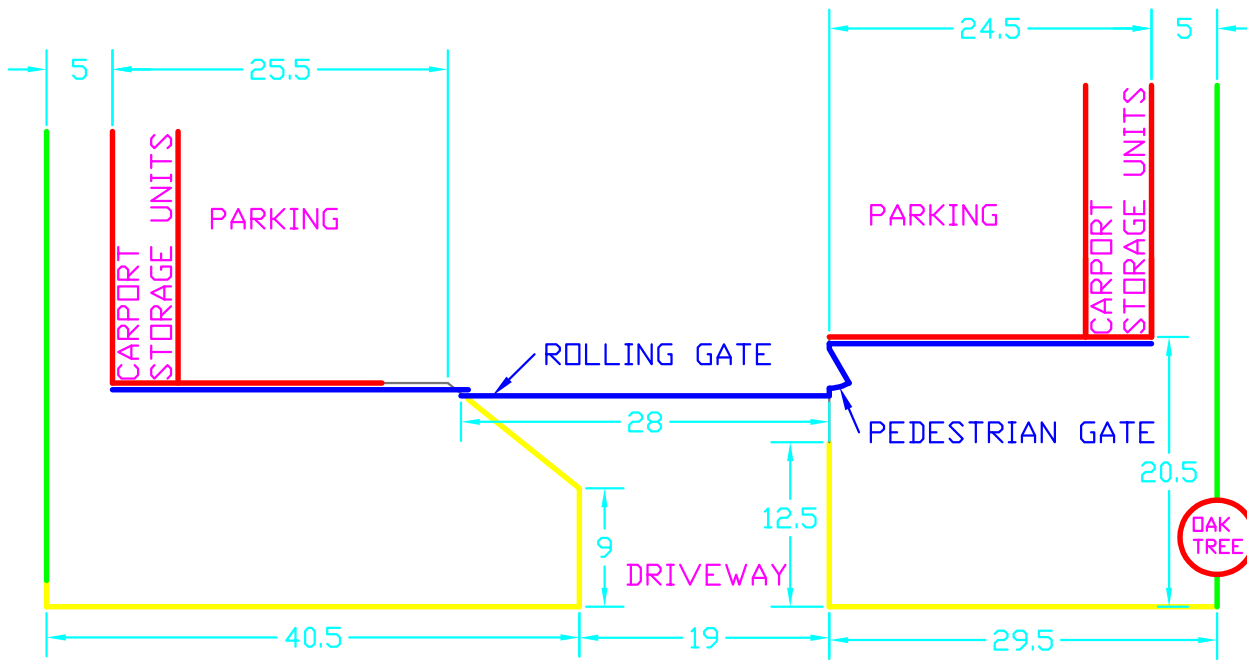
SPECIAL DISTRICTS: HISTORIC

LEGAL OWNER: CHAD & STACY BYE

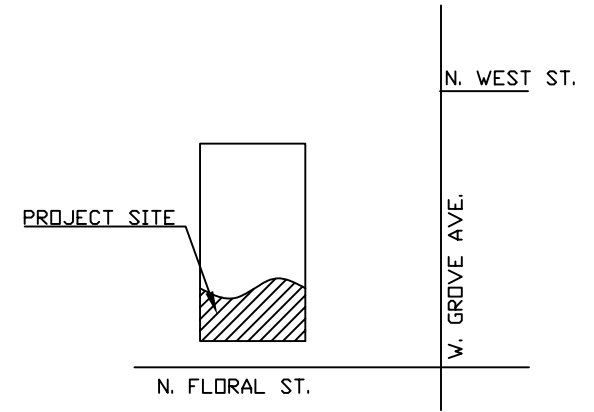
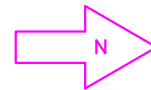
923 CAMERON CT.

ARROYO GRANDE, CA 93420

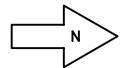
PHONE: 805-473-5835



N. FLORAL ST.



VICINITY MAP



CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Legacy Ave, LLC Date: 10/24/21
 Project Description: Big Right Parking / Truck + trailer parking
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Legacy Ave LLC
 Applicant(s) Name: William Banks
 Project Address/Location: 1212 W Plaza Dr. Visalia, CA
 Assessor Parcel Number: 081-110-058 93291
 Parcel Size (Acreage or Square Feet): 4.33 acres Building or Suite Square Footage: _____

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

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

Date Received: _____
 SPR Agenda: _____ Item No. _____
 Zone: _____ SPR No. _____
 Historic District: Yes No
 Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____
 Proposed Building Use: _____
 Proposed Hours of Operation: _____
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing _____ Proposed _____
 Number of Customers Per Day (Estimated): Existing _____ Proposed _____
 Predicted Peak Operating Hour: _____
 Describe Any Truck Delivery Schedule & Operations: _____
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): _____
 Describe Any Special Events Planned for the Facility: _____

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SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: William Banks Signature of Owner or Authorized Agent*
 Address: 31978 Sierra View Rd
 City, State, Zip: Visalia, CA 93291 Owner Date: 10/27/21
 Phone: 559-805-0088
 Email: jbanks@aol.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

AGENCY AUTHORIZATION FORM

OWNER:

I, William Banks, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
081-110-058

AGENT:

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

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

Executed this 27th day of October, 2021.

OWNER	AGENT
Signatures	Signatures
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Owner	Signature of Agent
<u>31978 Sierra View Rd</u>	<u>1206 W EVANS</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93291</u>	<u>VISALIA, CA 93277</u>
<u>559-805-0088</u>	<u>559-679-7565</u>
Owner Phone Number	Agent Phone Number

SITE INFO:

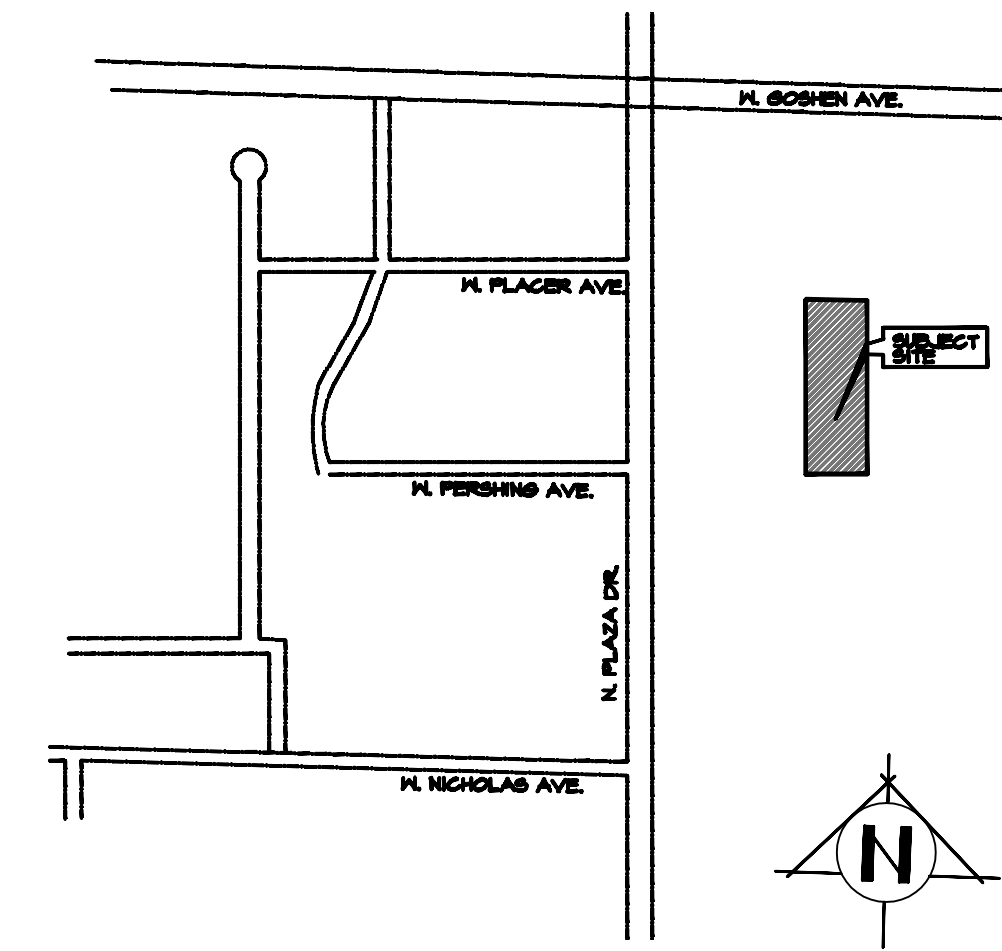
EXISTING USE: OFFICE/WAREHOUSE
 PROPOSED USE: BIG RIG PARKING

EXISTING ZONING: INDUSTRIAL
 APN 081-110-058
 SITE AREA: 4.33 ACRES
 PARKING PROVIDED: 48 BIG RIG STALLS, 8 CAR STALLS

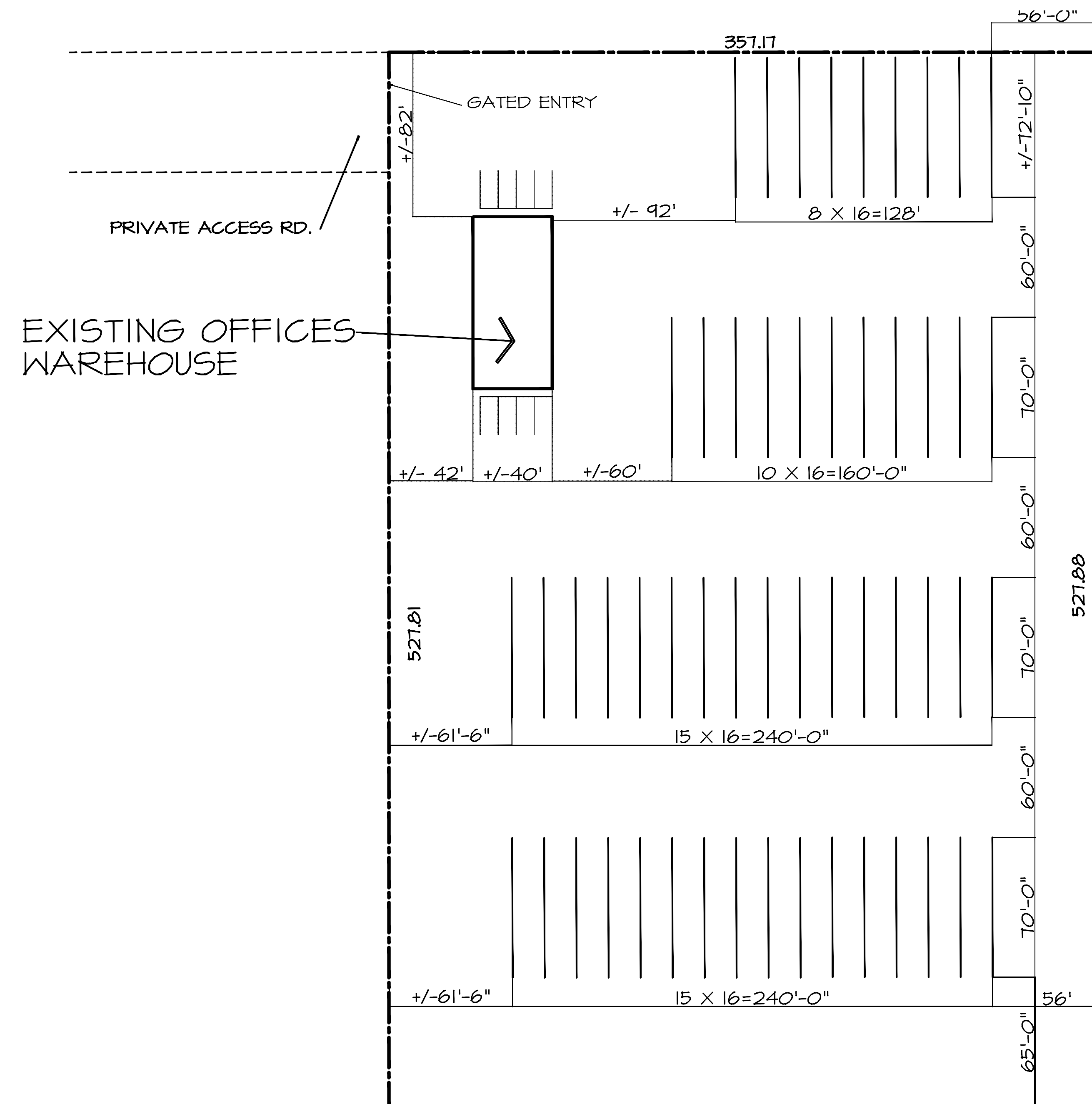
EXISTING
 TELEPHONE: SBC TELEPHONE CO.
 WATER: CALIFORNIA WATER SERVICE CO.
 REFUSE: CITY OF VISALIA
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 SOLID WASTE: CITY OF VISALIA - CURBSIDE
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. EDISON CO.

OWNER:
 LEGACY AVE LLC
 31978 SIERRA VIEW RD.
 VISALIA, CA. 93291

EXISTING: TYPE OF CONSTRUCTION: V-N
 OCCUPANCY: B

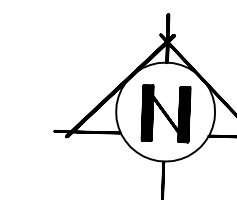


VICINITY MAP
 1212 N. PLAZA DR



SITE PLAN

APN 081-110-058
 1212 N. PLAZA
 VISALIA, CALIFORNIA



Scale: 1"=40'-0"

STEPHEN O. SPARSHOTT
 DESIGN & DRAFTING
 1208 N. EVANS AVE
 VISALIA, CALIF. 93291
 559-674-7965

BIG RIG PARKING FOR:
LEGACY AVE. LLC CA.
 1212 N. PLAZA DRIVE VISALIA

SHEET
 OF
 10/27/2021

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GENERAL PROJECT INFORMATION

Project/Business Name: GRiffin's FOOD MART #3 Date: 10.28.21

Project Description: GAS STATION, CONVENIENCE MARKET, QSR, TYPE 21 LICENSE FOR ALCOHOLIC BEVERAGE SALES

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

Property Owner: JOHN F. GEORGE & DONNA J. GEORGE, TRUSTEES OF THE GEORGE

Applicant(s) Name: FAMILY REVOCABLE TRUST DATED JULY 16, 1982
RANDEL MARTIAS / APEX DEVELOPMENT COMPANY

Project Address/Location: 26410 S. MOONEY BLD, VISALIA CA 93277

Assessor Parcel Number: 126-340-013, 014 & 015

Parcel Size (Acreage or Square Feet): APPROX 51,000 SF * Building or Suite Square Footage: 4,862 SF

* PROPOSED FUTURE LOT LINE ADJUSTMENT

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: N/A - NEW CONSTRUCTION

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: VACANT

Proposed Building Use: GAS STATION, CONVENIENCE MARKET, QSR, TYPE 21 LICENSE, ALCOHOLIC BEVERAGES

Proposed Hours of Operation: * SEE ATTACHED "OPERATIONAL STATEMENT"

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

Describe Any Special Events Planned for the Facility: _____

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 - Accessible path of travel from right of way
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 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

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

Name: RANDEL MATHIAS Signature of Owner or Authorized Agent*

Address: APEX DEVELOPMENT COMPANY

City, State, Zip 4665 E. COPPER AVENUE CLAVIS CA 93619 Owner Date

Phone: 559-441-3055 Randel Mathias 10-28-21 Authorized Agent* Date

Email: randel@apexdevelopmentca.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

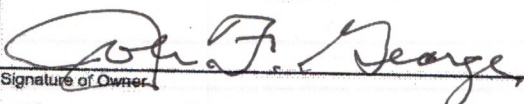
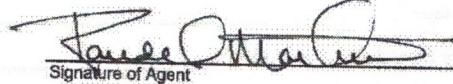
APN 126-340-13 APN 126-340-14 APN 126-340-15

AGENT:

I designate RANDEL MATHIAS (APEX DEVELOPMENT) to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to DEVELOP & CONSTRUCT A GAS STATION, CONVENIENCE MARKET, QSR, WITH THE ABILITY TO SELL ALCOHOLIC BEVERAGES VIA A TYPE 21 LICENSE. relative to the property mentioned herein.

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

Executed this 28th day of OCTOBER, 2021.

OWNER	AGENT
Signatures	Signatures
	
Signature of Owner	Signature of Agent
<u>John F. George, Trustee</u>	<u>RANDEL MATHIAS, PRESIDENT</u>
Owner Mailing Address	Agent Mailing Address
<u>George Family Revocable Trust</u>	<u>APEX DEVELOPMENT COMPANY</u>
<u>315 E. Tulare Ave, Visalia, CA 93277</u>	<u>4665 E. COPPER AVE., CLAVIS CA 93619</u>
Owner Phone Number	Agent Phone Number
<u>559-651-1788</u>	<u>(559) 441-3055</u>

OPERATIONAL STATEMENT

October 28, 2021

Site Plan Review for NEC Mooney Boulevard & Liberty Road

1. **Project Description:** This project is being submitted and developed by **Apex Development & Investment Company Inc** (c/o Randel Mathias) (“Applicant/Developer”) for the benefit of **Griffin’s Food Mart # 3** (*the ultimate retail user*). This property is located at 26410 S. Mooney Boulevard, NEC of Mooney Boulevard and Liberty Road, in Visalia, CA on approximately 1.20 acres of land.
2. **Assessor’s Parcel Number (APN):** 126-340-013, 126-340-014, & 126-340-015
3. **Land Use and Zoning:** The parcel is planned for General Mixed Use and is currently zoned Mixed-Use Commercial.
4. **Summary Description/Use:** The Applicant is requesting authorization to proceed with development, construction and operation of a gas station, convenience market with a quick serve restaurant (QSR), along with the ability to sell (1) beer, wine and liquor (Type 21 license) as may be permitted and allowed by the City of Visalia in conjunction with the Alcohol Beverage Control, and, (2) retail propane. In addition to site plan and conditional use permit submittals, the Applicant will also pursue a Lot Line Adjustment application in order to create the proposed 1.20-acre site.
5. **Existing Use:** The land is currently vacant.
6. **Operational Narrative:** The Applicant is developing the gas station and convenience market for retail use by the business owner and operator of twenty-five (25) gas station/convenience market/car wash facilities within the central San Joaquin Valley area. The name of this business location will be “Griffin’s Food Mart # 3”(the legal entity is Mooney Liberty Inc) (hereinafter “Operator”). The Operator will be leasing the subject property from the Property Owner (George Trust). Together, Developer and Operator will be constructing and operating a gas station/convenience market (with QSR) on the subject property. See below for the as to the hours of operation, services and products offered, number of employees, et al.
7. **Hours of Operation:** The hours of operation in store use/purchases and fueling/recharging will be Sunday through Saturday 6:00 a.m. – 2:00 a.m. The Applicant reserves the right modify all hours to “24-hour service” if it enters into any franchise

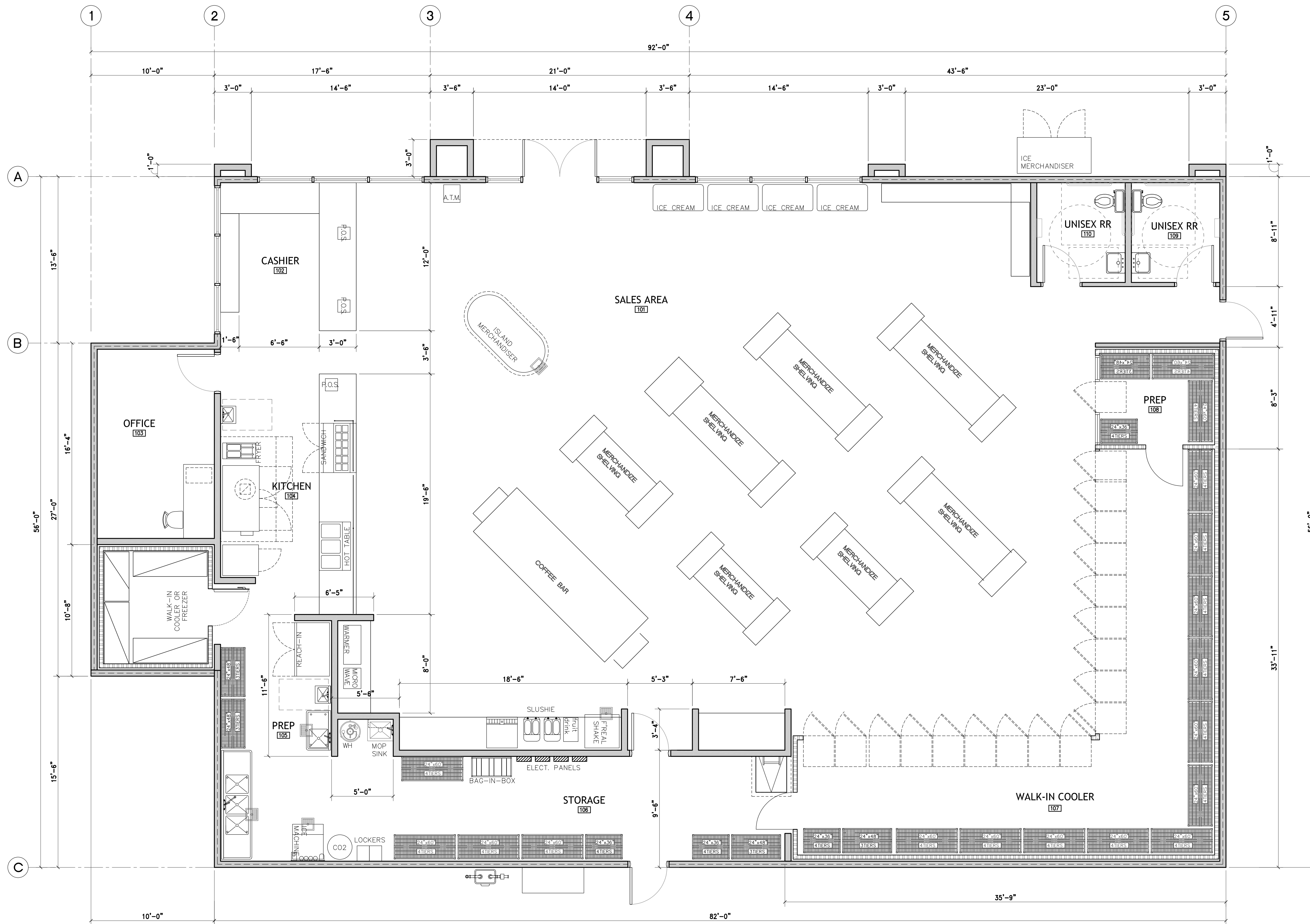
agreement in which the franchise requirements are such that the business is to remain open 24 hours per day.

8. **Product/Services:** As typical of all Griffin's Food Mart stores and gas stations, gasoline/diesel/petroleum products will be offered for sale to the public at large. The gasoline sold will be a "major branded" gas product, in addition to branded diesel. *E-85 gasoline and bio-diesel E-85 (environmentally friendly fuel) will also be provided.* Other products will consist of in-store sales and will include, but not be limited to, consumer products such as food, snacks, dry consumer goods, coffee, other beverages, household consumer goods and beer/wine. Food service will include QSR/fresh food and produce (deli style) products. No product is produced on site other than the fresh food/QSR products.
9. **Employees:** Employees will number up to ten (10) full-time individuals, with an additional six (6) part-time persons, for a total of sixteen (16) full/part-time employees. Typical work week for a full-time employee would be standard 40 hours. No person will be living on-site.
10. **Equipment:** The gas station will provide a fuel canopy (with inset shielded light) constructed "solar ready" for *solar panel placement and installation* on the canopy top (convenience market building *may* also have solar panel placement), six (6) multi-product dispensers (12 fueling positions), and *electric auto charging station parking stalls.*
11. **Storage:** In-store racks and shelving, cold boxes, and freezers will handle consumer goods and food items. Office and other items will be stored as typical in the office and/or storage areas of the store.
12. **Service and Delivery:** As typical of a gas station/convenience store, there will be periodic fueling trucks, product and food delivery vehicles/trucks. Adequate access and parking are depicted on the site plan.
13. **Building Material:** The store building will consist of wood frame, concrete foundation, stucco, and siding, along with tile and/or metal roofing. More detail as to floor plan, aesthetically pleasing elevations and building materials will be provided with additional building and site plan submittals.
14. **Hazardous Material:** The business does not produce hazardous material or waste, other than material (gas fumes from the MPD pumps) associated with and/or typical of the dispensing of automobile re-fueling. All State of California regulations will be adhered to in order to mitigate any gas fumes produced.

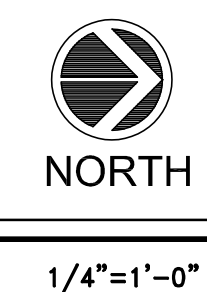
15. **Signage:** The Applicant will request that a typical pricing pole and/or monument sign be permitted along the Mooney Boulevard frontage (see attached site plan as to approximate placement).

16. **Entry gates:** None. However, the development will provide a decorative “street approach” main entrance to the development.

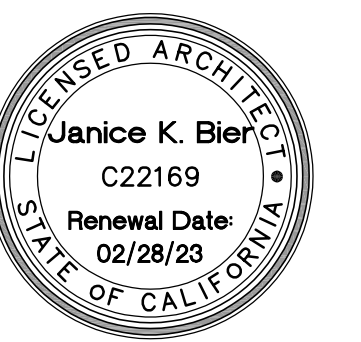
This sheet and its contents and ideas are the property of SJA Design Group and no use shall be granted without express written consent.



Floor Plan - Mini Mart & QSR
AREA = 4,862 SQ. FT.



Proposed Convenience Store
26410 South Mooney Blvd. CA 93277



Date: 10.26.2021
 Drawn By: Susan Jones
 Project # 21018

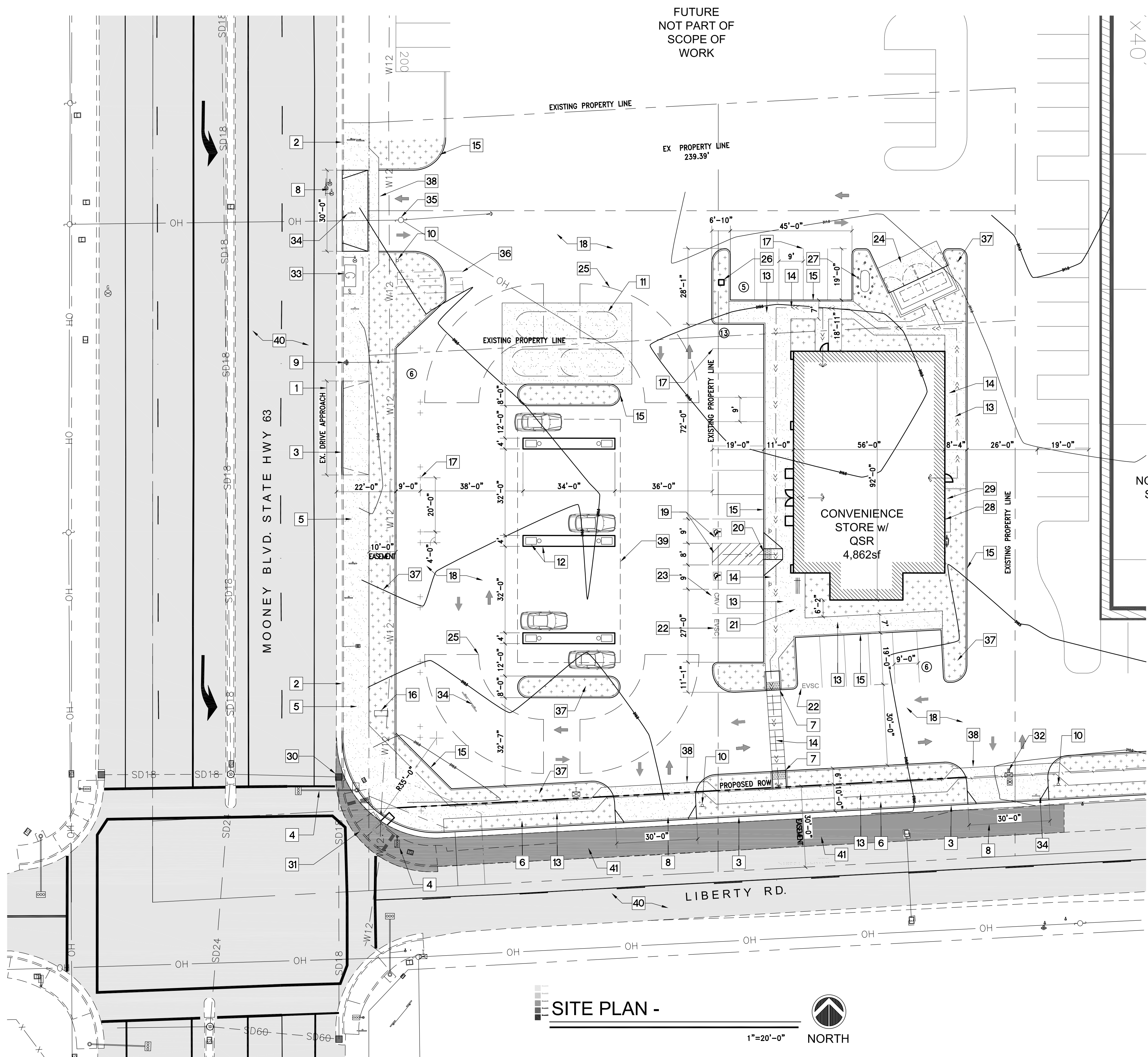
Floor Plan
 Mini Mart

Revisions
 △ xx

SHEET No.

A2.1

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SITE PLAN -
1"=20'-0" NORTH

- LEGEND**
- PROPERTY LINE
 - CENTERLINE
 - EX CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - x-x- EX 6" HIGH CHAIN-LINK FENCE
 - >> PATH OF TRAVEL
 - PROPOSED 6" HIGH CONCRETE CURB
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED LANDSCAPED AREAS
- GENERAL NOTES:**
- THE ACCESSIBLE ROUTE AS DELINEATED IS A BARRIER FREE ROUTE 48 INCHES MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2 INCH UNLESS BEVELED AT A 1:2 MAX. SLOPE AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4 INCH.
 - THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT.
 - THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80 INCHES AND OBJECTS PROTRUDING GREATER THAN 4 INCHES FROM A WALL ABOVE 27 INCHES AND BELOW 80 INCHES

Project Information

Applicant: **RANDEL MATHIAS**
4665 E. COPPER AVE.
CLOVIS, CA 93619

Address: 26410 S. Mooney Blvd.
Visalia, CA. 93277

A.P.N.: 126-034-14 = 22,379 sf
126-034-13 = 20,400 sf
126-034-15 = 18,459 sf

GENERAL LANDS USE: COMMERCIAL MIXED USE
EXISTING ZONE: MIXED USE COMMERCIAL

Building Areas:

CONVENIENCE STORE & QSR = 4,862 SF
FUEL STATION = 3,724 SF

TOTAL AREA = 8,586SF

OCCUPANCY TYPE M (MERCANTILE)
SPRINKLER NO

PARKING PROVIDED:

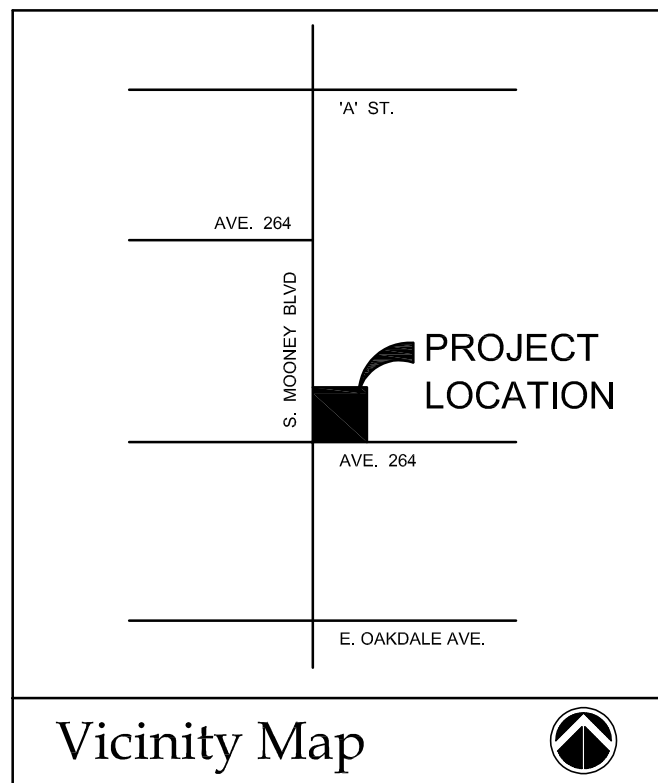
CONVENIENCE STORE

STANDARD STALLS = 19 STALLS (9'x19')
PARALLEL STALLS = 6 STALLS (9'x20')
ACCESSIBLE STALLS = 2 STALLS (9'x19')

TOTAL PARKING = 27 STALLS

Site Keynotes

No.	Description
1	EXISTING DRIVE APPROACH TO BE REMOVED
2	EXISTING CITY CURB AND GUTTER TO REMAIN
3	NEW CURB AND GUTTER PER PUBLIC WORKS STDS
4	EX TRAFFIC LIGHT TO BE REMOVED AND RELOCATED PER NEW CORNER CONFIGURATION
5	NEW 5 FOOT SIDEWALK PER PUBLIC WORKS STDS
6	NEW PARKWAY PER PUBLIC WORKS STDS
7	NEW ALTERNATE CURB RAMP PER CBC 2019
8	NEW DRIVE APPROACH PER PUBLIC WORKS STDS
9	EXISTING FIRE HYDRANT
10	NEW ACCESSIBLE SITE ENTRY SIGN
11	NEW 2-20,000 GALLON CALIFORNIA STATE APPROVED UNDERGROUND FUEL STORAGE TANKS. PLANS AND PERMITS BY OTHERS.
12	NEW FUEL ISLANDS & FUEL DISPENSERS
13	NEW CONCRETE SIDEWALK
14	PATH OF TRAVEL, G.C. TO FIELD VERIFY 2% MAX IN CROSS SLOPE AND 5% SLOPE MAX IN DIRECTION OF TRAVEL.
15	NEW 6" HIGH CONCRETE CURB
16	NEW MONUMENT / PYLON SIGN SHOWN ONLY FOR CLARIFICATION - SIGNAGE REQUIRES A SEPARATE PERMIT BY OTHERS
17	NEW PARKING STALLS STRIPE PER CITY REQUIREMENTS
18	ASPHALT PARKING LOT
19	ACCESSIBLE PARKING STALLS & SIGNAGE PER CBC 2019
20	CURB RAMP WITH DETECTABLE WARNING
21	BIKE RACKS PER CAL GREEN 5% OF TOTAL PARKING A TOTAL OF (2) BIKE CAPACITY MIN
22	PER CALGREEN TABLE PROVIDE DESIGNATED PARKING SPACE FOR LOW EMITTING FUEL EFFICIENT AND CARPOOL/VANPOOL.
23	PER CALGREEN TABLE 5.106.5.3.3 NEW PARKING SPACES SHALL PROVIDE WITH ELECTRICAL CONDUIT FOR FUTURE CAR CHARGING STATION PER EACH PHASE OF THE PROJECT AS REQUIRED
24	TRASH ENCLOSURE PER CITY STANDARDS
25	FIRE TRUCK TURNING RADIUS
26	AIR AND WATER MACHINE
27	LP FOR SALE TANK WITH 6" DIA. S.S CONCRETE FILED BOLLARDS PAINTED WITH SAFETY YELLOW BY OTHERS
28	PROPOSED GAS METER
29	PROPOSED MAIN ELECTRICAL METER CENTER
30	EXISTING STORM DRAIN TO BE REMOVED AND RELOCATED PER NEW CORNER CONFIGURATION
31	EXISTING CONCRETE CURB, GUTTER, & SIDEWALK TO BE REMOVED
32	EXISTING WATER METER TO BE REMOVED AND RELOCATED
33	EXISTING GAS VAULT TO REMAIN
34	EXISTING SIGNAGE TO BE REMOVED
35	EXISTING POWER POLE TO BE REMOVED AND UNDERGROUND
36	EXISTING BILLBOARD SIGN TO BE REMOVED
37	NEW LANDSCAPING
38	NEW 4' PEDESTRIAN EASEMENT
39	NEW FUEL CANOPY
40	EXISTING ASPHALT PAVING
41	HATCHED AREA INDICATES NEW ASPHALT PAVING PER CITY STANDARDS

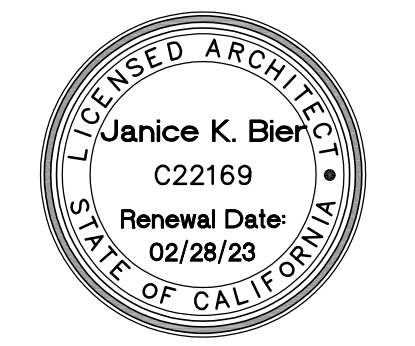


SJA
Design Group

1915 Carolina Ave.
Clovis CA 93611

PH: 559. 593.9692
susan@sjaesigngroup.com

Proposed Convenience Store
26410 South Mooney Blvd. CA 93277



Date: 10.26.2021
Drawn By: Susan Jones
Project # 21018

Site Plan
Annotated

Revisions
△ xx

SHEET No.
A1.1

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: 2524 N. Linwood St Visalia CA 93291 Date: 10/6/2021
 Project Description: split parcel and Build a new Home
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Hialys Sousa
 Applicant(s) Name: same
 Project Address/Location: 2524 N. Linwood St Visalia CA 93291
 Assessor Parcel Number: 077-190-016-000
 Parcel Size (Acreage or Square Feet): 2.13 Acres Building or Suite Square Footage: 4,500

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 600,000
 Describe All Proposed Building Modifications: Brand new Home

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

Date Received: _____
 SPR Agenda: _____ Item No. _____
 Zone: _____ SPR No. _____
 Historic District: Yes No
 Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: There is on home on Parcel
 Proposed Building Use: _____
 Proposed Hours of Operation: M-F Business hours
 Days of Week In Operation (Circle): Su M Tu We Th Fr Sa _____
 Number of Employees Per Day: Existing _____ Proposed 2-5
 Number of Customers Per Day (Estimated): Existing _____ Proposed _____
 Predicted Peak Operating Hour: _____
 Describe Any Truck Delivery Schedule & Operations: _____
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): none
 Describe Any Special Events Planned for the Facility: none

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: Hialys Sousa Signature of Owner or Authorized Agent* _____

Address: 2539 W. Sweet Ave _____ Date: 10/6/2021

City, State, Zip: Visalia CA 93291 Owner _____

Phone: 559 802 0348 _____

Email: hsousa@kw.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

AGENCY AUTHORIZATION FORM

OWNER:

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

077-190-016-000

AGENT:

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

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

Executed this 6 day of October, 2021.

OWNER	Signatures	AGENT
Signature of Owner 		Signature of Agent
Owner Mailing Address <u>2539 W. Sweet Ave</u>		Agent Mailing Address _____
<u>Visalia CA 93291</u>		Agent Phone Number _____
Owner Phone Number <u>559 802 0348</u>		Agent Phone Number _____

