

# SITE PLAN REVIEW AGENDA

8/10/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

**ITEM NO: 1      Resubmit**

SITE PLAN NO: SPR21078

PROJECT TITLE: 914 S. Fulgham St Apartments

DESCRIPTION: 12 Unit Apartments (R-M-3)

APPLICANT: Jagtar Singh

OWNER: SINGH JAGTAR

APN: 087100043

LOCATION: 914 S FULGHAM ST

**ITEM NO: 2      Resubmit**

SITE PLAN NO: SPR21200

PROJECT TITLE: Griffin's Food Mart #3

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

APPLICANT: Randel Mathias

OWNER: GEORGE JOHN F & DONNA J (TRS)

APN: 126340014

LOCATION:

**ITEM NO: 3      Resubmit**

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: 4      Resubmit**

SITE PLAN NO: SPR22127

PROJECT TITLE: A New Adult Daycare Facility

DESCRIPTION: A New 25,000 SF All-inclusive Care for the Elderly (D-MU)

APPLICANT: Eric McConnaughey

OWNER: CUSENZA FAMILY LIMITED PARTNERSHIP N

APN: 094250039

094250038

LOCATION: 500 E SCHOOL AVE

**ITEM NO: 5**

SITE PLAN NO: SPR22132

PROJECT TITLE: Robert Wood

DESCRIPTION: Sandwich Deli (D-MU)

APPLICANT: Robert Wood

OWNER: EPIC HOLDINGS & INVESTMENTS LLC

APN: 094235021

LOCATION: 605 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**

**8/10/2022 - 9:00 A.M.**

**Conference Room #4**

**315 E. Acequia Avenue**

## **ITEM NO: 6**

SITE PLAN NO: SPR22133

PROJECT TITLE: Bonadelle Homes

DESCRIPTION: Proposing to divide 41.3 Acre Sit into 300 Single Family Residential Parcels (X)

APPLICANT: John A. Bonadelle

OWNER: TWIGGE OAKS LLC

APN: 126130018

LOCATION: SE Corner of S. Ben Maddox Way & Caldwell Ave

## **ITEM NO: 7**

SITE PLAN NO: SPR22134

PROJECT TITLE: Parking lot Expansion

DESCRIPTION: This is a new Site Plan Review for the Parking Lot Expansion for the new Parking Lot, Reference SPR 2022-123 (C-MU)

APPLICANT: Chris George

OWNER: GEORGE JOHN F & DONNA J (TRS)

APN: 126340025

LOCATION: Near the North East Corner of Mooney Blvd and Ave 264

## **ITEM NO: 8**

SITE PLAN NO: SPR22135

PROJECT TITLE: Rush Bowl -Restaurant

DESCRIPTION: Tenant Improvements to Existing Shell Building Lease Space for Rush Bowl (Quick Serve) C-R

APPLICANT: Thom A Black

OWNER: AVE MOONEY LLC

APN: 121100095

LOCATION: 3225 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](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: Oak Apartments Date: 8.3.22  
 Project Description: 12 unit Apartment  
 Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 2021-078  
 Property Owner: JAGTAR SINGH  
 Applicant(s) Name: JAGTAR SINGH  
 Project Address/Location: 914 S. FULHAM STREET  
 Assessor Parcel Number: 087-100-043  
 Parcel Size (Acreage or Square Feet): 20740 sq ft Building or Suite Square Footage: 5032 sq ft

Are There Any Proposed Building Modifications: Yes ☐ No ☒  
 Estimated Cost of Modifications to Building: \$ \$ 1. million App  
 Describe All Proposed Building Modifications: N/A

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

Date Received: 08/03/2022  
 SPR Agenda: 08/10/2022 Item No. \_\_\_\_\_  
 Zone: R-M-3 SPR No. 21-078  
 Historic District: Yes ☐ No ☒  
 Flood Zone: X ☒ AE ☐ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: \_\_\_\_\_  
 Proposed Building Use: \_\_\_\_\_  
 Proposed Hours of Operation: \_\_\_\_\_  
 Days of Week In Operation (Circle): Su M T W Th F Sa  
 Number of Employees Per Day: Existing \_\_\_\_\_ Proposed \_\_\_\_\_  
 Number of Customers Per Day (Estimated): Existing N/A Proposed 120  
 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: JAGTA R SINGH Signature of Owner or Authorized Agent\*  
 Address: 4204 S. Demare St. Date: 8-3-22  
 City, State, Zip: Visalia CA 93211 Owner  
 Phone: 559 679 4324 X  
 Email: Singhjaggs@yahoo.com Authorized Agent\* Date: X

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

### AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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



LOT DESCRIPTION:

LOCATED IN A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

ADDRESS: 914 S FULGHAM STREET  
VISALIA, CA  
APN: 081-100-043

LOT AREA: 20,140 SQ. FT.  
0.48 ACRE

AREA CALCULATION

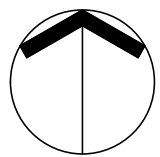
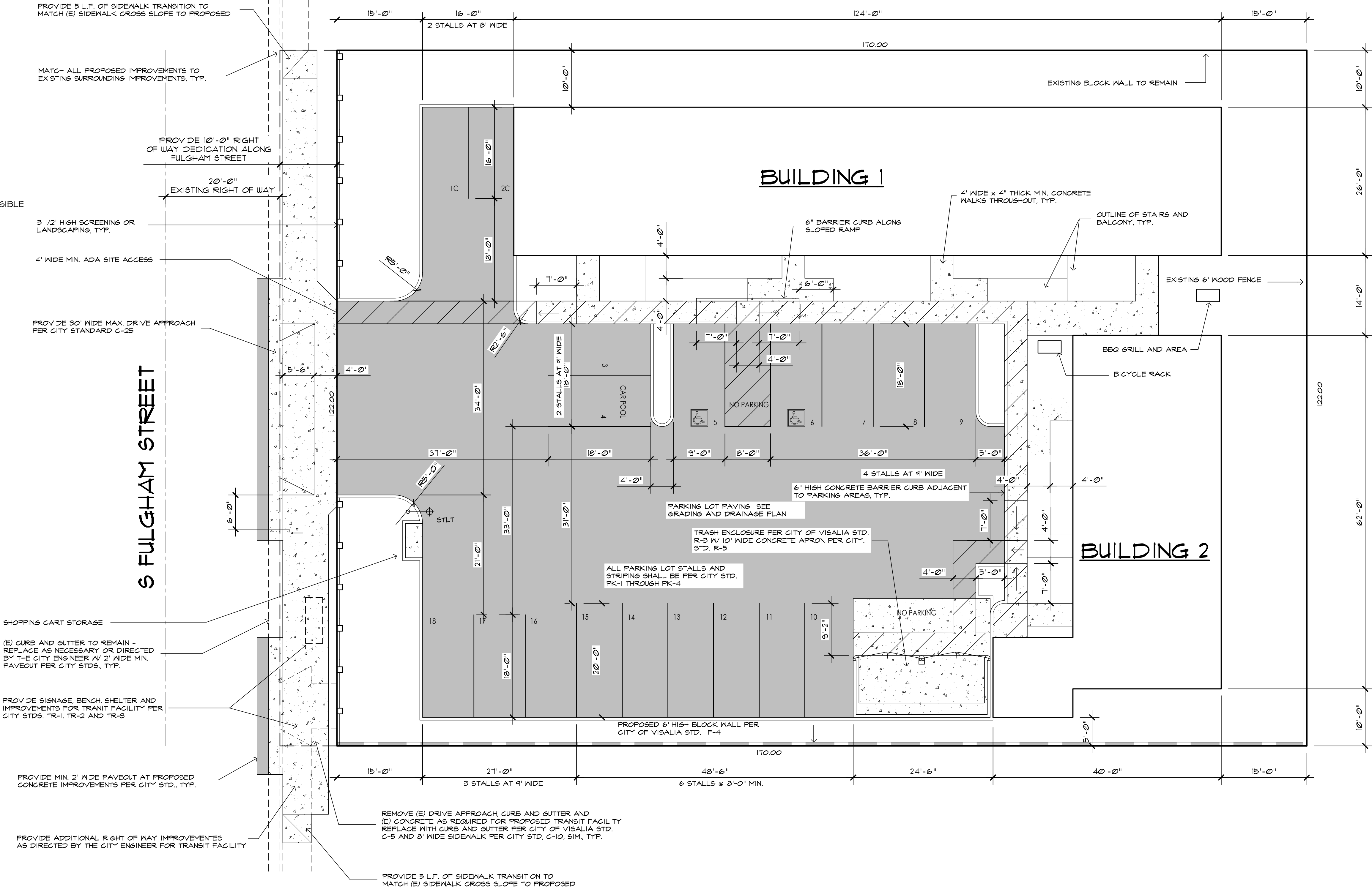
BUILDING AREA 5,032 SQ. FT. - 24.3%  
PAVING / PARKING AREA 7,426 SQ. FT. - 35.8%  
CONCRETE AREA 1,406 SQ. FT. - 6.8%  
OPEN AREA 6,876 SQ. FT. - 33.2%

PARKING

2 BED @ 1.5 PER = 12 REQUIRED  
17 PARKING SPACES PROVIDED INCLUDING 2 DISABLED ACCESSIBLE

1.5 STALLS REQUIRED PER EACH UNIT WITH TWO BEDROOMS OR LESS - 12 UNITS TOTAL - 12 \* 1.5 = 18 STALLS REQUIRED

10 TOTAL STALLS PROVIDED - INCLUDING  
2 DISABLED ACCESSIBLE SPACES  
2 COMPACT SPACES  
1 CARPOOL SPACE  
7 9'x10' SPACES  
6 8'x20' SPACES



SITE PLAN

SCALE : 1" = 10'-0"

REVISIONS	BY

GARY WEAVER DRAFTING

1210 LOTUS WAY  
PORTERVILLE, CA. 93257  
(559) 784-4184

SHEET TITLE

SITE PLAN

SITE PLAN FOR:

JAGTAR SINGH

914 S FULGHAM STREET  
VISALIA, CA

A.P.N. 087-100-043

DATE  
7/26/2022

SHEET NO.



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GENERAL PROJECT INFORMATION

Project/Business Name: GRIFIN'S FOOD MART #3 Date: 10.28.21

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

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

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

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

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

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

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

\* PROPOSED FUTURE LOT LINE ADJUSTMENT

Are There Any Proposed Building Modifications: Yes ☐ No ☒

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

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

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

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

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

Zone: \_\_\_\_\_ SPR No. \_\_\_\_\_

Historic District: Yes ☐ No ☐

Flood Zone: X ☐ AE ☐ X/AE ☐

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

Existing/Prior Building Use: VACANT

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

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

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

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

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

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

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

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

(Provide Separate Attachment if Necessary): \_\_\_\_\_

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

OPERATIONS & TRAFFIC INFORMATION



### SITE PLAN MINIMUM REQUIREMENTS

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- ⇒ 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: RANDEL MATHIAS Signature of Owner or Authorized Agent\*  
APEX DEVELOPMENT COMPANY  
 Address: 4665 E. COPPER AVENUE  
 City, State, Zip CLAVIS CA 93619 Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Phone: 559-441-3055 Randel Mathias  
 Email: randel@ApexDevelopmentca.com Authorized Agent\* \_\_\_\_\_ Date 10-28-21

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

### AGENCY AUTHORIZATION

OWNER:

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

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

AGENT:

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

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

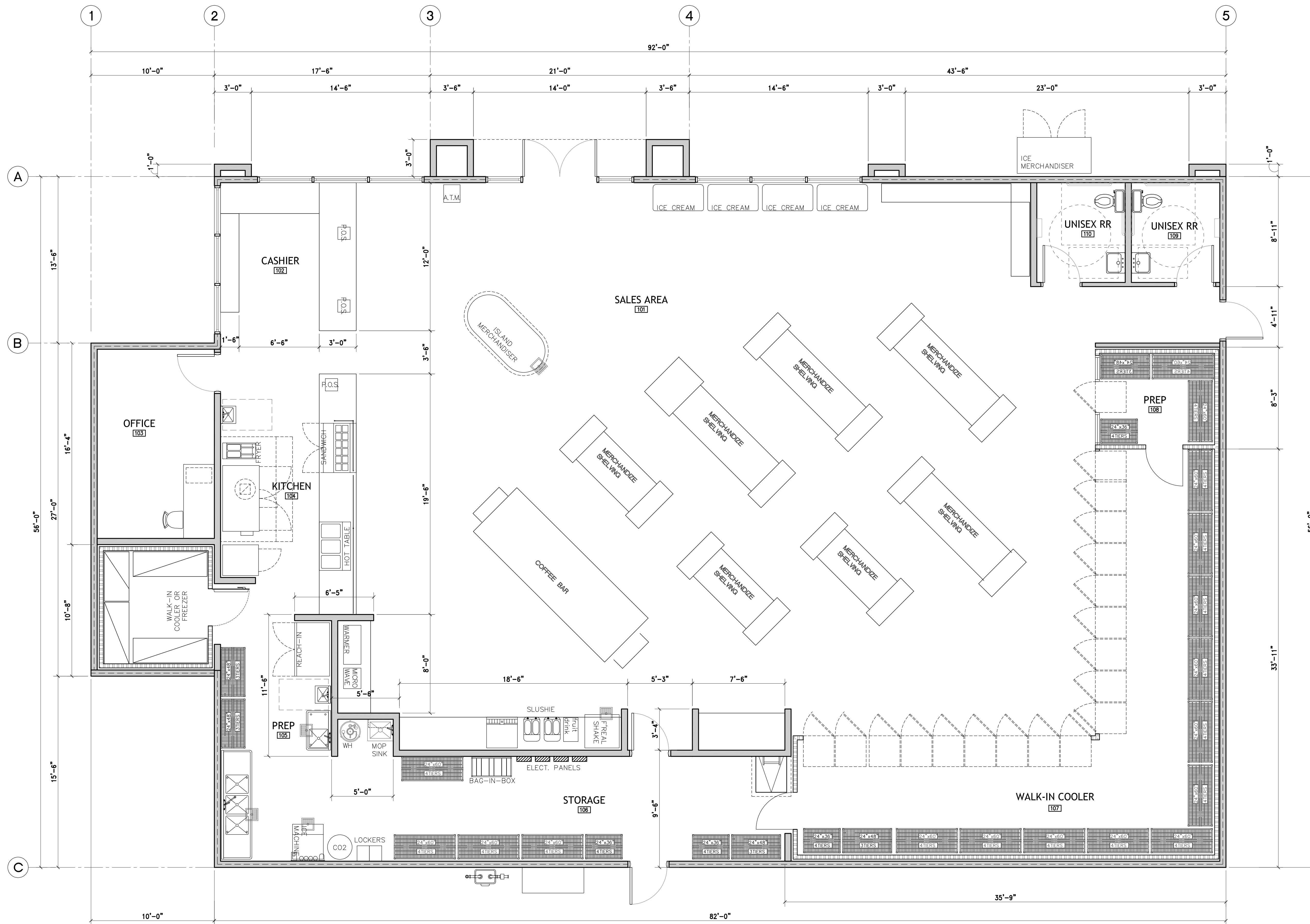
Executed this 28<sup>TH</sup> day of OCTOBER, 20 21.

AGENCY AUTHORIZATION FORM

OWNER	Signatures	AGENT
Signature of Owner		<u>Randel Mathias</u> Signature of Agent
Owner Mailing Address		<u>RANDEL MATHIAS, President</u> Agent Mailing Address
		<u>APEX DEVELOPMENT COMPANY</u>
		<u>4665 E. COPPER AVE., CLAVIS CA 93619</u>
Owner Phone Number		Agent Phone Number <u>(559) 441-3055</u>



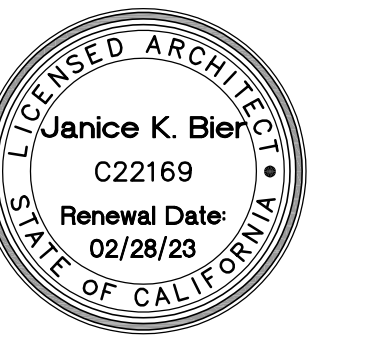
This sheet and its contents and ideas are the property of SJA Design Group and no use shall be granted without express written consent.



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



Proposed Convenience Store  
26410 South Mooney Blvd. CA 93277



Date: 10.26.2021  
Drawn By: Susan Jones  
Project # 21018

Floor Plan  
Mini Mart

Revisions  
△ xx

SHEET No.

A2.1



## **OPERATIONAL STATEMENT**

October 28, 2021

### *Site Plan Review for NEC Mooney Boulevard & Liberty Road*

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



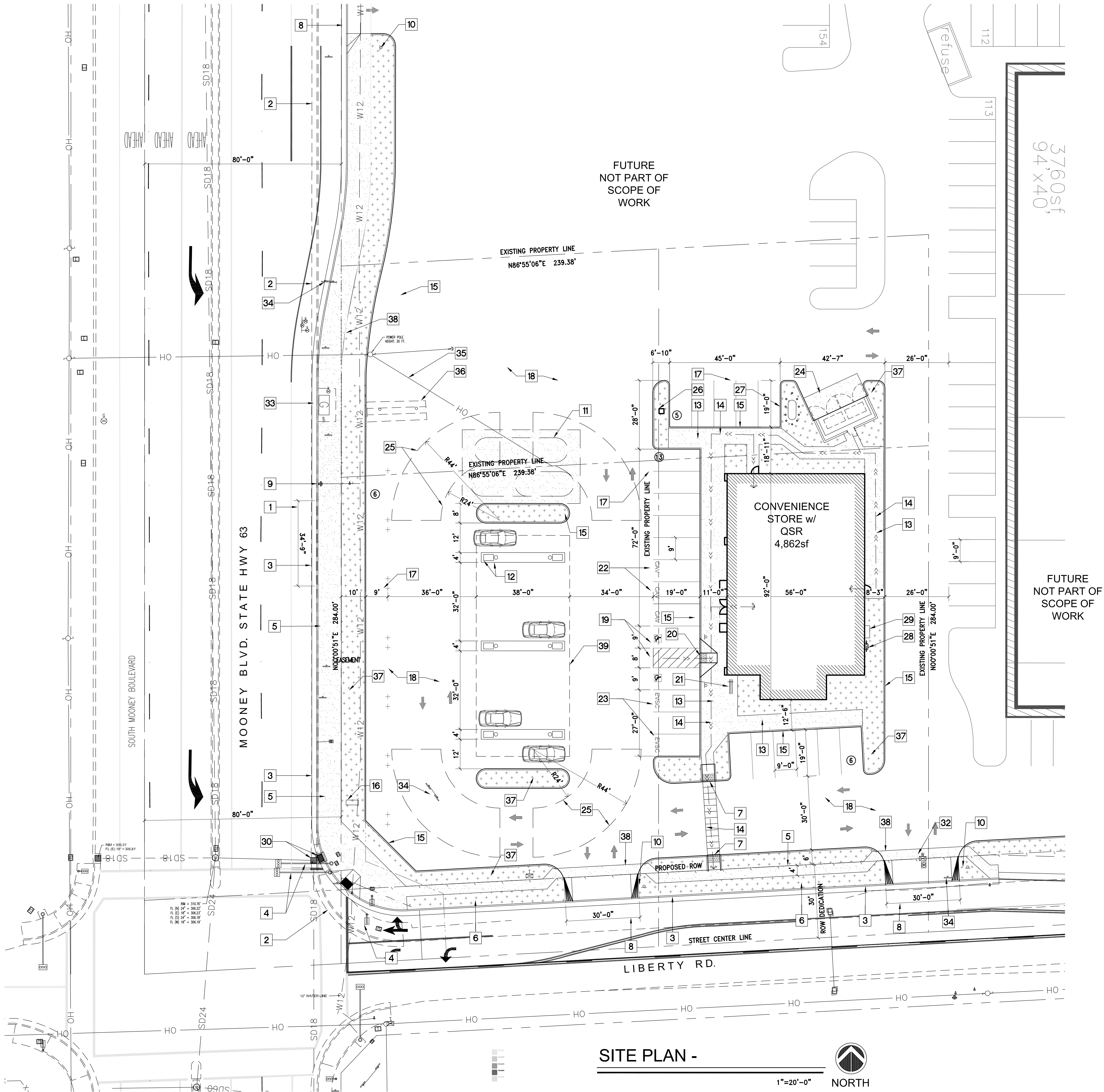
agreement in which the franchise requirements are such that the business is to remain open 24 hours per day.

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



15. **Signage:** The Applicant will request that a typical pricing pole and/or monument sign be permitted along the Mooney Boulevard frontage (see attached site plan as to approximate placement).
16. **Entry gates:** None. However, the development will provide a decorative “street approach” main entrance to the development.





LEGEND	Project Information																																																																																
--- PROPERTY LINE --- CENTERLINE --- EX CURB & GUTTER --- PROPOSED CURB & GUTTER -x-x- EX 6" HIGH CHAIN-LINK FENCE --> PATH OF TRAVEL --- PROPOSED 6" HIGH CONCRETE CURB [Pattern] PROPOSED CONCRETE SIDEWALK [Pattern] PROPOSED LANDSCAPED AREAS	Applicant: RANDEL MATHIAS 4665 E. COPPER AVE. CLOVIS, CA 93619 Address: 26410 S. Mooney Blvd. Visalia, CA. 93277 A.P.N.: 126-034-14 = 22,379 sf 126-034-13 = 20,400 sf 126-034-15 = 18,459 sf GENERAL LANDS USE: COMMERCIAL MIXED USE EXISTING ZONE: MIXED USE COMMERCIAL Building Areas: CONVENIENCE STORE & QSR = 4,862 SF FUEL STATION = 3,724 SF TOTAL AREA = 8,586SF OCCUPANCY TYPE M (MERCANTILE) SPRINKLER NO																																																																																
GENERAL NOTES: 1. THE ACCESSIBLE ROUTE AS DELINEATED IS A BARRIER FREE ROUTE 48 INCHES MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2 INCH UNLESS BEVELED AT A 1:2 MAX. SLOPE AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4 INCH. 2. THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. 3. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80 INCHES AND OBJECTS PROTRUDING GREATER THAN 4 INCHES FROM A WALL ABOVE 27 INCHES AND BELOW 80 INCHES	PARKING PROVIDED: CONVENIENCE STORE STANDARD STALLS = 19 STALLS (9'x19') PARALLEL STALLS = 6 STALLS (9'x20') ACCESSIBLE STALLS = 2 STALLS (9'x19') TOTAL PARKING = 27 STALLS																																																																																
	Site Keynotes																																																																																
	<table><thead><tr><th>No.</th><th>Description</th></tr></thead><tbody><tr><td>1</td><td>EXISTING DRIVE APPROACH TO BE REMOVED</td></tr><tr><td>2</td><td>EXISTING CITY CURB AND GUTTER TO BE REMOVED</td></tr><tr><td>3</td><td>NEW CURB AND GUTTER PER PUBLIC WORKS STDs</td></tr><tr><td>4</td><td>EX TRAFFIC LIGHT TO BE REMOVED AND RELOCATED PER NEW CORNER CONFIGURATION</td></tr><tr><td>5</td><td>NEW SIDEWALK PER PUBLIC WORKS STDs</td></tr><tr><td>6</td><td>NEW PARKWAY PER PUBLIC WORKS STDs</td></tr><tr><td>7</td><td>NEW ALTERNATE CURB RAMP PER CBC 2019</td></tr><tr><td>8</td><td>NEW DRIVE APPROACH PER PUBLIC WORKS STDs</td></tr><tr><td>9</td><td>EXISTING FIRE HYDRANT</td></tr><tr><td>10</td><td>NEW ACCESSIBLE SITE ENTRY SIGN</td></tr><tr><td>11</td><td>NEW 2-20,000 GALLON CALIFORNIA STATE APPROVED UNDERGROUND FUEL STORAGE TANKS. 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TO FIELD VERIFY 2% MAX IN CROSS SLOPE AND 5% SLOPE MAX IN DIRECTION OF TRAVEL.</td></tr><tr><td>15</td><td>NEW 6" HIGH CONCRETE CURB</td></tr><tr><td>16</td><td>NEW MONUMENT / PYLON SIGN SHOWN ONLY FOR CLARIFICATION - SIGNAGE REQUIRES A SEPARATE PERMIT BY OTHERS</td></tr><tr><td>17</td><td>NEW PARKING STALLS STRIPE PER CITY REQUIREMENTS 9'x19'</td></tr><tr><td>18</td><td>ASPHALT PARKING LOT</td></tr><tr><td>19</td><td>ACCESSIBLE PARKING STALLS &amp; SIGNAGE PER CBC 2019</td></tr><tr><td>20</td><td>CURB RAMP WITH DETECTABLE WARNING</td></tr><tr><td>21</td><td>BIKE RACKS PER CAL GREEN 5% OF TOTAL PARKING A TOTAL OF (2) BIKE CAPACITY MIN</td></tr><tr><td>22</td><td>PER CALGREEN TABLE PROVIDE DESIGNATED PARKING SPACE FOR LOW EMITTING FUEL EFFICIENT AND CARPOOL/VANPOOL.</td></tr><tr><td>23</td><td>PER CALGREEN TABLE 5.106.5.3.3 NEW PARKING SPACES SHALL PROVIDE WITH ELECTRICAL CONDUIT FOR FUTURE CAR CHARGING STATION PER EACH PHASE OF THE PROJECT AS REQUIRED</td></tr><tr><td>24</td><td>TRASH ENCLOSURE PER CITY STANDARDS</td></tr><tr><td>25</td><td>FIRE TRUCK TURNING RADIUS</td></tr><tr><td>26</td><td>AIR AND WATER MACHINE</td></tr><tr><td>27</td><td>LP FOR SALE TANK WITH 6" DIA. 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SJA  
Design Group

1915 Carolina Ave.  
Clovis CA 93611  
PH: 559. 593.9692  
susan@sjadesigngroup.com

Proposed Convenience Store  
26410 South Mooney Blvd. CA 93277

Janice K. Blier  
C22169  
Renewal Date:  
02/28/23

Date: 04.25.2021  
Drawn By: Susan Jones  
Project # 21018

Site Plan  
Annotated

Revisions  
△ xx

SHEET No.  
A1.1



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Industrial Park, American & Hurley Date: 7/27/2022

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: 22-113

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. 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: 08/11/2022

SPR Agenda: 08/10/2022 Item No. \_\_\_\_\_

Zone: X SPR No. 22-113

Historic District: Yes ☐ No ☐

Flood Zone: X ☐ AE ☐ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant Land

Proposed Building Use: 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

- ⇒ 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

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>	Owner	Date
City, State, Zip <u>Visalia, CA 93277</u>		
Phone: <u>559-690-9024</u>	Authorized Agent*	Date
Email: <u>bt5323@gmail.com</u>		

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

### AGENCY AUTHORIZATION

OWNER:

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

073-100-003

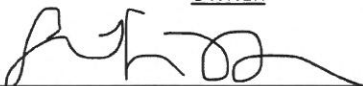

081-020-001

AGENT:

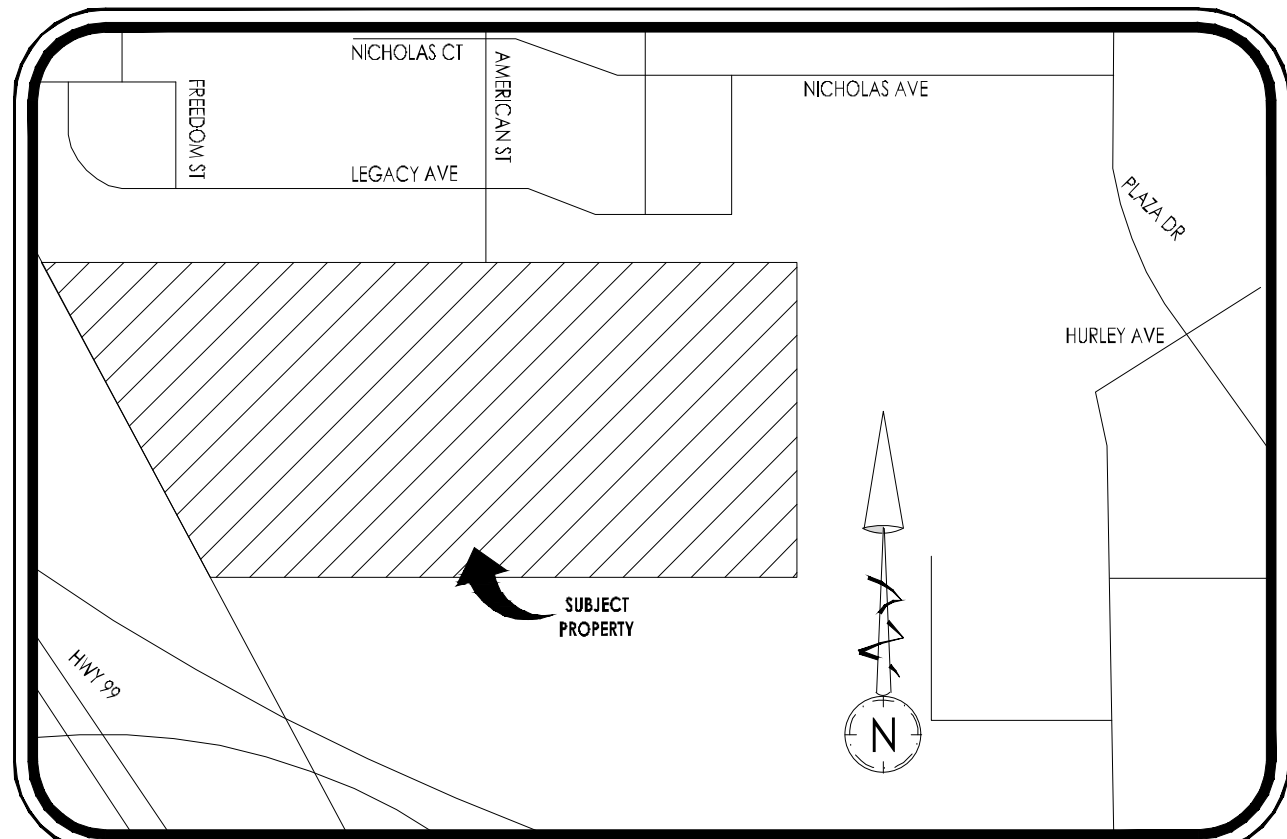
I designate AW Engineering, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Site Plan Review relative to the property mentioned herein.

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

Executed this 6 day of July, 20 22.

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  
BT5323@GMAIL.COM  
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: I-INDUSTRIAL

EXISTING GENERAL PLAN USE: AGRICULTURE

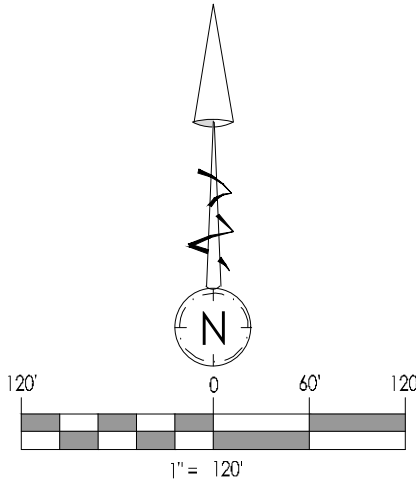
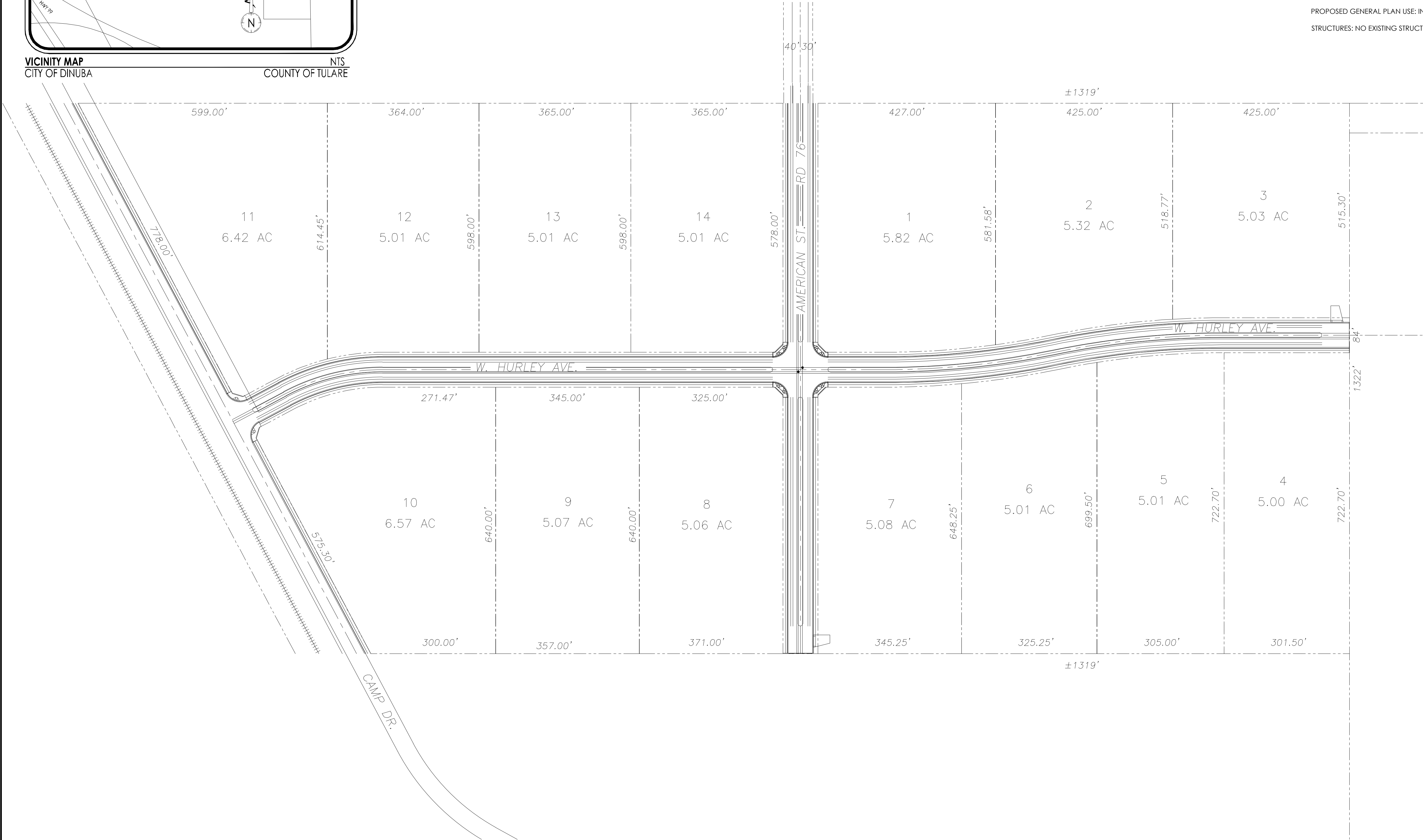
PROPOSED GENERAL PLAN USE: INDUSTRIAL

STRUCTURES: NO EXISTING STRUCTURES

AREA  
INFORMATION

EXISTING PARCELS:  
073-100-003: 42.15 ACRES  
081-020-001: 40.17 ACRES

PROPOSED PARCELS:  
PARCEL 1: 5.82 ACRES  
PARCEL 2: 5.32 ACRES  
PARCEL 3: 5.03 ACRES  
PARCEL 4: 5.00 ACRES  
PARCEL 5: 5.01 ACRES  
PARCEL 6: 5.01 ACRES  
PARCEL 7: 5.08 ACRES  
PARCEL 8: 5.06 ACRES  
PARCEL 9: 5.07 ACRES  
PARCEL 10: 6.57 ACRES  
PARCEL 11: 6.42 ACRES  
PARCEL 12: 5.01 ACRES  
PARCEL 13: 5.01 ACRES  
PARCEL 14: 5.01 ACRES

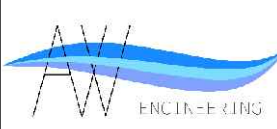


SITE PLAN

REVISIONS	REV. BY	DATE

APPROVED, DESIGN ENGINEER

JESSE ALLEN WILLIAMS CPE 64742



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

JOB #:  
22049  
DRAWN BY:  
DL

SCALE:

1" = 80'

FLOOD ZONE:

AE

SHEET

C1



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

GENERAL PROJECT INFORMATION

Project/Business Name: A new adult daycare facility Date: 8/4/22

Project Description: A new 25,000 s.f. All-inclusive Care for the Elderly

Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: SPR22127

Property Owner: Family Health Care Network

Applicant(s) Name: Family Health Care Network

Project Address/Location: E. School Ave. & Santa Fe

Assessor Parcel Number: 093-250-0383, 039

Parcel Size (Acreage or Square Feet): 1.75 acres Building or Suite Square Footage: 25,000

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ none

Describe All Proposed Building Modifications: none

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

Date Received: 08/04/2022

SPR Agenda: 08/10/2022 Item No.     

Zone:      SPR No. 22-127

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: None

Proposed Building Use: Adult daycare

Proposed Hours of Operation: 8am - 6pm

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

Number of Employees Per Day: Existing 0 Proposed 60

Number of Customers Per Day (Estimated): Existing 0 Proposed 150

Predicted Peak Operating Hour: 8-9am & 4-5pm

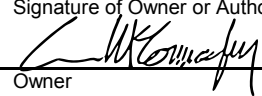
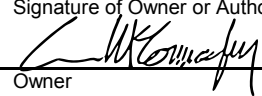
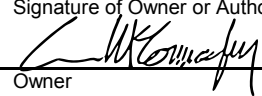
Describe Any Truck Delivery Schedule & Operations: none scheduled, periodic supply deliveries.

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



<b>SITE PLAN REQUIREMENTS</b>	<b><u>SITE PLAN MINIMUM REQUIREMENTS</u></b>																	
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<b>REQUIRED SIGNATURE</b>	<p>Applicant Information (Final comments will be mailed to the name and address provided below)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Name: <u>Eric McConnaughey</u></td> <td colspan="2" style="text-align: center;">Signature of Owner or Authorized Agent*</td> </tr> <tr> <td>Address: <u>4412 W. Ferguson Ave.</u></td> <td style="width: 30%; text-align: center;"></td> <td style="width: 30%; text-align: center;"><u>8/4/22</u></td> </tr> <tr> <td>City, State, Zip <u>Visalia, CA 93291</u></td> <td style="text-align: center;">Owner</td> <td style="text-align: center;">Date</td> </tr> <tr> <td>Phone: <u>732-9236</u></td> <td colspan="2"></td> </tr> <tr> <td>Email: <u>Eric@ebmdesigngroup.com</u></td> <td style="text-align: center;">Authorized Agent*</td> <td style="text-align: center;">Date</td> </tr> </table> <p style="font-size: small; border: 1px solid black; padding: 2px;">* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.</p>			Name: <u>Eric McConnaughey</u>	Signature of Owner or Authorized Agent*		Address: <u>4412 W. Ferguson Ave.</u>		<u>8/4/22</u>	City, State, Zip <u>Visalia, CA 93291</u>	Owner	Date	Phone: <u>732-9236</u>			Email: <u>Eric@ebmdesigngroup.com</u>	Authorized Agent*	Date
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<b>AGENCY AUTHORIZATION FORM</b>	<b>AGENCY AUTHORIZATION</b>																	
	<p>OWNER:</p> <p>I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): _____</p> <p>AGENT:</p> <p>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.</p> <p>I declare under penalty of perjury the foregoing is true and correct.</p> <p>Executed this _____ day of _____, 20____.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 50%; text-align: center;"><u>OWNER</u></th> <th style="width: 50%; text-align: center;"><u>AGENT</u></th> </tr> </thead> <tbody> <tr> <td style="height: 40px; vertical-align: bottom;">Signature of Owner</td> <td style="height: 40px; vertical-align: bottom;">Signature of Agent</td> </tr> <tr> <td style="height: 40px; vertical-align: bottom;">Owner Mailing Address</td> <td style="height: 40px; vertical-align: bottom;">Agent Mailing Address</td> </tr> <tr> <td style="height: 40px; vertical-align: bottom;">Owner Phone Number</td> <td style="height: 40px; vertical-align: bottom;">Agent Phone Number</td> </tr> </tbody> </table>			<u>OWNER</u>	<u>AGENT</u>	Signature of Owner	Signature of Agent	Owner Mailing Address	Agent Mailing Address	Owner Phone Number	Agent Phone Number							
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DESIGN GROUP  
INCORPORATED  
ARCHITECTS



4412 W. FERGUSON  
VISALIA, CA. 93291  
(559) 732-9236  
FAX: 732-5836

SCALE: AS NOTED

JOB #: 21-007

A NEW PACE FACILITY FOR  
FAMILY HEALTH CARE NETWORK  
VISALIA, CA

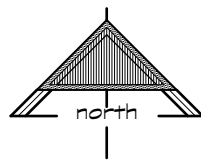
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8/4/22

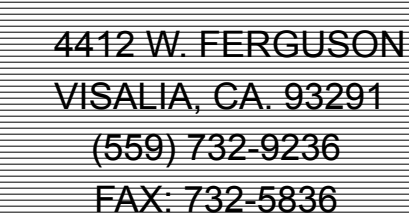


FIRST FLOOR PLAN

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

16,582 SQ. FT.





SCALE - AS NOTED

JOB #: 21-007

# A NEW PACE FACILITY FOR FAMILY HEALTH CARE NETWORK

 $\frac{1}{\sqrt{2}}$ 

DATE: 7-28-22

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**△ REVISED**

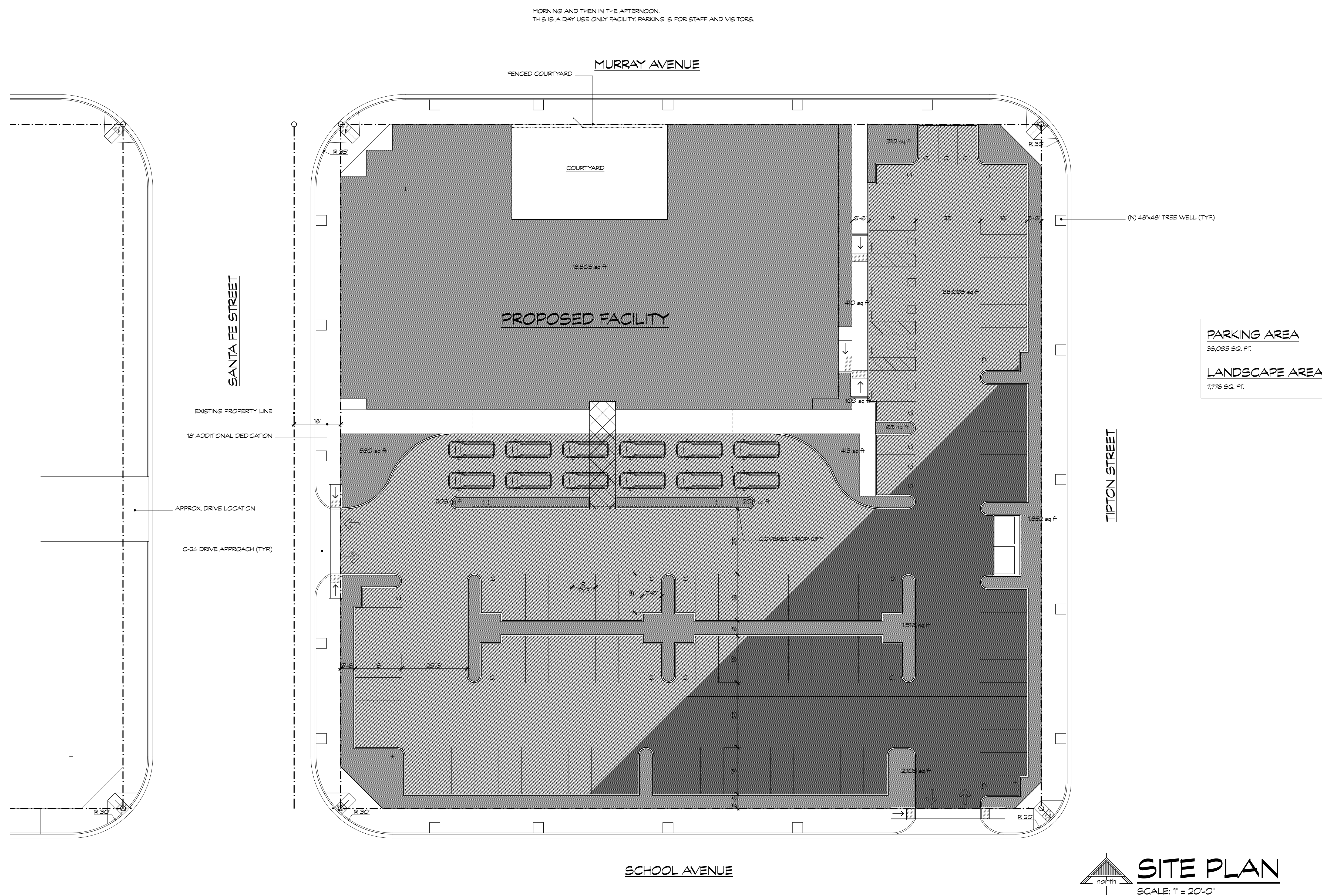
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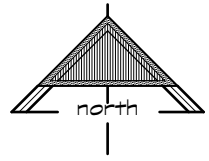
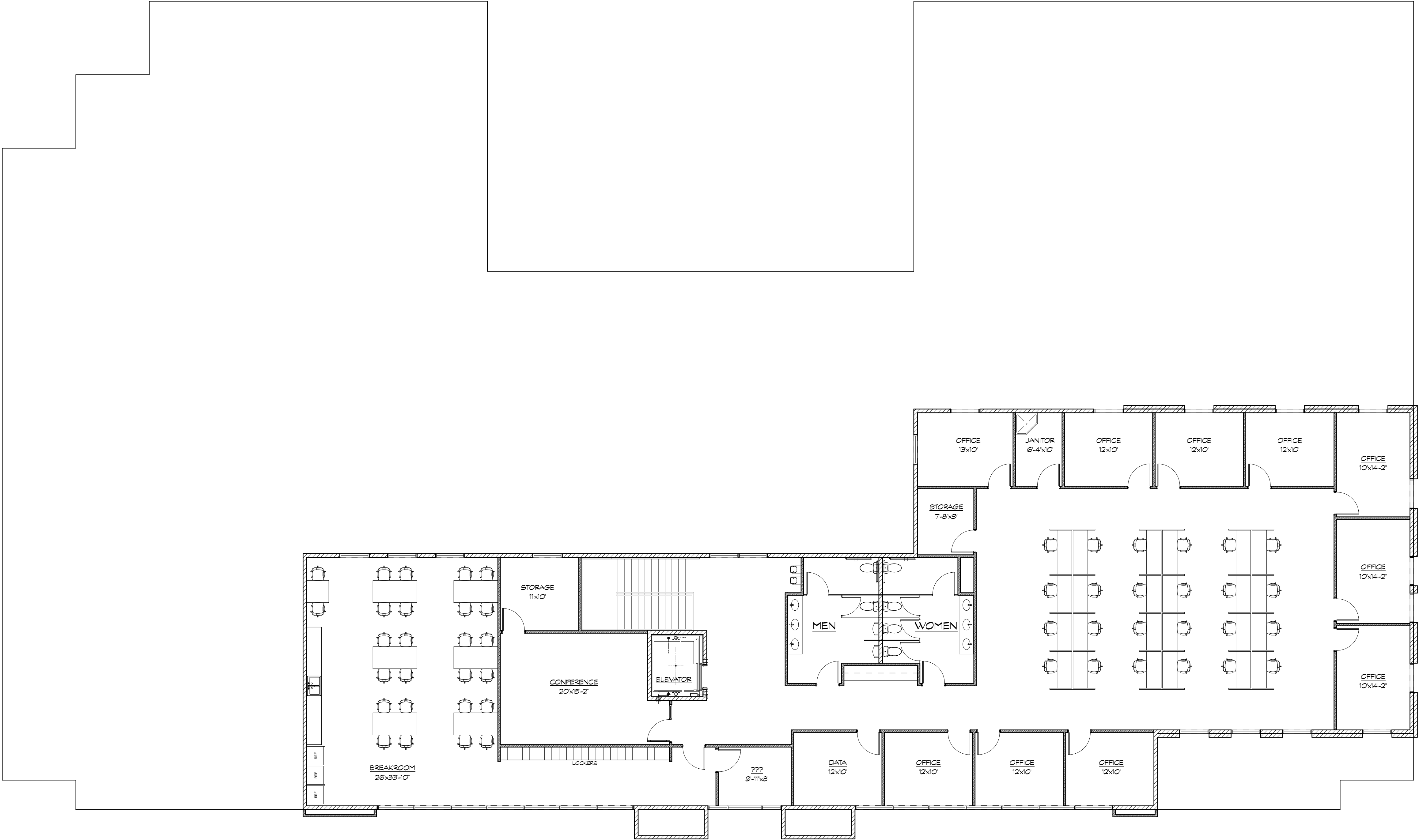
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## SECOND FLOOR PLAN

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

6,240 SQ. FT.



**DESIGN GROUP**  
INCORPORATED  
ARCHITECTS



4412 W. FERGUSON  
VISALIA, CA. 93291  
(559) 732-9236  
FAX: 732-5836

SCALE: AS NOTED

JOB #: 21-007

A NEW PACE FACILITY FOR  
FAMILY HEALTH CARE NETWORK  
VISALIA, CA

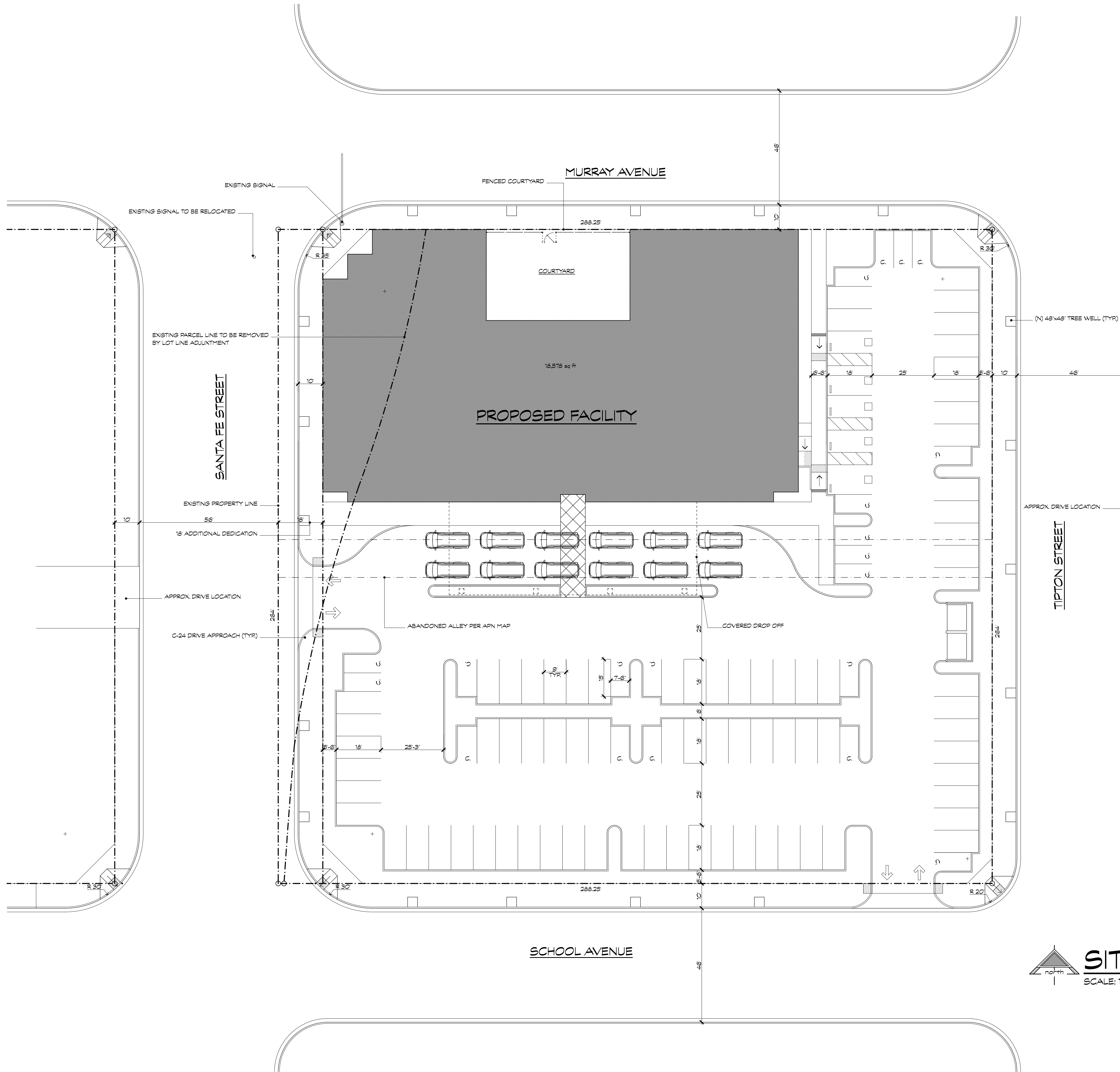
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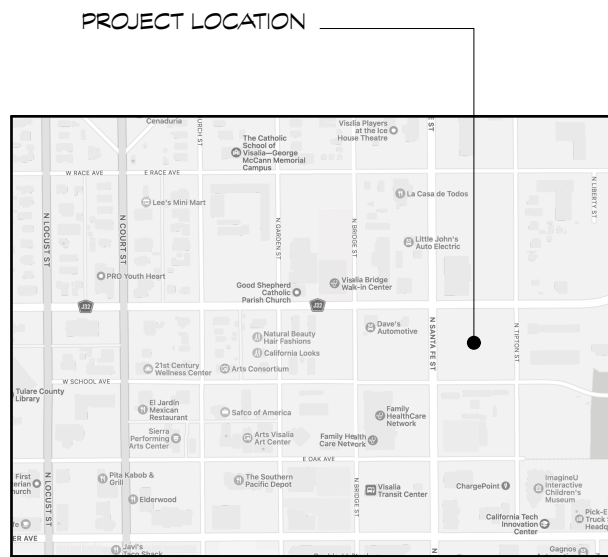
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**A-4**

8/4/22





PARKING:			
PARKING REQUIREMENT			
SENIOR DAYCARE:	20,000 SQ. FT. @ 250	=	80
CLINIC:	5,000 SQ. FT. @ 200	=	25
	PARKING REQUIREMENT:		105
ACCESSIBLE PARKING REQUIREMENT			
GENERAL:	125 = (101 TO 150)	=	5
VAN ACCESSIBLE REQUIRED:	(2 REQ'D)/(6)	=	2
PARKING PROVIDED			
STANDARD:		=	77
COMPACT:		=	20
ACCESSIBLE (STANDARD):		=	3
ACCESSIBLE (VAN):		=	2
	TOTAL PARKING PROVIDED	=	102



PROJECT INFORMATION:

ADDRESS:	SCHOOL AVE., VISALIA CA, 93291
APN:	094-250-036 8039
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
ZONING:	C-MU
FLOOD ZONE:	AE
GROSS ACREAGE:	1.75 ACRES
BUILDING AREA:	25,000 S.F.

PROJECT NARRATIVE:

THE PROGRAM OF ALL-INCLUSIVE CARE FOR THE ELDERLY (PACE) OFFERS SUPPORT FOR PEOPLE WHO WISH TO LIVE AT HOME BUT REQUIRE A CERTAIN LEVEL OF CONSISTENT MEDICAL CARE. MANY OF THOSE ENROLLED IN PACE ARE DUAL ELIGIBLE FOR MEDICARE AND MEDICAID, AND THESE ORGANIZATIONS WORK TOGETHER TO OFFER THIS PROGRAM.

PACE IS A PUBLIC PROGRAM THAT CAN HELP YOU GET THE MEDICAL AND SOCIAL SUPPORT YOU NEED WITHOUT A LOT OF EXTRA COSTS AND WITHOUT LEAVING HOME. (PACE) IS A LONG-TERM CARE DELIVERY AND FINANCING INNOVATION. A MAJOR GOAL OF PACE IS PREVENTION OF UNNECESSARY USE OF HOSPITAL AND NURSING HOME CARE.

THIS PACE FACILITY WILL PROVIDE MEDICAL, SOCIAL & MENTAL SUPPORT FOR SENIORS, INCLUDING DENTAL, VISION, & TRANSPORTATION. THE DENTAL AND VISION WILL BE PROVIDED ACROSS THE STREET AT FAMILY HEALTHCARE'S CLINIC.

THIS PROJECT IS A FUTURE 25,000 SQUARE FOOT, 2 STORY ADULT DAYCARE FACILITY. IT IS COMPRISED OF A 12,500 SQ. FT. PHYSICAL & OCCUPATIONAL THERAPY ROOM, A 15,000 SQ. FT. CLINIC, A FULL KITCHEN TO PROVIDE MEALS FOR THE CLIENTS, ACTIVITY ROOMS, AND A LARGE COMMON AREA. ADMINISTRATIVE SPACES WILL BE LOCATED ON THE SECOND FLOOR.

THIS FACILITY WILL PROVIDE HEALTH SERVICES, CARE COORDINATION, NUTRITION, ACTIVITIES, FAMILY SERVICES AND ADMINISTRATIVE SUPPORT. THIS FACILITY IS TARGETING 150 CLIENTS DAILY.

CLIENTS WILL BE PICKED UP BY VANS, BROUGHT TO THE FACILITY IN THE MORNING AND RETURNED HOME IN LATE AFTERNOON. WHILE THE VANS WILL BE PICKING UP AND DROPPING OFF CLIENTS THRU OUT THE DAY, THE MAJORITY WILL BE IN THE MORNING AND THEN IN THE AFTERNOON.

THIS IS A DAY USE ONLY FACILITY. PARKING IS FOR STAFF AND VISITORS.



DESIGN GROUP  
INCORPORATED  
ARCHITECTS



4412 W. FERGUSON  
VISALIA, CA. 93291  
(559) 732-9236  
FAX: 732-5836

SCALE: AS NOTED

JOB #: 21-007

A NEW PACE FACILITY FOR  
FAMILY HEALTH CARE NETWORK

VISALIA, CA

DATE: 8-05-22

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A-2



# 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: Robert wood Date: 8/3/22

Project Description: Sandwich Deli

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

Property Owner: EPIC HOLDINGS & INVESTMENTS, LLC (c/o Armando Banuelos)

Applicant(s) Name: Robert wood

Project Address/Location: 605 E Main St.

Assessor Parcel Number: 094-235-021

Parcel Size (Acreage or Square Feet): 18084 SF Building or Suite Square Footage: 1200 sq ft

Are There Any Proposed Building Modifications: Yes ☐ No ☐

Estimated Cost of Modifications to Building: \$ 18000

Describe All Proposed Building Modifications: Light Tenant Improvement

Table 4 Chairs Bar top with 3-4 stools  
Hood system Prep counter, Reach in Ref

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

Date Received: 08/03/2022

SPR Agenda: 08/10/2022 Item No. \_\_\_\_\_

Zone: D-MU SPR No. 22-132

Historic District: Yes ☐ No ☒

Flood Zone: X ☐ AE ☐ X/AE ☒

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Retail Antique store

Proposed Building Use: Sandwich Deli

Proposed Hours of Operation: 10 AM - 6 PM

Days of Week In Operation (Circle): Su ☐ M ☒ Tu ☒ W ☒ Th ☒ F ☒ Sa ☐

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 2

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed 20

Predicted Peak Operating Hour: 11-1

Describe Any Truck Delivery Schedule & Operations: once a week

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

(Provide Separate Attachment if Necessary): NONE

Describe Any Special Events Planned for the Facility: NONE



### SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Robert Wood</u>	Signature of Owner or Authorized Agent*	
Address: <u>1139 N Citrus Ct.</u>	Owner	Date
City, State, Zip <u>Visalia Ca 93292</u>		
Phone: <u>559 901 1656</u>	Authorized Agent*	Date
Email: <u>RecnElectric2010@gmail</u>		

\* 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, Armando Banuelos, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
094-235-021

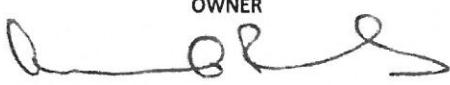
AGENT:

I designate Robert Wood, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to build out 605 E Main Street, Visalia, CA relative to the property mentioned herein.

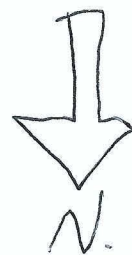
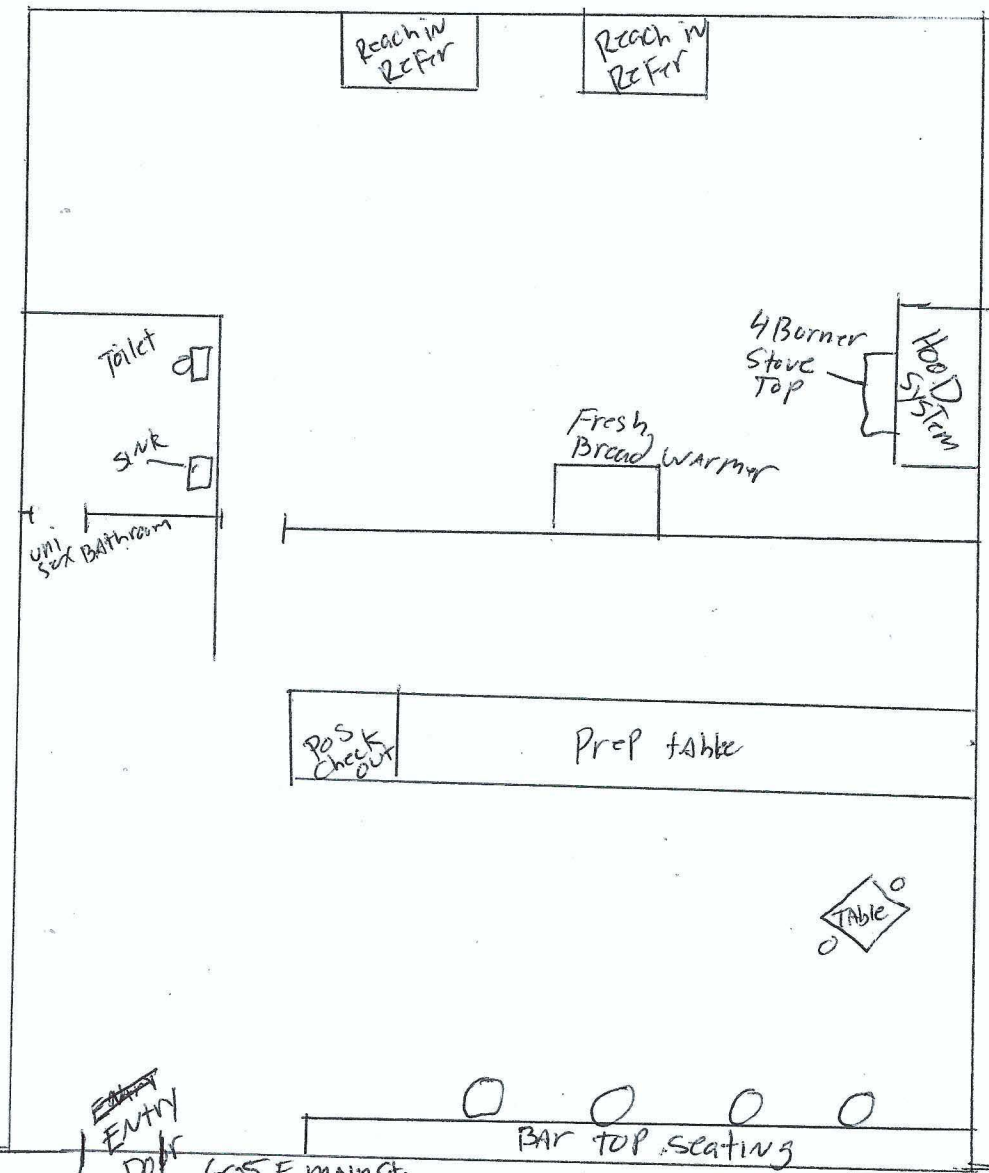
I declare under penalty of perjury the foregoing is true and correct.

Executed this 03 day of August, 2022.

AGENCY AUTHORIZATION FORM

OWNER	Signatures	AGENT
		
Signature of Owner		Signature of Agent
PO BOX 1109		
Owner Mailing Address		Agent Mailing Address
Visalia, CA 93279		
Owner Phone Number		Agent Phone Number
559-936-5655		





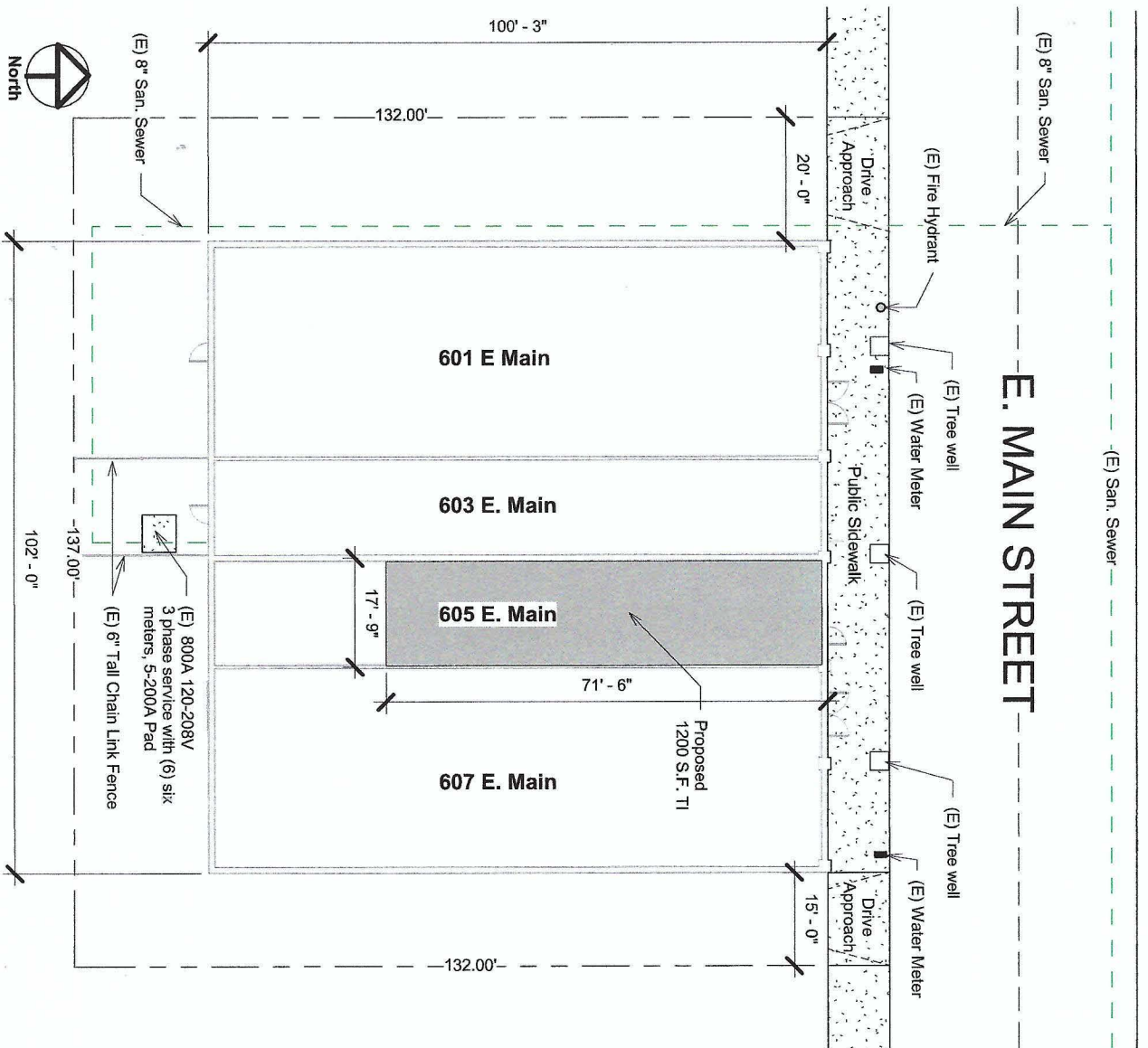
~~ENTRY~~  
ENTRY  
DOOR

605 E MAIN ST.

SIDEWALK

MAIN ST





# Site Plan

1" = 20'-0"



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

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

**Project Description:** Proposing to divide 41.3 acre site into 300 Single Family Residential Parcels

Parcel Size (Acreage or Square Feet): **41.3 AC.** Building or Suite Square Footage: **N/A**

Describe All Proposed Building Modifications: N/A

Flood Zone: X (X) AE ( ) X/AE ( )

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

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



SITE PLAN REQUIREMENTS	<b>SITE PLAN MINIMUM REQUIREMENTS</b>																	
	<p>⇒ 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).</p> <p>⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.</p> <p>⇒ Site plan shall provide for and indicate all of the following:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <ul style="list-style-type: none"> <li>- North arrow</li> <li>- All existing &amp; proposed site features</li> <li>- Site dimensions, including building</li> <li>- Existing and proposed fencing at site</li> <li>- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)</li> </ul> </td> <td style="width: 33%; vertical-align: top;"> <ul style="list-style-type: none"> <li>- Existing &amp; proposed structures</li> <li>- Adjacent street names</li> <li>- Refuse enclosures &amp; containers</li> <li>- Valley oak trees (show drip line)</li> <li>- Existing &amp; proposed landscaping</li> <li>- Parking stalls (include ADA)</li> </ul> </td> <td style="width: 33%; vertical-align: top;"> <ul style="list-style-type: none"> <li>- Loading/unloading areas</li> <li>- Accessible path of travel from right of way</li> <li>- Accessible path of travel from ADA stall</li> <li>- Location and width of drive approaches to site</li> <li>- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16</li> </ul> </td> </tr> </table>			<ul style="list-style-type: none"> <li>- North arrow</li> <li>- All existing &amp; proposed site features</li> <li>- Site dimensions, including building</li> <li>- Existing and proposed fencing at site</li> <li>- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>- Existing &amp; proposed structures</li> <li>- Adjacent street names</li> <li>- Refuse enclosures &amp; containers</li> <li>- Valley oak trees (show drip line)</li> <li>- Existing &amp; proposed landscaping</li> <li>- Parking stalls (include ADA)</li> </ul>	<ul style="list-style-type: none"> <li>- Loading/unloading areas</li> <li>- Accessible path of travel from right of way</li> <li>- Accessible path of travel from ADA stall</li> <li>- Location and width of drive approaches to site</li> <li>- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16</li> </ul>												
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AGENCY AUTHORIZATION FORM	<b>AGENCY AUTHORIZATION</b>																	
	<p>OWNER:</p> <p>I, <u>Lauren Twigge</u>, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):</p> <p><u>126-130-018</u></p> <p>AGENT:</p> <p>I designate <u>Bonadelle Homes</u>, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to <u>Site Plan Review</u> relative to the property mentioned herein.</p> <p>I declare under penalty of perjury the foregoing is true and correct.</p> <p>Executed this <u>03</u> day of <u>August</u>, 20<u>  </u>.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 45%; text-align: center;">OWNER</th> <th style="width: 10%; text-align: center;">Signatures</th> <th style="width: 45%; text-align: center;">AGENT</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <p></p> <p>Signature of Owner</p> <p><u>1829 E Caldwell Ave, Visalia, CA 93292</u></p> <p>Owner Mailing Address</p> <p><u>559-410-2285</u></p> <p>Owner Phone Number</p> </td> <td style="vertical-align: top; text-align: center;"> <p></p> <p>Signature of Agent</p> <p><u>7030 N. Fruit Ave #101 Fresno, CA</u></p> <p>Agent Mailing Address</p> <p><u>559-435-9700</u></p> <p>Agent Phone Number</p> </td> <td></td> </tr> </tbody> </table>			OWNER	Signatures	AGENT	<p></p> <p>Signature of Owner</p> <p><u>1829 E Caldwell Ave, Visalia, CA 93292</u></p> <p>Owner Mailing Address</p> <p><u>559-410-2285</u></p> <p>Owner Phone Number</p>	<p></p> <p>Signature of Agent</p> <p><u>7030 N. Fruit Ave #101 Fresno, CA</u></p> <p>Agent Mailing Address</p> <p><u>559-435-9700</u></p> <p>Agent Phone Number</p>										
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# LEGEND

**FUTURE WIDENING & IMPROVEMENT ROAD PLAN TO E CALDWELL AVE AND BEN MADDOX WAY**

- ROAD CENTERLINE
- ROW
- 10' SIDEWALK
- 4-LANE ARTERIAL ROAD - WIDTH VARIES APROX. 80'-102'

## PROPOSED PROJECT SITE

- PROJECT BOUNDARY
- EXISTING 12" WATER MAIN
- EXISTING TULARE IRRIGATION DITCH
- OPEN SPACE
- LANDSCAPE AREA/STRIP
- LOCAL ROAD
- WALL
- PARCEL LOT

## BACKGROUND

**Project Location:** SE Corner of S. Ben Maddox Way & Caldwell Ave  
**APN:** 126-130-018  
**Project Site:** 41.3 AC.

## TYPICAL LOT SIZES

- 154 Dwelling Units - 50x90**
- Acreage: 16.9
  - Gross Density: 7.05
  - Net Density: 9.11

- 146 Dwelling Units - 36x65**
- Acreage: 8.4
  - Gross Density: 11.3
  - Net Density: 17.8

**Total Dwelling Units = 300**  
**Total Gross Density = 7.26**

## OPEN SPACE REQ. (NET AREA X 5%)

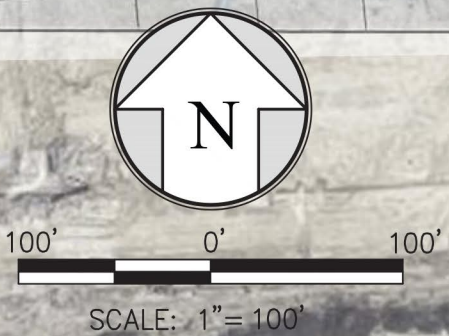
Required: +/- 1.26 AC.  
Providing: +/- 1.26 AC.

## TYPICAL ROADS

Private Road - ROW - 37.2' width  
Private Road - ROW - 59.2' width

# BONADELLE HOMES PRELIMINARY LOT LAYOUT

SCALE: 1"=100'  
DATE: 08-03-2022  
VISALIA, CA  
TULARE COUNTY



**NOTE: THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.**



# 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: Parking Lot Expansion Date: 7/27/2022

Project Description: This is a new Site Plan Review for the parking lot expansion for the new parking lot, reference SPR 2022-123

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

Property Owner: John F George Enterprise & Donna J Family Revocable Trust

Applicant(s) Name: Chris George

Project Address/Location: Near the North East Corner of Mooney Blvd. and Ave. 264

Assessor Parcel Number: 1 2 6 - 3 4 0 - 0 2 5

Parcel Size (Acreage or Square Feet): 2.28 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: \_\_\_\_\_

No proposed building modifications.

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

Date Received: 08/04/2022

SPR Agenda: 08/10/2022 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 22-134

Historic District: Yes ☐ No ☒

Flood Zone: X ☒ AE ☐ X/AE ☐

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: N/A Vacant Lot

Proposed Building Use: N/A - Parking Lot

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

- ⇒ 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

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

Name: Chris George Signature of Owner or Authorized Agent\* [Signature] Date 7/27/22  
Address: 315 E. Tulare Ave Owner  
City, State, Zip Visalia CA 93277  
Phone: 559-651-1788 Authorized Agent\*  
Email: cris@oliveplantwarehouse.com Date

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

126-340-025

AGENT:

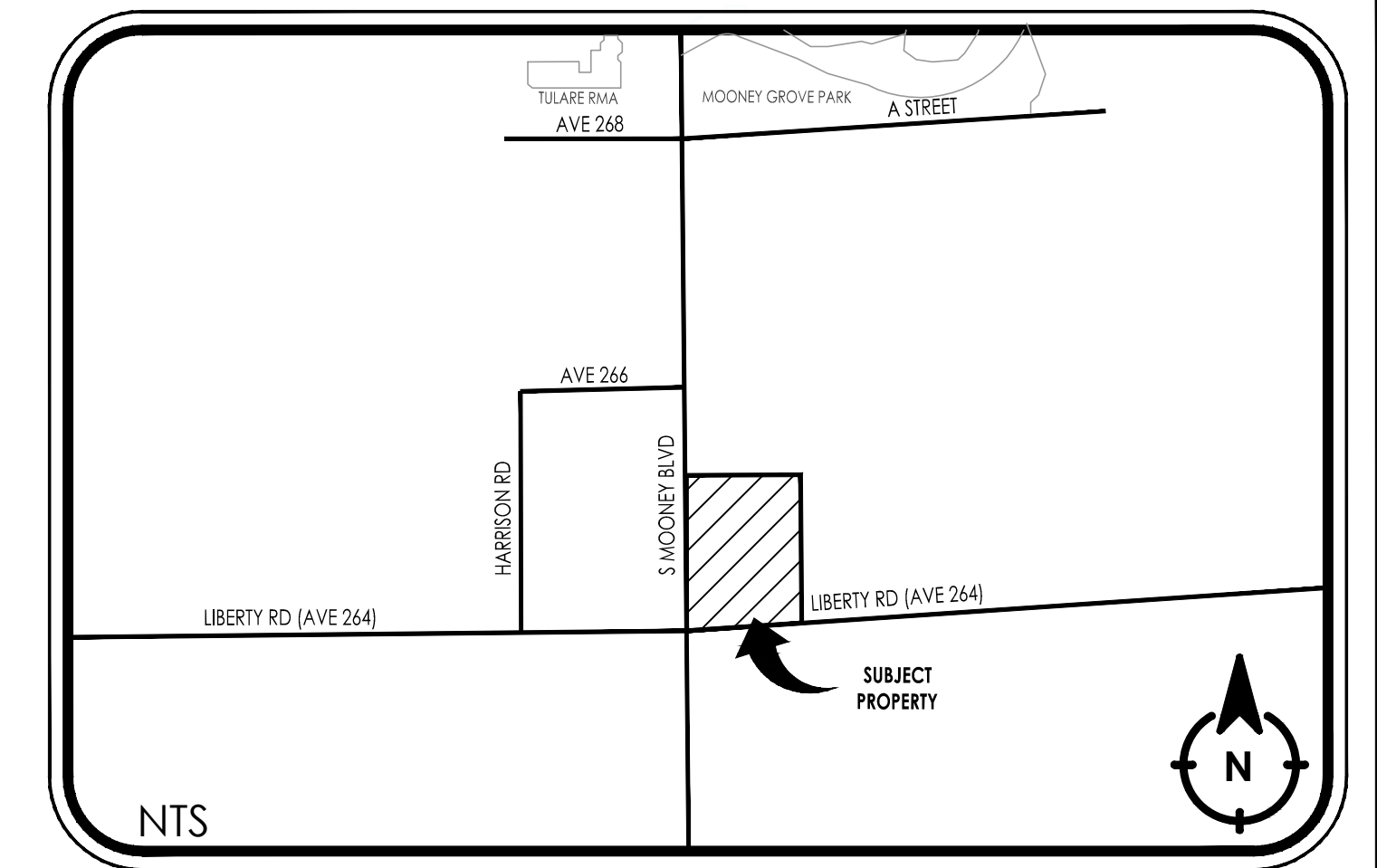
I designate Ken Williams, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Site Plan Review relative to the property mentioned herein.

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








Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20 22.

OWNER	AGENT
<u>[Signature]</u> Signature of Owner	<u>[Signature]</u> Signature of Agent
<u>315 E. Tulare Ave.</u> Owner Mailing Address	<u>147 N. Carl Dr.</u> Agent Mailing Address
<u>Visalia, CA 93277</u>	<u>Visalia, CA 93291</u>
<u>559-651-1788</u> Owner Phone Number	<u>559-679-0773</u> Agent Phone Number





### LEGEND

ASPHALT/CONCRETE	AC
BUILDING	BLD
BACK OF WALK	BOW
CONCRETE	C
DRIVE APPROACH	DA
DRAIN INLET	DI
EXISTING GRADE	EG
EDGE OF PAVEMENT	EP
FLOW LINE	FL
MAN HOLE	MH
NATURAL GROUND	NG
SIDEWALK	SW
TOP OF CURB	TC
BACKFLOW PREVENTER	
CLEANOUT	
DRAIN INLET	
HANDICAP SYMBOL	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
WATER VALVE	
ADA PATH OF TRAVEL	• • • • •

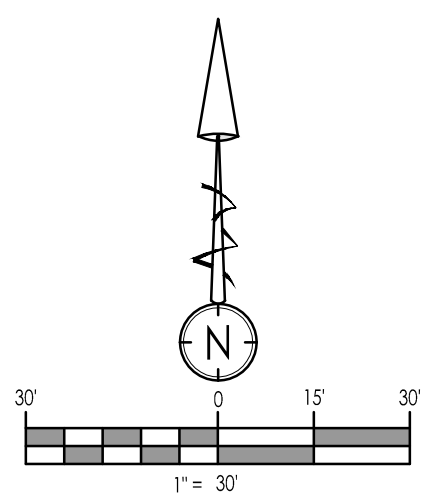
## KEYNOTES

- (A) INSTALL NEW CURB ONLY PER DETAIL A2, SHEET C5
- (B) INSTALL NEW VEE GUTTER PER DETAIL A3, SHEET C5
- (C) ADA PATH OF TRAVEL
- (D) INSTALL NEW LIGHT DUTY PAVEMENT PER DETAIL A4, SHEET C5
- (E) INSTALL NEW HEAVY DUTY PAVEMENT PER DETAIL A4, SHEET C5
- (F) SEE LANDSCAPE PLANS BY OTHERS
- (G) INSTALL NEW SIDEWALK PER DETAIL A2, SHEET C5
- (H) INSTALL NEW DRIVEWAY PER CALTRANS DETAIL A87A
- (I) ADA VAN ACCESSIBLE SIGN PER DETAIL
- (J) BUILDING MOUNTED ADA SIGN PER DETAIL
- (K) POLE MOUNTED ADA SIGN PER DETAIL




NEW PARKING LOT = 72 PARKING SPACES TOTAL  
STANDARD = 60  
STANDARD ADA = 11  
VAN ACCESSIBLE ADA = 1



**Know what's below.  
Call before you dig.**



## SITE PLAN

<b>REVISIONS</b> 		<b>REV. BY</b> 	<b>DATE</b> 	<b>APPROVED</b>  Jesse Allen Williams R.C.E. 64742 		 <b>AWEngineering</b>  801 W ACEQUIA AVENUE VISALIA CA 93291 (559) 713-6139	<b>GEORGE FAMILY TRUST</b> <b>MIXED USE COMMERCIAL</b>		<b>SCALE:</b> 1" = 30' <b>FLOOD ZONE:</b> 	<b>SHEET</b> <b>3</b> OF <b>4</b>
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# 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: RUSH BOWL TENANT IMPROVEMENT Date: 8/4/2022

Project Description: TENANT IMPROVEMENTS TO EXISTING SHELL BUILDING LEASE

SPACE FOR RUSH BOWL (QUICK SERVE)

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

Property Owner: AVE MOONEY, LLC.

Applicant(s) Name: THOM BLACK

Project Address/Location: 3225 S MOONEY BLVD, VISALIA CA 93217

Assessor Parcel Number: 121-100-095

Parcel Size (Acreage or Square Feet): .1581 AC. Building or Suite Square Footage: T.I: 1250 sq. ft.

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$ 120,000 (budget subject to update)

Describe All Proposed Building Modifications: PROPOSED IMPROVEMENTS FOR QUICK SERVE RESTAURANT.

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

Date Received: 08/04/2022

SPR Agenda: 08/10/2022 Item No. \_\_\_\_\_

Zone: C-R SPR No. 22-135

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 TENANT LEASE SPACE

Proposed Building Use: QUICK SERVE - RESTAURANT

Proposed Hours of Operation: 8am - 7pm

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

Number of Employees Per Day: Existing N/A Proposed \_\_\_\_\_

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

Predicted Peak Operating Hour: 11am - 2pm

Describe Any Truck Delivery Schedule & Operations: ONE TRUCK DELIVERY PER WEEK.

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

(Provide Separate Attachment if Necessary): N/A

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



### SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

<ul style="list-style-type: none"> <li>- North arrow</li> <li>- All existing &amp; proposed site features</li> <li>- Site dimensions, including building</li> <li>- Existing and proposed fencing at site</li> <li>- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>- Existing &amp; proposed structures</li> <li>- Adjacent street names</li> <li>- Refuse enclosures &amp; containers</li> <li>- Valley oak trees (show drip line)</li> <li>- Existing &amp; proposed landscaping</li> <li>- Parking stalls (include ADA)</li> </ul>	<ul style="list-style-type: none"> <li>- Loading/unloading areas</li> <li>- Accessible path of travel from right of way</li> <li>- Accessible path of travel from ADA stall</li> <li>- Location and width of drive approaches to site</li> <li>- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16</li> </ul>
--	---	--

REQUIRED SIGNATURE

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

Name: <u>THOM BLACK ARCHITECT</u>	Signature of Owner or Authorized Agent* <u>Thom Black</u> <u>AUTHORIZED AGENT</u>	Date <u>8/4/2022</u>
Address: <u>P.O. BOX 3424</u>		
City, State, Zip: <u>VISALIA, CA 93277</u>		
Phone: <u>559-967-0850 (cell)</u>	Authorized Agent*	
Email: <u>thomabg1@gmail.com</u>		

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

### AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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



### **Rush Bowls Operations statement**

- Rush Bowls is an Acai Bowl/Smoothie franchise location offering a healthy, quick serve meal option for Visalia citizens. There are a variety of options for customers to choose for Acai bowl flavors, but each bowl has a smoothie-like base, with whole fruit and granola on top. Customization and offering an option for all diets/preference is a key focus for the business. The projected revenue is \$300k, with operating hours being 8am-7pm. Peak time for customers visiting will be 11am-2pm. Generally, the location will run



SITE KEYNOTES

- 1

EXISTING CITY TRASH ENCLOSURE- DIRECT STAB
- 2

EXISTING PARKING  
29 PARKING STALLS + 2 ACS
- 3

EXISTING ACCESSIBLE PARKING  
STALL AND CURB RAMP
- 4

EXISTING PLANTER /  
LANDSCAPING AREA
- 5

EXISTING PARKING PAVING
- 6

NOT USED
- 7

EXISTING DRIVE APPROACH
- 8

EXISTING ELECTRICAL  
TRANSFORMER S.C.E.
- 9

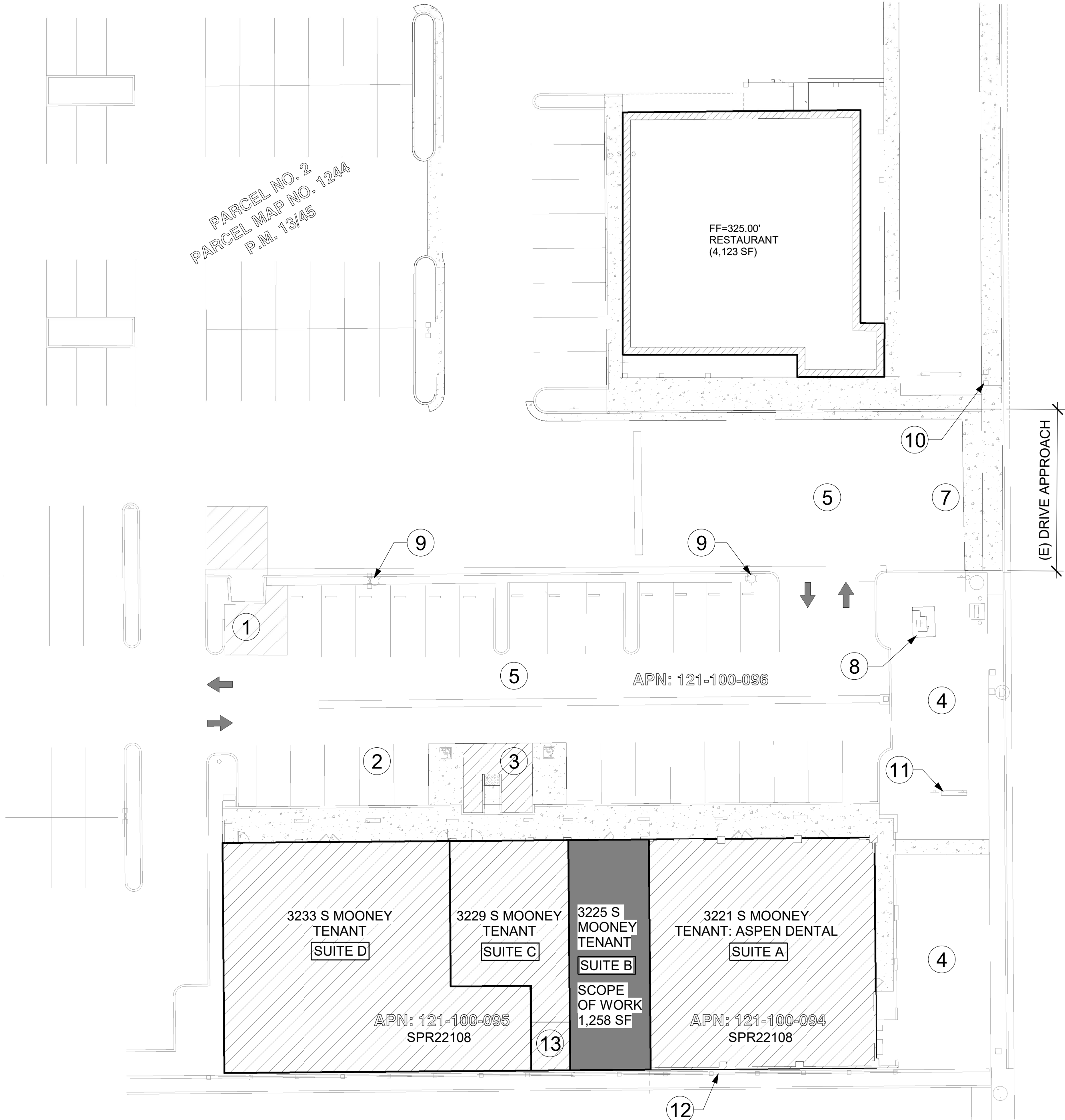
EXISTING PARKING LIGHT POLE
- 10

EXISTING FIRE HYDRANT
- 11

EXISTING MONUMENT SIGNAGE
- 12

EXISTING 3' HIGH MASONRY WALL
- 13

EXISTING UTILITIES ROOM



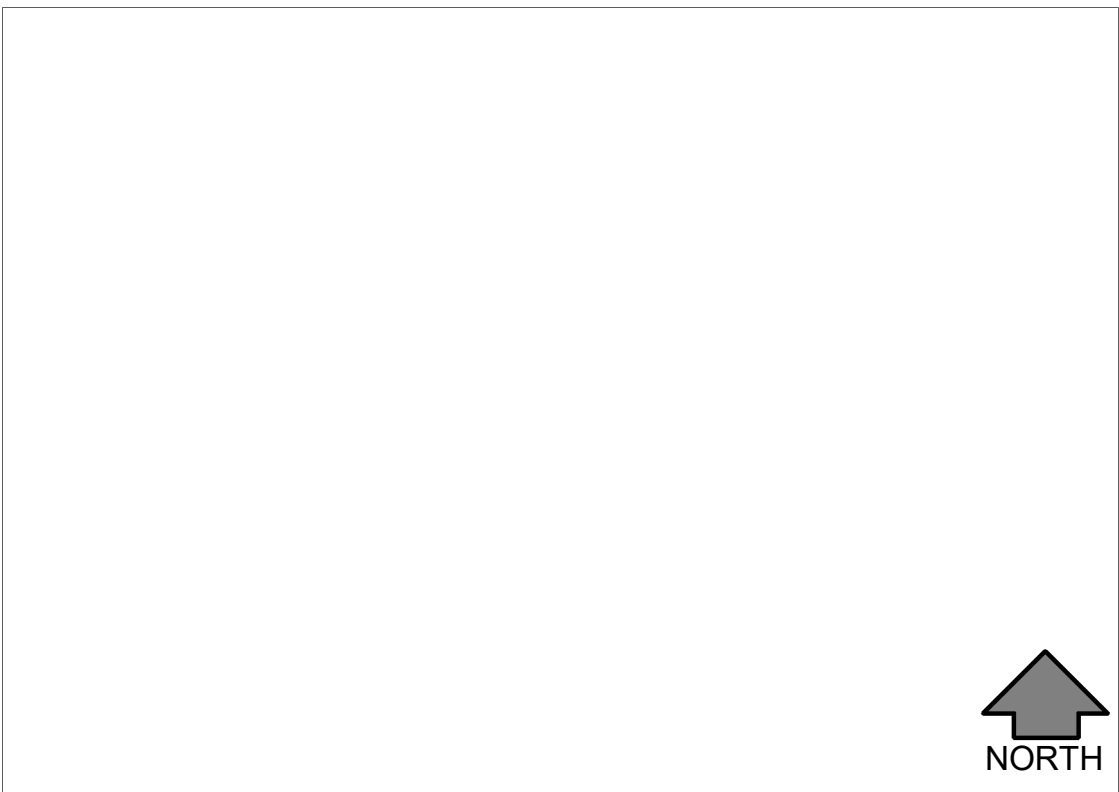
2 SITE PLAN  
1" = 20'-0"

NORTH  
REV 7 15 2022

SITE PLAN REVIEW  
RUSH BOWL TENANT IMPROVEMENT

3225 S MOONEY BLVD  
VISALIA, CA 93277  
APN 121-100-095

VICINITY MAP



PROJECT OUTLINE

PROJECT:

OWNER:

ARCHITECT:

PRODUCTION:

REPRODUCTION:

PROPERTY:

DIMENSIONS:

PROPERTY APN:

ZONE:

FLOOD ZONE:

USE:

OCCUPANCY:

CONSTRUCTION TYPE:

SEISMIC DESIGN CATEGORY:

RUSH BOWL TENANT IMPROVEMENT TO  
EXISTING SHELL SPACE

DT FOOD GROUP INC.

THOM BLACK, ARCHITECT C 24899  
(559) 967-0850

CARLOS REYNOSO  
CARA'S BLUEPRINT EXPRESS  
(559) 636-2459

.1581 ACRES

111.12' x 60'

121-100-095

CR (REGIONAL COMMERCIAL)

X (MINIMAL FLOOD HAZARD)

QUICK SERVE

B

VB (NS)

D

AUTHORS OF  
DOCUMENT CONTENTS

Thom Black, Architect CA lic C24899  
P. O. Box 3424  
Visalia, CA 93278  
(559) 967-0850  
thomabg1@gmail.com  
www.thba.studio

CODE CITATIONS

**BUILDING CODE:**  
2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
2019 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R. VOLUMES 1 & 2 (2018 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS)  
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)  
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)  
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND AMENDMENTS)  
2019 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.  
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE)  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.  
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.  
2019 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

Contractor shall refer to the above cited codes and local regulations where specific details are required but not depicted in the approved plans.

RUSH BOWL  
TENANT IMPROVEMENT  
3225 S MOONEY BLVD  
VISALIA, CA 93277

No.	Description	DATE
A	SITE PLAN REVIEW	08/04/2022
B		
1		
2		
3		

Project number  
2222.2  
Drawn by  
Carlos  
Checked by  
Thom

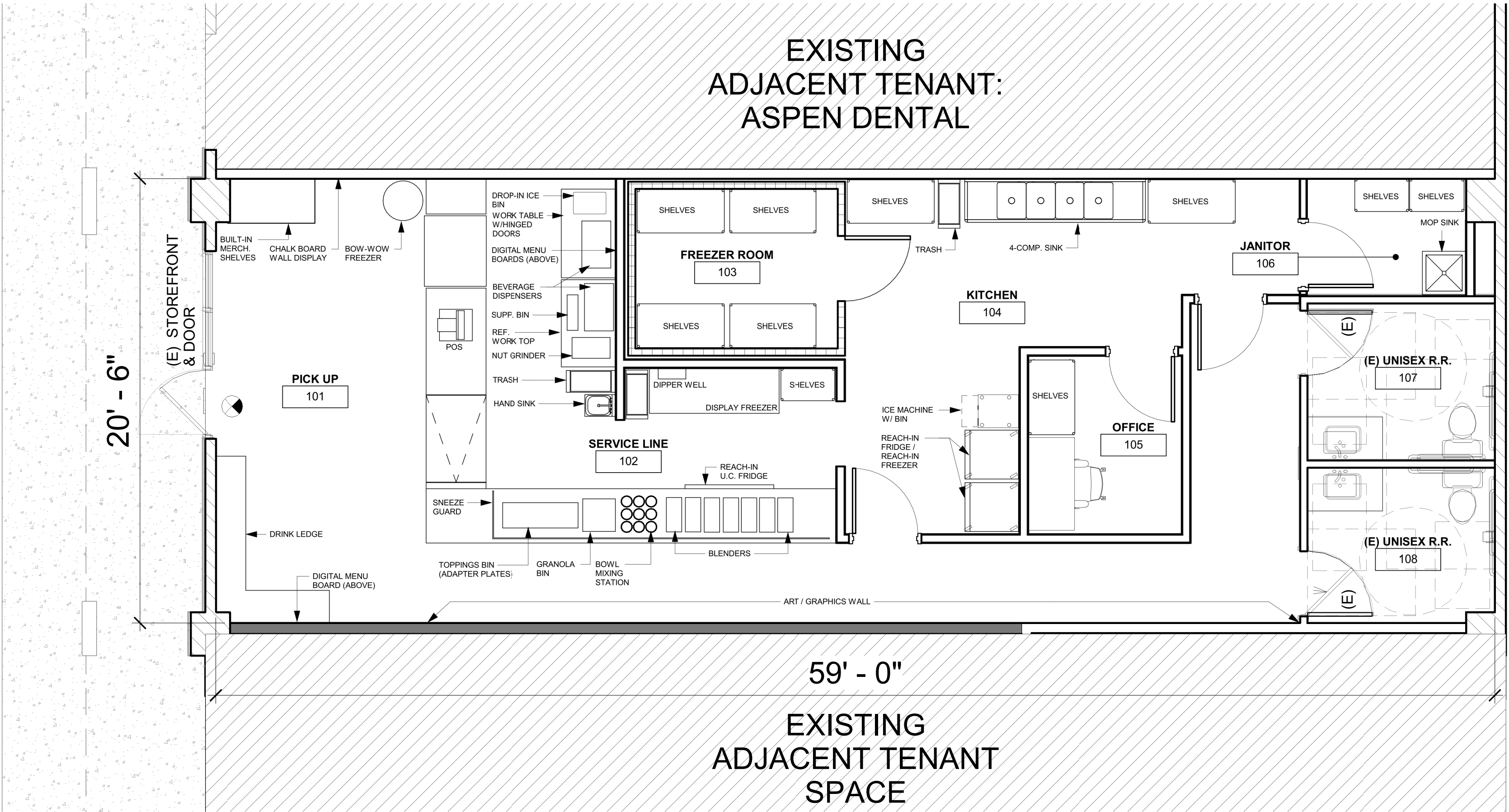
SPR

G0.1

08/04/2022

COVER SHEET

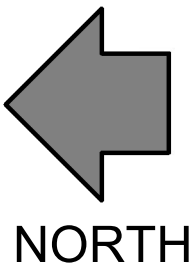




1 FLOOR PLAN  
1/4" = 1'-0"

1,258 SQ. FT.

FLOOR PLAN



RUSH BOWL  
TENANT IMPROVEMENT  
3225 S MOONEY BLVD  
VISALIA, CA 93277

No.	Description	DATE
A	SITE PLAN REVIEW	08/04/2022
B		
1		
2		
3		

Project number  
2222.2  
Drawn by  
Carlos  
Checked by  
Thom

SPR

A1.1

SET DATE  
08/04/2022



Thom Black  
ARCHITECT

