

SITE PLAN REVIEW AGENDA

8/17/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR22064

PROJECT TITLE: Tractor Supply/California Gold Development Corp

DESCRIPTION: New 21645 sf Commercial Retail Building with a 4445 sf Attached Greenhouse and 15744 sf Fenced Outdoor Display and 1250 Forage Shed.(C-MU)

APPLICANT: Scott Patterson

OWNER: DONAHUE SCHRIBER REALTY GROUP LP

APN: 078120050

LOCATION: Highway 63 & W Sedona

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR22096

PROJECT TITLE: Millenium Room Event Center

DESCRIPTION: Facility for Wedding & Church Functions (C-MU)

APPLICANT: Johnny George

OWNER: GEORGE JOHN F & DONNA J (TRS) (REVOC

APN: 126340010

LOCATION: 6500 S MOONEY BLVD

ITEM NO: 3

SITE PLAN NO: SPR22136

PROJECT TITLE: Mooney Mart Inc.

DESCRIPTION: Addition to and Existing Convenience Store, Approximately 755 sf. (C-MU)

APPLICANT: M. Magallon

OWNER: SHEHADEY PROPERTIES LTD

APN: 121090069

LOCATION: 2825 S MOONEY BLVD

ITEM NO: 4

SITE PLAN NO: SPR22137

PROJECT TITLE: Los Pollos Hermands

DESCRIPTION: BBQ Chicken

APPLICANT: Jorge & Ernesto Belman

OWNER: PRADO ERIKA

APN: 090132017

LOCATION:

ITEM NO: 5

SITE PLAN NO: SPR22138

PROJECT TITLE: Que Concha

DESCRIPTION: Ice Cream - Coffee Shop (D-MU)

APPLICANT: Maira L Romo

OWNER: JILANI SHAIQUEL

APN: 094325012

LOCATION: 116 S LOCUST 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

8/17/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR22139

PROJECT TITLE: Remodel of Former Serars Building

DESCRIPTION: Demising Former Sears Bulking into Multiple Retail Spaces (C-R)

APPLICANT: Jim Sanders

OWNER: CALDWELL MOONEY PARTNERS I LP

APN: 000013902

LOCATION: 3501 S MOONEY BLVD

ITEM NO: 7

SITE PLAN NO: SPR22140

PROJECT TITLE: Blanca Rodriguez

DESCRIPTION: Lot Line Adjustment (C-S)

APPLICANT: Blanca Rodriguez

OWNER: RODRIGUEZ BLANCA

APN: 098103008

098103007

LOCATION: 2310 E MAIN ST

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Tractor Supply/California Gold Development Corp Date: 8/11/2022

Project Description: New 21,645sq.ft. Commercial Retail Building with attached Greenhouse and Fenced Outdoor area

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 22-064

Property Owner: Donahue Schriber

Applicant(s) Name: California Gold Development Corp

Project Address/Location: SWC of Highway 63 & W. Sedona

Assessor Parcel Number: 0 7 8 - 1 2 0 - 0 5 0

Parcel Size (Acreage or Square Feet): 2.82 acres Building or Suite Square Footage: 21,645sq.ft.

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: 08/17/2022 Item No. _____

Zone: _____ SPR No. 22-064

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: Commercial Retail

Proposed Hours of Operation: 8am - 9pm Monday - Saturday and 8am - 7pm on

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

Number of Employees Per Day: Existing N/A Proposed 8-10 per day

Number of Customers Per Day (Estimated): Existing N/A Proposed 200 - 250

Predicted Peak Operating Hour: 11am-1pm & 5pm-8pm Mon-Thurs, Noon to 5pm on Friday and all day Saturday

Describe Any Truck Delivery Schedule & Operations: 3-5 Deliveries per week during normal business hours.

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

(Provide Separate Attachment if Necessary): Normal Retail Traffic Pattern

Describe Any Special Events Planned for the Facility: None Planned

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>Scot Patterson</u>	Signature of Owner or Authorized Agent*	
Address: <u>133 Old Wards Ferry Rd., Suite #G</u>	<u>Scot Patterson</u>	<u>8/11/2022</u>
City, State, Zip: <u>Sonora, CA 95370</u>	Owner	Date
Phone: <u>209-533-3333</u>	<u>Scot Patterson</u>	<u>8/11/2022</u>
Email: <u>scot@calgold.us</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):



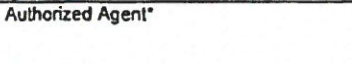
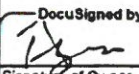
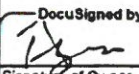
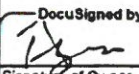
AGENT:

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 _____ day of _____, 20____.

OWNER	Signatures	AGENT
[SEE ATTACHED AGENCY AUTHORIZATION]		
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

S I T E P L A N R E Q U I R E M E N T S	SITE PLAN MINIMUM REQUIREMENTS											
<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">S I T E P L A N R E Q U I R E M E N T S</div> <div> <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> <ul style="list-style-type: none"> - 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 </div> </div>												
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Owner Mailing Address	Agent Mailing Address											
<u>949-413-6633</u>	Agent Phone Number											
Owner Phone Number												



Operational Statement

Project: Tractor Supply

Project Address: Highway 63 & W. Sedona. Visalia, CA.

Applicant:

California Gold Development Corp
133 Old Wards Ferry Road, Suite G,
Sonora, CA 95370
209-533-3333

This new Tractor Supply project is located within the Orchard Walk West Shopping Center. The property and adjacent parcels are zoned Mixed Use Commercial. We propose to construct a 21,654 SF Building with an attached 4,445 SF Greenhouse along with a 15,744 SF Fenced Outdoor Display Yard and a 1,250 SF detached Forage Shed. Tractor Supply operates retail stores supplying the lifestyle needs of recreational farmers and ranchers. Tractor Supply also serves the maintenance needs of those who enjoy a rural lifestyle, as well as tradesmen and small businesses.

The Tractor Supply will be constructed on a vacant 2.82 Acre pad and will have vehicular access from four driveways, will self-park per city ordinance, and will be pedestrian accessible by way of onsite and offsite sidewalks. Onsite vehicular traffic circulation has been designed to allow for safe delivery vehicle access, emergency services access, and for patron ingress/egress.

Outdoor display of merchandise is located on the sidewalk directly in front of the building and within the Fenced Outdoor Display Yard. A bulk propane dispenser is located in front of the Fenced Outdoor Display Yard. The Forage Shed located within the Fenced Outdoor Display is used for the sale of hay and forage. Pet grooming and washing services are located in the Pet Wash area of the store.

Tractor Supply will operate with 8 to 10 employees per day and will be open between 8 am and 9:00 pm Monday – Saturday and 8 am and 7 pm on Sunday. They will be open seven days a week, and will receive approximately five (5) service deliveries per week during normal business hours.

Tractor Supply has a daily total count of 200 – 250 customers per day during the weekdays with the peak periods of 11 am – 1 pm & 5 pm -8 pm and during those peak periods the customers per hour are 25 – 50. On the weekends the daily total count is 250 – 400 customers per day with the peak periods of 12 noon – 5 pm on Friday and all-day Saturday. An average customer will stay in the store for approximately 15-20 minutes.

133 Old Wards Ferry Road, Suite G
Sonora, California 95370





The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the municipal code. There are no foreseeable effects or impacts to the neighbors from the operation of the project site.

We look forward to working with your team on this new Tractor Supply Project. Please feel free to reach out via telephone or email should you require any additional information or clarification regarding our Site Plan Review Application, Operational Statement and Submittal Documents.

Sincerely,



Scot Patterson
CEO
California Gold Development Corp.





MEETING DATE April 27, 2022
 SITE PLAN NO. 2022-064
 PARCEL MAP NO.
 SUBDIVISION
 LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
 - Planning Engineering prior to resubmittal plans for Site Plan Review.
 - Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:

<input type="checkbox"/> CITY COUNCIL	<input type="checkbox"/> REDEVELOPMENT
<input type="checkbox"/> PLANNING COMMISSION	<input type="checkbox"/> PARK/RECREATION
<input type="checkbox"/> CUP	
<input type="checkbox"/> HISTORIC PRESERVATION	<input type="checkbox"/> OTHER -

ADDITIONAL COMMENTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Rafael Garcia, Planning Division (559) 713-4103

Date: April 27, 2022

SITE PLAN NO: 2022-064
PROJECT TITLE: Tractor Supply Store
DESCRIPTION: 21,645 sf commercial retail building w/ 4,445sf attached greenhouse and 15,744 sf fenced outdoor display and shed (C-MU)
APPLICANT: Scott Patterson
PROP. OWNER: Donald Schriber Realty Group LP
LOCATION TITLE: Highway 63 and W. Sedona
APN TITLE: 078-120-050
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU – Commercial Mixed Use

Rule 9510 – This project is subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District website for information.

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Compliance with the Orchard Walk Specific Plan
- Compliance Master Conditional Use Permit
- Tentative Parcel Map
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: April 27, 2022

Current proposal does not comply with Master CUP and Specific Plan. Project **must be modified in order to comply with said entitlements or a new Master CUP will be required.**

1. The applicant shall file a Master Conditional Use Permit (CUP).
The Master CUP application shall address and describe all the following in detail:
 - a. Proposed uses, **Project will be modified. New Master CUP will not be required. Project is permitted by right in C-MU**
 - b. Proposed lots to be created,
 - c. On and off-site circulation improvements,
 - d. Operational statement,
 - e. Floor plans,
 - f. Building elevations,
 - i. Demonstrating compliance with the Specific Plan's Architectural requirements.
 - g. Landscaping,
 - i. The plan shall verify that a minimum 10% of the parking lot is landscaped.
 - h. Pedestrian connectivity,
 - i. Stamped concrete design details and trellises (consistent with the SP),
 - j. A Traffic Action Plan shall be provided for the changes proposed.
 - i. The analysis shall provide traffic count information at peak hours, information on customer turnaround, and verification that parking areas and drive aisles will not be impacted by queuing vehicles.
2. The submittal will be reviewed by staff for conformance with sections of the Orchard Walk Specific Plan. Staff encourages the applicant and their proposed tenants/partners to give specific attention to the following sections of the Specific Plan:
 - a. Table 3.1-1 Development Standards [Setbacks] **Drawings revised to show setback**
 - b. Table 3.2-1 Fencing Requirements **N/A - Table 3.2-1 applies to residential development**
 - c. 3-8 Elevations **Building exterior revised to use specific plan Coronado Stone**
 - d. 3.9 Elements of Project Design

Per Paul B. -
Outside
storage/
display
parked at 1
per
1000sq.ft.

- i. 3.9.4 Architecture ["A" through "I"] N/A - There is no Section 3.9.4 of specific plan
e. 4.1 Entranceways Site plan complies with Section 4.1 of specific plan
f. 4.4 Pedestrian Circulation Site plan has been revised to show pedestrian circulation
3. Site Design and Vehicular Circulation: The north/south drive aisle circulation will not be supported. The previously approved east/west aisle drive aisle circulation provided better onsite circulation and direct stab load for the trash enclosures. North/south aisle approved per Paul Bernal
 4. Pedestrian Circulation: Provide site plan demonstrating consistency with previously approved accessible routes approved as part of Master CUP. Site plan revised to show pedestrian circulation
 5. Wood Arbor/Decorative Wood Trellis: The decorative wood trellis along the north must be provided. Decorative wood trellis added as requested per specific plan
 6. Hardscape: Must provide decorative concrete finishes and pedestrian concrete for public sidewalks. Decorative concrete finishes added as requested per specific plan
 7. Landscape: Provide 12' landscape setback along Sedona as per Master CUP. Setback shown
 8. Architectural: Must comply with specific plan and Master CUP. Drawings revised per specific plan
 9. Parking: The site will be parked at a rate of 1 stall per 225 square feet of area. The Tractor Supply building space, the garden center and the new gym must all be parked at 1 per 225 square feet. Demonstrate compliance by updating the parking data including providing the square footage of the future building to the south and demonstrating parking compliance. Drawings revised accordingly
 10. Not more than ten consecutive parking stalls shall be allowed without an approved landscaped tree well of eighty (80) square feet or more; Drawings revised accordingly
 11. Creation of the new parcel for the proposed development pattern will require the applicant to apply for a Tentative Parcel Map (TPM). The following shall be required for the TPM:
 - a. The filing of a TPM application; Noted - Will proceed as directed by city
 - b. The lots shall be labeled with numbers instead of letters. Parcels that are not a part of the proposal shall be labeled "Not A Part".
 - c. A Conditional Use Permit (CUP) is required for the creation of substandard lots.
 12. Comply with other reviewer requirements. Noted - Will proceed as directed by city
 13. Meet all other codes, ordinances, and the Orchard Walk Specific Plan.

Noted - Will proceed as directed by city

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>	Ather Razaq	713-4268
<input checked="" type="checkbox"/>	Edelma Gonzalez	713-4364
<input type="checkbox"/>	Jaklin Rowley	713-4369
<input type="checkbox"/>	Luqman Ragabi	713-4362
<input type="checkbox"/>	Lupe Garcia	713-4197

ITEM NO: 4	DATE: APRIL 27, 2022
SITE PLAN NO.:	22-064
PROJECT TITLE:	TRACTOR SUPPLY/CALIFORNIA GOLD DEVELOPMENT CORP
DESCRIPTION:	NEW 21,645 SF COMMERCIAL RETAIL BLDG WITH A 4,445SF ATTACHED GREENHOUSE AND 15,744 SF FENCED OUTDOOR DISPLA AND 1250 FORAGE SHED. (C-MU)
APPLICANT:	SCOTT PATTERSON
PROP OWNER:	ONAHUE SCHRIBER REALTY GROUP LP
LOCATION:	HIGHWAY 63 & SEDONA
APN:	078-120-050

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb; gutter **ONSITE AS NEEDED** *Curbs and gutter shown on site plan*
 - Drive approach size: Use radius return;
 - Sidewalk: _____ width; _____ parkway width at
 - Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard. *Noted*
 - Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand. *Noted*
 - Right-of-way dedication required. A title report is required for verification of ownership.
 - Deed required prior to issuing building permit; *N/A - All work within ROW already completed*
 - City Encroachment Permit Required. **FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
 - CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088; **FOR ANY WORK NECESSARY ON DINUBA BLVD**
 - Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
 - Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
 - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **CONNECT/DRAIN TO EXISTING INFRASTRUCTURE ONSITE**
 - Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
 - Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%) *Grading plan will be submitted with construction drawings*
 - Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line. *Noted - retaining wall is not required.*
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

Noted

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters). **Site plan revised as required by city**
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand. **Noted on site plan**
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path. **Noted on site plan**
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City. **Noted**
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City. **N/A - No discretionary approvals required**
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
Noted - Will comply with SWPPPs
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. **Proposed commercial development is located on a partially developed site. City records indicate that Phase 2 Off-site improvement permit has been issued but remains outstanding. Proposed project will be conditioned that the outstanding building permit (B213586) be completed and finalized prior to building occupancy.** **Noted - This work is currently in process**
2. **Refer to requirements by Traffic Safety Dept.** **Noted - Please provide additional details.**
3. **Submittal shows new future building/parcel location south of project. If a new parcel is desired, a separate Site Plan submittal for a tentative parcel map would be required.** **Noted - Site plan revised as requested**
4. **All refuse enclosures shall comply with current Solid Waste Standards. Enclosures shall be located and positioned for a direct stab service and accommodate vehicle maneuverability onsite. Refuse enclosure with concrete apron and metal gates are required per standards. As proposed, revision to the site plan is required to comply to City standards; coordinate with Solid Waste Division.** **Noted - Drawings revised as requested**
5. **Meet City standard parking PK-1 through PK-5.** **Noted - Drawings revised as requested**
6. **Meet accessibility requirements for onsite and connect to Public Right of Way.** **Noted - Drawings to be revised as requested**
7. **Street parkway landscaping, street trees, and irrigation are required. All landscaping shall conform to State MWELo regulations and design plans shall accompany the building permit.** **Noted - Drawings to be revised as requested**
8. **Project to comply with CCR's or equivalent created for overall master development plan management.** **Noted - Project complies with CC&Rs to be recorded as close of escrow**

9. **Project to comply with Master CUP 19-076 for Orchard Walk West Phase 2. See Planning comments for further information. Noted - Drawings revised as requested**
10. **The building and utility equipment appears to conflict/encroach into existing drive aisle. There is an existing street light not shown on plan that would also conflict with building location. The building should be shifted easterly to avoid future conflicts given the close proximity of existing street improvements and street lighting versus newly proposed utility equipment, bollards, and building foundation. Building shifted east as requested**
11. **Circulation paths contiguous to vehicular traffic must be physically separated from vehicular traffic. Physical separation shall be provided with circulation paths raised 4" (minimum) above the area where vehicle traffic occurs. See section 11B-250, of the CBC. Drawings revised as requested**
12. **Proposed development will incur impact fees associated with site improvements and building construction. Refer to page 4 for applicable fees and estimate.**
Calculations of impact fees currently being discussed with Jason Huckleberry and Paul Bernal

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 22-064
 Date: 04/27/2022

Summary of applicable Development Impact Fees to be collected at the time of building permit:
 (Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:01/01/2022)
 (Project type for fee rates:RETAIL)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$15,391/1000SF X 47,831SF = \$736,167
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	RETAIL : \$26.40/1000SF X 47,831 = \$1,243
TREATMENT PLANT FEE:	
	58.00/1KSF X 47,831SF = \$2,774
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$586/1000SF X 47,831 = \$28,029
<input type="checkbox"/> Parking In-Lieu	

Fees currently being revised per conversation with Jason Huckleberry and Paul Bernal

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Edelma Gonzalez

City of Visalia
Building: Site Plan
Review Comments

SPR 2'1064
TRACTOR SUPPLY
078120050

— NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. **FOR EACH BUILDING** For information call (559) 713-4444 Noted - will comply as requested
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:** Noted - Drawing comply as requested
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines. **2 HR LESS THAN 5 FEET.** Noted - Drawings to comply as requested
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential. Noted - Will be paid as requested
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments:

**IF BUILDING IS EQUIPPED WITH FIRE
SPRINKLERS PROVIDE TYPE 13 IN ALL COVERED
AREAS. PROVIDE ACCESSIBLE ROUTES TO ALL
BUILDING ENTRANCES. PROVIDE CLEAR WORK SPACE
AROUND ALL GROUND UTILITIES AT SOUTH WEST
CORNER OF THE BUILDING. LANDSCAPING SHALL
MEET THE MVELO REQUIREMENTS.**

Noted - Will comply as requested.

VSL GARCIA 4/27/22



Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date April 26, 2022
Item # 4
Site Plan # 22064
APN: 078120050

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes. **Noted - will comply as requested**
- Construction and demolition sites prior to and during construction shall comply with the following:
 - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2019 CFC §3312
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2019 CFC §3310 **Noted - will comply as requested**
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1 **Noted - Will comply as requested**
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates. **Noted - Drawings will comply as requested**
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3 **Noted - Drawings will comply as requested**
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2019 CFC 506.1
Noted - will comply as requested
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2019 CFC 507.5.1, App B and C
Noted - Drawings revised as requested
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2019 CFC §507, App B and C. **Noted - Drawings will be revised as requested**

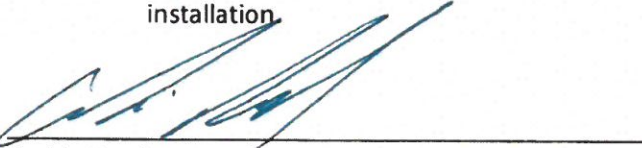
To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction _____ Square footage 21,645

CMU block, right?

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2019 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

Noted

- **Gates on access roads** shall be a minimum width of 20 feet and shall comply with the following (2019 CFC D103.5): **Noted - Drawings will be revised as requested**
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Go to knoxbox.com to order and please allow adequate time for shipping and installation.



Corbin Reed
Fire Marshal



City of Visalia
Police Department
303 S. Johnson St.
Visalia, CA 93292
(559) 713-4370

Date: 04/26/2022
Item: 4
Site Plan: SPR22064
Name: Henry Martinez

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled/ Restricted etc.

- lighting Concerns:
Ample exterior lighting to deter property crimes. **Additional parking lot lights added**
- Traffic Concerns:

- Surveillance Issues:
Interior and exterior surveillance cameras. **Project will have interior and exterior security cameras**
- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 27, 2022

ITEM NO: 4

SITE PLAN NO: SPR22064

PROJECT TITLE: Tractor Supply/California Gold Development Corp

DESCRIPTION: New 21645 sf Commercial Retail Building with a 4445 sf Attached Greenhouse and 15744 sf Fenced Outdoor Display and 1250 Forage Shed. (C-MU)

APPLICANT: Scott Patterson

OWNER: DONAHUE SCHRIBER REALTY GROUP LP

APN: 078120050

LOCATION: Highway 63 & W Sedona

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4. *Noted - Drawings revised as requested*
- Construct drive approach per City Standards. *Noted - Drawings revised as requested*
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

Provide conformance with TIA previously performed. If non-conforming, provide explanation for deviation. Depending on increase/decrease in peak hour trips, an update traffic statement or analysis may be required.

Leslie Blair

Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

22064

April 27, 2022

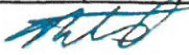
- No comments.
- See comments below **Noted**
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below. **Noted**
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers **Noted**
- ALL refuse enclosures must be R-3 OR R-4 **Noted**
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below. **Drawings revised as requested below**
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck. **Noted - Details to be shown on drawings**
- Bin enclosure gates are required **Noted - Will be included in construction drawings as requested**
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures. **N/A - Grease waste not generated on project**
- Area in front of refuse enclosure must be marked off indicating no parking **Noted - Will be shown on construction drawings**
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad. **Drawings revised as requested**
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth. **Noted - Details to be included in construction drawings**
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

Both proposed city standard (R3/R4) double enclosures must be set for STAB load collection services. Customer to rotate enclosures to allow for STAB load collections (38' of clear space in front). Enclosure gates are required, must open 180 degrees, and clear all curbing. Cane bolts are to be included to secure gates when opened. The customer to review previous approved site plan which calls for parking lot drive aisles that allow for STAB collections at the adjacent properties to the east. **Noted - Drawings revised as requested**

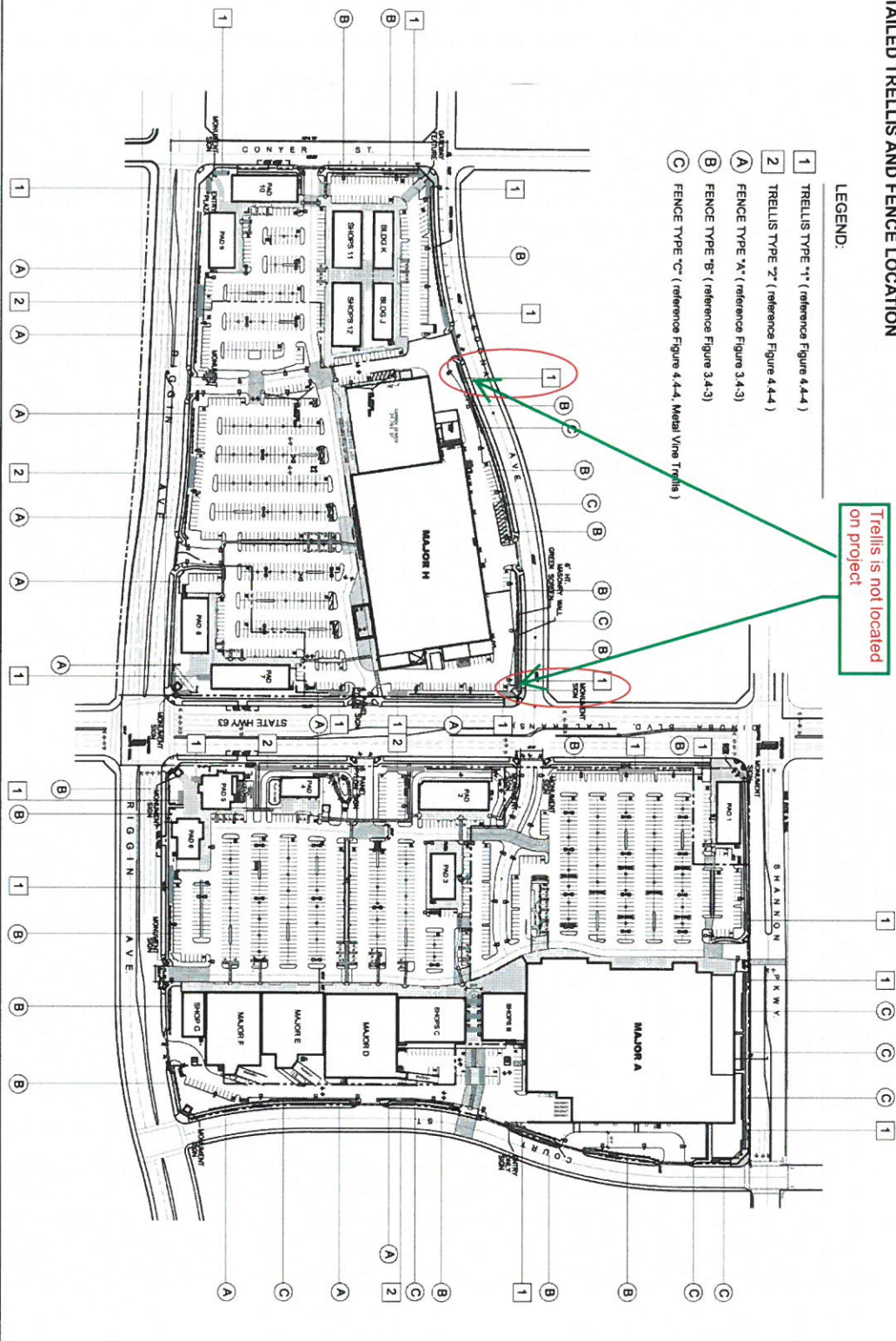
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

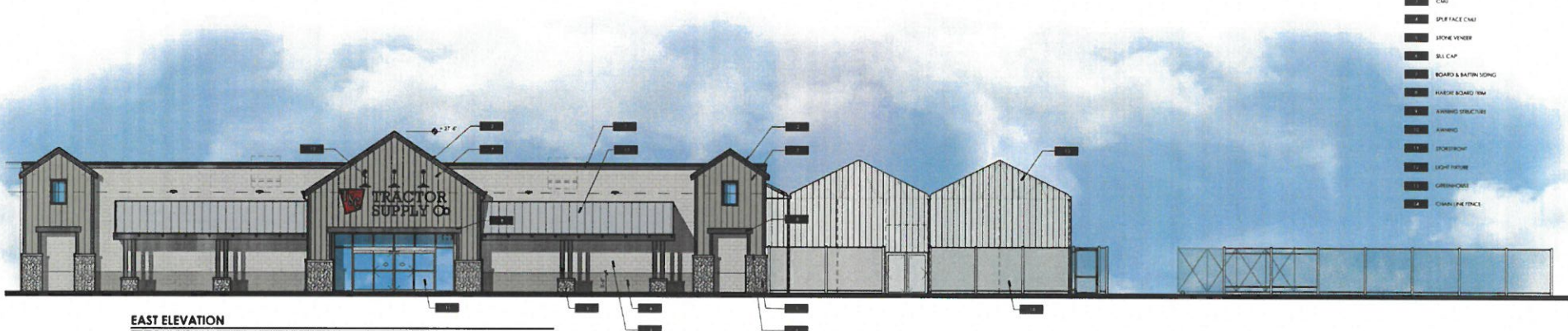
Nathan Garza, Solid Waste 559-713-4532



ORCHARD WALK SPECIFIC PLAN

FIGURE 3.4-4 DETAILED TRELLIS AND FENCE LOCATION





EAST ELEVATION

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

FINISH LEGEND

- PARAPET TRIM
- STANDING SEAM ROOF
- CMU
- SURFACE CMU
- STONE VENEER
- SILL CAP
- BOARD & BATTIN SIDING
- HARDIE BOARD TRIM
- FINISH STRUCTURE
- FINISH
- SPACER/STOP
- LIGHT FIXTURE
- GREENHOUSE
- CHAIN LINK FENCE



SHERWIN WILLIAMS
"URBAN PUTTY"
SW7532



SHERWIN WILLIAMS
"SANDBERLING"
SW7513



SHERWIN WILLIAMS
"MANOR HOUSE"
SW7505



CORONADO STONE
"RIVER ROCK"
DESERT RUST



STANDING SEAM
"300"
300 GALVALUME PLUS

PROJECT TEAM	
OWNER:	CALIFORNIA GOLF DEVELOPMENT CORPORATION 13100 HARVEY MILK ROAD SONOMA, CA 95854 PHONE: (707) 933-3333 CONTACT: SCOT PATTERSON
ARCHITECT:	API ARCHITECTURE PLUS, INC. 4335-B NORTH STAR WAY MODESTO, CA 95356 PHONE: (209) 577-4441 FAX: (209) 577-0213 CONTACT: JOSEPH BARTH jwb@apiarc.com

SHEET INDEX	
ARCHITECTURAL:	A0 COVER SHEET / COLOR ELEVATION
A1	BBE PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS

PROPOSED NEW DEVELOPMENT:
TRACTOR SUPPLY Co.
Orchard Walk West
Visalia, CA.



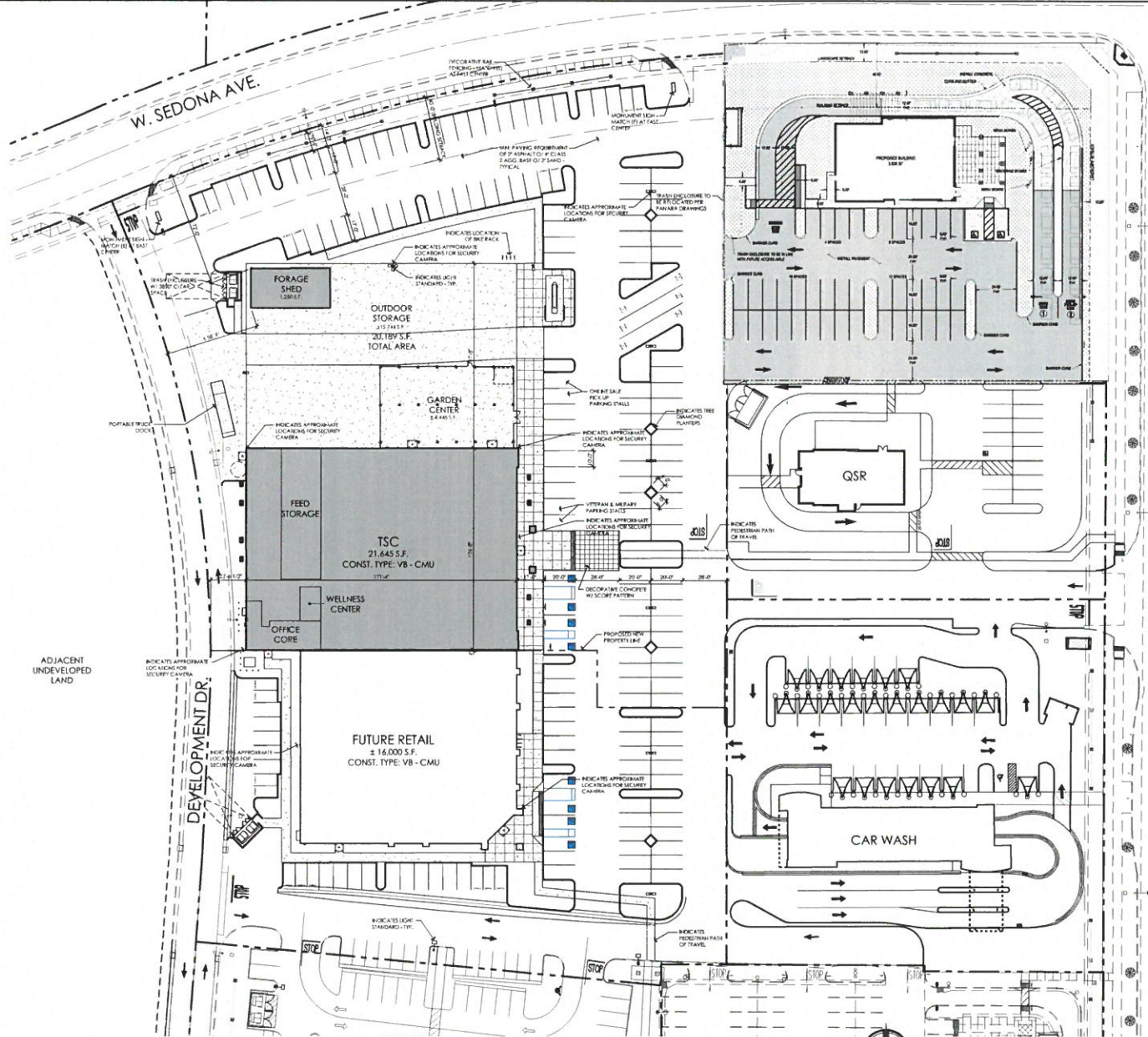
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiaarc.com

SHEET:

A0
OF 4



SITE PLAN
SCALE: 1" = 30'-0"



VICINITY MAP
PROJECT LOCATION
ORCHARD WALK WEST
VISALIA, CA

PROJECT TEAM

DEVELOPER:
CALIFORNIA GOLD DEVELOPMENT
CORPORATION
133 OLD WAKES FERRY ROAD
BONHOL, CA 95770
(977) 853-3533
CONTACT: SCOT PATTERSON

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95364
(209) 577-4661
CONTACT: JOSEPH L. SMITH

SITE DATA

TSC PARCEL - RETAIL = 2,124,876 S.F. (0.284 AC)
QSR PARCEL - RECREATIONAL = ± 45,909 S.F. (1.04 AC)
TOTAL = 2,170,785 S.F. (2.423 AC)

BUILDING/PARKING DATA

TSC PARCEL:

RETAIL BUILDING	= 21,645 S.F.
PARKING REQUIRED - RETAIL	= 74 STALLS
SPACE PER 225 SF	= 30 STALLS
PARKING REQUIRED - STORAGE YARD	= 114 STALLS
SPACE PER 1900 S.F.	= 114 STALLS
PARKING PROVIDED	= 48 STALLS
TSC STANDARD (TS)	= 48 STALLS
CITY OF VISALIA STANDARD (S)	= 8 STALLS
COMPACT (CO)	= 4 STALLS
HANDICAP	= 5 STALLS
CLEAN AIR/VAN POOL/VEV (CA)	= 3 STALLS
EXTENDED	= 117 STALLS
TOTAL PROVIDED	= 84 S.F.
MOTORCYCLE PARKING	= 17185 S.F.
PARKING RATIO PROVIDED	= 1.7185 S.F.

DISPLAY AREAS

FENCED OUTDOOR STORAGE	= 10,744 S.F.
PERMANENT SIDEWALK DISPLAY	= 2,381 S.F.
PERMANENT TRAILER & EQUIPMENT DISPLAY	= 2,415 S.F.
TOTAL DISPLAY AREA	= 21,540 S.F.

PROPOSED NEW DEVELOPMENT:
TRACTOR SUPPLY Co.
Orchard Walk West
Visalia, CA.

PLANNING ARCHITECTURE
api
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95364

NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY. THE CIVIL ENGINEER OF RECORD WILL PROVIDE AN ACCURATE TRUCK PATH / MOVEMENTS PER TSC REQUIREMENTS.

ph. 209.577.4661
fx. 209.577.0213
www.apiac.com

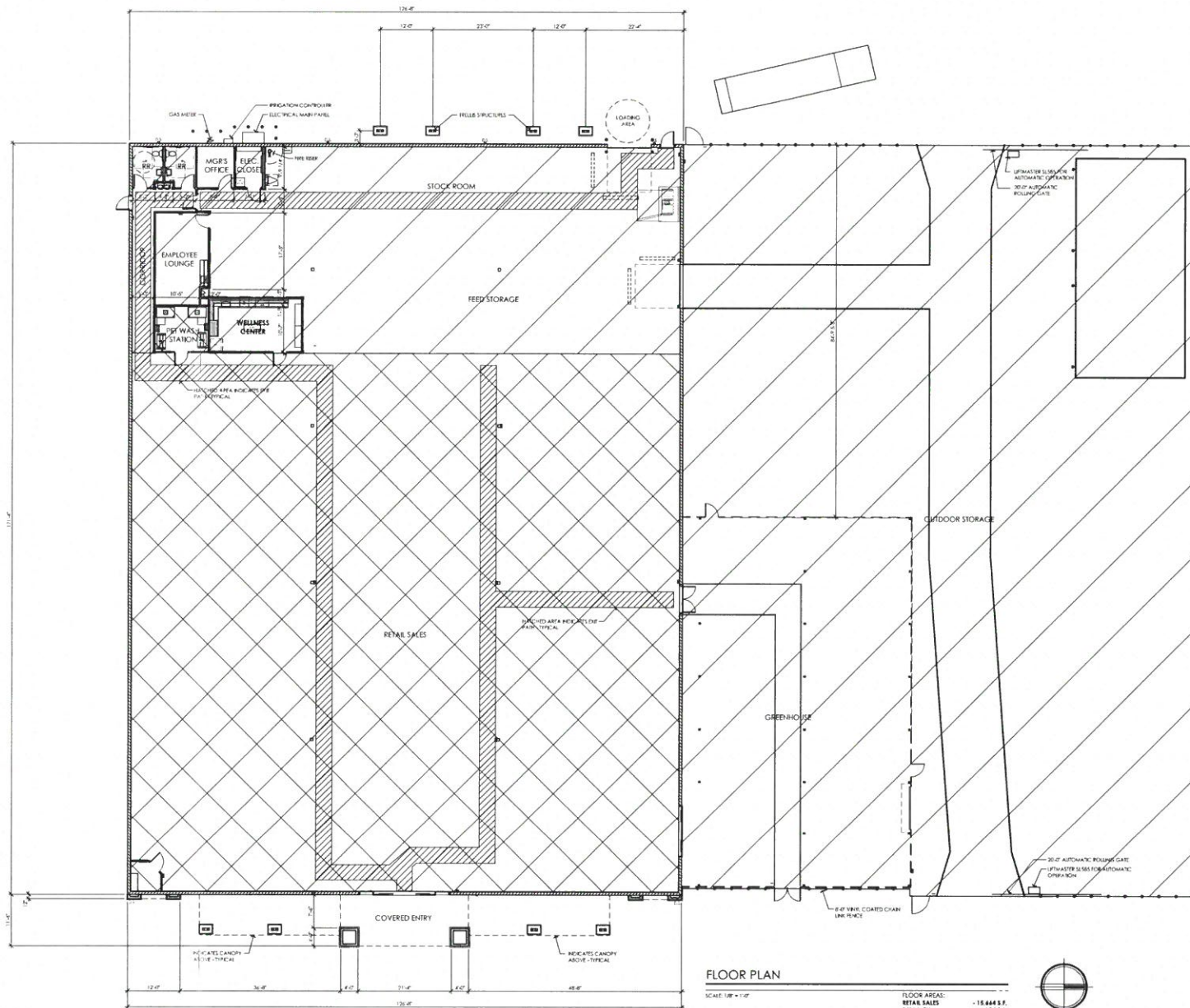
SHEET:
A1
OF 4

STATE HIGHWAY 63

W. SEDONA AVE.

ADJACENT UNDEVELOPED LAND

DEVELOPMENT DR.



PUBLIC AREAS:
 RETAIL SALES - 15,844 S.F.
 PET WASH - 134 S.F.
TOTAL PUBLIC SPACE - 15,978 S.F.



NON-PUBLIC AREAS:
 WELLNESS CENTER - 248 S.F.
 OFFICE CORE - 851 S.F.
 STOCK ROOM - 2,923 S.F.
 FEED STORAGE - 1,862 S.F.
 OUTDOOR STORAGE / GREENHOUSE - 20,189 S.F.
TOTAL NON-PUBLIC SPACE - 26,073 S.F.

FLOOR PLAN

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

FLOOR AREAS:	
RETAIL SALES	- 15,844 S.F.
PET WASH	- 134 S.F.
TOTAL PUBLIC SPACE	- 15,978 S.F.
WELLNESS CENTER	- 248 S.F.
OFFICE CORE	- 851 S.F.
STOCK ROOM	- 2,923 S.F.
FEED STORAGE	- 1,862 S.F.
TOTAL	- 27,702 S.F.



NORTH

PROPOSED NEW DEVELOPMENT:
TRACTOR SUPPLY Co.
 Orchard Walk West
 Visalia, CA.

PLANNING ARCHITECTURE



ARCHITECTURE PLUS INC.
 4335-B NORTH STAR WAY
 MODESTO, CA 95336

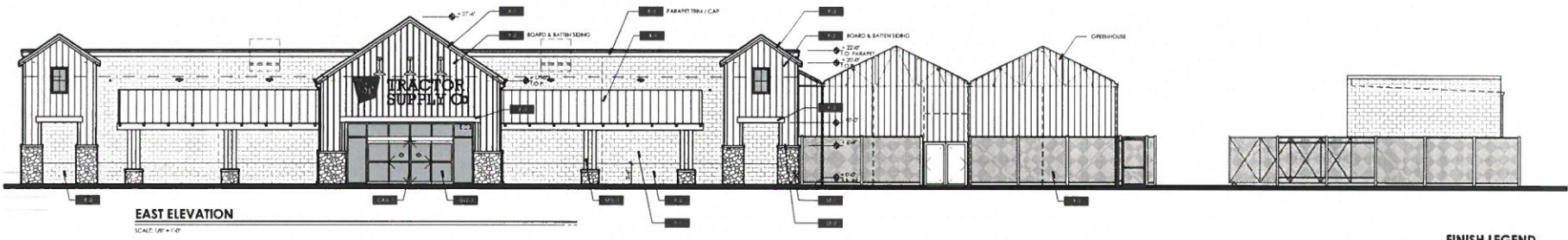
ph. 209.577.4661
 fx. 209.577.0213

www.opiarc.com

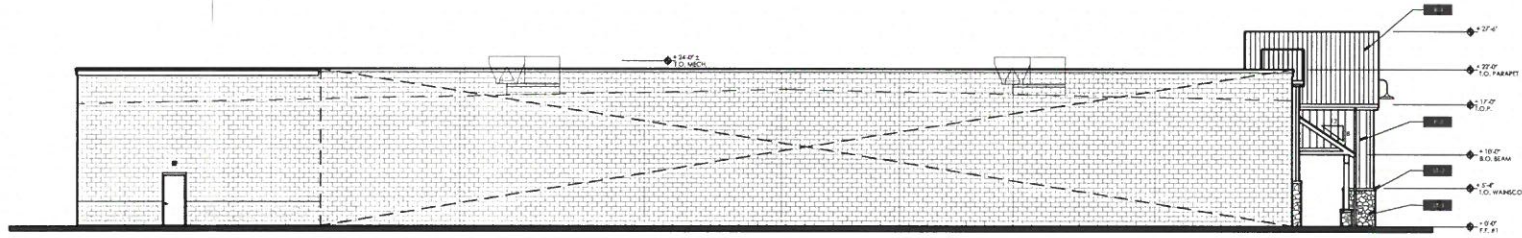
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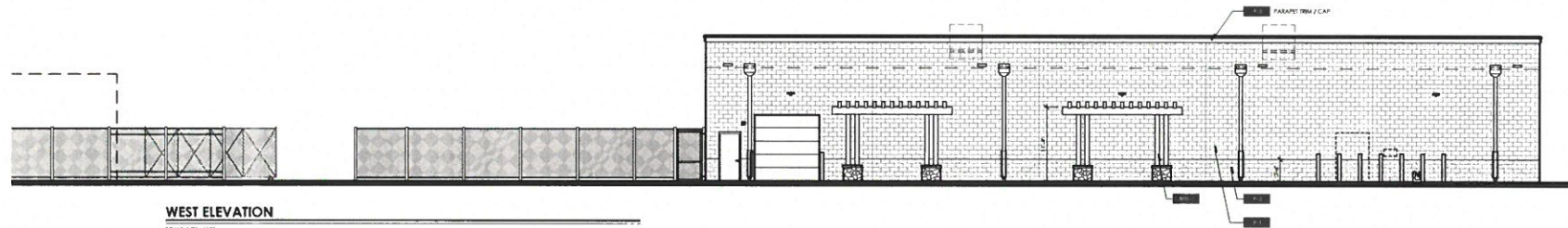
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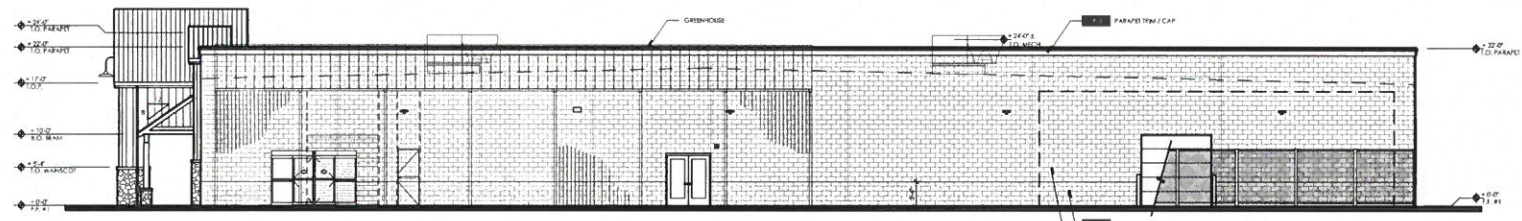
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

FINISH LEGEND

- 1. "SHERWIN WILLIAMS" - COLOR: SW7332 BRIMAN PUFFY
- 2. "SHERWIN WILLIAMS" - COLOR: SW7333 SANDERLING
- 3. "SHERWIN WILLIAMS" - COLOR: SW7302 MANOR HOUSE
- 4. STONE VENEER - "CORONADO STONE" - RIVER ROCK - COLOR: DESERT ISLAND
- 5. STONE VENEER - "SIL. CAP." - "CORONADO STONE" - COLOR: BUFF
- 6. ROOF AT GABLE ENTRY - STANDING SEAM PANELS - "MAG." - COLOR: #350 300 GALVALUME PLUS
- 7. IRON CANOPY FRAMING / TRUSSES - PAINT / POWDER COAT - BLACK
- 8. CLEAR ANCHORED ALUMINUM
- 9. GLAZING - BRONZE TINTED
- 10. CHANNEL - VINYL COATED BLACK

PROPOSED NEW DEVELOPMENT:
TRACTOR SUPPLY Co.
Orchard Walk West
Visalia, CA.

PLANNING ARCHITECTURE
api
ARCHITECTURE PLUS INC.
4335-N NORTH STAR WAY
MODESTO, CA 95336
ph. 209.577.4661
fx. 209.577.0213
www.apiarc.com

SHEET:
A3
OF 4

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: MILLENNIUM ROOM EVENT CTR Date: 8/11/22
 Project Description: FACILITY FOR WEDDING & CHURCH FUNCTIONS
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: GEORGE FAMILY TRUST
 Applicant(s) Name: JOHNNY GEORGE
 Project Address/Location: 6500 S. MOONEY
 Assessor Parcel Number: 126-340-08
 Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No FUTURE
 Estimated Cost of Modifications to Building: \$ _____
 Describe All Proposed Building Modifications:
FUTURE PARTITION WALLS
ALL IMPROVEMENTS EXISTING

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

Date Received: 08/11/2022
 SPR Agenda: 08/17/2022 Item No. _____
 Zone: _____ SPR No. 22-096
 Historic District: Yes No
 Flood Zone: X AE X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY

COMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: VACANT
 Proposed Building Use: CHURCH & WEDDING VENUE
 Proposed Hours of Operation: FRIDAY AFTERNOON - SUNDAY EVENING
 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: 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: WEDDING & CHURCH ACTIVITIES

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)

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

REQUIRED SIGNATURE

Name: JOHNNY GEORGE Signature of Owner or Authorized Agent*
 Address: 315 E. TULARE
 City, State, Zip: VISALIA, CA. Johnny G. George Date: 8/11/22
 Phone: _____ Owner
 Email: MAY91@OLIVEPLANTWAREHOUSE.COM Authorized Agent* Date: _____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

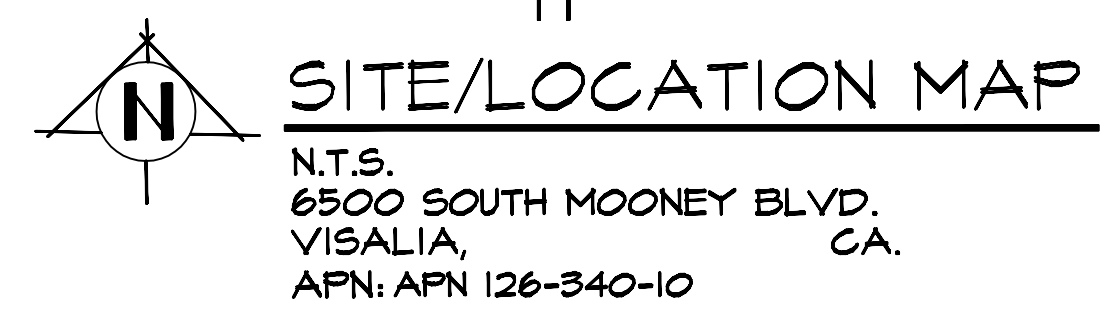
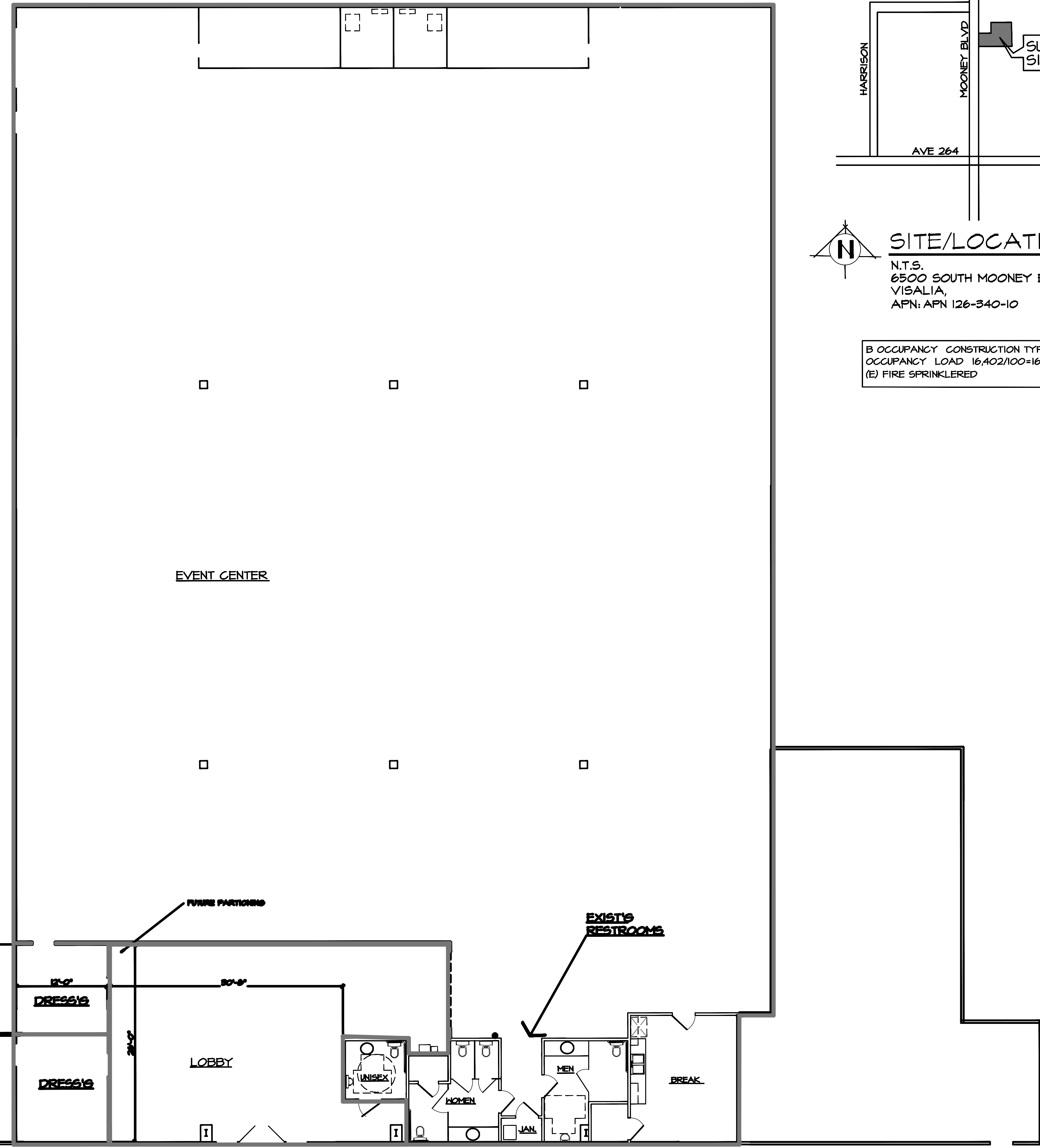
AGENT:

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



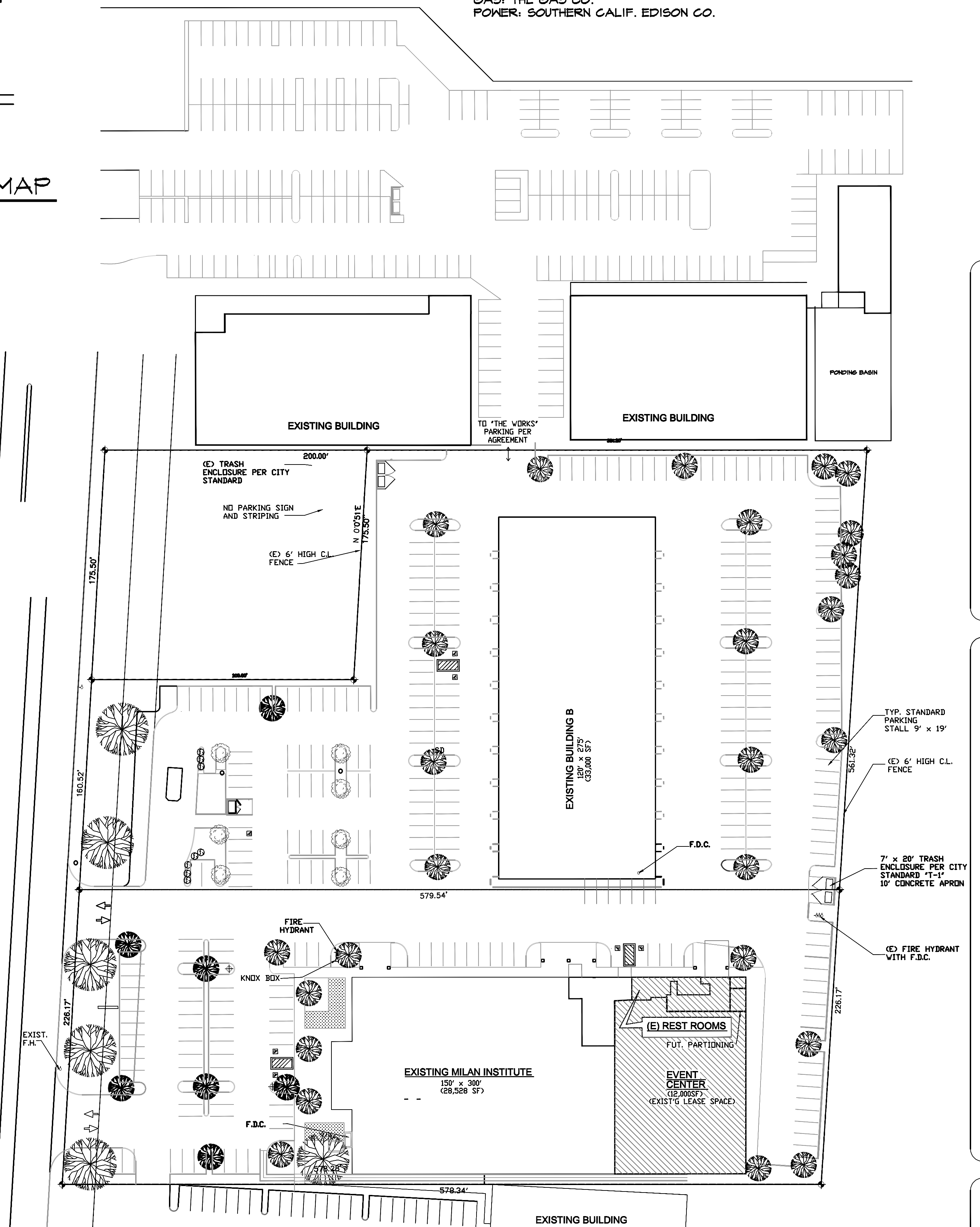
B OCCUPANCY CONSTRUCTION TYPE VB
 OCCUPANCY LOAD 16,402/100=164
 (E) FIRE SPRINKLERED



OF TITLE 24.
 CALIFORNIA CODE OF REGULATIONS (CCR);
 -2019 BUILDING STANDARDS ADMINISTRATIVE CODE
 -2019 CALIFORNIA BUILDING CODE (CBC)
 -2019 CALIFORNIA ELECTRICAL CODE (CEC)
 -2019 CALIFORNIA MECHANICAL CODE
 -2019 CALIFORNIA PLUMBING CODE
 -2019 CALIFORNIA FIRE CODE (FC)
 -2019 CALIFORNIA REFERENCED STANDARDS CODE
 -2019 TITLE 19, CCR, PUBLIC SAFETY, CALIFORNIA STATE FIRE MARSHALL REGULATIONS.
 -2019 CA GREEN BUILDING STANDARDS CODE.

EXISTING USE: VACANT
 PROPOSED USE: WEDDING & CHURCH EVENT CTR
 EXISTING ZONING: SHOPPING/OFFICE COMMERCIAL
 DESIGN DISTRICT: "A"

APN 126-340-10
 STREET ADDRESS: 6500 S. MOONEY BLVD
 TELEPHONE: SBC TELEPHONE CO.
 WATER: CALIFORNIA WATER SERVICE CO.
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 SOLID WASTE: CITY OF VISALIA,
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. EDISON CO.



APN 126-340-10
 STREET ADDRESS: 6500 S. MOONEY BLVD

DESIGN & DRAFTING
 DOUGLAS A. EVANS
 VISALIA, CALIF. 93277
 559-674-7665

STEPHEN O. SPARSHOTT

AN EVENT CENTER.
MILLINIUM EVENT CENTER
 CA.
 VISALIA,
 6500 S. MOONEY BLVD.

SHEET
1/2
 OF

8/11/22

MILLENIUM ROOM EVENT CENTER

15,000 SQ. FT. BUILDING AREA W/ NET 12,000 SQ. FT. ASSEMBLY AREA.

EXISTING ADA APPROVED RESTROOMS. BACK-UP ADA RESTROOMS AVAILABLE IN ADJACENT BUILDING.

FIRE SPRINKLERED FULLY IMPROVED MULTI-USE AREA ALL FIRE PROTECTION, POLICE ACCESS, CUSTOMER SAFETY HAS BEEN ADDRESSED AND ESTABLISHED. SECURITY TO BE PROVIDED TO CITY STANDARDS FOR ALL EVENTS WITH 50 OR MORE PEOPLE.

THE PROPOSED LOCATION IS TO BE OCCUPIED FRIDAYS AND SATURDAYS WITH OCCAISONAL CHURCH SERVICES AND WEDDINGS SATURDAYS AND SUNDAYS. HIGH SCHOOL FUNCTIONS, CORPORATE MEETINGS, ETC. CATERED SERVICES TO BE PROVIDED FOR. IN OFF BUSINESS HOURS IT IS EXPECTED THAT THE EXISTING SURROUNDING PARKING (AS NOTED 540 STALLS) WILL BE AVAILABLE AS ALL OF THE EXISTING FACILITIES ARE IN USE 8:00AM-5:30PM AND THE PARKING BECOMES FULLY AVAILABLE THEREAFTER.

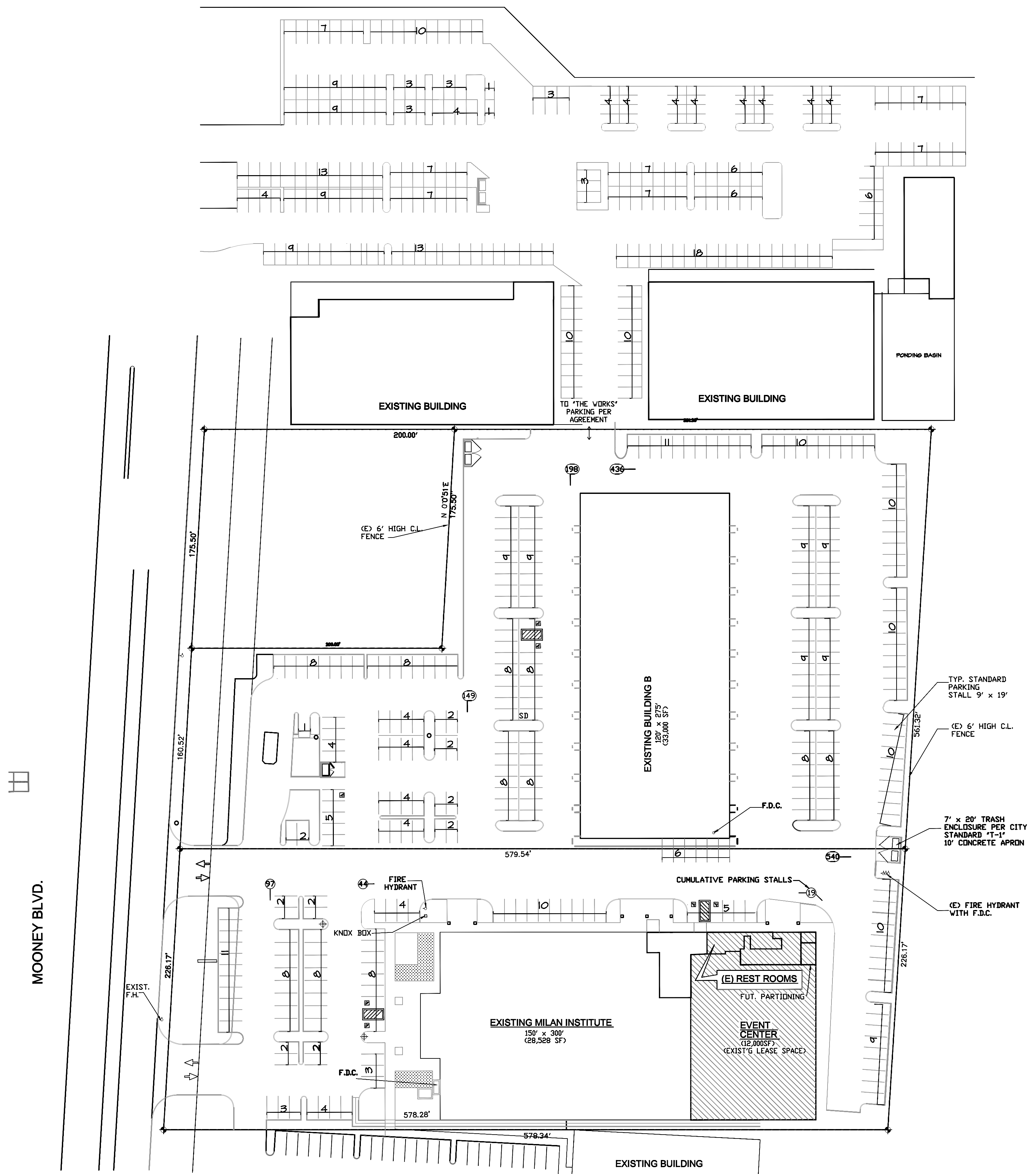
ADJACENT MILAN INSTITUTE AND ADJACENT COUNTY PARKING IS UNUSED ON WEEKENDS AS ARE THE SMALLER PRIVATE LEASE SPACES UNLIMITED PARKING IS AVAILABLE DURING WEEKEND OPERATION OF EVENT CENTER

PARKING:

(12,000SF/30=400)

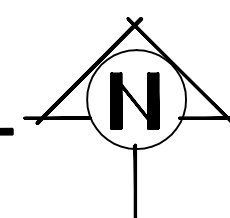
540 PROVIDED FREE PARKING SPACES W/ EXISTING PARKING AGREEMENTS

PARKING STALLS AVAILABLE DURING 5:00 PM FRIDAY - 6:00 A.M MONDAY



PARKING STALL AVAILABILITY

APN 126-340-10
STREET ADDRESS: 6500 S. MOONEY BLVD



Scale: 1"= 50'-0"

DESIGN & DRAFTING
DOUGLAS A. EVANS
VISALIA, CALIF. 93277
559-676-7965

STEPHEN O. SPARSHOTT

AN EVENT CENTER:
MILLINIUM EVENT CENTER
6500 S. MOONEY BLVD. VISALIA, CA.

SHEET

2/2

OF

8/11/22

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: MOONEY MART INC Date: 7/27/2022
 Project Description: ADDITION TO AN EXISTING CONVENIENCE STORE APPROX 755 S/F
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: J.S.T LLC. Shehadey Properties, Ltd.
 Applicant(s) Name: MOONEY MART INC
 Project Address/Location: 2825 S. MOONEY BLVD VISALIA CA 93278
 Assessor Parcel Number: 121-090-069
 Parcel Size (Acreage or Square Feet): .58 AC Building or Suite Square Footage: 1189 S/F

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 525000.00
 Describe All Proposed Building Modifications: ADDITION OF 755 S/F TO THE EXISTING CONVENIENCE STORE TO INCLUDE A NEW WALK-IN COOLER/FREEZER AND RESTROOM UPGRADE TO ADA STANDARDS

--- THIS AREA FOR CITY STAFF USE ONLY ---
 Date Received: 08/09/2022
 SPR Agenda: 08/17/2022 Item No. _____
 Zone: C-MU SPR No. 22-136
 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: CONVENIENCE STORE
 Proposed Building Use: SAME
 Proposed Hours of Operation: 24/7
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing 2 Proposed 4
 Number of Customers Per Day (Estimated): Existing 150 Proposed 175
 Predicted Peak Operating Hour: 4 PM TO 6 PM
 Describe Any Truck Delivery Schedule & Operations: FUEL DELIVERIES ARE 2 TIMES PER WEEK SUPPLY DELIVERIES ARE DAILY
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): N/A
 Describe Any Special Events Planned for the Facility: N/A

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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: MOONEY MART INC. Signature of Owner or Authorized Agent*
 Address: 584 CRESCENT LANE
 City, State, Zip: MADERA CA 93636 Owner _____ Date _____
 Phone: 559-392-5045
 Email: visaliagas inc @ gmail.com Authorized Agent* _____ Date _____

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

AGENCY AUTHORIZATION

OWNER:

I, James Shehadey, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
121 - 090 - 069

AGENT:

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

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

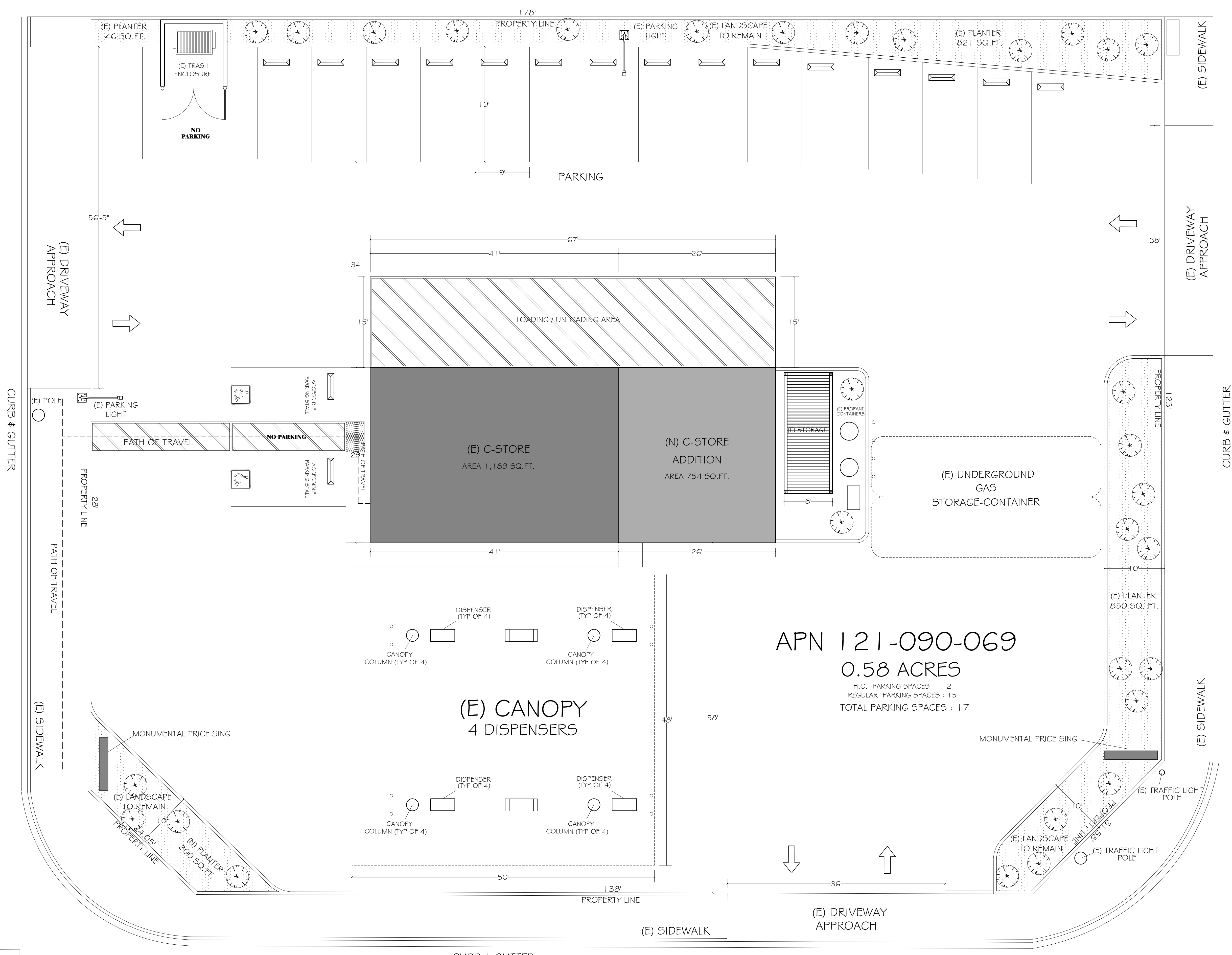
Executed this 28th day of July, 2022

AGENCY AUTHORIZATION FORM

OWNER	Signatures	AGENT
<u>James Shehadey</u> <small>Signature of Owner</small>		<u>MAGALLON CONST. CO. INC</u> <small>Signature of Agent</small>
<u>405 N. Palm Avenue</u> <small>Owner Mailing Address</small>		<u>P.O. Box 787</u> <small>Agent Mailing Address</small>
<u>Fresno, CA 93701</u>		<u>HUGHSON, CA. 95326</u>
<u>(559) 266-5055</u> <small>Owner Phone Number</small>		<u>(209) 602-3166 (209) 8834484</u> <small>Agent Phone Number</small>

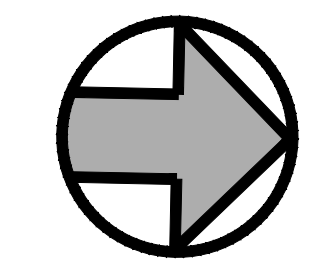
MONTE VISTA AVE.

WHITENDALE AVE.



APN 121-090-069
 0.58 ACRES
 H.C. PARKING SPACES : 2
 REGULAR PARKING SPACES : 15
 TOTAL PARKING SPACES : 17

PARKING ANALYSIS	
NUMBER OF PARKING SPACES	
PARKING SPACES REQUIRED : 6	
PARKING SPACES PROVIDED : 17	
C-STORE: ONE SPACE FOR 300 SQ.F.	
PROPOSED C-STORE 1,943 SQ.F. TOTAL = 6 SPACES	
TOTAL SPACES REQUIRED = 6 SPACES	



NORTH
 SITE PLAN

1/8" = 1'-0"

MOONEY BLVD.

REVISIONS	BY

MAGALLON
 CONSTRUCTION CO., INC.
 GENERAL BUILDING CONTRACTORS
 -FOUR DECADES OF BUILDING EXCELLENCE-
 State License No. 3963394
 DESIGN & DEVELOPMENT

SITE PLAN

C-STORE ADDITION
 TO (E) 76 STATION

2825 S. MOONEY BLVD.
 VISALIA CA, 93277

DATE	08/08/22
SCALE	1/8" = 1'-0"
DRAWN	M.BARRETO
JOB	
SHEET	

A 1.0

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: Los Pollos Hermanos Date: 08/04/2022
 Project Description: BBQ chicken
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Erika Prado
 Applicant(s) Name: Jorge Belman (Ernesto Belman)
 Project Address/Location: 1536 W Houston Ave Visalia CA 93291
 Assessor Parcel Number: 090-132-017
 Parcel Size (Acreage or Square Feet): 7001 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: 08/09/2022
 SPR Agenda: 08/17/2022 Item No. _____
 Zone: C-MU SPR No. 22-137
 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: Fruit store
 Proposed Building Use: BBQ
 Proposed Hours of Operation: 9:00 AM - 7:00 PM
 Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)
 Number of Employees Per Day: Existing _____ Proposed 2
 Number of Customers Per Day (Estimated): Existing _____ Proposed _____
 Predicted Peak Operating Hour: 12:00 PM - 5:00 PM
 Describe Any Truck Delivery Schedule & Operations: 10:00 AM
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): N/A
 Describe Any Special Events Planned for the Facility: N/A

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: Jorge Belman Signature of Owner or Authorized Agent*
 Address: 711 W. Robin
 City, State, Zip: Visalia CA 93291 Owner _____ Date 8/04/2022
 Phone: 559 802 2000
 Email: belmanjorge@yahoo.com Authorized Agent* _____ Date _____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

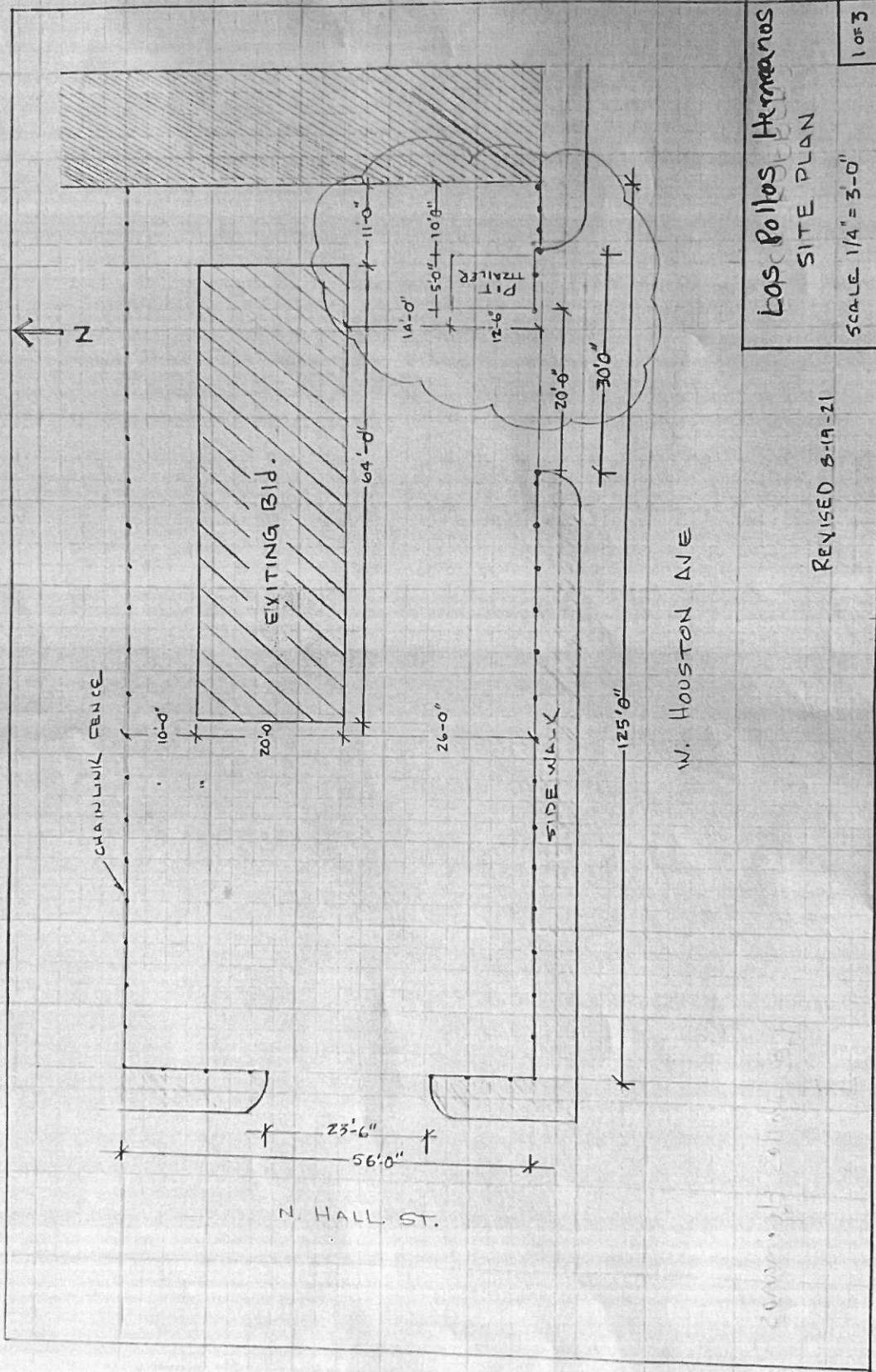
AGENT:

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 _____



Los Pollos Hermanos
 SITE PLAN
 SCALE 1/4" = 3'-0"

1 OF 3

REVISED 8-19-21

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 - 08/08/2022

GENERAL PROJECT INFORMATION

Project/Business Name: Que Concha Date: ~~XXXXXXXXXX~~

Project Description: Ice cream - coffee shop

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

Property Owner: Blue Sky properties.

Applicant(s) Name: Maira Romo

Project Address/Location: 116 S. Locust St

Assessor Parcel Number: 094 325 012

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: "1400 sq ft"

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 35,000

Describe All Proposed Building Modifications: _____

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

Date Received: 08/08/2022

SPR Agenda: 08/17/2022 Item No. _____

Zone: D-MU SPR No. 22-138

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: 6am - 9pm

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

Number of Employees Per Day: Existing 2 Proposed 4

Number of Customers Per Day (Estimated): Existing 20 Proposed 40

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).
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 - North arrow
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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
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 - 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: Maiva L. Rono Signature of Owner or Authorized Agent*
 Address: 200 E. Morris Ave Shaiguel Jilani 8/7/22
 City, State, Zip: Visalia CA 93277 Owner Date
 Phone: 661 309 7498 Authorized Agent*
 Email: queconcha@gmail.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

AGENCY AUTHORIZATION FORM

OWNER:

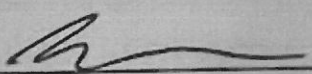
I, Shaiguel Jilani, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

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 Agent
<u>136 S. Linhaven Circle</u>		Agent Mailing Address
<u>Anaheim CA 92804</u>		
Owner Phone Number		Agent Phone Number

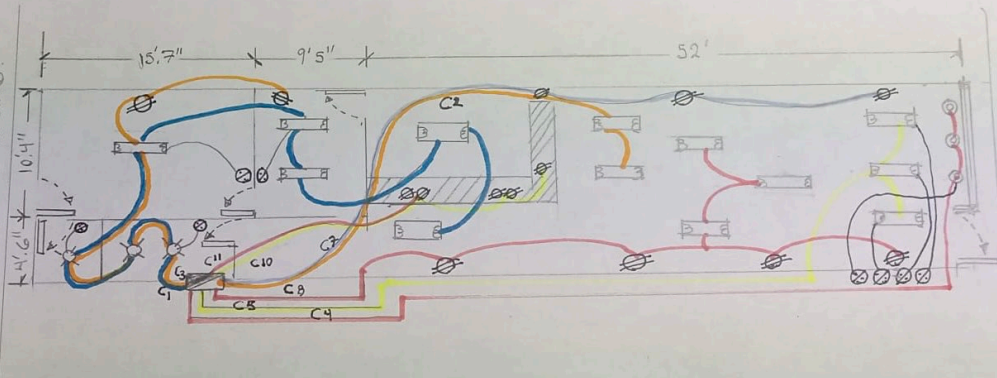
Que Concha Ice Cream Shop.

It will be a place selling items with ice cream.

with an aprox of 2-3 employees operating ^{nm} ~~starting~~ from 7am to 10pm Monday through Saturday and Sundays 10am - 10am, with a max occupancy of 40 person.

located in 1165. Locust St. Visalia.

ACEQUIA AVE. PARKING.



LOCUST ST.

ELECTRICAL WIRING.	QUE CONCHA LLC	VISALIA CA. ESCALE: 10' = 1.2"	JUN 12 2022 DRAW: S.R.
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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 8am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -
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GENERAL PROJECT INFORMATION

Project/Business Name: Remodel of former Sears building Date: 8/10/2022

Project Description: Demising former Sears building into multiple retail spaces

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

Property Owner: Caldwell Mooney Partners I, L.P.

Applicant(s) Name: Caldwell Mooney Partners I, L.P.

Project Address/Location: 3501 S. Mooney Blvd, Visalia, CA 93277

Assessor Parcel Number: ~~XXXXXXXXXXXXXXX~~ 000-013-902

Parcel Size (Acreage or Square Feet): 5.98 Acres Building or Suite Square Footage: +/- 67,414 square feet

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 2,900,000

Describe All Proposed Building Modifications: Demising former Sears building into multiple retail spaces with new storefronts and canopy facades.

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

Date Received: 08/10/2022

SPR Agenda: 08/17/2022 Item No. _____

Zone: C-R SPR No. 22-139

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: Retail

Proposed Building Use: Specialty Food Store, Retail

Proposed Hours of Operation: Varies

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

Number of Employees Per Day: Existing 0 Proposed To Be Determined

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

Predicted Peak Operating Hour: To Be Determined

Describe Any Truck Delivery Schedule & Operations: Typical truck delivery operations within a shopping center

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

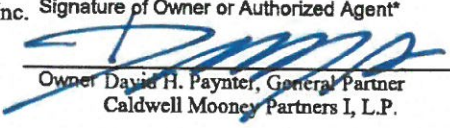
SITE PLAN REQUIREMENTS

- ⇒ 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
 - 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: Jim Sanders; Paynter Realty & Investments, Inc. Signature of Owner or Authorized Agent*

Address: 195 South C. Street, Ste. 200  Date 8-10-22

City, State, Zip Tustin, CA 92780 Owner David H. Paynter, General Partner

Phone: 714-731-8892 Caldwell Mooney Partners I, L.P.

Email: jsanders@paynterrealty.com Authorized Agent* Date _____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Caldwell Mooney Partners I, L.P. declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

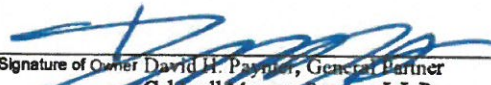
121-110-055

AGENT:

I designate Jim Sanders; Paynter Realty & Investments, Inc. to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to remodel the former Sears building relative to the property mentioned herein.

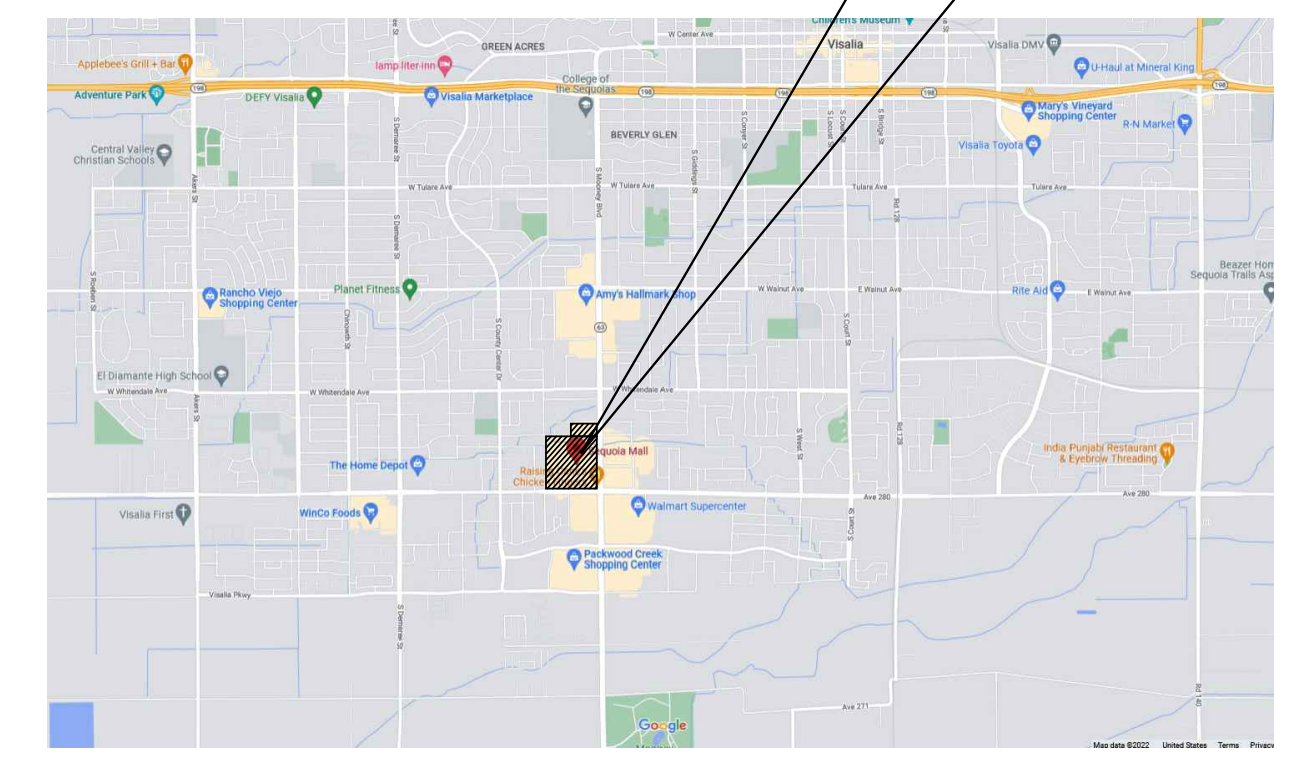
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20__.

OWNER	AGENT
	_____ Signature of Agent
Signature of Owner <u>David H. Paynter, General Partner</u> <u>Caldwell Mooney Partners I, L.P.</u>	Agent Mailing Address _____
195 South C. Street, Ste. 200, Tustin, CA 92780	_____ Agent Phone Number
Owner Mailing Address _____	
714-731-8892	
Owner Phone Number	

Sequoia Mall Site Plan Former Sears (Building 1)

NWC S. MOONEY BLVD &
W. CALDWELL AVENUE
VISALIA, CA

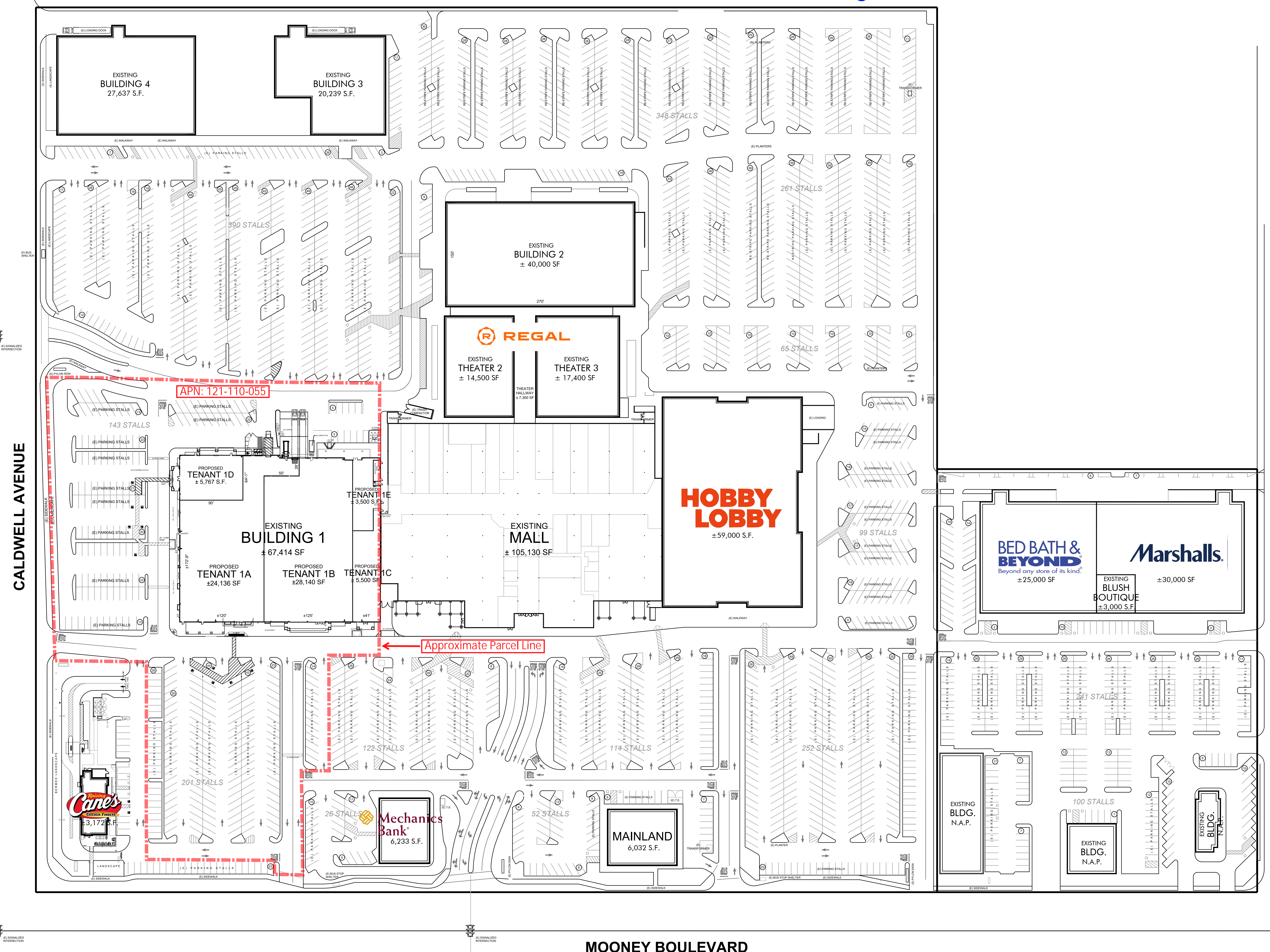


VICINITY MAP
NOT TO SCALE



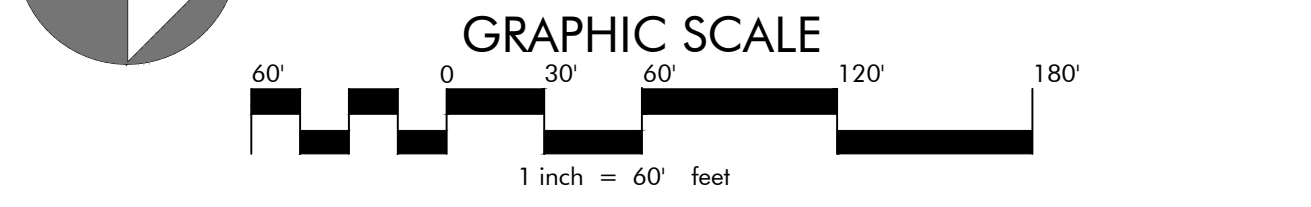
SITE DATA

ZONING	121-110-055
APN	121-110-055
EXISTING USE	SHOPPING CENTER
ZONING	C-R (REGIONAL COMMERCIAL)
SITE AREA	5.98 AC
BUILDING DATA	
BUILDING AREA	
BUILDING 1	± 67,414 SF
Tenant 1A (24,136 SF)	
Tenant 1B (28,140 SF)	
Tenant 1C (5,500 SF)	
Tenant 1D (5,767 SF)	
Tenant 1E (3,500 SF)	
Electrical Room (302 SF)	
FSR (69 SF)	
SHOPPING MALL	± 105,130 SF
BUILDING 2	± 40,000 SF
THEATER 2	± 14,500 SF
THEATER 3	± 17,400 SF
THEATER HALLWAY	± 7,300 SF
HOBBY LOBBY	± 59,000 SF
MAINLAND	± 6,032 SF
MECHANICS BANK	± 6,233 SF
RAISING CANES	± 3,172 SF
BUILDING 3	± 20,239 SF
BUILDING 4	± 27,637 SF
BED BATH & BEYOND	± 25,000 SF
MARSHALLS	± 30,000 SF
BLUSH BOUTIQUE	± 3,000 SF
TOTAL	± 432,057 SF
PARKING DATA	
PARKING REQUIRED:	1,920 STALLS (@ 1/225 SF)
PARKING PROVIDED:	2,414 STALLS
PARKING RATIO:	5.5 / 1000 SF



MOONEY BOULEVARD

PROPOSED SITE PLAN



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: BLANCA RODRIGUEZ Date: 8/10/22

Project Description: LOT LINE ADJUSTMENT

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: LLA 22-04

Property Owner: BLANCA RODRIGUEZ

Applicant(s) Name: BLANCA RODRIGUEZ

Project Address/Location: 2310 E. MAIN STREET

Assessor Parcel Number: 098-103-XXXXXX007 & 008

Parcel Size (Acreage or Square Feet): 44853/34015 Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: 0

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

Date Received: 08/10/2022

SPR Agenda: 08/17/2022 Item No. _____

Zone: C-S SPR No. 22-140

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: COMMERCIAL

Proposed Building Use: COMMERCIAL

Proposed Hours of Operation: 7AM - 5PM

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): N/A 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:
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 - 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: BLANCA RODRIGUEZ Signature of Owner or Authorized Agent* 
 Address: 2310 E. MAIN ST. Owner  Date 8/11/22
 City, State, Zip VISALIA, CA 93292 Authorized Agent* _____ Date 8/10/22
 Phone: 559-802-5352 _____
 Email: _____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, BLANCA RODRIGUEZ, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
098-103-007

AGENT:

I designate NEIL ZERLANG - PLS, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to LOT LINE ADJUSTMENT 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
<u></u>	<u></u>
Signature of Owner	Signature of Agent
<u>2310 E. MAIN ST.</u>	<u>2908 B W. MAIN ST.</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA, CA 93292</u>	<u>VISALIA, CA 93291</u>
Owner Phone Number	Agent Phone Number
<u>559-802-5352</u>	<u>559-739-1616</u>

Operational Statement

Currently, Pedregal is operating as building material operation where building, landscape material and tools are being stored on the property. When the property was handed over to our business, we placed our material stalls two feet into the neighbor's property which was not fenced in this area. Their fence was set from front curb of the street and closed onto the front side corner of their building. Around two years later that we open the business, Mr. John R Woods owner of the neighboring property offered me to do a property adjustment in which he will give me this area with the only condition that I needed to pay for any expenses this process incur. He offered me this so we do not have to move the material that we already stored there, so we can continue using this area. We would like the line adjusted to the proper measurements and added to our property line.

Blanca Rodriguez, Owner of Pedregal Building Materials
Business and Property Business is located at
2310 E Main St.
Visalia Ca. 93292

LOT LINE ADJUSTMENT

BEING AN ADJUSTMENT OF LOTS 15 AND 16 OF COOPMAN INDUSTRIAL PARK RECORDED IN BOOK 26 OF PARCEL MAPS, AT PAGE 71, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

DECEMBER 2021

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR

2908-B WEST MAIN STREET, VISALIA, CA 93291; PHONE: (559) 739-1616

PREPARED FOR: BLANCA RODRIGUEZ

2310 E. MAIN STREET, VISALIA, CA 93292; PHONE: (559) 802-5352

ASSESSOR'S PARCEL NOS.: 098-103-006 & 007

ZONE: SERVICE COMMERCIAL FLOOD ZONE: X & AE

