#### SITE PLAN REVIEW AGENDA

12/21/2022 - 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: SPR22181

PROJECT TITLE: Packwood Residential Development

DESCRIPTION: Multi-Family Development of 192 Unites Surface Parking Totaling 396 Spaces and a 5,000 sf. Clubhouse

(R-M3)

APPLICANT: JH Real Estate Partners

OWNER: VANDER WEERD RON ALAN & ROSALINDA I

APN: 119730011

LOCATION: Packwood Ave & Demaree St

ITEM NO: 2

SITE PLAN NO: SPR22195
PROJECT TITLE: Lampe Dodge

DESCRIPTION: Installing (3) 2,541 sq. ft. Solar Carports (no Metal Roofing, Open on all Sides) Supporting (270) 545q Sc

Modules. Carports Installed Over Existing Parking Stlls, no Proposed Change to Parking. (C-S)

APPLICANT: Nicholas Brantley
OWNER: TULARE SAG INC

APN: 081020071

LOCATION: 151 N NEELEY ST

ITEM NO: 3

SITE PLAN NO: SPR22196

PROJECT TITLE: Sol Village Tentative Subdivision Map

DESCRIPTION: New Subdivision with 50 Single Family Lots. (R-1-12.5)

APPLICANT: Greg Nunley

OWNER: GOULD JACK H & KAREN H (TRS)

APN: 103120019

LOCATION: 4018 E DOUGLAS AVE

ITEM NO: 4

SITE PLAN NO: SPR22197
PROJECT TITLE: American, Inc.

DESCRIPTION: Modifications to Goshen Ave Median to Create Left Turn Pockets into Able Industries Site. (I)

APPLICANT: Aaron

OWNER: FACILITY PARTNERS LLC

APN: 081110065

LOCATION: 8929 W GOSHEN AVE

ITEM NO: 5

SITE PLAN NO: SPR22198

PROJECT TITLE: Perfection Pet Foods

DESCRIPTION: Paving Truck Storage Yard. (I)

APPLICANT: Bill Sweeney

OWNER: PERFECTION PET FOODS LLC

APN: 073160034

LOCATION: 1111 N MILLER PARK CT

#### SITE PLAN REVIEW AGENDA

12/21/2022 - 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: 6

SITE PLAN NO: SPR22199

PROJECT TITLE: Oaks Marketplace Parcel 3

DESCRIPTION: Two new proposed multi-tenant buildings on Parcel 3 of Oaks Marketplace.

APPLICANT:

OWNER: MOUW LANCE D & JAIME LEE(CO TRS)

APN: 000015051

LOCATION:

#### JH REAL ESTATE PARTNERS, INC.

**RETAIL • DEVELOPMENT • INVESTMENTS** 

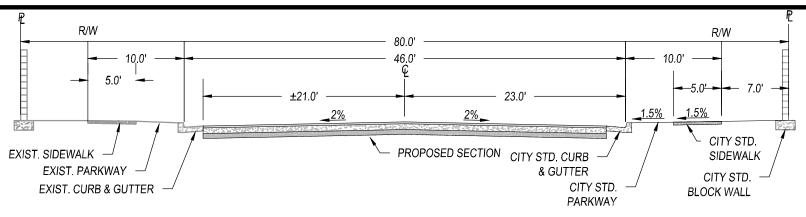


#### Packwood Residential Development, Visalia, CA

Resubmittal: Site Plan No. 2022-181

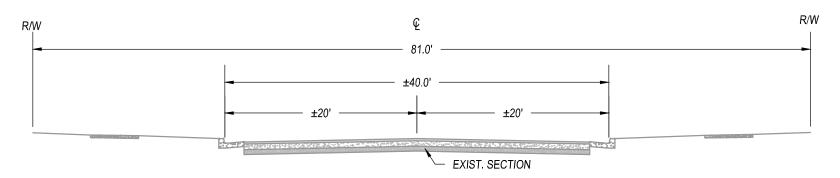
#### **Operational Statement:**

The proposed development along Packwood blvd between Chinowith and Demaree is comprised on 192 dwelling units, arranged in (8) three buildings. The buildings are organized on the site orientated (6) in a east -west direction with its longest side parallel to Packwood and (2) in a North-south orientation with its longer side running parrel to Chinowith. The 3 buildings along/facing Packwood avenue are orientated parallel Packwood with 12 units each facing Packwood. Based on elevation / cross section the proposed buildings are 134'-6" away from the nearest single family residence. The new development is proposing to provide trees strategically placed in closed to shield any view from the third level. The building facing Chinowith are 111'-3" away from the single family residences across the road. There are existing trees on the opposite side of Chinowith and our development is proposing to create a landscape buffer along our side of the property to minimize even more any visibility issues. See elevations for more detail.



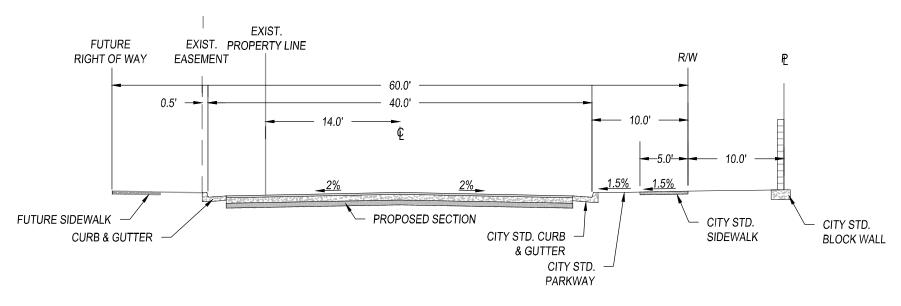
# CHINOWTH AVE.

#### LOOKING NORTH



# CHINOWTH AVE.

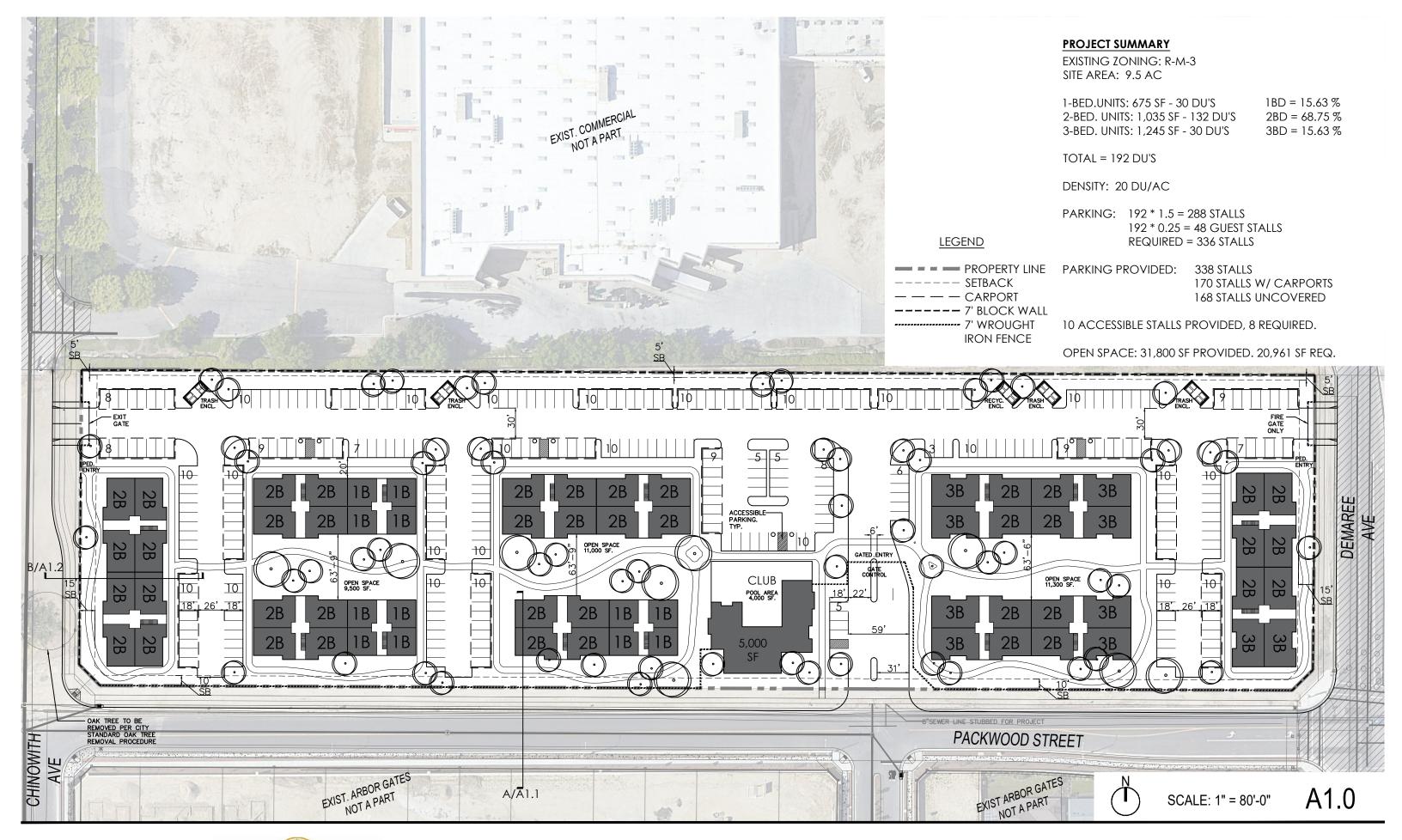
EXIST. SECTION NORTH OF PACKWOOD



# PACKWOOD AVE.

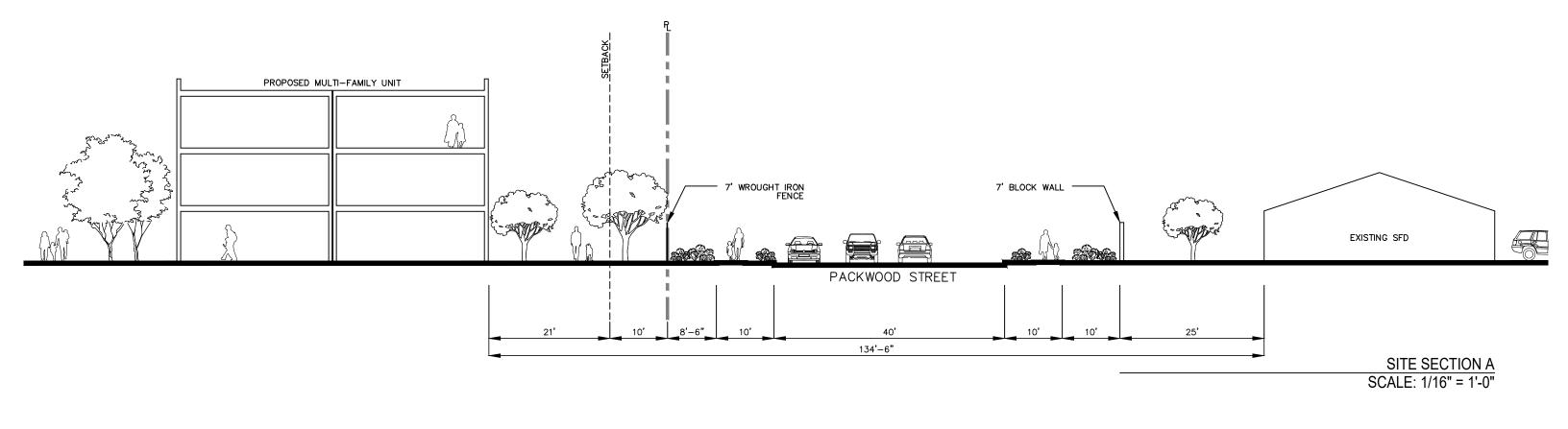


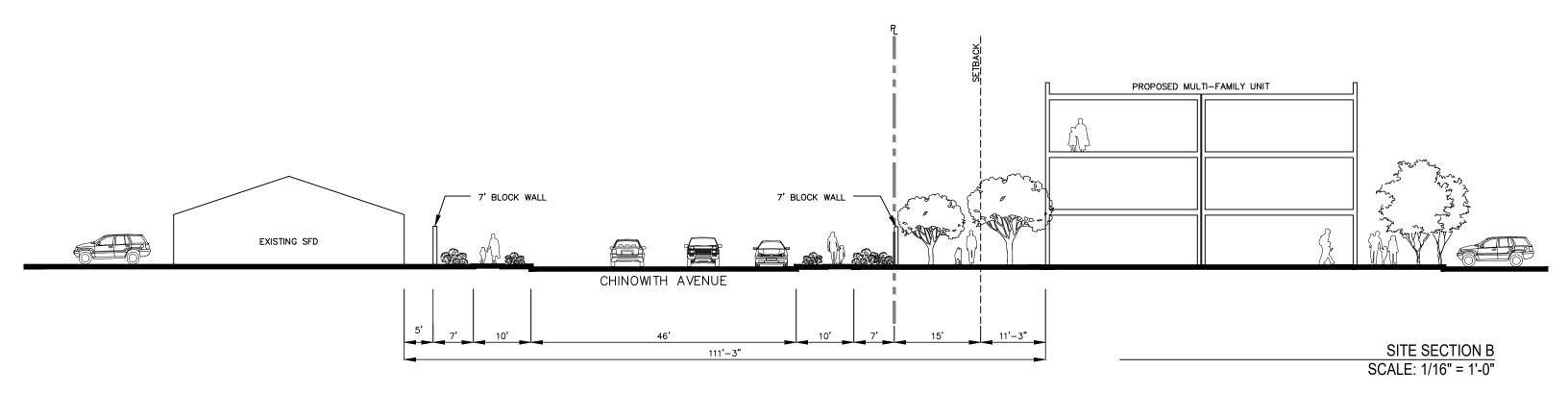
324 S. SANTA FE, STE. A P.O. BOX 7593 VISALIA, CA 93292 TEL: 559.802.3052 FAX: 559.802.3215











## A1.1





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.

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Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting. Project/Business Name: Project Description: Site Plan Review Resubmittal: if Resubmittel, Previous Site Plan Review Number: Property Owner: PROJECT K. Vander week Applicant(s) Name: Partners Project Address/Location: Avenue Assessor Parcel Number: Parcel Size (Acreage or Square Feet): Building or Suite Square Footage: Are There Any Proposed Building Modifications: Estimated Cost of Modifications to Building: THIS AREA FOR CITY STAFF USE ONLY --Describe All Proposed Building Modifications: Date Received; 3 SPR No. 2 Historic District: - - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS X/AE Existing/Prior Building Use: Proposed Building Use: dential Proposed Hours of Operation: TRAFFIC INFORMATION Days of Week In Operation (Circle): Su M Ţ W Th Number of Employees Per Day: Existing Number of Customers Per Day (Estimated): Proposed 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: Page 1 of 2 - Application continues on back of this page

SUBMIT APPLICATION ONLINE USING FILE DROP ACCESSED ONLINE AT HTTPS://SHARE.VISALIA.CITY/FILEDROP/SPR IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

Revised 10/25/2022

Г	
	SITE PLAN MINIMUM REQUIREMENTS  Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies
ENT	not accepted).
IREN I	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
SITE PLAN REQUIREMENTS	- Existing and proposed fencing at site - Valley cak 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
	Applicant Information (Final comments will be mailed to the name and address provided below)
REQUIRED SIGNATURE	Name: JH Real Estate Partners Signature of Owner or Authorized Agent
SIGN	Address: 520 New Port Conter pr. £780  City, State, ZipN gwipo A: Blach, CA azu by Owner Date
E .	Phone: 949-713-89 81 × 104 /2-5-22
휥	Email: erivas @jwep. 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.
TO THOUSALDON FORM	declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  1 9 730 - 011  AGENT:  I designate TH PLALESTARE PARKET to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Site Plan Plan Plan Plan Plan Plan Plan Plan
	Signature of Owner  837 Commercial file  Owner Mailing Address  Agent Mailing Address  Agent Mailing Address
	Owner Phone Number 559/805-410)  Agent Phone Number 559/805-410)  Agent Phone Number

Page 2 of 2

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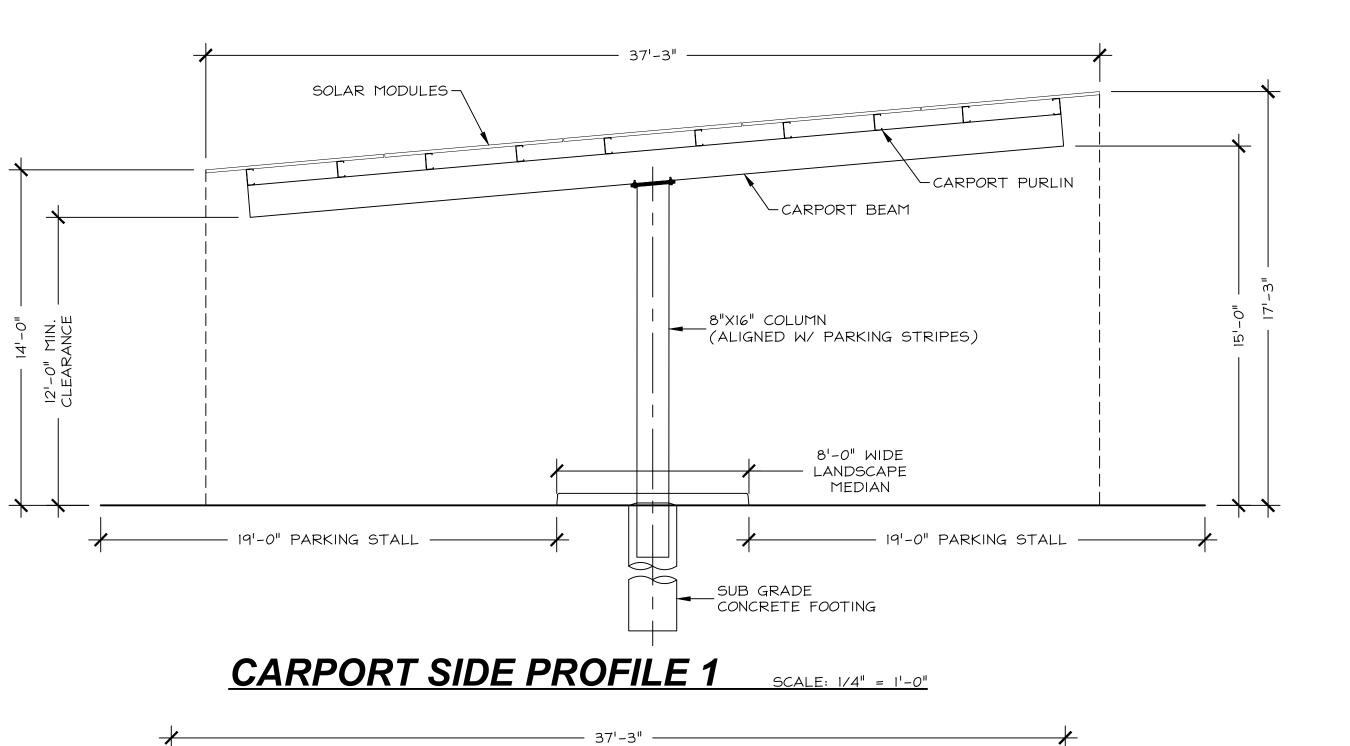
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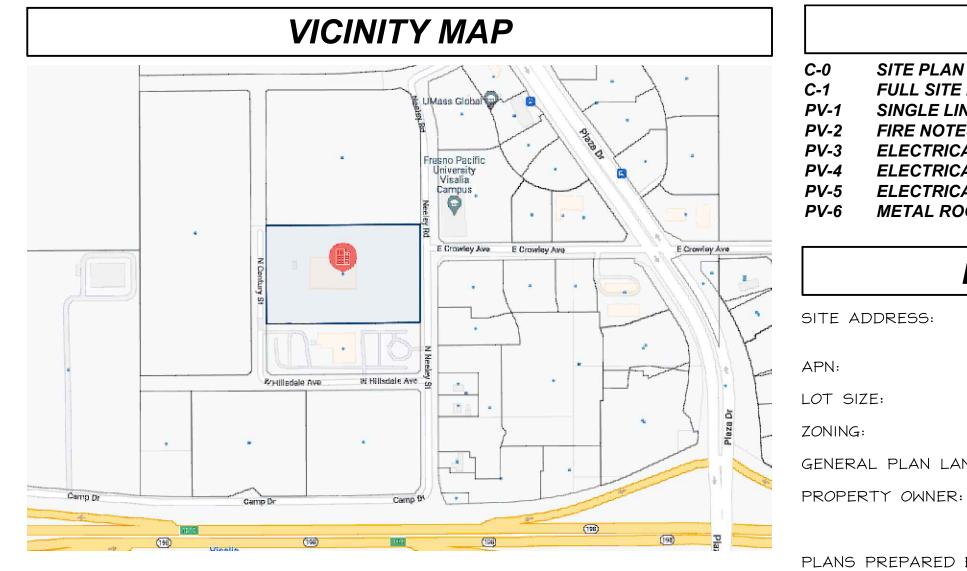
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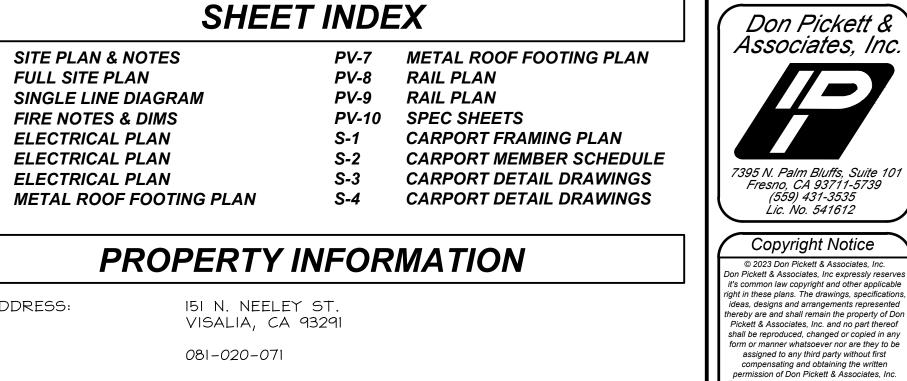
	Project/Business Name: Lampe Dodge	Date:12/12/22
	Project Description: Installing (3) 2,541 sq. ft. solar carports (no metal r	coofing, open on all sides) supporting
NO.	(270) 545w solar modules. Carports installed over existing parking sta	alls, no proposed change to parking.
GENERAL PROJECT INFORMATION	Site Plan Review Resubmittal: Yes No X If Resubmittal, Previous Site Plan	an Review Number: N/A
INFO	Property Owner: David Lampe, President, Tulare Sag Inc.	
OJECT	Applicant(s) Name: Nicholas Brantley, Don Pickett & Associates Inc. (DBA P	ickett Solar)
IL PR	Project Address/Location: 151 N. Neeley St. Visalia, CA 93291	
NERA	Assessor Parcel Number: 0 8 1 - 0 2 0 - 0 7 1	7,623 sf.
GE	Parcel Size (Acreage or Square Feet): 7.18 AC / 312,761 sq. ft. Building or Suite Sq.	uare Footage: (3) 2,541 sq. ft. structures
	Are There Any Proposed Building Modifications: Yes No (X)	THIS AREA FOR CITY STAFF USE ONLY
	Estimated Cost of Modifications to Building: \$ N/A	Date Received: 12/14/2022
	Describe All Proposed Building Modifications: N/A	SPR Agenda: 2/21/22 Item No.
		zone: <u>C-S</u> SPR No. <u>22-195</u>
		Historic District: Yes No
		Flood Zone: X AE X X/AE
	A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMM	MENDED FOR ALL SUBMITTALS
	Existing/Prior Building Use: Existing Car Dealership, solar carports will be	accessory to existing use.
	Proposed Building Use: No proposed change, carports will be accessory structure.	ctures.
	Proposed Hours of Operation: N/A	
NOL	Days of Week In Operation (Circle): Su M T W Th F Sa N/A	
3MA	Number of Employees Per Day: Existing N/A Proposed	N/A
INFO	Number of Customers Per Day (Estimated): Existing N/A Proposed	N/A
FFIC	Predicted Peak Operating Hour: N/A	
& TRAFFIC INFORMATION	Describe Any Truck Delivery Schedule & Operations: N/A	
TIONS		
OPERATI	Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For C	perations, Customers, or Employees
OPI	(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 the	is page

		_
	SITE PLAN MINIMUM REQUIREMENTS	
	Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies	
NTS	not accepted).	
SITE PLAN REQUIREMENTS	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.	
JUK.	⇒ Site plan shall provide for and indicate all of the following:	
RE(	- North arrow - Existing & proposed structures - Loading/unloading areas	
LAN	- All existing & proposed site features - Adjacent street names - Accessible path of travel from right of way	
TE P	- Site dimensions, including building - Refuse enclosures & containers - Accessible path of travel from ADA stall	
.IS	- Existing and proposed fencing at site - Valley oak trees (show drip line) - Location and width of drive approaches to site	
	- Public improvements (curbs, sidewalks, - Existing & proposed landscaping - Tentative maps shall adhere to requirements	
	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16	
	Applicant Information (Final comments will be mailed to the name and address provided below)	
JRE	Name: Nicholas Brantley Signature of Owner or Authorized Agent*	
IATL	Address: 7395 N. Palm Bluffs Ave.	
SIGN	City, State, Zip Fresno, CA 93711 Owner Date	
ED :	Phone: 559-431-3535	
REQUIRED SIGNATURE	Email: Nicholas@PickettSolar.com Authorized Agent* Date	
RE	Ellian. Micholasefickectsolar.com	
	* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.	-
	AGENCY AUTHORIZATION	-
	AGENOTAGITIONIZATION	
	OWNER:	
	I,	
	parcel number (APN):	
	081-020-071 [BLANK] [BLANK]	
	AGENT:	
	I designate Nicholas Brantley, Don Pickett & Associates Inc., to act as my duly authorized agent for all purposes necessary to file	
ATION FORM	an application for, and obtain a permit to <u>build (3) 2,541 sq. ft. solar carports</u>	
NFC	relative to the property mentioned herein.	
ATIO	I declare under penalty of perjury the foregoing is true and correct.	
RIZ	Executed this 13 day of DECLYBER , 2022	
AGENCY AUTHORIZ	Executed this // day of CECHBER , 20/20	
Y AU	Signatures	
ENC	OWNER AGENT	
AG		
	Signature of Agent Signature of Agent	
	Signature of Agent  Signature of Agent	
	Owner Malling Address  Owner Malling Address  Agent Malling Address	
	Signature of Agent  151 ## N. NECLEY ST.  Owner Malling Address  VI SAUA 93791  Signature of Agent  7395 N. Palm Bluffs Ave. Suite 101  Agent Malling Address  Fresno, CA 93711	
	(550) 000-9417	
	( )   ( )	
- 1		

Page 2 of 2







SITE ADDRESS:

LOT SIZE: 7.18 ACRES

ZONING: CS- SERVICE COMMERCIAL GENERAL PLAN LAND USE: COMMERCIAL SERVICE TULARE SAG INC.

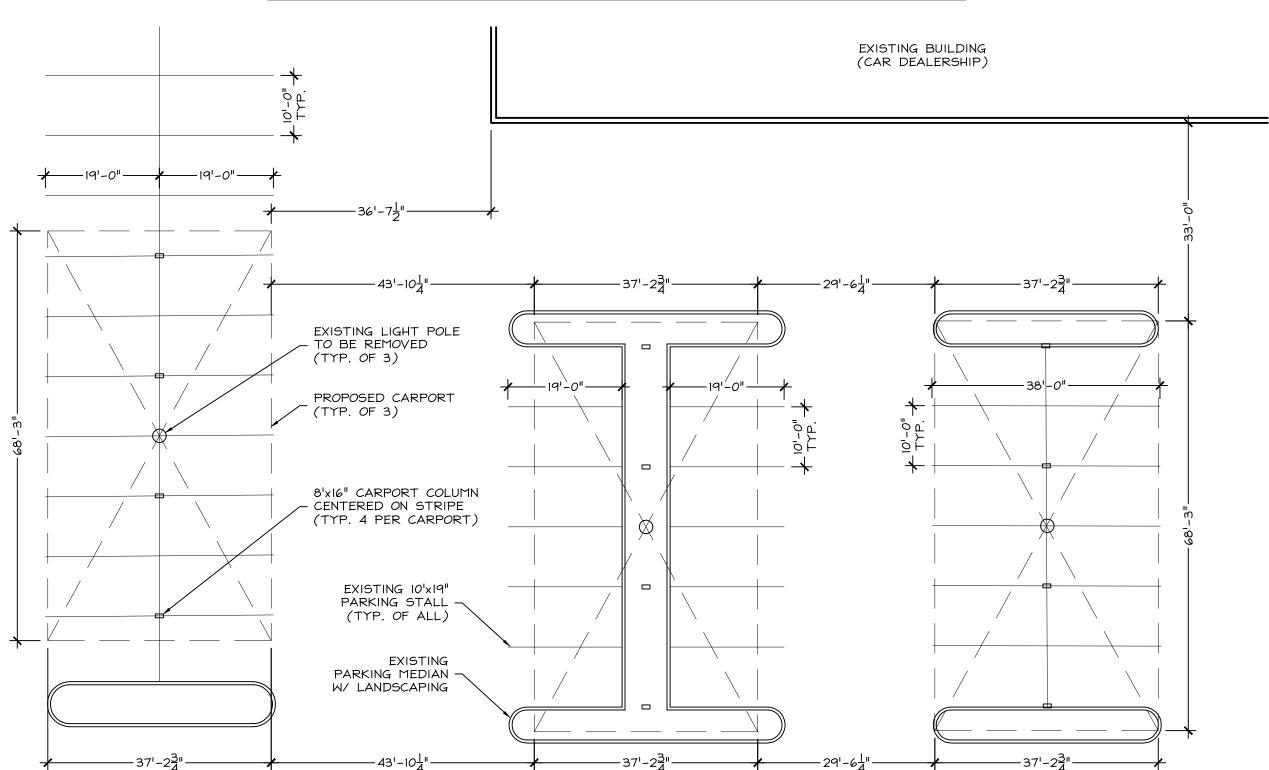
151 N. NEELEY ST. VISALIA, CA 93291

PLANS PREPARED BY: DON PICKETT & ASSOCIATES INC. 7395 N. PALM BLUFFS AVE. STE 101 FRESNO, CA 93711

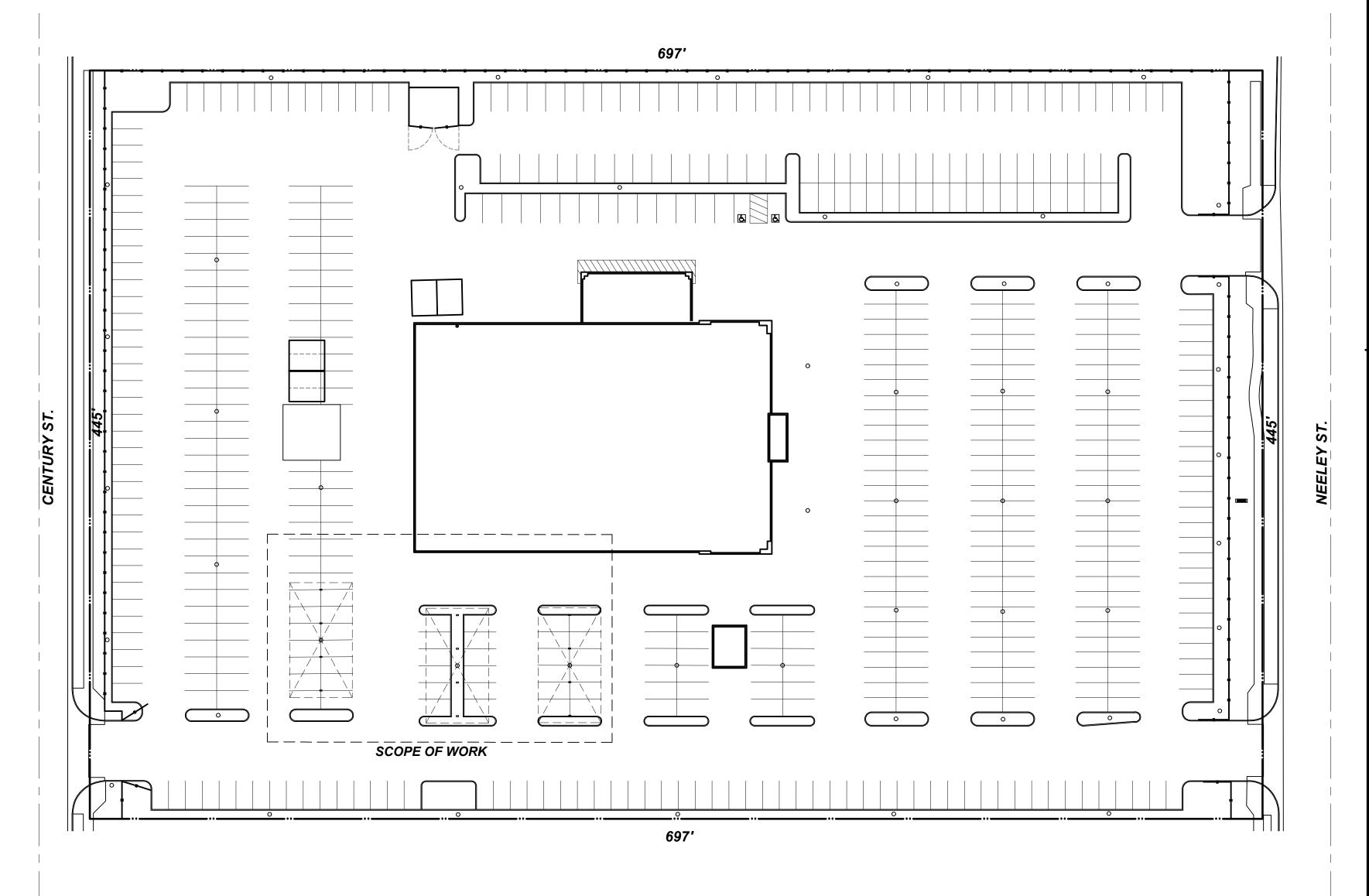
559-431-3535

SOLAR MODULES--CARPORT PURLIN -CARPORT BEAM 8"XI6" COLUMN (ALIGNED W/ PARKING STRIPES) 19'-0" PARKING STALL 19'-0" PARKING STALL CONCRETE FOOTING

# **CARPORT SIDE PROFILE 2**



**SCOPE OF WORK** 



REDUCED SITE PLAN



leeley St. CA 93297

Submission or distribution of these drawings to meet official regulatory requirements is not to be

construed as publication in derogation of Don Pickett & Associates, Inc.'s reserved rights. Visua

contact with these drawings shall constitute conclusive evidence of acceptance of these

restrictions. Violations will be prosecuted. In the event of unauthorized use of these plans by a

third party, the third party shall bear the cost of Don Pickett & Associates, Inc.'s legal fees

associated with defending and enforcing the rights.

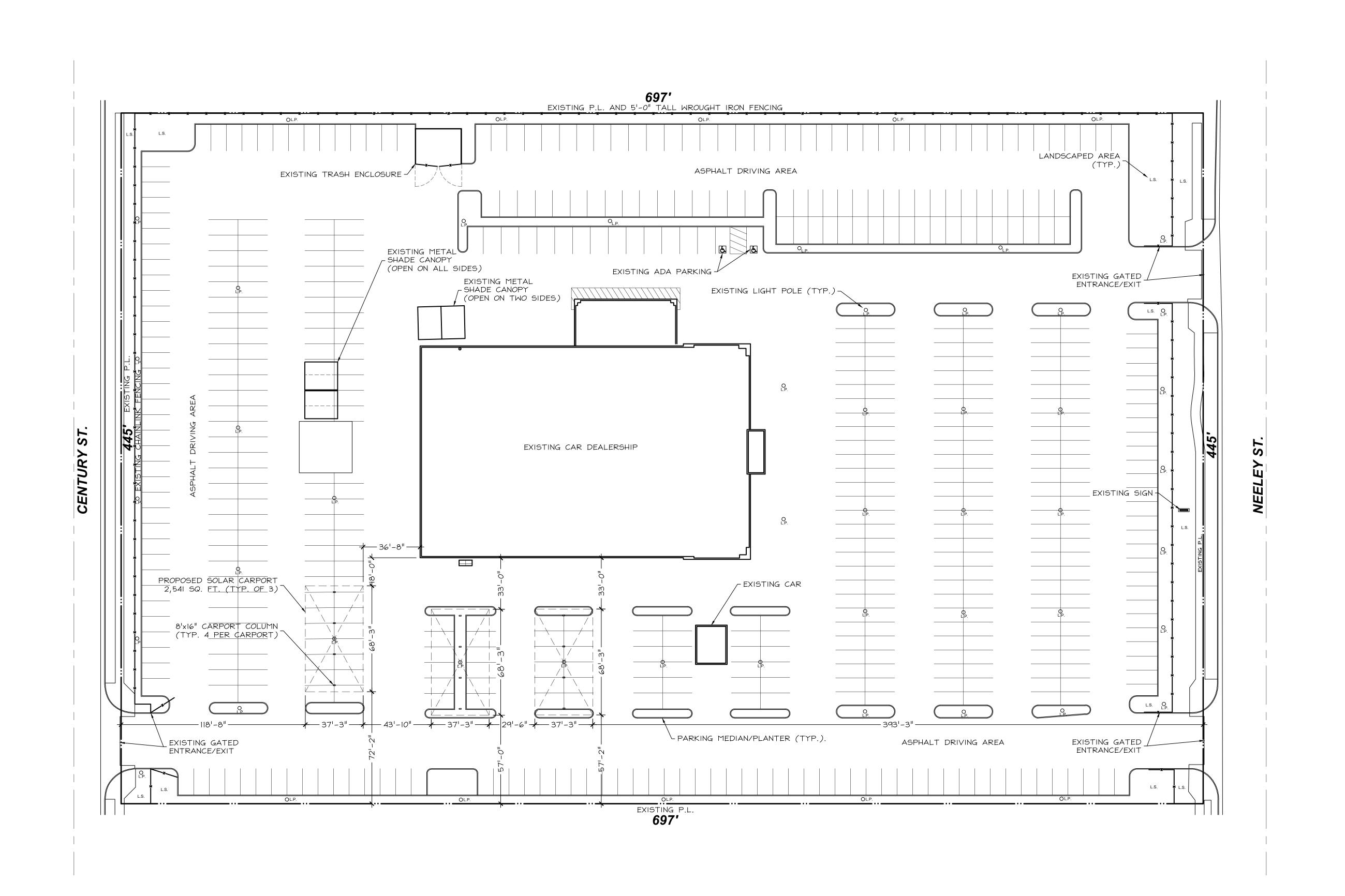
Plans Prepared By:
Don Pickett &
Associates, Inc.

7395 N. Palm Bluffs, Suite 101 Fresno, CA 93711-5739 (559) 431-3535 Lic. No. 541612

Revisions # Description Date

Job No. *22-15S* Name & Address Lampe Dodge 151 N Neeley St.

> Visalia, CA 93291 Sheet No.





Job No. *22-15S* Name & Address Lampe Dodge 151 N Neeley St. Visalia, CA 93291

Sheet No.

SITE PLAN

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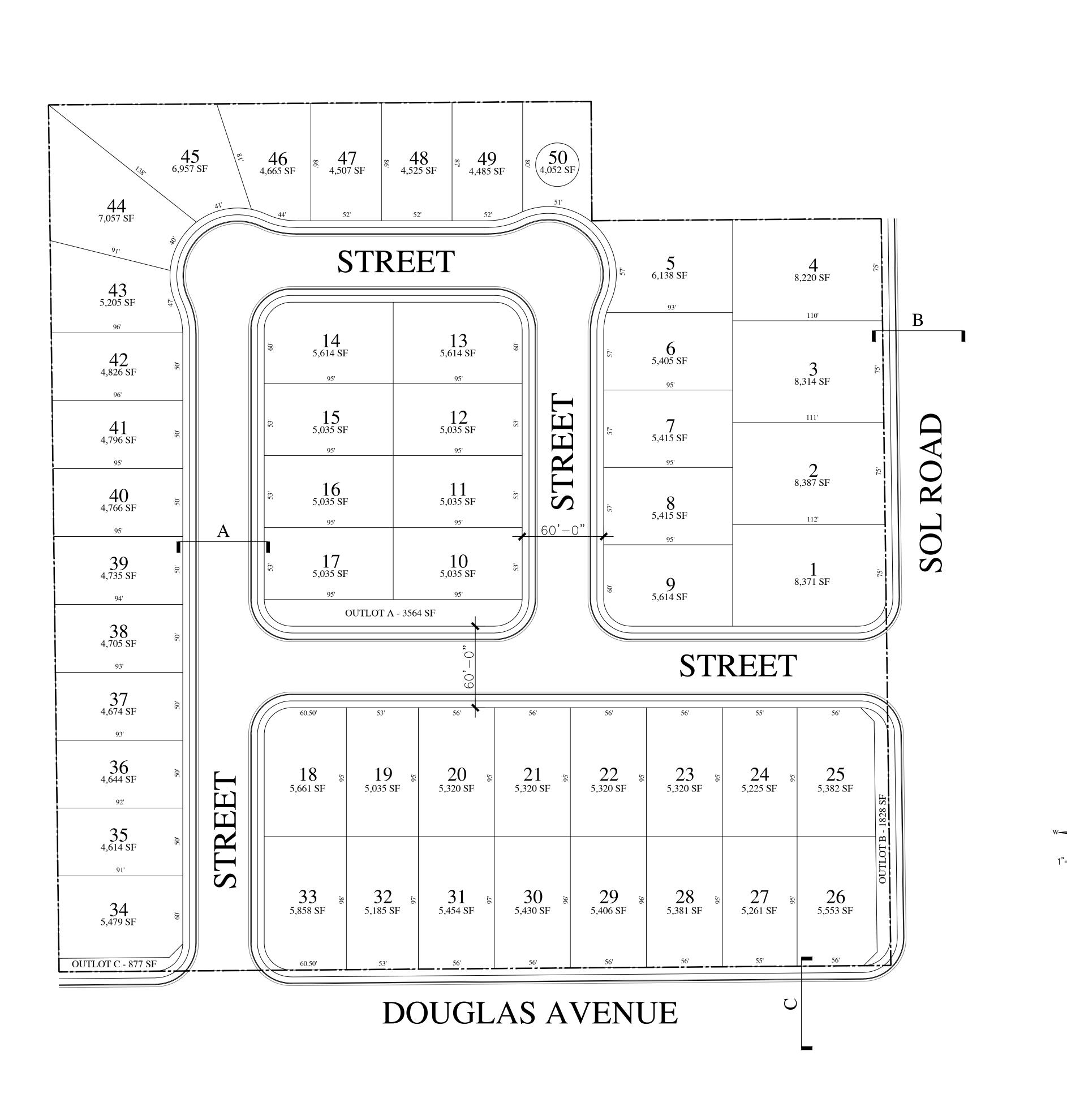
Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting. Date: 12/13/2022 Sol Village Tentative Subdivision Map Project/Business Name: New subdivision with 50 single family lots Project Description: INFORMATION Yes ( ) No ( Site Plan Review Resubmittal: If Resubmittal, Previous Site Plan Review Number: Property Owner: Jack H & Karen H Gould PROJECT Applicant(s) Name: N & M Tulare LLC Project Address/Location: North West Corner of Sol Road and Douglas Avenue GENERAL Assessor Parcel Number: 1 2 1 0 0 1 9 Parcel Size (Acreage or Square Feet): 8.55 Acres Building or Suite Square Footage: - THIS AREA FOR CITY STAFF USE ONLY -Are There Any Proposed Building Modifications: Estimated Cost of Modifications to Building: Date Received: Describe All Proposed Building Modifications: SPR Agenda: SPR No. 2 Historic District: No (X) X/AE Flood Zone: AE() -- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS Agriculture Fallow Land Existing/Prior Building Use: Residential Proposed Building Use: N/A Proposed Hours of Operation: OPERATIONS & TRAFFIC INFORMATION Days of Week In Operation (Circle): Su Th Sa N/A N/A Number of Employees Per Day: Existing Proposed N/A N/A Number of Customers Per Day (Estimated): Existing Proposed N/A Predicted Peak Operating Hour: N/A 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): N/A Describe Any Special Events Planned for the Facility:

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

	SITE PLAN MINIMUM REQUIREMENTS
	Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies
N S	not accepted).
SITE PLAN REQUIREMENTS	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
UR	
REG	⇒ Site plan shall provide for and indicate all of the following:
AN	<ul> <li>North arrow</li> <li>Existing &amp; proposed structures</li> <li>All existing &amp; proposed site features</li> <li>Adjacent street names</li> <li>Accessible path of travel from right of way</li> </ul>
EPL	<ul> <li>All existing &amp; proposed site features</li> <li>Adjacent street names</li> <li>Accessible path of travel from right of way</li> <li>Site dimensions, including building</li> <li>Refuse enclosures &amp; containers</li> <li>Accessible path of travel from ADA stall</li> </ul>
SIT	- Existing and proposed fencing at site - Valley oak trees (show drip line) - Location and width of drive approaches to site
	- Public improvements (curbs, sidewalks, - Existing & proposed landscaping - Tentative maps shall adhere to requirements
	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16
	Applicant Information (Final comments will be mailed to the name and address provided below)
RE	Name: N & M Tulare LLC (Greg Nunley) Signature of Owner or Authorized Agent*
IAT	Address: 1878 N Mooney Blvd
SIGN	City, State, Zip Tulare, CA, 93274 Owner Date
350	Phone: (559) 799-6993
REQUIRED SIGNATURE	Email: greg@swifthomesinc.com Authorized Agent* Date
RE	
	* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.
AGENCY AUTHORIZATION FORM	AGENT:  I designate
	Owner Phone Number Agent Phone Number
	Page 2 of 2

### **AGENCY AUTHORIZATION**

OWNER:	
I. Jack and Karen Gould (Owners Name)	, declare as follows:
I am the owner of certain real property bearing a	assessor's parcel number (APN)
AGENT:	
I designate N&MUC Greg Nunley (Agent's Name) (Please type or prin	, to act as my duly authorized
agent for all purposes necessary to file an applic	cation for, and obtain a permit to
Site Plan Review, Zone Amendment, Tentative Si (Action Sought)	
relative to the property mentioned herein.	
I declare under penalty of perjury the foregoing i	s true and correct
Executed this 14th day of Dec	
OWNER	AGENT
Port Yould, Xaren Hould	AGENT
(Signature of Owner)	(Signature of Agent)
810 Donegal Dr	N & M LLC - Greg Nunley
(Owner Mailing Address)	(Agent Mailing Address)
Santuis Ob15pog CA	1878 N. Mooney Blvd : Tulare CA 93274
805.431.1251	(559) 799-8993
(Owner Telephone)	(Agent Telephone)
APPROVED: CITY OF VISALIA	
By:	Date:
(Signature)	
*NOTE: OWNER'S SIGNATURE MUST E	



# TENTATIVE SUBDIVISION FOR SOL VILLAGE

VISALIA CALIFORNIA

## **OWNER**

JACK H & KAREN H GOULD

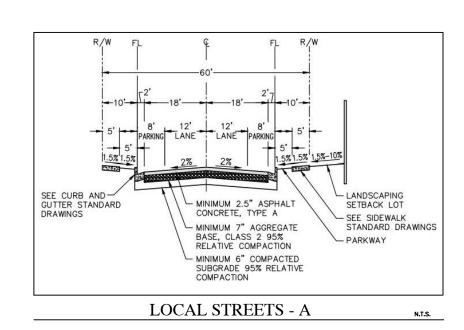
## DEVELOPER

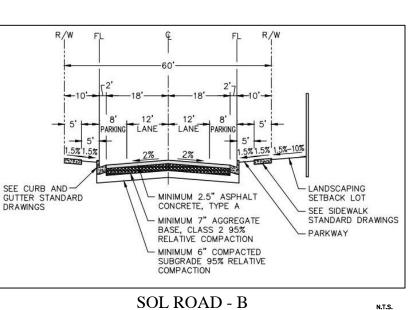
N & M TULARE LLC GREG NUNLEY (559)799-6993 1878 N MOONEY BLVD SUITE J TULARE, CA 93274

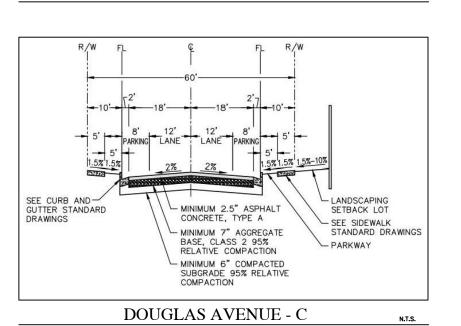
## PROJECT INFO

NORTH WEST CORNER OF SOL ROAD AND DOUGLAS AVENUE APN: 103-120-019 TOTAL AREA: 8.55 AC EXIST. USE: VACANT EXISTING ZONING: R-1-12.5 PROPOSED ZONING: R-I-5 FLOOD ZONE: X, AE TOTAL LOTS: 50

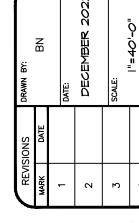
LOT AREA: 4,052 MIN/ 8,387 MAX DENSITY: 5.84 UNITS/AC









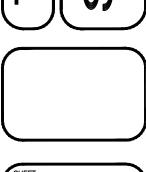












SITE

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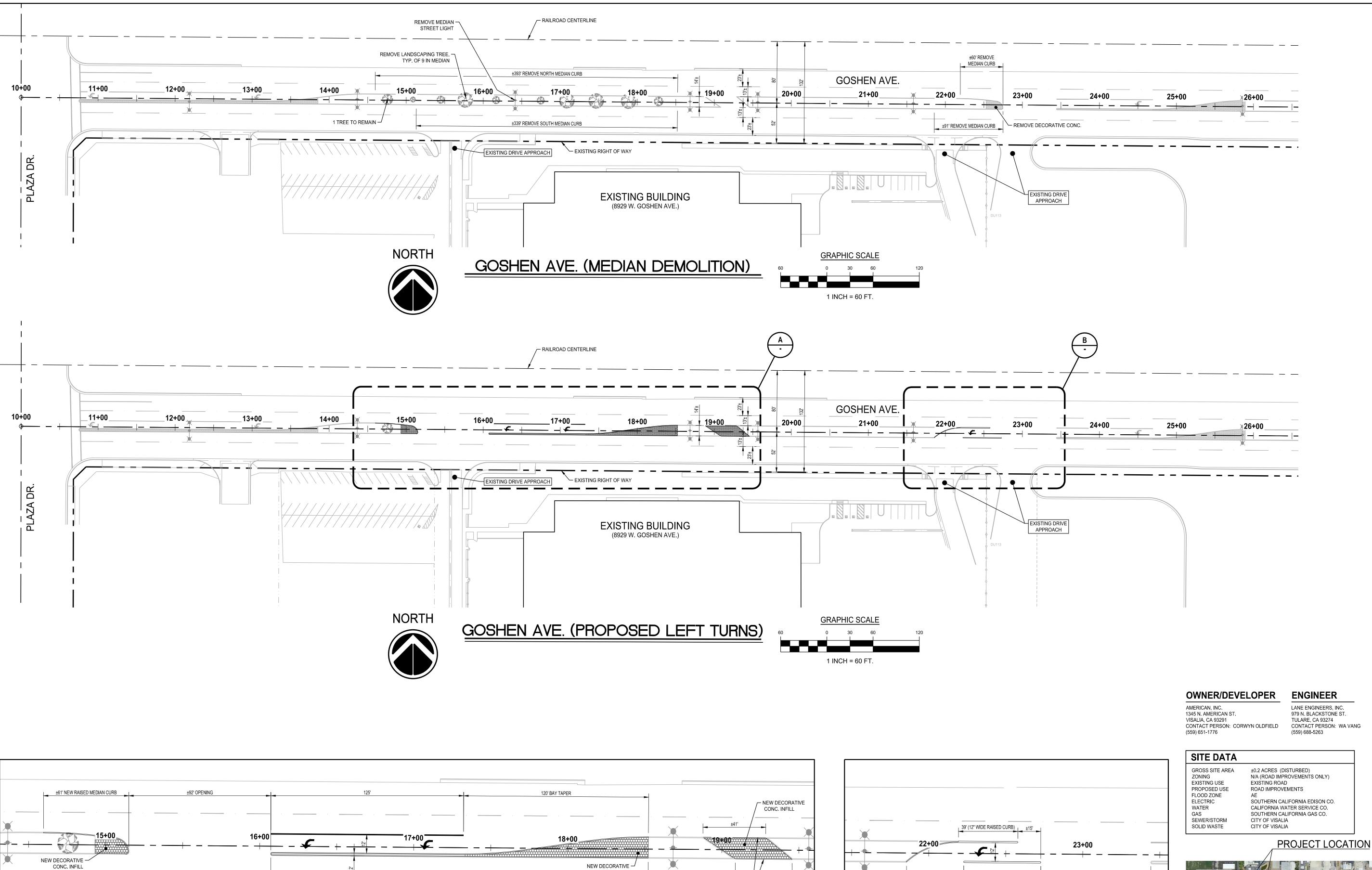
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	Project/Business Name: American, Inc. Date: 12/14/2022
z	Project Description: Modifications to Goshen Avenue Median to create Left Turn Pockets into Able Industries Site.
GENERAL PROJECT INFORMATION	Site Plan Review Resubmittal: Yes No No No If Resubmittal, Previous Site Plan Review Number:  Property Owner: N/A (Public Road)  Applicant(s) Name: American, Inc.  Project Address/Location: Frontage of Business located at 8929 W. Goshen Avenue  Assessor Parcel Number: N/A:
	Flood Zone: X AE X/AE O
TIONS & TRAFFIC INFORMATION	- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS  Existing/Prior Building Use: N/A (Road Improvements Only)  Proposed Building Use: N/A (Road Improvements Only)  Proposed Hours of Operation: N/A (Road Improvements Only)  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
OPERATION	Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  (Provide Separate Attachment if Necessary):  Proposed left turn pockets will allow westbound Goshen traffic to make left turns into 8929 W. Goshen Avenue without needing to make U-Turns at Plaza Drive.
	Describe Any Special Events Planned for the Facility: N/A
	Page 1 of 2 - Application continues on back of this page

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	Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format plants)	referred, hard paper copies
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Ž		ath of travel from right of way
핕	07 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ath of travel from ADA stall
S		width of drive approaches to site
		aps shall adhere to requirements
	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Mu	nicipal Code Section 16
	Applicant Information (Final comments will be mailed to the name and address provided below)	
URE	Name: Lane Engineers, Inc. Signature of Owner or Authorized Agent*	
NAT	Address: P.O. Box 1059	12/12/2022
SIG	City, State, Zip Tulare, CA 93275 Owner	Date
RED	Phone: (559) 688-5263	12/12/2022
REQUIRED SIGNATURE	Email: wa@laneengineers.com Authorized Agent*	Date
	* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be	
	the system by an earth-sized agent, the Agency Admonization morniation below must be completed for this application to be	e considered acceptable.
	AGENCY AUTHORIZATION	
	OWNER:	
	Consum Oldfield	
	declare as follows, I am the owner of certain real property	y bearing assessor's
	parcel number (APN):	
	N/A	
	AGENT:	
	I designate Lane Engineers, Inc.	. 61
Σ	I designate, to act as my duly authorized agent for all purpose an application for, and obtain a permit to, to act as my duly authorized agent for all purpose an application for, and obtain a permit to, to act as my duly authorized agent for all purpose an application for, and obtain a permit to, to act as my duly authorized agent for all purpose an application for, and obtain a permit to, to act as my duly authorized agent for all purpose an application for, and obtain a permit to, to act as my duly authorized agent for all purpose an application for, and obtain a permit to, and obtain a permit to	ses necessary to file
FORM	relative to the property mentioned herein.	
NOT NO	I declare under penalty of perjury the foregoing is true and correct.	
RIZA	r decide direct periorly of perjory the foregoing is true and correct.	
AGENCY AUTHORIZATION	Executed this 12th day of December 20 22.	
8		
S	OWNER Signatures AGEN	<u>IT</u>
AGI	1 / Mul ( ( ( ) ) ) ( ( ) ( ) ( ) ( ) ( ) ( )	
	Signature of Owner Signature of Agent	
	oignature of regent	
	American, Inc. / Pack Leasing Lane Engineers, Inc. Owner Mailing Address Agent Mailing Address	
	1345 N. American St. P.O. Box 1059, Tulare, CA 932	75
	(559) 651-1776 (559) 688-5263	
	Owner Phone Number Agent Phone Number	
	Page 2 of 2	



NEW DECORATIVE — CONC. INFILL 245' RAISED MEDIAN CURB NEW RAISED CONC. -MEDIAN CURB A ENLARGED DETAIL



50' (12" WIDE RAISED CURB)



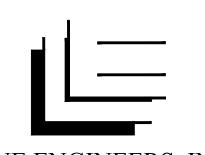


VICINITY MAP NO SCALE NO SCALE

Project GOSHEN AVENUE LEFT TURN POCKETS

VISALIA, CA

Prepared For AMERICAN, INC.



LANE ENGINEERS, INC. CIVIL • STRUCTURAL • SURVEYING

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

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Professional Seal

Release Date

Drawn by: W.V.

Reviewed by: A.O.

**GOSHEN AVENUE LEFT** 

TURN POCKETS

SITE PLAN REVIEW

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

SPR-1

Project No: 22387

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.

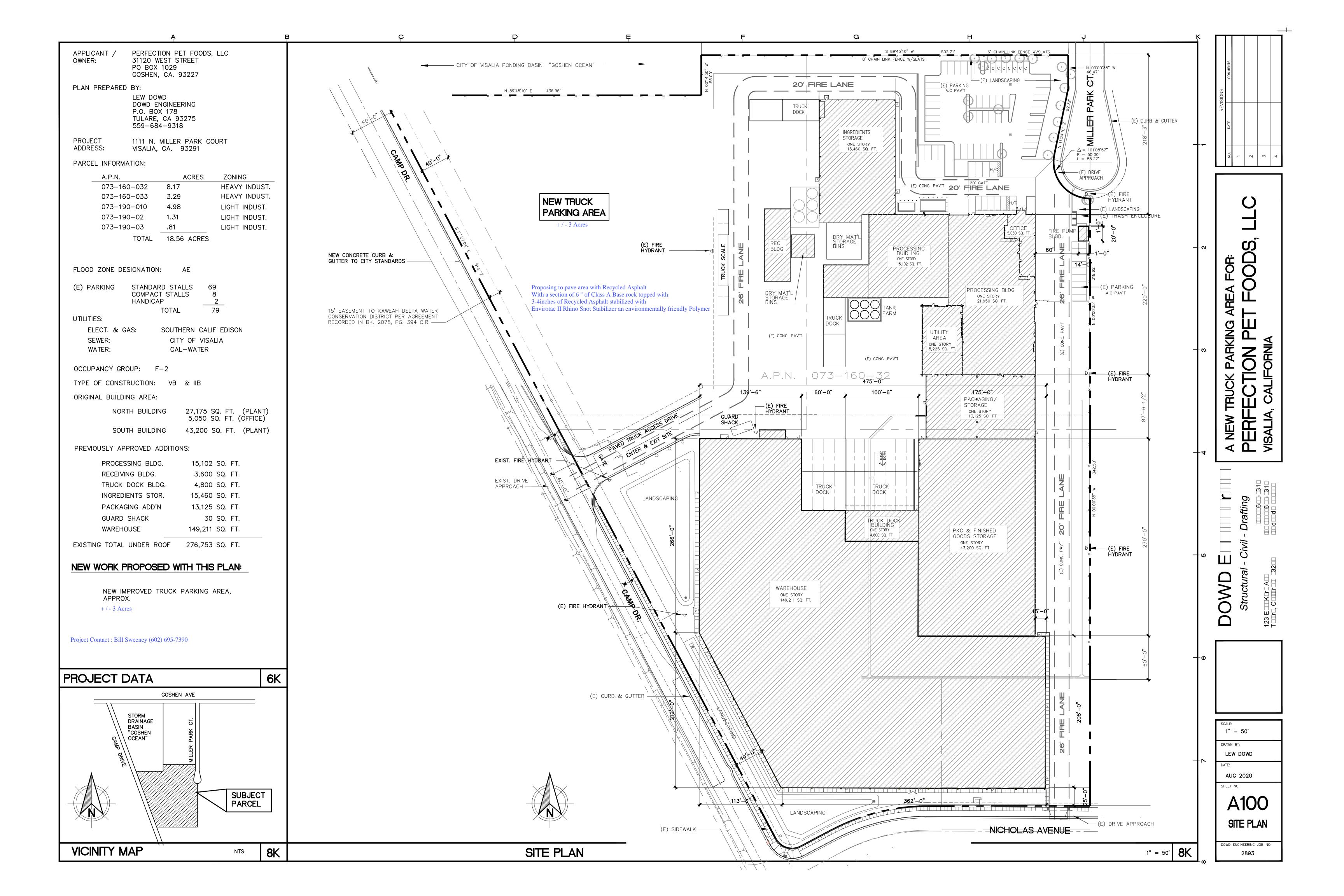


This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

Site Plan Review meetings are held on Wednesdays at 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled	ed for the next available meeting.
Project/Business Name: Perfection Pet Foods	Date: 12/15/2022
Project Description: Paving Truck storage yard	
Site Plan Review Resubmittal: Yes O No O If Resubmittal, Previous S	
Site Plan Review Resubmittal: Yes O No O If Resubmittal, Previous S	ite Plan Review Number:
Property Owner: Perfection Pet Foods	
Applicant(s) Name:	
Project Address/Location: 1111 N. Miller Park C+	
Assessor Parcel Number: 073-160-034	
Parcel Size (Acreage or Square Feet): 18.56 Building or Sui	ite Square Footage:
Are There Any Proposed Building Modifications: Yes No 🖔	THIS AREA FOR CITY STAFF USE ONLY
Estimated Cost of Modifications to Building:	Date Received: 12 15/2022
Describe All Proposed Building Modifications:	SPR Agenda; 221 22 Item No.
Pave Truck Storage lot with recycled Asphalt stabilized with	Zone:   SPR No. 22 - 198
Envirotac II Rhino Snot Stabilizer.	Historic District: Yes No
	Flood Zone: X AE X/AE
A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY REC	COMMENDED FOR ALL SUBMITTALS
Existing/Prior Building Use:  Pet food processing	
Existing/Prior Building Use:  Pet food processing  Same	***************************************
Come a	
Proposed Building Use: Same	No additional
Proposed Building Use:  Same  Proposed Hours of Operation:  Days of Week In Operation (Circle):  Su M T W Th F Sa	No additional
Proposed Building Use:  Proposed Hours of Operation:  Days of Week In Operation (Circle):  Number of Employees Per Day:  Same  24 hours 7 days  Su M T W Th F Sa  Number of Employees Per Day:  Existing 330  Prop	
Proposed Building Use:  Proposed Hours of Operation:  Days of Week In Operation (Circle):  Number of Employees Per Day:  Same  24 hours 7 days  Su M T W Th F Sa  Number of Employees Per Day:  Existing 330  Prop	osed
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Proposed Building Use:  Proposed Hours of Operation:  Days of Week In Operation (Circle):  Number of Employees Per Day:  Number of Customers Per Day (Estimated):  Predicted Peak Operating Hour:  Describe Any Truck Delivery Schedule & Operations:  Deliverys excepted 24 hours Per Day (Prophers Patterns That Will Require Accommodations For Operating Hour):  Deliverys excepted 24 hours Per Day (Prophers Patterns That Will Require Accommodations For Operating Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operating Prophers Per Day (Prophers Patterns That Will Require Accommodations For Operating Prophers Per Day (Prophers Patterns That Will Require Accommodations For Operating Prophers Pr	nosed No Additional  r  For Operations, Customers, or Employees
Proposed Building Use:  Proposed Hours of Operation:  Days of Week In Operation (Circle):  Number of Employees Per Day:  Number of Customers Per Day (Estimated):  Proposed Hours 7 days  Existing 330  Proposed Hours 7 days  Existing 330  Proposed Hours of Customers Per Day (Estimated):  Existing 1  Proposed Hours Aday  Proposed Hours Accommodations For Days (Estimated):  Deliverys excepted 24 hours a day  Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Days in the Commodations For Days in the Commodation For D	nosed No Additional  r  For Operations, Customers, or Employees
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⇒ s				and indicate all	of the follow	-					
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		_		d site features iding building	-	Adjacent str	eet names losures & containers	-		ole path of travel ble path of travel	I from right of wa
				d fencing at site	_		rees (show drip line)	-		-	ive approaches t
		_		(curbs, sidewal			roposed landscaping	_			here to requirem
				street lights, et		-	lls (include ADA)			Municipal Code	•
\ppli	cant In	formatio	n (Final c	mments will be	mailed to t	he name and	l address provided belo	ow)			
• •				et Foods					40		
lame	e:	- DO	D 4/1	000		-	ture of Owner or Autho	_	ent"	1 1 1	1.5/2022
Addre	ess:	PU	Box # 1	029			l Sweeney	-			15/2022
City,	State, 2	Zip <sup>GOS</sup>	nen CA	. 93227		Owne				Date	
hon	ie: 6	02 69:	5-7390								
mai	l:	bswee	ney@p	erfectionpet	foods.co	m Autho	rized Agent*			Date	
						*	pelow must be completed				
			3-				AUTHORIZATIO	DΝ			
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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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting. Oaks Marketplace Parcel 3 Project/Business Name: Date: 12/15/22 Two new proposed multi-tenant buildings on Parcel 3 of Oaks Marketplace Project Description: Site Plan Review Resubmittal: If Resubmittal, Previous Site Plan Review Number: Property Owner: **TMT Partners** Applicant(s) Name: 4Creeks, Inc. Project Address/Location: Oaks Marketplace Parcel 3 Assessor Parcel Number: Parcel Size (Acreage or Square Feet): Building or Suite Square Footage: 16,300 Sf 3.61 acres --- THIS AREA FOR CITY STAFF USE ONLY ---Are There Any Proposed Building Modifications: Yes ( ) No ( ) Estimated Cost of Modifications to Building: Date Received: 2 Item No. SPR Agenda: 2 Describe All Proposed Building Modifications: Zone: CK SPR No. 22 Historic District: Flood Zone: X/AE -- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS N/A Existing/Prior Building Use: **VARIES** Proposed Building Use: Proposed Hours of Operation: 7am-10pm Days of Week In Operation (Circle): Su M T W Th F 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: typical for multi-tenant commercial 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: Page 1 of 2 - Application continues on back of this page

	SITE PLAN MINIMUM REQUIREMEN	<u>ITS</u>
Submit a digital copy of the site plan(s) and com	pleted application on a flash drive or equiva	alent (PDF format preferred, hard paper copies
not accepted).		
Digital copies must be clear, legible, and on a lag	yout sized appropriately to convey all neces	ssary 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
<ul> <li>Existing and proposed fencing at site</li> <li>Public improvements (curbs, sidewalks,</li> </ul>	<ul><li>Valley oak trees (show drip line)</li><li>Existing &amp; proposed landscaping</li></ul>	<ul> <li>Location and width of drive approaches to site</li> <li>Tentative maps shall adhere to requirements</li> </ul>
utility poles, hydrants, street lights, etc.)	- Parking stalls (include ADA)	of Visalia Municipal Code Section 16
Applicant Information (Final comments will be mailed	d to the name and address provided below)	
lame: 4Creeks Inc	Signature of Owner or Authorize	ed Agent*
Address: 324 S. Santa Fe St.	Bernard to Velde	12/15/22
city, State, Zip Visalia, CA 93292	Owner	Date
559-802-3052		ر 12/15/22
info@4-creeks.com	Authorized Agent*	Date
LI I I CALL		
owner:	AGENCY AUTHORIZATION, declare as follows; I am the owner of o	Certain real property bearing assessor's
I, Bernard Te Velde parcel number (APN):	in kul — maka manga juga paga (paga dalah sa da a aya man kilam mamananan ni kuma halab di asam sampin manah ke ke d	
ı, Bernard Te Velde	in kul — maka manga juga paga (paga dalah sa da a aya man kilam mamananan ni kuma halab di asam sampin manah ke ke d	
I, Bernard Te Velde parcel number (APN):	in kul — maka manga juga paga (paga dalah sa da a aya man kilam mamananan ni kuma halab di asam sampin manah ke ke d	
parcel number (APN): 126-08-064  AGENT:	, declare as follows; I am the owner of o	certain real property bearing assessor's
parcel number (APN):  126-08-064  AGENT: I designate 4Creeks, Inc. an application for, and obtain a permit to en	, declare as follows; I am the owner of o	certain real property bearing assessor's
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parcel number (APN):  126-08-064  AGENT: I designate 4Creeks, Inc. an application for, and obtain a permit to en relative to the property mentioned herein.	, declare as follows; I am the owner of o	certain real property bearing assessor's
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parcel number (APN):  126-08-064  AGENT: I designate 4Creeks, Inc. an application for, and obtain a permit to en relative to the property mentioned herein. I declare under penalty of perjury the foregoing Executed this day of December OWNER	, declare as follows; I am the owner of of the commercial of the commercial building is true and correct.	certain real property bearing assessor's
parcel number (APN):  126-08-064  AGENT: I designate 4Creeks, Inc. an application for, and obtain a permit to en relative to the property mentioned herein. I declare under penalty of perjury the foregoing executed this 15th day of December OWNER  OWNER	, declare as follows; I am the owner of out of the commercial building is true and correct.	certain real property bearing assessor's
parcel number (APN):  126-08-064  AGENT: I designate 4Creeks, Inc. an application for, and obtain a permit to en relative to the property mentioned herein. I declare under penalty of perjury the foregoing Executed this 15th day of December OWNER	, declare as follows; I am the owner of output of the commercial of the commercial building is true and correct.    Signature   Signature of Agent   Signature of Agent   Signature   Signature	l agent for all purposes necessary to file  AGENT
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parcel number (APN):  126-08-064  AGENT: I designate 4Creeks, Inc. an application for, and obtain a permit toen relative to the property mentioned herein. I declare under penalty of perjury the foregoing Executed this day ofDecember OWNER  OWNER  Signature of Owner	, declare as follows; I am the owner of of the commercial and title a new commercial building is true and correct.  Signatures  Signature of Agent  Agent Mailing Address  Agent Mailing Address	AGENT  AG
parcel number (APN):  126-08-064  AGENT: I designate	, declare as follows; I am the owner of out of the commercial building title a new commercial building is true and correct.  Signatures  Signature of Agent and a 324 S. Sar	AGENT  AGENT  AGENT  93292

Page 2 of 2

# OAKS MARKETPLACE PARCEL 3 DEVELOPMENT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

# SITE DATA:

APN: 126-080-025, 056

ZONING (EXISTING): C-R REGIONAL COMMERCIAL ZONING (PROPOSED): C-R REGIONAL COMMERCIAL GENERAL PLAN (EXISTING): REGIONAL COMMERCIAL GENERAL PLAN (PROPOSED): REGIONAL COMMERCIAL

<u>UTILITIES</u>

SEWER SERVICE: CITY OF VISALIA
WATER SERVICE: CITY OF VISALIA
STORM SERVICE: CITY OF VISALIA

GAS SERVICE: SOUTHERN CALIFORNIA GAS

COMPANY

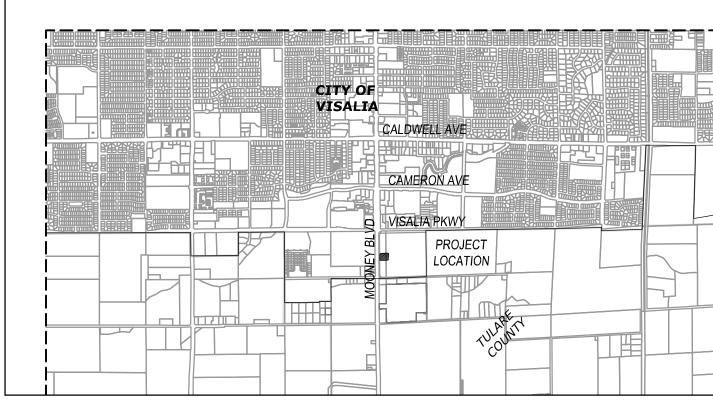
ELEC. SERVICE: SOUTHERN CALIFORNIA EDISON CITY OF VISALIA

TELEPHONE: SBC

FLOOD ZONE: X

<u>SETBACKS</u>

FRONT (MOONEY BLVD): 20'
SIDE (VISALIA PKWY & MIDVALLEY AVE): 10'
REAR (EASTERN PROPERTY BOUNDARY): 15'



VICINITY MAP



324 S. SANTA FE ST., STE. A P.O. BOX 7593 VISALIA, CA 93292 TEL: 559.802.3052 FAX: 559.802.3215



# OAKS MARKETPLACE PARCEL 3 DEVELOPMENT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

# PAD ONE

B (BUSINESS) AND A-2 (ASSEMBLY)

TOTAL BUILDING AREA 7,500 SQ FT

800 SQ FT RESTAURANT

6,700 SQ FT RETAIL SPACE

CONSTRUCTION TYPE

V-B

ONE

NUMBER OF STORIES

30'-0" **BUILDING HEIGHT** 

# PAD TWO

OCCUPANCY B (BUSINESS) AND A-2 (ASSEMBLY)

TOTAL BUILDING AREA 8,800 SQ FT

800 SQ FT RESTAURANT

8,000 SQ FT RETAIL SPACE

CONSTRUCTION TYPE

V-B

ONE

NUMBER OF STORIES

30'-0"

**BUILDING AREA** 

SPACE SF

PARKING REQUIRED

PAD ONE RETAIL

6,700 SF 800 SF

23 SPACES 6 SPACES

8,000 SF 800 SF

27 SPACES 6 SPACES

TOTAL

16,300 SF

62 SPACES REQUIRED

97 SPACES PROVIDED

