

# SITE PLAN REVIEW AGENDA

2/16/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

**ITEM NO: 1        Resubmit**

SITE PLAN NO: SPR21074

PROJECT TITLE: Shirk & Riggin Industrial Park

DESCRIPTION: Proposed Industrial Development on 280 Acres (X)

APPLICANT: Molly McDonnel

OWNER: RITCHIE LARRY J & MARY E (TRS)(L&MR TR  
DOEVILLE RANCH INC

APN: 077840002  
077840003  
000013862

LOCATION:

**ITEM NO: 2        Resubmit**

SITE PLAN NO: SPR22003

PROJECT TITLE: River Run 2022

DESCRIPTION: New TSM 172 lots (R-1-5/RM2)

APPLICANT:

OWNER: DYT DORIS (TR) (REV TR)

APN: 103020051  
103020052  
103020057  
103020070  
103020064

LOCATION: 4000 E ST JOHNS PKWY

**ITEM NO: 3        Resubmit**

SITE PLAN NO: SPR22009

PROJECT TITLE: Gill Food Mart

DESCRIPTION: Construct a 1802 sf Automotive Repair Shop

APPLICANT: Steve Sparshott

OWNER: SINGH MANJIT

APN: 096291041

LOCATION: 1930 S MOONEY BLVD  
1950 W WALNUT AVE

**ITEM NO: 4        Resubmit**

SITE PLAN NO: SPR22016

PROJECT TITLE: Component Coffee Lab

DESCRIPTION: Roastery for Coffee Lab and Wholesale Customers (CMU)

APPLICANT: Greg Amend

OWNER: SHEPARD JANE HELEN CROSS

APN: 094231007

LOCATION: 620 E MAIN ST

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

2/16/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 5

SITE PLAN NO: SPR22029

PROJECT TITLE: AAA Facility

DESCRIPTION: To Construct an All Inclusive AAA Facility to Serve Multiple Counties in California. (BRP)

APPLICANT: Corwyn Oldfield

OWNER: AMERICAN INCORPORATED

APN: 081170013

LOCATION: 231 S KELSEY ST

## ITEM NO: 6

SITE PLAN NO: SPR22030

PROJECT TITLE: Tommy's Carwash

DESCRIPTION: Carwash in new Commercial Development (C-R)

APPLICANT: Molly Baumeister

OWNER: NO COUNTY DATA

APN: 000014678

LOCATION: 4320 S MOONEY BLVD

## ITEM NO: 7

SITE PLAN NO: SPR22031

PROJECT TITLE: 2405 W. Whitendale Ave

DESCRIPTION: Gas Pump Canopy (C-MU)

APPLICANT: Steve Sparshott

OWNER: JOSHI ONKAR

APN: 121090060

LOCATION: 2405 W WHITENDALE AVE

## ITEM NO: 8

SITE PLAN NO: SPR22032

PROJECT TITLE: R-M-2 on Site Improvements

DESCRIPTION: Additional Parking & New Upgraded Fencing (R-M-2)

APPLICANT:

OWNER: BUSTAMANTE MARY F (TR)

APN: 091214015

LOCATION: 1413 N BURKE ST

## ITEM NO: 9

SITE PLAN NO: SPR22033

PROJECT TITLE: Singh 8 Unit Complex

DESCRIPTION: New Development of Max Allowed 8 Unit Apartments (R-M-2)

APPLICANT: Martin Rojas

OWNER: SIEBERT BENJAMINE J& MARILYN L(TR FAM

APN: 119040021

LOCATION: Corner of Linwood St & Walnut Ave.

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**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Molly Baumeister (4-Creeks, Inc)</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S Santa Fe, STE A</u>		
City, State, Zip <u>Visalia, CA 93292</u>	Owner _____	Date _____
Phone: <u>559-802-3052</u>	<i>Molly Baumeister</i>	<u>2/10/22</u>
Email: <u>mollym@4-creeks.com</u>	Authorized Agent* _____	Date _____

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

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

OWNER: **See prior SPR Application (SPR 21-074) Dated 4/20/2021**

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 _____



**Operational Statement for  
Shirk & Riggin Industrial Park  
APN's: 000-013-862, 077-840-002, 077-840-003**

**Project Overview:** The Shirk & Riggin Industrial Park will be located in central California on the northern edge of the City of Visalia. The project will provide for a mix of industrial and commercial uses within the western entry to the City. The Project is situated just north of the existing Visalia City Limits, at the northwest corner of Shirk Street and Riggin Avenue. The City of Visalia General Plan designates the site as Industrial and Light Industrial. The City of Visalia's General Plan and Zoning Ordinance intend industrial land use areas be used to provide appropriate industrial areas to accommodate enterprises engaged in manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. The Zoning Ordinance provides development standards for projects in the Industrial zones, including a maximum building height of 75 feet, minimum site area of 5 acres, and building setbacks ranging from 0-20 feet depending on adjacent land uses. The Project includes annexation of the project into the City Limits, as well as a Master Conditional Use Permit to allow the proposed convenience store and drive through restaurants, and for a reduction in minimum parcel size from the City standard. It is proposed that the Master CUP apply to all parcels involved in the Project.

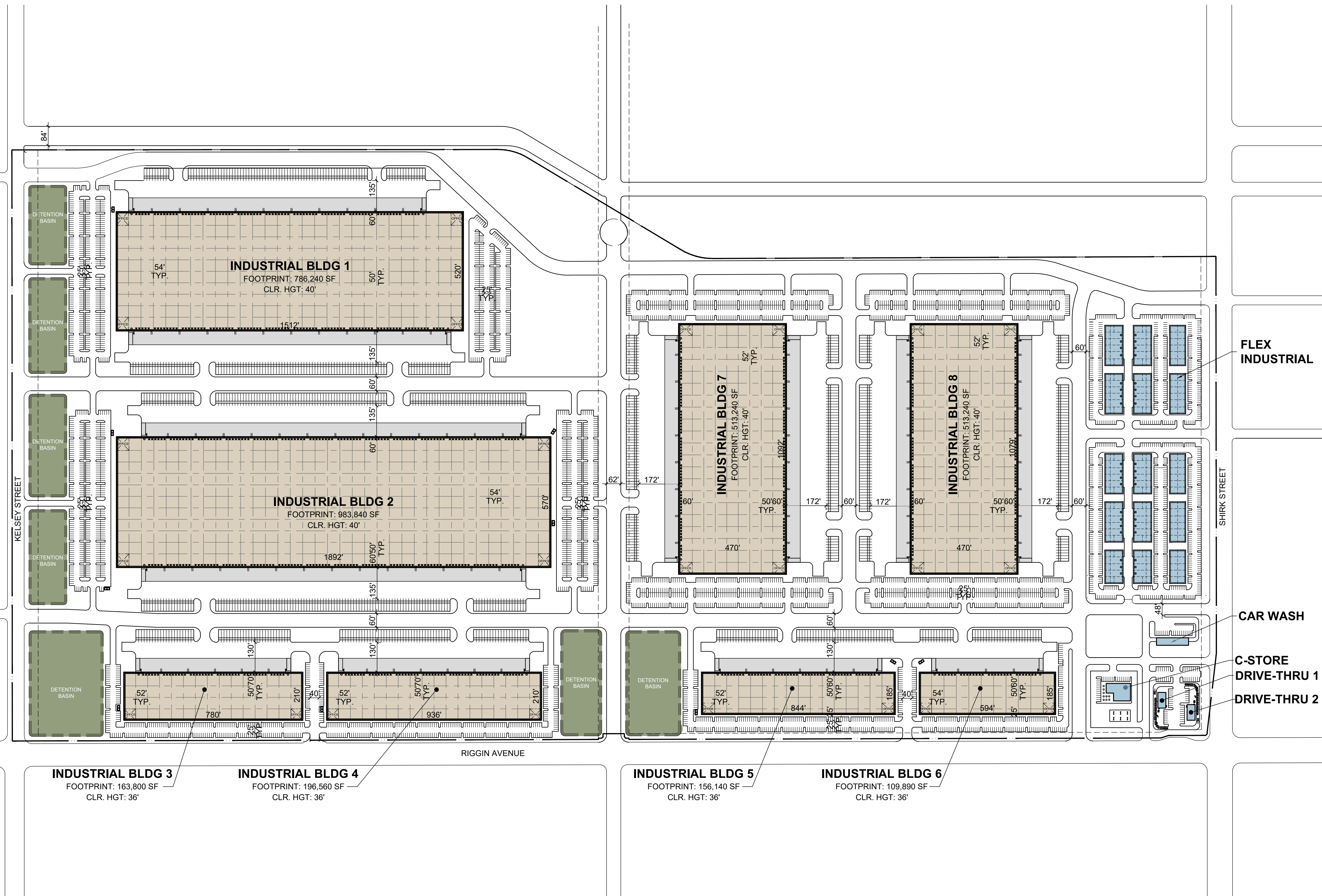
**Proposed Uses:** Proposed Uses within the Shirk & Riggin Industrial Park include warehouses, drive-thru restaurants, a convenience store, a car wash, and other uses permitted within the City of Visalia Industrial Zone. A separate Conditional Use Permit will be required if additional non-permitted uses are proposed in the future.

**Potential Employee Numbers:** In the light industrial areas (Parcels 12), it is estimated that the employment density will be 800 ft<sup>2</sup> per employee. Because the sum of light industrial building space is 210,000 ft<sup>2</sup>, it is estimated that there will be approximately 263 employees. In the heavy industrial areas (Parcels 1-8), the employment density is estimated to be 1,500 ft<sup>2</sup> per employee. Because the sum of heavy industrial building space is 3,422,950 sf<sup>2</sup>, it is estimated that there will be approximately 2,281 employees.

**Parking Calculations:** Section 17.34.020 of the City of Visalia Municipal Code requires that manufacturing plants and other industrial uses have one parking space for each employee during shift of maximum employment, plus one parking space for each vehicle used in conjunction with the use. Restaurants are required to have one parking space for each 150 ft<sup>2</sup> of building area, and general retail stores are required to have one parking space for each 300 ft<sup>2</sup> of building area. The Table below summarizes the required parking calculations.

Land Use	Building Area (SF)	Parking Requirements		Parking Required	Parking Proposed
		SF / Employee	Spaces / Building Area		
Light Industrial	210,000 SF	800	N/A	263 Spaces	309 Spaces
Heavy Industrial	3,422,950 SF	1500	N/A	2,281 Spaces	3,331 Spaces
C-Store	6,900 SF	N/A	1 space/300 SF	23 Spaces	23 Spaces
Drive-Thru Restaurants	4,800 SF	N/A	1 space/150 SF	32 Spaces	62 Spaces
Car Wash	4,500 SF	N/A	1 Space/500 SF	9 Spaces	17 Spaces
<b>Total</b>	<b>4,393,073 SF</b>			<b>2,608 Spaces</b>	<b>3,742</b>

**Accessible Parking:** Page PK-5 of the City of Visalia Engineering Design & Improvement Standards provides the requirements for minimum number of accessible stalls required based on the total number of stalls proposed. For projects proposing greater than 1001 parking stalls, the minimum number of disabled accessible parking spaces is 20 plus one for each 100 or fraction thereof over 1000. Therefore, the project would require 48 accessible parking spaces based on the proposed 3,742 total spaces. Page PK-3 of the City of Visalia Engineering Design & Improvement Standards states that one in every six accessible parking stalls shall be van accessible. Therefore, of the 48 accessible spaces, at least eight must be van accessible.

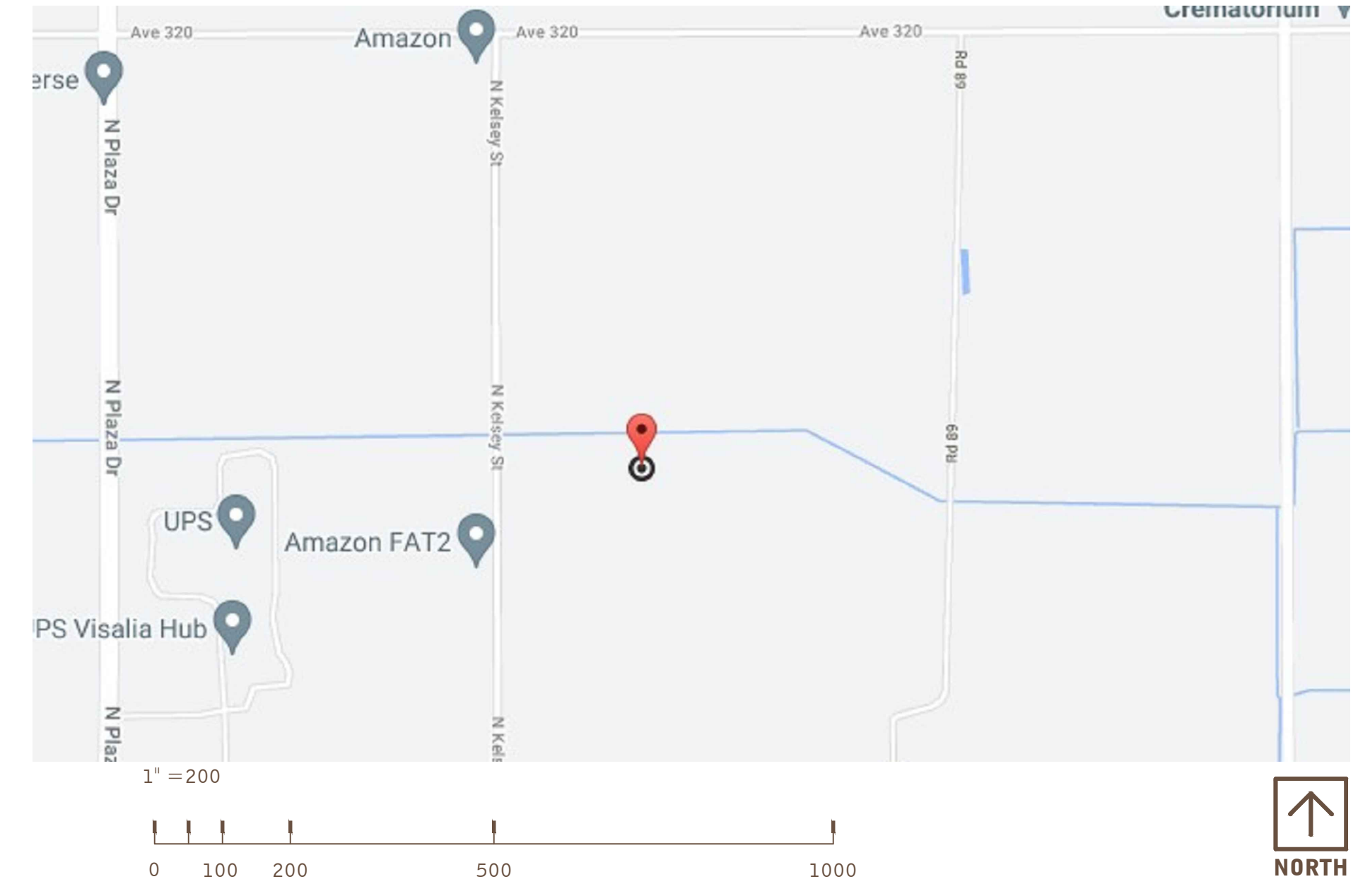


This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: CIVIL CAD FILE

PROJECT DATA:															
SITE					BUILDING		GROSS	NET	PARKING						
SITE	SITE AREA (SF)	SITE AREA (ACRE)	DETENTION (SF)	DETENTION (%)	NET SITE AREA (SF)	BLDG.	BUILDING FOOTPRINT	GROSS COVERAGE	NET COVERAGE	PARKING PROVIDED	PARKING RATIO	REQ. ACC. STALLS	TRAILER PARKING	DOCK-HIGH DOORS	GRADE-LEVEL DOORS
1	12,194,988	279.96	1,363,370	11.2%	10,831,618	1	786,240	28.9%	32.6%	598	@0.76/1000 SF	12 STALLS	193	171	4
						2	1,078,440			687	@0.64/1000 SF	14 STALLS	246	214	4
						3	163,800			244	@1.49/1000 SF	7 STALLS	47	43	2
						4	196,560			275	@1.4/1000 SF	7 STALLS	60	54	2
						5	156,140			244	@1.56/1000 SF	7 STALLS	57	47	2
						6	109,890			177	@1.61/1000 SF	6 STALLS	37	29	2
						7	513,240			578	@1.13/1000 SF	12 STALLS	147	128	4
						8	513,240			528	@1.03/1000 SF	11 STALLS	147	128	4
						DRIVE-THRU 1	2,368			-	@0.1/1000 SF	1 STALLS	-	-	-
						DRIVE-THRU 2	2,368			-	@0.1/1000 SF	1 STALLS	-	-	-
C-STORE	6,922	-	@0.1/1000 SF	1 STALLS	-	-	-								
TOTAL	12,194,988	280	###	11.2%	10,831,618	3,529,209	28.9%	32.6%	3,331	@0.94/1000 SF	93 STALLS	934	814	24	



scheme: 02

Conceptual Site Plan

Kelsey Street  
Visalia, CA 93229

**WARE MALCOMB**

SNR21-0165-00  
12.30.2021

SHEET  
1



# SHIRK & RIGGIN INDUSTRIAL PARK TENTATIVE PARCEL MAP

## SITE DATA:

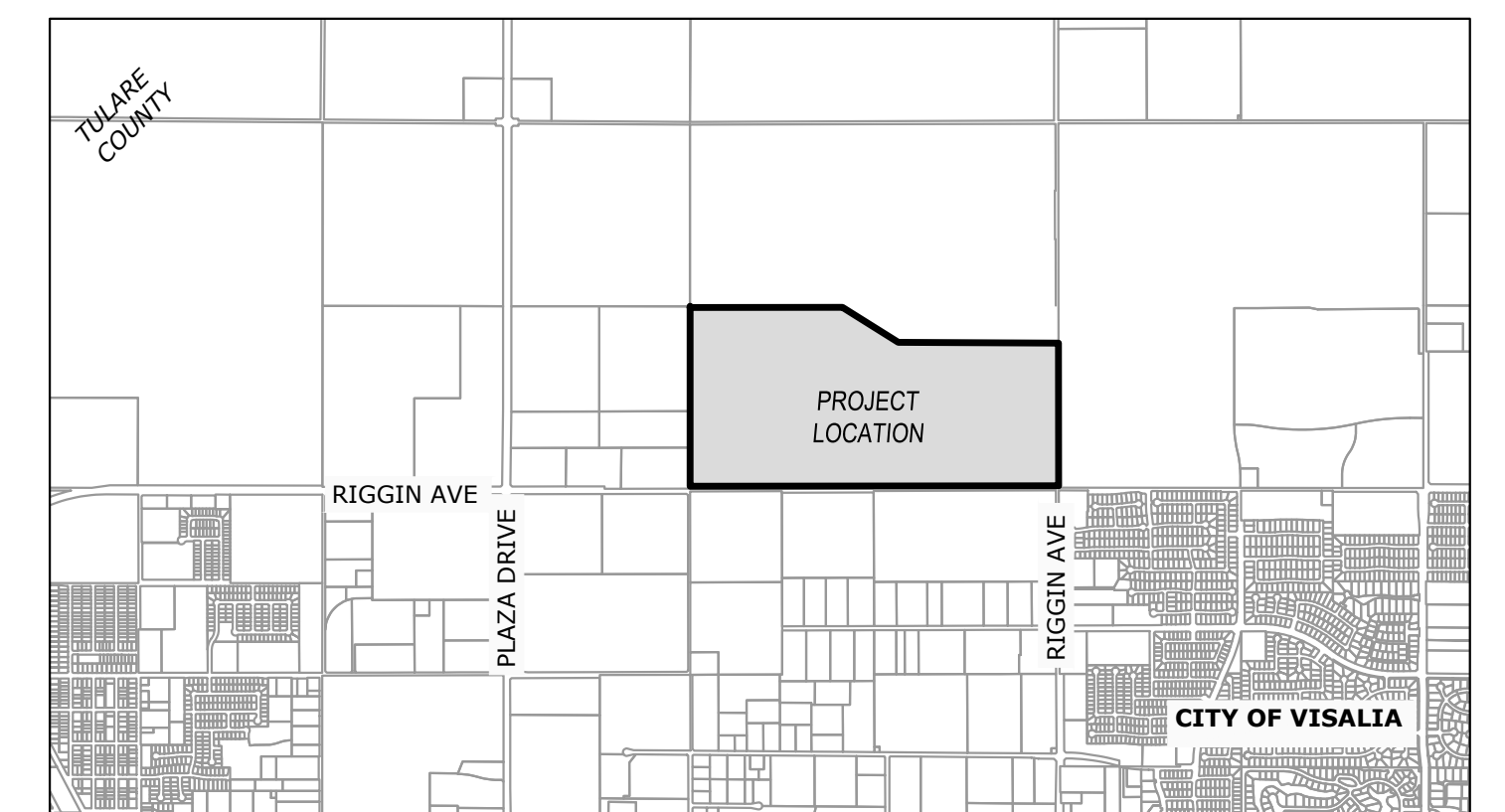
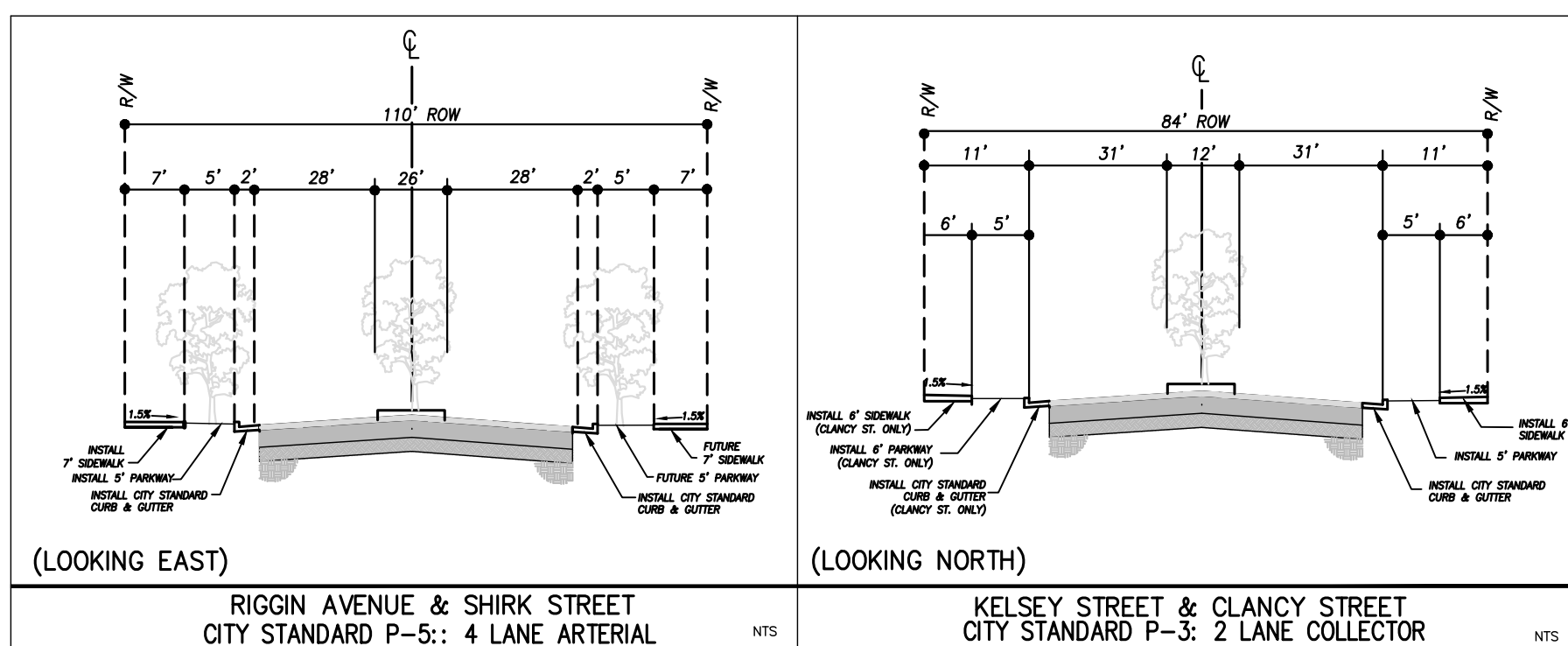
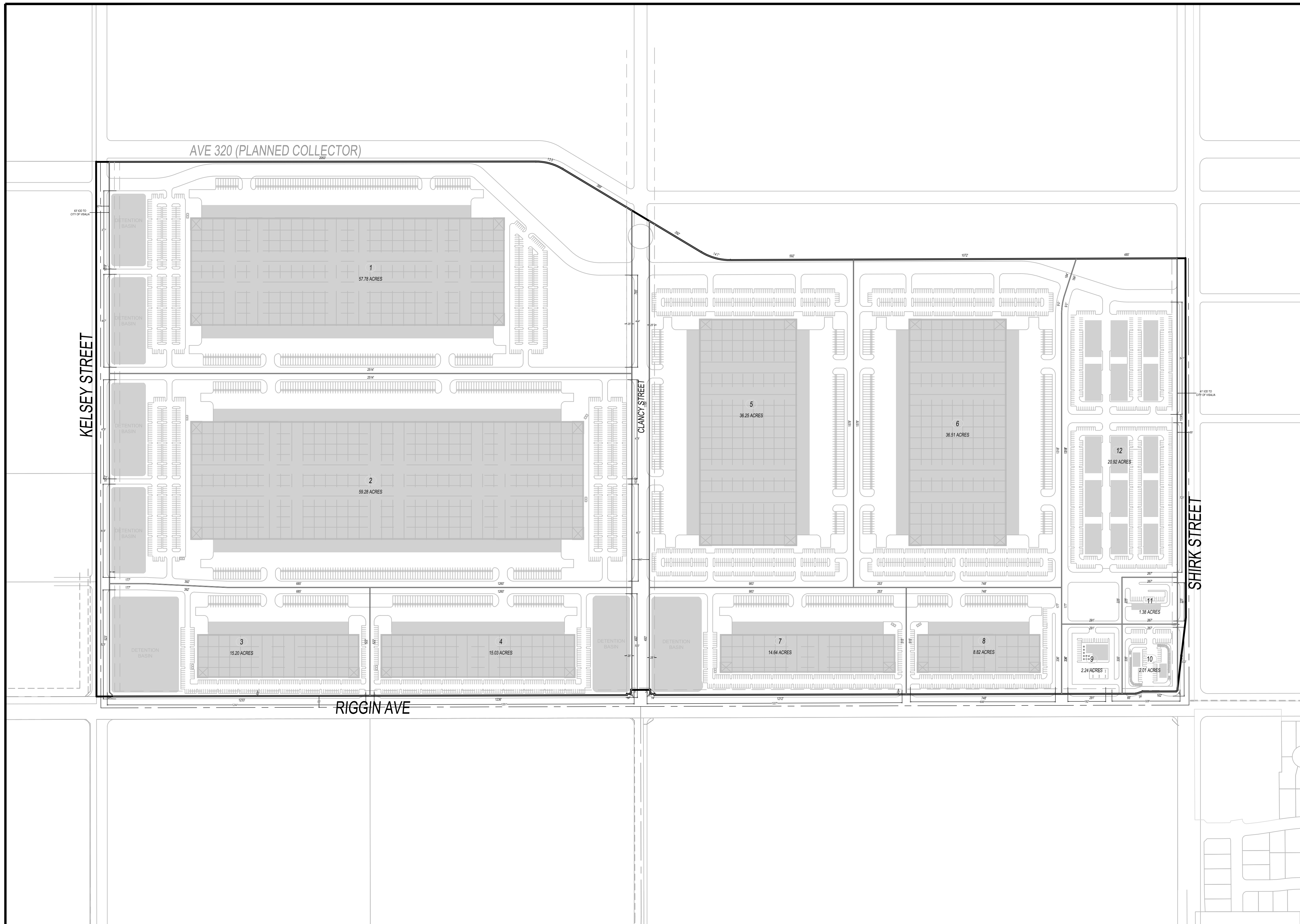
APN: 000-013-862, 077-840-002, 003  
 ACRES: +/- 280 ACRES  
 ZONING (PROPOSED): LIGHT INDUSTRIAL, INDUSTRIAL  
 GENERAL PLAN (EXISTING): LIGHT INDUSTRIAL, INDUSTRIAL  
 GENERAL PLAN (PROPOSED): LIGHT INDUSTRIAL, INDUSTRIAL

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

## STREET RIGHT-OF-WAY

SHIRK STREET: 41' IOD TO THE CITY OF VISALIA TO CREATE 55' TOTAL ROW FROM CENTERLINE.

KELSEY STREET: 63' IOD TO THE CITY OF VISALIA TO CREATE 42' TOTAL ROW FROM CENTERLINE.



## VICINITY MAP

PREPARED BY:



324 S. SANTA FE ST., STE. A  
 VISALIA, CA 93292  
 TEL: 559.802.3052  
 FAX: 559.802.3215

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: RIVER RUN 2022 Date: 2/16/22

Project Description: NEW 172 lot DESCRIPTION

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: DOBIS DYT

Applicant(s) Name: QUEST EQUITY LLC

Project Address/Location: St. Johns & Houston

Assessor Parcel Number: 103.070.064, 51, 52, 57, 70

Parcel Size (Acreage or Square Feet): 33 Acres Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Date Received: 02/10/2022

SPR Agenda: 02/16/2022 Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. 22-003

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: \_\_\_\_\_

Proposed Building Use: \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_

\_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
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  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
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  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
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  - 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: Quest Equity LLC Signature of Owner or Authorized Agent

Address: 1878 N. Mooney St

City, State, Zip: Visalia, CA 93292 Owner Date: 08/22

Phone: 559-799-6993 Org Authorized Agent Date: 08/22

Email: \_\_\_\_\_

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM


OWNER: Darren Dy declare as follows: I am the owner of certain real property bearing assessor's parcel number (APN) 103-020-068 103-020-072

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.

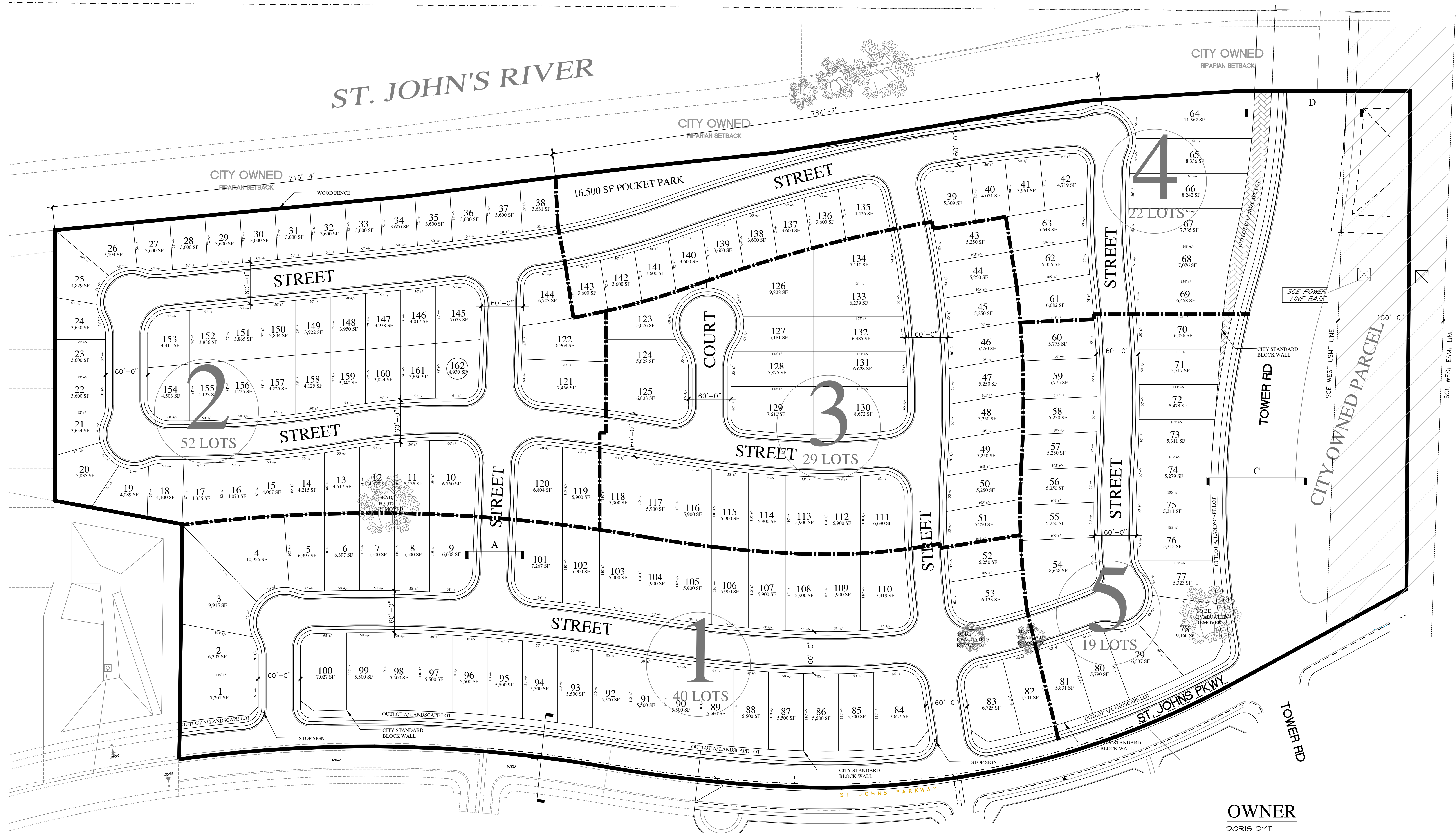
I declare under penalty of perjury the foregoing is true and correct.

Executed this 29th day of Dec 2021

OWNER	AGENT
 Signature of Owner	_____ Signature of Agent
<u>30312 Rd, 152</u> Owner Mailing Address	_____ Agent Mailing Address
<u>Visalia, Ca. 93292</u> Owner Phone Number	_____ Agent Phone Number
<u>559-865-3608</u> Owner Phone Number	_____ Agent Phone Number



# ST. JOHN'S RIVER



## TENTATIVE SUBDIVISION MAP FOR RIVER RUN 2022

VISALIA CALIFORNIA

### OWNER

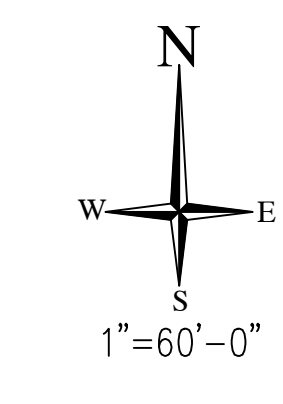
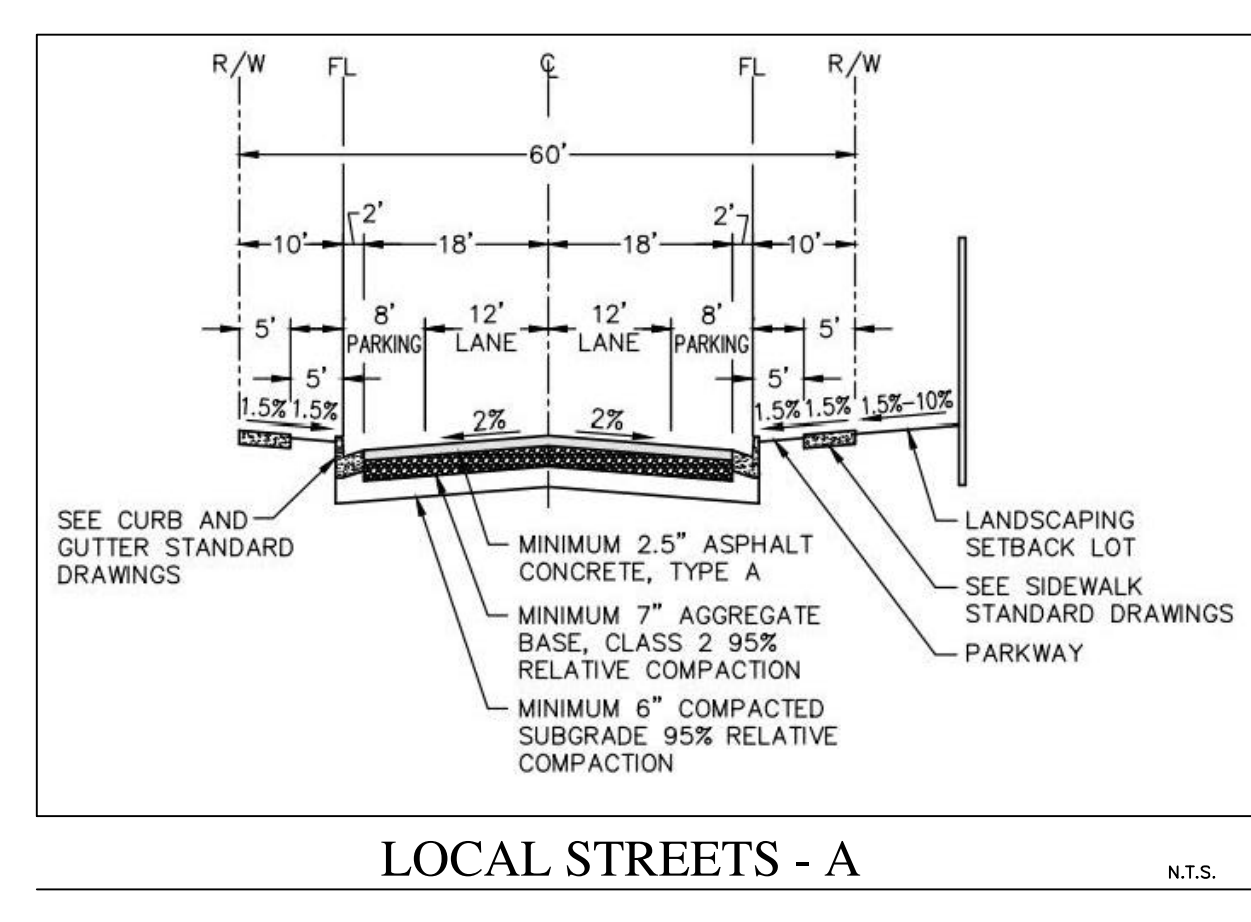
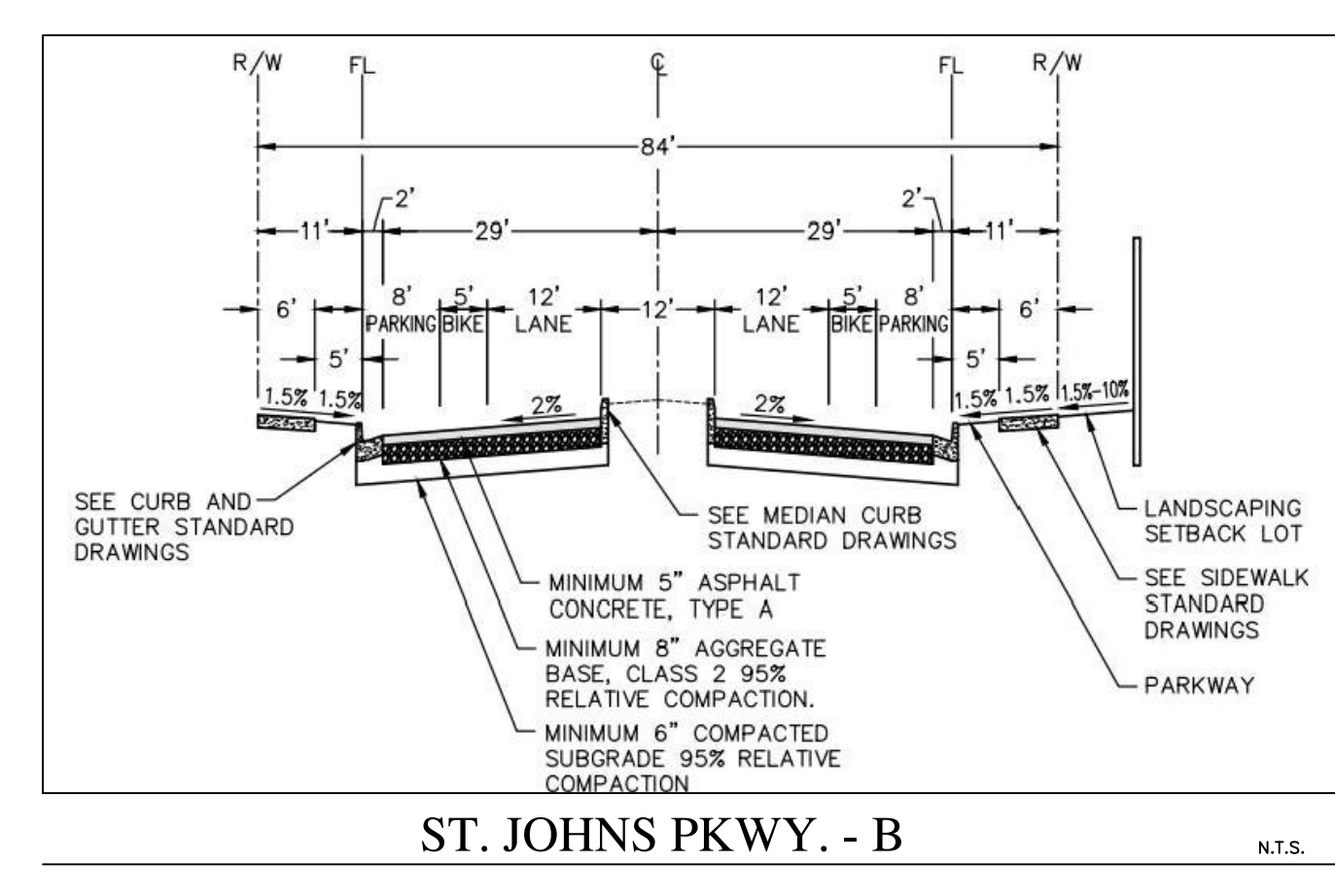
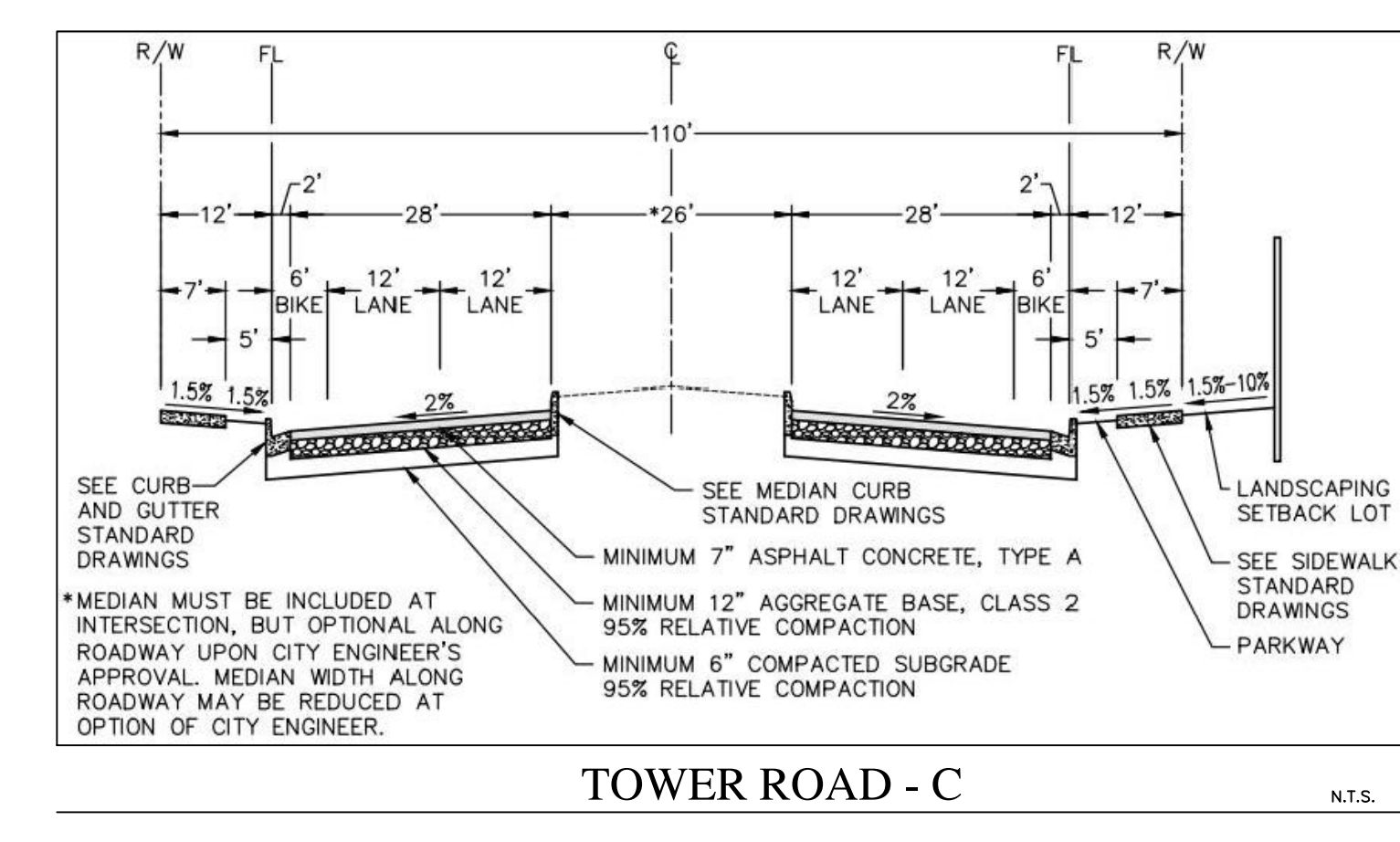
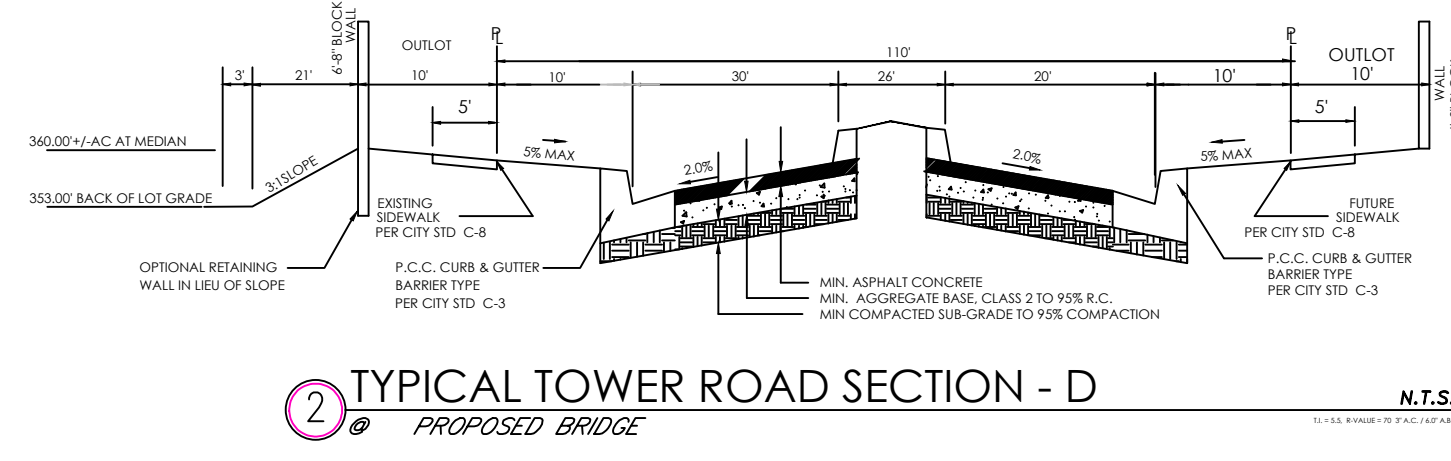
DORIS DYT

### DEVELOPER

QUEST EQUITY LLC  
GREG NUNLEY (559)799-6993  
1878 N MOONEY BLVD SUITE J  
TULARE, CA 93214

### PROJECT INFO

NORTH EAST OF MC AULIFF STREET AND ST. JOHN'S PARKWAY  
APN: 103-020-051, 103-020-052, 103-020-051,  
103-020-064, 103-020-070  
TOTAL AREA: 33.02 AC  
EXIST. USE: AGRICULTURE  
PROPOSED USE: RESIDENTIAL  
FLOOD ZONE: X  
TOTAL LOTS: 162  
LOT AREA: 3600 MIN/ 14,082 MAX  
ZONING: R-1  
DENSITY: 4.90 UNITS/AC



REVISIONS	DATE	BY
1		BN
2	FEBRUARY 2022	
3		
4		

**A.W. ENGINEERING**  
overengineering@gmail.com  
VISALIA, CA 93292  
(559) 713-6139  
724 N. BEN MADDOX WAY SUITE A

TENTATIVE SUBDIVISION MAP FOR  
**RIVER RUN 2022**  
VISALIA CALIFORNIA

SHEET  
**SITE**  
JOB NUMBER:



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

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

GENERAL PROJECT INFORMATION

Project/Business Name: GILL FOOD MART Date: 2/10/2009  
 Project Description: AUTOMOTIVE REPAIR  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 12009  
 Property Owner: M & M MADDY SUDPH  
 Applicant(s) Name: || || ||  
 Project Address/Location: 1950 W. WALNUT  
 Assessor Parcel Number: 096-291-41  
 Parcel Size (Acreage or Square Feet): 27,742± Building or Suite Square Footage: 1802±  
 Are There Any Proposed Building Modifications: Yes  No

--- 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

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_  
 Describe All Proposed Building Modifications: NEW BUILDING

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: VACANT LAND, ADJACENT SMOG, MINI MART GAS  
 Proposed Building Use: AUTOMOTIVE REPAIR  
 Proposed Hours of Operation: 8-7  
 Days of Week In Operation (Circle): Su  M T W Th F Sa   
 Number of Employees Per Day: 5 Existing \_\_\_\_\_ Proposed \_\_\_\_\_  
 Number of Customers Per Day (Estimated): 20+ Existing \_\_\_\_\_ Proposed \_\_\_\_\_  
 Predicted Peak Operating Hour: 10-5  
 Describe Any Truck Delivery Schedule & Operations: MINIMAL  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): \_\_\_\_\_  
 Describe Any Special Events Planned for the Facility: \_\_\_\_\_

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



**SITE PLAN MINIMUM REQUIREMENTS**

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  - 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: STEVE SPARSHOT Signature of Owner or Authorized Agent\*

Address: 1206 W. EVANS

City, State, Zip: VISALIA, CA 93277 Owner \_\_\_\_\_ Date \_\_\_\_\_

Phone: 559-679-7565 Authorized Agent\* [Signature] Date 2/10/2022

Email: FSURSHOTZ@YAHOO.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, MANNY QIU, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 090-291-41

AGENT:

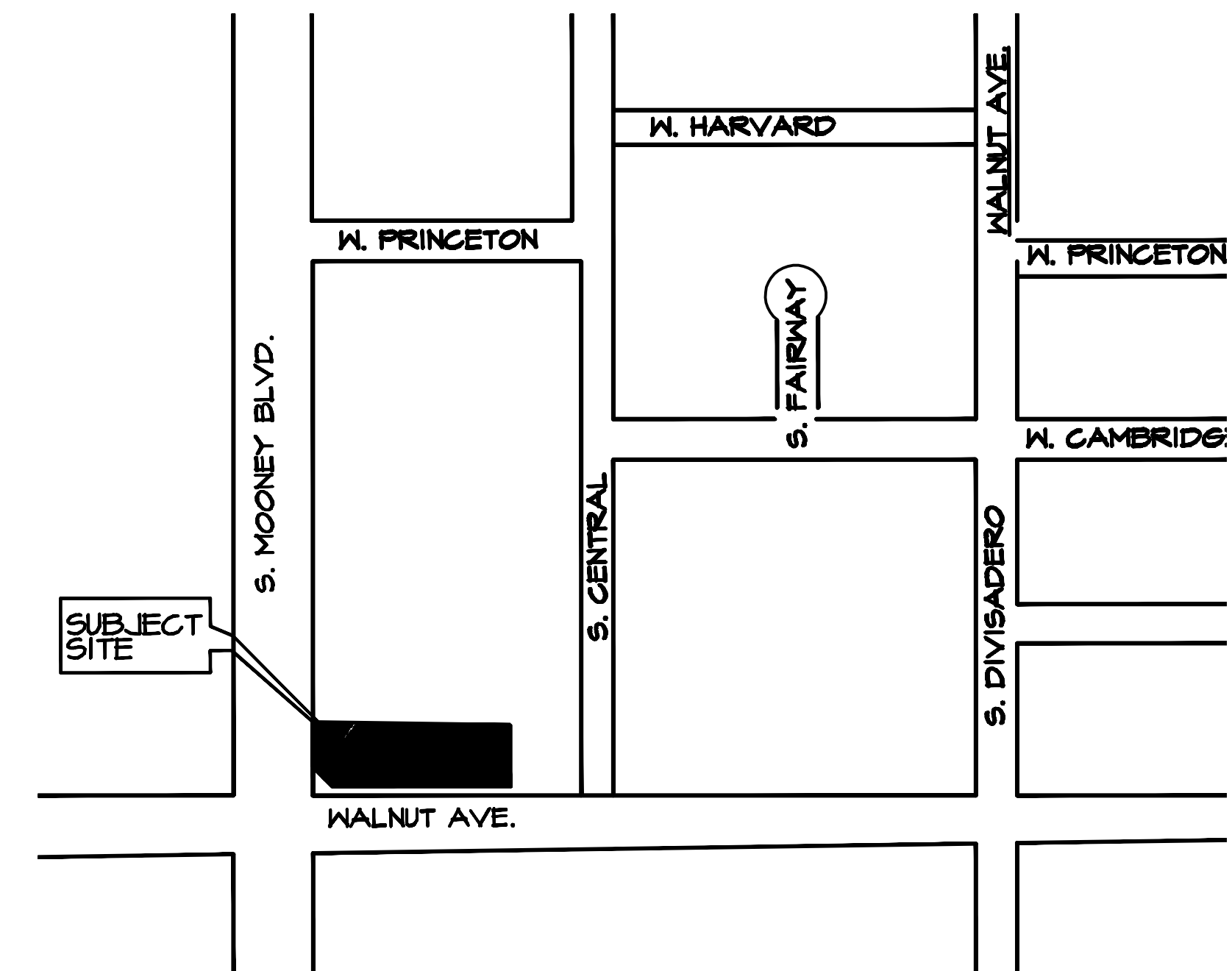
I designate STEVE SPARSHOT to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to CONSTRUCT NEW BUILDING SITE PLAN REVIEW relative to the property mentioned herein.

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

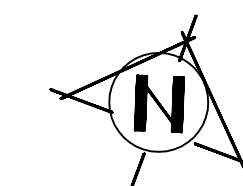
Executed this 13TH day of FEBRUARY, 20  .

OWNER	AGENT
Signatures	Signatures
Signature of Owner <u>Mannjit Singh</u>	Signature of Agent <u>[Signature]</u>
Owner Mailing Address <u>1930 S. mooney Blvd</u> <u>visalia CA 93277</u>	Agent Mailing Address <u>1206 W. EVANS</u> <u>VISALIA CA 93277</u>
Owner Phone Number <u>559-280-5799</u>	Agent Phone Number <u>559-679-7565</u>





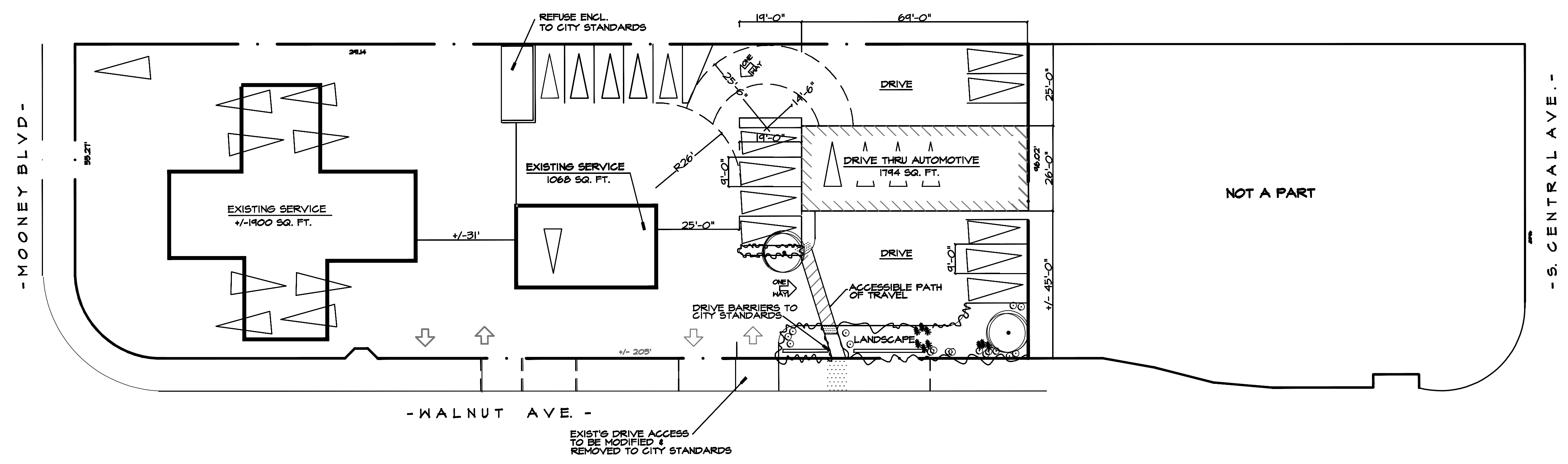
VICINITY MAP



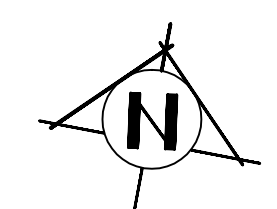
NO SCALE

**PARKING:**  
 NEW AUTO REPAIR:  $1794/400 = 5$  STALLS  
 EXISTING SMOG TESTING:  $+/-1068/400 = 3$  STALLS  
 EXISTING MINI MART:  $+/-1900/500 = 4$  STALLS  
 12 STALLS REQUIRED  
 15 OPEN STALLS PROVIDED  
 13 CANOPY/ENCLOSED STALLS PROVIDED

**OWNER:** PREVIOUS SFR.. 19-095  
 MR. & MRS. MANNY SINGH  
 5711 W. CLINTON  
 VISALIA, CA. 93291  
**SITE AREA:** 27,742 SQ. FT.  
**PROJECT DESCRIPTION:** DRIVE-THRU AUTOMOTIVE REPAIR  
**PROJECT ADDRESS:** 1950 W. WALNUT  
 VISALIA, CA.  
**ZONING:** "C.S.O."  
**DESIGN DISTRICT:** "A" MOONEY CORRIDOR



SITE PLAN



Scale: 1"=20'-0"

APN 096-291-41  
 1950 W. WALNUT  
 VISALIA, CALIFORNIA

DESIGN & DRAFTING  
 LOCAL EXISTING  
 VISALIA, CALIF. 93291  
 564-674-1565

STEPHEN O. SPARSHOTT

A NEW AUTO REPAIR FOR:  
**GILLFOOD MART** CA.  
 1950 W. WALNUT VISALIA

SHEET  
 OF

# 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](http://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: Component Coffee Lab Date: .1/20/2022

Project Description: Component Coffee Lab would like to establish 620 e main as the Roastery for our locations and wholesale customers, Also will be open for retail sales

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Jane Shepard

Applicant(s) Name: Gregory Amend, Jonathan Anderson, Miguel Reyes

Project Address/Location: 620 E MAIN ST Visalia CA 93292

Assessor Parcel Number: 094-231-007

Parcel Size (Acreage or Square Feet): 6474 Building or Suite Square Footage: 3900

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Date Received: \_\_\_\_\_

SPR Agenda: \_\_\_\_\_ Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. 22-016

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: Flower Shop: Retail/ wholesale

Proposed Building Use: Coffee Roastery: Manufacturing/ wholesale, Retail

Proposed Hours of Operation: Monday- Friday 800-1700

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

Number of Employees Per Day: Existing 0 Proposed 3

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

Predicted Peak Operating Hour: 1000-1300

Describe Any Truck Delivery Schedule & Operations: Truck deliveries consist of bi monthly coffee beans that were being delivered to 514 e main, and any equipment purchases for wholesale clients (1-2 deliveries a month)

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
(Provide Separate Attachment if Necessary): None: Current parking spaces or existing street parking will suffice

Describe Any Special Events Planned for the Facility: No events planned. May hold company meetings here

**SITE PLAN MINIMUM REQUIREMENTS**

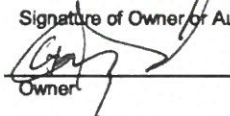
SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 

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

REQUIRED SIGNATURE

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

Name: <u>Greg Amend</u>	Signature of Owner or Authorized Agent*	
Address: <u>514 E Main St</u>		Date <u>1/20/22</u>
City, State, Zip <u>Visalia CA 93292</u>	Owner	
Phone: <u>9517196104</u>		
Email: <u>greg@componentcoffeelab.com</u>	Authorized Agent*	Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

094-231-007-000

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 20th day of JANUARY, 2022

OWNER	Signatures	AGENT
<u>Jane C. Shepard</u>		
Signature of Owner		Signature of Agent
<u>111 S. ELM ST</u>		
Owner Mailing Address		Agent Mailing Address
<u>VISALIA, CA 93291</u>		
<u>415-505-9301</u>		
Owner Phone Number		Agent Phone Number



## **Component Coffee Roastery / Headquarters**

620 E. Main Street  
Visalia, Ca 93292

### **Operation Statement**

Use: Retail, storage, office, and coffee roasting.

We plan to use this space to fulfill our online orders from customers and provide subscription and walk-in options for purchasing our bags of coffee. Our objective is to provide a retail experience connecting the customer to the coffee roasting process by offering each of our coffee varieties in 12 oz, 2.2lb and 5lb bag purchasing options. We also plan to use additional space within the Retail area as offices and meeting area for our staff during non-walk in retail hours. The warehouse area will be used for parking of our trailer and vehicle associated with the business as well as storage (112 sq. ft) of dry goods.

### **Retail Plan**

Our plan is to keep the retail area streamlined and simplified for the customer to quickly pick up the coffee bag of their choice in the selected size they need. We will fill-to-order all of the 5lb coffee bag purchases so as to avoid expiration of product on the shelves. We will keep each coffee variety we roast in stock for all our customers and coffee shops to receive the products they need. There will be appropriate signage for walk-in customers indicating all options and a display area to purchase the coffee bags.

Our mobile (Toast GO) checkout system will allow our staff to ring up customers from anywhere in the warehouse and help them load products into their cars or provide drive up services if need be. We also plan to retail our coffee through our website where customers can place orders for pick up or delivery at [www.componentcoffeelab.com](http://www.componentcoffeelab.com)

The larger bag options are exclusive to the Component Coffee Roastery location and can not be found in our regular retail coffee shops. We will also have home brewing devices and mugs available to purchase with the coffee bags.

## **Component Coffee Roastery / Headquarters**

620 E. Main Street  
Visalia, Ca 93292

### **Our offerings:**

#### Coffee Beans

12 oz, 2.2lb, 5 lb- Decaf Guatemalan  
12 oz, 2.2lb, 5 lb- Ethiopian Coffee  
12 oz, 2.2lb, 5 lb- Peru Coffee  
12 oz, 2.2lb, 5 lb- Guatemalan Coffee

#### Other Retail

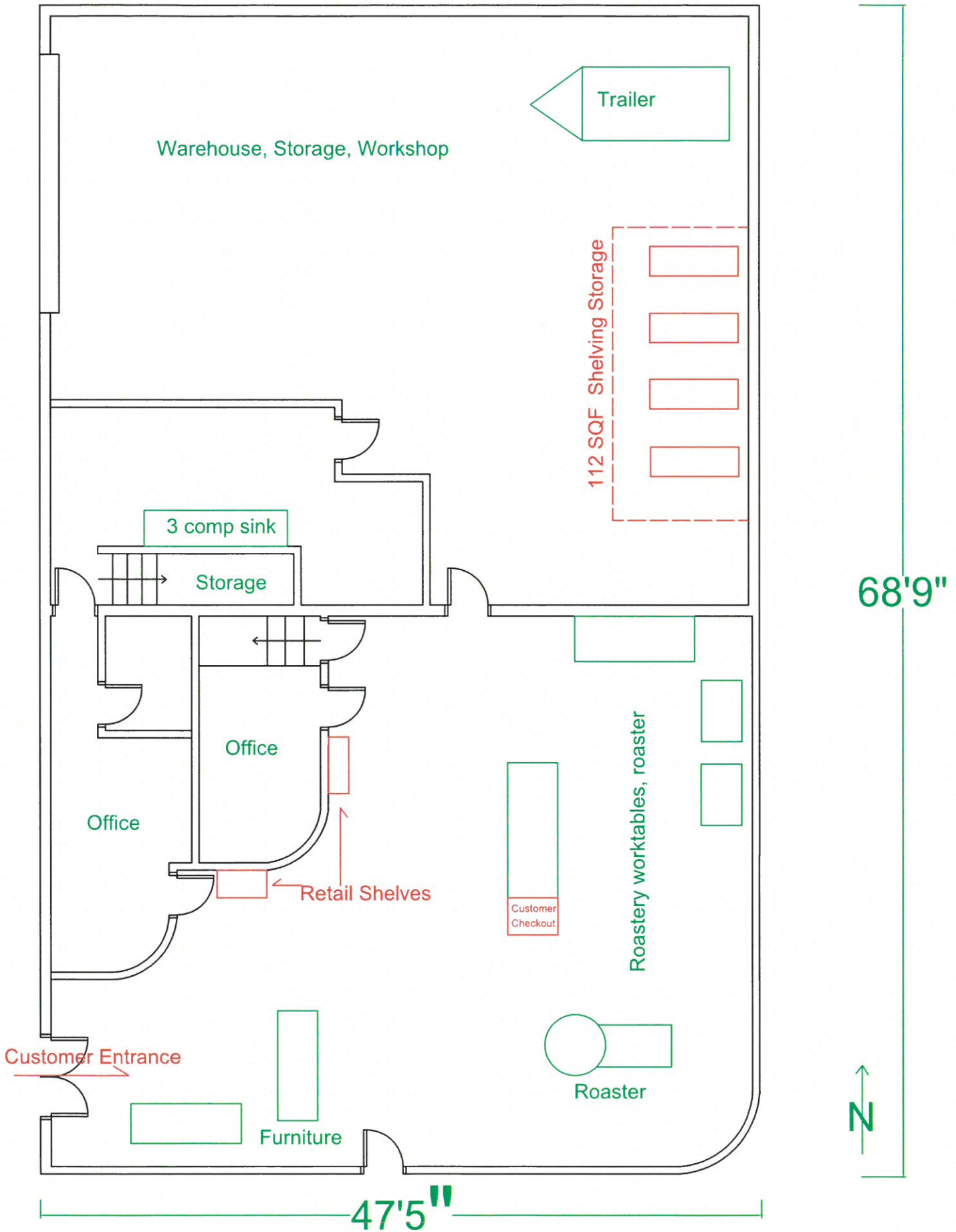
Coffee mugs  
Home Coffee Brewing Devices

### **Hours:**

Walk in Retail Hours: Monday - Friday 1:00-4:00pm  
Online Ordering Hours: 24/7

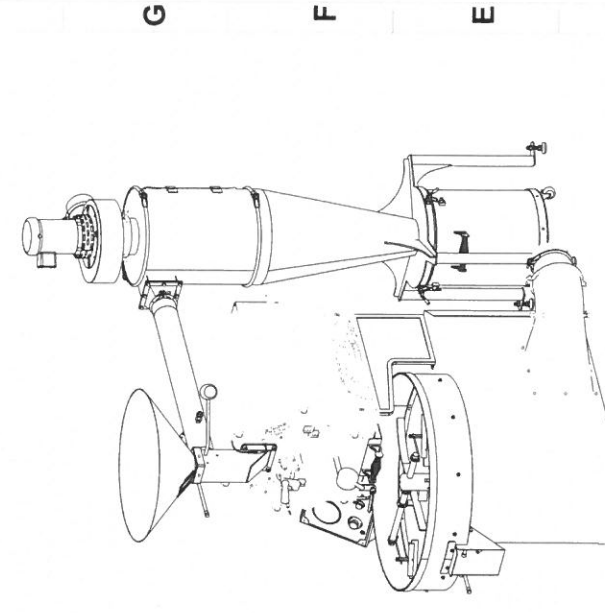
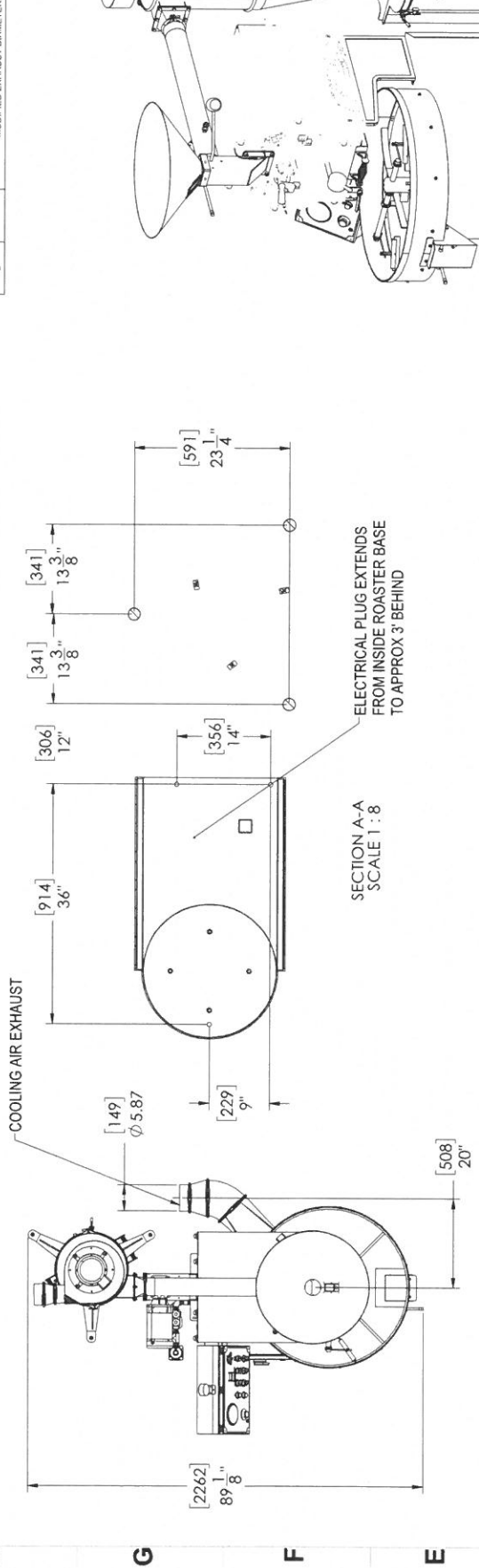
### **Location layout: (see attached)**

Retail area: 1800 Sq. feet.  
Warehouse area: 1900 sq. feet



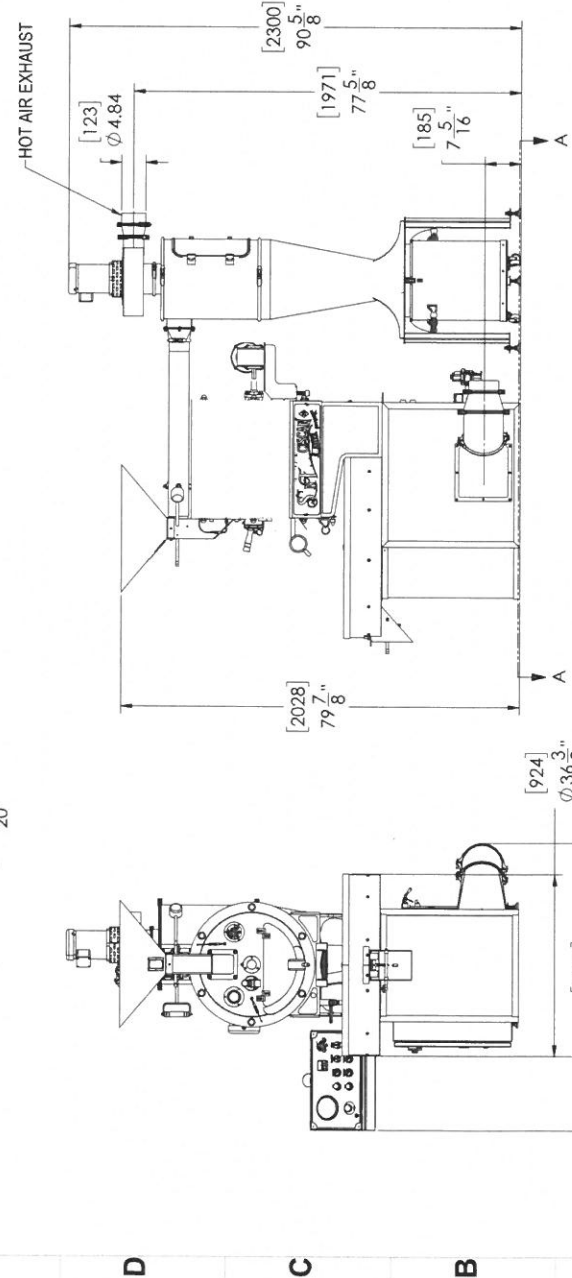
REV. A	ZONE	DESCRIPTION	DATE
B		INITIAL RELEASE	07/01/20
		MODIFIED EXHAUST DIAMETER TO 5"	10/22/20

1	2	3	4	5	6	7	8
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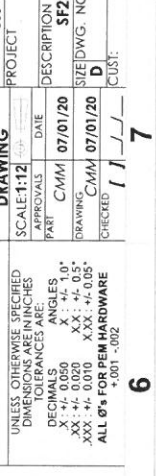


**MAINTAIN 18" CLEARANCE FROM ALL COMBUSTIBLES AROUND ROASTER PERIMETER**

WEIGHT	-1150 LBS / 523 KG
DIMENSIONS (LxWxH)	89 1/8" X 57 1/2" X 90 3/8" - 226cm X 146cm X 230cm
HOT AIR EXHAUST	5"-123 mm UL 103 HT POSITIVE PRESSURE VENT PIPE (350 CFM)
COOLING AIR EXHAUST	6"-149 mm POSITIVE PRESSURE VENT PIPE (600 CFM)
ELECTRICAL REQUIREMENTS, PLUG	220V-230V-60Hz-1PH, NEMA L14-30P
AMPERAGE	30A RECOMMENDED SERVICE
GAS LINE REQ.	3/4" NPT
BTU	100,000 ROASTER (7" WC NATURAL GAS / 11" WC PROPANE)
APPROX. HOURLY CAPACITY	100 LBS / 45.5 KG GREEN ; 85 LBS / 38.6 KG ROASTED
CERTIFICATION	ETL LISTED USA AND CANADA
PROPERTY INFORMATION: THIS DRAWING IS THE PROPERTY OF SAN FRAN MFG. DO NOT REPRODUCE WITHOUT THE PRIOR WRITTEN CONSENT OF SAN FRAN MFG.	
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES DECIMALS ANGLES	
X: +/- 0.050 X: +/- 1.0°	
XX: +/- 0.020 XX: +/- 0.5°	
XXX: +/- 0.010 XXX: +/- 0.125°	
ALL 6'S FOR PER HARDWARE	
+0.01 -0.02	
PROJECT	11
DESCRIPTION	SF25 ROASTER - CYCLONE
DATE	07/01/20
SCALE	SCALE 1:12
DRAWING	DO NOT SCALE
CHECKED	CMM
DATE	07/01/20
SIZE	DWG. NO. SF25-1-N12-C
REV. B	
REV. A	
SHEET 1 OF 1	8



1	2	3	4	5	6	7	8
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# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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- 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: AAA Facility Date: 2/9/22

Project Description: To construct an all inclusive AAA Facility to serve multiple counties in California.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: American Inc.

Applicant(s) Name: Corwyn Oldfield

Project Address/Location: South-West corner of Crowley Ave and Kelsey Rd

Assessor Parcel Number: North Portion of APN 081-170-013

Parcel Size (Acreage or Square Feet): 6.7 Acres Building or Suite Square Footage: (1) 22,876 sf, (1) 14,760 sf, (1) 50,436 sf, (1) 8,179 sf, (1) 3,000 sf

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: n/a

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

Date Received: 02/09/2022

SPR Agenda: 02/16/2022 Item No. \_\_\_\_\_

Zone: BRP SPR No. 22-029

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 Parcel

Proposed Building Use: AAA Services to Members and Non-Members

Proposed Hours of Operation: 24 hrs / 7 days a week

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 281

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed 250

Predicted Peak Operating Hour: 3 pm

Describe Any Truck Delivery Schedule & Operations: Daily delivery of auto parts

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

Describe Any Special Events Planned for the Facility: none





# **Operational Statement:**

**Autoclub of Southern California:** We will be working with a AAA approved towing company to bring roadside assistance to our members in the central valley.

This project will consist of the following new structures which are an ancillary service to the headquarters of AAA:

- Headquarters
- Towing Facility
- Automotive/Tire shop
- Collision repair center

All of which will be part of the new AAA Complete Service Center operating 24 hours a day Monday- Sunday.

The following is a breakdown of employee's which will house the facilities:

## **Headquarters**

### **Monday-Friday 7am-7pm**

- Insurance Agents - 15
- Membership Agents - 10
- DMV Personal - 20
- Management and supervisors - 20
- Department Heads – 6

### **Monday- Friday 9am- 4:30pm off weekends**

- Board Members (5 Departments)- 15
- Human Resources- 10

### **Monday-Friday 6am-6pm day shift / 6am-6pm night shift**

- Dispatch- 30 day shift /15 night shift

### **Saturday-Sunday 6am-6pm day shift / 6pm-6am night shift**

- Dispatch- 15 day shift /15 night shift
- Supervisors-2/2

### **Saturday 8am- 4pm**

- Management- 1

### **Saturday 8am-2pm - Sunday Closed**

- Insurance Agents- 3
- Membership agents- 5
- DMV Personal- 5

## **Towing**

### **Monday-Saturday 7am-5pm**

- Receptionists- 2
- IT Guy-1
- Management- 2

### **Monday-Sunday 6am-6pm day shift / 6pm-6am night shift**

- Dispatch- 2 day shift / 2 night shift
- Flatbed Drivers- 6 day shift / 2 night shift
- Wheel Lift Driver- 3 day shift / 2 night shift
- Battery Service- 11/4

**NOTE:** All Company Tow Trucks will be parked inside of the Indicated Towing Structure.  
Tow Truck Drivers will park their personal vehicle in the same spot which their assigned tow truck was parked.

## **Automotive Repair Shop**

### **Monday-Friday 7am-5pm day shift / Saturday 5pm-7am night shift**

- Foreman- 1 day shift / 1 night shift
- Receptionists- 1 day shift /1 night shift
- Supervisor- 1 day shift /1 night shift
- Mechanics- 4 day shift / 2 night shift
- Mechanic Helper- 1 day shift /1 night shift

## **Tire Shop**

### **Monday – Sunday 7am-5pm day shift / 5pm-7am night shift**

- Tire Installer- 2 day shift / 1 night shift
- Alignment Tech- 1/0

## **Collision Repair Shop**

### **Monday-Friday 7am-5pm days only**

- Body Man- 8
- Frame Mechanics- 2
- Painters- 2
- Prep Guys- 2
- Painter/Prep helpers- 2
- Detailers- 2
- Shop Cleaner- 1
- Receptionist- 2
- Estimators- 4
- Supervisor- 1
- Foreman- 1

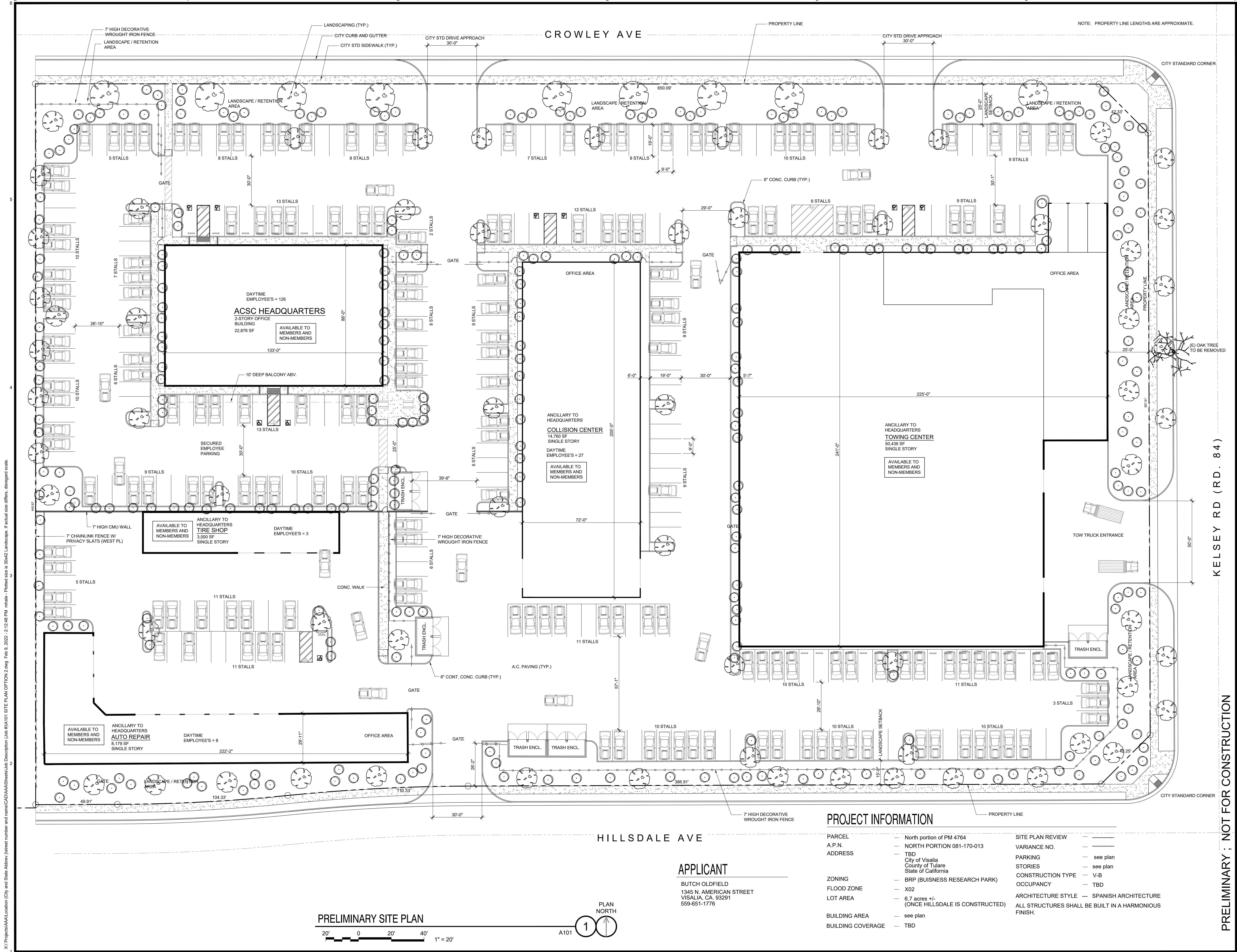
### **Saturday 7am-2pm / Sunday Closed**

- Body Man- 8
- Frame Mechanics- 2
- Painters- 2
- Prep Guys- 2
- Painter/Prep helpers- 2
- Detailers- 2
- Shop Cleaner- 1
- Receptionist- 2
- Estimators- 4
- Supervisor- 1
- Foreman- 1

**Total Full Time Employees = 281**

(Additional Staffing will be added as required)





NOTE: PROPERTY LINE LENGTHS ARE APPROXIMATE.

CROWLEY AVE

HILLSDALE AVE

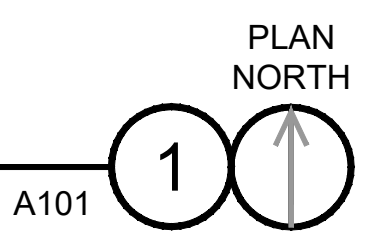
KELSEY RD (RD. 84)

**APPLICANT**  
 BUTCH OLDFIELD  
 1345 N. AMERICAN STREET  
 VISALIA, CA 93291  
 559-651-1776

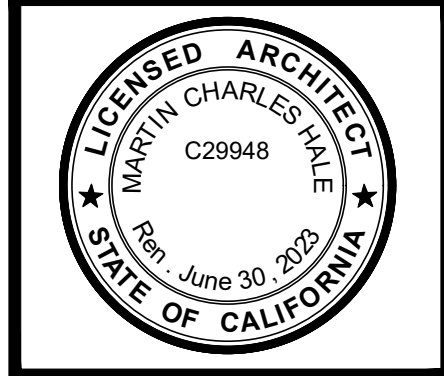
**PROJECT INFORMATION**

PARCEL	- North portion of PM 4764	SITE PLAN REVIEW	-
A.P.N.	- NORTH PORTION 081-170-013	VARIANCE NO.	-
ADDRESS	- TBD City of Visalia County of Tulare State of California	PARKING	- see plan
ZONING	- BRP (BUSINESS RESEARCH PARK)	STORIES	- see plan
FLOOD ZONE	- X02	CONSTRUCTION TYPE	- V-B
LOT AREA	- 6.7 acres +/- (ONCE HILLSDALE IS CONSTRUCTED)	OCCUPANCY	- TBD
BUILDING AREA	- see plan	ARCHITECTURE STYLE	- SPANISH ARCHITECTURE
BUILDING COVERAGE	- TBD	FINISH	- ALL STRUCTURES SHALL BE BUILT IN A HARMONIOUS FINISH.

**PRELIMINARY SITE PLAN**



**PROPRIETARY:**  
 THIS DRAWING CONTAINS CONFIDENTIAL INFORMATION. IT IS THE PROPERTY OF AMERICAN INCORPORATED. IT MUST NOT BE REPRODUCED OR DISCLOSED TO OTHERS OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT AS AUTHORIZED IN WRITING BY AMERICAN INCORPORATED.



REV.	DATE	DESCRIPTION

PROJECT: Autoclub of Southern California  
 Project Address: Visalia, CA 93291  
 SHEET TITLE: **PRELIMINARY SITE PLAN**

PROJECT NO.	
CHECKED BY:	MCH
DATE:	2/9/2022
SHEET:	XXX OF
SHEET NO.	

**A101**

X:\Projects\AAA\Location (City and State Abbrev.)\Sheet number and name\CAD\AAASheets\Job Description (Job #)\A101 SITE PLAN OPTION 2.dwg, Feb 9, 2022, 2:12:48 PM, mshale - Plotted size is 30x42 Landscape. If actual size differs, disregard scale.

**PRELIMINARY ; NOT FOR CONSTRUCTION**



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda

- All plans to be considered on the next available agenda must be submitted by 4:00 p.m. on the Thursday prior to the meeting -

- Site plan review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant or representative must be present -

GENERAL PROJECT INFORMATION

Project/Business Name: Tommy's Carwash Date: 02/04/22

Project Description: Carwash in new commercial development

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Salim Development Group, LLC (future owner)

Applicant(s) Name: Ryan Dudley (4-Creeks, Inc.)

Project Address/Location: Mooney Blvd. between Visalia Pkwy and Midvalley Ave.

Assessor Parcel Number: ~~XXXXXXXXXXXX~~ 000-014-678

Parcel Size (Acreage or Square Feet): 1.40 Ac Building or Suite Square Footage: 5,215 sq. ft.

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: Drive-thru express carwash and ancillary vacuums

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

Date Received: 02/04/2022

SPR Agenda: 02/16/2022 Item No. \_\_\_\_\_

Zone: C-R SPR No. 22-030

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: Regional Commercial

Proposed Hours of Operation: 7am - 9pm

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 10

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed 100

Predicted Peak Operating Hour: 11:30 am - 1:30 pm & 5:00 pm - 7:00 pm

Describe Any Truck Delivery Schedule & Operations: To be determined

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

Describe Any Special Events Planned for the Facility: \_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
 

- North arrow	- Existing & proposed structures	- Loading/unloading areas
- All existing & proposed site features	- Adjacent street names	- Accessible path of travel from right of way
- Site dimensions, including building	- Refuse enclosures & containers	- Accessible path of travel from ADA stall
- Existing and proposed fencing at site	- Valley oak trees (show drip line)	- Location and width of drive approaches to site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)	- Existing & proposed landscaping	- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
- Parking stalls (include ADA)		
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: <u>Ryan J. Dudley - 4-Creeks, Inc.</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S. Santa Fe St., Suite A</u>		<u>02/04/2022</u>
City, State, Zip <u>Visalia, CA 93292</u>	Owner	Date
Phone: <u>(559) 802 - 3052</u>		<u>02/04/22</u>
Email: <u>rdudley@4-creeks.com</u>	Authorized Agent*	Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

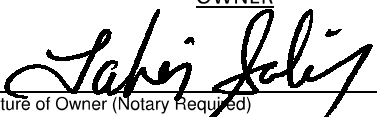
I, Tahir Salim, declare as follows; I am the owner of certain real property bearing assessor' parcel number (APN):  
126-080-025

AGENT:

I designate Ryan J. Dudley (4-Creeks, Inc.), to act as my duty authorized agent for all purposes necessary to file an application for, and obtain a permit to process SITE PLAN REVIEW and associated entitlements relative to the property mentioned herein.

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

Executed this 4th day of February, 2022

OWNER	AGENT
	
Signature of Owner (Notary Required) <u>4740 Green River Rd Ste 317, Corona, CA 92878</u>	Signature of Agent <u>Ryan J. Dudley - 4-Creeks, Inc.</u>
Owner Mailing Address	Agent Mailing Address <u>324 S. Santa Fe St., Suite A, Visalia, CA 93292</u>
<u>818-378-2004</u>	<u>(559) 802 - 3052</u>
Owner Phone Number	Agent Phone Number

Approved by City of Visalia:

By: \_\_\_\_\_ Date: \_\_\_\_\_

# TOMMY'S CARWASH SITE PLAN

PREPARED FOR: VAKAS SALIM  
4140 GREEN RIVER RD, STE. 304  
VISALIA, CA 93291

PREPARED BY: 4 CREEKS, INC.  
324 S. SANTA FE ST., STE. A  
VISALIA, CA 93292

## SITE DATA:

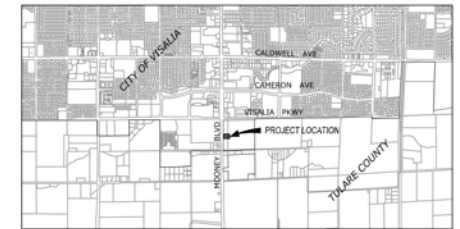
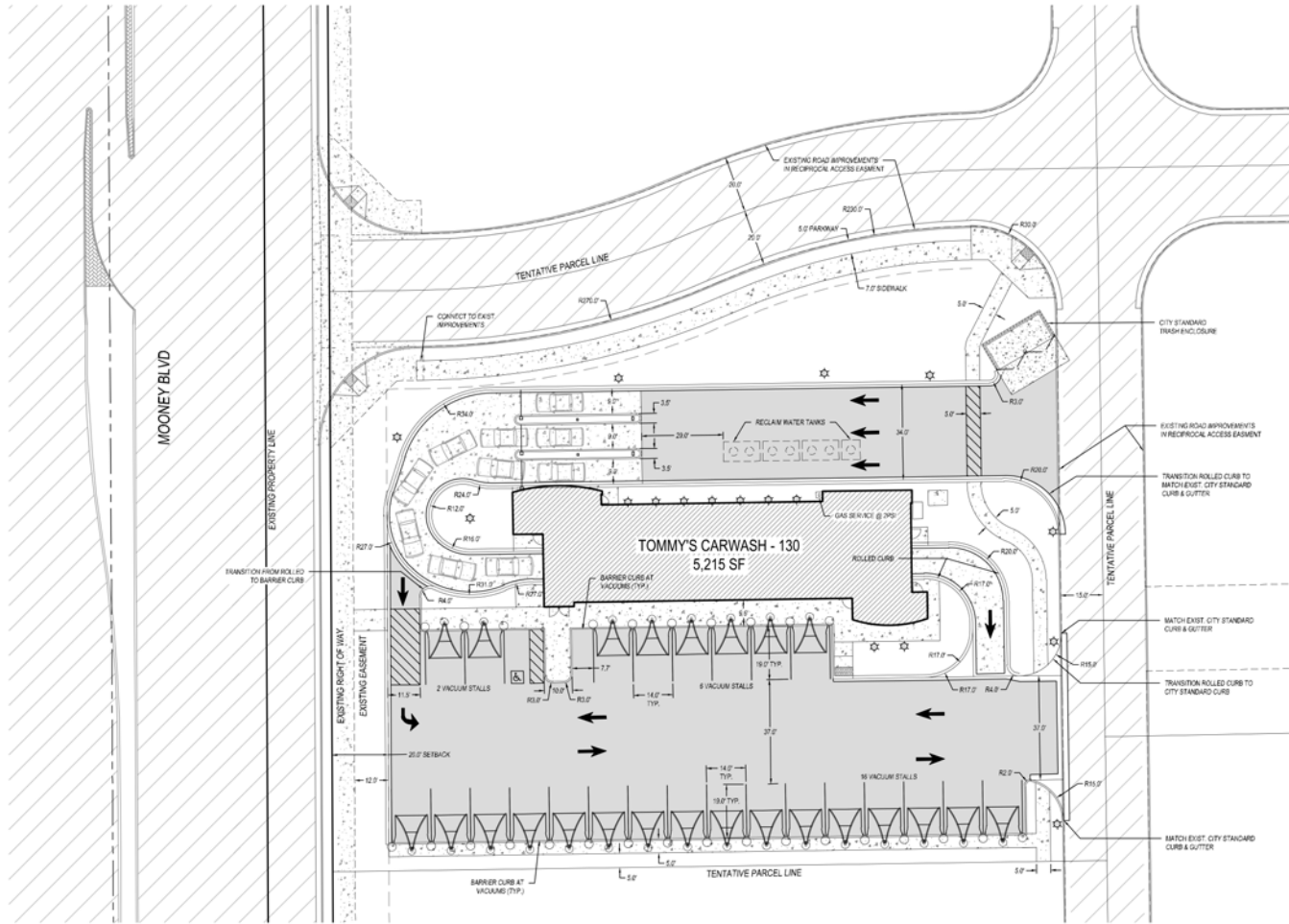
PARCEL AREA:	±1.42 AC
BUILDABLE AREA:	±1.05 AC
ZONING (EXISTING):	C-R REGIONAL COMMERCIAL
ZONING (PROPOSED):	C-R REGIONAL COMMERCIAL
GENERAL PLAN (EXISTING):	REGIONAL COMMERCIAL
GENERAL PLAN (PROPOSED):	REGIONAL COMMERCIAL
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL

## UTILITIES

SEWER SERVICE:	CITY OF VISALIA
WATER SERVICE:	CITY OF VISALIA
STORM SERVICE:	CITY OF VISALIA
GAS SERVICE:	SOUTHERN CALIFORNIA GAS COMPANY
ELEC. SERVICE:	SOUTHERN CALIFORNIA EDISON
REFUSE SERVICE:	CITY OF VISALIA
TELEPHONE:	SBC
FLOOD ZONE:	X

## SETBACKS

FRONT (MOONEY BLVD): 20'  
SIDE : 0'  
REAR : 0'



VICINITY MAP



PREPARED BY:  
  
 324 S. SANTA FE ST., STE. A  
 P.O. BOX 7580  
 VISALIA, CA 93292  
 TEL: 559.882.3002  
 FAX: 559.882.3215



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website ([www.visalia.city](http://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: 2405 W. WHITENDALE Date 2/10/2022

Project Description: GAS PUMP CANOPY 28' x 40'

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: ONKAR JUSHI

Applicant(s) Name: MAJORB DAKBIK

Project Address/Location: 2405 W. WHITENDALE

Assessor Parcel Number: 121-090-060

Parcel Size (Acreage or Square Feet): 26791 # Building or Suite Square Footage: 900 #

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications:  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Date Received: 02/10/2022

SPR Agenda: 02/16/2022 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 22-031

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: \_\_\_\_\_ PERMANENT GAS

Proposed Building Use: \_\_\_\_\_ PUMP CANOPY

Proposed Hours of Operation: \_\_\_\_\_ 28' x 40'

Days of Week In Operation (Circle): \_\_\_\_\_

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 1+ OWNER

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations:  
 \_\_\_\_\_

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

Describe Any Special Events Planned for the Facility:  
 \_\_\_\_\_



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: STEVE SPARSHOTT Signature of Owner or Authorized Agent

Address: 1206 W EVANS

City, State, Zip: VISALIA CA. Owner \_\_\_\_\_ Date \_\_\_\_\_

Phone: 679-7545 Authorized Agent [Signature] Date 2/10/29

Email: FOURSHOT@YAHOO.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: ONICAR JOSHI, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): ~~121-090-060~~ 121-090-060

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 10/7 day of \_\_\_\_\_, 2021

OWNER	AGENT
[Signature]	[Signature]
<u>Onicar Joshi</u>	<u>[Signature]</u>
Signature of Owner	Signature of Agent
<u>24500 AVE 18</u>	<u>1206 W. EVANS</u>
Owner Mailing Address	Agent Mailing Address
<u>Madison, CA, 93638</u>	<u>VISALIA CA.</u>
Owner Phone Number	Agent Phone Number
<u>550 032 75 06</u>	<u>679-7545</u>

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

# ACKNOWLEDGMENT

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

State of California  
County of Madera

On September 30<sup>th</sup> 2021 before me, Genesis Gutierrez Rodriguez; Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

(Seal)



**BUSINESS/PROPERTY OWNER:**

ONIKAR JOSI  
24520 AVE 18  
MADERA, CA.  
554-232-2506

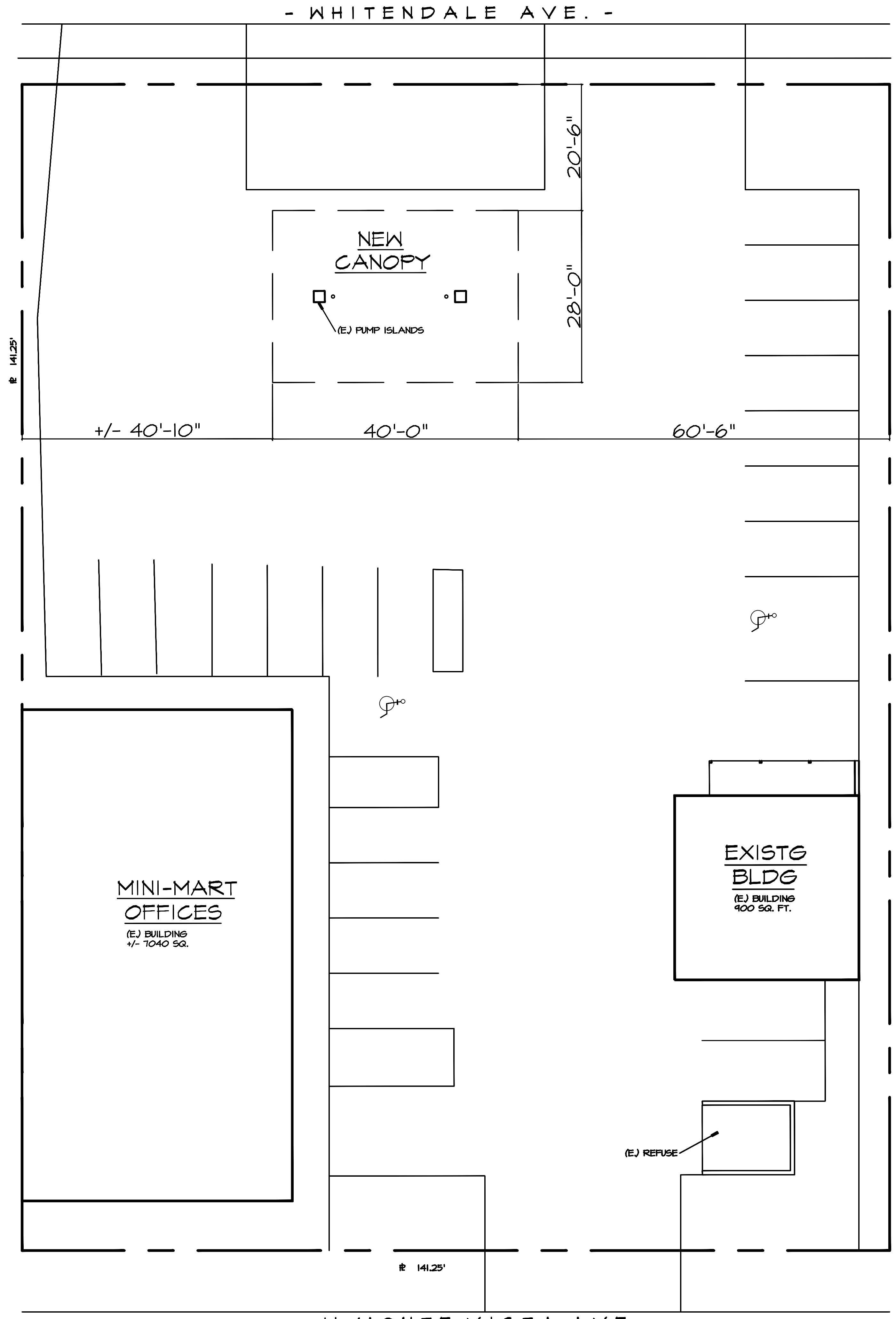
**SITE INFO:**

EXISTING USE: MINI MART, GAS PUMPS, VACANT BLDG  
PROPOSED: GAS PUMP CANOPY

EXISTING ZONING: MIXED USE COMMERCIAL  
APN 121-090-060  
SITE AREA: ..... 26791 SQ. FT.  
PARKING PROVIDED: 24 STALLS, 4 PUMP ISLAND

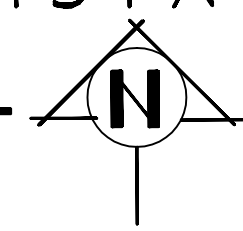
EXISTING

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.



**SITE PLAN**

2405 W. WHITENDALE  
APN 121-090-060  
VISALIA, CA.



Scale: 1" = 10'-0"

STEPHEN O. SPARSHOTT  
DESIGN & DRAFTING  
1206 N. EVANS  
VISALIA, CALIF. 93277  
554-678-7565

A PUMP ISLAND CANOPY FOR:  
**2405 W. WHITENDALE**  
2405 W. WHITENDALE VISALIA, CA.

SHEET  
OF  
2/10/2022



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -
- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: RM2 ON SITE IMPROVEMENTS. Date: 2/10/22  
 Project Description: RM2 ZONE w ADDITIONAL PARKING & NEW UPGRADED FENCING.  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: AYEL BUSTAMANTE  
 Applicant(s) Name: JEREMY (SKYLAB) & OWNER  
 Project Address/Location: 1413 N. BURKE ST.  
 Assessor Parcel Number: 091-214-015  
 Parcel Size (Acreage or Square Feet): 16,800 sq ft Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$ N/A  
 Describe All Proposed Building Modifications: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Date Received: 02/10/2022  
 SPR Agenda: 02/16/2022 Item No. \_\_\_\_\_  
 Zone: R-M-2 SPR No. 22-032  
 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 N/A.  
 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: 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
  - 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: SKYLAB, INC. Signature of Owner or Authorized Agent\* \_\_\_\_\_

Address: 1004 W. MAIN #A. \_\_\_\_\_ Date: 2/10/22

City, State, Zip: VISALIA, CA. 93291 Owner \_\_\_\_\_

Phone: (559) 280-0909 \_\_\_\_\_ Date: 2/10/22

Email: SKYLAB1004@skglobal.net Authorized Agent\* \_\_\_\_\_

\* 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





# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Singh 8 Unit Complex Date: 02/09/22

Project Description: New Developmet of Max allowed 8 unit Apartment's

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Manpreet Singh

Applicant(s) Name: Manpreet Singh

Project Address/Location: Corner of Linwood st and Walnut Ave.

Assessor Parcel Number: 119-040-021

Parcel Size (Acreage or Square Feet): 26,053 sq ft Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ Undetermined

Describe All Proposed Building Modifications: New Construction of 8 Unit Apartment Complex

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

Date Received: 02/09/2022

SPR Agenda: 02/16/2022 Item No. \_\_\_\_\_

Zone: R-M-2 SPR No. 22-033

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: Vacant

Proposed Building Use: Multi-Family 8 unit Apartment

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): Standard

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




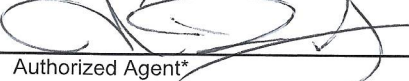

**SITE PLAN MINIMUM REQUIREMENTS**

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: Manpreet Singh Signature of Owner or Authorized Agent\*   
 Address: 2347 N. Divisadero St  Date 02/09/22  
 City, State, Zip Visalia CA 93201 Owner  
 Phone: (559) 305-8814 Authorized Agent\*  Date 02/09/22  
 Email: royasdesigned@yahoo.com

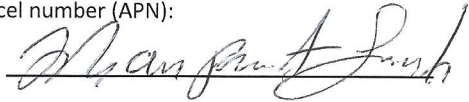
\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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


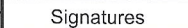



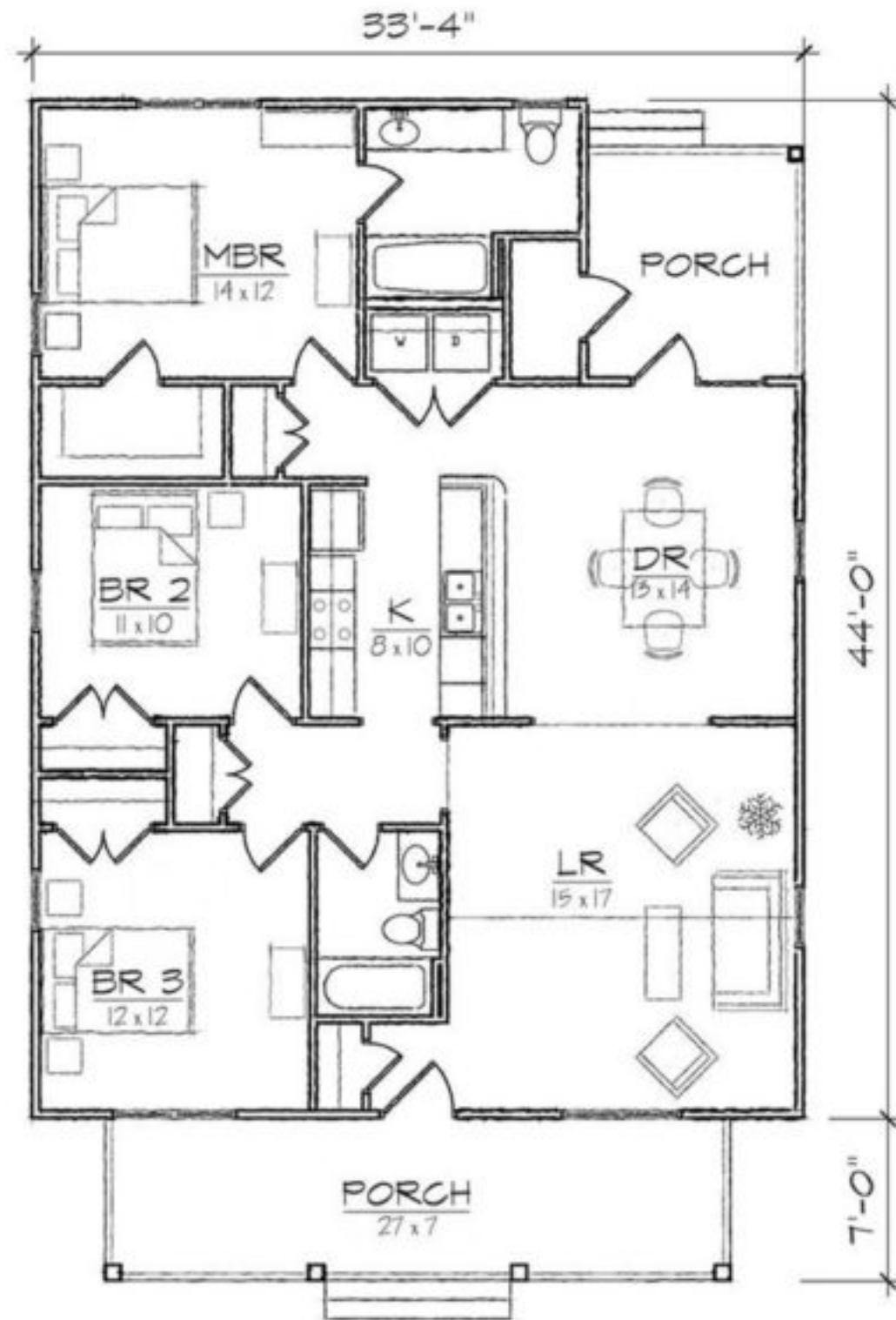
AGENT:

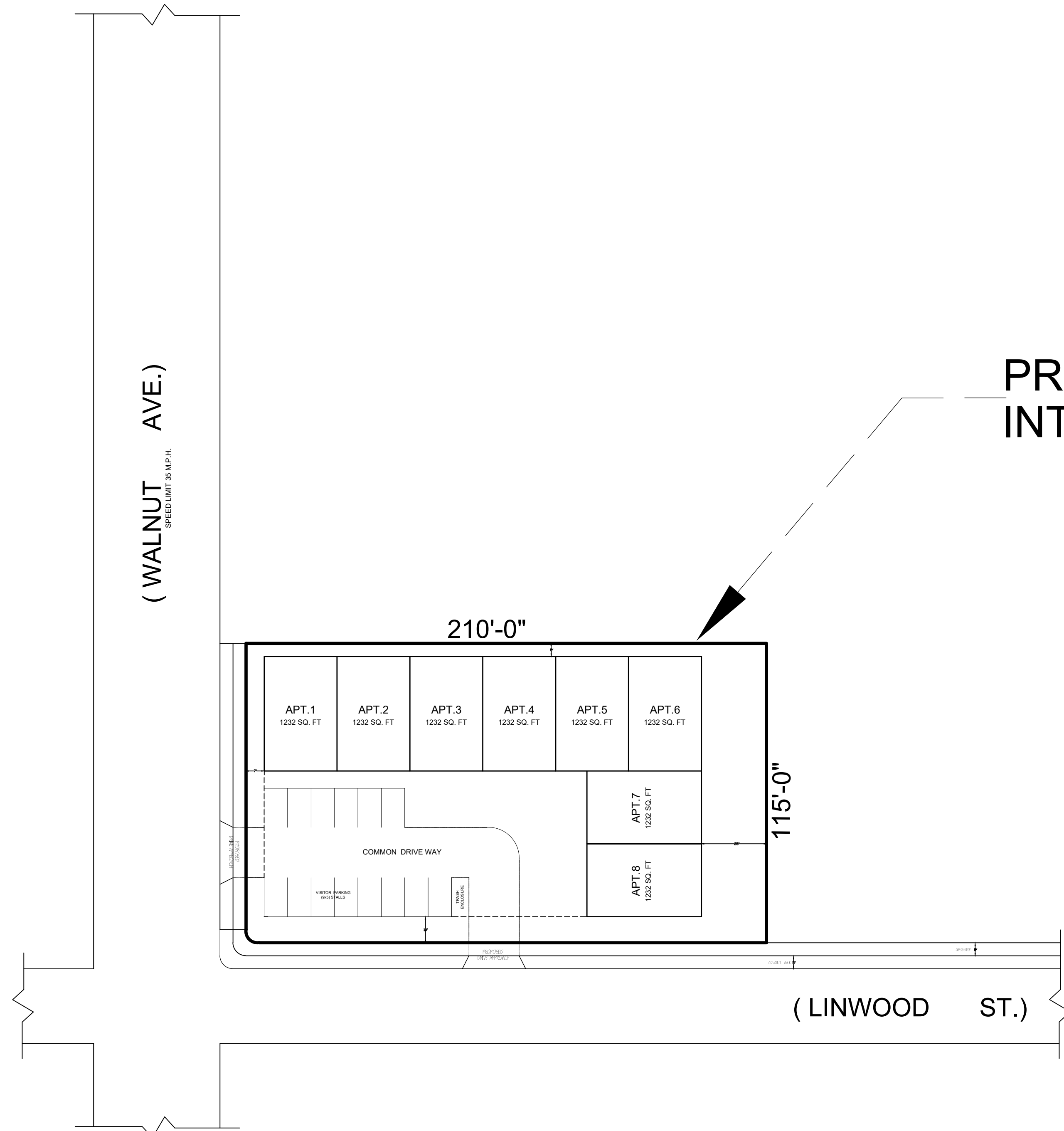
I designate Martin Rojas, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to 119 - 040 - 021 relative to the property mentioned herein.

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

Executed this 02 day of 09, 2022

OWNER	Signatures	AGENT
<u></u>	<u></u>	<u></u>
Signature of Owner		Signature of Agent
		<u>2347 N. Divisadero St</u>
Owner Mailing Address		Agent Mailing Address
		<u>Visalia Ca 93201</u>
Owner Phone Number		Agent Phone Number
		<u>(559) 305-8814</u>





PROPOSED PROJECT SITE  
INTERESTED AREA

**PROPOSED SITE PLAN REVIEW**  
MULTI-FAMILY RESIDENTIAL  
MAXIMUM MARKET RATE

Designer Name and Contact Information:

*M. Rojas Jr.*  
Builder  
Designer  
(559) 305-8814  
rojasdesigned@yahoo.com  
**Rojas Designed**

Drawn and Revised By: *M. Rojas Jr.*  
*Martin Rojas Junior.*

**SITE PLAN**

Client Review:       Bidding:  
 Plan Check:         Construction:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE OF ROJASDESIGNED AND COMPANY SERVICES AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT CONTAINED HEREIN. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROJASDESIGNED AND COMPANY.

IF THE CONTRACTOR OR SUB-CONTRACTOR SHOULD FIND ANY LACK OF INFORMATION, DISCREPANCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT DESIGNER AT ONCE FOR INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF WORK.

Owner/Builder Name and Information:



Project: Tulare County      Sheet: **A**  
Date: FEB. 24, 2021  
Scale: 3/16" = 1'-0"      1 OF 2

