

SITE PLAN REVIEW AGENDA

10/26/2022 - 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 Resubmit

SITE PLAN NO: [SPR22130](#)

PROJECT TITLE: YS Industrial Park Phase 3

DESCRIPTION: Construction of six(6) Warehouse buildings with loading Docks and Parking Areas. Warehouse size as Follows:1 -331,840 SF, 2- 287, 160 SF and 1- 250,880 SF. (X)

APPLICANT: Aaron Oliver

OWNER: DEGROOT-GRANT ALICE W(TR)(AWD REV T

APN: 000015273

000015274

000015275

000015276

LOCATION: SW Corner of Riggin Ave & Shirk

ITEM NO: 2

SITE PLAN NO: [SPR22167](#)

PROJECT TITLE: Rapid Xpress Car Wash

DESCRIPTION: Tunnel of Terror - Halloween Event for the Community of Visalia Where Students of COS Dress-up and Scare Customers While they get a Wash. (C-MU)

APPLICANT: Jasjit Singh

OWNER: VISALIA INVESTMENT PROPERTY INC

APN: 096291021

LOCATION: 1920 S MOONEY BLVD

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) 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: YS Industrial Park Phase 3 Date: 10/20/2022
 Project Description: Construction of six(6) warehouse buildings with loading docks and parking areas.
Warehouse size as follows: 1 - 331,840 SF, 2 - 188,020 SF, 2 - 287,160 SF and 1 - 250,880 SF.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2022-130
 Property Owner: YS Clancy Riggins LLC
 Applicant(s) Name: Lane Engineers
 Project Address/Location: SW Corner of Riggin Ave. & Shirk St.
 Assessor Parcel Number: 077 - 200 - 006
 Parcel Size (Acreage or Square Feet): ±74.77 Acres Building or Suite Square Footage: Total ±1,553,080 SF

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

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: East part of the site is vacant and west part is an existing dairy.
 Proposed Building Use: Industrial Warehouse use
 Proposed Hours of Operation: Tenant has not been identified, typical uses are 24 hours a day
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing 0 Proposed TBD
 Number of Customers Per Day (Estimated): Existing N/A Proposed N/A
 Predicted Peak Operating Hour: To be determined with future tenant.
 Describe Any Truck Delivery Schedule & Operations: Truck departures and deliveries will occur throughout the day.
To be determined with future tenant.
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): Per the attached site plan. Traffic patterns/volume typical of industrial warehouse developments.
 Describe Any Special Events Planned for the Facility: N/A


SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Lane Engineers, Inc.</u>	Signature of Owner or Authorized Agent*	
Address: <u>979 N. Blackstone St.</u>		<u>10/20/2022</u>
City, State, Zip <u>Tulare, CA 93274</u>	Owner	Date
Phone: <u>(559) 688-5263</u>		
Email: <u>larry@laneengineers.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):
077-200-006

AGENT:

I designate Lane Engineers Inc. to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop YS, Phase III through required City and/or County approval processes. 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

Site Plan Review
Operational Statement for YS Industrial Park Phase 3

- **Nature of the operation/project – What do you propose to do?**

The project consists of an industrial park with the construction of six new warehouses and distribution buildings. This is a shell building type of development; the tenant has not been identified. Any future tenant improvements will comply with all applicable requirements for the existing zoning. The size of each building is as follows:

Building	Size of Building (SF)
A	±331,840
B	±188,020
C	±188,020
D	±297,160
E	±297,160
F	±250,880
Total	±1,553,080

- **What products will be produced or sold by the operation?**

A tenant has not been identified to occupy this proposed site. The proposed building will serve as a warehouse and distribution facility.

- **What is the existing use of the site?**

Current site (A.P.N. 077-200-006) is an ±74.77-acre parcel. The east part of the site is vacant and the west part of the site is an existing dairy.

- **List the hours and days of operation during a typical work week**

A tenant has not been identified, however typically these types of uses operate 24 hours a day 7 days a week.

- **If seasonal, list the months of operation**

It is not expected that tenants will have a seasonal operation.

- **Anticipated number of clients/customers at one given time**

The proposed use is a warehouse and distribution building, the number of clients/customers at one given time will depend on the future tenant.

- **Number of employees and future employees**

The proposed use is a warehouse and distribution building, the number of employees and future employees will depend on the future tenant.

- **Will any of the employees live on the site?**

No employees will live on site.

- **Number and type of service or delivery vehicles**

Truck departures and deliveries will occur throughout the day, to be determined with the future tenant.

- **What equipment is used?**

The equipment used will be typical to the one used on industrial warehouse and distribution facilities. Equipment used will depend on the future tenant.

- **Will hazardous materials or waste be produced as part of this business? If yes, please explain.**

It is not expected that hazardous materials or waste will be produced.

- **Please include any other information that will provide a clear understanding of your business and its operation.**

This project will construct a new shell warehouse and distribution facilities. A tenant has not been identified for this building. Any future tenant improvements will comply with all applicable requirements for the existing zoning.

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Rapid Xpress Car Wash Date: 10/12/2022

Project Description: Tunnel of Terror- Halloween event for the community of Visalia where students of COS Dress up and scare customers while they get a wash.

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

Property Owner: Gb&J Investments LLC

Applicant(s) Name: Rapid Xpress Car Wash

Project Address/Location: 1920 South Mooney blvd

Assessor Parcel Number: 0 9 6-2 9 1-0 2 1

Parcel Size (Acreage or Square Feet): 45,488 Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 10/17/2022

SPR Agenda: 10/26/2022 Item No. _____

Zone: C-MU SPR No. 22-167

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

Number of Customers Per Day (Estimated): Existing _____ 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

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: <u>Jasjit Singh</u>	Signature of Owner or Authorized Agent*	
Address: <u>1920 South Mooney blvd</u>	<u>Gb&J Investments LLC</u>	<u>10/13/2022</u>
City, State, Zip: <u>Visalia CA 95340 93277</u>	Owner	Date
Phone: <u>2092050641</u>	<u>Jasjit Singh</u>	<u>10/13/2022</u>
Email: <u>jsc.singh@gmail.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Jasjit Singh, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
096-291-021

AGENT:

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

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

Executed this 13th day of October, 2022.

OWNER	Signatures	AGENT
		
Signature of Owner		Signature of Agent
<u>2939 G Street</u>		<u>1920 South Mooney blvd</u>
Owner Mailing Address		Agent Mailing Address
<u>Merced CA 95340</u>		<u>Visalia CA 93277</u>
<u>2092050641</u>		<u>559-967-6801</u>
Owner Phone Number		Agent Phone Number

Dear City of Visalia,

Rapid Xpress Car Wash would like to host our annual Tunnel of Terror at our Visalia Location! We currently do the same event in the city of Atwater and Merced and we would love City of Visalia's support on this project!

Tunnel of Terror is put together by Rapid Xpress employees and local school programs in which Rapid Xpress will donate to the schools programs for their help. All actors participating are from local school programs.

The Event will take place from Oct 26th to Oct 30th from 7pm- 11 pm. Members are free for this event and paying customers will pay \$25 for cover. Customers will arrive to the car wash and will go through a car path where they will be approached by Goblins and Ghouls in the safety of their vehicles (Please see sight plan on details). Different sections of the car wash are zoned out for different characters and scare tactics. No customer will be parking but slowly driving at less than 5 mph until they have reached to the car wash tunnel where they will receive their wash and then will be given directions to leave. Rapid Xpress Employess will be controlling internal traffic as well as outside traffic.

We understand this event few years back caused some traffic concerns. We were not aware of how many people will attend. Now we are aware of it, we would like to City of Visalia's help in managing traffic and we have laid out the following plan that can help mitigate traffic concerns.

- ~~Close off Princeton Ave (only allowing residence in and out).~~
- Direct traffic to take Tulare Ave and onto Central St.
 - o We have already started to residence and providing information on the event and for their inconvenience free wash packages.
- Employees will be communicating through walkie talkies and will be at the corner of Tulare and Central, Princeton and Central and Walnut and Central
- Traffic will then flow through on Walnut ave for right turn only and then turn right on Mooney Blvd. and into the line into Rapid Xpress car wash.
- Rapid Xpress will be increasing the car wash tunnel speed for faster movement and to help reduce traffic on the streets.
- We would love traffic control and Mooney and Walnut between the hours of 7pm to 11pm. For those 5 days.

This event will help meet our year goals of doing something for the community. The 3 pillars of Rapid Xpress is Innovation, Customer Satisfaction, and Community Outreach. We see ourselves as the local wash and are willing to work with the city to make it a safe and comfortable event!

Thank you

