

# SITE PLAN REVIEW AGENDA

9/14/2022 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

## ITEM NO: 1

SITE PLAN NO: [SPR22152](#)

PROJECT TITLE: Tractor Supply Company and Planet Fitness

DESCRIPTION: Tentative Parcel Map to Separate Leased Premises Between SPR 22-064 & SPR 22-151 Conditional Use Permit (Gym) for Future Retail. (C-MU)

APPLICANT: Scot Patterson

OWNER: DONAHUE SCHRIBER REALTY GROUP LP

APN: 000015287

LOCATION: 648 W RIGGIN AVE

## ITEM NO: 2

SITE PLAN NO: [SPR22153](#)

PROJECT TITLE: Steve Dwelle Warehouse Expansion

DESCRIPTION: Construct A (N) 1250 sf Warehouse Expansion to (E) Warehouse Building. A 1-Hour Rated Fire Wall will be Constructed Along West Property Line. Expansion will be a Metal Building with Complimentary Finishes to Match (E)

APPLICANT: Martin Hale

OWNER: SPEEDY INVESTMENTS LP

APN: 081130017

LOCATION: 9828 W GROVE AVE

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.

# 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: Tractor Supply Company and Planet Fitness Date: 9/8//2022  
 Project Description: Tentative Parcel Map to separate leased premises between SPR #2022-064 & SPR #2022-151  
Conditional Use Permit (Gym) for future retail  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: Donahue Schriber  
 Applicant(s) Name: California Gold Development Corp.  
 Project Address/Location: ~~XXXXXXXXXXXXXXXXXXXX~~ 648 W. Riggin Ave  
 Assessor Parcel Number: ~~XXXXXXXXXXXXXXXXXXXX~~ 000-015-287  
 Parcel Size (Acreage or Square Feet): 4.29 acres Building or Suite Square Footage: N/A

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: 09/08/2022  
 SPR Agenda: 09/14/2022 Item No. \_\_\_\_\_  
 Zone: C-MU SPR No. 22-152  
 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: Retail  
 Proposed Hours of Operation: N/A  
 Days of Week In Operation (Circle): Su M T W Th F Sa  
 Number of Employees Per Day: Existing N/A Proposed N/A  
 Number of Customers Per Day (Estimated): Existing N/A Proposed N/A  
 Predicted Peak Operating Hour: N/A  
 Describe Any Truck Delivery Schedule & Operations: N/A  
 \_\_\_\_\_  
 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>9/8/2022</u>
City, State, Zip: <u>Sonora, CA 95370</u>	Owner	Date
Phone: <u>209-533-3333</u>	<u>Scot Patterson</u>	<u>9/8/2022</u>
Email: <u>rtoro@toroconsulting.net</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): [SEE ATTACHED AGENCY AUTHORIZATION]

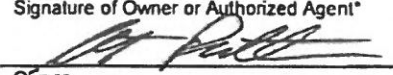
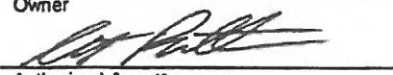
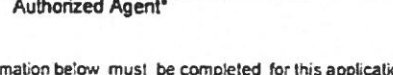
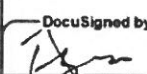
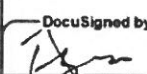
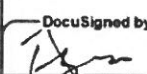
AGENT:

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

S I T E P L A N R E Q U I R E M E N T S	<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> <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> <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> <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>												
R E Q U I R E D S I G N A T U R E	<p>Applicant Information (Final comments will be mailed to the name and address provided below)</p> <p>Name: <u>Scot Patterson</u> Signature of Owner or Authorized Agent* <u></u></p> <p>Address: <u>133 Old Wards Ferry Rd. Suite G</u> Owner <u></u> Date <u>3/31/22</u></p> <p>City, State, Zip <u>Sonora, CA, 95370</u> Authorized Agent* <u></u> Date <u>3-31-22</u></p> <p>Phone: <u>209-533-3333</u></p> <p>Email: <u>scot@calgold.us</u></p> <p>* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.</p>											
A G E N C Y A U T H O R I Z A T I O N F O R M	<p><b>AGENCY AUTHORIZATION</b></p>											
<p>OWNER:</p> <p>I, <u>DS S Owner, LLC - Ryan</u> declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): <u>Gillard</u></p> <p><u>078-120-050</u></p> <p>AGENT:</p> <p>I designate <u>Scot Patterson</u> to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to <u>Design 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>19th</u> day of <u>April</u>, 20<u>22</u></p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">OWNER</th> <th style="width: 50%; text-align: center;">AGENT</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">DocuSigned by: <u></u></td> <td style="text-align: center;">Signatures</td> </tr> <tr> <td style="text-align: center;">Signature of Owner <u>730CF903EB1C4F3...</u></td> <td style="text-align: center;">Signature of Agent</td> </tr> <tr> <td style="text-align: center;">Owner Mailing Address</td> <td style="text-align: center;">Agent Mailing Address</td> </tr> <tr> <td style="text-align: center;"><u>949-413-6633</u></td> <td style="text-align: center;">Agent Phone Number</td> </tr> <tr> <td style="text-align: center;">Owner Phone Number</td> <td style="text-align: center;">Agent Phone Number</td> </tr> </tbody> </table>	OWNER	AGENT	DocuSigned by: <u></u>	Signatures	Signature of Owner <u>730CF903EB1C4F3...</u>	Signature of Agent	Owner Mailing Address	Agent Mailing Address	<u>949-413-6633</u>	Agent Phone Number	Owner Phone Number	Agent Phone Number
OWNER	AGENT											
DocuSigned by: <u></u>	Signatures											
Signature of Owner <u>730CF903EB1C4F3...</u>	Signature of Agent											
Owner Mailing Address	Agent Mailing Address											
<u>949-413-6633</u>	Agent Phone Number											
Owner Phone Number	Agent Phone Number											
<p>Page 2 of 2</p>												



**BENCHMARK**

USGS MONUMENT PD D66888 - A SURVEY DISK STAMPED "TEIZARHT 96 2004" AND SET IN A CONCRETE RETAINING WALL AT THE TOP OF STAIRS LEADING TO A SOCCER FIELD IN FAIRVIEW VILLAGE PARK, 23 FEET SOUTHWEST OF THE DRINKING FOUNTAIN.  
ELEVATION: 329.8, 88 DATUM

**BASIS OF BEARINGS**

THE BEARING OF NORTH 00°20'28" EAST FOR THE CENTERLINE OF CONVER STREET AS SHOWN IN PARCEL MAP 5350, BOOK 54 OF PARCEL MAPS, AT PAGE 58, TULARE COUNTY RECORDS, IS THE BASIS FOR ALL BEARINGS THIS SURVEY.

**OWNERS/SUBDIVIDER**

CALIFORNIA GOLD DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION  
133 OLD WARDS FERRY ROAD, SONORA, CA 95370  
(209) 533-3333

**REFERENCES**

- (R1) PARCEL MAP 4928 BOOK 50 OF MAPS, AT PAGE 33, T.C.R.
- (R2) SHANNON RANCH EAST, VOLUME 40 OF MAPS, AT PAGE 46, T.C.R.
- (R3) PARCEL MAP 5142, BOOK 52 OF MAPS, AT PAGE 49, T.C.R.
- (R4) LOT LINE ADJUSTMENT 2019-158, DOC. 2020-0013245, T.C.R.
- (R5) PARCEL MAP 5350, BOOK 54 OF MAPS, AT PAGE 58, T.C.R.
- (R6) PARCEL MAP 5367 BOOK 54 OF MAPS, AT PAGE 53, T.C.R.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT Diablo BASE AND MENDOTA AND LING IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

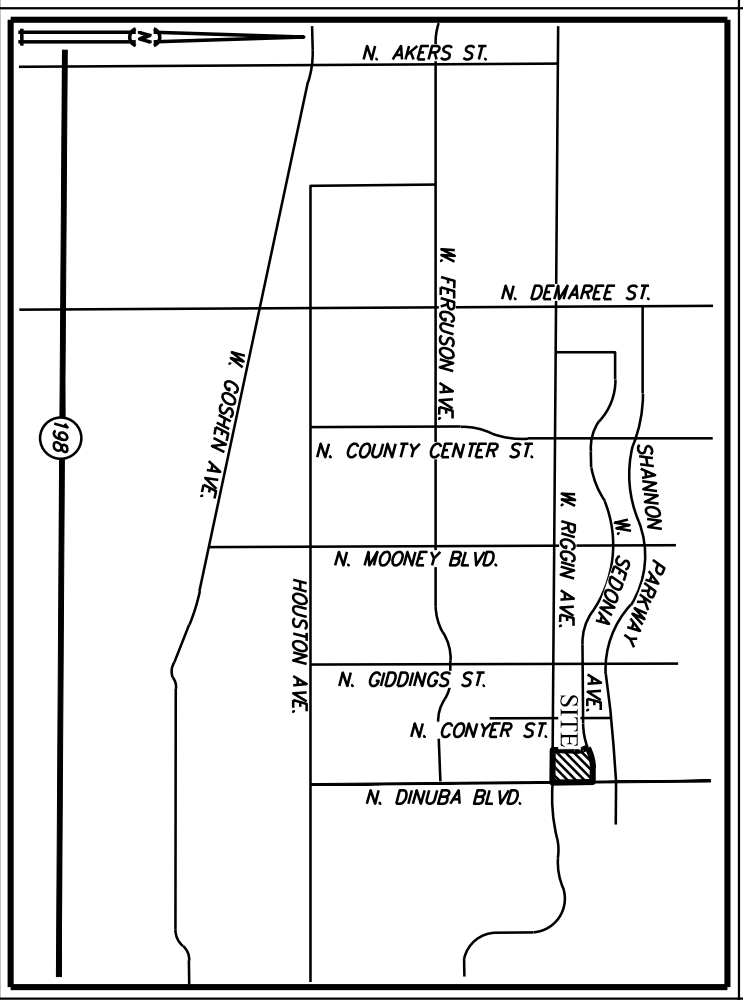
BEING PARCEL 6<sup>c</sup> OF PARCEL MAP NO. 5367, RECORDED September 1, 2022 IN BOOK 54 OF MAPS, AT PAGE 75, TULARE COUNTY RECORDS.

**FLOOD ZONE DESIGNATION:**

FLOOD ZONE CLASSIFICATION FOR THE SUBJECT PROPERTY: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEES FROM 1% ANNUAL CHANCE FLOOD); AND WITHIN AN AREA HAVING A ZONE DESIGNATION "X", OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), ON FLOOD INSURANCE RATE MAP NO. 061070935E, WITH A DATE OF IDENTIFICATION OF JUNE 16, 2009, FOR COMMUNITY NO. 060409, IN THE CITY OF VISALIA, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

**NOTES**

1. OBSERVED EVIDENCE OF UTILITIES HAVE BEEN SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THE CURRENT ZONING IS C-MU (MIXED USE COMMERCIAL).
3. UTILITY PROVIDERS: A&T (COMMUNICATION), CA WATER SERVICE CO (WATER), SocalGas (NATURAL GAS), SOUTHERN CA Edison (ELECTRIC)

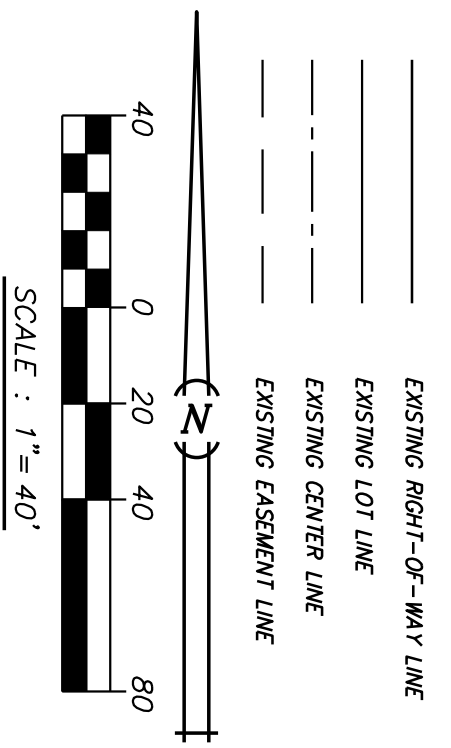
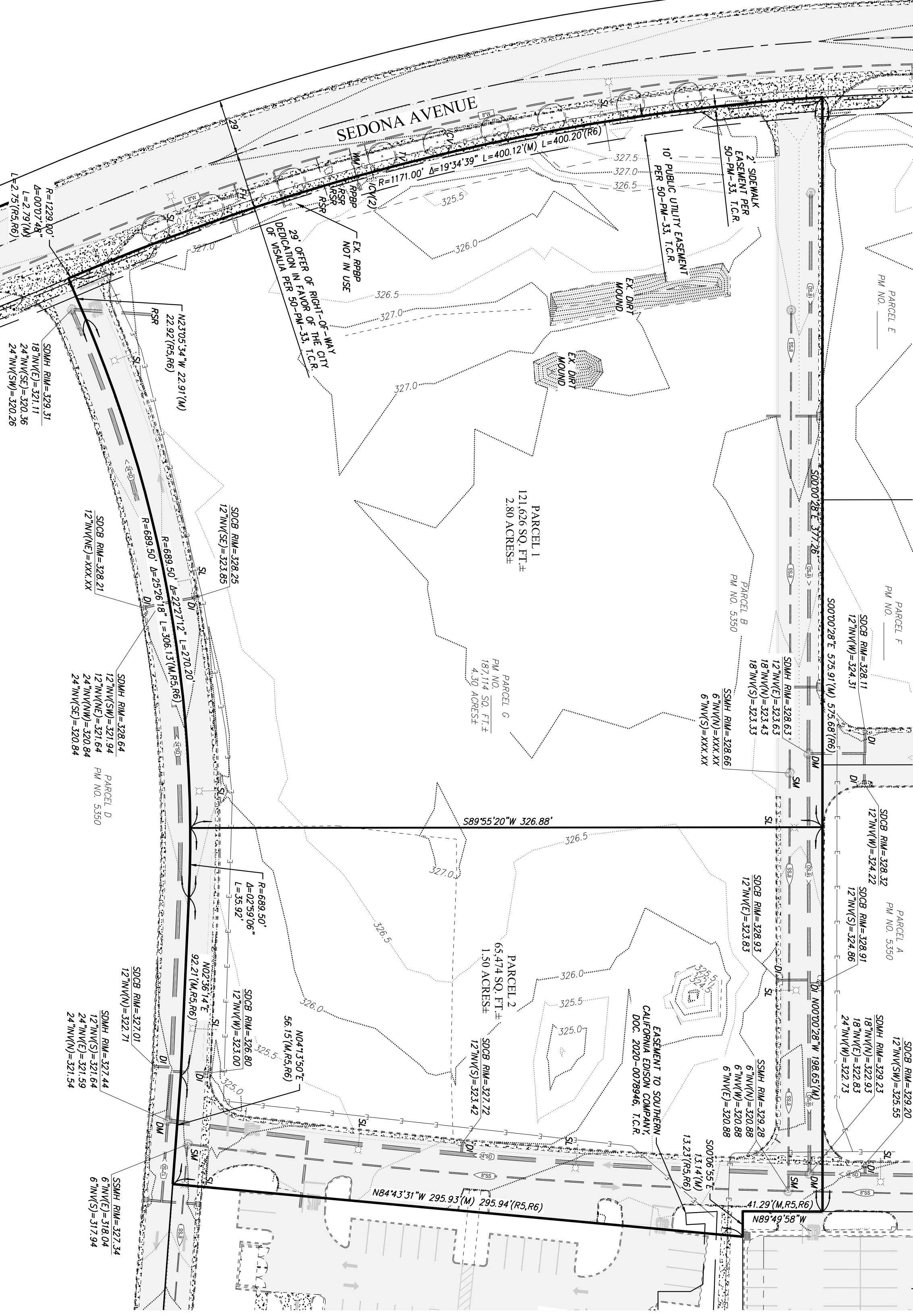


**VICINITY MAP**

NO SCALE

**LEGEND**

- EXISTING CURB
- EXISTING CURB & GUTTER
- EXISTING CURB CUTTER & SIDEWALK
- EXISTING AREA OF AC PAVING
- EXISTING AREA OF CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER REDUCED PRESSURE BACKFLOW PREVENTOR
- EXISTING UNDERGROUND WATER LINE
- EXISTING STORM DRAIN DROP INLET
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING UNDERGROUND STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UNDERGROUND SANITARY SEWER LINE
- EXISTING STREET LIGHT
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CABLE BOX
- EXISTING UTILITY RISER
- EXISTING LANDSCAPE IRRIGATION CONTROL VALVE
- MEASURED AS NOTED ON THIS MAP
- TULARE COUNTY RECORDS ASSESSORS PARCEL NUMBER
- EXISTING BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING CENTER LINE
- EXISTING EASEMENT LINE



SHEET 1 OF 1



**HAWKINS & ASSOCIATES ENGINEERING, INC.**  
436 MITCHELL RD.  
MODESTO, CA. 95354  
PH: (209) 575 - 4295 FX: (209) 578 - 4295

**TENTATIVE PARCEL MAP EXHIBIT CALIFORNIA GOLD DEVELOPMENT CORP.**  
**A.P.N. 078-120-050 (PORTION)**  
**VISALIA, CALIFORNIA**

BY: **RCS**  
CHK: **RHH**  
DATE: **8/17/22**  
SCALE: **1"=30'**  
JOB #: **3616.00**

RODRICK H. HAWKINS: R.C.E. 50188, L.S. 9489			
SYM.	DATE	DESCRIPTION	APPD.

# 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: STEVE DWELLE WAREHOUSE EXPANSION Date: 9/8/2022

Project Description: CONSTRUCT A (N) 1,250SF WAREHOUSE EXPANSION TO (E) WAREHOUSE BUILDING. A 1-HOUR RATED FIRE WALL WILL BE CONSTRUCTED ALONG WEST PROPERTY LINE. EXPANSION WILL BE A METAL BUILDING W/ COMPLIMENTARY FINISHES TO MATCH (E).

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

Property Owner: STEVE DWELLE

Applicant(s) Name: MARTIN HALE

Project Address/Location: 9828 W. GROVE AVENUE, VISALIA, CA 93291

Assessor Parcel Number: 0 8 1 - 1 3 0 - 0 1 7

Parcel Size (Acreage or Square Feet): +/-16,868 SF Building or Suite Square Footage: +/- 1,250 SF

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 100,000

Describe All Proposed Building Modifications:  
BUILDING EXPANSION

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

Date Received: 09/08/2022

SPR Agenda: 09/14/2022 Item No. \_\_\_\_\_

Zone: I SPR No. 22-152

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: COMMERCIAL OFFICE WITH WAREHOUSE AREA

Proposed Building Use: NO CHANGE

Proposed Hours of Operation: 8AM - 5PM

Days of Week In Operation (Circle): Su       Sa

Number of Employees Per Day: Existing 10 Proposed 10

Number of Customers Per Day (Estimated): Existing 5 Proposed 5

Predicted Peak Operating Hour: 12PM

Describe Any Truck Delivery Schedule & Operations: NA

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

Describe Any Special Events Planned for the Facility: NA



**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>MARTIN HALE</u>	Signature of Owner or Authorized Agent*	
Address: <u>1345 N. AMERICAN STREET</u>	_____	_____
City, State, Zip <u>VISALIA, CA 93291</u>	Owner	Date
Phone: <u>(559) 651-1776</u>	_____	_____
Email: <u>mhale@aminc.com</u>	Authorized Agent*	Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

\_\_\_\_\_

AGENT:

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

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

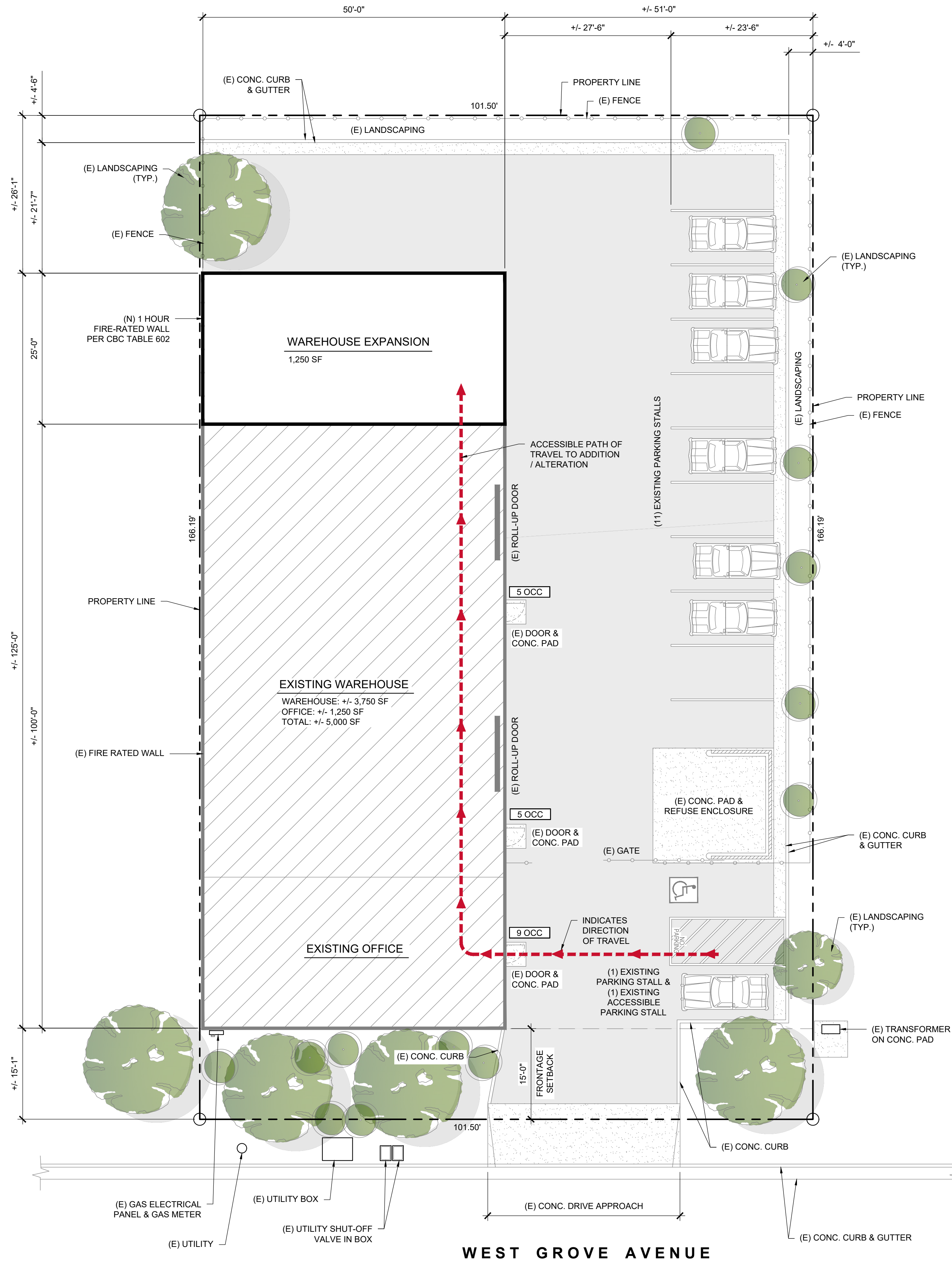
Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<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

**CBC 17.22.060 DEVELOPMENT STANDARDS:**

- I & L ZONES:
- A. THE I-L AND I ZONE DISTRICTS INCLUDE STREETS OF VARYING WIDTH, CARRYING CAPACITY AND INTENDED SERVICE. THE DEVELOPMENT STANDARDS VARY BY TYPE OF STREET IN ORDER TO MAINTAIN A CONSISTENT STREETScape AND ACHIEVE A HIGH QUALITY VISUAL IMPACT NECESSARY TO SUSTAIN AN ATTRACTIVE AND VIABLE INDUSTRIAL AREA. THE FOLLOWING DEVELOPMENT STANDARDS SHALL APPLY TO PROPERTY LOCATED IN THE I-L AND I ZONES:
- A. MINIMUM SITE AREA: FIVE (5) ACRES.  
 B. MAXIMUM BUILDING HEIGHT: SEVENTY-FIVE (75) FEET.  
 C. MINIMUM REQUIRED YARDS (BUILDING SETBACKS):  
 1. FRONTAGE ON MAJOR ROAD: TWENTY-FIVE (25) FEET. (MAJOR ROADS ARE DEFINED AS ROADS SHOWN AS ARTERIALS OR COLLECTORS ON THE CIRCULATION ELEMENT MAP, INCLUDING BUT NOT LIMITED TO GOSHEN AVENUE, PLAZA DRIVE, AND AVENUE 308);  
 2. FRONTAGE ON MINOR ROAD: FIFTEEN (15) FEET. (MINOR ROADS ARE DEFINED AS ROADS SHOWN AS LOCAL STREETS ON THE CIRCULATION ELEMENT MAP, INCLUDING BUT NOT LIMITED TO ELOWIN COURT, CLANCY DRIVE, AND RASMUSSEN AVENUE);  
 3. FRONTAGE ON INTERIOR ROADS: TEN (10) FEET. (INTERIOR ROADS PROVIDE ACCESS ONLY TO PARCELS WITHIN A DEVELOPMENT.);  
 4. REAR: ZERO (0) FEET;  
 5. REAR YARDS ABUTTING AN R-1 OR R-M ZONE DISTRICT: TWENTY (20) FEET;  
 6. SIDE: ZERO (0) FEET;  
 7. SIDE YARDS ABUTTING AN R-1 OR R-M ZONE DISTRICT: TWENTY (20) FEET;  
 8. SIDE ABUTTING RAILROAD RIGHT-OF-WAY: TWENTY-FIVE (25) FEET.  
 D. MINIMUM REQUIRED LANDSCAPED YARD (SETBACK) AREAS:  
 1. FRONTAGE ON MAJOR ROAD: TWENTY-FIVE (25) FEET. (MAJOR ROADS ARE DEFINED AS ROADS SHOWN AS ARTERIALS OR COLLECTORS ON THE CIRCULATION ELEMENT MAP, INCLUDING BUT NOT LIMITED TO GOSHEN AVENUE, PLAZA DRIVE, AND AVENUE 308);  
 2. FRONTAGE ON MINOR ROAD: FIFTEEN (15) FEET. (MINOR ROADS ARE DEFINED AS ROADS SHOWN AS LOCAL STREETS ON THE CIRCULATION ELEMENT MAP, INCLUDING BUT NOT LIMITED TO ELOWIN COURT, CLANCY DRIVE, AND RASMUSSEN AVENUE);  
 3. FRONTAGE ON INTERIOR ROADS: TEN (10) FEET. (INTERIOR ROADS PROVIDE ACCESS ONLY TO PARCELS WITHIN A DEVELOPMENT.);  
 4. REAR: ZERO (0) FEET;  
 5. REAR YARDS ABUTTING AN R-1 OR R-M ZONE DISTRICT: TEN (10) FEET;  
 6. SIDE: ZERO (0) FEET;  
 7. SIDE YARDS ABUTTING AN R-1 OR R-M ZONE DISTRICT: TEN (10) FEET;  
 8. SIDE ABUTTING RAILROAD RIGHT-OF-WAY: TWENTY-FIVE (25) FEET.  
 E. ADDITIONAL STANDARDS:  
 1. PROPERTIES SUBDIVIDED INTO PARCELS OF LESS THAN FIVE ACRES SHALL PROVIDE A COMMON OR JOINT STORM DRAINAGE FACILITY OR POND, TO BE MAINTAINED THROUGH A PRIVATE PROPERTY OWNERS' ASSOCIATION FORMED AT THE TIME OF SUBDIVISION.  
 2. AN EIGHT-FOOT MASONRY WALL IS REQUIRED ALONG PROPERTY LINE WHERE A SITE ABUTS AN R-1 OR R-M ZONE DISTRICT. (ORD 2017-01 (PART), 2017)

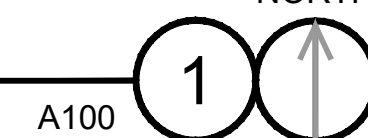
XX OCC INDICATES NUMBER OF DESIGN OCCUPANTS AT EGRESS DOOR



**SITE PLAN**



PLAN NORTH



**OWNER INFORMATION:**

STEVE DWELLE  
 9828 W GROVE AVE  
 VISALIA, CA 93291

**PROJECT SUMMARY:**

TO CONSTRUCT A NEW 1,250 SF WAREHOUSE EXPANSION TO EXISTING WAREHOUSE BUILDING. A 1-HOUR RATED FIRE WALL WILL BE CONSTRUCTED ALONG WEST PROPERTY LINE. EXPANSION WILL BE A METAL BUILDING WITH COMPLIMENTARY FINISHES TO MATCH EXISTING.

**PROJECT INFORMATION:**

- ADDRESS - 9828 W GROVE AVE  
 VISALIA, CA 93291  
 A.P.N. - 081-130-017  
 DESIGN DISTRICT - I: INDUSTRIAL  
 FLOOD ZONE - X02  
 SITE AREA - +/- 0.39 AC (16,868 SF)  
 BUILDING AREA - EXISTING: +/- 5,000 SF  
 ADDITION: 1,250 SF  
 NEW TOTAL: +/- 6,250 SF  
 STORIES - SINGLE  
 OCCUPANCY -
- | OCCUPANCY CLASSIFICATION | ALLOWABLE AREA (FT <sup>2</sup> ) | ACTUAL AREA (FT <sup>2</sup> ) |
|--------------------------|-----------------------------------|--------------------------------|
| B                        | 9,000                             | +/- 1,250                      |
| S2                       | 13,500                            | +/- 5,000                      |
- TOTAL AREA = +/- 6,250 SF
- SEISMIC - LATITUDE: 36° 20' 16.1"  
 LONGITUDE: 119° 24' 3.01"  
 SEISMIC DESIGN CATEGORY: "D"  
 SITE CLASS: "D"  
 Ss = 0.582 g  
 S1 = 0.227 g  
 SDs = 0.518 g  
 SD1 =
- WIND - BASIC WIND SPEED: 94 MPH  
 ULTIMATE WIND SPEED: 105 MPH  
 STRUCTURAL CATEGORY: "II"  
 EXPOSURE: "C"
- SPRINKLERED - NO  
 CONSTRUCTION TYPE - V-B  
 PARKING - EXISTING OFFICE:  
 (1,250SF)(1 STALL/250SF) = 5 REQUIRED STALLS  
 EXISTING WAREHOUSE:  
 (3,750SF)(1 STALL/1,000SF) = 4 REQUIRED STALLS  
 WAREHOUSE ADDITION:  
 (1,250SF)(1 STALL/1,000SF) = 2 REQUIRED STALLS  
 TOTAL REQUIRED PARKING = 11 STALLS (1 ACCESSIBLE SPACE REQUIRED)  
 TOTAL PROVIDED = (12) STALLS & (1) ACCESSIBLE STALL

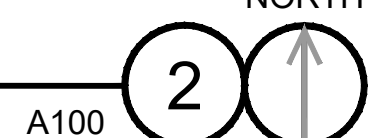
**PROJECT LOCATION**



**VICINITY MAP**

NO SCALE

PLAN NORTH



**PROPRIETARY:**

THIS DRAWING CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO AMERICAN INCORPORATED. IT MUST NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF AMERICAN INCORPORATED.



REV.	DATE	DESCRIPTION

A METAL BUILDING EXPANSION FOR:  
**STEVE DWELLE**  
 9828 W Grove Avenue  
 Visalia, CA 93291  
 SHEET TITLE  
**SITE PLAN REVIEW**

PROJECT NO:	00-0000
CHECKED BY:	MH
DRAWN BY:	BHALE
DATE:	9/8/2022
SHEET:	1 OF 1
SHEET NO.	<b>A100</b>