

# SITE PLAN REVIEW AGENDA

1/11/2023 - 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: [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: SEC of Mooney Blvd and Visalia Parkway

**ITEM NO: 2**

SITE PLAN NO: [SPR23001](#)

PROJECT TITLE: T-Mobile Wireless Communications Facility

DESCRIPTION: Proposed Installation of an Emergency Standby (back-up) Generator at an Existing T-Mobile Wireless Communications Facility. (QP)

APPLICANT: Jeff Lienert

OWNER: 7TEN PROPERTIES LLC

APN: 085630001

LOCATION: 4211 W GOSHEN AVE

**ITEM NO: 3**

SITE PLAN NO: [SPR23002](#)

PROJECT TITLE: 609 S. Jacob/1005 W, Kaweah Ave

DESCRIPTION: Lot Split, Property Formerly had Two APN's & was Two Separate Properties. I'd like to Return Property back to how it was Originally. (R-1-5)

APPLICANT: Bobby Adamson

OWNER: PIPEROS JANICE EARLENE

APN: 096113011

LOCATION: 609 S JACOB ST  
1005 W KAWEAH AVE

**ITEM NO: 4**

SITE PLAN NO: [SPR23003](#)

PROJECT TITLE: Central Point III

DESCRIPTION: Proposed Tentative Parcel Map to Create four Industrial Zoned Parcels. Cross Access is no being Proposed with Parcel Map and each Parcel has Immediate Frontage on City ROW (I)

APPLICANT: Patrick Daniels

OWNER: D & P CORNERSTONE PROPERTIES LLC

APN: 077120017

LOCATION: 3807 N PLAZA DR  
4001 N PLAZA DR

**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 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.

GENERAL PROJECT INFORMATION

Project/Business Name: Oaks Marketplace Parcel 3 Date: 1/5/23

Project Description: Two new proposed multi-tenant buildings on Parcel 3 of Oaks Marketplace

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 22-199

Property Owner: TMT Partners

Applicant(s) Name: 4Creeks, Inc.

Project Address/Location: Oaks Marketplace Parcel 3

Assessor Parcel Number: ~~126-08-004~~ - 000-015-051

Parcel Size (Acreage or Square Feet): 3.61 acres Building or Suite Square Footage: 16,300 sf

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: 1/5/23

SPR Agenda: 1/11/23 Item No. \_\_\_\_\_

Zone: CR SPR No. 22-199

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: N/A

Proposed Building Use: VARIES

Proposed Hours of Operation: 7am-10pm

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: 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: \_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

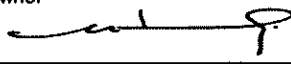
- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall 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: 4Creeks, Inc.  
 Address: 324 S. Santa Fe St.  
 City, State, Zip: Visalia, CA 93292  
 Phone: 559-802-3052  
 Email: info@4-creeks.com

Signature of Owner or Authorized Agent\*

Bernard Te Velde  
 Owner  
  
 Authorized Agent\*

12/15/22  
 Date  
12/15/22  
 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:

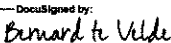
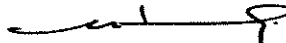
I, Bernard Te Velde, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
126-08-064

AGENT:

I designate 4Creeks, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to entitle a new commercial building relative to the property mentioned herein.

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

Executed this 15th day of December, 2022.

OWNER	Signatures	AGENT
DocuSigned by:  Signature of Owner	 Signature of Agent	
Owner Mailing Address <u>2911 Hanford Armona Road</u> <u>Hanford, CA 93230</u>		Agent Mailing Address <u>324 S. Santa Fe St.</u> <u>Visalia, CA 93292</u>
Owner Phone Number		Agent Phone Number <u>559-802-3052</u>

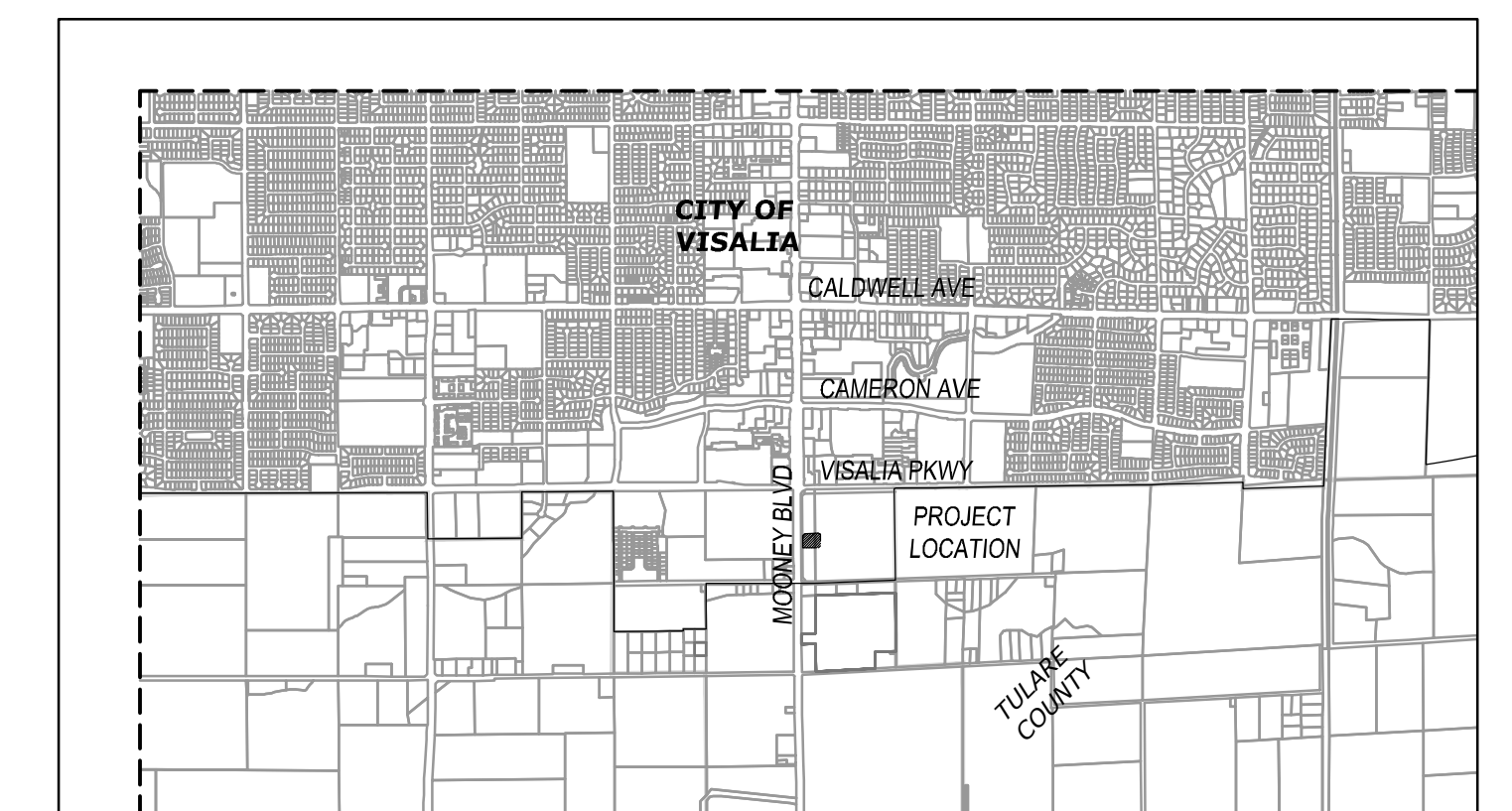
# OAKS MARKETPLACE PARCEL 3 DEVELOPMENT

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

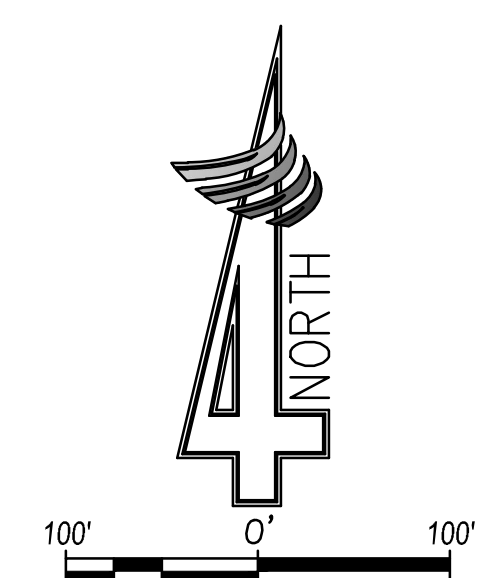
## SITE DATA:

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
<b>UTILITIES</b>	
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
REFUSE SERVICE:	CITY OF VISALIA
TELEPHONE:	SBC
FLOOD ZONE:	X

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



## VICINITY MAP



PREPARED BY:



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

OCCUPANCY	B (BUSINESS) AND A-2 (ASSEMBLY)
TOTAL BUILDING AREA	7,500 SQ FT TOTAL 800 SQ FT RESTAURANT 6,700 SQ FT RETAIL SPACE
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	ONE
BUILDING HEIGHT	30'-0"

## PAD TWO

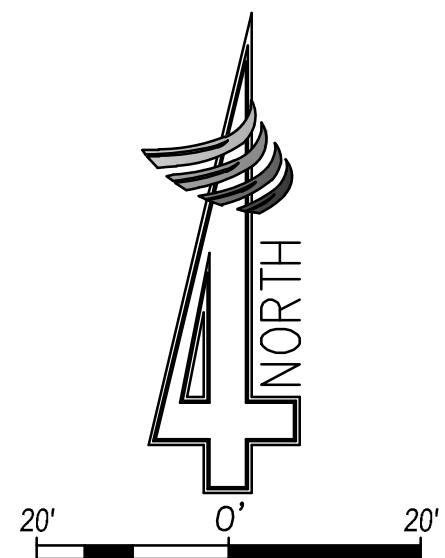
OCCUPANCY	A-2 (ASSEMBLY)
TOTAL BUILDING AREA	2,500 SQ FT RESTAURANT
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	ONE
BUILDING HEIGHT	25'-0"

## BANK KIOSK

OCCUPANCY	B (BUSINESS)
TOTAL BUILDING AREA	400 SQ FT BANK KIOSK
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	ONE
BUILDING HEIGHT	12'-0"

## BUILDING AND PARKING

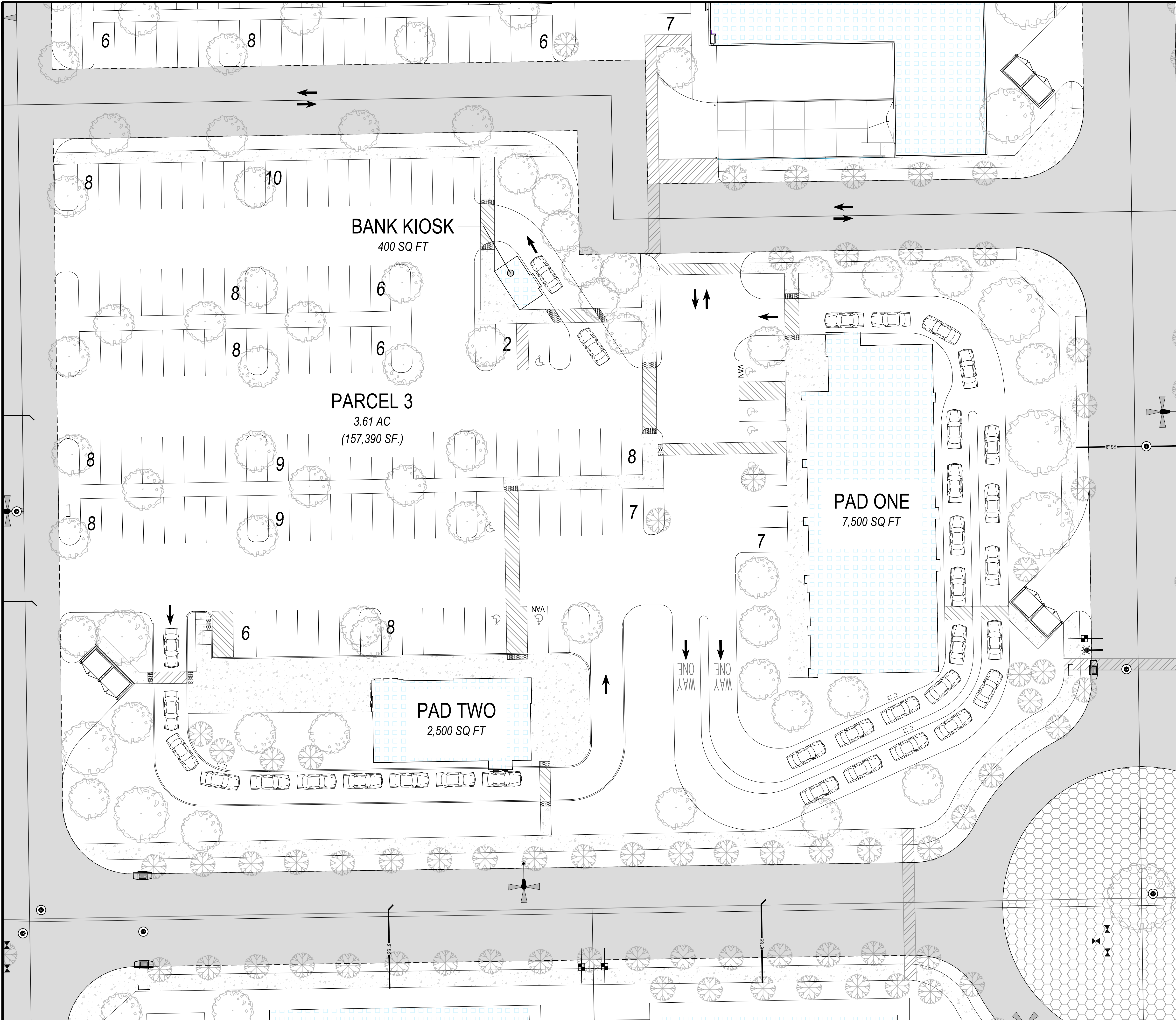
BUILDING AREA	SPACE SF	PARKING REQUIRED
PAD ONE RETAIL	6,700 SF	23 SPACES
PAD ONE RESTAURANT	800 SF	6 SPACES
PAD TWO RETAIL	2,500 SF	16 SPACES
PAD THREE RETAIL	400 SF	2 SPACES
<b>TOTAL</b>	<b>10,400 SF</b>	<b>47 SPACES REQUIRED</b>
		<b>118 SPACES PROVIDED</b>



PREPARED BY:



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



# 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 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.

GENERAL PROJECT INFORMATION

Project/Business Name: T-Mobile Wireless Communications Facility Date: 1/5/2023

Project Description: Proposed installation of an emergency standby (back-up) generator at an existing T-Mobile wireless communications facility.

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

Property Owner: T-Mobile

Applicant(s) Name: T-Mobile West LLC (Agent: Jeff Lienert)

Project Address/Location: 4211 West Goshen Avenue, Visalia, CA

Assessor Parcel Number: 0 8 5 - 6 3 0 - 0 0 1

Parcel Size (Acreage or Square Feet): T-Mobile Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$30,000 (cost of generator installation)

Describe All Proposed Building Modifications: No building modifications are proposed with this application. The applicant is seeking approval of an emergency standby generator installation at its existing wireless communications facility.

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

Date Received: 1/5/2023

SPR Agenda: 1/11/2023 Item No. \_\_\_\_\_

Zone: QP SPR No. 23-001

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: Existing T-Mobile wireless communications facility.

Proposed Building Use: No changes other than adding an emergency backup generator to the existing T-Mobile wireless facility.

Proposed Hours of Operation: The wireless facility operates 24/7/365. Aside from routine maintenance the generator will operate during a power outage for maintenance the generator is exercised once per week for approximately 20-minutes during normal business hours on a non-holiday weekday.

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

Number of Employees Per Day: Existing 0 (unmanned) Proposed 0 (unmanned)

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

Predicted Peak Operating Hour: Unknown/TBD. The generator will operate during power outages and/or shutdowns.

Describe Any Truck Delivery Schedule & Operations: No regular truck delivery required. The 240-gallon fuel tank will be refueled as necessary. An automatic transfer switch will be installed to power the generator on and off.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): This is an unmanned facility and the installation and operation of an emergency standby generator will not impact traffic patterns.

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

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

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

- North arrow	- Existing & proposed structures	- Loading/unloading areas
- All existing & proposed site features	- Adjacent street names	- Accessible path of travel from right of way
- Site dimensions, including building	- Refuse enclosures & containers	- Accessible path of travel from ADA stall
- Existing and proposed fencing at site	- Valley oak trees (show drip line)	- Location and width of drive approaches to site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)	- Existing & proposed landscaping	- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
	- Parking stalls (include ADA)	

REQUIRED SIGNATURE

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

Name: _____	Signature of Owner or Authorized Agent*	
Address: _____	Owner _____	Date _____
City, State, Zip _____	Authorized Agent* _____	Date _____
Phone: _____		
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, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
085-630-001

AGENT:

I designate Jeff Lienert for T-Mobile, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to install an emergency power generator relative to the property mentioned herein.

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

Executed this 5th day of January, 2023.

OWNER	Signatures	AGENT
Owner signature is not required per Assembly Bill 2421 Section 65850.75 of the Government Code		
Signature of Owner _____		Signature of Agent _____
Owner Mailing Address _____		2154 Medici Way Agent Mailing Address El Dorado Hills, CA 95762
Owner Phone Number _____		(916) 505-3683 / jeff.lienert@gmail.com Agent Phone Number

# SINGLE SOURCE CONSULTING, INC.

Agent for T-Mobile: Single Source Consulting, Inc.  
Site Address: 801 Industrial Road, McCloud, CA 96057

January 5, 2023

City of Visalia Planning Division  
315 E. Acequia Avenue  
Visalia, CA 93291

Re: Request to Install an Emergency Standby Generator to Serve a Macro Cell Tower Site located at 4211 W. Goshen Avenue, Visalia, CA 93291 for T-Mobile Site # SC08651A

Dear Planning Division:

Attached is an application to install an Emergency Standby Generator to Serve a Macro Cell Tower. Effective January 1, 2021, [California General Assembly Bill 2421](#) allows wireless providers to prepare for future fire seasons and power outages by creating an administrative process to expedite the installation of standby generators.

The attached application qualifies for expedited administrative process under Section 65850.75(b) of the Government Code because it meets the following criteria (see the attached plans and application for details):

- (1) The emergency standby generator is rated below 50 horsepower, complies with applicable air quality regulations, has a double-walled storage tank that does not exceed 300 gallons, and is mounted on a concrete pad.
- (2) The macro cell tower site at which the emergency standby generator is proposed to be installed is an existing site that was previously permitted by the applicable local agency.
- (3) The emergency standby generator complies with all applicable state and local laws and regulations, including building and fire safety codes.
- (4) The physical dimensions of the emergency standby generator and storage tank are cumulatively no more than 250 cubic feet in volume.
- (5) The emergency standby generator shall be located not more than 100 feet from the physical structure of the macro cell tower or base station.

Pursuant to Section 65850.75(c), applications may not require any new or different information than routine applications for other emergency generators. Notice of incomplete applications must be given within 10 days of submittal. The notice must indicate the manner in which the application can be made complete, including a list and thorough description of the specific information needed to complete the application. To further expedite the approval process, AB 2421 provides that proof of underlying property owner approval is not required as part of the initial application but may be required prior to installation.<sup>1</sup> A complete application must be approved within 60 days of receiving the application or it shall be deemed approved.<sup>2</sup>

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<sup>1</sup> Cal. Gov't Code § 65850.75(f)

<sup>2</sup> *Id.* § 65850.75(d)



# SINGLE SOURCE CONSULTING, INC.

According to Section 65850.75(g) a cost-based fees may be imposed but the fee shall not exceed the reasonable costs of providing the service for which the fee is charged and shall not be levied for general revenue purposes.

Please contact me if you have any questions. I can be reached at (916) 505-3683 or at [jeff.lienert@gmail.com](mailto:jeff.lienert@gmail.com).

Sincerely,



---

Jeff Lienert

*Phone: (916) 505-3683*

*Email: [jeff.lienert@gmail.com](mailto:jeff.lienert@gmail.com)*

*Address: 2154 Medici Way, El Dorado Hills, CA 95762*



WEST LLC

# GOSHEN/VISALIA

## SC08651A

### GENERATOR PROJECT

4211 W. GOSHEN AVE

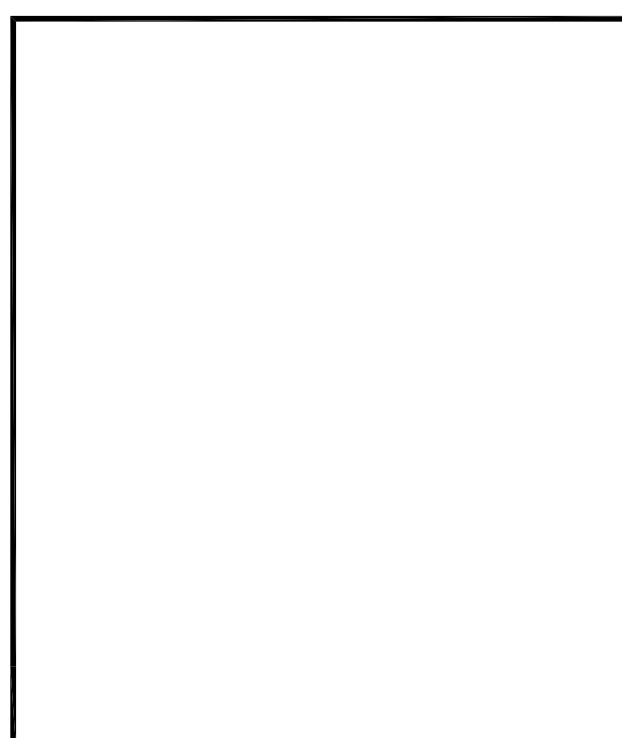
VISALIA, CA 93291

PREPARED FOR:  
**Mobile**  
 WEST LLC  
 1755 CREEKSIDE OAKS DRIVE  
 SUITE 190  
 SACRAMENTO, CA 95833

CONSULTING FIRM  
  
 4340 E. INDIAN SCHOOL RD  
 STE 21, #464  
 PHOENIX, AZ 85018  
 PHONE: 602-910-6030 FAX: 480-279-1271

PROJECT NO: 0000  
 DRAWN BY: CH  
 CHECKED BY: GH

REV	DATE	DESCRIPTION
A	10/19/22	ISSUE FOR REVIEW



**GOSHEN/VISALIA**  
**SC08651A**  
 4211 W. GOSHEN AVE  
 VISALIA, CA 93291

SHEET TITLE  
 PROJECT  
 INFORMATION AND  
 DATA

SHEET NUMBER  
 T-1

**SITE DIRECTIONS**

DEPART 1755 CREEKSIDE OAKS DR, SACRAMENTO, CA 95833 ON CREEKSIDE OAKS DR (WEST). TURN LEFT (SOUTH-WEST) ONTO CAPITAL PARK DR, THEN IMMEDIATELY TURN LEFT (SOUTH) ONTO NATOMAS PARK DR. TURN RIGHT (WEST) ONTO GARDEN HWY. TAKE RAMP (RIGHT) ONTO I-5 [CA-99]. TURN RIGHT ONTO RAMP. KEEP STRAIGHT TO STAY ON RAMP. TAKE RAMP (LEFT) ONTO I-80 BRANCH [US-50]. KEEP RIGHT ONTO RAMP [CA-99]. TAKE RAMP (RIGHT) ONTO CA-99 [GOLDEN STATE HWY S]. ROAD NAME CHANGES TO CA-12 [CA-99]. ROAD NAME CHANGES TO CA-99. ROAD NAME CHANGES TO CA-26 [CA-99]. AT EXIT 253, ROAD NAME CHANGES TO CA-4 [CA-99]. ROAD NAME CHANGES TO CA-99. ROAD NAME CHANGES TO CA-120 [CA-99]. ROAD NAME CHANGES TO CA-99. ROAD NAME CHANGES TO CA-140 [CA-99]. ROAD NAME CHANGES TO CA-99. AT EXIT 98B, KEEP RIGHT ONTO RAMP. TURN LEFT (EAST) ONTO CR-J32 [BETTY DR]. KEEP STRAIGHT ONTO CR-J32 [ELDER AVE]. BEAR LEFT (EAST) ONTO CR-J32 [ELDER DR]. TURN RIGHT (SOUTH) ONTO CR-J32 [CAMP DR]. TURN LEFT (EAST) ONTO CR-J32 [W GOSHEN AVE]. TURN RIGHT (SOUTH) ONTO N CHINOWTH ST, THEN IMMEDIATELY TURN RIGHT (WEST) ONTO W DOUGLAS AVE. TURN RIGHT (NORTH) ONTO LOCAL ROAD(S). ARRIVE AT THE EXISTING SITE.

**PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF INSTALLING (1) 200 AMP GENERAC AUTOMATIC TRANSFER SWITCH, (1) GENERAC 25KW DIESEL GENERATOR ON (N) CONCRETE PAD AND ASSOCIATED EQUIPMENT LOCATED WITHIN A (E) LEASE AREA.  
 DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.  
 THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.  
 EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

**PROJECT CONTACTS**

**APPLICANT:**  
 T-MOBILE WEST, LLC  
 1755 CREEKSIDE OAKS DRIVE  
 SUITE 190  
 SACRAMENTO, CA 95833

**LANDLORD:**  
 SONS OF ITALY IN AMERICA  
 4211 W. GOSHEN AVE  
 VISALIA, CA 93279

**PROJECT MANAGER:**  
 T-MOBILE WEST, LLC  
 1755 CREEKSIDE OAKS DRIVE  
 SUITE 190  
 SACRAMENTO, CA 95833  
 CONTACT: JIM MORAN  
 PHONE: (707) 450-5653

**SITE ACQUISITION:**  
 T-MOBILE WEST, LLC  
 1755 CREEKSIDE OAKS DRIVE  
 SUITE 190  
 SACRAMENTO, CA 95833  
 CONTACT: JEFF LIENERT  
 PHONE: (916) 505-3683

**CONSULTING FIRM:**  
 SINGLE SOURCE INC.  
 4340 E. INDIAN SCHOOL RD  
 STE 21, #464  
 PHOENIX, AZ 85018  
 CONTACT: JEREMY WATTERBERG  
 PHONE: (602) 910-6030

**PROJECT DATA**

ZONING: X  
 APN: 085-630-001-000  
 USE: -  
 PARENT PARCEL: - ACRES  
 EXISTING LEASE AREA: - SQ. FT.

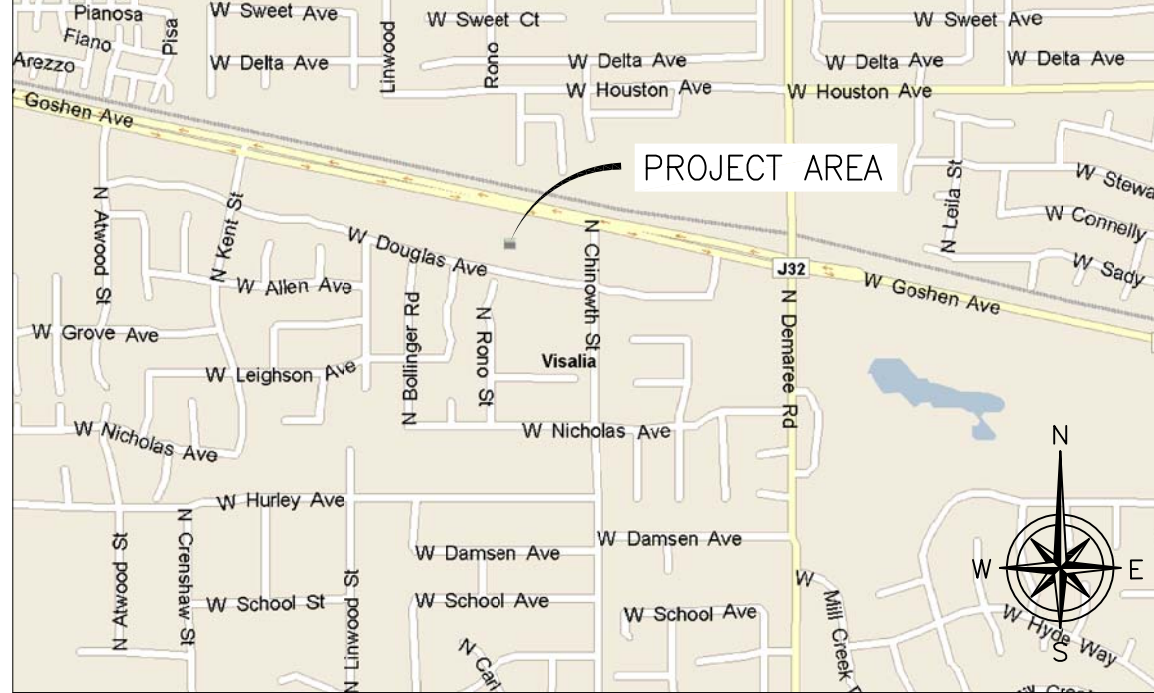
JURISDICTION: CITY OF VISALIA

BUILDING CODES:  
 2019 CALIFORNIA BUILDING CODE CHANGE SUMMARY (PART 2, VOLUMES 1 & 2)  
 2019 CALIFORNIA ELECTRICAL CODE CHANGE SUMMARY  
 2019 CALIFORNIA MECHANICAL CODE CHANGE SUMMARY (PART 4)  
 2019 CALIFORNIA PLUMBING CODE CHANGE SUMMARY (PART 5)  
 2019 CALIFORNIA ENERGY CODE CHANGE SUMMARY (PART 6)  
 2019 CALIFORNIA FIRE CODE

**GENERAL NOTES**

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.

**VICINITY MAP**



**SHEET INDEX**

- T-1 PROJECT INFORMATION AND DATA
- GN-1 GENERAL NOTES
- A-1 SITE PLAN
- A-2 ENLARGED SITE PLAN
- A-3 ELEVATIONS
- A-4 DETAILS
- A-5 DETAILS
- A-6 GENERATOR SIGNAGE
- E-1 ELECTRICAL DETAILS
- E-2 GROUNDING DETAILS
- E-3 ELECTRICAL DETAILS

**POLE COORDINATES**

LATITUDE: 36° 20' 20.812" NORTH (NAD83)  
 LONGITUDE: 119° 20' 17.39" WEST (NAD83)

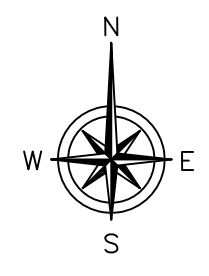
**APPROVALS**

T-MOBILE (RF): \_\_\_\_\_ DATE: \_\_\_\_\_  
 T-MOBILE (CONST.): \_\_\_\_\_ DATE: \_\_\_\_\_  
 T-MOBILE (RE): \_\_\_\_\_ DATE: \_\_\_\_\_  
 LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_



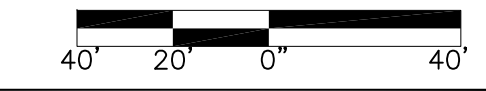
SITE PLAN KEY NOTES:

- 1. (E) PROPERTY LINE
- 2. (E) ASPHALT PARKING LOT
- 3. (E) BUILDING
- 4. (E) METER
- 5. (E) FENCE
- 6. (E) ACCESS GATES
- 7. (E) T-MOBILE EQUIPMENT
- 8. (E) MONOPOLE



SITE PLAN

24"x36" SCALE: 1" = 40'-0"  
 11"x17" SCALE: 1" = 80'-0"



PREPARED FOR:

**T-Mobile**  
WEST LLC

1755 CREEKSIDE OAKS DRIVE  
SUITE 190  
SACRAMENTO, CA 95833

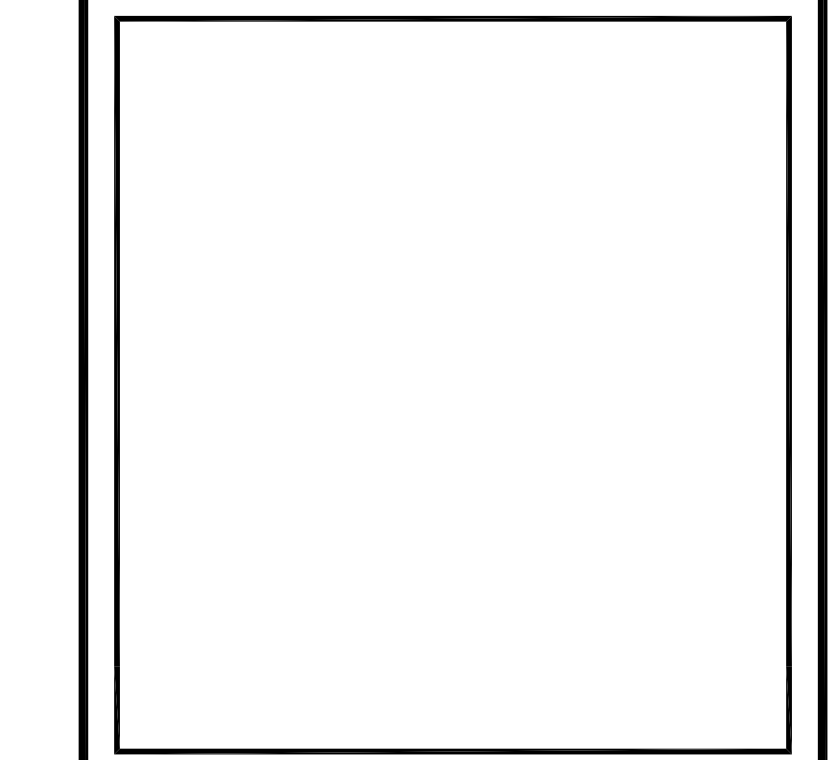
CONSULTING FIRM

**SINGLE SOURCE**

4340 E. INDIAN SCHOOL RD  
STE 21, #464  
PHOENIX, AZ 85018  
PHONE: 602-910-6030 FAX: 480-279-1271

PROJECT NO:	0000
DRAWN BY:	CH
CHECKED BY:	GH

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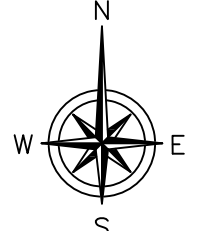
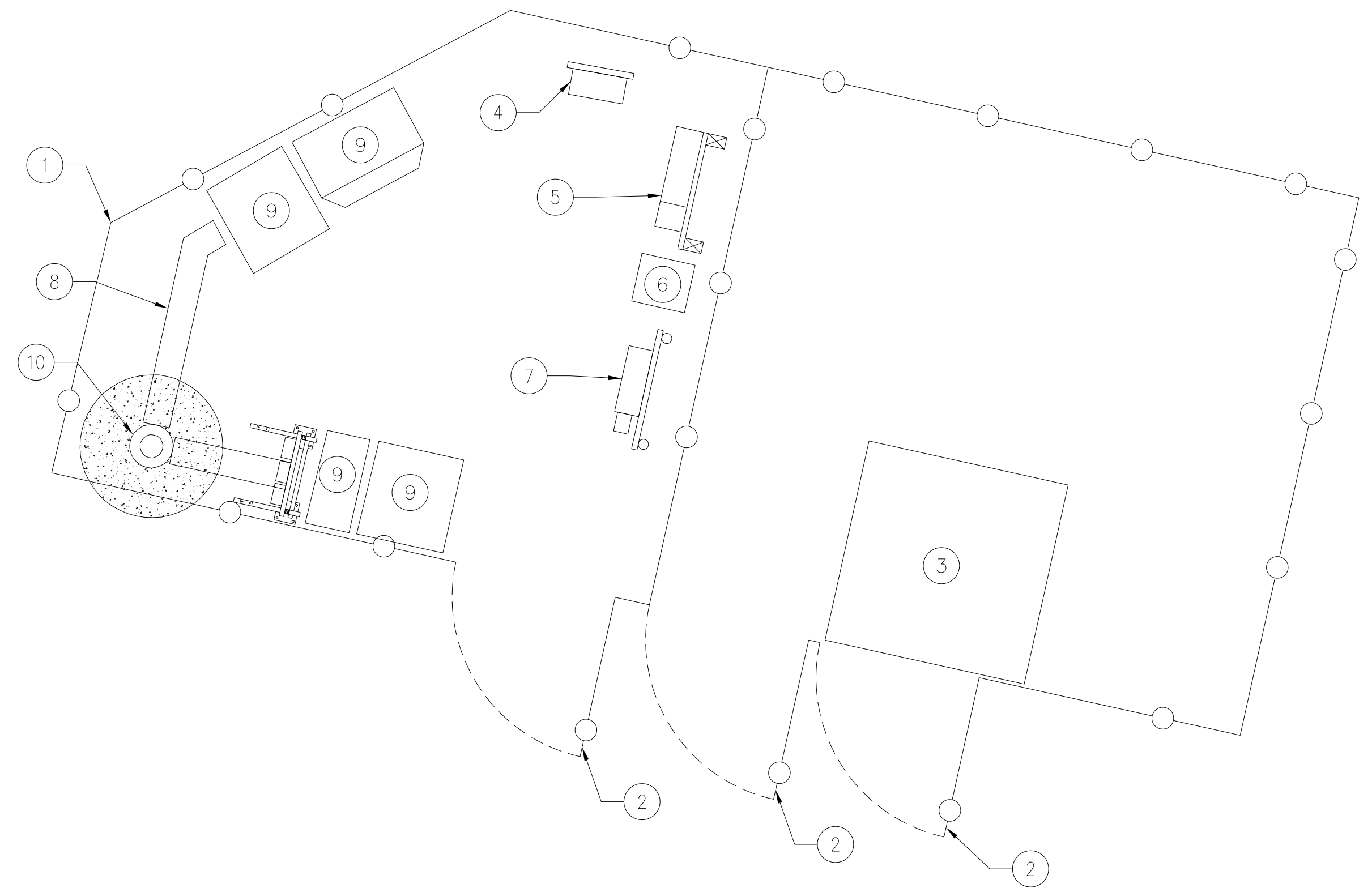
**GOSHEN/VISALIA**  
**SC08651A**  
 4211 W. GOSHEN AVE  
 VISALIA, CA 93291

SHEET TITLE  
 SITE PLAN

SHEET NUMBER  
 A-1

SITE PLAN KEY NOTES:

- 1. (E) FENCE
- 2. (E) ACCESS GATE
- 3. (E) CONCRETE PAD
- 4. (E) CIENA
- 5. (E) TELCO CABINET
- 6. (E) ELECTRICAL CAN
- 7. (E) PPC CABINET
- 8. (E) CABLE TRAY
- 9. (E) T-MOBILE EQUIPMENT CABINET
- 10. (E) MONOPOLE



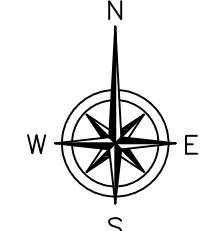
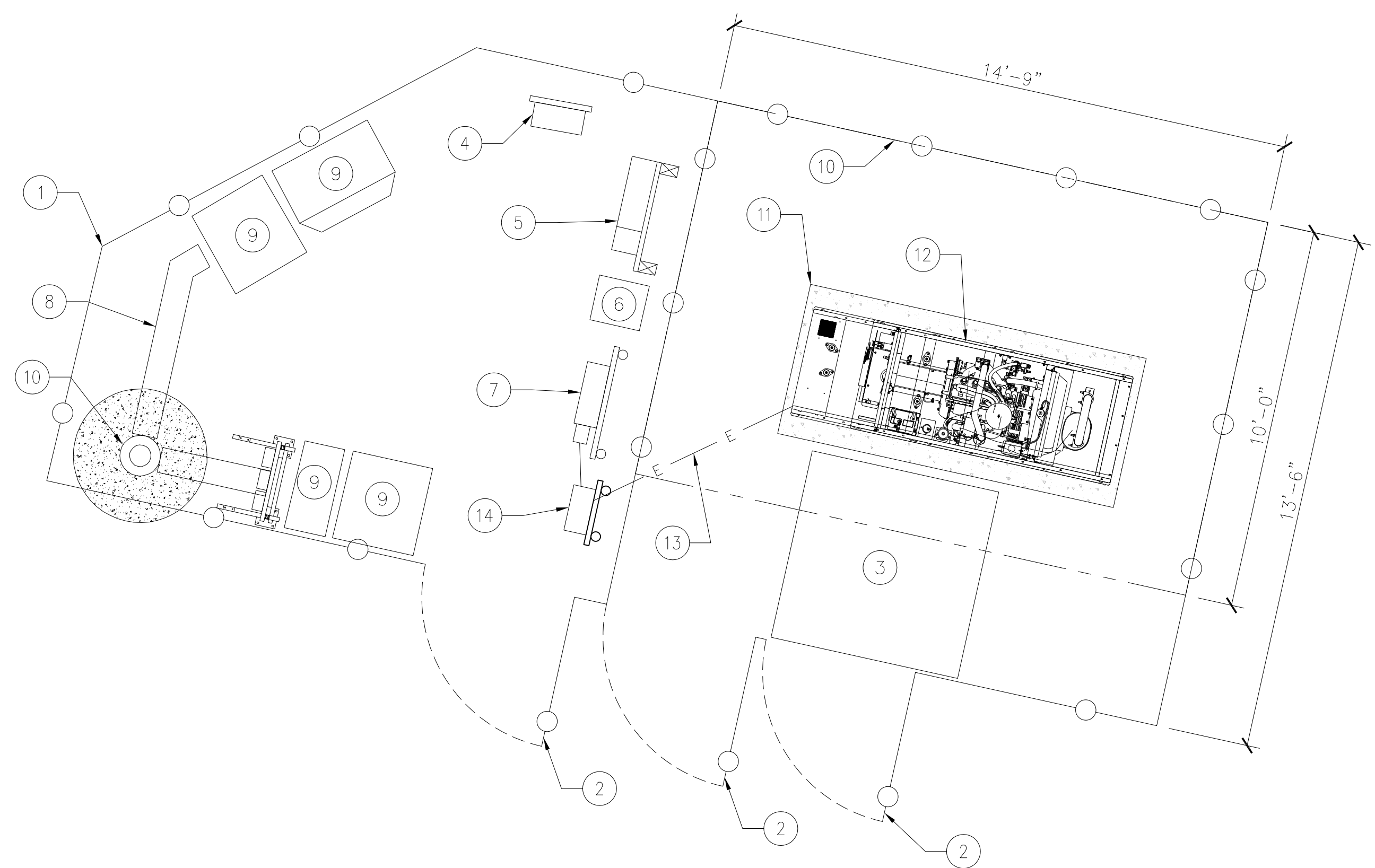
EXISTING ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"

1

SITE PLAN KEY NOTES:

- 1. (E) FENCE
- 2. (E) ACCESS GATE
- 3. (E) CONCRETE PAD
- 4. (E) CIENA
- 5. (E) TELCO CABINET
- 6. (E) ELECTRICAL CAN
- 7. (E) PPC CABINET
- 8. (E) CABLE TRAY
- 9. (E) T-MOBILE EQUIPMENT CABINET
- 10. (E) MONOPOLE
- 10. (N) T-MOBILE 14'-9" X 10'-0" LEASE AREA
- 11. (N) 4' X 9' GENERATOR AREA
- 12. (N) GENERAC 25KW DIESEL GENERATOR
- 13. (N) POWER CONDUIT
- 14. (N) GENERAC 200 AMP AUTOMATIC TRANSFER SWITCH MOUNTED ON (N) H-FRAME



PROPOSED ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"

2

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WEST LLC

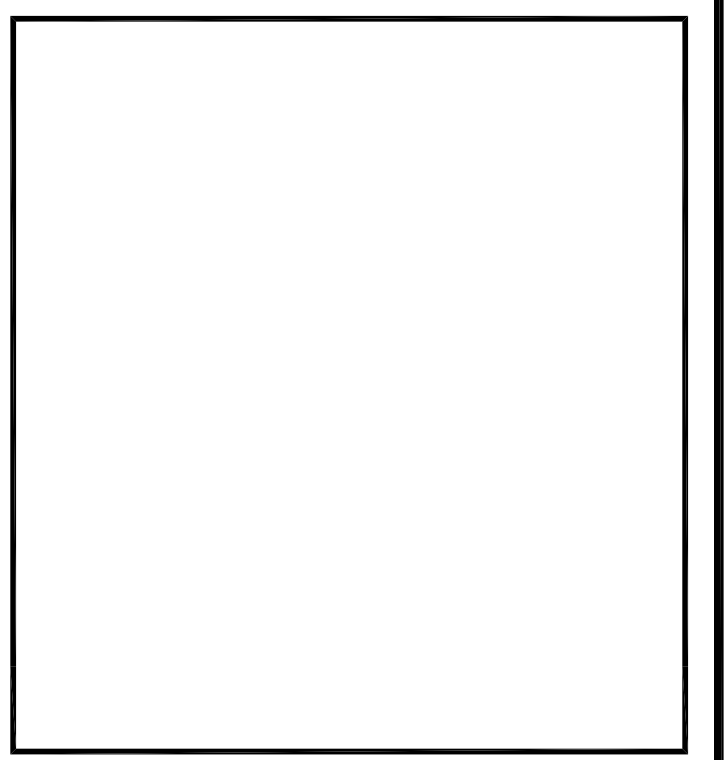
1755 CREEKSIDE OAKS DRIVE  
SUITE 190  
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**GOSHEN/VISALIA**

**SC08651A**

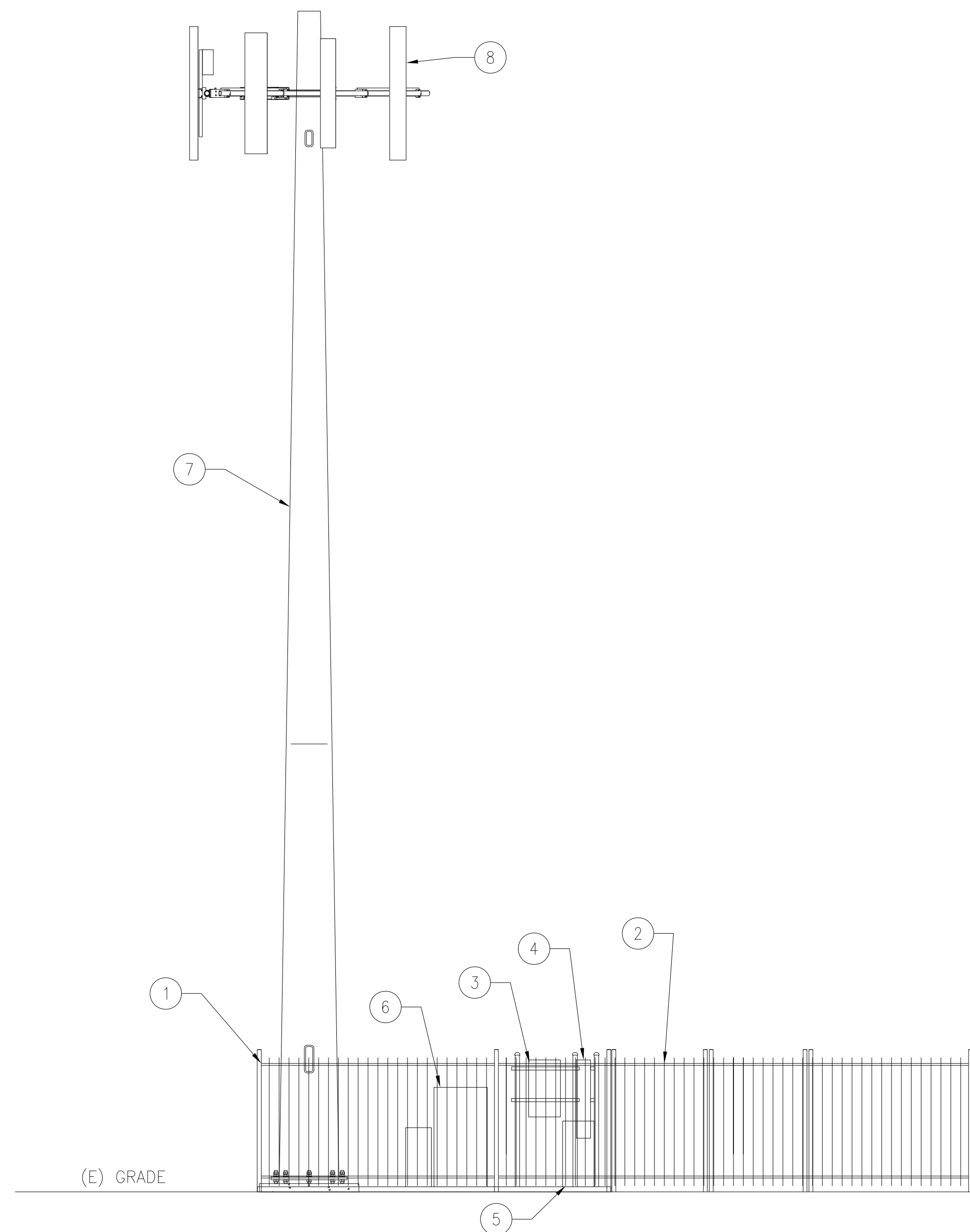
4211 W. GOSHEN AVE  
VISALIA, CA 93291

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
A-2

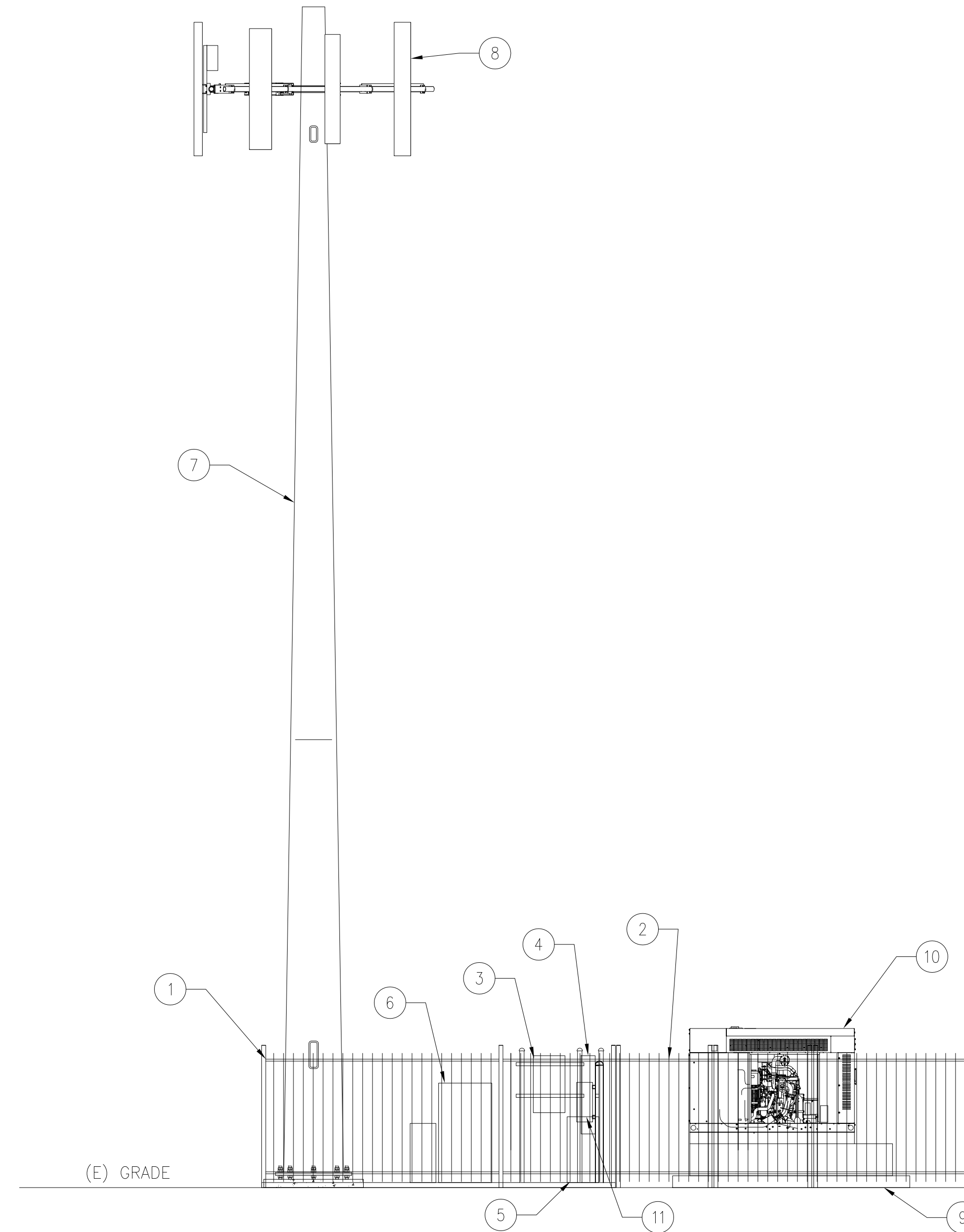
SITE PLAN KEY NOTES:

- 1. (E) FENCE
- 2. (E) ACCESS GATE
- 3. (E) CIENA
- 4. (E) TELCO CABINET
- 5. (E) PPC CABINET
- 6. (E) T-MOBILE EQUIPMENT CABINET
- 7. (E) MONOPOLE
- 8. (E) ANTENNAS



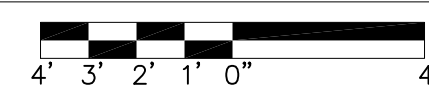
SITE PLAN KEY NOTES:

- 1. (E) FENCE
- 2. (E) ACCESS GATE
- 3. (E) CIENA
- 4. (E) TELCO CABINET
- 5. (E) PPC CABINET
- 6. (E) T-MOBILE EQUIPMENT CABINET
- 7. (E) MONOPOLE
- 8. (E) ANTENNAS
- 9. (N) 4' X 9' CONCRETE PAD
- 10. (N) GENERAC 25KW DIESEL GENERATOR
- 11. (N) GENERAC 200 AMP AUTOMATIC TRANSFER SWITCH MOUNTED ON (N) H-FRAME



EXISTING SOUTH ELEVATION

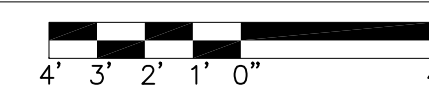
24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"



1

PROPOSED SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"



2

PREPARED FOR:



1755 CREEKSIDE OAKS DRIVE  
SUITE 190  
SACRAMENTO, CA 95833

CONSULTING FIRM



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STE 21, #464  
PHOENIX, AZ 85018  
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4211 W. GOSHEN AVE  
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

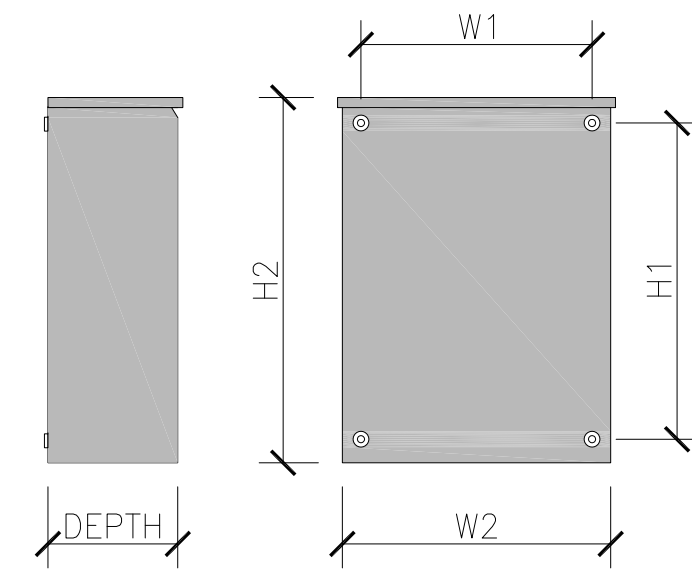
A-3

**SPECIFICATIONS**

MODEL	RXSC200A3
AMPS	200
VOLTAGE	120/240, 1Ø
LOAD TRANSITION TYPE (AUTOMATIC)	OPEN TRANSITION
ENCLOSURE TYPE	NEMA/UL 3R
UL RATING	UL/CUL

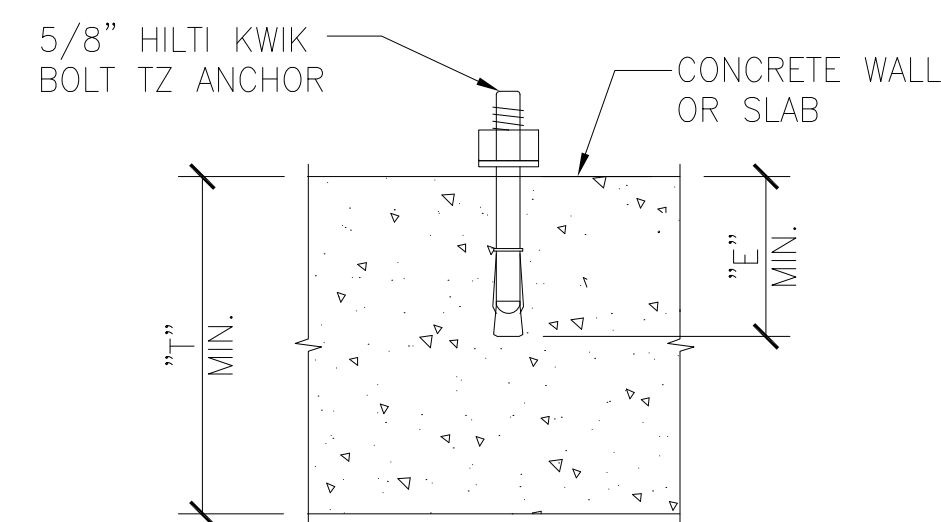
**DIMENSIONS**

MODEL	RXSC200A3	
HEIGHT (IN./MM)	H1	17.24/437.9
	H2	20/508
WIDTH (IN./MM)	W1	12.5/317.5
	W2	14.6/370.8
DEPTH (IN./MM)	7.09/180.1	
WEIGHT (LBS./KILOS)	20/9.07	



GENERAC 200 AMP AUTOMATIC TRANSFER SWITCH

SCALE: 2  
NTS

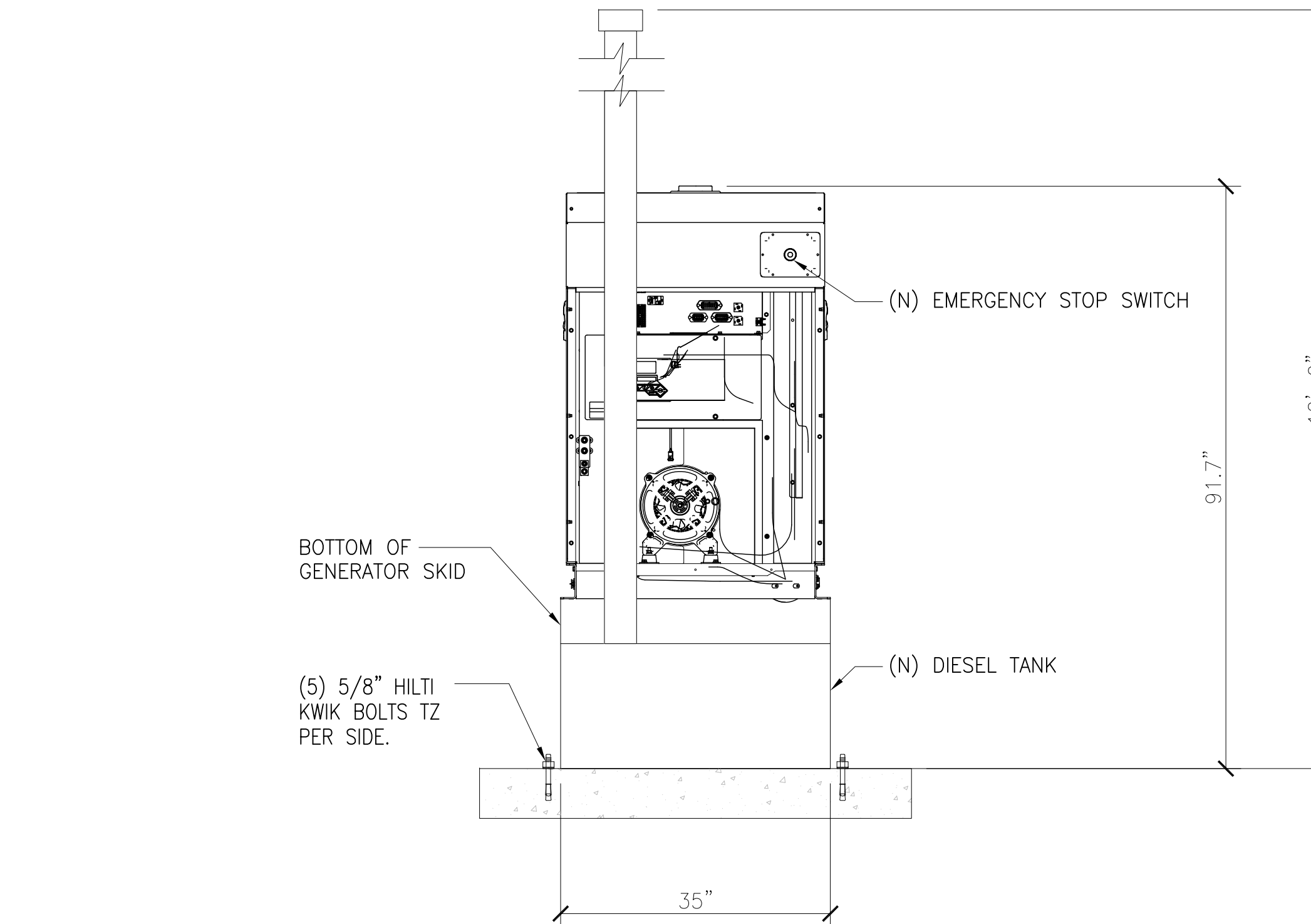
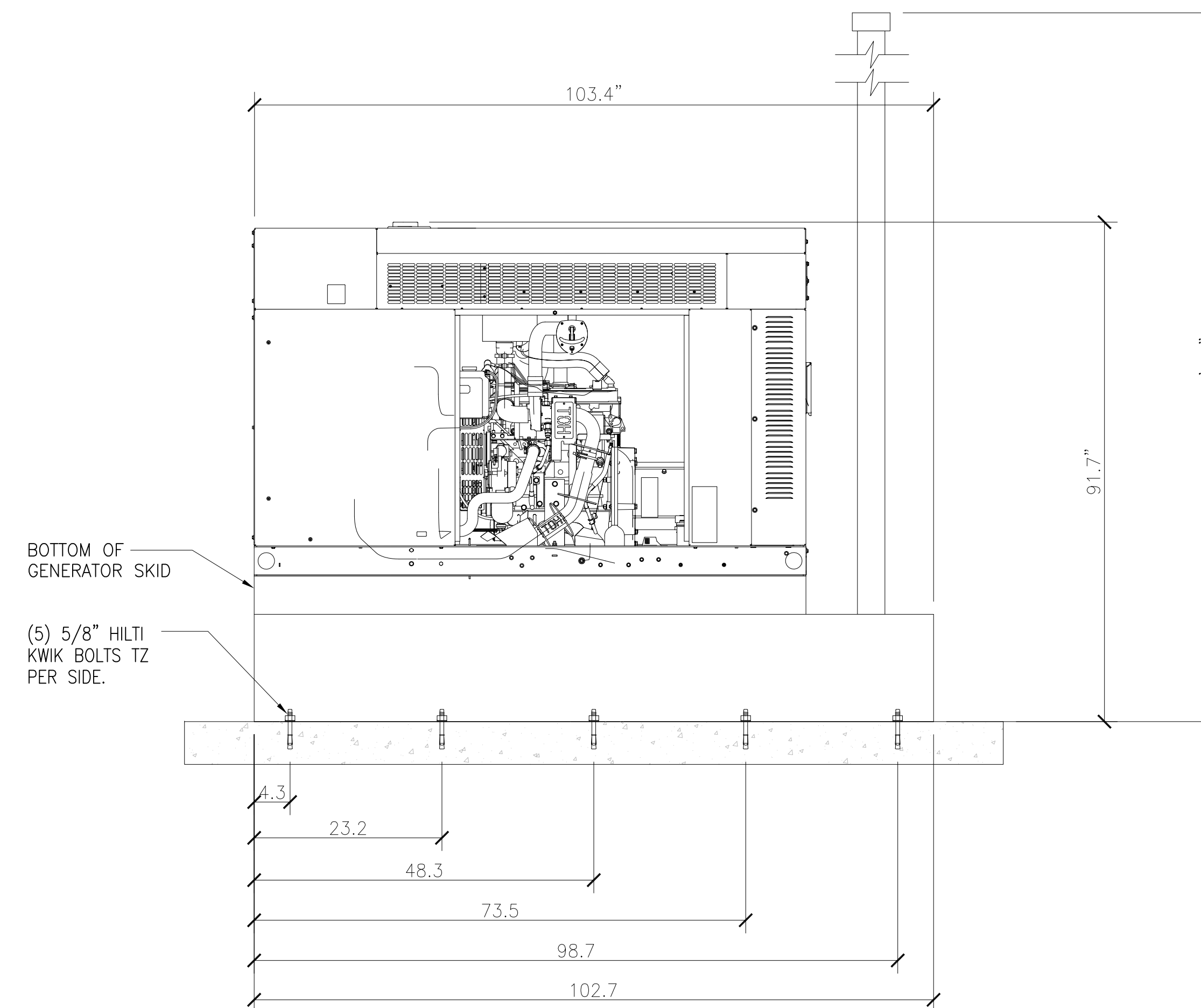


ANCHOR SCHEDULE		
BOLT DIAMETER	5/8"	
BIT DIAMETER	5/8"	
"E" MIN. EMBEDMENT DEPTH	3-1/8"	4"
"T" MIN. THICKNESS	5"	6" 8"
MIN. EDGE DISTANCE	3-1/4"	2-3/8"
PULLOUT STRENGTH CRACKED CONCRETE	N/A	5,840 LBS

ANCHOR SCHEDULE NOTE:  
INFORMATION SHOWN IN THIS TABLE IS IN ACCORDANCE WITH: ICC REPORT ESR-1917

**NOTES:**

- SUBSTITUTION OF A HILTI KWIK BOLT TZ ANCHOR WITH OTHER EXPANSION ANCHORS MANUFACTURED BY HILTI OR BY OTHER MANUFACTURERS IS NOT ALLOWED WITHOUT THE WRITTEN APPROVAL OF THIS ENGINEERING PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BEAR THE ENTIRE COST OF REPLACEMENT OF NON-APPROVED ANCHORS.
- THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING REINFORCING BY X-RAY OR EQUIVALENT METHOD. NO REBAR OR TENDONS SHALL BE CUT. ALL EXPENSES RELATED TO REPAIR OF CUT REBAR OR TENDONS SHALL BE ENTIRELY AT THE EXPENSE OF THE CONTRACTOR.
- SPECIAL INSPECTION IS REQUIRED FOR INSTALLATION OF ANCHORS.
- INSTALLATION OF CONCRETE ANCHORS IN MASONRY IS NOT ALLOWED.
- USE STAINLESS STEEL FOR EXPOSED APPLICATIONS.
- NORMAL-WEIGHT AND SAND-WEIGHT CONCRETE MUST CONFORM TO SECTIONS 1903 AND 1905 OF THE IBC.



LEVEL 2 SOUND ATTENUATION ENCLOSURE  
 RUN TIME HOURS: 98  
 USABLE CAPACITY GAL : 240  
 L X W X H: 103.4 X 35 X 91.7  
 WEIGHT lbs (with skid): 2,161  
 SOUND LEVEL: 65 dBA

HILTI KWIK BOLT TZ ANCHOR

SCALE: 3  
NTS

GENERAC 25KW DIESEL GENERATOR

SCALE: 1  
NTS

PREPARED FOR:

**T-Mobile**  
WEST LLC

1755 CREEKSIDE OAKS DRIVE  
SUITE 190  
SACRAMENTO, CA 95833

CONSULTING FIRM

**SINGLE SOURCE**

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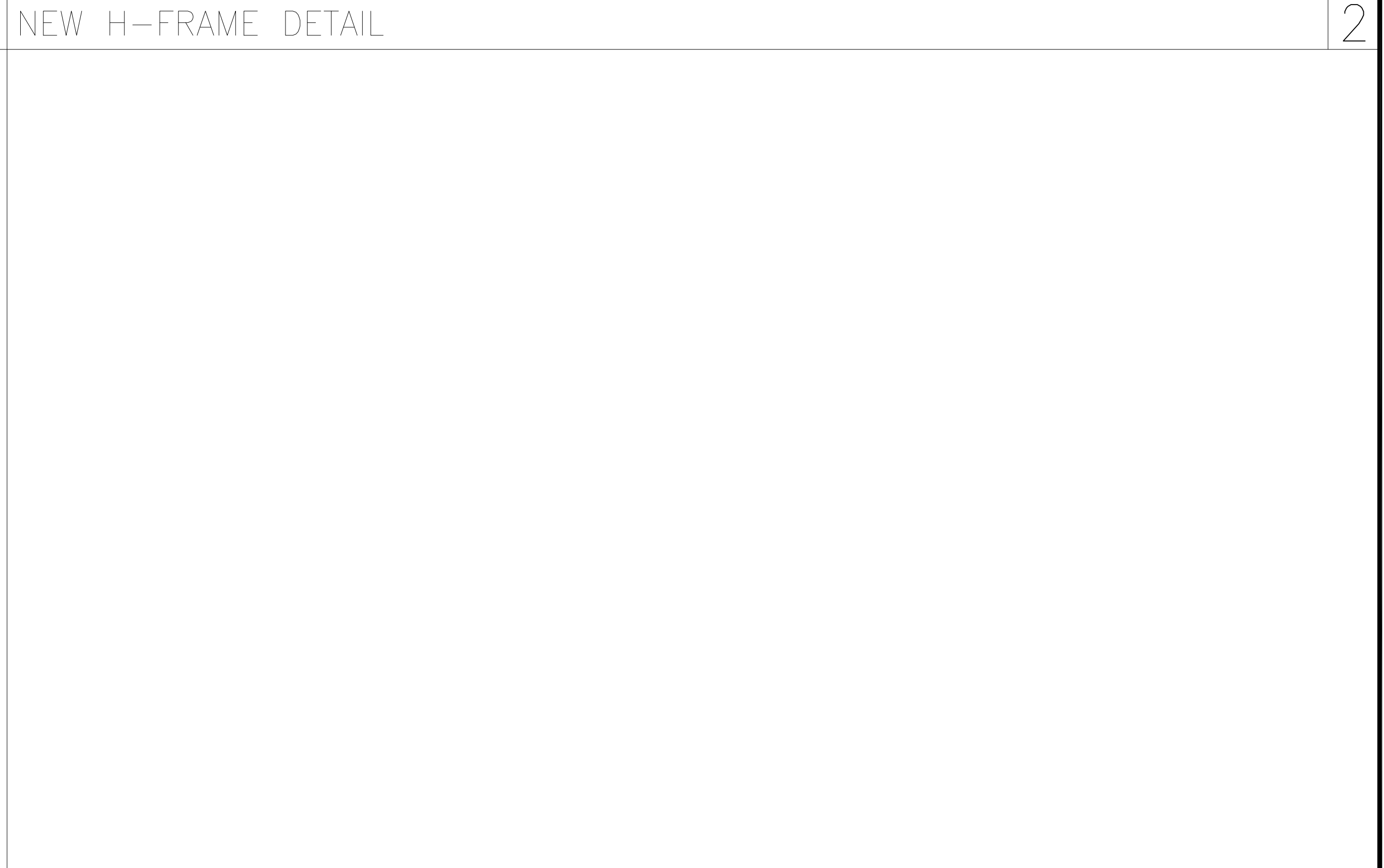
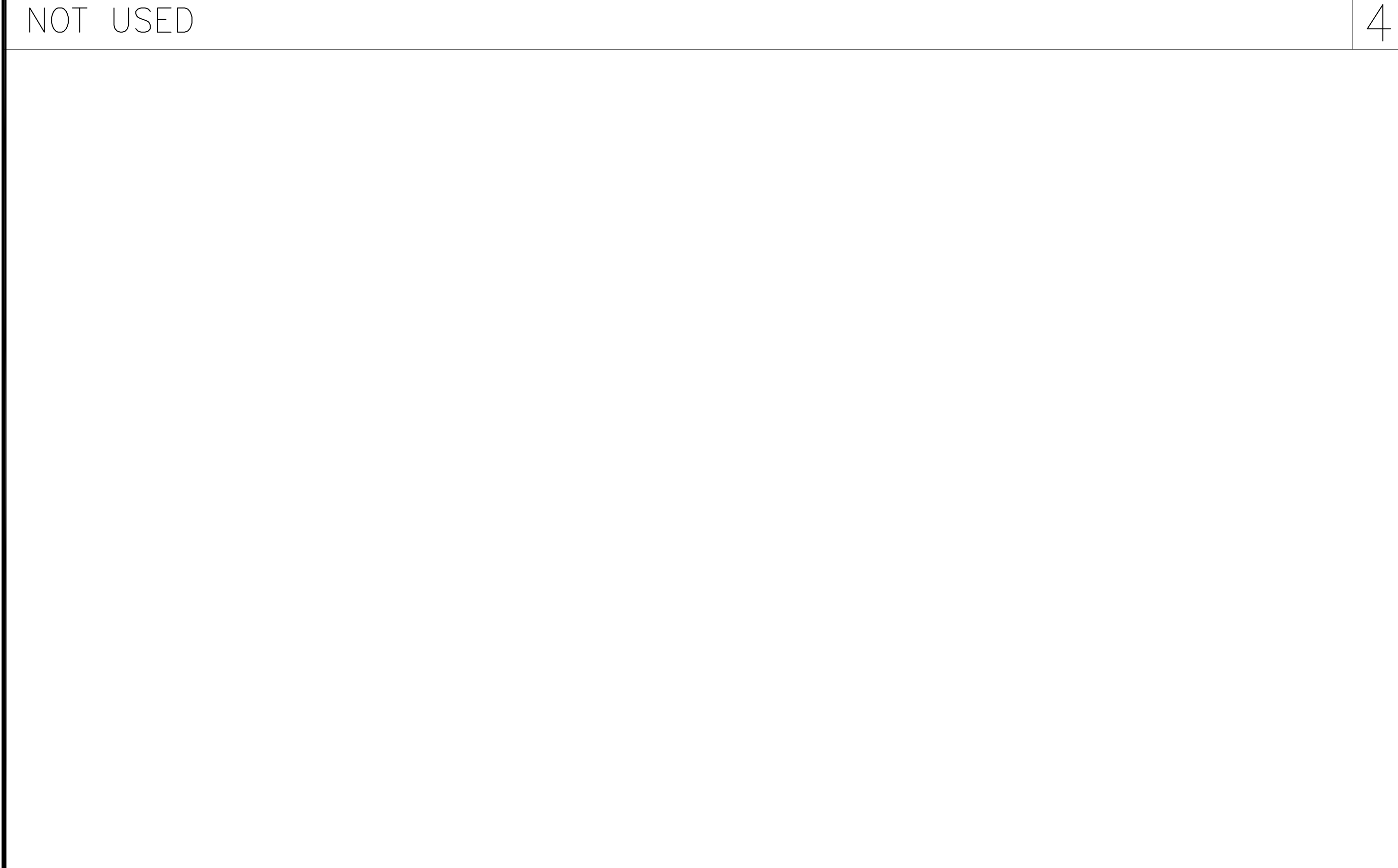
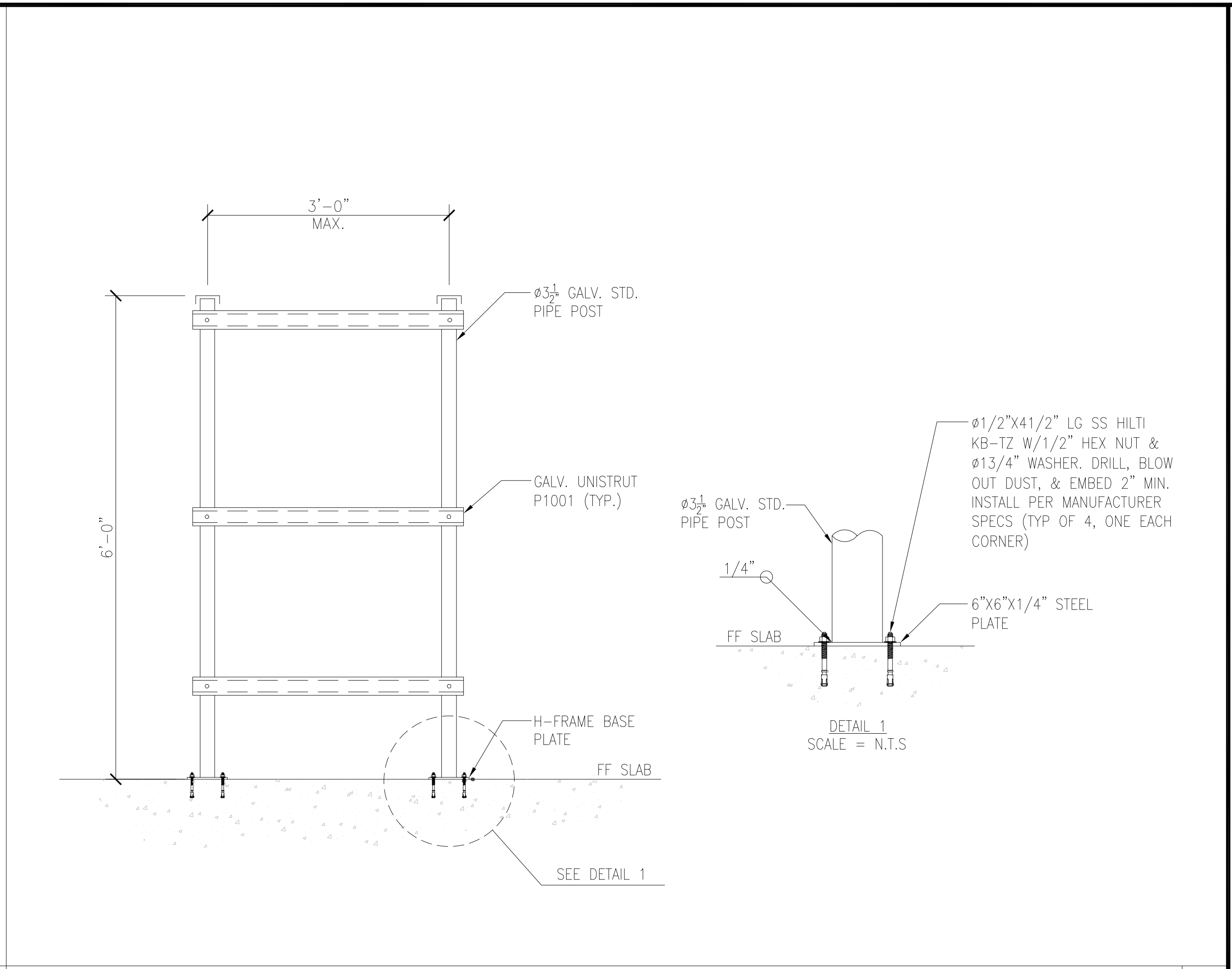
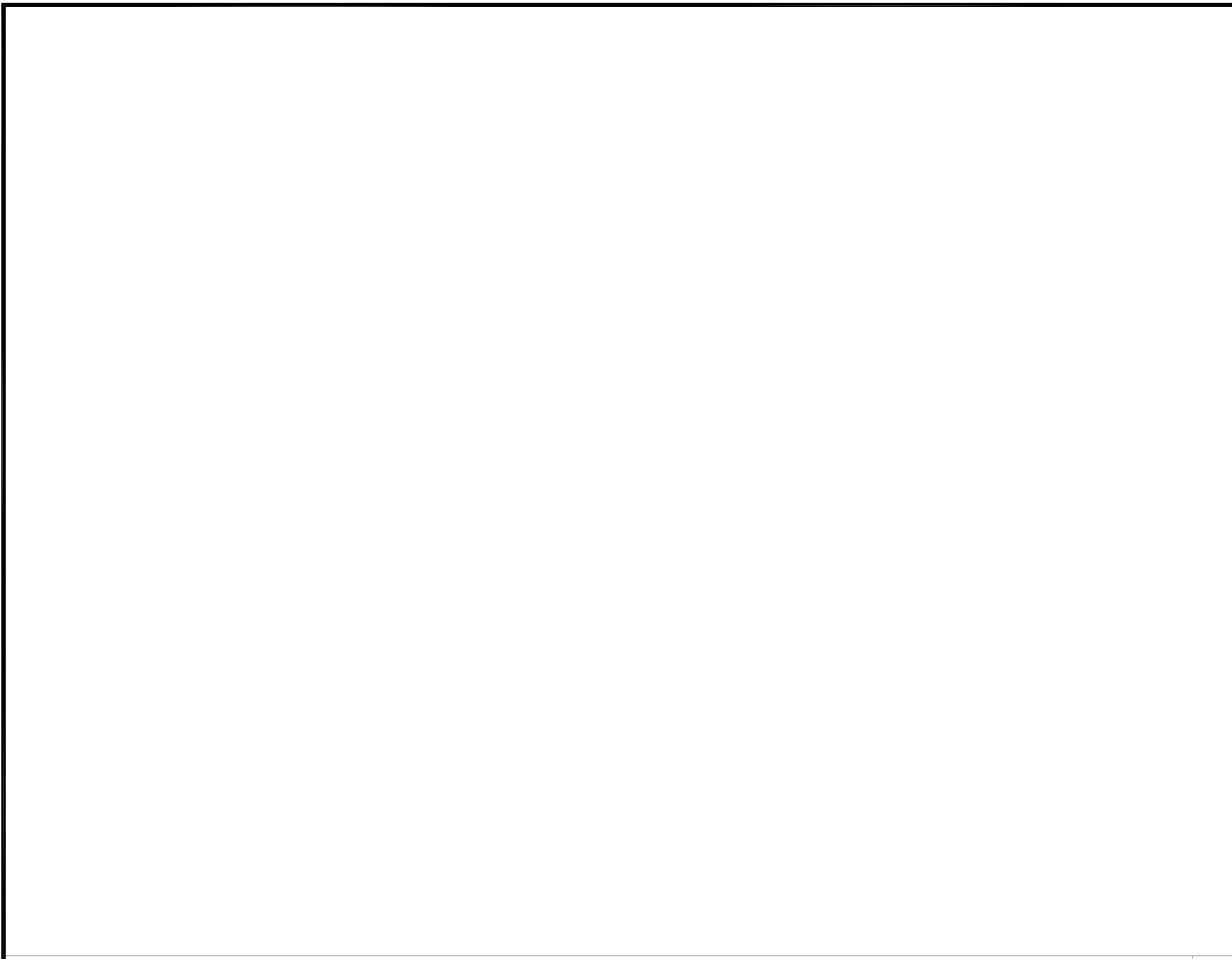
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**SC08651A**  
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 VISALIA, CA 93291

SHEET TITLE  
**DETAILS**

SHEET NUMBER  
**A-4**



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WEST LLC

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SUITE 190  
SACRAMENTO, CA 95833

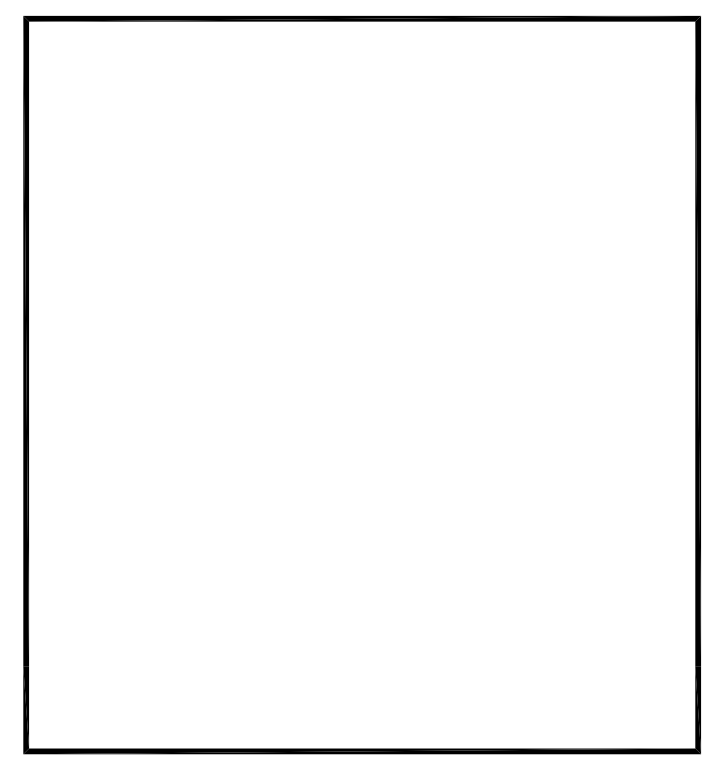
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VISALIA, CA 93291

SHEET TITLE  
DETAILS

SHEET NUMBER  
A-5

NOT USED

3 NOT USED

1



1. ALL SIGNS SHALL BE UV-RESISTANT FOR OUTDOOR USE.
2. ALL SIGNS SHALL HAVE A MINIMUM 5-YEAR GUARANTEE WITHOUT SHOWING ANY SIGNS OF FADING OR DEGRADATION
3. ALL SIGNS SHALL HAVE ROUNDED CORNERS WITH PRE-DRILLED HOLES AND WEATHER PROOF PRESSURE SENSITIVE ADHESIVE BACKING FOR MOUNTING.
4. ALL SIGNS SHALL BE PROVIDED PER THEIR SPECIFIC REQUIREMENTS, UNLESS OTHERWISE SPECIFIED DUE TO SIZE RESTRAINTS OR LANDLORD DEMANDS.

GENERAL SIGNAGE NOTES

**NO SMOKING  
OR OPEN  
FLAMES WITHIN  
25 FEET**

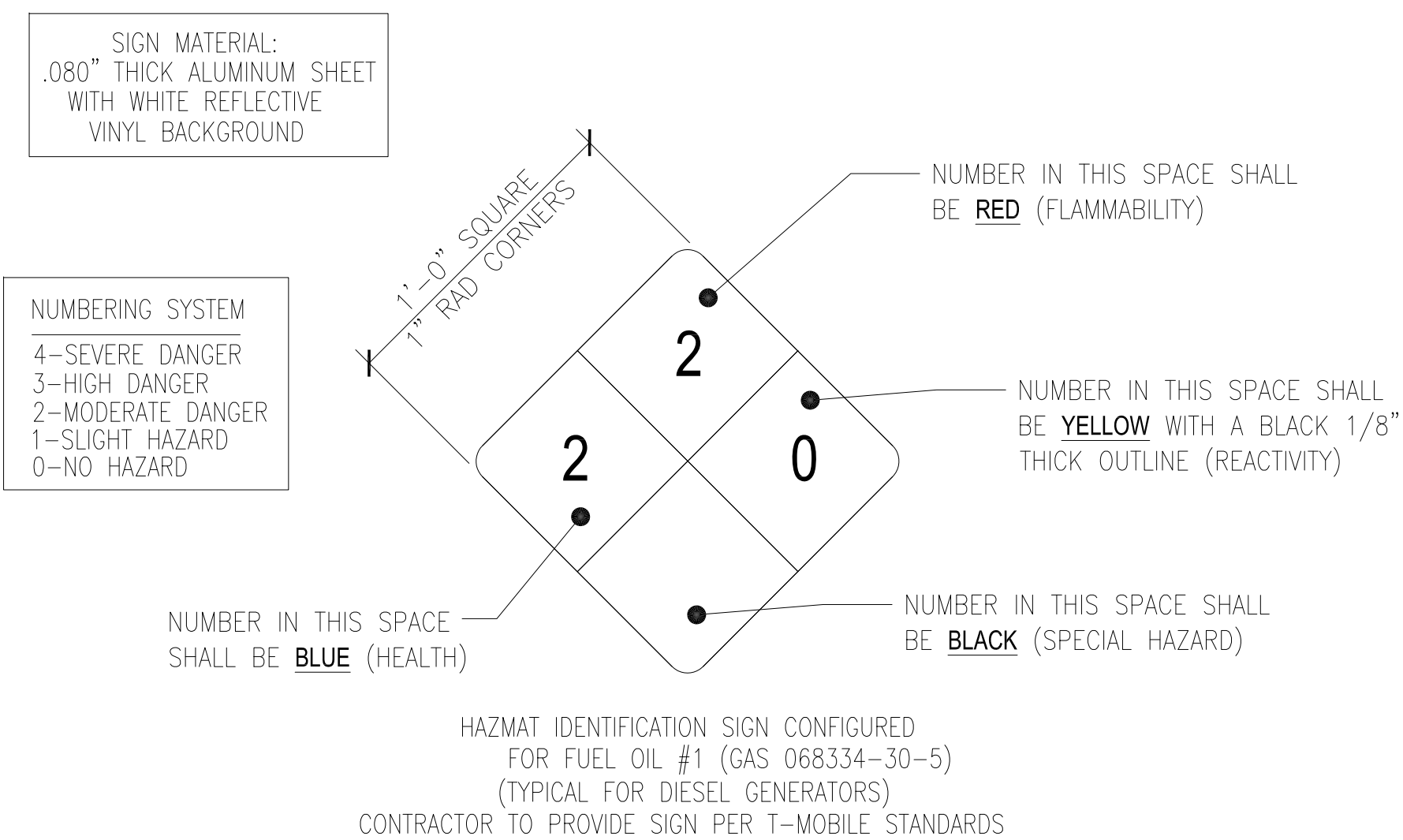
SIGN REQUIREMENTS:  
MATERIAL- 8 1/2"x11" 60MIL THICK WHITE PLASTIC.  
COLOR AND LETTERING- PER OSHA 1910.145:  
REGULATIONS OF ACCIDENT PREVENTION SIGNS AND TAGS.  
MOUNTING - VERIFY MOUNTING LOCATION WITH LOCAL FIRE INSPECTOR

DANGER SIGNAGE

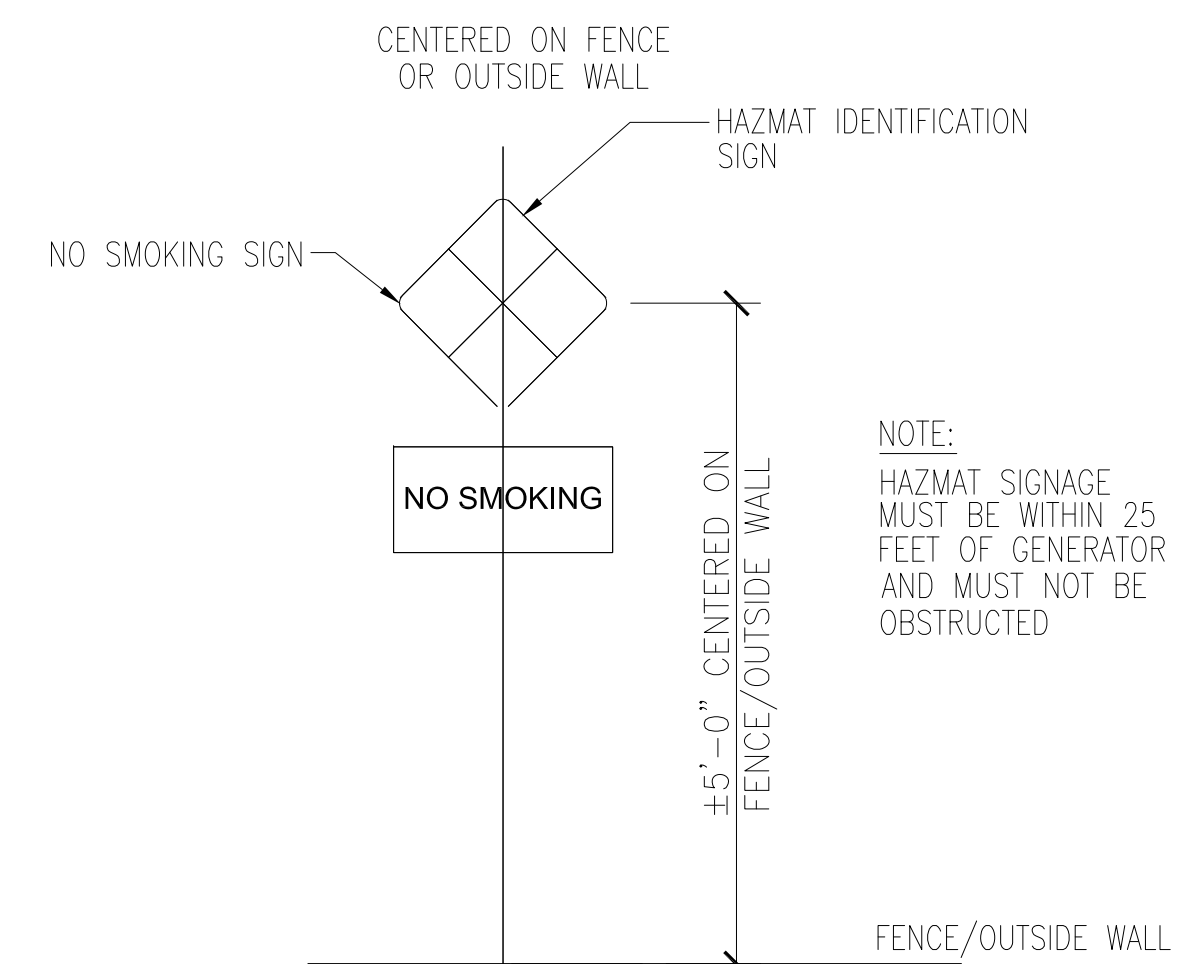
SPECIFICATIONS:

1. FONT STYLE USED:  
NUMBERS-HELVETICA BOLD EXTENDED  
LETTERS-HELVETICA BLACK BT
2. NUMBERS SHALL BE A MINIMUM OF 3-1/2" HIGH WITH 11/16" STROKE WIDTH
3. LETTERING FOR WHITE SPECIAL HAZARD BOX:  
ONE LINE: 1-3/4" HIGH WITH 9/16" STROKE WIDTH  
TWO LINES: 1-3/8" HIGH WITH 7/16" STROKE WIDTH  
THREE LINES: 1-1/4" HIGH WITH 3/8" STROKE WIDTH
4. NUMBERS AND LETTERS ARRANGED BY COLOR AS SHOWN ABOVE.
5. SIGN SHALL BE POSTED AT LOCATION APPROVED BY THE CITY'S FIRE DEPARTMENT

TANK SIGNAGE SPECIFICATIONS



TANK SIGNAGE



HAZMAT SIGNAGE

PREPARED FOR:

**T-Mobile**  
WEST LLC

1755 CREEKSIDE OAKS DRIVE  
SUITE 190  
SACRAMENTO, CA 95833

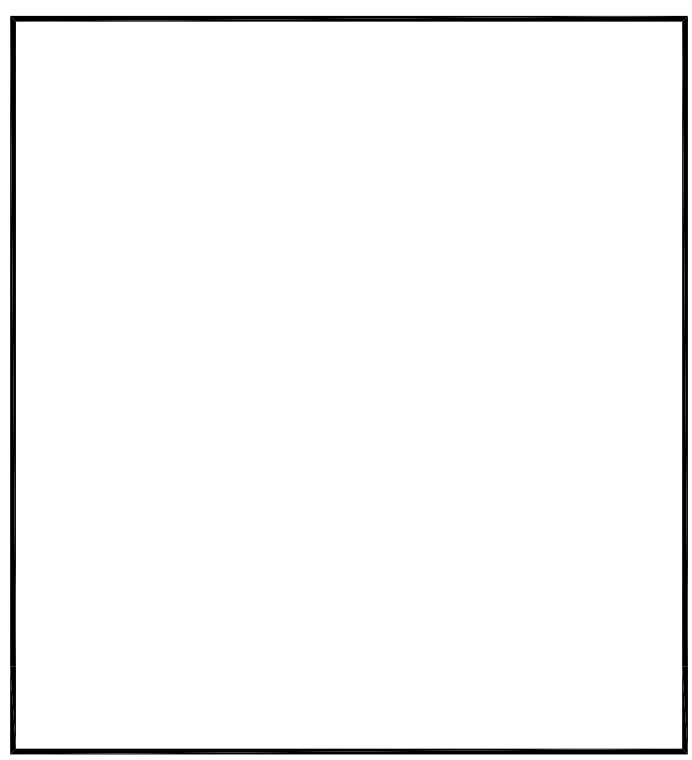
CONSULTING FIRM

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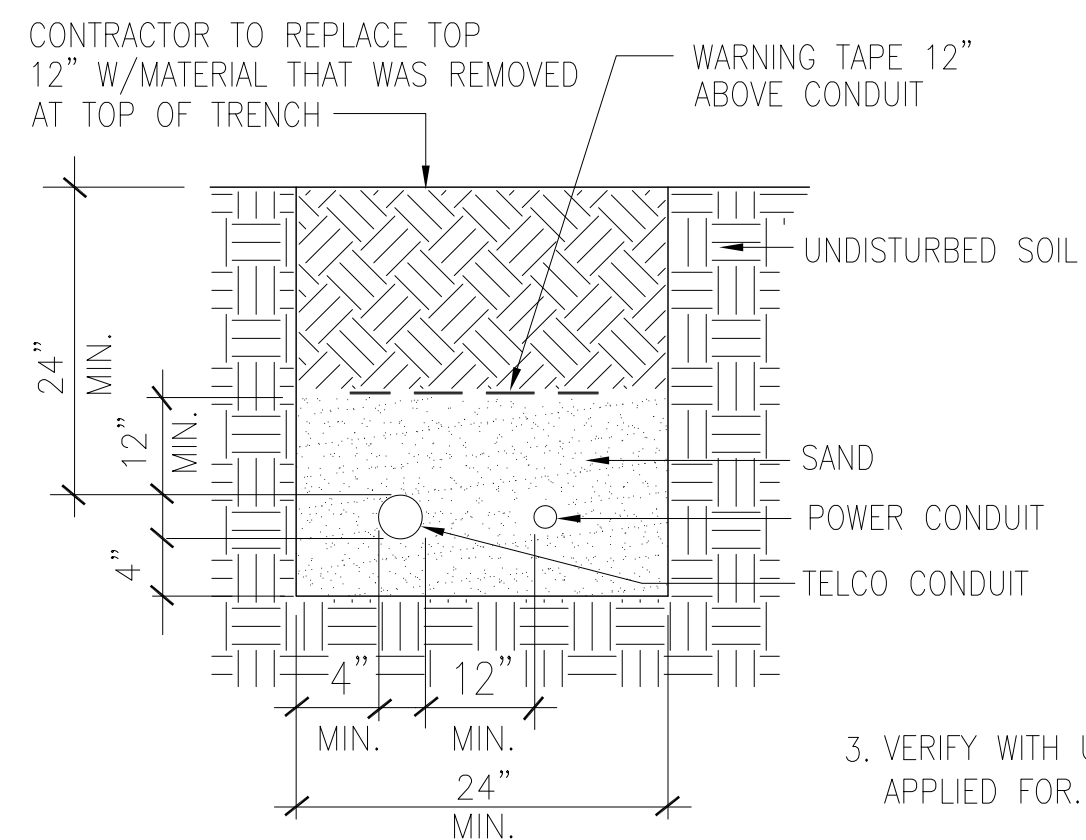
**GOSHEN/VISALIA**

**SC08651A**

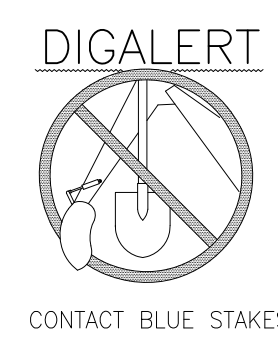
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SHEET TITLE  
**GENERATOR SIGNAGE**

SHEET NUMBER  
**A-6**

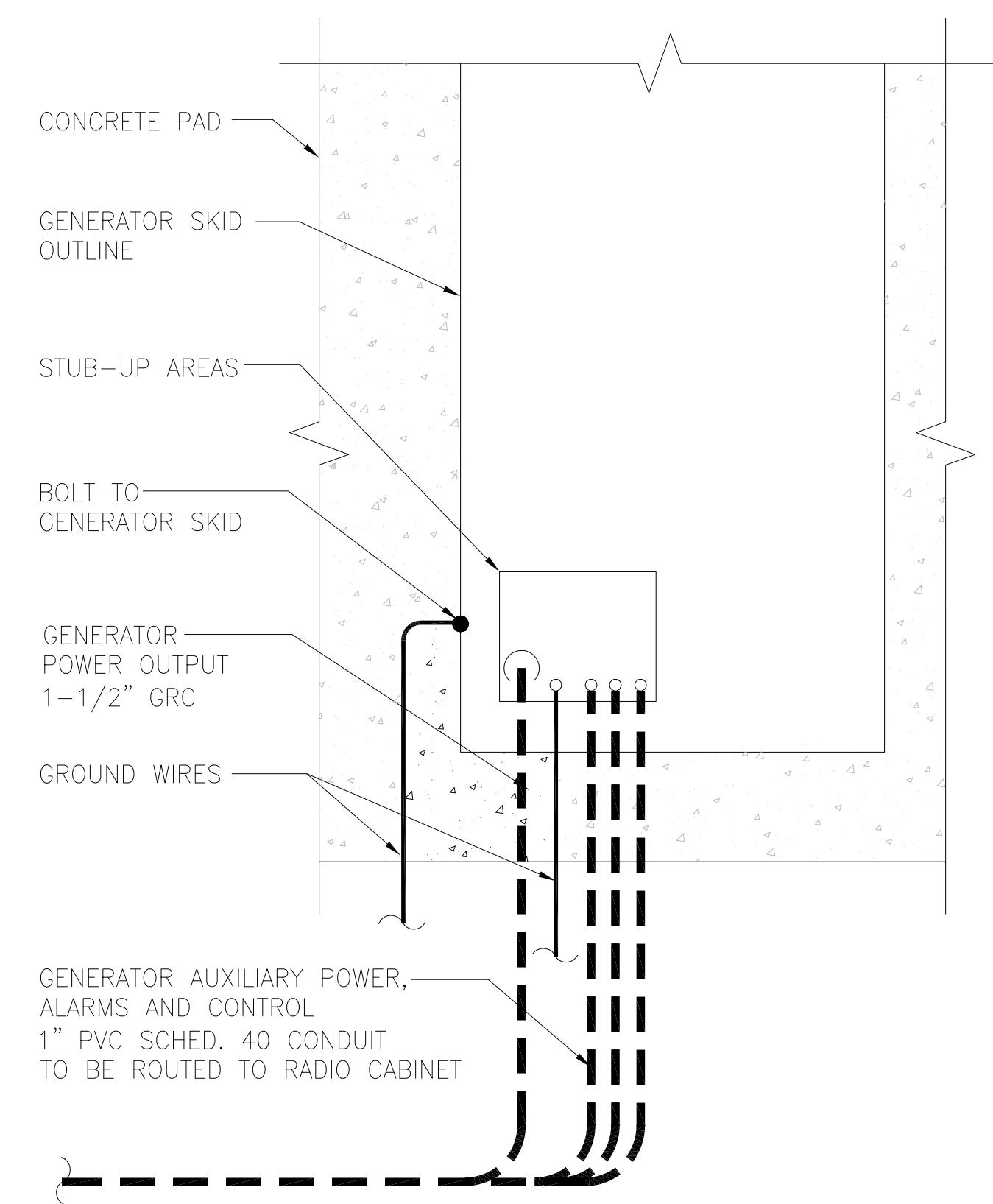


- CONTRACTOR NOTES:**
1. CONTRACTOR TO VERIFY AREAS CLEARED TO ENSURE THAT NO WATER, SEWER OR UTILITY LINES PRESENT.
  2. CONDUIT SIZE DETERMINED BY UTILITY.
  3. VERIFY WITH UTILITY THAT NEW SERVICE HAS BEEN APPLIED FOR.
  4. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
  5. EXCAVATE TO REQUIRED DEPTH.
  6. RESTORE GRADE TO ORIGINAL CONDITION COMPACT TO 95% OF MAX. DENSITY IN ACCORDANCE WITH ASTM D-1557.



- OHT/OHP — OVERHEAD TELEPHONE/OVERHEAD POWER  
 — UGT/UGP — UNDERGROUND TELEPHONE/UNDERGROUND POWER  
 — G — GROUNDING CONDUCTOR  
 — — CONDUIT UNDERGROUND
- AWG AMERICAN WIRE GAUGE  
 BCW BARE COPPER WIRE  
 DWG DRAWING  
 EMT ELECTRICAL METALLIC TUBING  
 GND GROUND  
 IMC INTERMEDIATE METALLIC CONDUIT  
 MGB MASTER GROUND BAR
- PVC RIGID (SCH. 40) POLYVINYL CHLORIDE CONDUIT  
 RGS RIGID GALVANIZED STEEL
- COMPRESSION TYPE CONNECTION  
 ● CADWELD TYPE CONNECTION
- FUSE  
 — CIRCUIT BREAKER  
 — GROUNDING WIRE  
 — TRANSFORMER  
 (M) METER  
 — DISCONNECT SWITCH  
 ⊗ CHEMICAL GROUND ROD  
 ⊙ GROUND ROD  
 ⊙ TEST WELL GROUND ROD

NOTE:  
 GC TO VERIFY STUB UP LOCATIONS WITH GENERATOR SPECS. IF USING EXISTING SLAB GC TO LB INTO GENERATOR FOR ALL WIRING CONNECTIONS.



TRENCH DETAIL

SCALE:  
 NONE 4

ABBREVIATIONS & LEGEND

2

1. RUN ELECTRICAL CONDUIT BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND T-MOBILE CELL SITE ELECTRICAL PANEL/PEDESTAL AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPES. COORDINATE INSTALLATION WITH UTILITY COMPANY.
2. RUN TELCO CONDUITS BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND T-MOBILE CELL SITE TELCO SERVICE CABINET AND EQUIPMENT CABINETS AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPES AND TRUE TAPE IN INSTALLED CONDUITS.
3. WHERE CONDUIT BETWEEN MOD-CELL AND T-MOBILE CELL SITE ELECTRICAL PEDESTAL AND BETWEEN MOD-CELL AND T-MOBILE CELL SITE TELCO SERVICE CABINET ARE UNDERGROUND, USE PVC SCHEDULE 40 CONDUIT. ABOVE THE GROUND PORTION OF THESE CONDUITS SHALL BE FLEXIBLE CONDUIT.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIRED AND CONSTRUCT TO UTILITY COMPANY PLAN AND SPECIFICATIONS ONLY.
5. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES CABLE PULLBOXES, CONC. ENCASEMENT OF CONDUITS (IF REQUIRED), TRANSFORMER PAD (IF REQUIRED), BARRIERS, POLE RISERS, TRENCHING, BACKFILL, AND INCLUDE ANY UTILITY COMPANY REQUIREMENTS IN SCOPE OF WORK.
6. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NATIONAL ELECTRIC CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
7. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
8. ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPEC'S. INCLUDING INCIDENTAL WORK, TO PROVIDE COMPLETE, OPERATING AND APPROVED ELECTRICAL SYSTEM.
9. CONTRACTOR SHALL PAY ALL FEES FOR PERMITTING, AND BE RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
10. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED. ALL CONDUITS SHALL BE RATED 75° C.
11. SERVICE TO EQUIPMENT CABINETS SHALL BE 120/240 VAC, 200 AMP, 1 PHASE, UNLESS NOTED OTHERWISE.
12. CONNECTIONS TO GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF GROUND BUS ARE PERMITTED.
13. PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS. PULL STRINGS ARE TO BE 200 LB. TEST POLYETHYLENE CORD. PROVIDE A CAP ON THE END OF EACH CONDUIT AND MARK AS SHOWN ON THE ENLARGED SITE PLAN.
14. THE TOP OF THE UTILITY METER GROUND ROD SHALL BE 6" ABOVE THE SUB-GRADE OR PER LOCAL JURISDICTION REQUIREMENTS.
15. ALL CONDUCTORS SHALL BE COPPER TYPE THWN OR THHN INSULATION UNLESS OTHERWISE NOTED.

ELECTRICAL GENERAL NOTES

3

CONDUIT ENTRY FOR GENERATOR INSTALLATIONS

1

PREPARED FOR:

**T-Mobile**  
 WEST LLC

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 SUITE 190  
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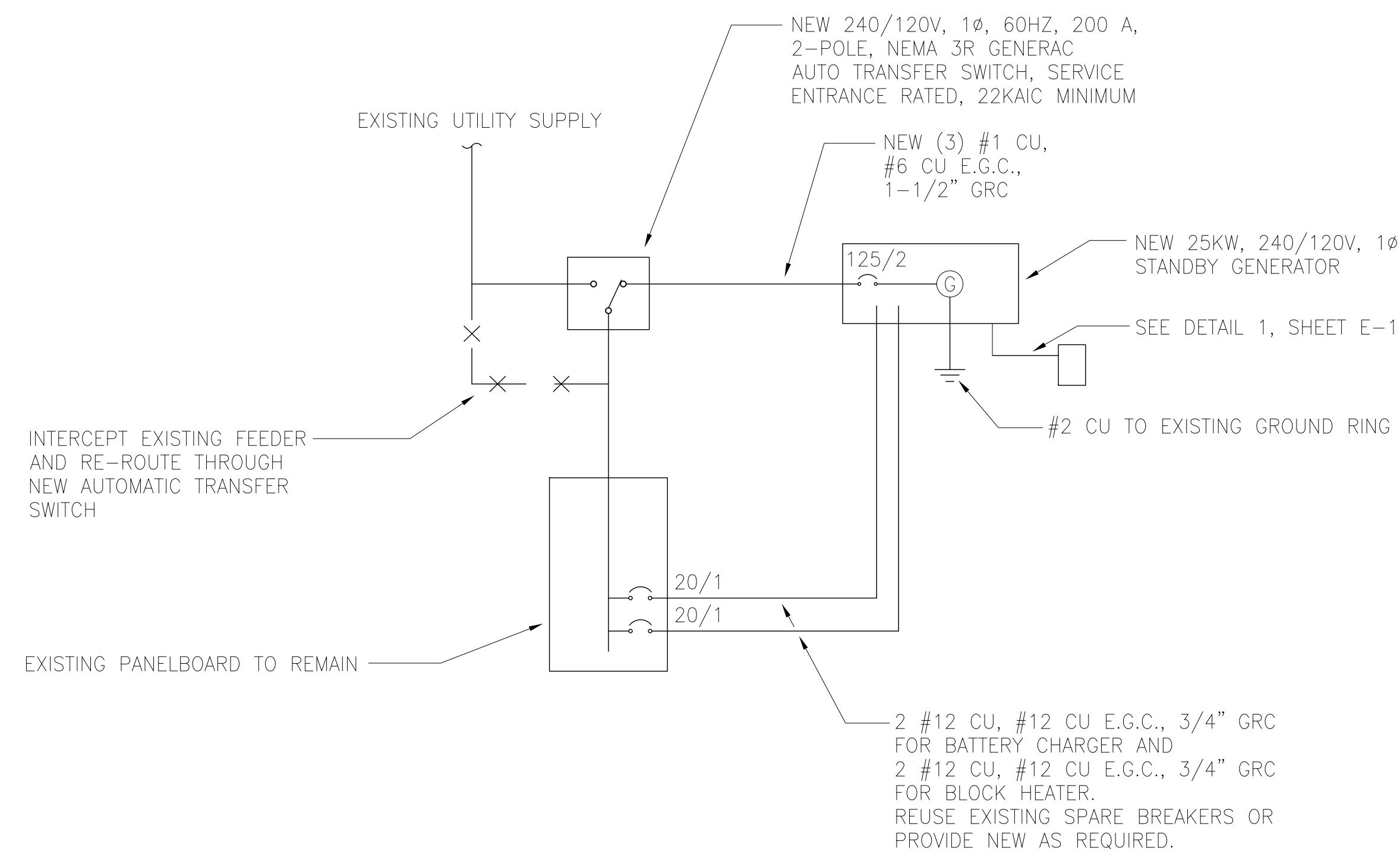

**GOSHEN/VISALIA**  
**SC08651A**  
 4211 W. GOSHEN AVE  
 VISALIA, CA 93291

SHEET TITLE  
 ELECTRICAL  
 DETAILS

SHEET NUMBER  
 E-1

NOTES:

1. SUBCONTRACTOR SHALL FIELD VERIFY, WITHIN THE SCOPE OF WORK, THAT ALL EXISTING CONDUITS, CONDUCTORS, CONDUIT STUB-UPS, AND ELECTRICAL EQUIPMENT/RATINGS ARE INSTALLED PER NEC AND LOCAL AUTHORITIES HAVING JURISDICTION.
2. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY EQUIPMENT MANUFACTURERS.
3. PROVIDE SIGNS AT SERVICE ENTRANCE EQUIPMENT AS REQUIRED BY NEC ARTICLE 702.8 INDICATING SITE HAS ON-SITE AUTOMATIC START STANDBY GENERATOR.
4. THIS SITE IS NOT REQUIRED BY A DETERMINING AGENCY TO BE A LEGALLY REQUIRED SYSTEM.
5. THE PROPOSED STANDBY GENERATOR IS NOT A SEPARATELY-DERIVED POWER SYSTEM.
6. THE GENERATOR SIZE HAS BEEN SPECIFIED BY THE CLIENT. THE CLIENT SHALL BE SOLELY RESPONSIBLE FOR ASSURING THAT THE LOAD APPLIED TO THE GENERATOR IS WITHIN THE GENERATOR'S RATING.
7. THE CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE SERVING UTILITY AND SHALL USE THAT DATA TO CALCULATE THE AVAILABLE FAULT CURRENT AT THE AUTOMATIC TRANSFER SWITCH. THE AUTOMATIC TRANSFER SWITCH SHALL BE SUITABLE FOR USE AT THE CALCULATED FAULT CURRENT.

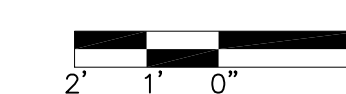
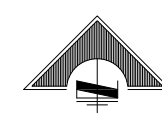
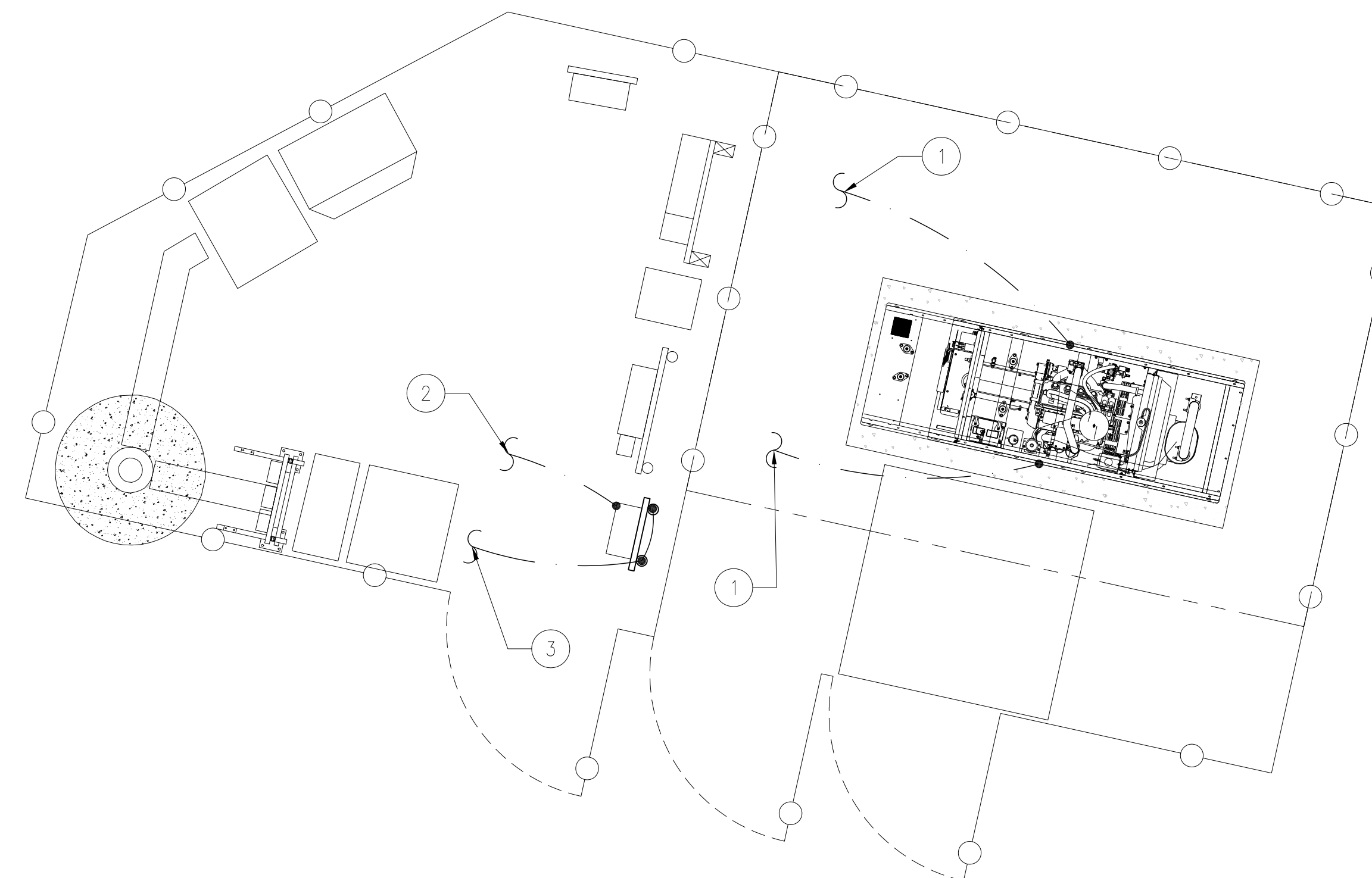


STANDBY GENERATOR SINGLE-LINE DIAGRAM

SITE PLAN KEY NOTES:

1. (N) GENERAC 25KW DIESEL GENERATOR GROUND TO GROUND RING (FIELD VERIFY LOCATION)
2. (N) GENERAC 200 AMP AUTOMATIC TRANSFER SWITCH GROUND TO GROUND RING (FIELD VERIFY LOCATION)
3. (N) H-FRAME GROUND TO GROUND RING (FIELD VERIFY LOCATION)

NOTE:  
CONTRACTOR TO FIELD VERIFY LOCATION OF (E) EQUIPMENT GROUND RING



PREPARED FOR:



1755 CREEKSIDE OAKS DRIVE  
SUITE 190  
SACRAMENTO, CA 95833

CONSULTING FIRM



4340 E. INDIAN SCHOOL RD  
STE 21, #464  
PHOENIX, AZ 85018  
PHONE: 602-910-6030 FAX: 480-279-1271

PROJECT NO: 0000

DRAWN BY: CH

CHECKED BY: GH

REV	DATE	DESCRIPTION
A	10/19/22	ISSUE FOR REVIEW

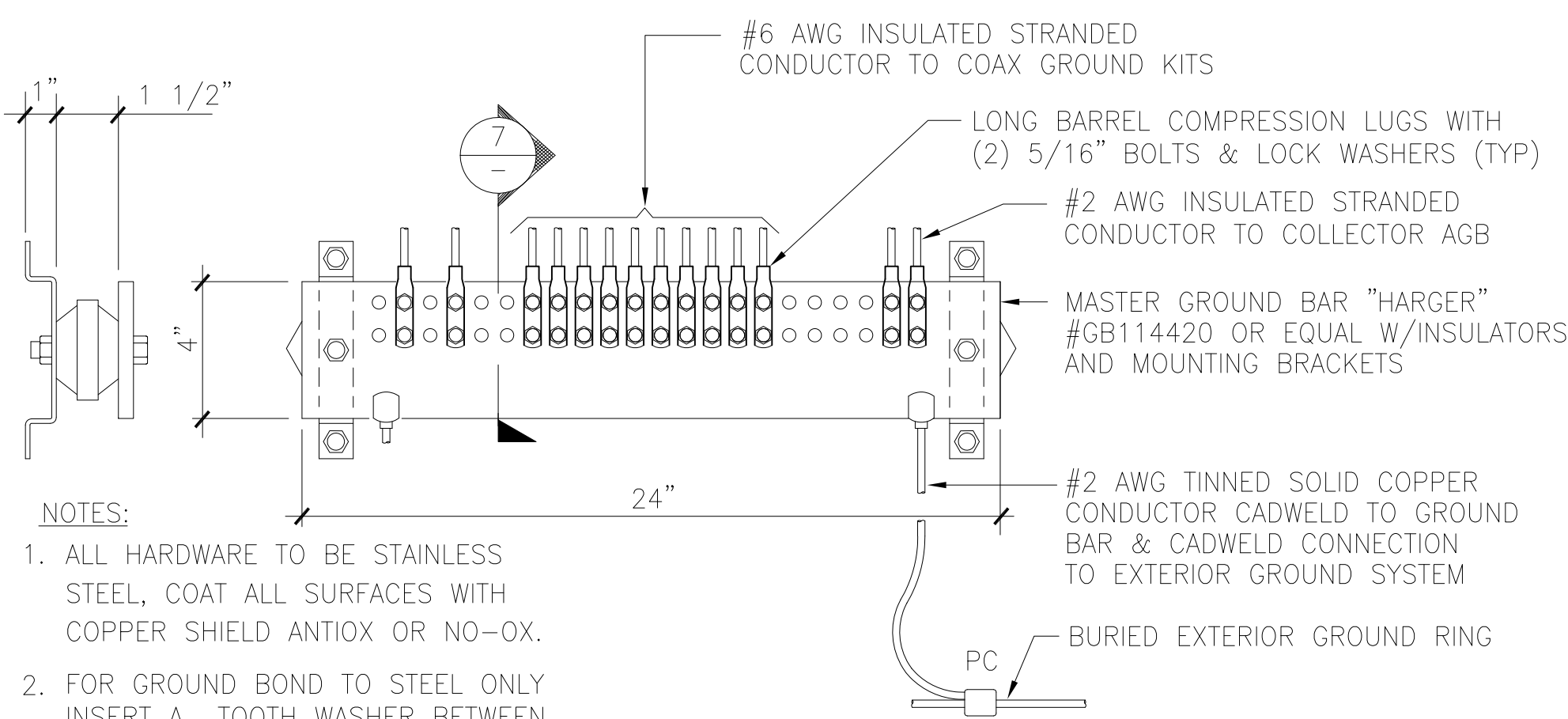
GOSHEN/VISALIA

SC08651A

4211 W. GOSHEN AVE  
VISALIA, CA 93291

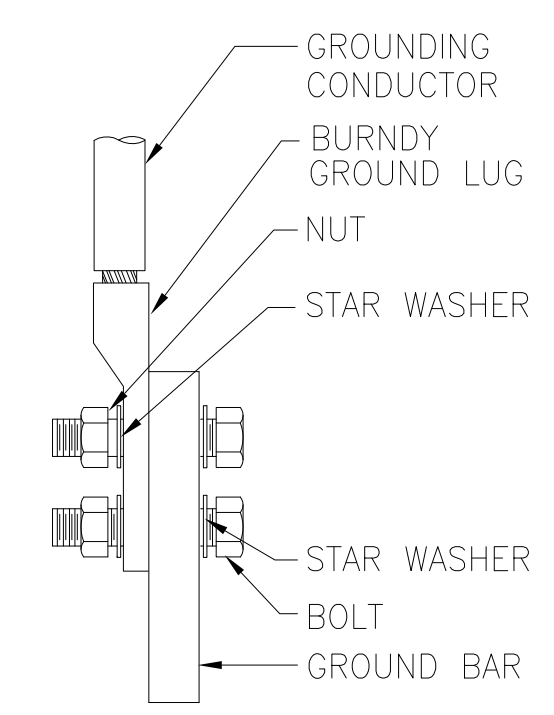
SHEET TITLE  
GROUNDING  
DETAILS

SHEET NUMBER  
E-2



- NOTES:
1. ALL HARDWARE TO BE STAINLESS STEEL, COAT ALL SURFACES WITH COPPER SHIELD ANTIOX OR NO-OX.
  2. FOR GROUND BOND TO STEEL ONLY INSERT A TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES W/COPPER SHIELD ANTIOX OR NO-OX.
  3. ALL HOLES ARE COUNTERSUNK 1/16".
  4. QUANTITY OF CONNECTIONS SHOWN IS FOR REFERENCE ONLY. CONTRACTOR TO DETERMINE QUANTITY AS REQUIRED.

- NOTES:
1. ALL HARDWARE, BOLTS, NUTS, & LOCK WASHERS SHALL BE STAINLESS STEEL.
  2. CONNECTIONS TO STEEL SHALL HAVE A "THOMAS BETTS" IDTW DRAGON TOOTH TRANSITION WASHER BETWEEN THE LUG AND THE STEEL. ASSEMBLE AS FOLLOWS: BOLT, LOCK WASHER, STEEL, DRAGON TOOTH WASHER, GROUND LUG, LOCK WASHER AND NUT.
  3. COPPER SHIELD ANTIOX OR NO-OX OR EQUIVALENT SHALL BE PLACED BETWEEN ALL DISSIMILAR METALS.
  4. ALL LUGS ARE TO BE INSTALLED PER PER MANUFACTURER'S RECOMMENDATIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR BOLT SIZE AND CONDUCTOR/LUG SIZE.

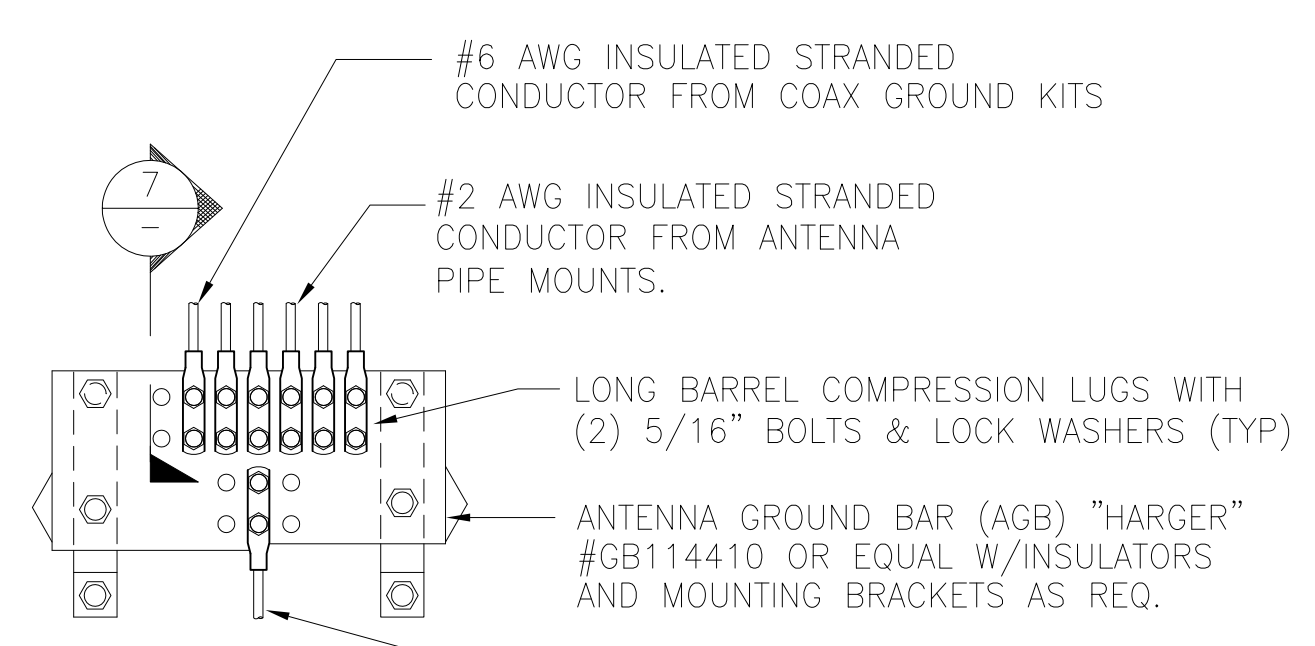


MASTER GROUND BUS (MGB)

SCALE: NONE 5

LUG BAR BOLTING DETAIL

SCALE: NONE 2



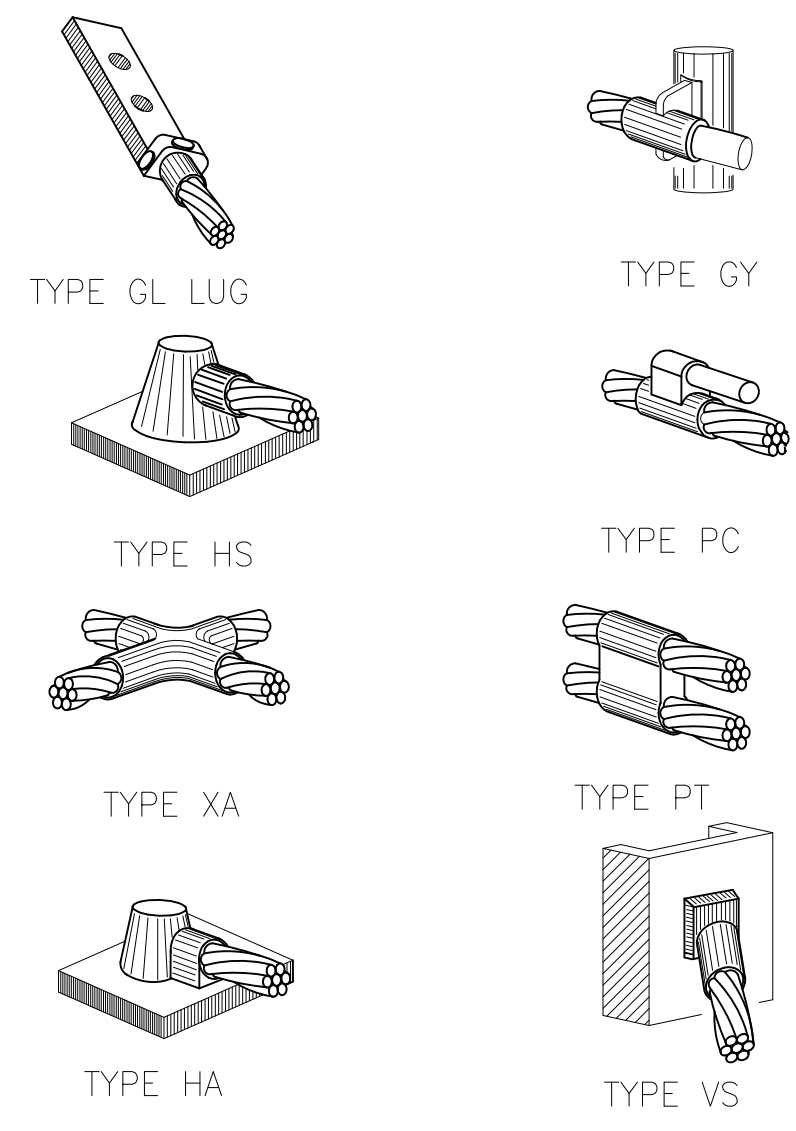
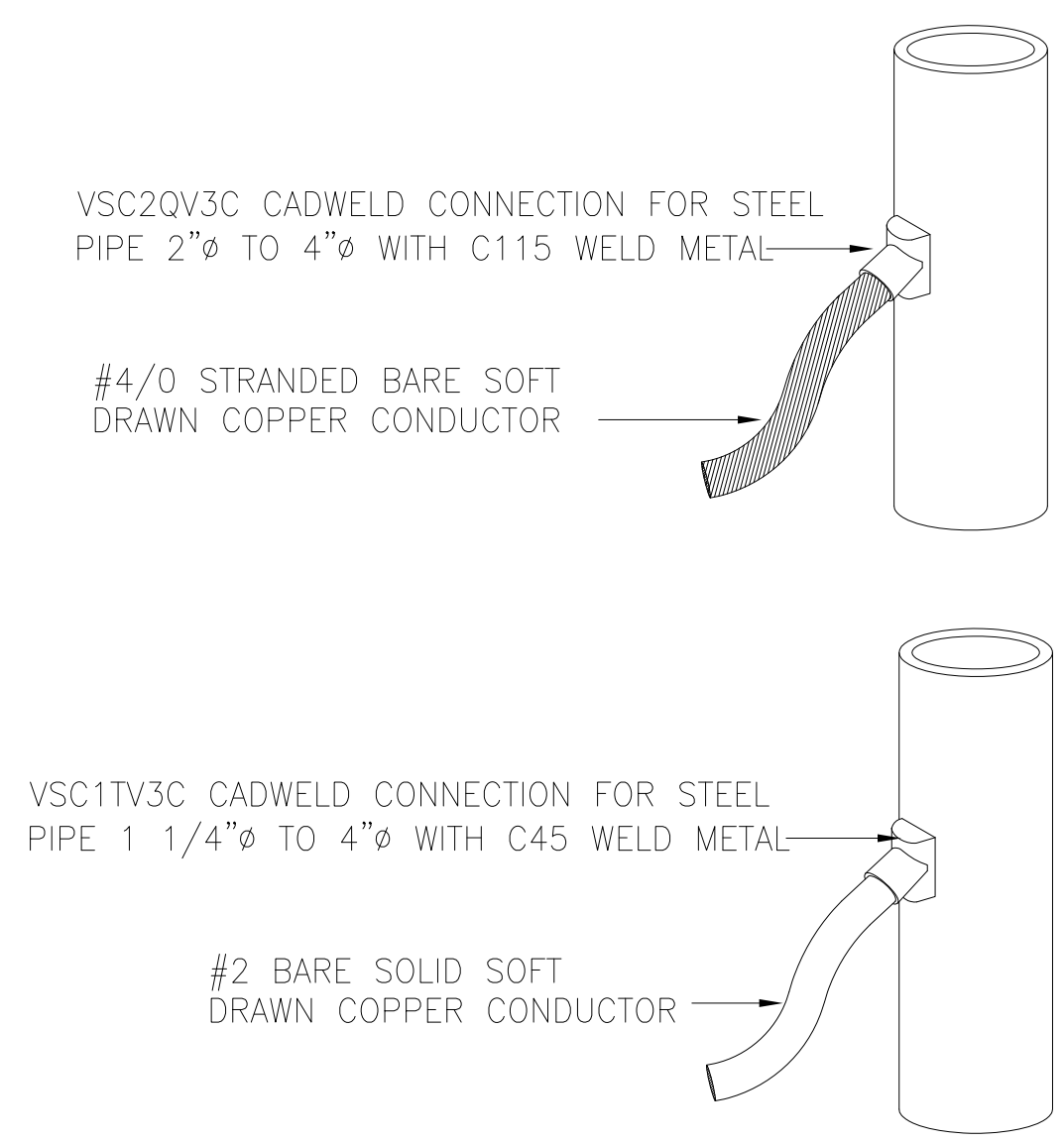
- NOTES:
1. ALL HARDWARE TO BE STAINLESS STEEL, COAT ALL SURFACES WITH COPPER SHIELD ANTIOX OR NO-OX.
  2. FOR GROUND BOND TO STEEL ONLY: INSERT A TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES W/COPPER SHIELD ANTIOX OR NO-OX.
  3. ALL HOLES ARE COUNTERSUNK 1/16".
  4. QUANTITY OF CONNECTIONS SHOWN IS FOR REFERENCE ONLY. CONTRACTOR TO DETERMINE QUANTITY AS REQUIRED.

ANTENNA GROUND BUS (AGB)

SCALE: NONE 6

NOT USED

3



NOTE: CADWELD "TYPES" SHOWN HERE ARE EXAMPLES CONSULT WITH PROJECT MANAGER FOR SPECIFIC TYPES OF CADWELDS TO BE USED FOR THIS PROJECT.

NOT USED

SCALE: NONE 7

CADWELD DETAIL

SCALE: NONE 4

GROUNDING NOTES

1

1. GROUNDING SHALL COMPLY WITH NEC 250.58 (COMMON GROUND)
2. CONTRACTOR TO GROUND COAX CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURER'S GROUNDING KITS SUPPLIED BY T-MOBILE.
3. CONTRACTOR SHALL USE #2 STRANDED COPPER CONDUCTOR WITH GREEN INSULATION FOR ALL ABOVE GROUND GROUNDING (UNLESS NOTED OTHERWISE) AND #2 SOLID TINNED BARE COPPER CONDUCTOR FOR ALL BELOW-GROUND GROUNDING AS INDICATED ON THE GROUNDING DESIGN DRAWINGS.
4. ALL GROUND CONNECTIONS TO BE BURNDY LONG BARREL COMPRESSION TYPE CONNECTORS OR APPROVED EQUAL. CADWELD EXOTHERMIC WELD CONNECTIONS SHALL BE USED WHEN MAIN CONDUCTOR ADJOINS TWO BUSS BARS, UNLESS NOTED OTHERWISE ON DRAWINGS. DO NOT ALLOW BARE COPPER CONDUCTORS TO BE IN CONTACT WITH GALV. STEEL
5. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS NOTED OTHERWISE. GROUND CONDUCTORS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS ALLOW A MINIMUM OF 12" RADIUS BENDS FOR #2 CONDUCTOR AND A MINIMUM OF 6" RADIUS BENDS FOR #6 CONDUCTOR.
6. BOND ANY METAL OBJECTS WITHIN 7 FEET OF NEW METALLIC EQUIPMENT CABINETS. FOR GREATER THAN 7 FEET, GROUND METAL OBJECTS WITH DEDICATED DOWN CONDUCTOR ROUTED DIRECTLY TO GROUND RING. (DAISY CHAIN "SERIES" GROUNDING IS NOT PERMITTED).
7. SYSTEM GROUND RESISTANCE MUST BE 5 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING OPTIONS:
  - A) CONNECT TO AN EXISTING GROUND SYSTEM.
  - B) CONNECT TO AN EXISTING STEEL BUILDING COLUMNS.
  - C) INSTALL A NEW GROUND SYSTEM OR
  - D) INSTALL NEW XIT GROUND ROD (S).
 UPON COMPLETION OF GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED THIRD PARTY (PAID BY OWNER) TO PREPARE A "FALL OF POTENTIAL" TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL BY OWNER.
8. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LONG BARREL COMPRESSION TYPE COPPER LUGS AND KOPR-SHIELD PLACED BETWEEN LUGS AND GROUND BAR.
9. GROUNDING RODS SHALL BE 5/8" X 10' LONG COPPER CLAD STEEL SPACED AT 10' O.C. APART MAX. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED BCW BURIED A MIN. OF 30" BELOW GRADE. AN ONSITE INSPECTION BY OWNER IS REQUIRED PRIOR TO BACKFILL.
10. ALL UNDERGROUND ELECTRODES SHALL BE BONDED TO EMBEDDED STEEL REINFORCING IN CONCRETE SLAB AND IN NEW MONOPINE FOUNDATION (IF APPLICABLE).
11. CONTRACTOR SHALL SEAL ALL LOCATIONS WITH ELECTRICAL TAPE AND BUTYL SEALANT, TO WEATHER-PROOF GROUND KITS. MORE SEALANT MAY BE REQUIRED THAN WHAT IS FURNISHED WITH MANUFACTURER'S KITS. CONTRACTOR TO FURNISH AS REQUIRED.
12. CONTRACTOR COVER EXPOSED BCW CONDUCTOR WITH FLEX TUBING, SEAL OPEN END WITH SILICONE SEALANT AND FASTEN TUBING TO PIPE SUPPORTS OR COLUMNS W/STAND-OFFS AND TY WRAPS AS REQUIRED.

PREPARED FOR:

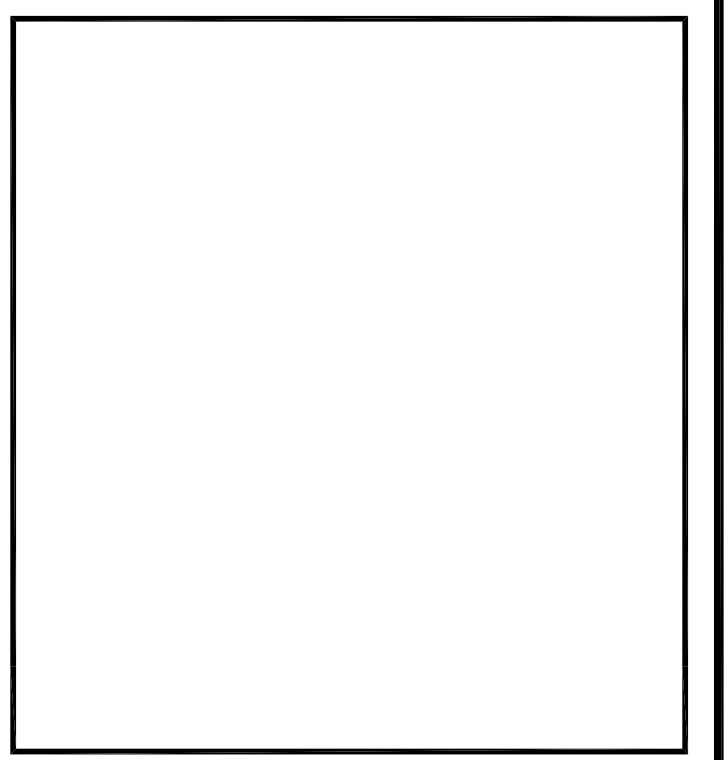
1755 CREEKSIDE OAKS DRIVE  
SUITE 190  
SACRAMENTO, CA 95833

CONSULTING FIRM

4340 E. INDIAN SCHOOL RD  
STE 21, #464  
PHOENIX, AZ 85018  
PHONE: 602-910-6030 FAX: 480-279-1271

PROJECT NO:	0000
DRAWN BY:	CH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
A	10/19/22	ISSUE FOR REVIEW



**GOSHEN/VISALIA**

**SC08651A**

4211 W. GOSHEN AVE  
VISALIA, CA 93291

SHEET TITLE  
ELECTRICAL  
DETAILS

SHEET NUMBER  
E-3

# 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 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.

GENERAL PROJECT INFORMATION

Project/Business Name: 609 S. Jacob / 1005 W. Kaweah Ave Date: 1-4-2022

Project Description: Lot split - property formerly had two APN's & was two separate ~~properties~~ properties - I'd like to return property back to how it was originally

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: N/A

Property Owner: The Adamson Family Rev. Trust / Bobby & Joie Adamson

Applicant(s) Name: Bobby Adamson

Project Address/Location: 609 S. Jacob St. / 1005 W. Kaweah Ave

Assessor Parcel Number: 096-113-011

Parcel Size (Acreage or Square Feet): 12,450 ish Building or Suite Square Footage: 2700 SF / 1,800 & 900

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: 1/5/2023

SPR Agenda: 1/11/23 Item No. \_\_\_\_\_

Zone: R-1-5 SPR No. 23-002

Historic District: Yes  No

Flood Zone:  X AE  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Preschool/Daycare & Residential housing on 1005 W Kaweah

Proposed Building Use: same

Proposed Hours of Operation: I believe it's 8-5

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

Number of Employees Per Day: Existing 0 Proposed \_\_\_\_\_

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

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

Describe Any Truck Delivery Schedule & Operations: None

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

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

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - 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: Bobby Adamson Signature of Owner or Authorized Agent\*  
 Address: 1501 W. College Ave  
 City, State, Zip: Visalia CA 93277 Owner Bobby Adamson Date 1-4-2023  
 Phone: 832-628-7111 Authorized Agent\* \_\_\_\_\_ Date \_\_\_\_\_  
 Email: bobbyadamson123@gmail

\* 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, Bobby Adamson, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
096-113-011-000

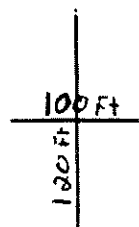
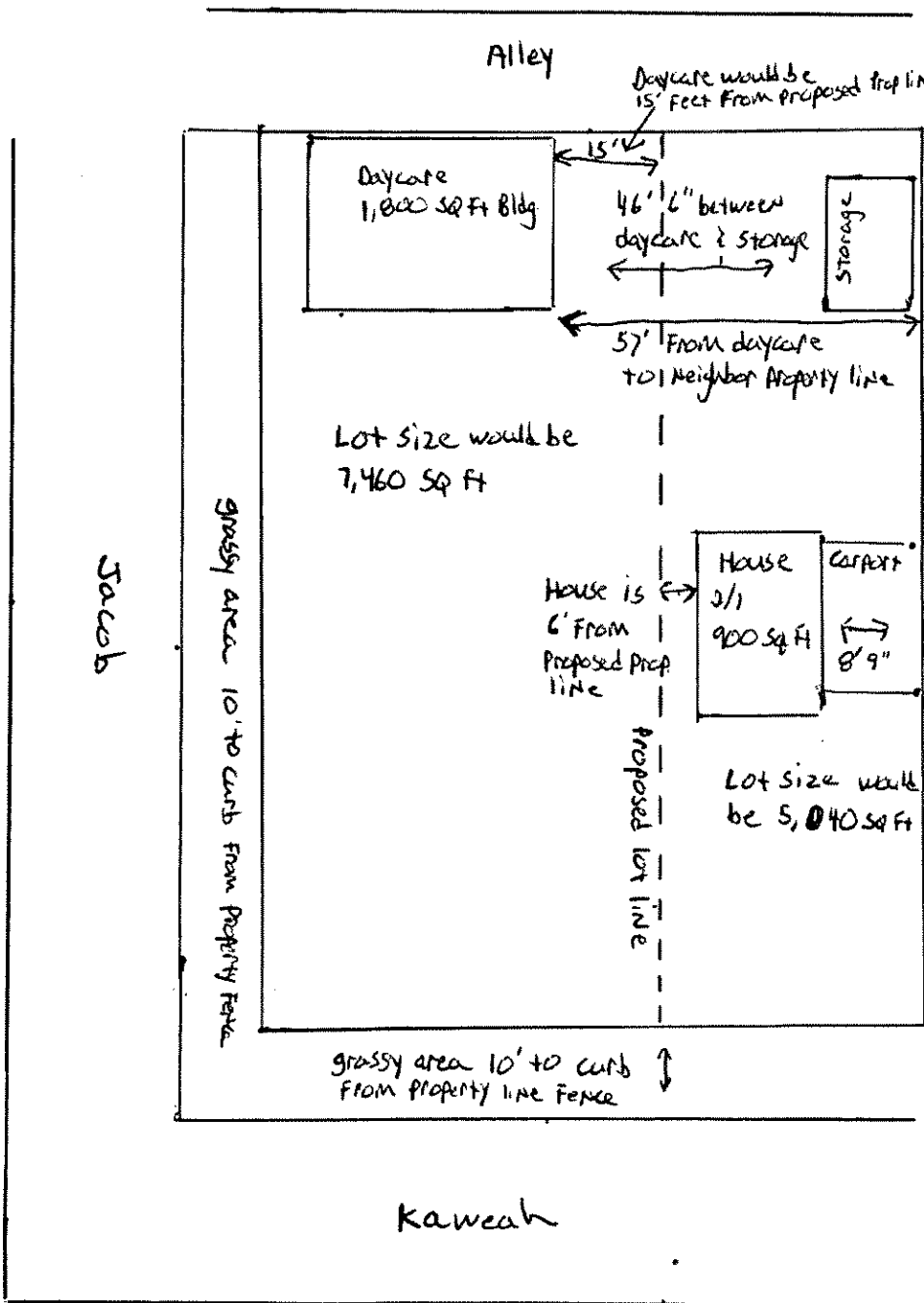
AGENT:

I designate N/A, 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.

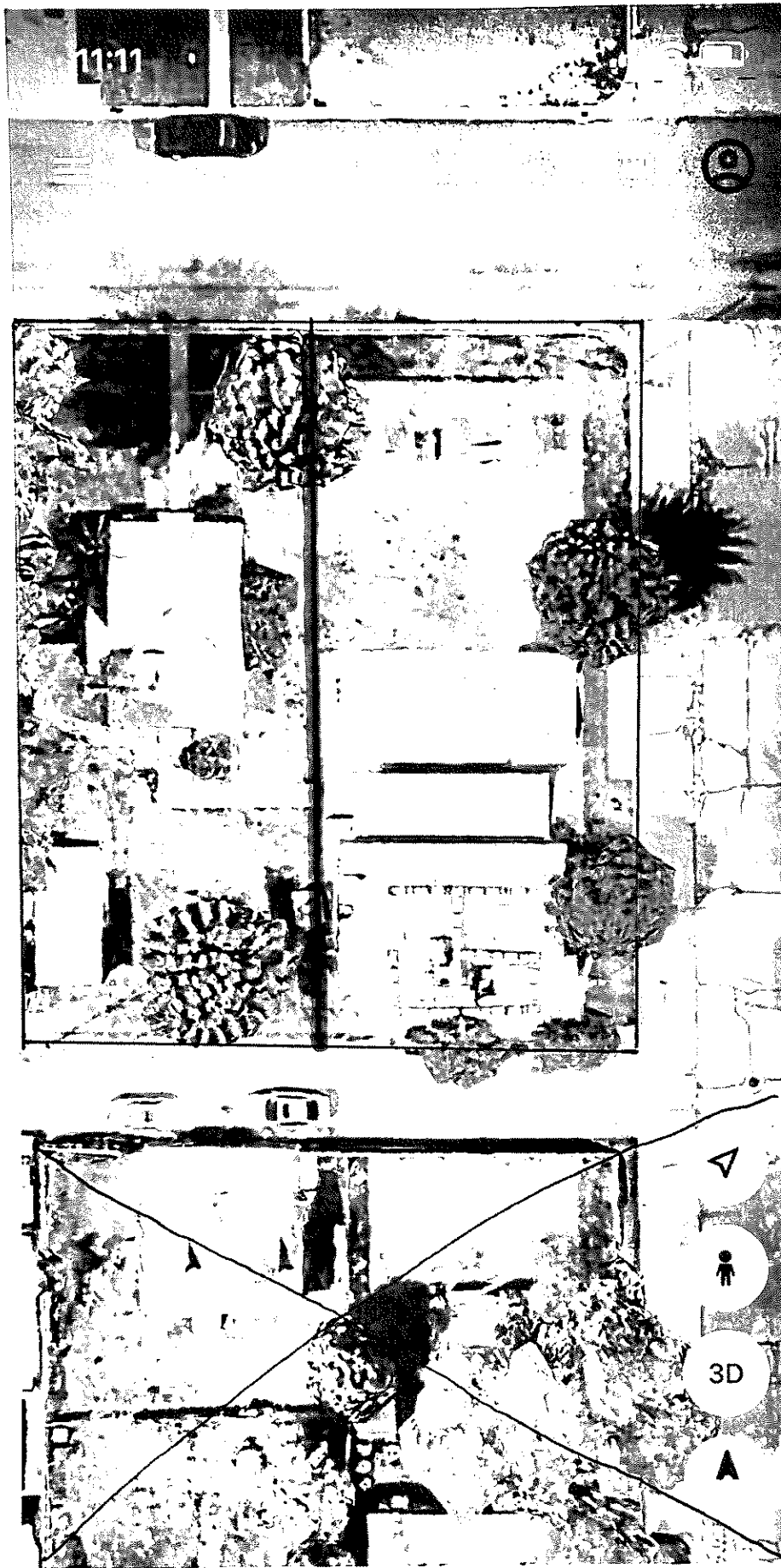
Executed this 4th day of January, 2023.

OWNER	AGENT
Signatures	
<u>Bobby Adamson</u>	
Signature of Owner	Signature of Agent
<u>1501 W. College Ave Visalia 93277</u>	Agent Mailing Address
Owner Mailing Address	
<u>832-628-7111</u>	Agent Phone Number
Owner Phone Number	



Property 12,500 sq ft total

APN # 096-113-011-000



Google ...°19'30"N 119°18'08"W) 809 ft





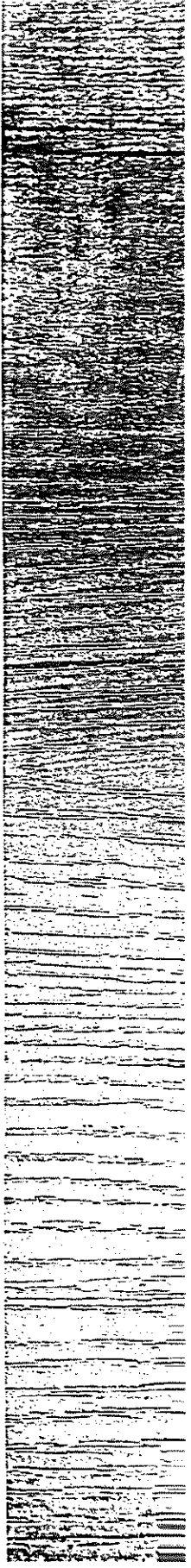
Name: Bobby Adamson  
Project: Lot split or lot adjustment  
Address: 609 S. Jacob st. Visalia / 1005 Kaweah ave Visalia  
APN: 096-113-011-000

Hello everyone,

I spoke with Josh about the above stated property on 1-3-2023. This property was originally two APN's and the former owner converted it to one. I'm wanting to convert the property back to it's original two APNs. Josh suggested that I submit my basic idea to site plan review before hiring a surveyor to do the work. My understanding is there are two different ways that submission could be done for the split and that both would require a minimum lot size of 5,000 sq ft. In the drawing I have submitted I have drawn the Kaweah property with a lot dimension of 5040 sq ft, and the Jacob property at 7,460. Any information that you deem necessary would be helpful and much appreciated. Our plan is for continued use of the 609 S. Jacob St. property as a Daycare/Preschool, and the house (my daughter currently lives in) at the 1005 W. Kaweah Ave. address as a residence. I plan to sell the daycare and keep the residential home.

Cordially,

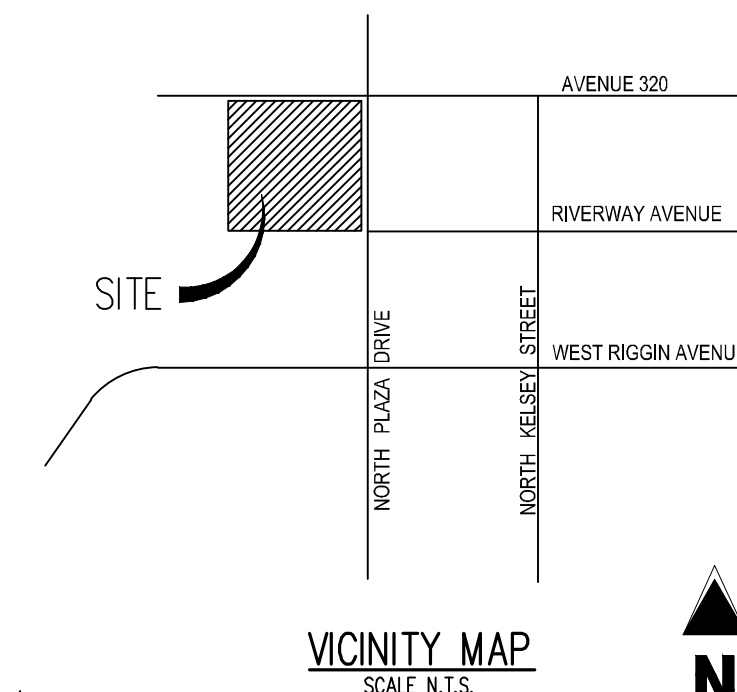
Bobby Adamson  
832-628-7111



# TENTATIVE PARCEL MAP 23-XX

## FOR CENTRAL POINT III

PREPARED JANUARY 2023 BY GALLOWAY & COMPANY, INC.



VICINITY MAP  
SCALE N.T.S.



### PREPARED BY

GALLOWAY AND COMPANY, INC.  
9477 N. FORT WASHINGTON, STE. 105  
FRESNO, CA 93730  
TEL: (559) 721-5030

### OWNER

CRP LDF CENTRAL POINT III, CA, LLC  
1300 DOVE STREET, STE 200  
NEWPORT BEACH, CA 92660  
TEL: (949) 342-8000

### SUBDIVIDER

CAPROCK ACQUISITIONS, LLC  
1300 DOVE STREET, STE 200  
NEWPORT BEACH, CA 92660  
TEL: (949) 342-8000

### PARCEL INFORMATION

#### LEGAL DESCRIPTION

APN: 077-120-017-000

THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE EAST 40 FEET THEREOF, AS CONVEYED TO THE COUNTY OF TULARE BY DEED RECORDED DECEMBER 30, 1935 IN BOOK 652, PAGE 204 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM PORTION OF LAND AS CONVEYED TO THE COUNTY OF TULARE FOR RIGHT OF WAY ACQUISITION BY GRANT DEED RECORDED AUGUST 25, 2008, INSTRUMENT NO. 2008-058235 OF OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 50% INTEREST IN AND TO SAID OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN SAID LAND WITHOUT RIGHT OF ENTRY.

#### EXISTING STRUCTURES

THERE ARE NO EXISTING STRUCTURES ON SITE

### ZONING INFORMATION

#### ZONING

CURRENT ZONING: INDUSTRIAL  
REQUIRED ZONING: INDUSTRIAL

#### LAND USE

EXISTING LAND USE: VACANT  
PROPOSED LAND USE: INDUSTRIAL

#### SETBACKS

FRONT: 25 FT  
INTERIOR ROADS: 10 FT  
SIDE: 0 FT (INCLUDING 5 FT LANDSCAPE SETBACK)  
REAR: 0 FT (INCLUDING 5 FT LANDSCAPE SETBACK)

MAXIMUM BUILDING HEIGHT: 75 FT

### UTILITY PROVIDERS

SANITARY SEWER: CITY OF VISALIA  
WATER: CALWATER  
SOLID WASTE: CITY OF VISALIA  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
GAS: SOUTHERN CALIFORNIA GAS  
TELECOM: AT&T / COMCAST  
STORM SEWER: CITY OF VISALIA

### FEMA FLOOD ZONE

PER FIRMETTE 06107C0910E, EFFECTIVE 06/16/2009;

THIS PROPERTY RESIDES IN FEMA FLOOD ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD AND 0.2% CHANCE ANNUAL CHANCE FLOOD HAZARD)

(NOT A PART)

(NOT A PART)

(NOT A PART)

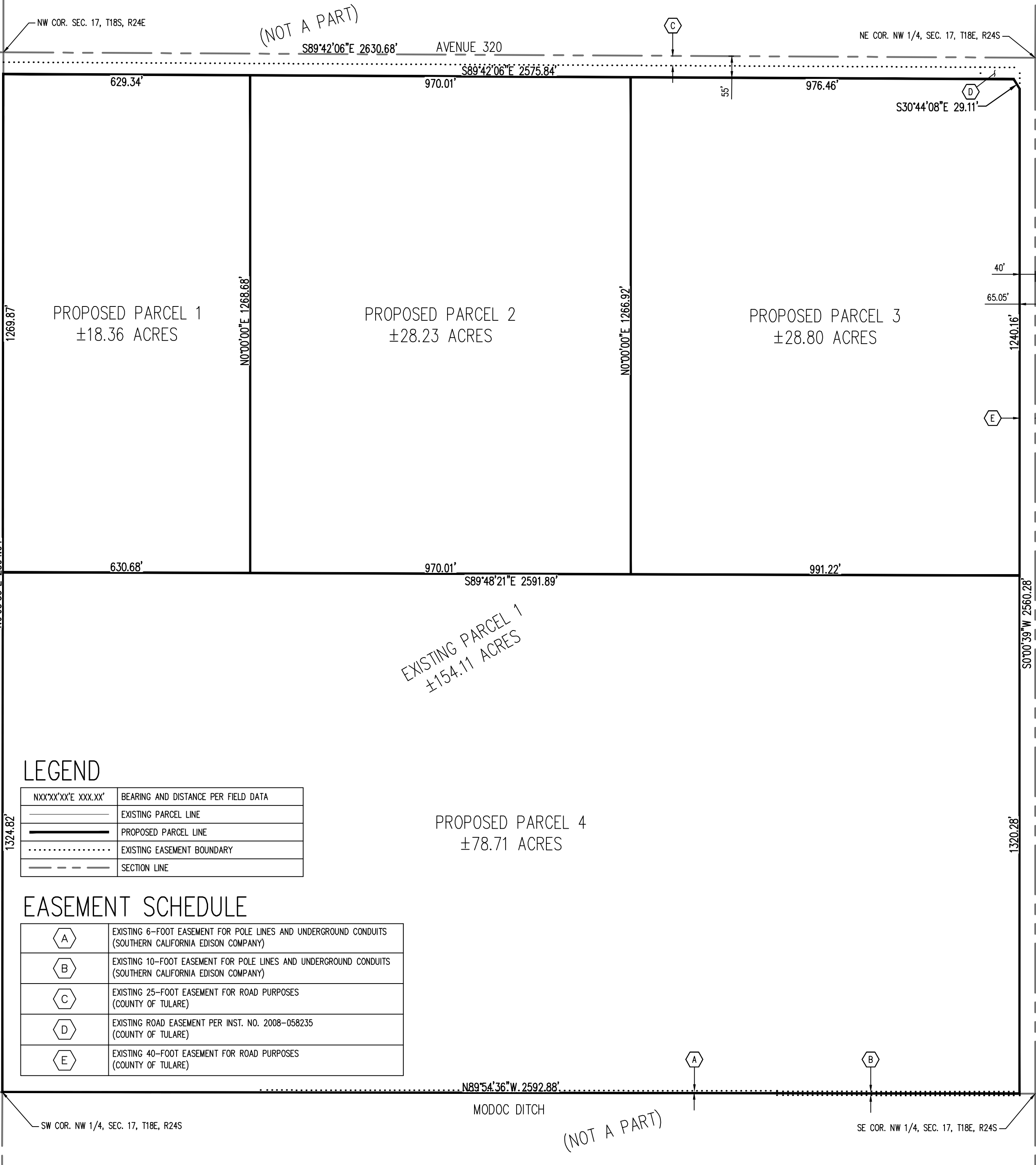
(NOT A PART)

(NOT A PART)

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(NOT A PART)

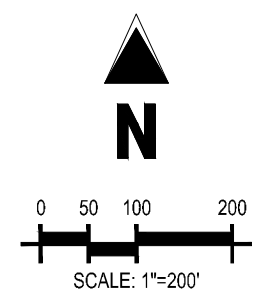


### LEGEND

NXX'XX'XX"E XXX.XX'	BEARING AND DISTANCE PER FIELD DATA
	EXISTING PARCEL LINE
	PROPOSED PARCEL LINE
	EXISTING EASEMENT BOUNDARY
	SECTION LINE

### EASEMENT SCHEDULE

	EXISTING 6-FOOT EASEMENT FOR POLE LINES AND UNDERGROUND CONDUITS (SOUTHERN CALIFORNIA EDISON COMPANY)
	EXISTING 10-FOOT EASEMENT FOR POLE LINES AND UNDERGROUND CONDUITS (SOUTHERN CALIFORNIA EDISON COMPANY)
	EXISTING 25-FOOT EASEMENT FOR ROAD PURPOSES (COUNTY OF TULARE)
	EXISTING ROAD EASEMENT PER INST. NO. 2008-058235 (COUNTY OF TULARE)
	EXISTING 40-FOOT EASEMENT FOR ROAD PURPOSES (COUNTY OF TULARE)



# 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 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: Central Point III Date: 1/5/23

Project Description: Proposed tentative parcel map to create four industrial zoned parcels. Cross access is not being proposed with parcel map and each parcel has immediate frontage on City ROW

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

Property Owner: CRP LDF Central Point III, CA, LLC

Applicant(s) Name: CapRock Acquisitions, LLC

Project Address/Location: West Side of North Plaza Drive, Visalia, CA

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

Parcel Size (Acreage or Square Feet): +/- 155.83 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: 1/5/2023

SPR Agenda: 1/11/2023 Item No. \_\_\_\_\_

Zone: 1 SPR No. 23-003

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: Vacant land

Proposed Building Use: N/A

Proposed Hours of Operation: N/A

Days of Week In Operation (Circle): N/A

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: \_\_\_\_\_

\_\_\_\_\_

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 by the developer

\_\_\_\_\_

SITE PLAN REQUIREMENTS

**SITE PLAN MINIMUM REQUIREMENTS**

- ⇨ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇨ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇨ Site plan shall provide for and indicate all of the following:
  - North arrow
  - 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>Patrick Daniels</u>	Signature of Owner or Authorized Agent*	
Address: <u>1300 Dove Street, Suite 200</u>		/Patrick Daniels
City, State, Zip: <u>Newport Beach, CA 92660</u>	Owner	Date
Phone: <u>(949) 342-8000 x 102</u>		<u>December 28, 2021</u>
Email: <u>pdaniels@caprock-partners.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 FORM

**AGENCY AUTHORIZATION**

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