

SITE PLAN REVIEW AGENDA

7/13/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21197

PROJECT TITLE: Chipotle

DESCRIPTION: New Chipotle Restaurant with Drive Thru (BRP)

APPLICANT: Kevin Oliver

OWNER: M & B BRUNO FAMILY LP

APN: 081160014

LOCATION: East Side of Plaza Drive, North of Crowley Avenue

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR21231

PROJECT TITLE: Central Point III

DESCRIPTION: Two (2) Concrete Tilt-up Buildings Totaling 2,680,608 SF. Building one - 1,321,824 SF; Building Two - 1,359,784 SF. (I)

APPLICANT: Prtrick Daniels

OWNER: D & P CORNERSTONE PROPERTIES LLC

APN: 077120017

LOCATION: 3807 N PLAZA DR

ITEM NO: 3 Resubmit

SITE PLAN NO: SPR22103

PROJECT TITLE: Zane Spa

DESCRIPTION: Foot & Body Massage (C-MU)

APPLICANT: Ling Ling Burros

OWNER: KIM JAY KYONG

APN: 095010068

LOCATION: 3537 W NOBLE AVE

ITEM NO: 4 Continue one week

SITE PLAN NO: SPR22107

PROJECT TITLE: Surf Thru Carwash

DESCRIPTION: Revise the Site Layout on Previously Approved CUP 2021-29 to Allow onsite Employee Parking and a Breakaway Lane for Cars that can't Fit on the Conveyor. (C-N)

APPLICANT: Robert Vermeltfoort

OWNER: DHALI WAL HEMRAJ S & SANDEEP K

APN: 091171018

LOCATION: 1804 N DINUBA BLVD

ITEM NO: 5

SITE PLAN NO: SPR22112

PROJECT TITLE: Green Apple Market

DESCRIPTION: Applying for an ABC Beer/Wine License and Adding Extra Counter Space (D-MU)

APPLICANT: Isis Tapia

OWNER: CUSENZA FAMILY LIMITED PARTNERSHIP N

APN: 094324003

LOCATION: 110 W 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

7/13/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR22113

PROJECT TITLE: Industrial Park, American & Hurley

DESCRIPTION: Proposing to Create 10 Industrial Parcels, Tenants Unknown at this Time. (X)

APPLICANT: Santokh Toor

OWNER: AST FARMS LLC

APN: 073100003

081020001

LOCATION:

ITEM NO: 7

SITE PLAN NO: SPR22114

PROJECT TITLE: Hot City Tacos Y Mas

DESCRIPTION: Food Trailer (C-N)

APPLICANT: Alberto Bustamante

OWNER: COLONIAL SHOPPING CENTER LP

APN: 121181004

LOCATION: 3525 W WALNUT AVE

ITEM NO: 8

SITE PLAN NO: SPR22115

PROJECT TITLE: Bombshell Beans

DESCRIPTION: Park Bombshell Beans Mobile Coffee Truck Daily 7am - 7 pm

APPLICANT: Stephen Mohr

OWNER: 10 BROTHERS HOLDINGS LLC

APN: 096011019

LOCATION: 1100 S MOONEY BLVD

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: CHIPOTLE Date: 7/01/2022

Project Description: NEW CHIPOTLE RESTAURANT WITH DRIVE THRU PICK UP FOR ONLINE ORDERS

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-197

Property Owner: M & B BRUNO FAMILY LP

Applicant(s) Name: LANE ENGINEERS, INC.

Project Address/Location: EAST SIDE OF PLAZA DRIVE, NORTH OF CROWLEY AVENUE

Assessor Parcel Number: 0 8 1 . 1 6 0 . 0 1 4

Parcel Size (Acreage or Square Feet): 1.46 ac Building or Suite Square Footage: 2338 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: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 2021-197

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A

Proposed Building Use: New Chipotle with Drive thru pick-up window for online orders

Proposed Hours of Operation: 10:30 AM to 10:00 PM

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

Number of Employees Per Day: Existing 0 Proposed 40

Number of Customers Per Day (Estimated): Existing 0 Proposed 700

Note: half of customers receive their food via delivery service

Predicted Peak Operating Hour: 11 AM to 2 PM , 5 PM to 8 PM

Describe Any Truck Delivery Schedule & Operations: Overnight deliveries, 3x per week.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): Drive thru lane is for online pick-up only. No order box at drive thru lane.

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: <u>LANE ENGINEERS, INC.</u> Address: <u>979 N. BLACKSTONE STREET</u> City, State, Zip: <u>TULARE, CA 93274</u> Phone: <u>559-688-5263</u> Email: <u>wa@laneengineers.com</u>	Signature of Owner or Authorized Agent*  Owner _____ Authorized Agent* _____	Date <u>07/01/22</u> _____ Date _____
--	--	---

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

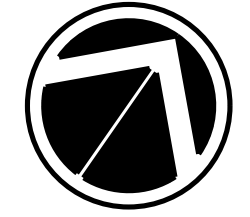
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20_____.

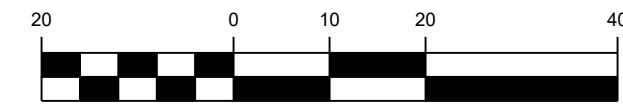
<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

PLAZA DRIVE

NORTH



GRAPHIC SCALE



1 INCH = 20 FT.

SITE DATA

OWNER:	M & B BRUNO FAMILY LP 1819 S. WALNUT ROAD TURLOCK, CA 95381
DEVELOPER:	MB DEVELOPERS, LLC 416 E. SOUTH AVENUE FOVLER, CA 93625
APN(S):	081-160-014
FLOOD ZONE:	ZONE AE
ZONING:	BUSINESS RESEARCH PARK
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS
CABLE/INTERNET:	COMCAST
PHONE:	AT&T
WATER:	CALIFORNIA WATER SERVICE
SEWER/STORM:	CITY OF VISALIA
SOLID WASTE:	CITY OF VISALIA

PARKING ANALYSIS

PARKING REQUIRED (1 STALL PER 150 SF):	16 STALLS
PARKING PROVIDED:	23 STALLS
ACCESSIBLE PARKING REQUIRED:	1 STALL (1 VAN)
ACCESSIBLE PARKING PROVIDED:	1 STALL (1 VAN)

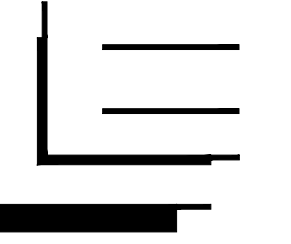
LEGEND

- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPING
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- SECTION LINE

Project
NEW CHIPOTLE

PLAZA DRIVE, NORTH OF CROWLEY AVENUE
VISALIA, CA

Prepared For
MB DEVELOPERS, LLC



LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING

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

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Professional Seal



Description Release Date

No. Revision Date

Drawn by: W.V.
Reviewed by: W.V.

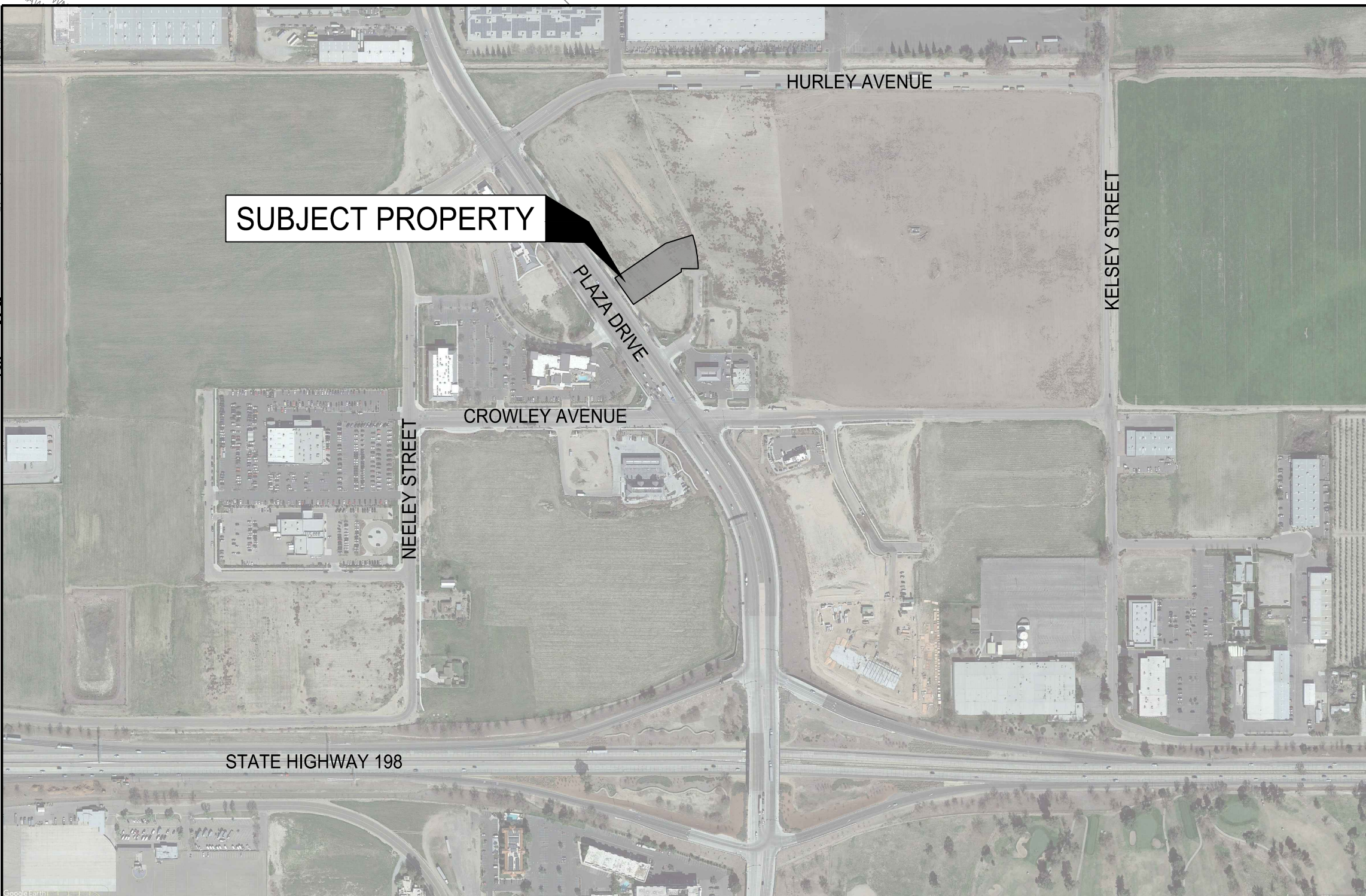
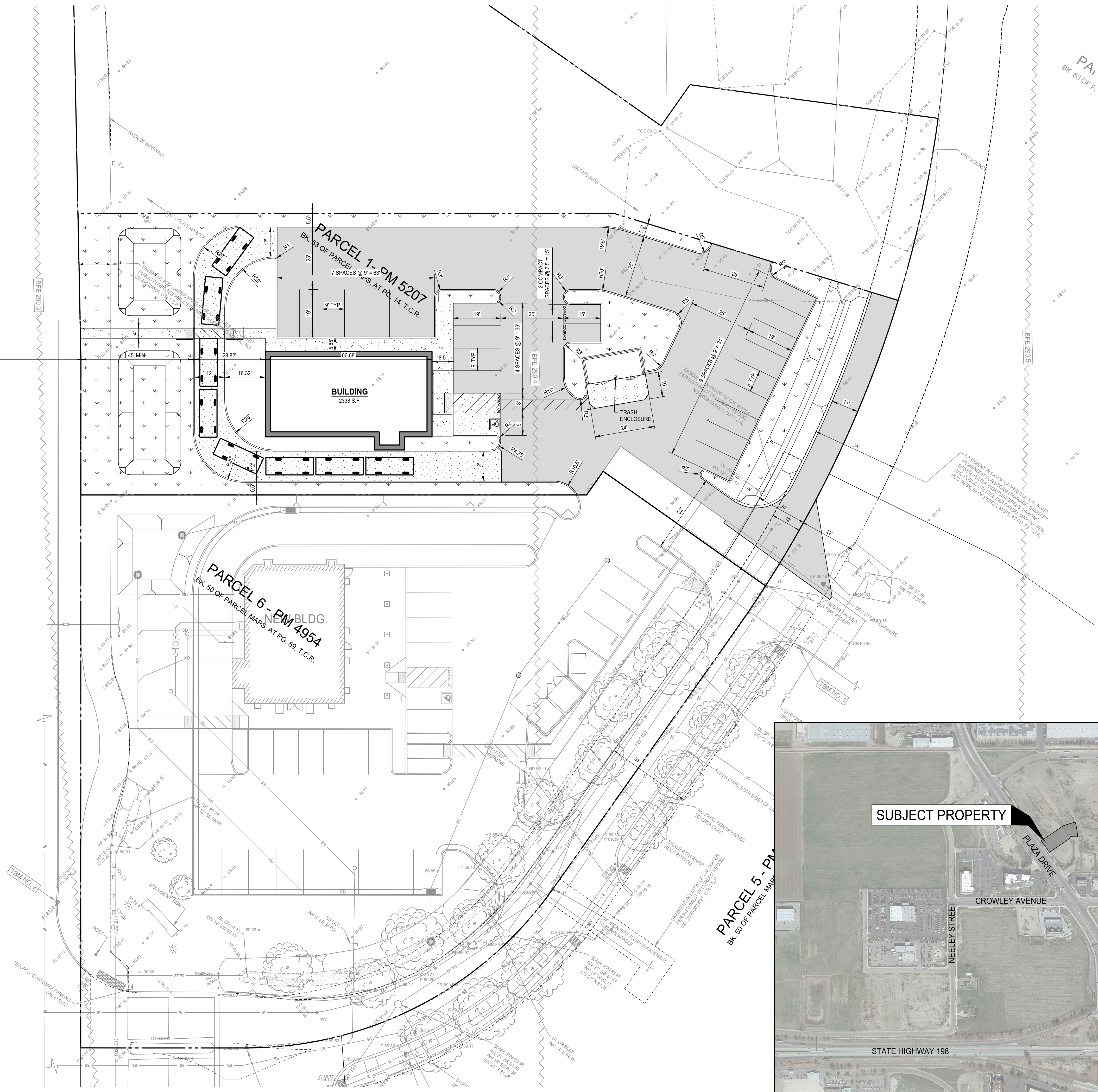
Sheet Title
PRELIMINARY SITE PLAN

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

SPR-2

OF 1

Project No: 21301



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: Central Point III Date: 7/7/22
 Project Description: Four (4) concrete tilt up buildings totaling 2,728,944 sf
Building 1: 1,287,504 sf, Building 2: 510,720 sf, Building 3: 598,080 sf, Building 4: 332,640 sf
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 21231
 Property Owner: CapRock Acquisitions, LLC
 Applicant(s) Name: CapRock Acquisitions, LLC
 Project Address/Location: West Side of North Plaza Drive, Visalia, CA
 Assessor Parcel Number: 0 7 7 - 1 2 0 - 0 1 7
 Parcel Size (Acreage or Square Feet): +/- 155.83 acres Building or Suite Square Footage: 2,728,944 sf

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

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

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

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: Vacant land
 Proposed Building Use: Industrial warehouse use/distribution center/logistics center
 Proposed Hours of Operation: While no tenants have been identified, typical industrial uses are 24 hours per day
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing N/A Proposed N/A
 Number of Customers Per Day (Estimated): Existing N/A Proposed N/A
 Predicted Peak Operating Hour: N/A
 Describe Any Truck Delivery Schedule & Operations: Truck deliveries and departures will take place throughout the day.
The proposed use is a distribution center which, depending on future tenants, will dictate truck usage/volume
 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 by the developer

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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: Patrick Daniels Signature of Owner or Authorized Agent*
 Address: 1300 Dove Street, Suite 200  /Patrick Daniels December 28, 2021
 City, State, Zip Newport Beach, CA 92660 Owner Date
 Phone: (949) 342-8000 x 102
 Email: pdaniels@caprock-partners.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 FORM

AGENCY AUTHORIZATION

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

<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

Caprock – Central Point II
SWC Plaza Drive and Avenue 320, Visalia, CA
March 29, 2022

Attendees:

Tammy Spencer, Caprock, Development Consultant
Scotty Walker, Caprock, VP Development
Rick Goebel, Caprock Assistant VP
Terra Mortensen, Galloway, Development Services Manager
Mike Shaw, Galloway, Civil Project Manager (Engineer of Record)
Juan Rosales, Galloway, Civil Project Manager
TBD, City of Visalia Departments

I. Site Plan Modifications

- If one or both of the buildings are reoriented to utilize for Road 76 access, would this change the requirements below?

II. Review City requirements

As a follow up to the 1/21/22 post SPR meeting and attached 2/3/22 email from City:

- Plaza Drive – City is asking for:
 - Plaza Dr. frontage improvements are required along the entire property frontage. Construction of these frontage improvements will be constructed with Phase 3A.
 - All vehicular access drives as proposed on the site plan exhibit along Plaza Dr. need to be analyzed prior to approval.
 - Full buildout and signalization of the Kibler Ave. and Plaza Dr. intersection is required with the development of Phase 2A of the Caprock project located on the southeast corner of Kibler Ave. and Plaza Dr.
 - *Timing update from Caprock – In progress*
- Kibler Avenue – City is asking for:
 - Full street improvements along Kibler Ave. including curb, gutter, streetlights, street paving, and street median shall be required
 - *Did City review reimbursement available? City mentioned in last meeting Circulation Element Plans shows this as a deferred Arterial (11-15 years) – not a critical roadway (Therefore reimbursement is not available yet)*
 - *Review deferral request to Phase IIIB again if not*
 - Install master planned sewer trunk line in Kibler Ave. with Phase 3A of the project development.
 - *Review deferral request to Phase IIIB again with above*



- Full buildout and signalization of the Kibler Ave. and Plaza Dr. intersection is required with the development of Phase 2A of the Caprock project located on the southeast corner of Kibler Ave. and Plaza Dr.
- American Street
 - Centerline of American Ave. needs to be established
 - *Completed. Centerline = Section Line. See attached exhibit. 42' dedication required on Caprock parcel for ultimate ROW*
 - Install master planned sewer trunk line in American St. with Phase 3A of the project development.
 - *Caprock considering alternatives for SS extension to City system.*
 - Construction of curb and gutter required with Phase 3A.
 - *Caprock considering alternatives regarding curb and gutter only for now versus 2/3 street improvements*
 - Irrevocable Offer of Dedication required for the rest of American St with Phase 3A.
 - *Clarify Caprock frontage only*
 - Remaining road infrastructure allowing two-way traffic on American St. shall be required with the Phase 3B development of this site.
 - *Clarify Caprock frontage only. Constructing 2/3 street improvements along Caprock frontage would require 22' ROW dedication across APN 072-110-002 to west.*
 - *Did City confirm if reimbursement or TIF credit is available for this?*
 - *Future extension to south by others (60' existing ROW)*
 - Relocation of overhead utilities will be required with Phase 3B and construction of American St.
- Riverway Ave.
 - As discussed per the meeting, staff is amendable to design considerations as depicted on the site plan exhibit that utilize this street alignment as a “private” on-site driveway. Consideration for this request is subject to the items as discussed by Assistant City Manager Nick Mascia, including addressing the location of the vehicular access drive to align with the Riverway Ave. alignment to the east.
 - *To be included in resubmittal of site plan*

III. Next Steps / Schedule

- a. SPR resubmittal
- b. Grading start TBD
 - i. Prefer to get through at least one review if going at-risk



Terra Mortensen

From: Paul Bernal <Paul.Bernal@visalia.city>
Sent: Thursday, February 3, 2022 3:02 PM
To: Terra Mortensen
Cc: Devon Jones; Nick Mascia; Frank Senteno; Lupe Garcia; Paul Bernal; Mike Olmos
Subject: RE: Caprock Visalia Logistics Center III (Plaza Drive) | Coordination Needed
Attachments: Phase 2A_2B Caprock.pdf; Phase 3A_3B Caprock.pdf

Importance: High

Good afternoon Terra,

It was a pleasure speaking to you and the Caprock development team regarding the new Phase 3A and 3B development for property located on the southwest corner of N. Plaza Dr. and W. Kibler Ave. Staff is excited to see additional growth in our industrial park and we look forward to working with you and your team.

Based on the discussion we had on Friday January 21st, staff has reviewed the major infrastructure and street improvement items and has determined the following requirements will be applied to this project as itemized below (please refer to attached PDF site plans for Caprock Phase 2A_2B and Caprock Phase 3A_3B):

Plaza Dr.

1. Plaza Dr. frontage improvements are required along the entire property frontage. Construction of these frontage improvements will be constructed with Phase 3A.
2. All vehicular access drives as proposed on the site plan exhibit along Plaza Dr. need to be analyzed prior to approval.
3. Full buildout and signalization of the Kibler Ave. and Plaza Dr. intersection is required with the development of Phase 2A of the Caprock project located on the southeast corner of Kibler Ave. and Plaza Dr.

Kibler Ave.

1. Full street improvements along Kibler Ave. including curb, gutter, streetlights, street paving, and street median shall be required
2. Install master planned sewer trunk line in Kibler Ave. with Phase 3A of the project development.
3. Full buildout and signalization of the Kibler Ave. and Plaza Dr. intersection is required with the development of Phase 2A of the Caprock project located on the southeast corner of Kibler Ave. and Plaza Dr.

American St.

1. Centerline of American Ave. needs to be established.
2. Install master planned sewer trunk line in American St. with Phase 3A of the project development.
3. Construction of curb and gutter required with Phase 3A.
4. Irrevocable Offer of Dedication required for the rest of American St with Phase 3A.

5. Remaining road infrastructure allowing two-way traffic on American St. shall be required with the Phase 3B development of this site.
6. Relocation of overhead utilities will be required with Phase 3B and construction of American St.

Riverway Ave.

1. As discussed per the meeting, staff is amendable to design considerations as depicted on the site plan exhibit that utilize this street alignment as a “private” on-site driveway. Consideration for this request is subject to the items as discussed by Assistant City Manager Nick Mascia, including addressing the location of the vehicular access drive to align with the Riverway Ave. alignment to the east.

Intersection Analysis for ¼ or ½ mile intersections:

1. The intersections of Kibler and American, Riverway and Plaza, and Riverway and American are identified as a 1/4- or 1/2-mile intersections that typically will be signalized at some point per the CA MUTCD. The applicant is required to perform an analysis of the intersections at opening year of Phase 3A and opening year of Phase 3B. Depending on the analysis, signals may be required as part of the opening year for that particular phase of the project.

****** Please note, the City of Visalia will be going through a Traffic Impact Fee Nexus study update, which is anticipated to be completed at the end of 2022. With this potential update to the TIF program, items eligible for reimbursement may change based on the study and City Council direction.**

Furthermore, the items as noted above are in addition to the comments you will received based on Site Plan Review comments from the January 5, 2022, meeting.

Should you and your team wish to discuss the items as presented in this e-mail, please feel free to contact us at your earliest convenience.

Regards,
Paul Bernal, Director
Community Development Dept. / Planning Division
City of Visalia
Ph: (559) 713-4025
E-mail: paul.bernal@visalia.city



From: Terra Mortensen <terramortensen@gallowayus.com>
Sent: Tuesday, February 1, 2022 9:48 AM
To: Paul Bernal <Paul.Bernal@visalia.city>
Cc: Devon Jones <Devon.Jones@visalia.city>; Nick Mascia <Nick.Mascia@visalia.city>; Frank Senteno <Frank.Senteno@visalia.city>
Subject: RE: Caprock Visalia Logistics Center III (Plaza Drive) | Coordination Needed

Good morning Paul,

Any update on the letter regarding offsite requirements for Caprock III?

Thank you kindly!

My apologies for the delayed response. Was out of the office for a few days.

Galloway

Terra

Mortensen, PE

SITE DEVELOPMENT PROJECT MANAGER
REGIONAL MANAGER, SR. ASSOCIATE

9477 N. Fort Washington, Suite 105
Fresno, CA 93730
C 559.974.0317
terramortensen@gallowayus.com
GallowayUS.com

COLORADO | CALIFORNIA | UTAH
Nationally Recognized. Locally Preferred.

From: Paul Bernal <Paul.Bernal@visalia.city>

Sent: Thursday, January 27, 2022 6:01 PM

To: Terra Mortensen <terramortensen@gallowayus.com>

Cc: Devon Jones <Devon.Jones@visalia.city>; Nick Mascia <Nick.Mascia@visalia.city>; Frank Senteno <Frank.Senteno@visalia.city>; Paul Bernal <Paul.Bernal@visalia.city>

Subject: RE: Caprock Visalia Logistics Center III (Plaza Drive) | Coordination Needed

Good evening Terra,

I just wanted to follow up with you regarding our discussion from last Friday.

City staff had additional discussions after the meeting last Friday, and we have identified the requirements that staff would require for Cap Rock Phase 3.

My goal is to have a letter to you and your team by tomorrow outlining the off-site requirements and items the City is amenable to based on the discussion.

Again, sorry for the delayed response. It's been extremely busy over here with everything going on related to development activity and having people out of the office for various reasons.

If you have any questions, please contact me.

Regards,

Paul Bernal, Director
Community Development Dept.

City of Visalia

Ph: (559) 713-4025

E-mail: paul.bernal@visalia.city



From: Terra Mortensen <terramortensen@gallowayus.com>
Sent: Friday, January 14, 2022 11:20 AM
To: Devon Jones <Devon.Jones@visalia.city>; Paul Bernal <Paul.Bernal@visalia.city>
Cc: 'Scotty Walker' <swalker@caprock-partners.com>; Rick Goebel <rgoebel@caprock-partners.com>; Kristen Allen <krallen@caprock-partners.com>; Mike Shaw <mikeshaw@gallowayus.com>; Juan Rosales <JuanRosales@GallowayUS.com>
Subject: RE: Caprock Visalia Logistics Center III (Plaza Drive) | Coordination Needed

Hi Devon,

We will take it! Friday the 21st at noon works on our end.

Thank you for your help setting this up.

Galloway

Terra

Mortensen, PE

SITE DEVELOPMENT PROJECT MANAGER
REGIONAL MANAGER, SR. ASSOCIATE

9477 N. Fort Washington, Suite 105
Fresno, CA 93730
C 559.974.0317
terramortensen@gallowayus.com
GallowayUS.com

COLORADO | CALIFORNIA | UTAH
Nationally Recognized. Locally Preferred.

From: Devon Jones <Devon.Jones@visalia.city>
Sent: Thursday, January 13, 2022 3:39 PM
To: Terra Mortensen <terramortensen@gallowayus.com>; Paul Bernal <Paul.Bernal@visalia.city>
Cc: 'Scotty Walker' <swalker@caprock-partners.com>; Rick Goebel <rgoebel@caprock-partners.com>; Kristen Allen <krallen@caprock-partners.com>; Mike Shaw <mikeshaw@gallowayus.com>; Juan Rosales <JuanRosales@GallowayUS.com>
Subject: RE: Caprock Visalia Logistics Center III (Plaza Drive) | Coordination Needed

Sorry Terra, I spoke too soon, there is a conflict on Thurs the 20th. Will noon on Fri the 21st via Teams work on your end?

Thank you,

Devon

From: Devon Jones
Sent: Thursday, January 13, 2022 8:25 AM
To: Terra Mortensen <terramortensen@gallowayus.com>; Paul Bernal <Paul.Bernal@visalia.city>
Cc: 'Scotty Walker' <swalker@caprock-partners.com>; Rick Goebel <rgoebel@caprock-partners.com>; Kristen Allen <krallen@caprock-partners.com>; Mike Shaw <mikeshaw@gallowayus.com>; Juan Rosales <JuanRosales@GallowayUS.com>
Subject: RE: Caprock Visalia Logistics Center III (Plaza Drive) | Coordination Needed

Terra,

The options provided don't work on our end for all the folks necessary, can you make Thurs the 20th at noon via Teams work?

Thanks,

Devon

From: Terra Mortensen <terramortensen@gallowayus.com>
Sent: Wednesday, January 12, 2022 5:14 PM
To: Paul Bernal <Paul.Bernal@visalia.city>; Devon Jones <Devon.Jones@visalia.city>
Cc: 'Scotty Walker' <swalker@caprock-partners.com>; Rick Goebel <rgoebel@caprock-partners.com>; Kristen Allen <krallen@caprock-partners.com>; Mike Shaw <mikeshaw@gallowayus.com>; Juan Rosales <JuanRosales@GallowayUS.com>
Subject: RE: Caprock Visalia Logistics Center III (Plaza Drive) | Coordination Needed

Good afternoon Paul and Devon,

Thanks for the call and update on your internal meeting regarding our project with staff today! We are looking forward to a detailed discussion on project requirements beginning of next week and moving forward with design/permitting.

Please let us know which of the time slots below work on your end for a virtual meeting:

- Mon (1/17): 11:00-2:30
- Tuesday (1/18): 1-5pm
- Wed (1/19): 2-3pm

We appreciate you pushing forward on this through all of the challenges your team is currently facing.

Sincerely,

Galloway

Terra

Mortensen, PE

SITE DEVELOPMENT PROJECT MANAGER
REGIONAL MANAGER, SR. ASSOCIATE

9477 N. Fort Washington, Suite 105
Fresno, CA 93730
C 559.974.0317
terramortensen@gallowayus.com
GallowayUS.com

COLORADO | CALIFORNIA | UTAH
Nationally Recognized. Locally Preferred.

From: Terra Mortensen <terramortensen@gallowayus.com>

Sent: Monday, January 10, 2022 5:13 PM

To: Paul Bernal <Paul.Bernal@visalia.city>; Lupe Garcia <Lupe.Garcia@visalia.city>

Cc: 'Scotty Walker' <swalker@caprock-partners.com>; Rick Goebel <rgoebel@caprock-partners.com>; Kristen Allen <krallen@caprock-partners.com>; Mike Shaw <mikeshaw@gallowayus.com>; Juan Rosales <JuanRosales@GallowayUS.com>

Subject: RE: Caprock Visalia Logistics Center III (Plaza Drive) | Coordination Needed

Good afternoon Paul, Lupe, and team,

Following up on our request for a meeting with Engineering, Traffic, and CIP to discuss the offsite improvement requirements for the Caprock Visalia Logistics Center III project? Can we please get this on the calendar for this week?

As always we are more than happy to roll up our sleeves to work through this together and keep this project moving. Please let us know how we can best help next step these efforts.

Thank you kindly!

Galloway

Terra
Mortensen, PE

SITE DEVELOPMENT PROJECT MANAGER
REGIONAL MANAGER, SR. ASSOCIATE

9477 N. Fort Washington, Suite 105
Fresno, CA 93730
C 559.974.0317
terramortensen@gallowayus.com
GallowayUS.com

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From: Terra Mortensen <terramortensen@gallowayus.com>

Sent: Wednesday, January 5, 2022 10:12 AM

To: Paul Bernal <Paul.Bernal@visalia.city>

Cc: 'Scotty Walker' <swalker@caprock-partners.com>; Rick Goebel <rgoebel@caprock-partners.com>; Kristen Allen <krallen@caprock-partners.com>; Mike Shaw <mikeshaw@gallowayus.com>; Juan Rosales <JuanRosales@GallowayUS.com>

Subject: Caprock Visalia Logistics Center III (Plaza Drive) | Coordination Needed

Good morning Paul,

We are excited to attend SPR Committee today with the Caprock team for their next project phase at Plaza Drive and Avenue 320. We understand the meetings are being limited to ten minutes and have a number of design and permitting questions which will require more than ten minutes to discuss. Please see attached list of questions which we would typically ask at SPR Committee when we are in person.

Would you be able to facilitate a meeting with those needed from Engineering, Traffic, CIP, etc. to help resolve these questions quickly and allow the project to move forward at the required schedule? We understand a couple key players are out this week, but we'd like to ask for this meeting as soon as possible.

Please let me know if you need anything else from our end at this time.

Thank you kindly!

Galloway

Terra

Mortensen, PE

SITE DEVELOPMENT PROJECT MANAGER
REGIONAL MANAGER, SR. ASSOCIATE

9477 N. Fort Washington, Suite 105

Fresno, CA 93730

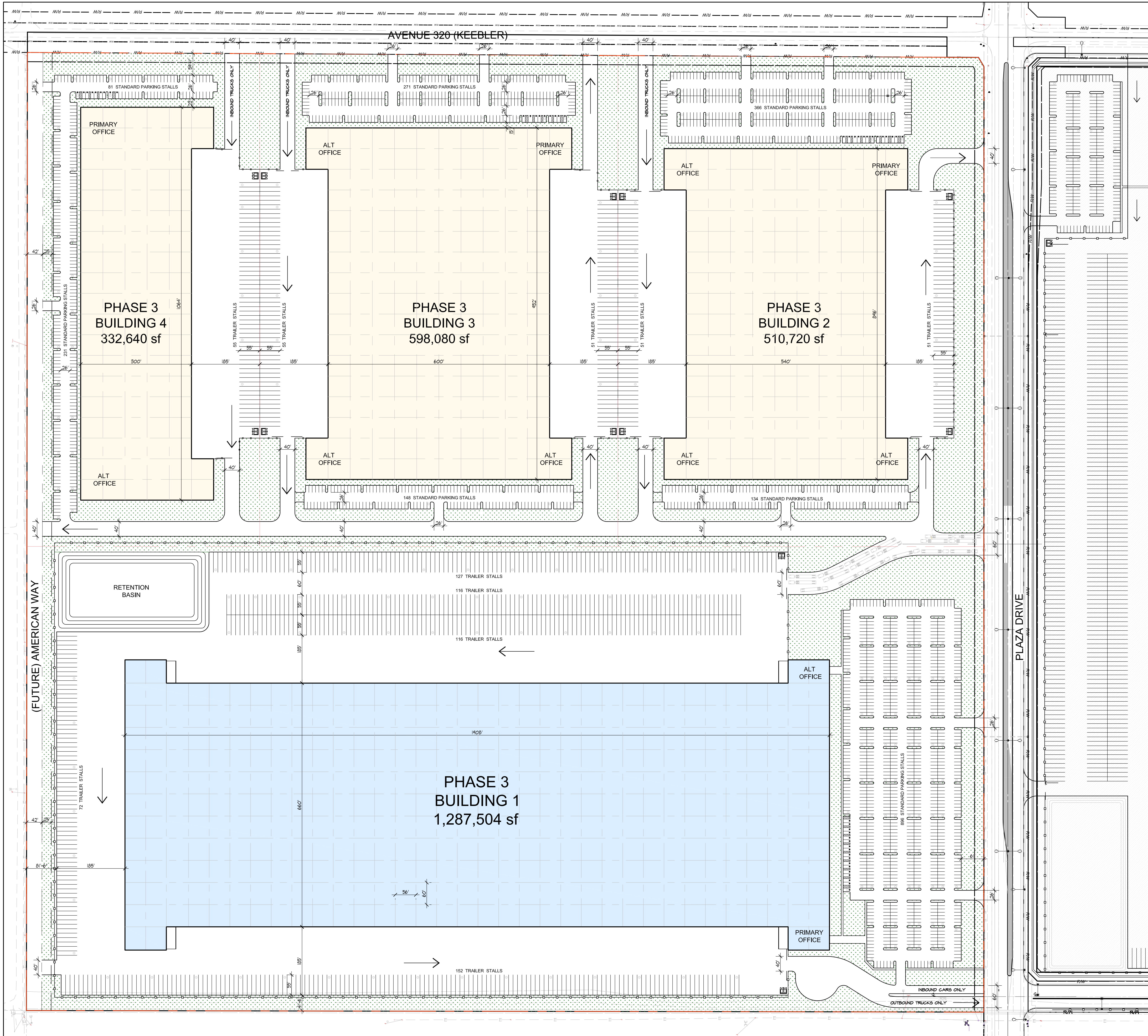
C 559.974.0317

terramortensen@gallowayus.com

GallowayUS.com

COLORADO | CALIFORNIA | UTAH

Nationally Recognized. Locally Preferred.



OVERALL SITE PLAN

PROJECT SUMMARY - Building 1

SITE AREA: 3,263,670 s.f. (74.92 acres)
 PROPOSED BUILDING 2 AREA: 1,287,504 s.f.
 FAR (NET SITE AREA): 39.45%
 LANDSCAPE REQUIRED: 326,367 s.f. (10%)
 LANDSCAPE PROVIDED: 432,609 s.f. (13.25%)

PARKING CALCULATION:

PROPOSED TOTAL BUILDING 2 AREA: 1,287,504 s.f.
 OFFICE (1:250 s.f.): 6,598 s.f. / 250 = 26 stalls
 WAREHOUSE (1:1000 s.f.): 1,280,908 s.f. / 1000 = 1,281 stalls
 TOTAL PARKING REQUIRED = 1,307 stalls

TOTAL NUMBER OF PARKING STALLS PROVIDED = 896 stalls

- Number of required accessible parking space (2% of total parking spaces on site (Table 11B-208.2)) = 15 stalls
- Van accessible (ratio 1:6 of total accessible parking) (Sect 11B-208.2.4) = 3 stalls
- Standard parking = 878 stalls

TRAILER 12x55' = 583 stalls

PROJECT SUMMARY - Building 2

SITE AREA: 1,315,493 s.f. (30.2 acres)
 PROPOSED BUILDING 2 AREA: 510,720 s.f.
 FAR (NET SITE AREA): 38.82%
 LANDSCAPE REQUIRED: 131,549 s.f. (10%)
 LANDSCAPE PROVIDED: 276,184 s.f. (20.9%)

PARKING CALCULATION:

PROPOSED TOTAL BUILDING 2 AREA: 510,720 s.f.
 OFFICE (1:250 s.f.): 6,598 s.f. / 250 = 26 stalls
 WAREHOUSE (1:1000 s.f.): 504,124 s.f. / 1000 = 504 stalls
 TOTAL PARKING REQUIRED = 530 stalls

TOTAL NUMBER OF PARKING STALLS PROVIDED = 500 stalls

- Number of required accessible parking space (2% of total parking spaces on site (Table 11B-208.2)) = 8 stalls
- Van accessible (ratio 1:6 of total accessible parking) (Sect 11B-208.2.4) = 2 stalls
- Standard parking = 490 stalls

TRAILER 12x55' = 106 stalls

PROJECT SUMMARY - Building 3

SITE AREA: 1,292,095 s.f. (29.66 acres)
 PROPOSED BUILDING 3 AREA: 598,080 s.f.
 FAR (NET SITE AREA): 46.28%
 LANDSCAPE REQUIRED: 129,210 s.f. (10%)
 LANDSCAPE PROVIDED: 174,048 s.f. (13.5%)

PARKING CALCULATION:

PROPOSED TOTAL BUILDING 2 AREA: 598,080 s.f.
 OFFICE (1:250 s.f.): 6,598 s.f. / 250 = 26 stalls
 WAREHOUSE (1:1000 s.f.): 591,484 s.f. / 1000 = 591 stalls
 TOTAL PARKING REQUIRED = 617 stalls

TOTAL NUMBER OF PARKING STALLS PROVIDED = 419 stalls

- Number of required accessible parking space (2% of total parking spaces on site (Table 11B-208.2)) = 7 stalls
- Van accessible (ratio 1:6 of total accessible parking) (Sect 11B-208.2.4) = 1 stall
- Standard parking = 411 stalls

TRAILER 12x55' = 106 stalls

PROJECT SUMMARY - Building 4

SITE AREA: 841,763 s.f. (19.32 acres)
 PROPOSED BUILDING 4 AREA: 332,640 s.f.
 FAR (NET SITE AREA): 39.5%
 LANDSCAPE REQUIRED: 84,176 s.f. (10%)
 LANDSCAPE PROVIDED: 142,337 s.f. (16.9%)

PARKING CALCULATION:

PROPOSED TOTAL BUILDING 2 AREA: 332,640 s.f.
 OFFICE (1:250 s.f.): 6,598 s.f. / 250 = 26 stalls
 WAREHOUSE (1:1000 s.f.): 326,044 s.f. / 1000 = 326 stalls
 TOTAL PARKING REQUIRED = 352 stalls

TOTAL NUMBER OF PARKING STALLS PROVIDED = 312 stalls

- Number of required accessible parking space (2% of total parking spaces on site (Table 11B-208.2)) = 6 stalls
- Van accessible (ratio 1:6 of total accessible parking) (Sect 11B-208.2.4) = 1 stall
- Standard parking = 305 stalls

TRAILER 12x55' = 55 stalls

PROJECT SUMMARY - Building 4

License Renewal Date: 31 March 2023

douglasfranz
 ARCHITECTS INC.
 4001 Westley Place, Suite 108
 Newport Beach, CA 92660
 (949) 550-2650

REVISIONS

Visalia Logistics Center
 Phase III - Building 1 & 2
 Ridgeway Ave at Plaza Dr. and Kelsey St.
 Visalia, California

07/05/2022

SIT PLAN (OPTION #21)	DATE: 06-22-2022	SCALE: 1" = 100'-0"	DRAWN BY: DFA	PROJECT NO: 21023.00
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A.1



9477 N. Fort Washington, Suite 105
Fresno, CA 93730
559.721.5030 • GallowayUS.com

To: SPR Committee

From: Galloway

Date: July 7, 2022

Re: Central Point III SPR 21231– Summary of Changes

The following changes have been incorporated into the site plan since the first Site Plan Review meeting January 5, 2022. The site plan incorporates changes to address input received from the City of Visalia thru subsequent meetings on January 21, 2022, and March 29, 2022.

Onsite construction will be phased, and offsite improvements on Plaza, Keebler, and future American are anticipated to be completed as detailed in requirements previously provided by City of Visalia. There are no vehicular or truck access points being proposed to American/Road 76 with Building 1.

SITE PLAN (SHEET A.1)	
#	CHANGE
1	Building 1 reduced from 1,321,824sf to 1,287,504sf
2	Building 1 shifted South approx 110' (trailer parking moved from South to North)
3	Retention basin moved to Northwest corner of Building 1
4	Plaza Drive entry drives combined (from two to one) for a primary truck entrance (signalized)
5	Building 2 changed from 1,358,784sf into three separate buildings – 322,640sf, 598,080sf and 510,720sf

Sincerely,

Terra Mortensen
Galloway & Company, Inc.
559-721-5030
TerraMortensen@Galloway.com

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Zane Spa Date: 06-13-2022

Project Description: Foot & Body massage

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

Property Owner: Northstar Management LLC

Applicant(s) Name: Lingling Burros

Project Address/Location: 3537 West Noble Ave Visalia CA 93277

Assessor Parcel Number: 095-010-068

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: 1149 SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$10,000.00

Describe All Proposed Building Modifications: _____

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: store

Proposed Building Use: Foot & Body massage

Proposed Hours of Operation: 9:00am - 10:00pm

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

Number of Employees Per Day: 1 Existing _____ Proposed _____

Number of Customers Per Day (Estimated): 4 Existing _____ Proposed _____

Predicted Peak Operating Hour: 1:00pm

Describe Any Truck Delivery Schedule & Operations: N/A

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

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Ling Ling Burros</u> Address: <u>1227 N Comstock St</u> City, State, Zip: <u>Visalia CA 93292</u> Phone: <u>(559) 799-8796</u> Email: <u>Kathy7818@yahoo.com</u>	Signature of Owner or Authorized Agent* Owner <u>Jay Kyong Kim</u> Authorized Agent*	<u>06-13-2022</u> Date <u>06-13-2022</u> Date
---	---	--

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

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

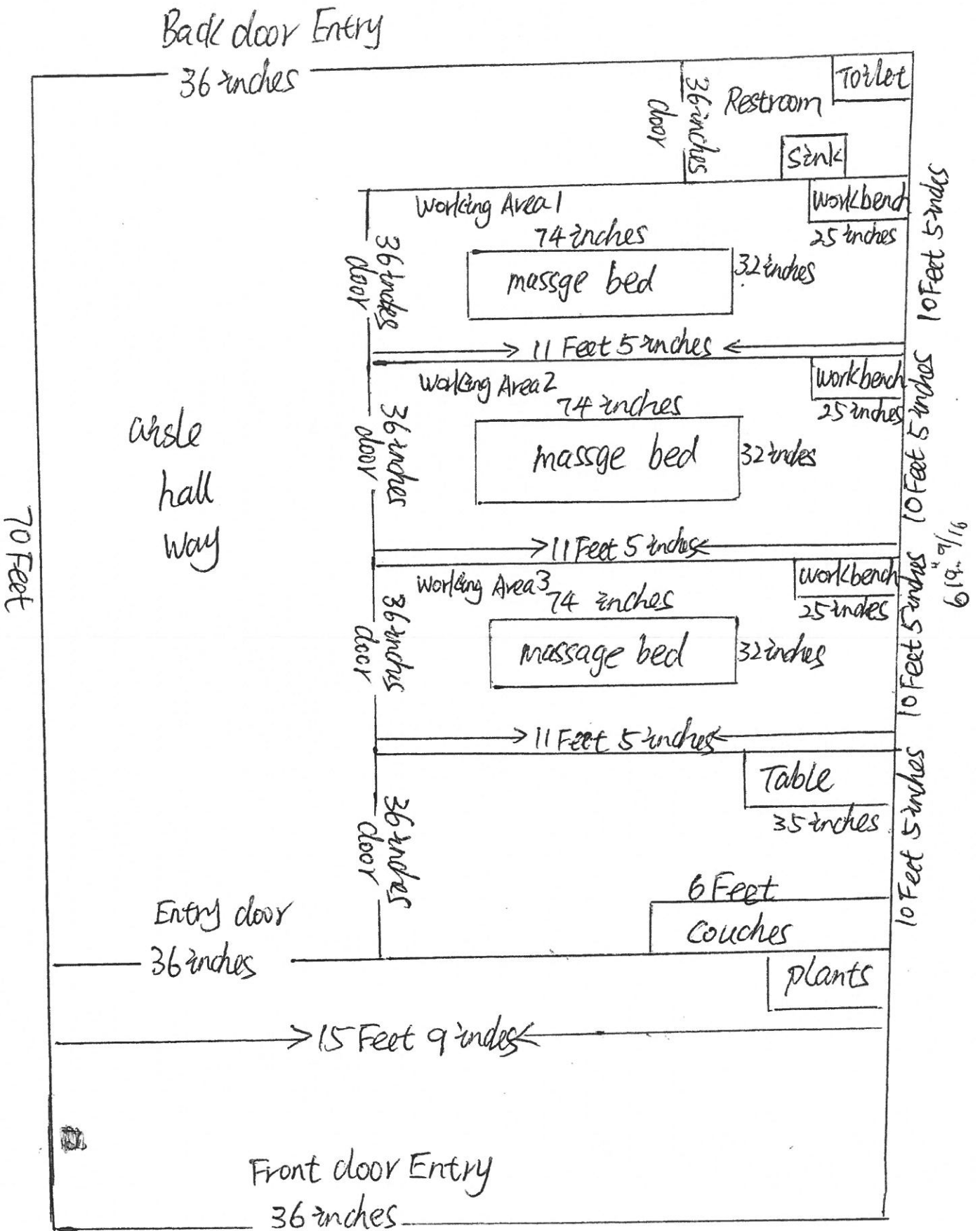
Site plan for Zane spa

I plan for do the Foot & Body massage at
3537 West Noble Ave Visalia CA 93277, 1 Employee
work for start, store will open 7 days a week
9:00 am - 10:00 pm.

Lingling Burros



06-24-2022



3537 West Noble Ave

3537 W Noble



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: Surf Thru Carwash Date: _____

Project Description: Revise the site layout on previously approved CUP #2021-29 to allow onsite employee parking and a breakaway lane for cars that can't fit on the conveyor.

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

Property Owner: Surf Thru Express Carwash Inc

Applicant(s) Name: Scott Howry

Project Address/Location: 1804 N. Dinuba Blvd.

Assessor Parcel Number: 091 - 171 - 018

Parcel Size (Acreage or Square Feet): .95 acres Building or Suite Square Footage: 4,400 s.f.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ Total const. cost \$3.8 mil

Describe All Proposed Building Modifications: Revise approved site plan for onsite employee parking stalls and a break away lane for cars that can't fit the conveyor.

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 22-107

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant land currently

Proposed Building Use: Self serve drive thru carwash

Proposed Hours of Operation: 7am to 9pm everyday

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

Number of Employees Per Day: Existing _____ Proposed 4

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: Supply deliveries will be via a bobtail type truck once a week at the proposed loading zone.

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

Describe Any Special Events Planned for the Facility: _____


SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>VAI - Robert Vermeltfoort</u>	Signature of Owner or Authorized Agent*	
Address: <u>8525 N. Cedar, Suite 106</u>		<u>6-21-2022</u>
City, State, Zip: <u>Fresno, Ca. 93720</u>	Owner	Date
Phone: <u>559-432-6744 ext 1</u>		<u>6-21-2022</u>
Email: <u>rcv@vaifresno.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, Scott Howry (Surf Thru Express Carwash Inc), declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):


091-171-018

AGENT:

I designate VAI - Robert Vermeltfoort, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to modify the previously approved site plans for CUP #21-029 relative to the property mentioned herein.

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

Executed this 21 day of June, 2022.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		
<u>11837 Bolthouse Dr. Suite 400</u>		<u>8525 N. Cedar, Suite 106</u>
Owner Mailing Address		Agent Mailing Address
<u>Bakersfield, Ca. 93311</u>		<u>Fresno, Ca. 93720</u>
<u>661-327-9661</u>		<u>559-432-6744 ext 1</u>
Owner Phone Number		Agent Phone Number

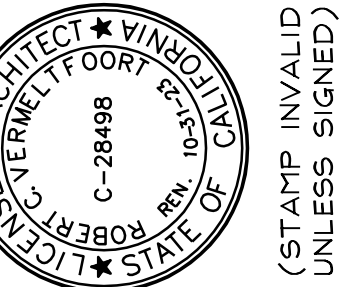
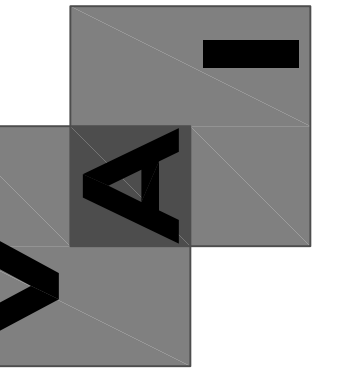
ADDRESS:
1804 N. DINUBA BLVD.
VISALIA, CALIFORNIA 93291

SITE INFORMATION:
A.P.N. #: 091-171-018
SITE AREA: 0.99 ACRES (43,305 S.F.)
ZONING: COMMERCIAL

NO.	DATE	REVISION

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Vermeltoft Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@vaifresno.com



VISALIA
1804 N. DINUBA BLVD.
VISALIA, CA 93291



ISSUE DATE: 6-20-22
REV. DATE:
PROJECT NO.: 21002.12
DRAWN BY: NL
SHEET:

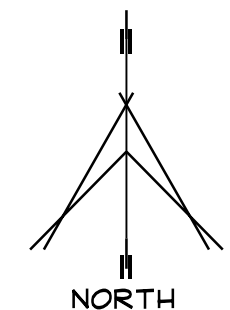
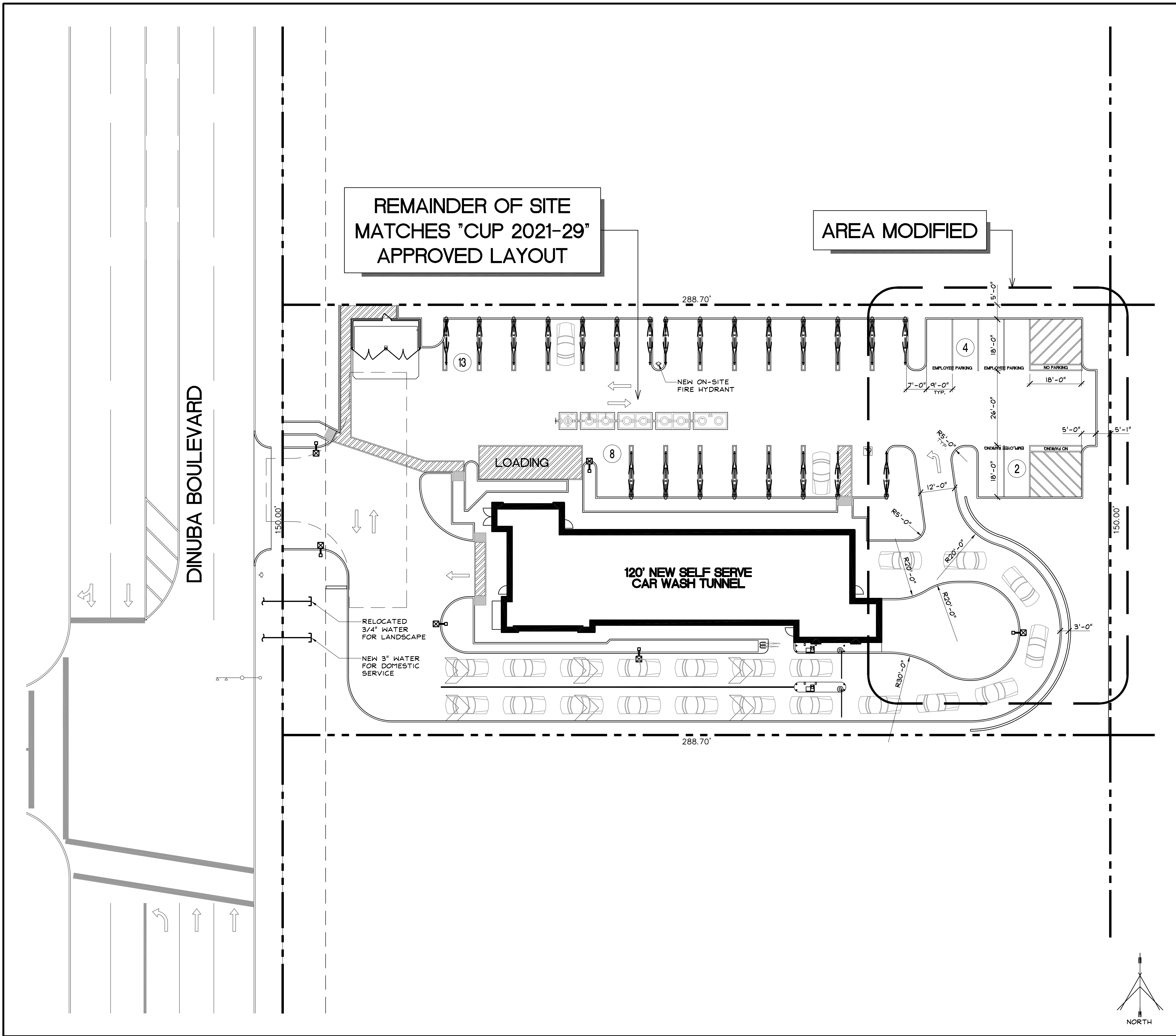
A100

SITE INFORMATION 1

2

3

4



OVERALL SITE PLAN

SCALE: 1/16"=1'-0" 8

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 Aoequia Ave - Applioant(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: Green Apple Market Date: 7-5-2022

Project Description: Applying for a ABC Beer/Wine license and adding extra counter space.

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

Property Owner: Mary Ann Cusenza

Applicant(s) Name: Isis Tapia

Project Address/Location: 110 W Main st #D

Assessor Parcel Number: 094-324-003

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: 2100

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: Approval of a ABC license type 4/ Beer Wine. Adding a longer counter/bar to an existing bar/counter.

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

Date Received: 07/06/2022

SPR Agenda: 07/13/2022 Item No. _____

Zone: D-MU SPR No. 22-112

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: Deli / C-Store

Proposed Building Use: _____

Proposed Hours of Operation: 8am - 8pm

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

Number of Employees Per Day: Existing 2 Proposed 5

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

Predicted Peak Operating Hour: 9am - 12 p 4:30pm

Describe Any Truck Delivery Schedule & Operations: _____

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

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Isis Tapia</u>	Signature of Owner or Authorized Agent*		
Address: <u>110 W Main St #1D</u>	<u>Isis Tapia</u>	<u>7/05/2022</u>	Date
City, State, Zip: <u>Visalia Ca 93277</u>	Owner		Date
Phone: <u>559-749-1163</u>			
Email: <u>greenapplevisalia@gmail.com</u>	Authorized Agent*		Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:


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

AGENT:

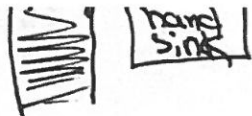
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

Executed this 5th day of July, 2022

<u>OWNER</u>	<u>AGENT</u>
Signatures	
	
Signature of Owner	Signature of Agent
<u>2501 E Country Ave</u>	Agent Mailing Address
Owner Mailing Address	
<u>Visalia Ca 93292</u>	
Owner Phone Number	Agent Phone Number
<u>559-749-1163</u>	

Kitchen



Hot Room Door

Veggie Sink

Function
stump
CO2

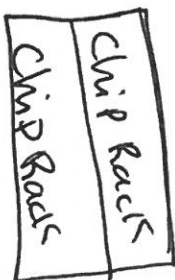
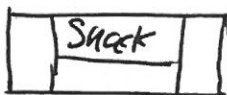
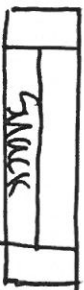
as of now

Soda
Coffin bar

Counter

4-5 can sit

cardboard racks

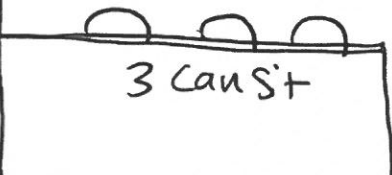


Door
Walkin & Storage

Beverage fixator Doors

back door

Front Door



CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Industrial Park, American & Hurley Date: 7/6/2022

Project Description: Proposing to create 10 Industrial Parcels, tenants unknown at this time.

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

Property Owner: Santokh Toor

Applicant(s) Name: Santokh Toor

Project Address/Location: American St. & Hurley Ave.

Assessor Parcel Number: 073-100-003 / 081-020-001

Parcel Size (Acreage or Square Feet): 42.15 Ac. / 40.17 Ac = 82.32 Ac. Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: N/A

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

Date Received: 07/06/2022

SPR Agenda: 07/13/2022 Item No. _____

Zone: SPR No. 22-113

Historic District: Yes No

Flood Zone: AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant Land

Proposed Building Use: Tenants unknown at this time - Industrial Use

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Santokh Toor</u>	Signature of Owner or Authorized Agent*	
Address: <u>27725 Road 92</u>	_____	_____
City, State, Zip: <u>Visalia, CA 93277</u>	Owner	Date
Phone: <u>559-690-9024</u>	_____	_____
Email: <u>bt5323@gmail.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, Santokh Toor, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

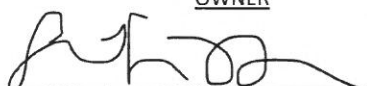
073-100-003 081-020-001

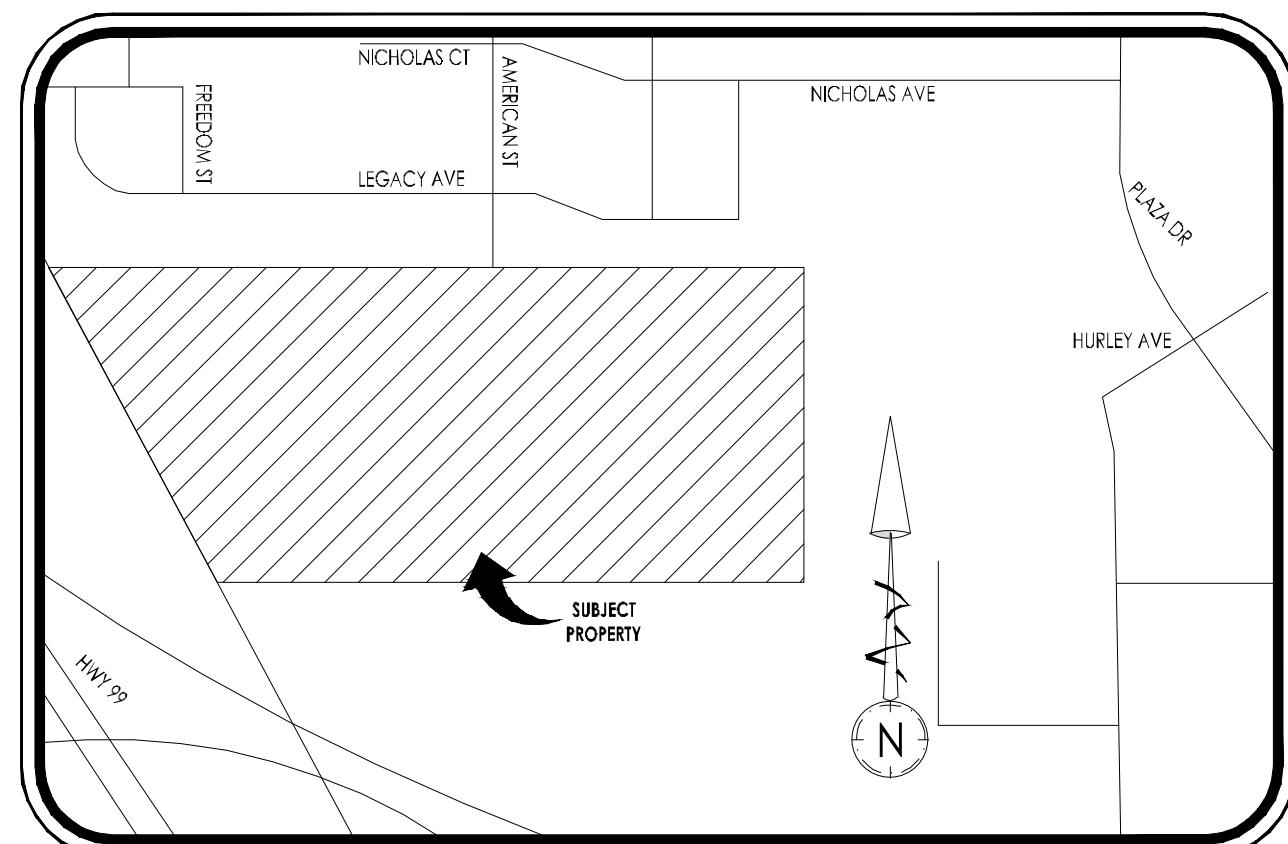
AGENT:

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

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

Executed this 6 day of July, 2022.

OWNER	Signatures	AGENT
		
Signature of Owner		Signature of Agent
<u>27725 Road 92</u>		<u>810 W. Acequia</u>
Owner Mailing Address		Agent Mailing Address
<u>Visalia, CA 93277</u>		<u>Visalia, CA 93291</u>
<u>559-690-9024</u>		<u>559-713-6139</u>
Owner Phone Number		Agent Phone Number



VICINITY MAP
CITY OF DINUBA NTS
COUNTY OF TULARE

APPLICANT

BITTIA TOOR
27725 ROAD 92
VISALIA, CA 93277

AGENT

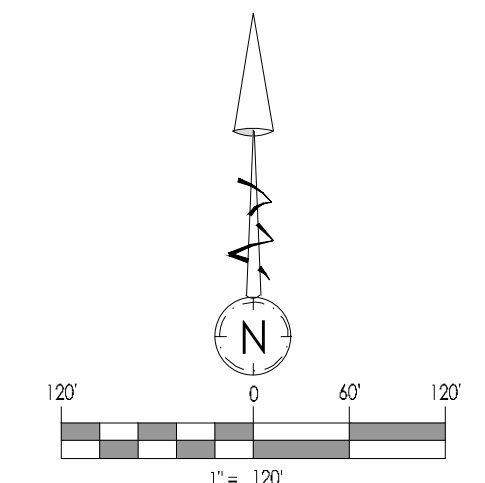
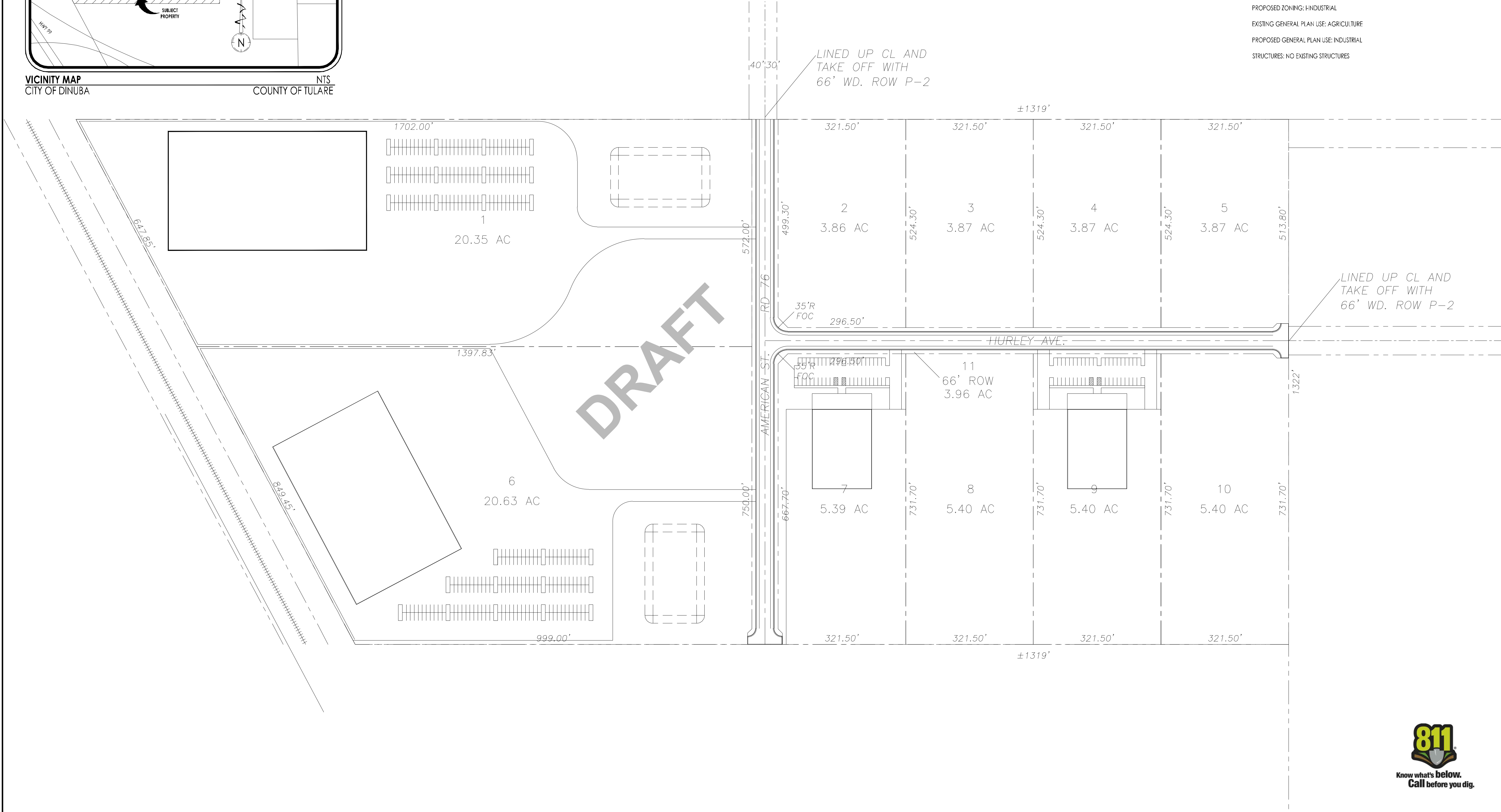
AW ENGINEERING
ALLEN WILLIAMS
810 W ACEQUIA AVE
VISALIA, CA 93291
AWILLIAMS@AWE-INC.COM
PHONE: (559) 713-6139

PROPERTY INFORMATION

ZONING: AE-20
PROPOSED ZONING: INDUSTRIAL
EXISTING GENERAL PLAN USE: AGRICULTURE
PROPOSED GENERAL PLAN USE: INDUSTRIAL
STRUCTURES: NO EXISTING STRUCTURES

AREA INFORMATION

EXISTING PARCELS:
073-100-003: 42.15 ACRES
081-020-001: 40.17 ACRES
PROPOSED PARCELS:
PARCEL 1: 20.35 ACRES
PARCEL 2: 3.86 ACRES
PARCEL 3: 3.87 ACRES
PARCEL 4: 3.87 ACRES
PARCEL 5: 3.87 ACRES
PARCEL 6: 20.63 ACRES
PARCEL 7: 5.39 ACRES
PARCEL 8: 5.40 ACRES
PARCEL 9: 5.40 ACRES
PARCEL 10: 5.40 ACRES



SITE PLAN

REVISIONS	REV. BY	DATE

APPROVED, DESIGN ENGINEER
JESSE ALLEN WILLIAMS CPE 64742



AW
810 W ACEQUIA AVE
VISALIA, CA 93291
PHONE: (559) 713.6139

AMERICAN ST AND HURLEY AVE
APN#: 081-020-001 & 073-100-003
VISALIA, CA

SCALE: 1" = 80'	SHEET C1
JOB #: 22049	FLOOD ZONE: AE
DRAWN BY: DL	

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Hot City Tacos Y Mas Date: 10-18-22
 Project Description: Food Trailer
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Ken Younra
 Applicant(s) Name: Alberto Bustamante
 Project Address/Location: 3525 ~~XXXXXX~~ W Walnut Ave
 Assessor Parcel Number: 121-181-004
 Parcel Size (Acreage or Square Feet): 7x12 Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 0
 Describe All Proposed Building Modifications: N/A

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

Date Received: 07/07/2022
 SPR Agenda: 07/13/2022 Item No. _____
 Zone: C-N SPR No. 22-114
 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: 10am-11pm
 Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)
 Number of Employees Per Day: Existing 1 Proposed 2
 Number of Customers Per Day (Estimated): Existing _____ Proposed 50
 Predicted Peak Operating Hour: 10am-11pm
 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): Ø
 Describe Any Special Events Planned for the Facility: Ø

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: Alberto Bustamante Signature of Owner or Authorized Agent*
 Address: 2036 N Oak Park Ct.
 City, State, Zip: Visalia CA 93291 Owner Kenya Date 6-17-22
 Phone: 559 904 1362 Authorized Agent* A Bustamante Date 6-17-22
 Email: Hotcitytacosymas@gmail.com

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

AGENCY AUTHORIZATION

OWNER:

I, KEN YOVAN, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
121-181-004

AGENT:

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

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

Executed this 17 day of JUNE, 2022

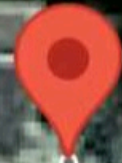
AGENCY AUTHORIZATION FORM

OWNER	Signatures	AGENT
Signature of Owner 		Signature of Agent
Owner Mailing Address <u>3625 W WALNUT AVE</u> <u>VISALIA CA 93277</u>		Agent Mailing Address <u>2036 N Oak Park Ct.</u> <u>Visalia CA, 93291</u>
Owner Phone Number <u>555-303-6444</u>		Agent Phone Number <u>559) 904-1362</u>

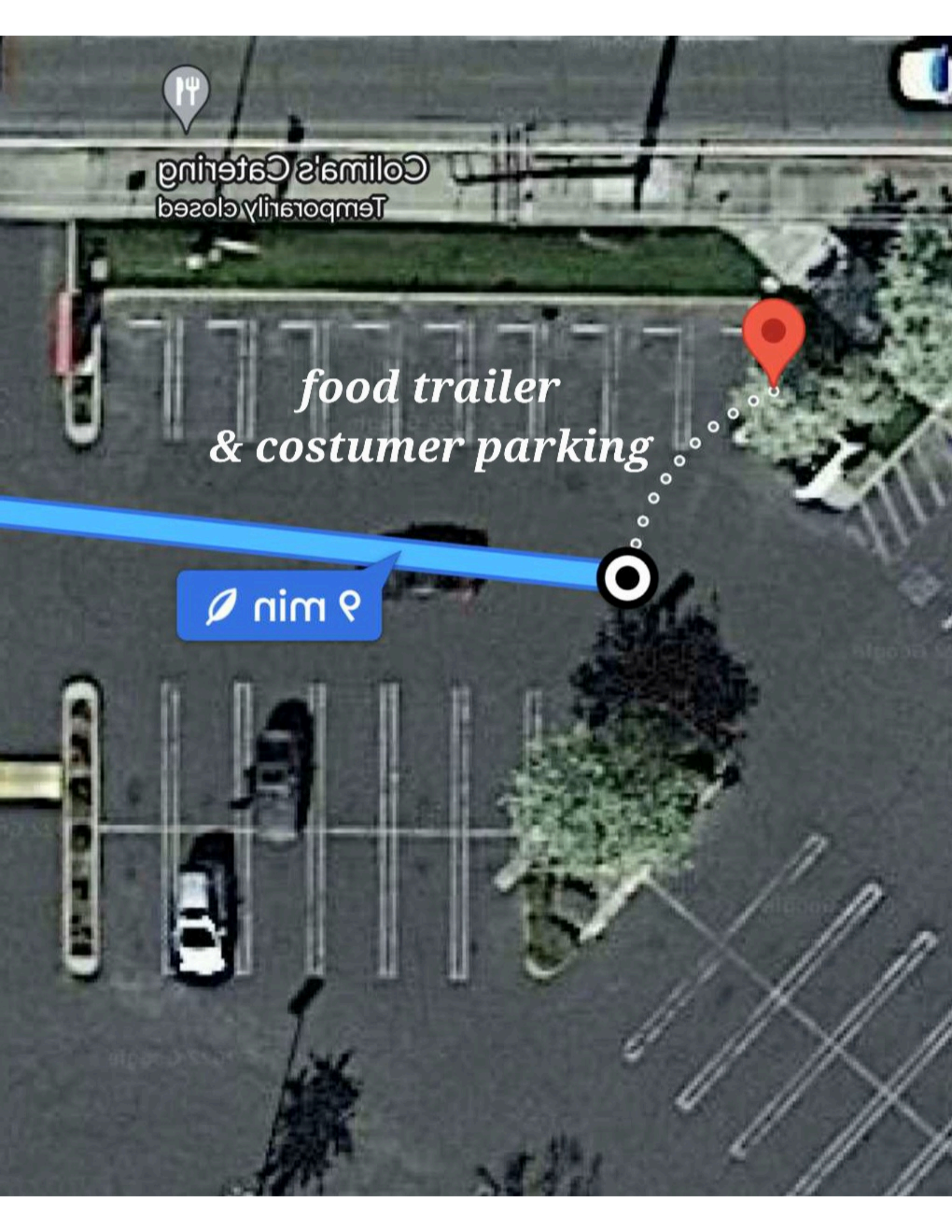


Collins's Catering
Temporarily closed

*food trailer
& customer parking*



 nim 9



1925

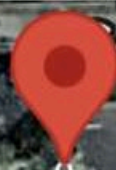
1929

1933

1937

W Walnut Ave W Walnut Ave

3509



Solima's Catering

Temporarily closed
food trailer &
customer parking



Mart N' Bott
Liquor store

9 min



Exp
an

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: BOMBHELL BEANS Date: 7/6/22

Project Description: PARK BOMBHELL BEANS MOBILE COFFEE TRUCK
DAILY 7AM - 7PM

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

Property Owner: MUSSU MUSSU

Applicant(s) Name: STEPHEN MOHR

Project Address/Location: 1100 S. MOONER BLVD VISALIA CA 93277

Assessor Parcel Number: 096-011-019

Parcel Size (Acreage or Square Feet): 0.96 AC Building or Suite Square Footage: 14,808 SF

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: 07/06/2022

SPR Agenda: 07/13/2022 Item No. _____

Zone: C-MU SPR No. _____

Historic District: Yes No

Flood Zone: AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: PARKING LOT

Proposed Building Use: PARK BOMBHELL BEANS MOBILE COFFEE TRUCK

Proposed Hours of Operation: 7AM - 7PM

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

Number of Employees Per Day: Existing 1 Proposed _____

Number of Customers Per Day (Estimated): Existing 50 Proposed _____

Predicted Peak Operating Hour: 10 AM

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

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 - Loading/unloading areas
 - All existing & proposed site features
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 - 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: STEPHEN MOHR Signature of Owner or Authorized Agent* 

Address: 15051 AVE 296 Owner STEPHEN MOHR Date 7/4/22

City, State, Zip: VISALIA CA 93292 Authorized Agent* STEPHEN MOHR Date _____

Phone: 559 909 9752

Email: STEPHEN.MOHR84@AOL.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: WASSER WASSER

I, WASSER WASSER, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 096-011-019-000

AGENT: STEPHEN MOHR

I designate STEPHEN MOHR to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to PARK BOMBHELL BEANS MOBILE COFFEE TRUCK relative to the property mentioned herein. DAILY 7AM - 7PM

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

Executed this 6 day of JULY, 2022

OWNER	AGENT
Signatures	Signatures
	
Signature of Owner	Signature of Agent
<u>1100 S. Mooney Blvd.</u>	<u>15051 AVE 296</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA CA 93297</u>	<u>VISALIA CA 93292</u>
<u>(559) 859-1772</u>	<u>559 909 9752</u>
Owner Phone Number	Agent Phone Number

Temporary Conditional Use Permit for:

Operational Statement:

Days: Monday through Sunday (7 days a week)

Hours: 7am – 7pm

Bombshell Beans Mobile Coffee Truck on premise to provide coffee and tea with 1 barista operating the truck.

↑ N

