

SITE PLAN REVIEW AGENDA

2/15/2023 - 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: [SPR22172](#)

PROJECT TITLE: King's Petroleum LLC

DESCRIPTION: New 32' x 78' 4" Fuel Island Canopy, 6 Pumps and 2 Above Ground 12,000 Gallon Fuel Storage Tanks. (C-S/QP)

APPLICANT: Logan Couch

OWNER: UNION PACIFIC RAILROAD CO

APN: 094190017

LOCATION: 205 N BEN MADDOX WAY

ITEM NO: 2 Added to Agenda

SITE PLAN NO: [SPR23019](#)

PROJECT TITLE: Derrel's Mini Storage

DESCRIPTION: Expansion of Existing Facility - Satellite

APPLICANT: Greg Dowds

OWNER: BOOKOUT KENNETH (TR MG FAMILY TRUS`

APN: 098050023

LOCATION: 1716 E GOSHEN AVE

ITEM NO: 3 Added to Agenda

SITE PLAN NO: [SPR23020](#)

PROJECT TITLE: Derrel's Mini Storage 2

DESCRIPTION: Expansion of Existing Facility on 8 acres, Connecting Existing Facility to New Section. (C-N/R-M-3)

APPLICANT: Greg Dowds

OWNER: BOOKOUT KENNETH (TR MG FAMILY TRUS`

BOOKOUT KENNETH (TR MB FAMILY TRUST

JONES GARREL LEE

APN: 098050035

098050038

098050023

LOCATION: 1716 E GOSHEN AVE

ITEM NO: 4 Added to Agenda

SITE PLAN NO: [SPR23021](#)

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. (C-MU)

APPLICANT: Jeff Lienert

OWNER: LPHED LIMITED PARTNERSHIP

APN: 126062091

LOCATION: 1401 W CALDWELL AVE

ITEM NO: 5 Added to Agenda

SITE PLAN NO: [SPR23022](#)

PROJECT TITLE: 1744 S. Mooney Blvd

DESCRIPTION: Install Gate at Front of Parking Lot to be Closed After Business Hours. Relocate Trash Enclosure from Rear of Building. (C-MU)

APPLICANT: Jim Robinson

OWNER: COREVAL LLC

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

SITE PLAN REVIEW AGENDA

2/15/2023 - 9:00 A.M.

(Via Microsoft Teams)

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

APN: 096304016

LOCATION: 1744 S MOONEY BLVD

ITEM NO: 6 Added to Agenda

SITE PLAN NO: [SPR23023](#)

PROJECT TITLE: T-Mobile Wireless Communications Facility

DESCRIPTION: Proposed Installation of an Emergency Standby Generator at an Existing T-Mobile Wireless Communications Facility (I)

APPLICANT: Jeff Lienert

OWNER: RACE LEASING

OLDFIELD CORWYN D & LOIS L(TRS)(O FAM

APN: 073160026

073160024

LOCATION: 10299 W GOSHEN AVE

ITEM NO: 7 Added to Agenda

SITE PLAN NO: [SPR23024](#)

PROJECT TITLE: Majestic Inn Renovation Project

DESCRIPTION: Renovation of the Existing Majestic Inn and Managers Residence/Office Buildings into Affordable Housing Units with Managers Residence/Office (C-R)

APPLICANT: Wayne Rutledge

OWNER: DAYA FALGUNI

APN: 087330040

LOCATION: 4545 W NOBLE AVE UNIT C

ITEM NO: 8 Added to Agenda

SITE PLAN NO: [SPR23025](#)

PROJECT TITLE: A&L Muffler & Auto Shop

DESCRIPTION: Relocate Shop (C-MU)

APPLICANT: Servando Ledesma

OWNER: J & J EXETER REAL ESTATE LLC

APN: 094250028

LOCATION: 505 N BURKE ST

ITEM NO: 9 Added to Agenda

SITE PLAN NO: [SPR23026](#)

PROJECT TITLE: JC LZU Capital, LLC

DESCRIPTION: Medical Clinic (O-PA)

APPLICANT: Jonathan C. Liu

OWNER: JC LIU CAPITAL LLC

APN: 121100085

LOCATION: 2324 W SUNNYSIDE AVE

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: KINGS PETROLEUM LLC Date: 2/06/2023
Project Description: EXISTING FUEL ISLAND CANOPY FACADE REPLACEMENT, REPLACE EXISTING (5) PUMPS (NO NEW PUMPS), (2) NEW 12000 GAL DIESEL STORAGE TANKS. NEW DISPLAY SIGN.
Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 2022-172
Property Owner: AL HIRANI
Applicant(s) Name: TOWNSEND ARCHITECTURAL GROUP FOR AL HIRANI
Project Address/Location: 205 N. BEN MADDOX WAY
Assessor Parcel Number: 0 9 4 . 1 9 0 . 0 1 7
Parcel Size (Acreage or Square Feet): 4.272 Building or Suite Square Footage: Existing 3725 S.F.

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 22-172

Historic District: Yes ☐ No ☐

Flood Zone: X ☐ AE ☐ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: FUEL SALES & RETAIL COUNTER

Proposed Building Use: FUEL SALES & RETAIL COUNTER, REPLACE FUEL PUMPS

Proposed Hours of Operation: 7AM-5PM

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

Number of Employees Per Day: Existing 4 Proposed 4

Number of Customers Per Day (Estimated): Existing 50-75 Proposed 50-75

Predicted Peak Operating Hour: 1:00pm TO 2:00pm

Describe Any Truck Delivery Schedule & Operations: AS NEEDED BETWEEN THE HOURS OF OPERATION

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

(Provide Separate Attachment if Necessary): NO UNIQUE ACCOMODATIONS NEEDED AT THIS TIME

Describe Any Special Events Planned for the Facility: NONE

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
 - 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

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

Name: LOGAN COUCH

Signature of Owner or Authorized Agent*

Address: 484 W. PROSPECT SUITE B

City, State, Zip PORTERVILE CA 93257

Phone: 559-202-6254

Email: logananthonycouch@gmail.com

Owner

Authorized Agent*

Date

2-06-2023

Date

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

AGENCY AUTHORIZATION

OWNER:

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

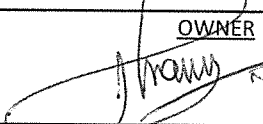
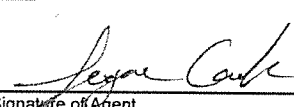
094-190-017

AGENT:

I designate LOGAN COUCH, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to CANOPY FACADE/PUMPS REPLACEMENT & NEW STORAGE relative to the property mentioned herein. TANKS & SIGN

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

Executed this 6TH day of February, 2023.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>205 N. BEN MADDOX WAY</u>	<u>484 W. PROSPECT SUITE B</u>
Owner Mailing Address	Agent Mailing Address
<u>P.O. BOX 508 VISALIA 93279</u>	<u>PORTERVILE CA 93257</u>
<u>559-359-2041</u>	<u>559-202-6254</u>
Owner Phone Number	Agent Phone Number

A.P.N. : 094-190-017
ACREAGE: 4.272 AC ±
ADDRESS: 205 N. BEN MADDOX WAY,
VISALIA, CA 93292
ZONE: C-S (SERVICE COMMERCIAL)

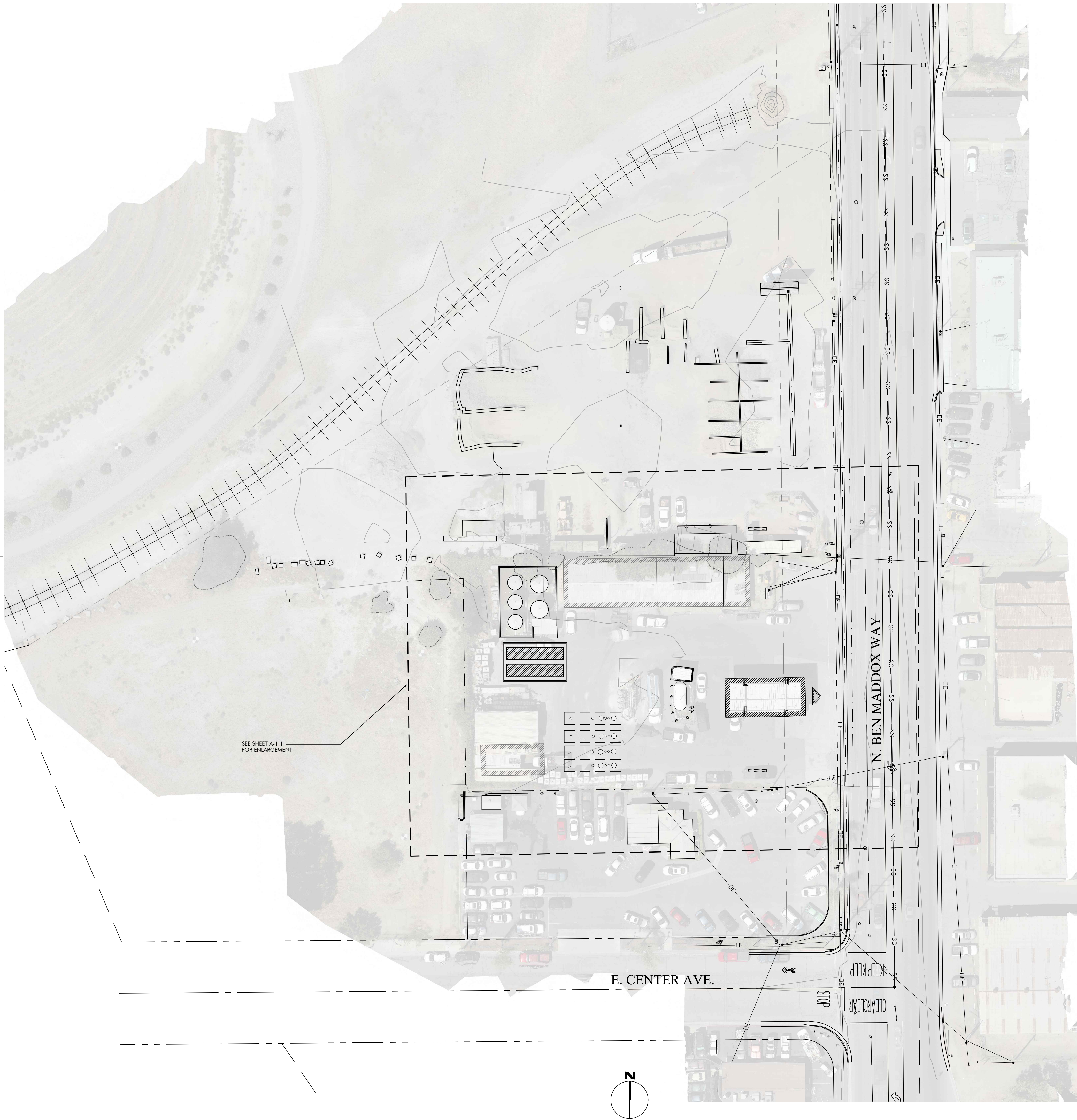
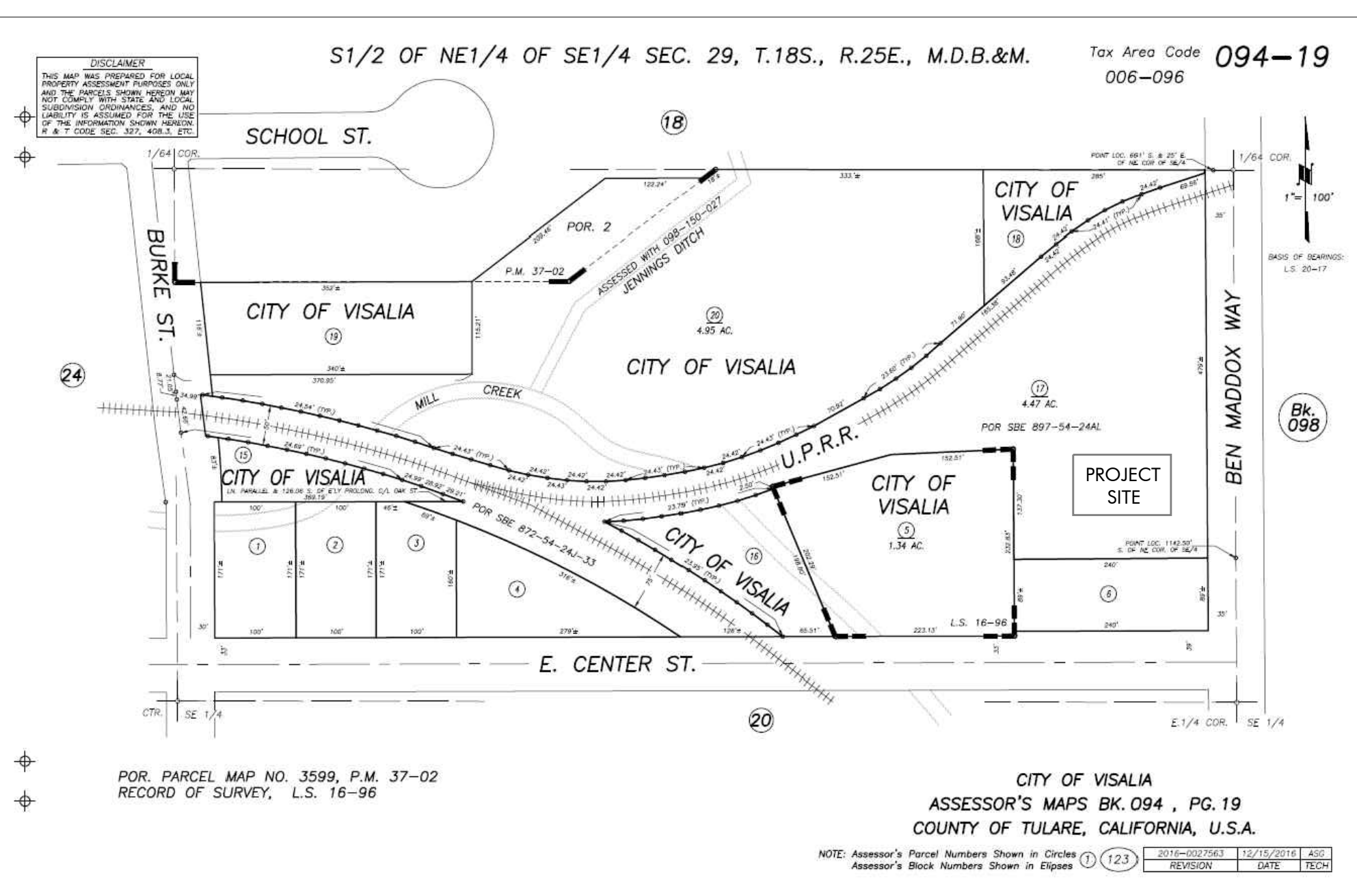
A.P.N. : 094-190-017
ACREAGE: 4.272 AC ±
ADDRESS: 205 N. BEN MADDOX WAY,
VISALIA, CA 93292
ZONE: C-S (SERVICE COMMERCIAL)

NEW FACADE FOR EXISTING FUEL CANOPY
REPLACE (5) EXISTING FUEL PUMPS
NEW (2) 12000 GAL. DIESEL STORAGE TANKS & CONTAINMENT PIT
NEW MONUMENT SIGN 8'-0" TALL
NEW POLE SIGNAGE 45'-0" TALL

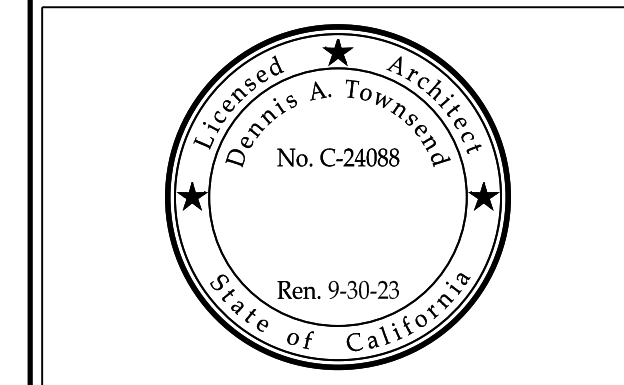
NEW FACADE FOR EXISTING FUEL CANOPY
REPLACE (5) EXISTING FUEL PUMPS
NEW (2) 12000 GAL. DIESEL STORAGE TANKS & CONTAINMENT PIT
NEW MONUMENT SIGN 8'-0" TALL
NEW POLE SIGNAGE 45'-0" TALL

N.T.S

N.T.S.



484 NORTH PROSPECT STREET, SUITE 'B'
PORTERVILLE, CA. 93257
(559) 789-9999 FAX (559) 781-3201



A NEW FUEL CANOPY FOR:
**KINGS
PETROLEUM**
205 N. BEN MADDOX WAY
VISALIA, CA
93292

DRAWN BY:	U.Garcia
DES. BY:	L. Couch
PLOT DATE:	02/01/2023
CHK'D BY:	D. Townsend/L. Couch

[illegible]

TOWNSEND ARCHITECTURAL GROUP (T.A.G.) EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND ALL OTHER APPLICABLE RIGHTS IN THESE PLANS. THEY ARE NOT TO BE COPIED, USED ON OTHER SITES THAN THAT SPECIFIED, REPRODUCED, OR CHANGED IN ANY MANNER, NOR BE ASSIGNED TO A THIRD PARTY WITHOUT OBTAINING PRIOR EXPRESS WRITTEN CONSENT. THESE PLANS AND THE IDEAS REPRESENTED HEREIN ARE, AND SHALL REMAIN, THE PROPERTY OF T.A.G.

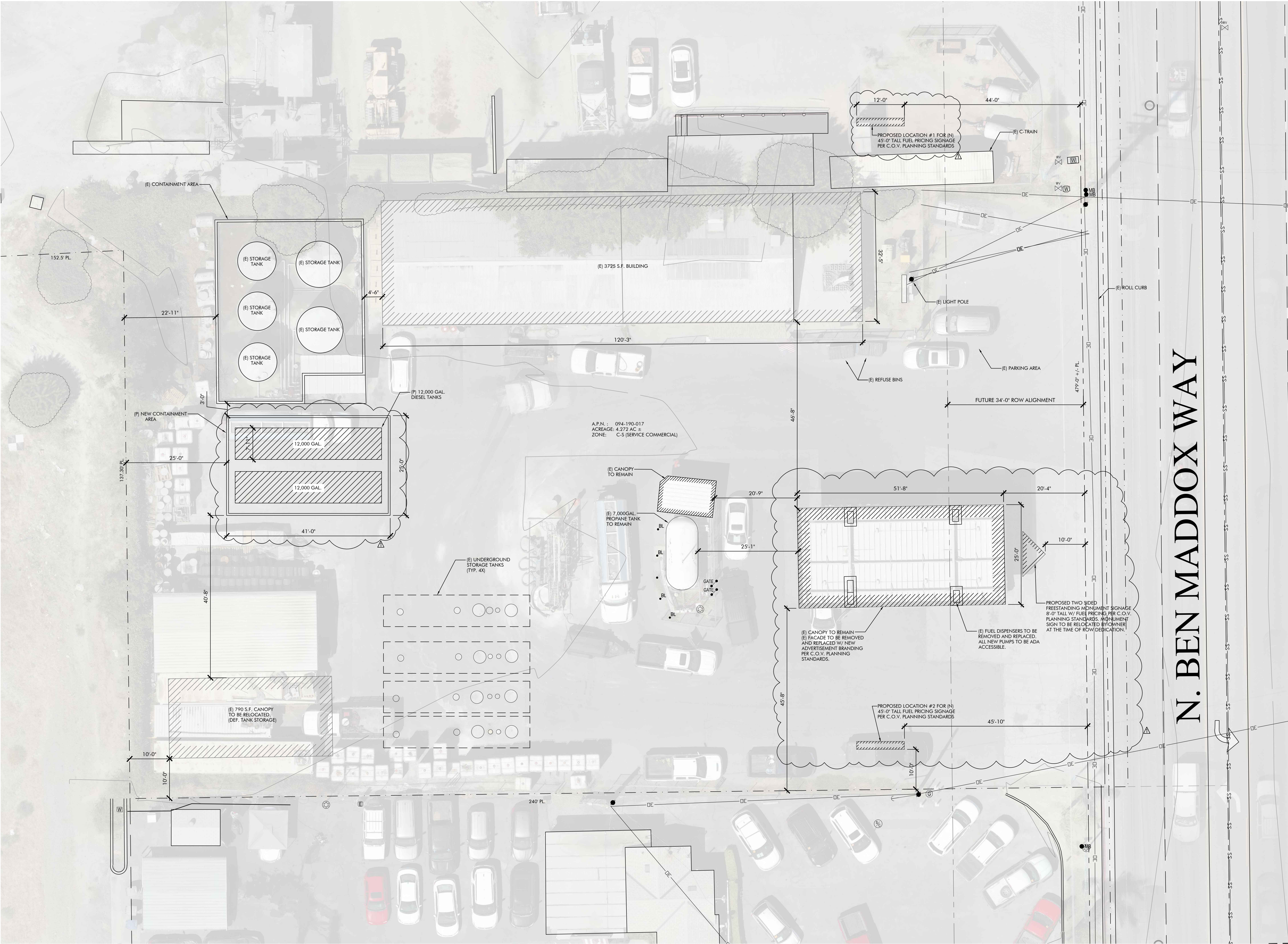
PROJECT NUMBER:

PROJECT NUMBER: 22T69

SHEET	NUMBER
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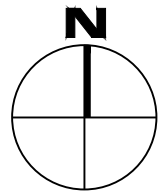
A-1

SC.: $1/32'' = 1'-0''$



ENLARGED SITE PLAN

SC.: 3/32" = 1'-0"



TOWNSEND
ARCHITECTURAL GROUP
www.TownsendGroup.net

484 NORTH PROSPECT STREET, SUITE 'B'
PORTERVILLE, CA 93257
(559) 789-9999 FAX (559) 781-3201

Licensed Architect
Dianne A. Townsend
No. C-24088
Ren. 9-30-23
State of California

A NEW FUEL CANOPY FOR:
KINGS PETROLEUM
205 N. BEN MADDOX WAY
VISALIA, CA
93292

DRAWN BY:	U. Garcia
DES. BY:	L. Couch
PLOT DATE:	02/01/2023
CHK'D BY:	D. Townsend/L. Couch

REVISION	
DESCRIPTION	DATE
Δ SPR 2022-172 REVISIONS	2-6-23

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ENLARGED

SITE PLAN

PROJECT NUMBER: 22T69

SHEET NUMBER

A-1.1

AGENCY AUTHORIZATION

OWNER:

I, Janella Bookout (Trustee) Bookout Family Trust, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

098-050-023

098-050-035

AGENT:

I designate GREG DOWDS, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to CONVERT THE SITE TO MINI STORAGE. relative to the property mentioned herein.

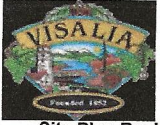
I declare under penalty of perjury the foregoing is true and correct.

Executed this 3 day of FEB, 2023.

OWNER	Signatures	AGENT
<u>Janella Bookout (Trustee)</u>		<u>[Signature]</u>
Signature of Owner		Signature of Agent
<u>Bookout Family Trust</u>		<u>3500 S. TAMARACK ST.</u>
Owner Mailing Address		Agent Mailing Address
<u>6805 Caraletto Ave, Bakersfield, Ca 93316</u>		<u>VISALIA, CA 93277</u>
<u>661-703-7785</u>		<u>559 805-0985</u>
Owner Phone Number		Agent Phone Number

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 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: DEZEL'S MINI STORAGE Date: 2/2/23

Project Description: EXPANSION OF EXISTING FACILITY - SATELLITE

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

Property Owner: _____

Applicant(s) Name: GREG DOWDS DOWDS PLANNING SERVICES

Project Address/Location: 1716 E GOSHEN AVE

Assessor Parcel Number: 098-050-023 098-050-035

Parcel Size (Acreage or Square Feet): 6 AC Building or Suite Square Footage: 131,300 sq

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: 02/07/2023

SPR Agenda: 02/15/2023 Item No. _____

Zone: C-N SPR No. _____

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: WELDING SHOP

Proposed Building Use: MINI STORAGE

Proposed Hours of Operation: 7 AM - 7 PM

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

Number of Employees Per Day: Existing 3 Proposed 3

Number of Customers Per Day (Estimated): Existing 6 Proposed 40

Predicted Peak Operating Hour: 12

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): ALL ON SANITARY SEWER SYSTEM

Describe Any Special Events Planned for the Facility: NONE

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
 - 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

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

Name: GREG DOWDS Signature of Owner or Authorized Agent*
 Address: 3500 S. TAMARACK ST
 City, State, Zip: VISALIA, CA 93277 Owner _____ Date _____
 Phone: 559 805 0985 Authorized Agent* _____ Date 2/7/23
 Email: gdowds@ad.com

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

AGENCY AUTHORIZATION

OWNER:

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

AGENT:

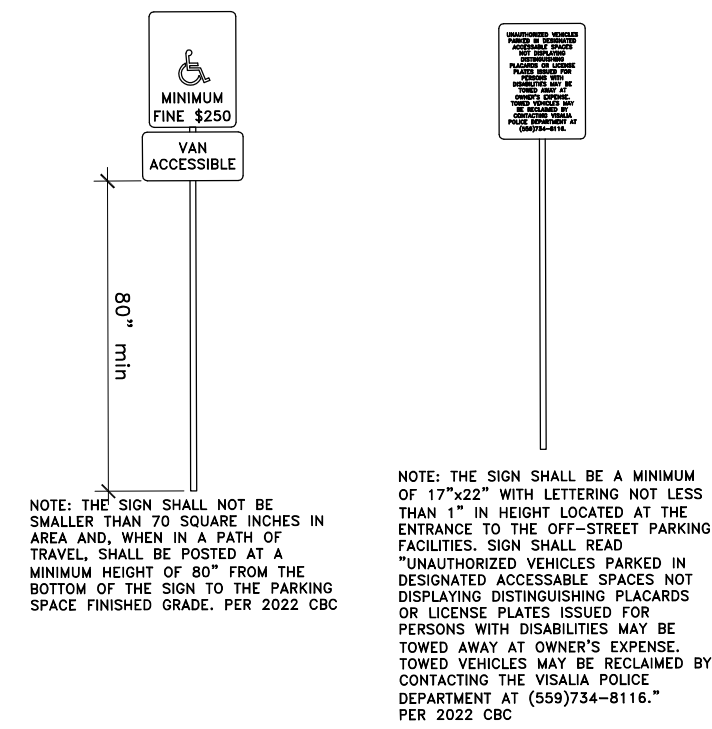
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

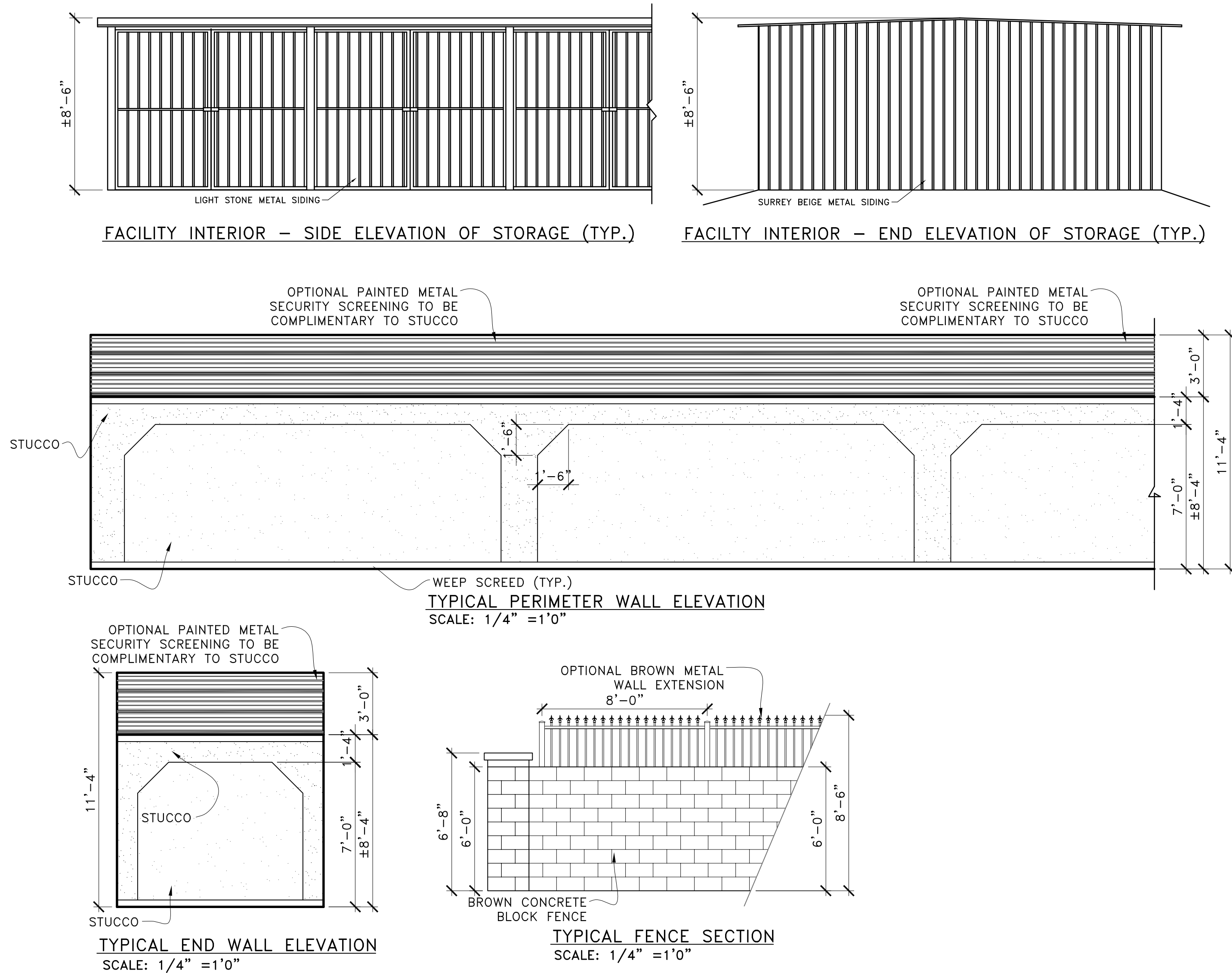
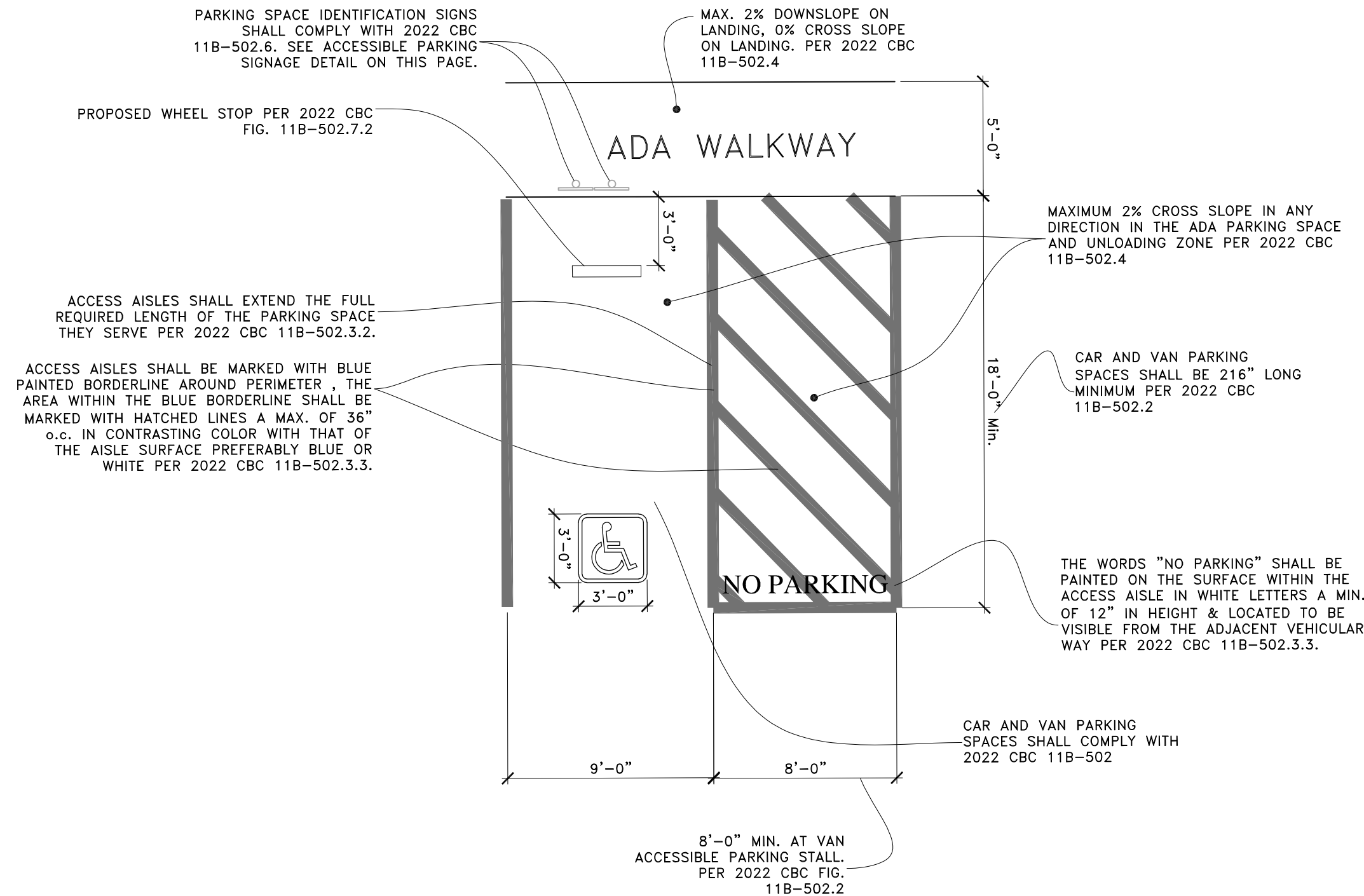
Executed this _____ day of _____, 20____.

OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

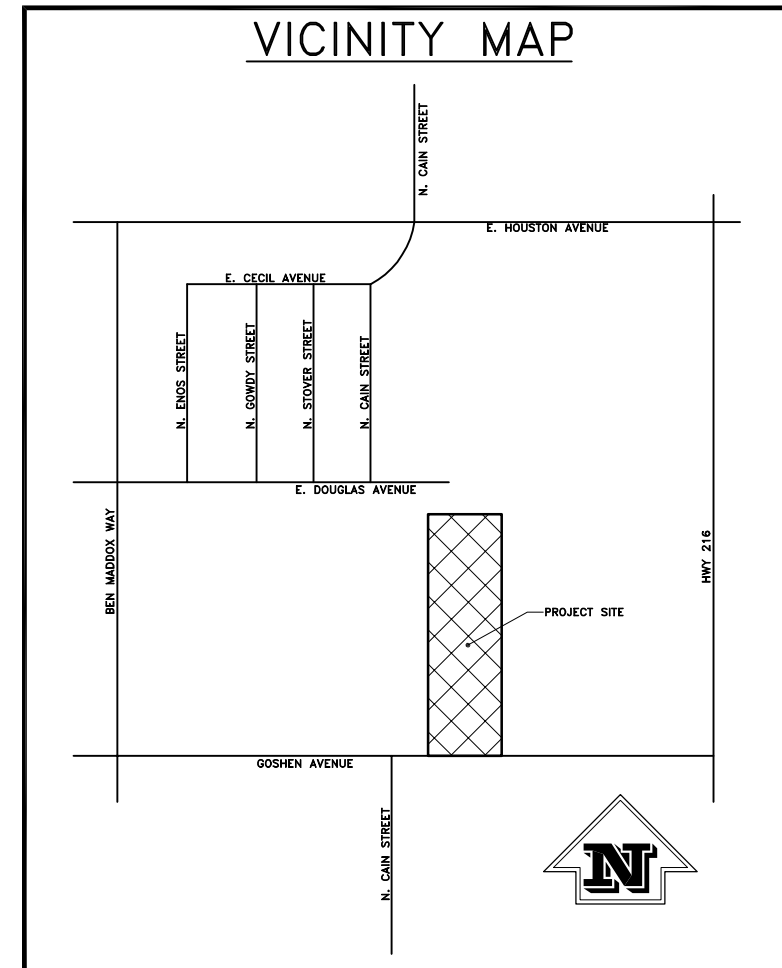
ADA SIGNAGE DETAILS



ADA PARKING DETAILS



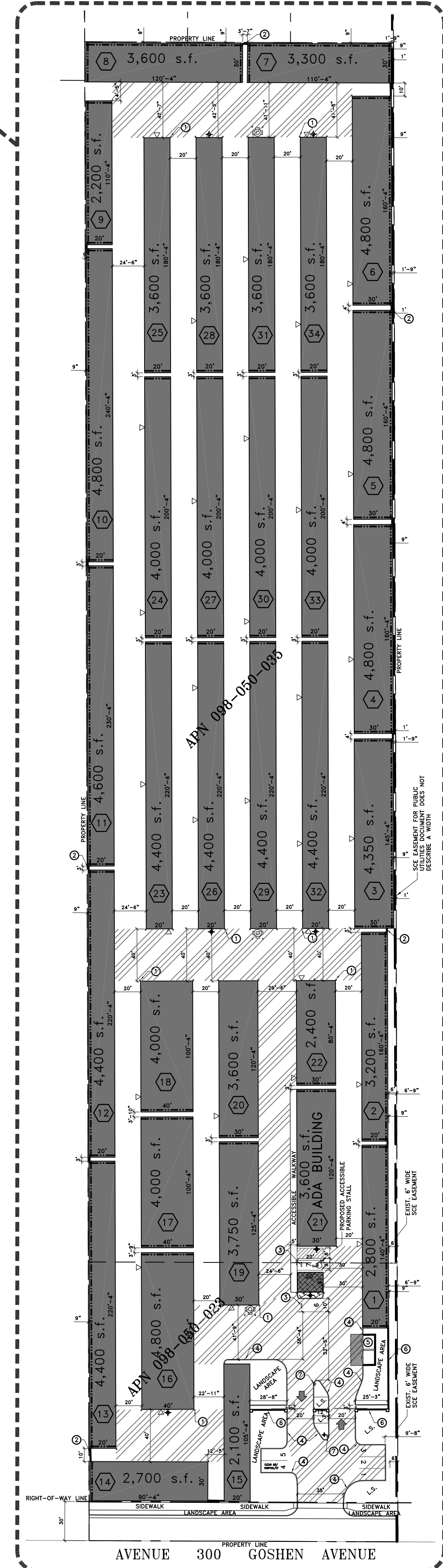
PROPOSED
PHASE I
131,000 S.F.



ALLOWABLE SQUARE FOOTAGE	
STORAGE BUILDINGS:	5000 S.F. x 1 x 1 x 1 = 5000 MAX. S.F.
OCCUPANCY:	STORAGE BUILDINGS S-1
TYPE OF CONSTRUCTION:	STORAGE BUILDINGS V-B

SITE DATA	
PROPERTY OWNER	DERREL'S MINI STORAGE
ADDRESS	3265 W. ASHLAN AVE. FRESNO, CA 93722 (559) 224-9900
A.P.N.	098-050-023 098-050-023 098-050-035
LAND ACREAGE	DMS SATELLITE (PROP.): ±6.25 AC.
BUILDING SQUARE FOOTAGE	CONSTRUCTION PHASES PROPOSED PH S-1: 131,000 S.F. PROPOSED KIOSK: 300 S.F. TOTAL S.F.: 131,300 S.F.

LEGEND	
Ⓜ	APPROVED FIRE HYDRANT
Ⓜ	ACCESSIBLE PARKING SPACE w/SIGN (SEE THIS SHT. FOR DETAIL)
Ⓜ	BUILDING NUMBER
Ⓜ	40 WATT LED LIGHT AT 7'-6"
Ⓜ	FIRE EXTINGUISHER IN CABINET AS REQUIRED
Ⓜ	3" DIA. STEEL GUARD POST (TYP. @ BLDG. CORNERS)
Ⓜ	BUILDING HEIGHT WALL BTWN. BUILDINGS ALONG PERIMETER (TYP.)
Ⓜ	36"W. CONCRETE WHEEL STOPS
Ⓜ	6" HIGH CONCRETE CURB
Ⓜ	CITY OF VISALIA STD. REFUSE CONTAINER ENCLOSURE PER STDS R-3, R-5 & R-6
Ⓜ	6'-0" HIGH CONCRETE BLOCK FENCE
Ⓜ	ENTRY KEYPAD WITH KNOX LOCK/EXIT KEYPAD
Ⓜ	20'x15' KIOSK LOCATED SOUTH OF BLDG. 21. KIOSK CONTAINS ACCESSIBLE CUSTOMER RESTROOM, PHONE ROOM AND CONDUIT ROOM. KIOSK TO BE BUILT IN PHASE S-1.
Ⓜ	5" CONCRETE DRIVES o/6" COMPACT NATIVE SOIL. CONCRETE TO HAVE CRACK CONTROL JOINTS AND REINFORCEMENT AS NECESSARY.
Ⓜ	4" CONCRETE DRIVES o/6" COMPACT NATIVE SOIL. CONCRETE TO HAVE CRACK CONTROL JOINTS AND REINFORCEMENT AS NECESSARY.
Ⓜ	FIRST PHASE BUILDING CONSTRUCTION
---	INDICATES TWO-HOUR FIRE WALL



SITE PLAN

REVISIONS:	

DERREL'S Mini STORAGE

3265 W ASHLAN AVE FRESNO CA 93722 (559) 224-9900

APPROVALS

C:\My Documents\CADfiles\Projects\19_BenMaddox\A1.dwg
Date: January 23, 2023
Scale: 1" = 60'-0"
Drawn By: DB
Project: Site Plan #19 Satellite Visalia N. Goshen Ave
Sheet: A-1

AGENCY AUTHORIZATION

OWNER:

I, Janella Bookout (Trustee) Bookout Family Trust, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

098-050-023

098-050-035

AGENT:

I designate GREG DOWDS, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to CONVERT THE SITE TO MINI STORAGE. relative to the property mentioned herein.

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

Executed this 3 day of FEB, 2023.

OWNER	Signatures	AGENT
<u>Janella Bookout (Trustee)</u>		<u>[Signature]</u>
Signature of Owner		Signature of Agent
<u>Bookout Family Trust</u>		<u>3500 S. TAMARACK ST.</u>
Owner Mailing Address		Agent Mailing Address
<u>6805 Caraletto Ave, Bakersfield, Ca 93316</u>		<u>VISALIA, CA 93277</u>
<u>661-703-7785</u>		<u>559 805-0985</u>
Owner Phone Number		Agent Phone Number

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Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: DEARZEL'S MINI STORAGE Date: 2/7/23
 Project Description: EXPANSION OF EXISTING FACILITY ON S.D.C.
CONNECTING EXISTING FACILITY TO NEW SECTION.
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: BOOKOUT FAMILY TRUST
 Applicant(s) Name: GREG DOWDS DOWDS PLANNING SERVICES
 Project Address/Location: _____
 Assessor Parcel Number: 098-050-023 098-050-035 + 098-050-038
 Parcel Size (Acreage or Square Feet): 6A + 2A Building or Suite Square Footage: 277,530

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: 02/07/2023

SPR Agenda: 02/15/2023 Item No. _____

Zone: C-N R-M-3 SPR No. 23-020

Historic District: Yes ☐ No ☒

Flood Zone: X ☐ AE ☒ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: WELDING SHOP + DISABLED CAR STORAGE

Proposed Building Use: MINI STORAGE

Proposed Hours of Operation: 7 AM - 7 PM

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

Number of Employees Per Day: Existing 3 Proposed 3

Number of Customers Per Day (Estimated): Existing 6 Proposed 55

Predicted Peak Operating Hour: 12

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): ALL ON SANITARY SEWER SYSTEM

Describe Any Special Events Planned for the Facility: NONE

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: GREG DOWDS Signature of Owner or Authorized Agent*
 Address: 3500 S. TAMARACK ST
 City, State, Zip: VISALIA, CA 93277 Owner _____ Date _____
 Phone: 559 805 0985 Authorized Agent* _____ Date 2/7/23
 Email: gdowds@aol.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

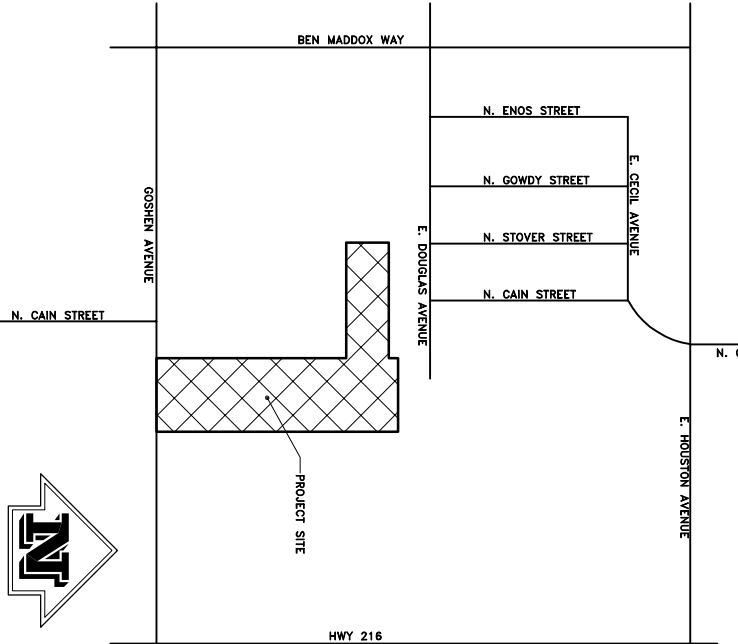
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

VICINITY MAP



ALLOWABLE SQUARE FOOTAGE

STORAGE BUILDINGS: 5000 S.F. x 1 x 1 x 1 = 5000 MAX. S.F.
OCCUPANCY: STORAGE BUILDINGS S-1
TYPE OF CONSTRUCTION: V-B

SITE DATA

PROPERTY OWNER
DERREL'S MINI STORAGE
3265 W. ASHLAN AVE.
FRESNO, CA 93722
(559) 224-9900

ADDRESS
N. GOSHEN AVE
VISALIA, CA
A.P. N. 095-023
088-050-035

LAND ACRES
DUG (EXIST. FACILITY): 45.31 AC.
DUG EXPANSION (PROP.): 48.52 AC.
TOTAL: 93.83 AC.

BUILDING SQUARE FOOTAGE
EXIST. OFFICE/RES.: 1,480 S.F.
EXIST. OFFICE/RES.: 1,860 S.F.
PROPOSED PH I: 188,700 S.F.
TOTAL: 191,040 S.F.
PROJ. DEMO: 27,350 S.F.

LEGEND

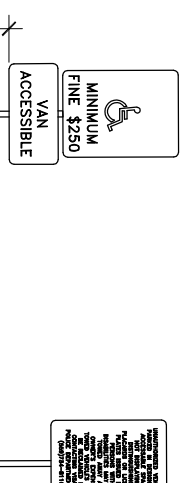
- APPROVED FIRE HYDRANT
ACCESSIBLE PARKING SPACE w/SIGN (SEE THIS SHEET FOR DETAIL)
BUILDING NUMBER
40 WATT LED LIGHT AT 7'-4"
FIRE EXTINGUISHER IN CABINET AS REQUIRED
3" DIA. STEEL GUARD POST (TYP. @ BLDG. CORNERS)
36" W. CONCRETE WHEEL STOPS
5" COMPACT NATIVE SOIL, CONCRETE TO HAVE CRACK CONTROL JOINTS AND REINFORCEMENT AS NECESSARY.
4" CONCRETE DRIVEWAYS 6" COMPACT NATIVE SOIL, CONCRETE TO HAVE CRACK CONTROL JOINTS AND REINFORCEMENT AS NECESSARY.
FIRST PHASE BUILDING CONSTRUCTION
INDICATES TWO-HOUR FIRE WALL

PARKING SPACE IDENTIFICATION SIGNS
SHALL COMPLY WITH 2022 CBC
11B-502.6, SEE ACCESSIBLE PARKING
SIGNAGE DETAIL ON THIS PAGE.

PROPOSED WHEEL STOP PER 2022 CBC
FIG. 11B-502.7/2

ACCESS AISLES SHALL EXTEND THE FULL
LENGTH OF THE BUILDING AND BE
MARKED WITH BLUE PORTFOLIO LINE
PER 2022 CBC 11B-502.3.2

ACCESS AISLES SHALL BE MARKED WITH BLUE
PORTFOLIO LINE. THE BLUE PORTFOLIO LINE SHALL BE
MARKED WITH HATCHED LINES A MAX. OF 36"
O.C. IN CONTRASTING COLOR THAT BE
VISIBLE FROM THE ADJACENT VEHICULAR
WAY PER 2022 CBC 11B-502.3.3



8'-0" MIN. AT VAN
ACCESSIBLE PARKING STALL
PER 2022 CBC FIG.
11B-502.2

ADA PARKING DETAILS

CAR AND VAN PARKING
SPACES SHALL COMPLY WITH
2022 CBC 11B-502

THE WORDS "NO PARKING" SHALL BE
PAINTED ON THE SURFACE WITHIN THE
ACCESS AISLE IN WHITE LETTERS A MIN.
VISIBLE FROM THE ADJACENT VEHICULAR
WAY PER 2022 CBC 11B-502.3.3.

MAXIMUM 2% GROSS SLOPE IN ANY
DIRECTION IN THE ADA PARKING SPACE
PER 2022 CBC 11B-502.4

CAR AND VAN PARKING
MINIMUM PER 2022 CBC
11B-502.2

CAR AND VAN PARKING
MINIMUM PER 2022 CBC
11B-502.2

FACILITY INTERIOR - SIDE ELEVATION OF STORAGE (TYP.)

FACILITY INTERIOR - END ELEVATION OF STORAGE (TYP.)

OPTIONAL PAINTED METAL
SECURITY SCREENING TO BE
COMPLEMENTARY TO STUCCO

OPTIONAL PAINTED METAL
SECURITY SCREENING TO BE
COMPLEMENTARY TO STUCCO

WEEP SCREED (TYP.)
TYPICAL PERIMETER WALL ELEVATION
SCALE: 1/4" = 1'0"

OPTIONAL PAINTED METAL
SECURITY SCREENING TO BE
COMPLEMENTARY TO STUCCO

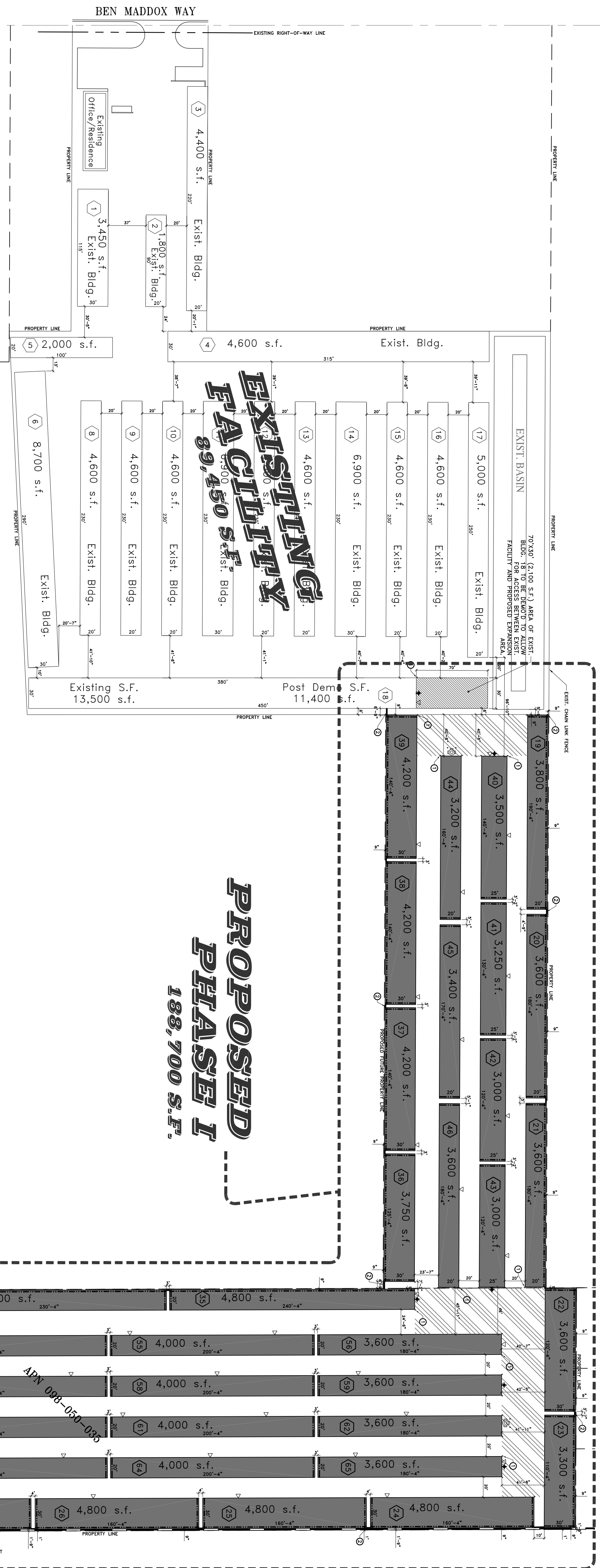
OPTIONAL BROWN METAL
WALL EXTENSION

OPTIONAL PAINTED METAL
SECURITY SCREENING TO BE
COMPLEMENTARY TO STUCCO

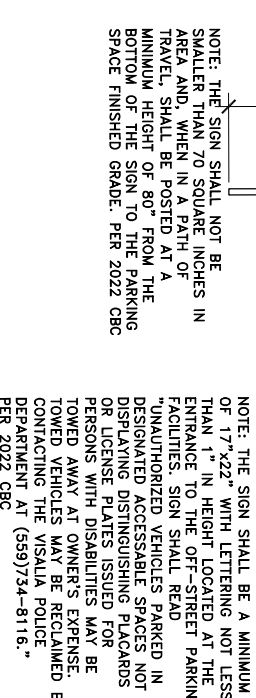
OPTIONAL BROWN METAL
WALL EXTENSION

OPTIONAL PAINTED METAL
SECURITY SCREENING TO BE
COMPLEMENTARY TO STUCCO

OPTIONAL BROWN METAL
WALL EXTENSION



ADA SIGNAGE DETAILS



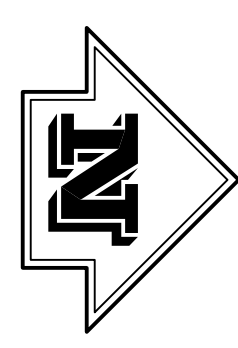
OPTIONAL PAINTED METAL
SECURITY SCREENING TO BE
COMPLEMENTARY TO STUCCO

OPTIONAL BROWN METAL
WALL EXTENSION

OPTIONAL PAINTED METAL
SECURITY SCREENING TO BE
COMPLEMENTARY TO STUCCO

OPTIONAL BROWN METAL
WALL EXTENSION

SITE PLAN



REVISIONS:

NO.	DATE	DESCRIPTION

DERREL'S

3265 W ASHLAN AVE

Mini STORAGE

FRESNO CA 93722 (559) 224-9900

APPROVALS

CSM (Document Control)	
Date: JANUARY 23, 2023	
Scale: 1" = 60'-0"	
Drawn By: DB	
Project: Site Plan	
#19 Expansion	
Visalia	
N. Goshen Ave	
Sheet:	
A-1	

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 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: 2/7/2023

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: 1401 W. Caldwell, Visalia, CA

Assessor Parcel Number: 1 2 6 - 0 6 2 - 0 9 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, within the existing fenced communication site compound.

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

Date Received: 02/07/2023

SPR Agenda: 02/15/2023 Item No. _____

Zone: C-MU SPR No. 23-021

Historic District: Yes ☐ No ☒

Flood Zone: X ☒ AE ☐ X/AE ☐

-- 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.
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 15-minutes during normal business hours on a non-holiday weekday.

Proposed Hours of Operation: _____

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: _____

OPERATIONS & TRAFFIC INFORMATION

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: Jeff Lienert for T-Mobile

Address: 2154 Medici Way

City, State, Zip El Dorado Hills, CA 95762

Phone: (916) 505-3683

Email: Jeff.Lienert@gmail.com

Signature of Owner or Authorized Agent*

Owner signature is not required per Assembly Bill 2421

Section 65850.75 of the Government Code

Owner



Date

Authorized Agent*

Date

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

AGENCY AUTHORIZATION

OWNER:

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

126-062-091

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 7th day of February, 2023.

AGENCY AUTHORIZATION FORM

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	<u>2154 Medici Way</u>	
	Agent Mailing Address	
	<u>El Dorado Hills, CA 95762</u>	
	<u>(916) 505-3683 / jeff.lienert@gmail.com</u>	
Owner Phone Number	Agent Phone Number	

SINGLE SOURCE CONSULTING, INC.

*Agent for T-Mobile: Single Source Consulting, Inc.
Site Address: 1401 W. Caldwell, Visalia, CA 93277*

February 7, 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 1401 W. Caldwell, Visalia, CA 93277 for existing T-Mobile Site # SC10106B

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. (The proposed generator will reach up to 48.8 horsepower and will have a 240-gallon tank.)
- (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. (The volume for the proposed generator + tank = Volume = 192.05 cubic feet)
- (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.¹

¹ Cal. Gov't Code § 65850.75(f)

SINGLE SOURCE CONSULTING, INC.

A complete application must be approved within 60 days of receiving the application or it shall be deemed approved.²

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.

Sincerely,



Jeff Lienert

Phone: (916) 505-3683

Email: jeff.lienert@gmail.com

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

² *Id.* § 65850.75(d)



OPERATIONAL STATEMENT

Proposed T-Mobile Emergency Standby Generator

T-Mobile Site # SC10106B

1401 W. Caldwell, Visalia, CA 93277

APN: 126-062-091

T-Mobile currently operates an existing wireless communications facility at 1401 W. Caldwell in Visalia, CA. T-Mobile's existing facility includes the collocation of panel antennas on an existing self-support tower together with ground equipment located on an existing concrete pad within the existing fenced communication site compound. T-Mobile needs to install a standby power generator for backup power. In order to meet California Public Utilities Commission requirements, which include a minimum of 72-hours backup power at cell site locations serving high-risk wildfire areas, T-Mobile is proposing to install a new Generac 25kW diesel generator on a new 4' x 9' concrete pad within the existing fenced communication site compound. Existing swing gates will allow access to the generator. T-Mobile will replace an existing 10' section of fence with new swing gates for continued access into the communication site compound.

The proposed Generac 25kW diesel generator measures 103.4" (L) x 35" (W) x 91.7" (H). A new power 1-1/2" conduit will connect to a new automatic transfer switch that will be mounted on a new H-Frame within T-Mobile's existing lease area. The automatic transfer switch measures 20" x 14.6" x 7" (H x W x D) and will allow for ease of operation and will help reduce switchover problems.

Additional details:

- Generac 25kW diesel generator specifications are incorporated into the plans.
- The generator will extend roughly 91.7" above grade.
- The fuel will be stored in a 240-gallon double-walled belly tank (the tank and the generator are comprised within the same unit, there is no separate fuel tank).
- The fuel tank is registered with Underwriters Laboratories Standard to meet or exceed U.L. 142
- The fuel tank includes a secondary containment basin to prevent escape of fuel into the environment in the event of a tank rupture.
- The generator operates below 50 horsepower.
- The generator includes a factory installed sound attenuated aluminum enclosure.
- The rated load sound output at 23 feet is 65 dB(A).
- The generator will be serviced approximately once every 6-months.
- Routine testing will occur once a week for approximately 15-minutes during normal business hours on a non-holiday weekday.



Above: View of typical 25kW Generac diesel generator.

In an effort to provide a more reliable network and to ensure continuous operation in the event of a power outage and/or emergency situation, T-Mobile is proposing to install a new 25kW diesel generator for backup power. As consumers increasingly use their wireless devices at home and in their neighborhoods, T-Mobile needs to ensure its network can continue to handle voice and data traffic during a power outage and/or emergency situation. By installing a permanent generator, for backup power, T-Mobile is better positioned to ensure its customers will have access to a more robust network when needed most. The proposed generator will not be detrimental to the public health, safety, or general welfare of the City of Visalia. The proposed facility will not materially or adversely affect adjacently located properties or their permitted uses. T-Mobile's wireless communications facility is a modern-day utility and will contribute to the provision of enhanced wireless communication technology for the general public and emergency services use.



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 94, KEEP RIGHT ONTO RAMP. TURN LEFT (EAST) ONTO CR–J30 [AVENUE 280]. KEEP STRAIGHT ONTO CR–J30 [W CALDWELL AVE]. TURN RIGHT (SOUTH) ONTO S DIVISADERO ST, THEN IMMEDIATELY TURN LEFT (EAST) ONTO W JAMES AVE. BEAR LEFT (EAST) ONTO LOCAL ROAD(S). ARRIVE AT THE EXISTING SITE.

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 (N) LEASE AREA. INSTALL CHAIN LINK FENCE

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.

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

PROPERTY OWNER:
LPHEd LIMITED PARTNERSHIP
2100 NORTH COTTONWOOD ST
VISALIA, CA 93291

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

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

ZONING: —

APN: 126-062-091

USE: —

PARENT PARCEL: — ACRES

EXISTING LEASE AREA: — SQ. FT

JURISDICTION: CITY OF VISALIA

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUMES 1 & 2 TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.

ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

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.

T-MOBILE (RF): _____ DATE: _____

T-MOBILE (CONST.): _____ DATE: _____

T-MOBILE (RE): _____ DATE: _____

LANDLORD: _____ DATE: _____

LATITUDE: 36° 17' 50.7" NORTH (NAD83)
LONGITUDE: -119° 18' 23.1" WEST (NAD83)

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
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A	8/21/22	ISSUE FOR REVIEW
REV	DATE	DESCRIPTION

**SR668 WEST COAST
BROADCAST
SC10106B**

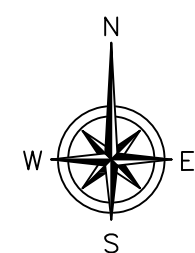
1401 W. CALDWELL
VISALIA, CA 93277
TULARE COUNTY

SHEET TITLE PROJECT INFORMATION AND DATA

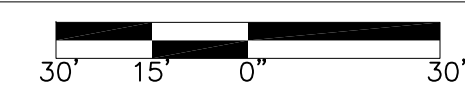
SHEET NUMBER

T-1

1. (E) PROPERTY LINE
2. (E) TREE, TYP.
3. (E) PARKING LOT
4. (E) 10' T-MOBILE ACCESS
5. (E) BUILDING
6. (E) CHAIN LINK FENCE
7. (E) ACCESS GATE
8. (E) EQUIPMENT (OTHERS)
9. (E) T-MOBILE EQUIPMENT CABINET
10. (E) TOWER



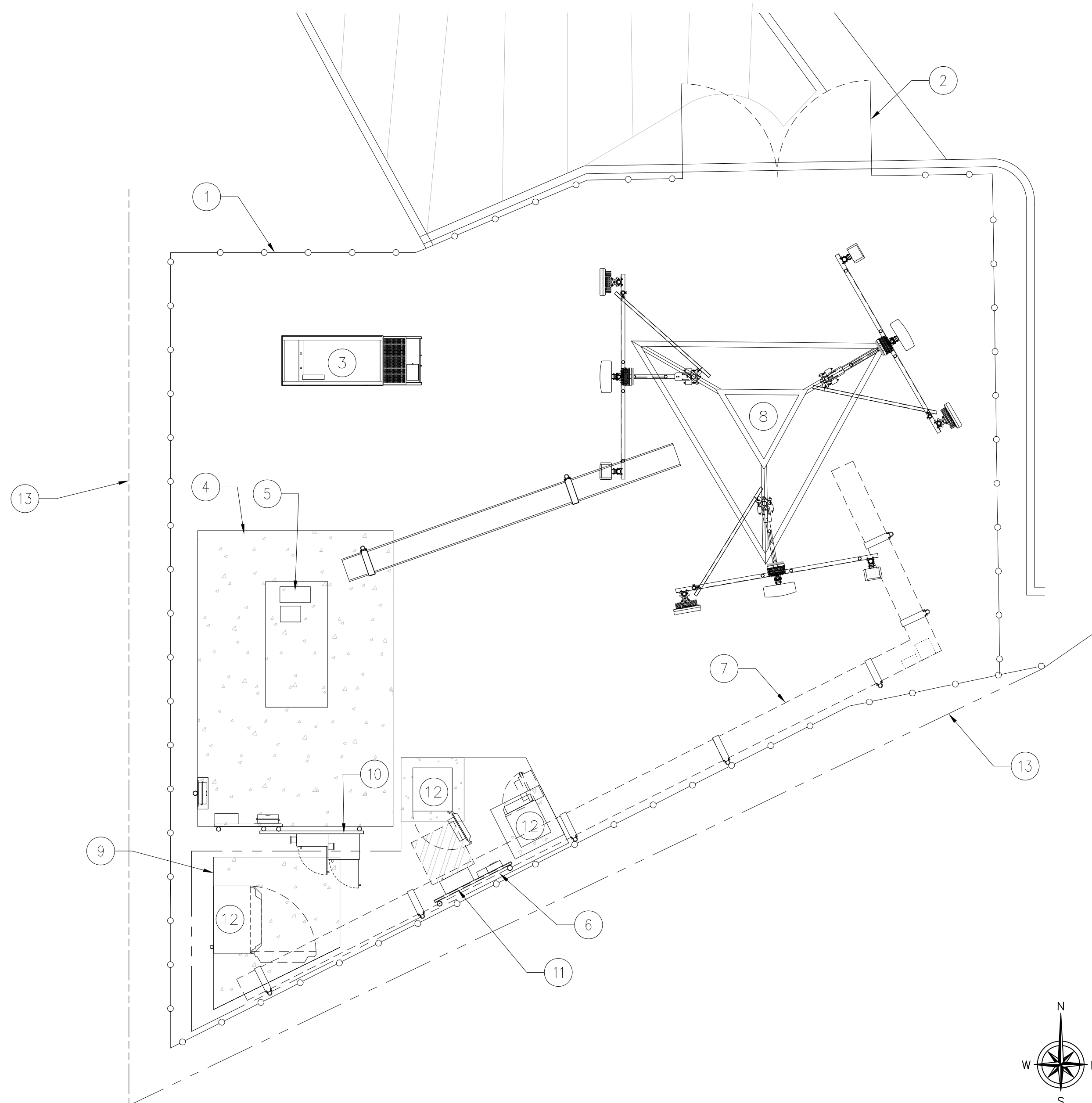
24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"



—

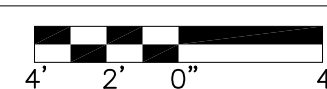
A — 1

1. (E) CHAIN LINK FENCE	11. (E) PPC CABINET
2. (E) ACCESS GATE	12. (E) T-MOBILE EQUIPMENT CABINET
3. (E) GENERATOR (OTHERS)	13. (E) PROPERTY LINE
4. (E) CONCRETE PAD (OTHERS)	
5. (E) EQUIPMENT (OTHERS)	
6. (E) UTILITY H-FRAME	
7. (E) ICE BRIDGE	
8. (E) TOWER	
9. (E) CONCRETE PAD	
10. (E) TELCO CABINET	



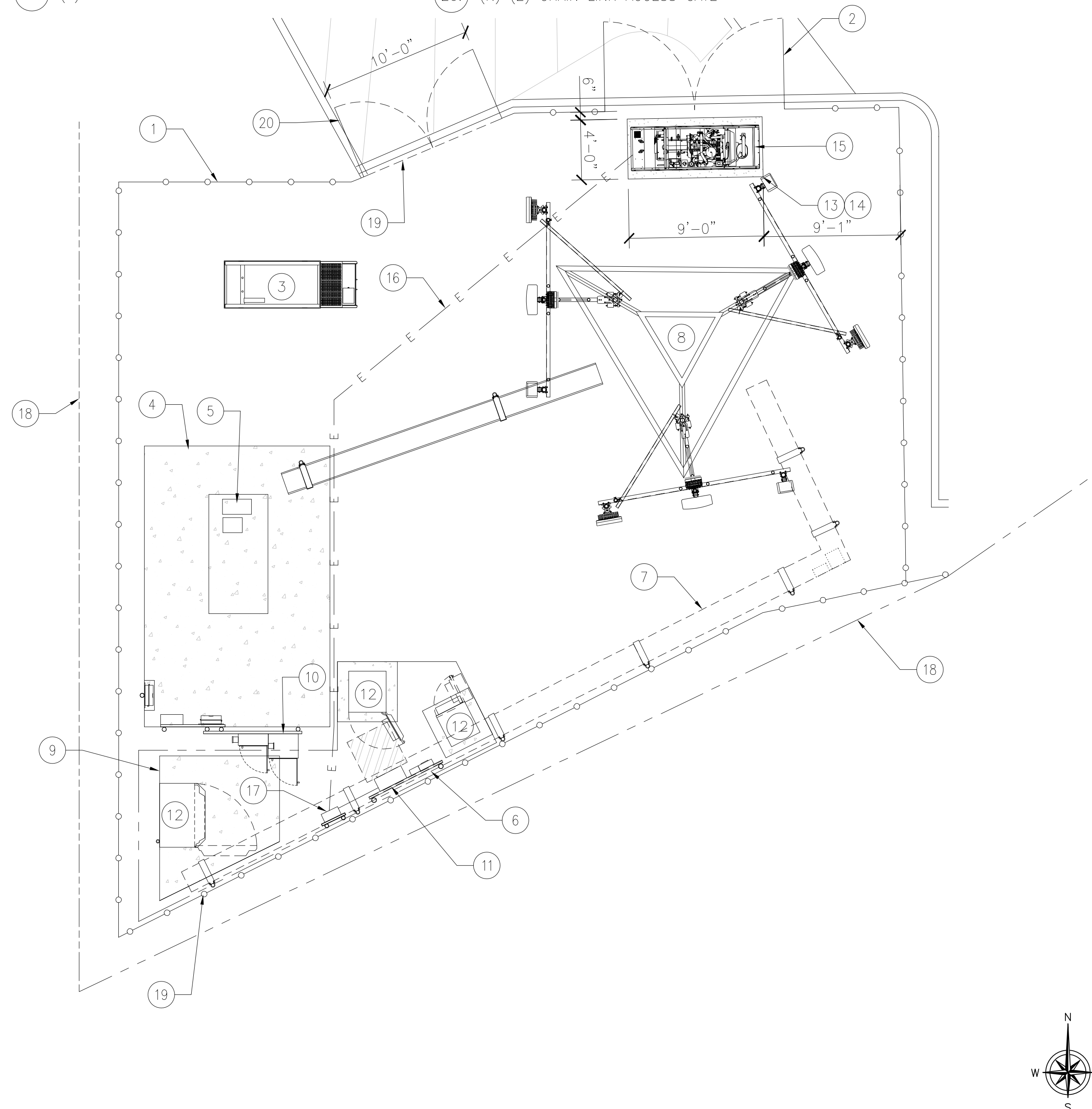
EXISTING ENLARGED SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



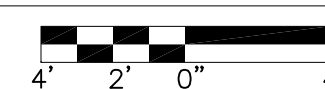
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1. (E) CHAIN LINK FENCE	11. (E) PPC CABINET
2. (E) ACCESS GATE	12. (E) T-MOBILE EQUIPMENT CABINET
3. (E) GENERATOR (OTHERS)	13. (N) 4' X 9' T-MOBILE LEASE AREA
4. (E) CONCRETE PAD (OTHERS)	14. (N) 4' X 9' CONCRETE PAD
5. (E) EQUIPMENT (OTHERS)	15. (N) GENERAC 25KW DIESEL GENERATOR
6. (E) UTILITY H-FRAME	16. (N) POWER CONDUIT
7. (E) ICE BRIDGE	17. (N) GENERAC 200 AMP AUTOMATIC TRANSFER SWITCH MOUNTED ON (N) H-FRAME
8. (E) TOWER	18. (E) PROPERTY LINE
9. (E) CONCRETE PAD	19. SECTION OF EXISTING FENCE TO BE REMOVED
10. (E) TELCO CABINET	20. (N) (2) CHAIN LINK ACCESS GATE



PROPOSED ENLARGED SITE PLAN

24"x36" SCALE: $\frac{3}{16}" = 1'-0"$
11"x17" SCALE: $\frac{3}{32}" = 1'-0"$



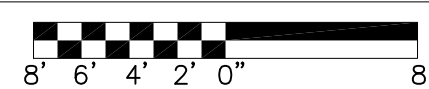
2

A-2

1. (E) CHAIN LINK FENCE
2. (E) TOWER
3. (E) MICROWAVE DISH
4. (E) ANTENNAS
5. (E) ICE BRIDGE
6. (E) EQUIPMENT (OTHERS)
7. (E) GENERATOR (OTHERS)
8. (E) TELCO CABINET
9. (E) PPC CABINET
10. (E) T-MOBILE EQUIPMENT CABINET



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



1

1. (E) CHAIN LINK FENCE
2. (E) TOWER
3. (E) MICROWAVE DISH
4. (E) ANTENNAS
5. (E) ICE BRIDGE
6. (E) EQUIPMENT (OTHERS)
7. (E) GENERATOR (OTHERS)
8. (E) TELCO CABINET
9. (E) PPC CABINET
10. (E) T-MOBILE EQUIPMENT CABINET
11. (N) 4' X 9' CONCRETE PAD
12. (N) GENERAC 25KW DIESEL GENERATOR
13. (N) GENERAC 200 AMP AUTOMATIC TRANSFER SWITCH MOUNTED ON (N) H-FRAME



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

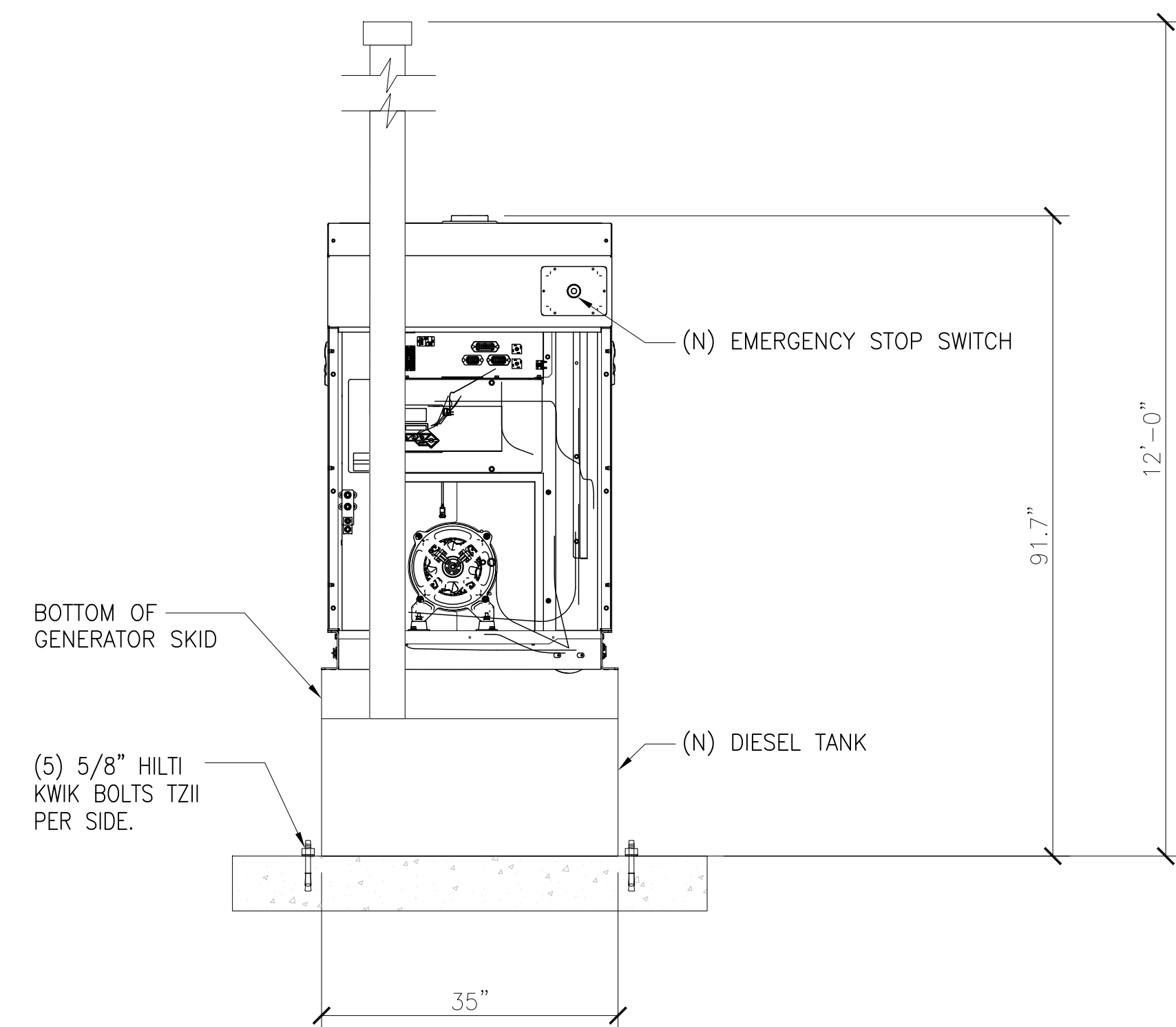
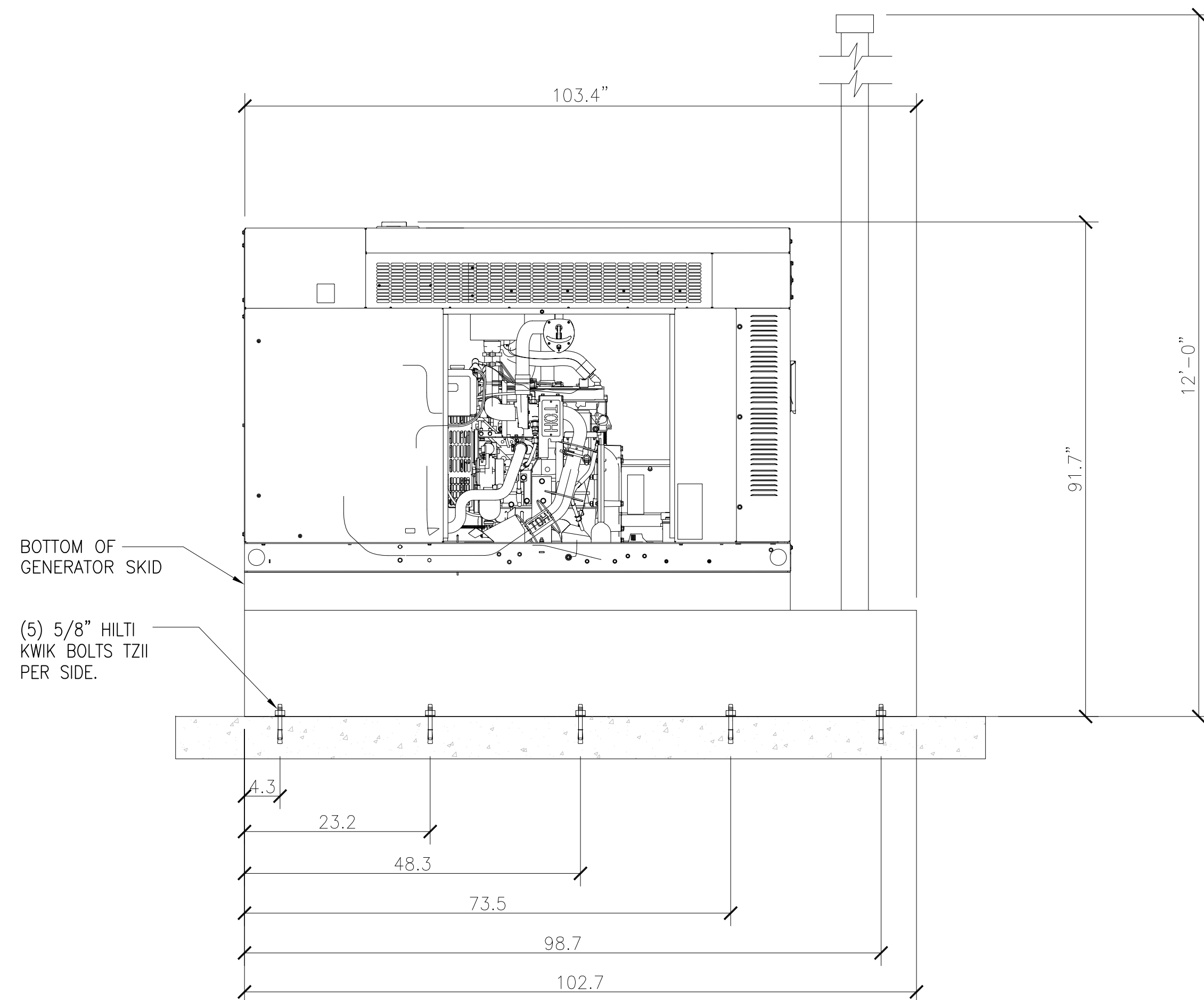
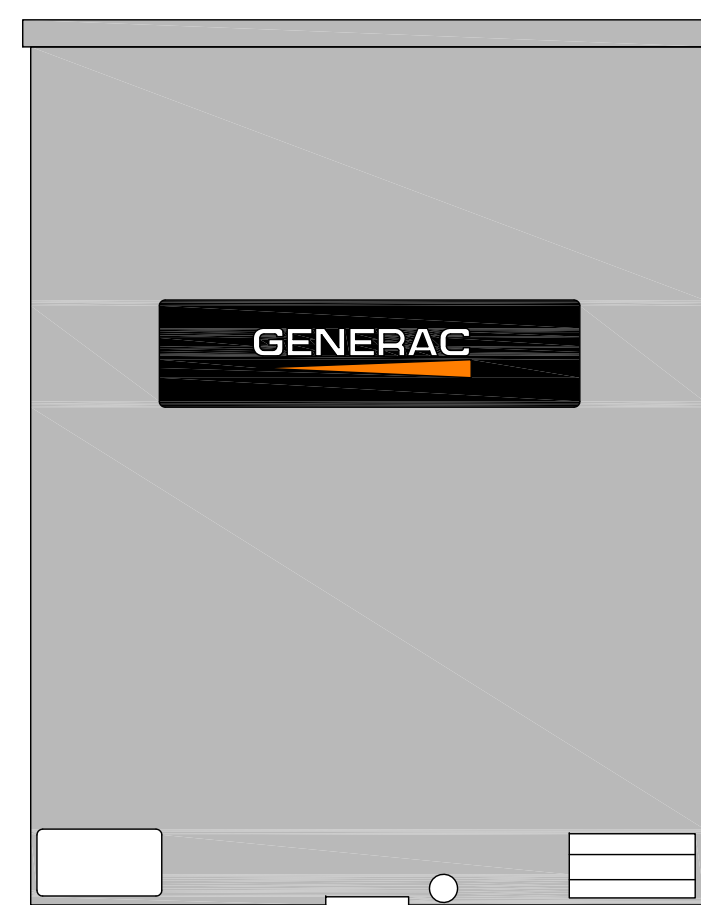
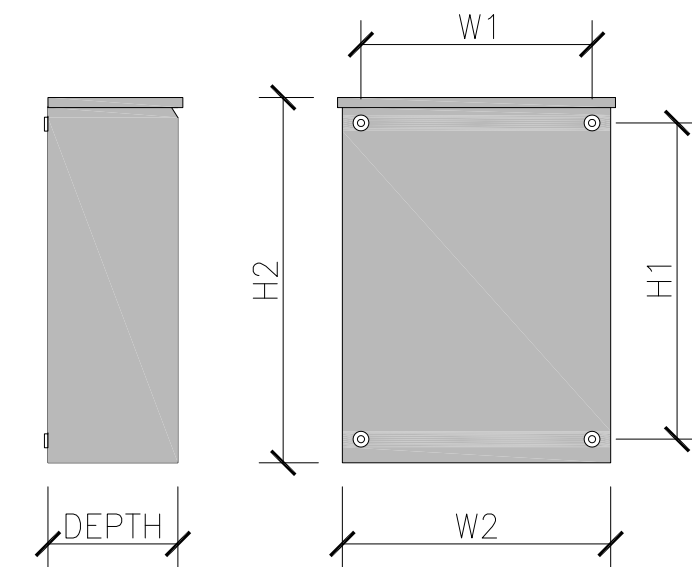


2

A-3

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

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



<u>LEVEL 2 SOUND ATTENUATION ENCLOSURE</u>	
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

GENERAC 25KW DIESEL GENERATOR

T-Mobile®
WEST LLC

1755 CREEKSIDE OAKS DRIVE
SUITE 190
SACRAMENTO, CA 95833



**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

A	8/21/22	ISSUE FOR REVIEW
REV	DATE	DESCRIPTION

SR668 WEST COAST
BROADCAST
SC10106B

1401 W. CALDWELL
VISALIA, CA 93277
TULARE COUNTY

SHEET TITLE

DETAILS

SHEET NUMBER

SHEET NUMBER

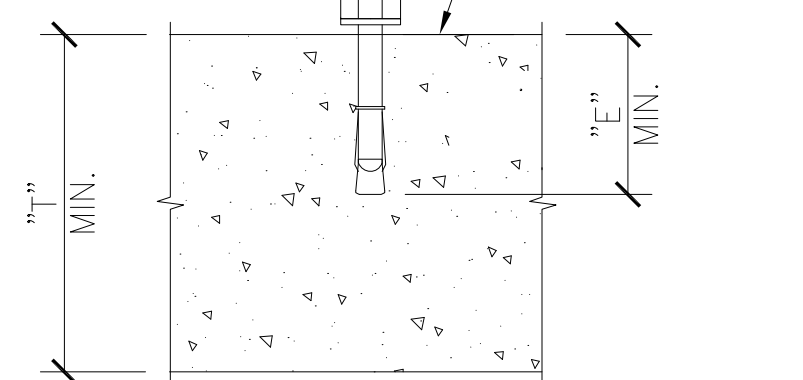
A — 4

GENERAC 200 AMP AUTOMATIC TRANSFER SWITCH

SCALE:	2
NTS	

5/8" HILTI KWIK BOLT TZII
SS ANCHOR (INSTALL
TORQUE 60 FT-#)

CONCRETE WALL
OR SLAB



ANCHOR SCHEDULE			
BOLT DIAMETER	5/8"		
BIT DIAMETER	5/8"		
"E" MIN. EMBEDMENT DEPTH	3-1/4"	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-4266

1. SUBSTITUTION OF A HILTI KWIK BOLT TZII SS 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.
2. 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.
3. SPECIAL INSPECTION IS REQUIRED FOR INSTALLATION OF ANCHORS.
4. INSTALLATION OF CONCRETE ANCHORS IN MASONRY IS NOT ALLOWED.
5. USE STAINLESS STEEL FOR EXPOSED APPLICATIONS.
6. NORMAL-WEIGHT AND SAND-WEIGHT CONCRETE MUST CONFORM TO SECTIONS 1903 AND 1905 OF THE IBC.

HILTI KWIK BOLT TZII SS ANCHOR

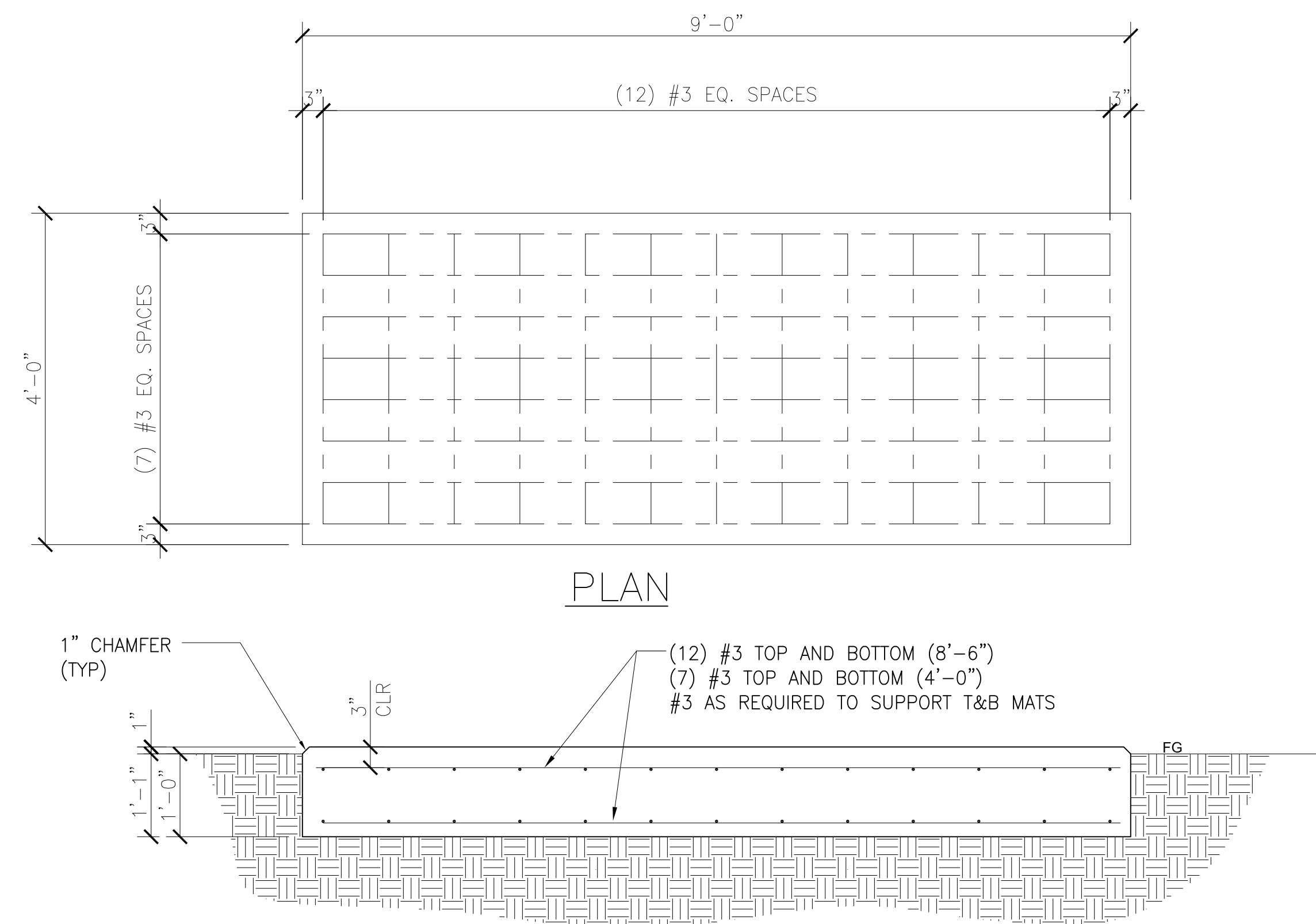
SCALE:	3
NTS	

GENERAC 25KW DIESEL GENERATOR

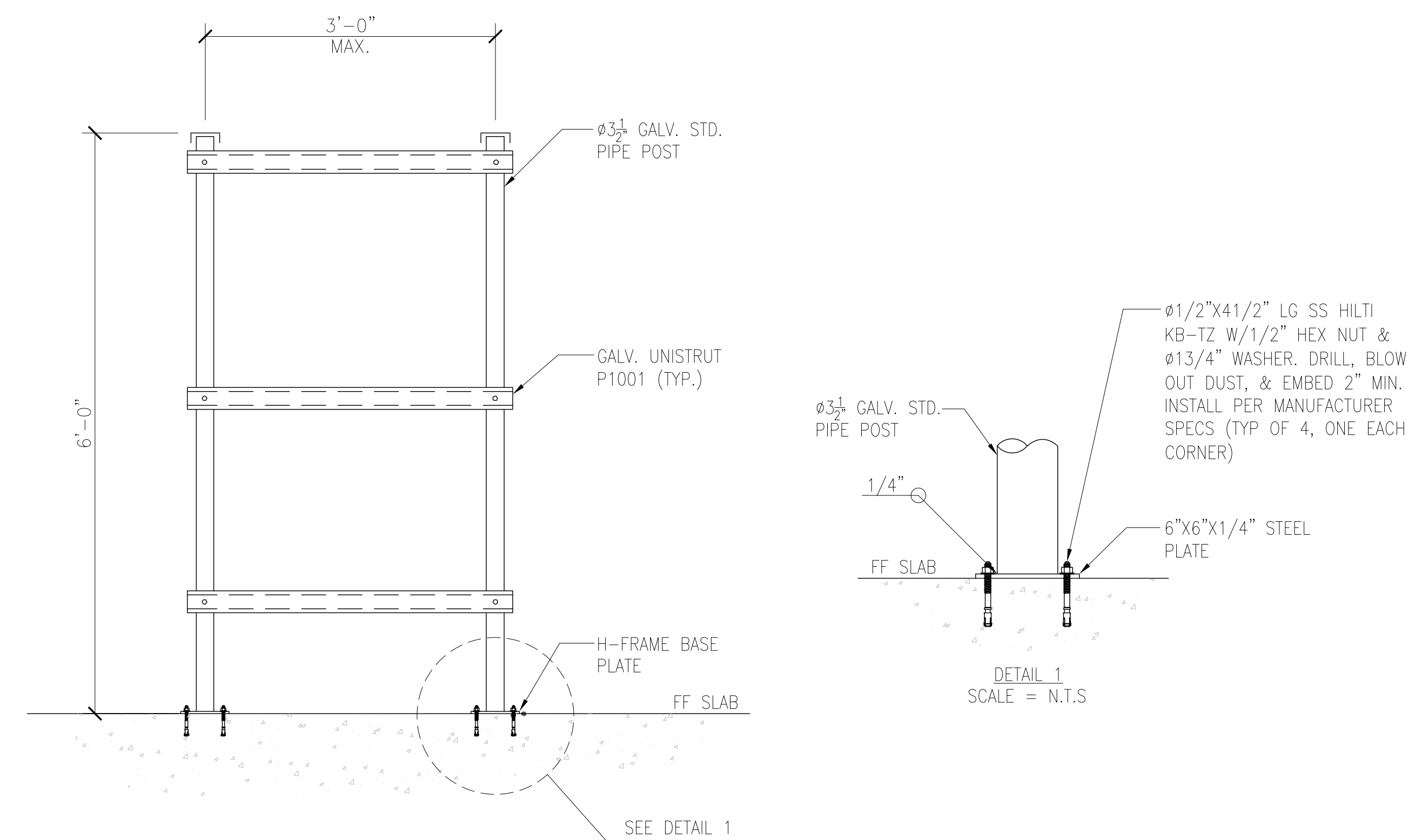
SCALE:	1
NTS	

NOTES:

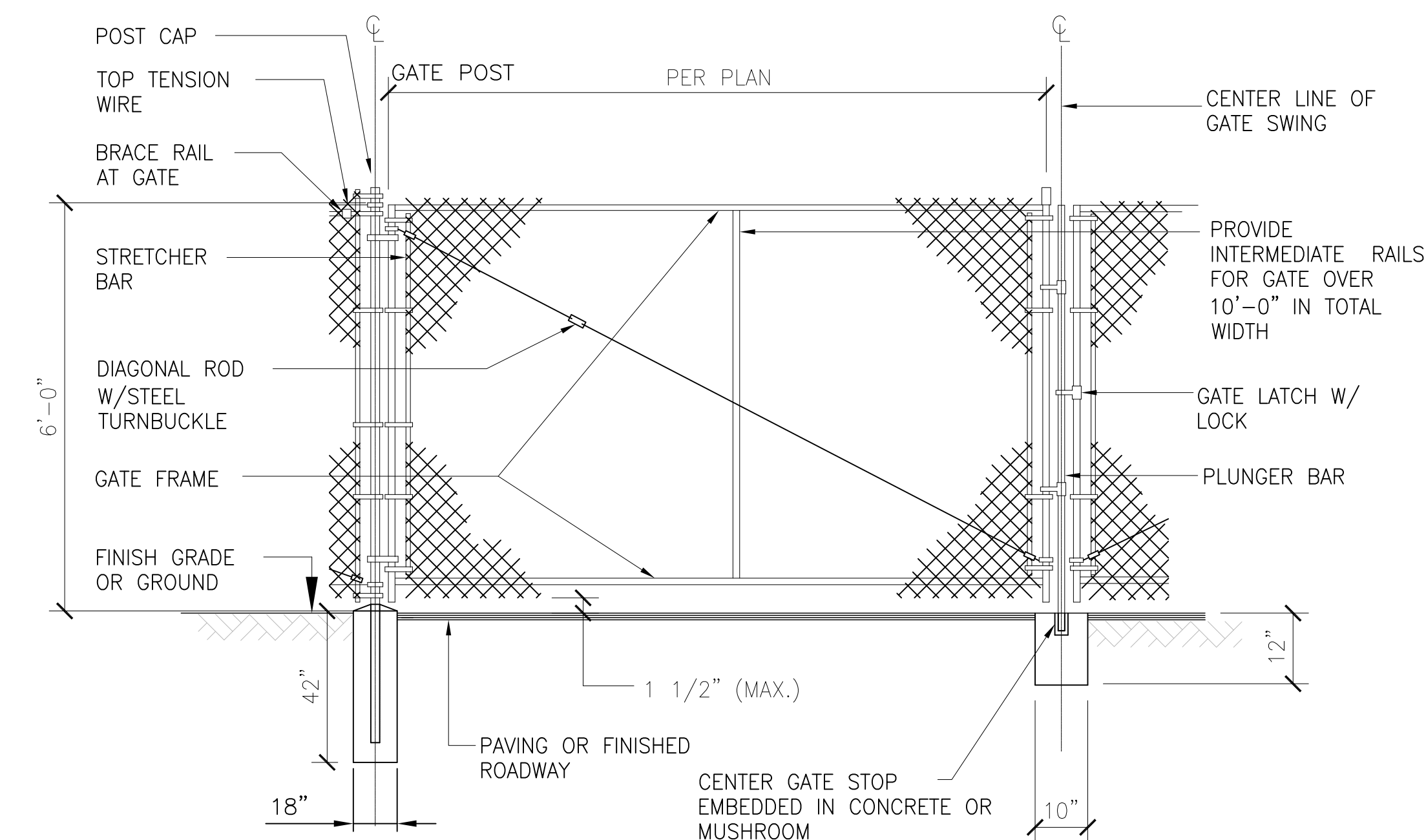
1. CONTRACTOR SHALL CONFIRM PAD ORIENTATION WITH SITE PLANS



CONCRETE PAD



4	NEW H-FRAME DETAIL
---	--------------------



NOT USED

3	ACCESS GATE
---	-------------

A	8/21/22	ISSUE FOR REVIEW
REV	DATE	DESCRIPTION

A-5

- ### GENERAL SIGNAGE NOTES

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

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

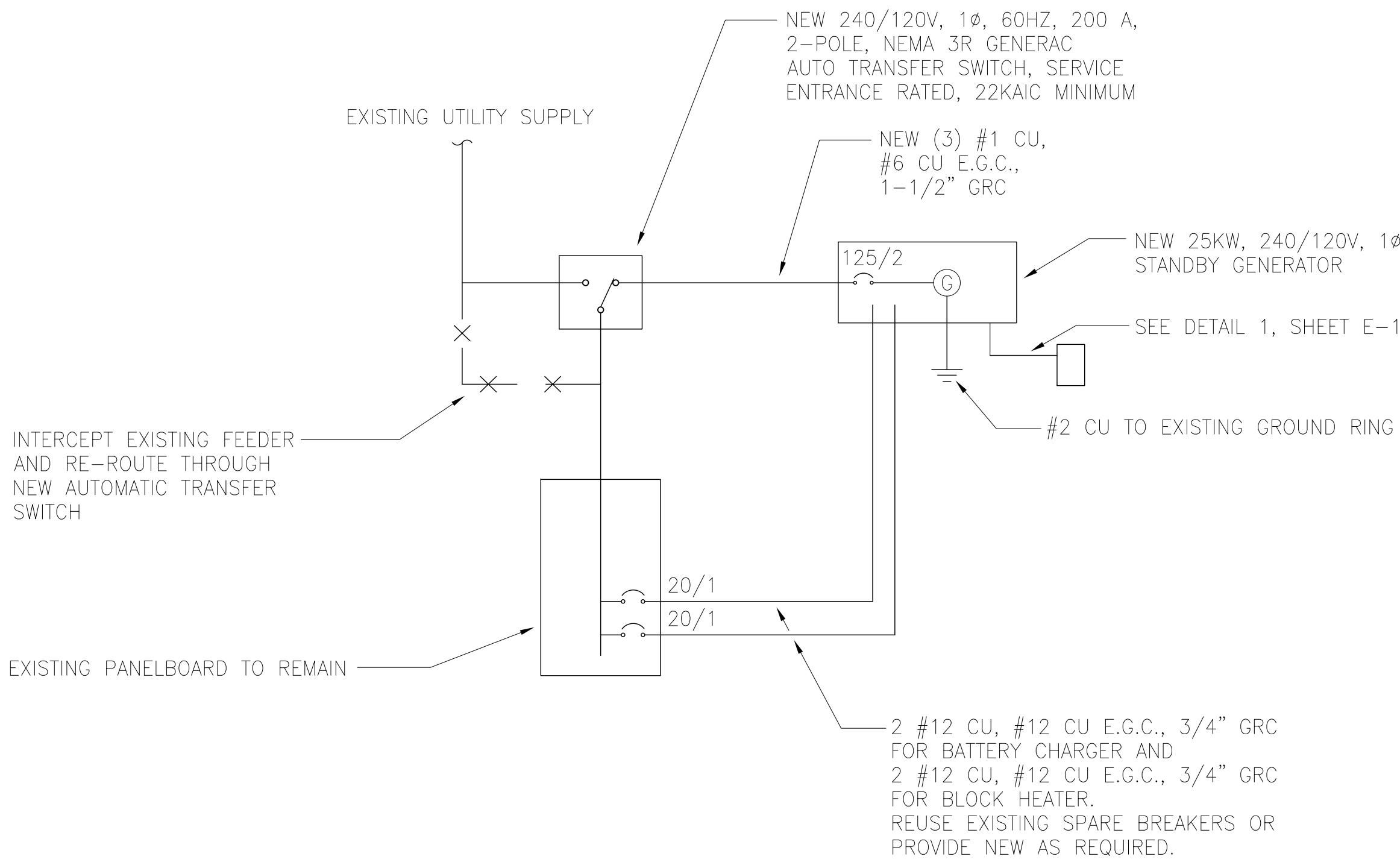
TANK SIGNAGE SPECIFICATIONS



A-6

NOTES:

- 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.
- FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY EQUIPMENT MANUFACTURERS.
- PROVIDE SIGNS AT SERVICE ENTRANCE EQUIPMENT AS REQUIRED BY NEC ARTICLE 702.8 INDICATING SITE HAS ON-SITE AUTOMATIC START STANDBY GENERATOR.
- THIS SITE IS NOT REQUIRED BY A DETERMINING AGENCY TO BE A LEGALLY REQUIRED SYSTEM.
- THE PROPOSED STANDBY GENERATOR IS NOT A SEPARATELY-DERIVED POWER SYSTEM.
- 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.
- 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 AUTOMATING TRANSFER SWITCH SHALL BE SUITABLE FOR USE AT THE CALCULATED FAULT CURRENT.



STANDBY GENERATOR SINGLE-LINE DIAGRAM

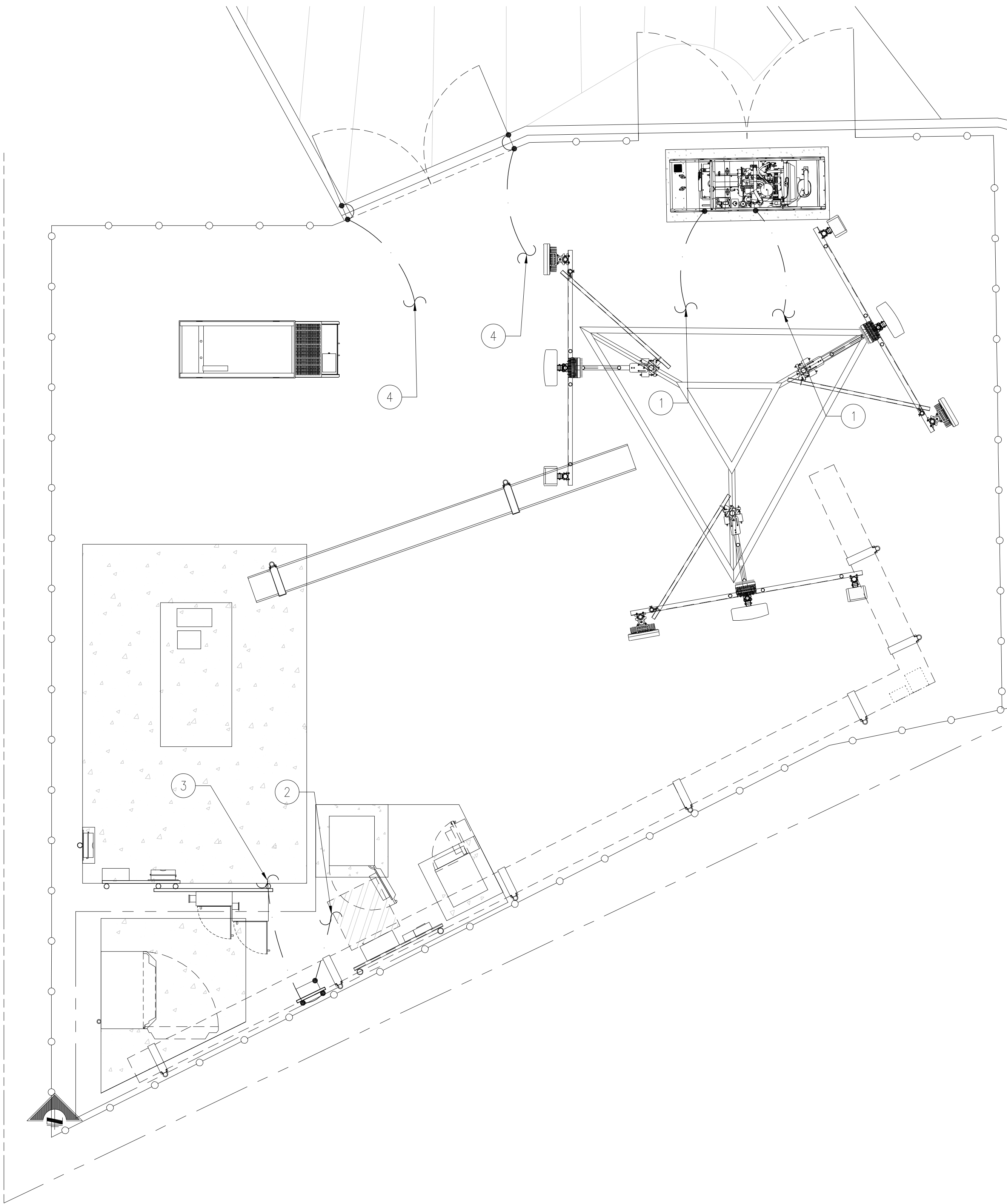
25KW STANDBY GENERATOR SINGLE-LINE DIAGRAM

2

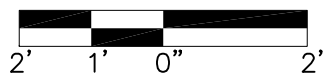
SITE PLAN KEY NOTES:

- (N) GENERAC 25KW DIESEL GENERATOR GROUND TO GROUND RING (FIELD VERIFY LOCATION)
- (N) GENERAC 200 AMP AUTOMATIC TRANSFER SWITCH GROUND TO GROUND RING (FIELD VERIFY LOCATION)
- (N) H-FRAME GROUND TO GROUND RING (FIELD VERIFY LOCATION)
- (N) CHAIN LINK FENCE GROUND TO GROUND RING (FIELD VERIFY LOCATION)

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



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



1

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

REV	DATE	DESCRIPTION
A	8/21/22	ISSUE FOR REVIEW

**SR668 WEST COAST
BROADCAST
SC10106B**

1401 W. CALDWELL
VISALIA, CA 93277
TULARE COUNTY

SHEET TITLE

GROUNDING
DETAILS

SHEET NUMBER

E-2

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 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: 1744 S. MOONEY BLVD Date: 2-8-23
 Project Description: INSTALL GATE AT FRONT OF PARKING LOT TO BE CLOSED AFTER BUSINESS HOURS. RELOCATE TRASH ENCLOSURE FROM REAR OF BUILDING.
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: COREVAL, LLC
 Applicant(s) Name: JIM ROBINSON
 Project Address/Location: 1744 S. MOONEY BLVD
 Assessor Parcel Number: 096-304-016 XXXXX 016
 Parcel Size (Acreage or Square Feet): 18,600 S.F. Building or Suite Square Footage: 9,000.

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ 5000

Describe All Proposed Building Modifications: ADD GATE AND RELOCATE TRASH ENCLOSURE

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

Date Received: 02/08/2023

SPR Agenda: 02/15/2023 Item No. _____

Zone: C-MU SPR No. 23-022

Historic District: Yes ☐ No ☒

Flood Zone: X ☒ AE ☐ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: RETAIL / OFFICE
 Proposed Building Use: RETAIL / OFFICE
 Proposed Hours of Operation: 9 AM - 8 PM
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing 8 Proposed 8
 Number of Customers Per Day (Estimated): Existing 8 Proposed 8
 Predicted Peak Operating Hour: NOON
 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: NONE

SITE PLAN REQUIREMENTS	SITE PLAN MINIMUM REQUIREMENTS			
	<p>⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).</p> <p>⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.</p> <p>⇒ Site plan shall provide for and indicate all of the following:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <ul style="list-style-type: none"> - North arrow - All existing & proposed site features - Site dimensions, including building - Existing and proposed fencing at site - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.) </td> <td style="width: 33%; vertical-align: top;"> <ul style="list-style-type: none"> - Existing & proposed structures - Adjacent street names - Refuse enclosures & containers - Valley oak trees (show drip line) - Existing & proposed landscaping - Parking stalls (include ADA) </td> <td style="width: 33%; vertical-align: top;"> <ul style="list-style-type: none"> - 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 </td> </tr> </table>		<ul style="list-style-type: none"> - North arrow - All existing & proposed site features - Site dimensions, including building - Existing and proposed fencing at site - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.) 	<ul style="list-style-type: none"> - Existing & proposed structures - Adjacent street names - Refuse enclosures & containers - Valley oak trees (show drip line) - Existing & proposed landscaping - Parking stalls (include ADA)
<ul style="list-style-type: none"> - North arrow - All existing & proposed site features - Site dimensions, including building - Existing and proposed fencing at site - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.) 	<ul style="list-style-type: none"> - Existing & proposed structures - Adjacent street names - Refuse enclosures & containers - Valley oak trees (show drip line) - Existing & proposed landscaping - Parking stalls (include ADA) 	<ul style="list-style-type: none"> - 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	<p>Applicant Information (Final comments will be mailed to the name and address provided below)</p> <p>Name: <u>Jim Robinson</u> Signature of Owner or Authorized Agent* </p> <p>Address: <u>5607 AVENIDA DE LOS ROBLES</u> Date: <u>2-8-23</u></p> <p>City, State, Zip: <u>Visalia CA 93292</u> Owner</p> <p>Phone: <u>559-732-2660</u> Authorized Agent* Date</p> <p>Email: <u>JROBINSON@SJVHOMES.COM</u></p> <p style="font-size: small;">* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.</p>			
	AGENCY AUTHORIZATION			
AGENCY AUTHORIZATION FORM	<p>OWNER:</p> <p>I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):</p> <p>_____</p>			
	<p>AGENT:</p> <p>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.</p> <p>I declare under penalty of perjury the foregoing is true and correct.</p> <p>Executed this _____ day of _____, 20____.</p>			
	<p style="text-align: center;">Signatures</p> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; font-weight: bold;">OWNER</p> <p>Signature of Owner</p> <p><u>5607 AVENIDA DE LOS ROBLES</u></p> <p>Owner Mailing Address</p> <p><u>Visalia CA. 93292</u></p> <p><u>559-732-2660</u></p> <p>Owner Phone Number</p> </div>	<p style="text-align: center;">AGENT</p> <div style="border: 1px solid black; padding: 5px;"> <p>Signature of Agent</p> <p>Agent Mailing Address</p> <p>Agent Phone Number</p> </div>		
	Page 2 of 2			

Operation Statement

February 8, 2023

1744 S. Mooney Blvd.

This property currently has two tenants, Cross Country Mortgage and Nurses Boutique. Both tenants have been in this location for years.

We have struggled with vandalism and brake-ins for the last several years. Nurses was broken into two weeks ago when a window was smashed. Money and merchandise were stolen. Employees and shoppers/clients are continually harassed in the parking lot. I personally drive through the parking lot every day and pick up trash, shopping carts, human waste, make-shift beds, etc. I have called the police at least 25 times to help get a trespasser off the property. The tenants have also called the police for trespassers. I have toured City Councilmen around the property, and we are a member of the TEP program. We have installed locks on the trash enclosure, locks on our electrical meters, removed hose bibs, installed a fence in the back of the property, installed cameras, upgraded front doors, etc. but **Nothing we have done to date has helped.** I personally do not see any benefit in the TEP program. The police have no power except to make the trespasser leave and go to my neighbor's property. When I drive Mooney before daylight there are numerous people sleeping in doorways, trash enclosures, bus stops, etc. We have created a Visalia Skid Row on Mooney. As property owners we do not see any other way but to put fences and gates up.

Our tenants are tired of dealing with this problem and plan to vacate the building later this year if we cannot fix the problem.

We propose to install a rolling gate at the front of the parking lot and move the trash enclosure from the back of the building to the front of the property. The current enclosure is next to the building has recently been set on fire and flames burnt the side of the building. The existing enclosure is not in a safe location and needs to be moved. The trash bin is a split trash and recycle container. The amount of green waste from the small yard is removed from the site by the Gardiner. The green waste is not put in the bin.

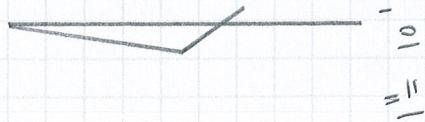
I have met with Roger Dhaliwal who owns the building to the South and he is in agreement to our plans. We will extend the wrought fence to the south to connect to his building. A 4 foot gate will be installed to he can access the side of his building.

Thank you for your consideration in this matter.

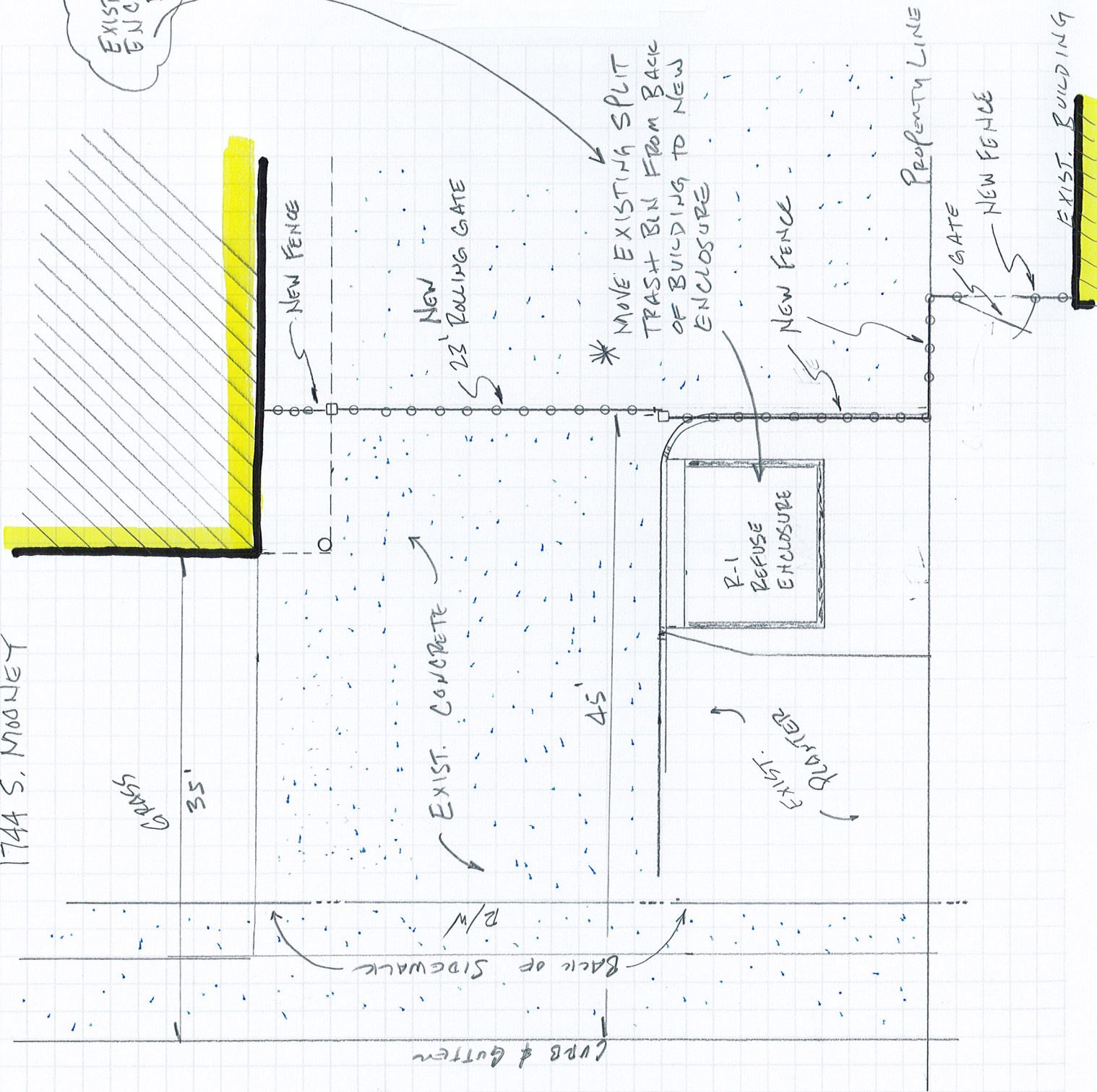


Jim Robinson
559-804-7419

1744 S. MOONEY



EXISTING TRASH ENCLOSURE TO BE ABANDONED





1744 S. Mooney Blvd

Existing Trash
Enclosure to be
removed

New Trash
Enclosure

New Gate and
Fence

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 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: 2/7/2023
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: 1345 N. American Street, Visalia, CA
Assessor Parcel Number: 073-160-024 & 073-160-026
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, within the existing fenced communication site compound.

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

Date Received: 02/07/2023
SPR Agenda: 02/15/2023 Item No. _____
Zone: I SPR No. 23-023
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 15-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: Jeff Lienert for T-Mobile

Address: 2154 Medici Way

City, State, Zip El Dorado Hills, CA 95762

Phone: (916) 505-3683

Email: Jeff.Lienert@gmail.com

Signature of Owner or Authorized Agent*

Owner signature is not required per Assembly Bill 2421

Section 65850.75 of the Government Code

Owner



Authorized Agent*

Date

2/7/2023

Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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


073-160-024 & 073-160-026

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 7th day of February, 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	<u>2154 Medici Way</u>	
	Agent Mailing Address	
	<u>El Dorado Hills, CA 95762</u>	
Owner Phone Number	<u>(916) 505-3683 / jeff.lienert@gmail.com</u>	
	Agent Phone Number	

SINGLE SOURCE CONSULTING, INC.

*Agent for T-Mobile: Single Source Consulting, Inc.
Site Address: 1345 N. American Street, Visalia, CA*

February 7, 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 1345 N. American Street, Visalia, CA 93291 for existing T-Mobile Site # SC70000A

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. (The proposed generator will reach up to 48.8 horsepower and will have a 240-gallon tank.)
- (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. (The volume for the proposed generator + tank = Volume = 192.05 cubic feet)
- (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.¹

¹ Cal. Gov't Code § 65850.75(f)

SINGLE SOURCE CONSULTING, INC.

A complete application must be approved within 60 days of receiving the application or it shall be deemed approved.²

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.

Sincerely,



Jeff Lienert

Phone: (916) 505-3683

Email: jeff.lienert@gmail.com

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

² *Id.* § 65850.75(d)



OPERATIONAL STATEMENT

Proposed T-Mobile Emergency Standby Generator

T-Mobile Site # SC70000A

1345 N. American Street, Visalia, CA

APN: 073-160-024 & 073-160-026

T-Mobile currently operates an existing wireless communications facility at 1345 N. American Street in Visalia, CA. T-Mobile's existing facility includes the collocation of panel antennas on an existing self-support water tower together with ground equipment located on an existing concrete pad at the base of the water tower. T-Mobile needs to install a standby power generator for backup power. In order to meet California Public Utilities Commission requirements, which include a minimum of 72-hours backup power at cell site locations serving high-risk wildfire areas, T-Mobile is proposing to install a new Generac 25kW diesel generator on a new 4' x 9' concrete pad on the west side of the northwest tower leg. New swing gates will be added to the existing fence to allow access to the generator.

The proposed Generac 25kW diesel generator measures 103.4" (L) x 35" (W) x 91.7" (H). A new power 1-1/2" conduit will connect to a new automatic transfer switch that will be mounted on a new H-Frame within T-Mobile's existing lease area. The automatic transfer switch measures 20" x 14.6" x 7" (H x W x D) and will allow for ease of operation and will help reduce switchover problems.

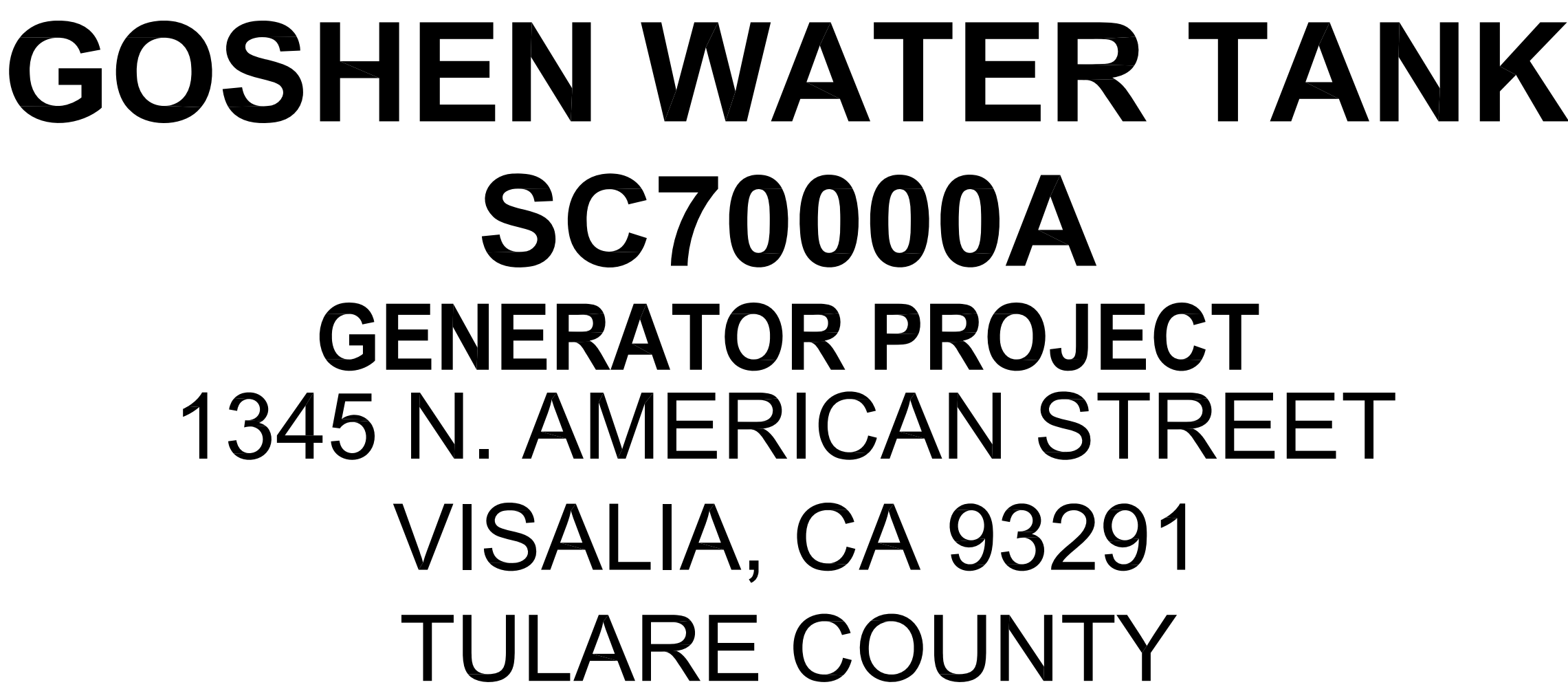
Additional details:

- Generac 25kW diesel generator specifications are incorporated into the plans.
- The generator will extend roughly 91.7" above grade.
- The fuel will be stored in a 240-gallon double-walled belly tank (the tank and the generator are comprised within the same unit, there is no separate fuel tank).
- The fuel tank is registered with Underwriters Laboratories Standard to meet or exceed U.L. 142
- The fuel tank includes a secondary containment basin to prevent escape of fuel into the environment in the event of a tank rupture.
- The generator operates below 50 horsepower.
- The generator includes a factory installed sound attenuated aluminum enclosure.
- The rated load sound output at 23 feet is 65 dB(A).
- The generator will be serviced approximately once every 6-months.
- Routine testing will occur once a week for approximately 15-minutes during normal business hours on a non-holiday weekday.



Above: View of typical 25kW Generac diesel generator.

In an effort to provide a more reliable network and to ensure continuous operation in the event of a power outage and/or emergency situation, T-Mobile is proposing to install a new 25kW diesel generator for backup power. As consumers increasingly use their wireless devices at home and in their neighborhoods, T-Mobile needs to ensure its network can continue to handle voice and data traffic during a power outage and/or emergency situation. By installing a permanent generator, for backup power, T-Mobile is better positioned to ensure its customers will have access to a more robust network when needed most. The proposed generator will not be detrimental to the public health, safety, or general welfare of the City of Visalia. The proposed facility will not materially or adversely affect adjacently located properties or their permitted uses. T-Mobile's wireless communications facility is a modern-day utility and will contribute to the provision of enhanced wireless communication technology for the general public and emergency services use.



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 LOCAL ROAD(S). ARRIVE AT THE
EXISTING SITE.

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 (N) LEASE AREA. INSTALL CHAIN LINK ACCESS GATES.

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.

- 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

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

PROPERTY OWNER:
RACE LEASING, LP
3031 WEST CHERRY
VISALIA, CA 93291

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

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

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

ZONING: S
APN: 073-160-024-000 &
073-160-026-000
USE: -
PARENT PARCEL: - ACRES
EXISTING LEASE AREA: - SQ. FT

JURISDICTION: CITY OF VISALIA

BUILDING CODES:
2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUMES 1 & 2 TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 7, TITLE 24 C.C.R.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

LATITUDE: 36° 20' 27.960" NORTH (NAD83)
LONGITUDE: -119° 24' 20.988" WEST (NAD83)

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.

T-MOBILE (RF): _____ DATE: _____

T-MOBILE (CONST.): _____ DATE: _____

T-MOBILE (RE): _____ DATE: _____

LANDLORD: _____ DATE: _____

A	1/18/23	ISSUE FOR REVIEW
REV	DATE	DESCRIPTION

T-1

FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR – TBD

SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)

OWNER – T-MOBILE

OEM – ORIGINAL EQUIPMENT MANUFACTURE

2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. DELETED.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OFF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 25741-000-3APS-A002-00002, "GENERAL CONSTRUCTION SERVICES.
17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

6. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (IBC 1905.6.2) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER;

- (A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT,
- (B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.

FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST, TAKING THREE CYLINDERS FROM EACH TRUCK.

- THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTNING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GRONDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 25471-000-3PS-EG000-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GROUND INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BITS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BITS; 2 AWG STRANDED COPPER FOR OUTDOOR BITS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE MONOPOLE GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE), THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
13. ALL MONOPOLE GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR
MONOPOLES BEING BUILT TO REV 6 OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE MONOPOLE AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

3. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OFF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE T-MOBILE WIRELESS SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND MONOPOLE AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GRADE, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE MONOPOLE, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.

3. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELLCORDIA.
4. SUBCONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLEING TO THE NEW BTS EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
5. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELLCORDIA.
6. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
7. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
8. POWER PHASE CONDUCTORS (I.E., HOTS) SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
9. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
10. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
11. ALL THE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILES THE WRAPS.
12. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V. OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
13. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V. OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
14. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
15. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V. OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
16. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
17. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
18. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
19. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
20. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
21. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (MC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.

RBS RADIO BASE STATION

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
- 2a. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
- 2b. AS AN ALTERNATIVE TO ITEM 2a, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT," LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
- 2c. AS AN ALTERNATIVE TO ITEMS 2a AND 2b PROFOULL THE SUBGRADE SOILS WITH 5 PASSES OF A MEDIUM SIZED VIBRATORY PLATE COMPACTOR (SUCH AS BOMAG BPR 30/38) OR HAND-OPERATED SINGLE DRUM VIBRATORY ROLLER (SUCH AS BOMAG BW 55E), ANY SOFT AREAS THAT ARE ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH A WELL-GRADED GRANULAR FILL, AND COMPACTED AS STATED ABOVE.
3. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

GROUNDING WIRE

RBS RADIO BASE STATION

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

A	1/18/23	ISSUE FOR REVIEW
REV	DATE	DESCRIPTION

1345 N. AMERICAN STREET
VISALIA, CA 93291
TULARE COUNTY

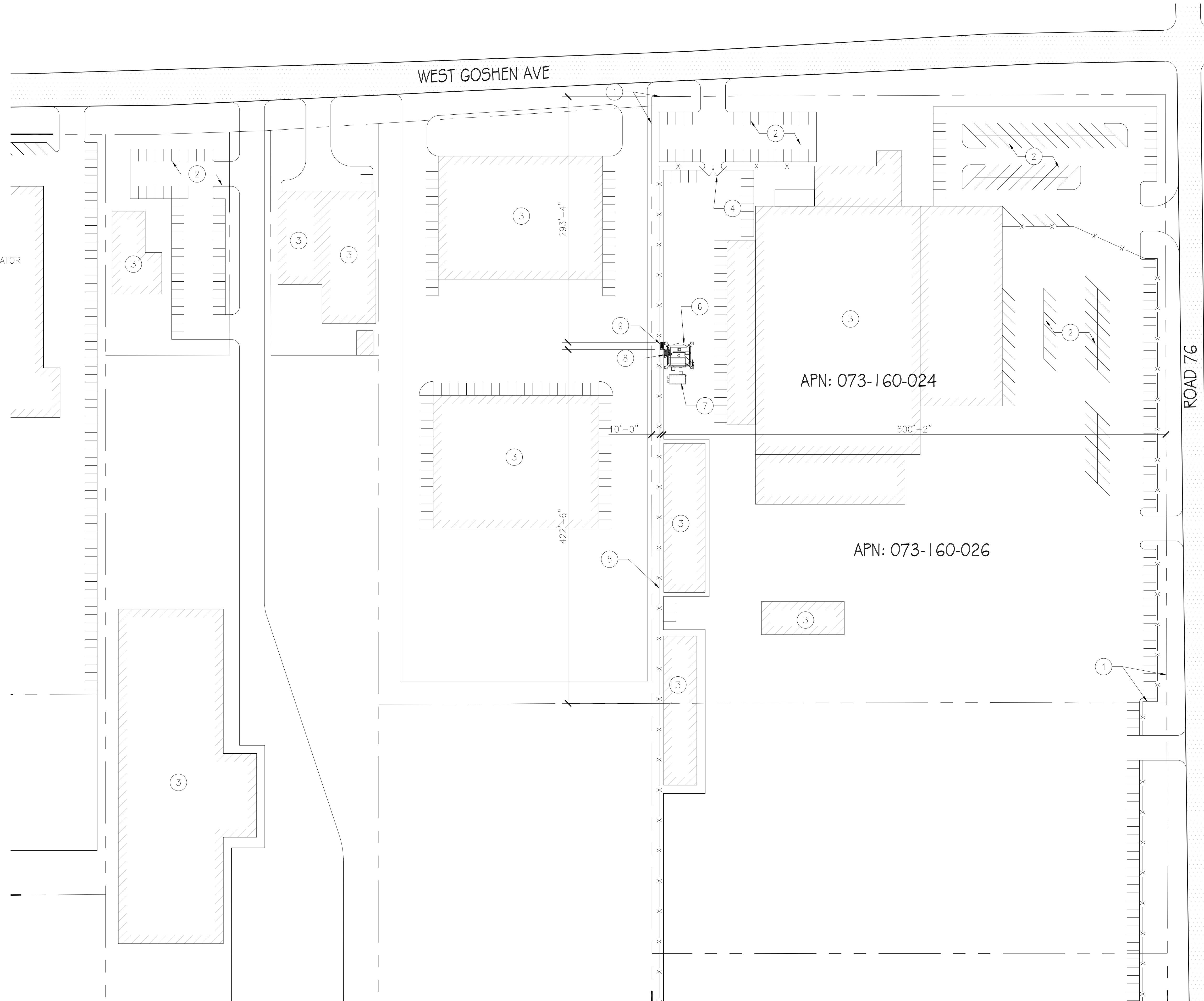
SHEET TITLE

GENERAL NOTES

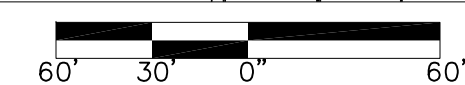
SHEET NUMBER

GN-1

1. (E) PROPERTY LINE
2. (E) PARKING LOT
3. (E) BUILDING
4. (E) ACCESS GATES
5. (E) CHAIN LINK FENCE
6. (E) WATER TANK
7. (E) EQUIPMENT SHELTER (OTHERS)
8. (E) T-MOBILE EQUIPMENT
9. (N) GENERAC 25KW DIESEL GENERATOR



24"x36" SCALE: 1" = 60'-0"
11"x17" SCALE: 1" = 120'-0"

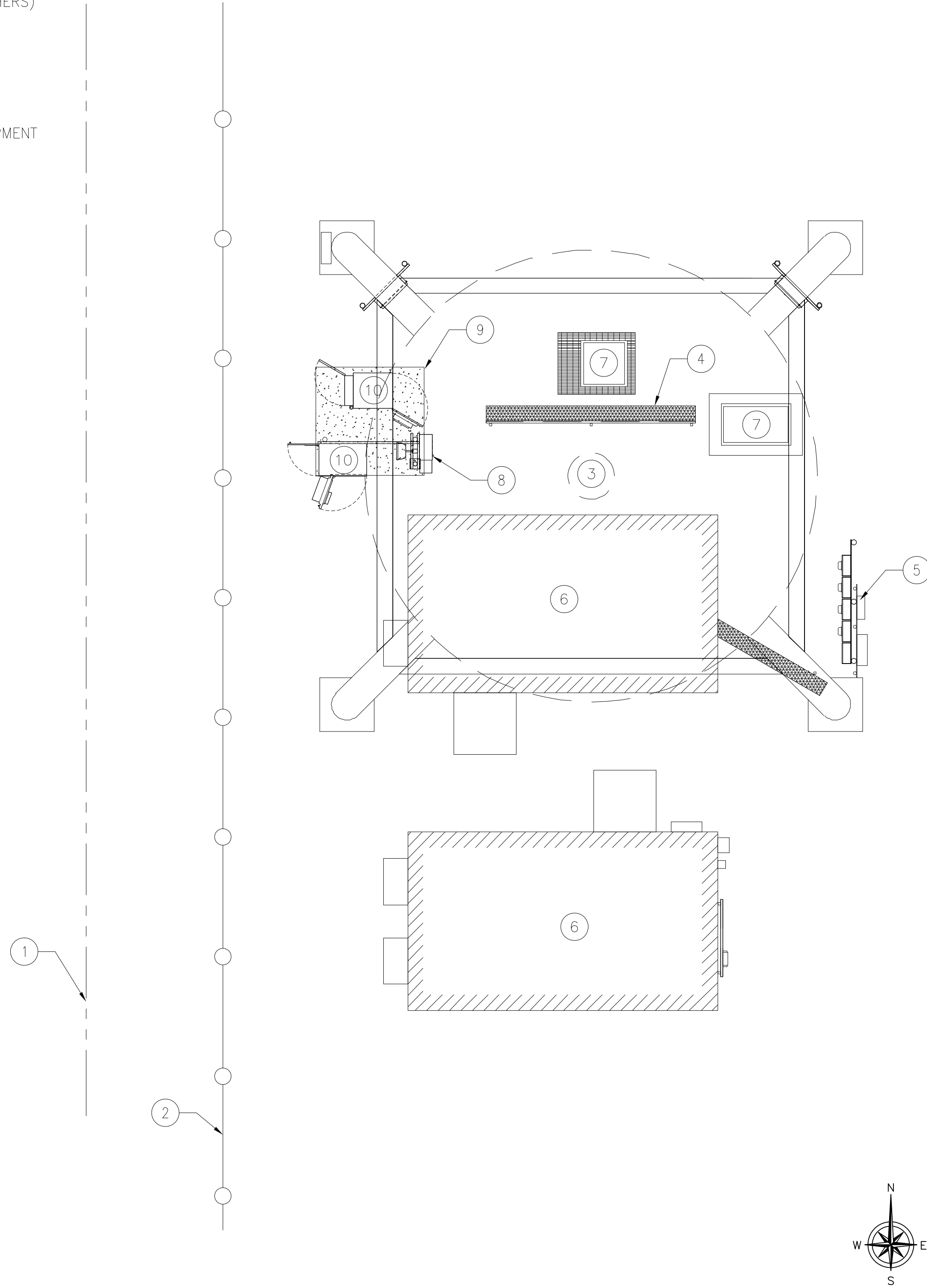


A-1

1

SITE PLAN KEY NOTES:

- 1. (E) PROPERTY LINE
- 2. (E) CHAIN LINK FENCE
- 3. (E) WATER TANK
- 4. (E) ICE BRIDGE
- 5. (E) UTILITY H-FRAME
- 6. (E) EQUIPMENT SHELTER (OTHERS)
- 7. (E) EQUIPMENT (OTHERS)
- 8. (E) PPC CABINET
- 9. (E) CONCRETE PAD
- 10. (E) T-MOBILE EQUIPMENT

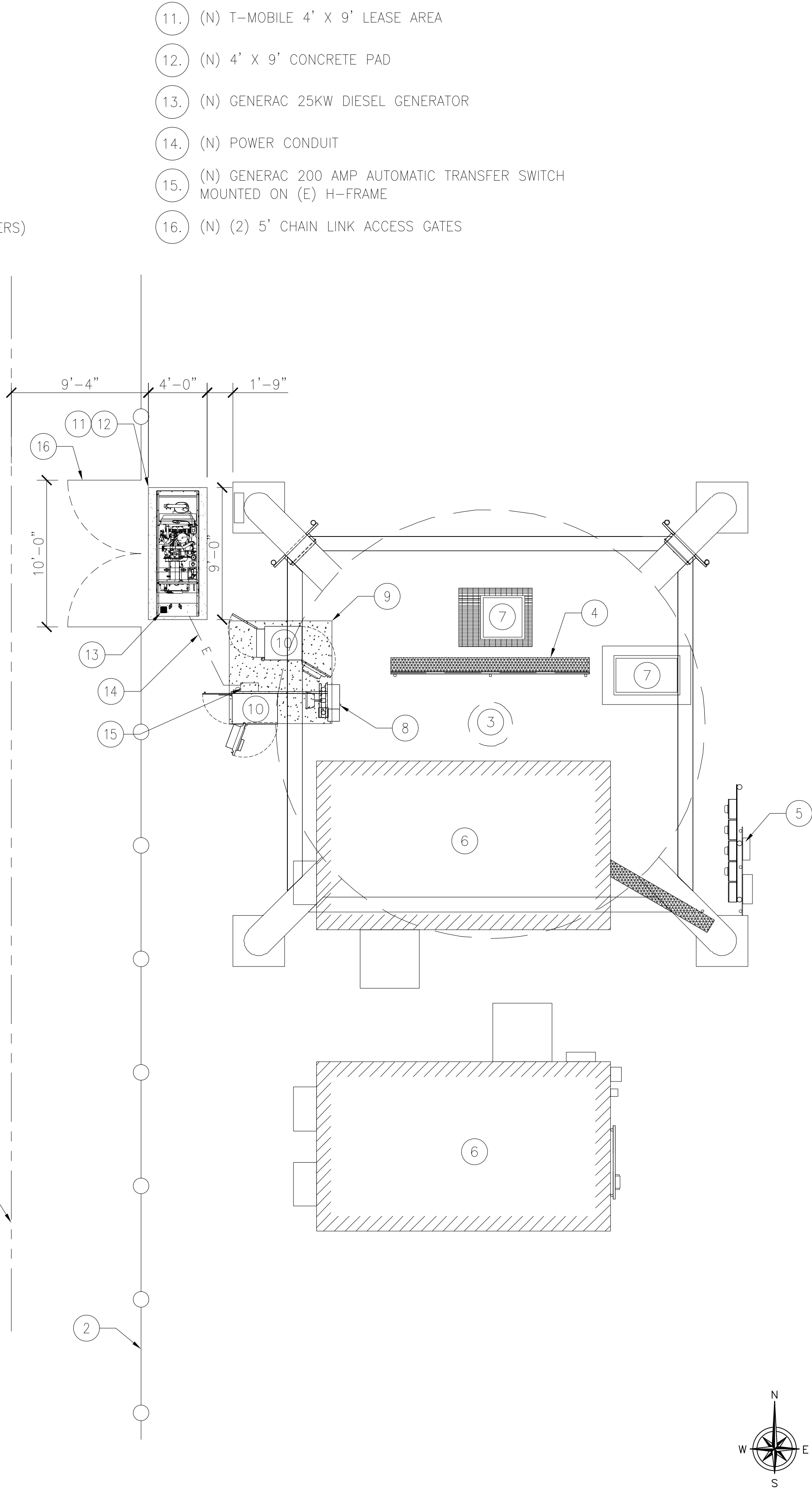


EXISTING ENLARGED SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

SITE PLAN KEY NOTES:

- 1. (E) PROPERTY LINE
- 2. (E) CHAIN LINK FENCE
- 3. (E) WATER TANK
- 4. (E) ICE BRIDGE
- 5. (E) UTILITY H-FRAME
- 6. (E) EQUIPMENT SHELTER (OTHERS)
- 7. (E) EQUIPMENT (OTHERS)
- 8. (E) PPC CABINET
- 9. (E) CONCRETE PAD
- 10. (E) T-MOBILE EQUIPMENT



PROPOSED ENLARGED SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-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

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GOSHEN WATER TANK

SC70000A

1345 N. AMERICAN STREET
VISALIA, CA 93291
TULARE COUNTY

SHEET TITLE
ENLARGED SITE
PLAN

SHEET NUMBER

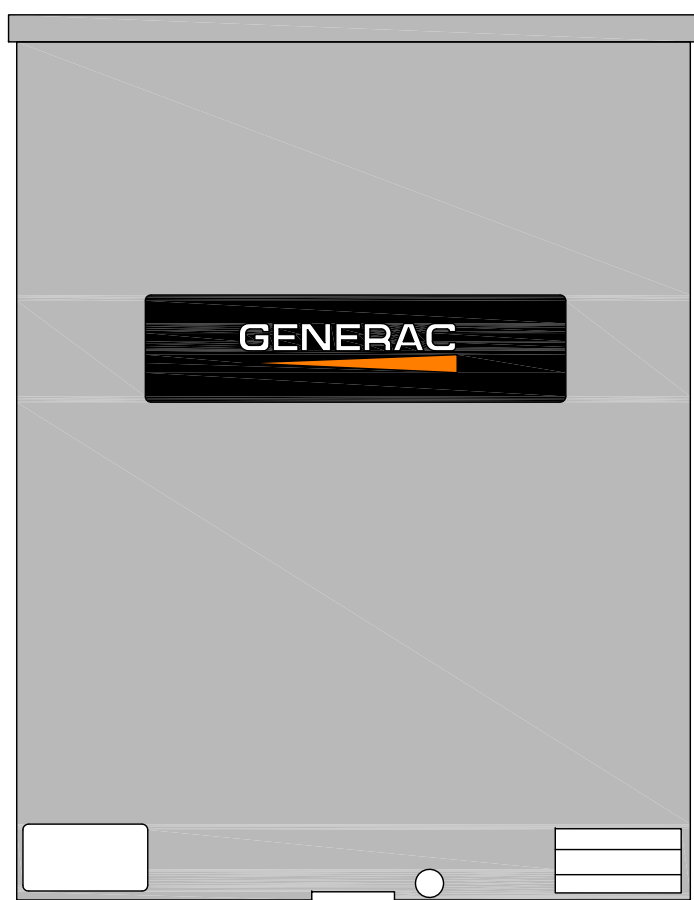
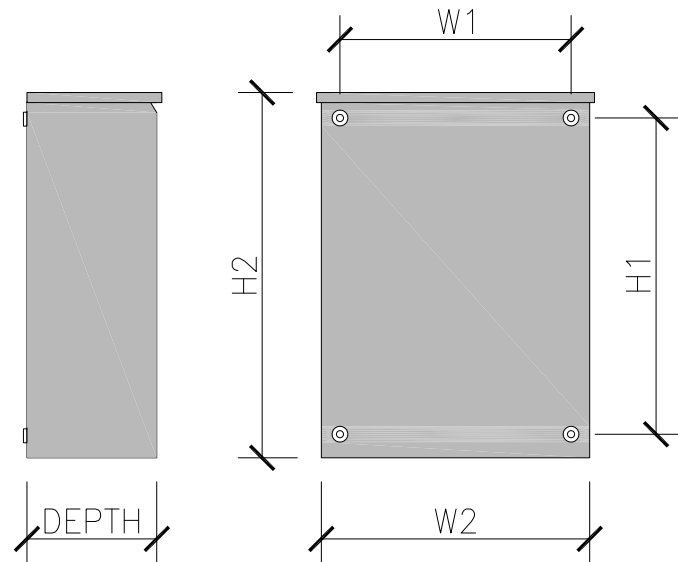
A-2

SPECIFICATIONS

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

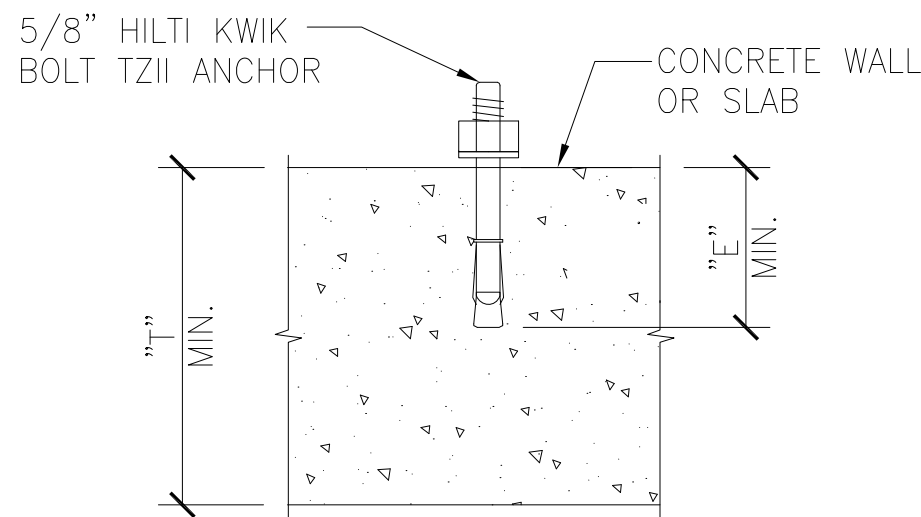
DIMENSIONS

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

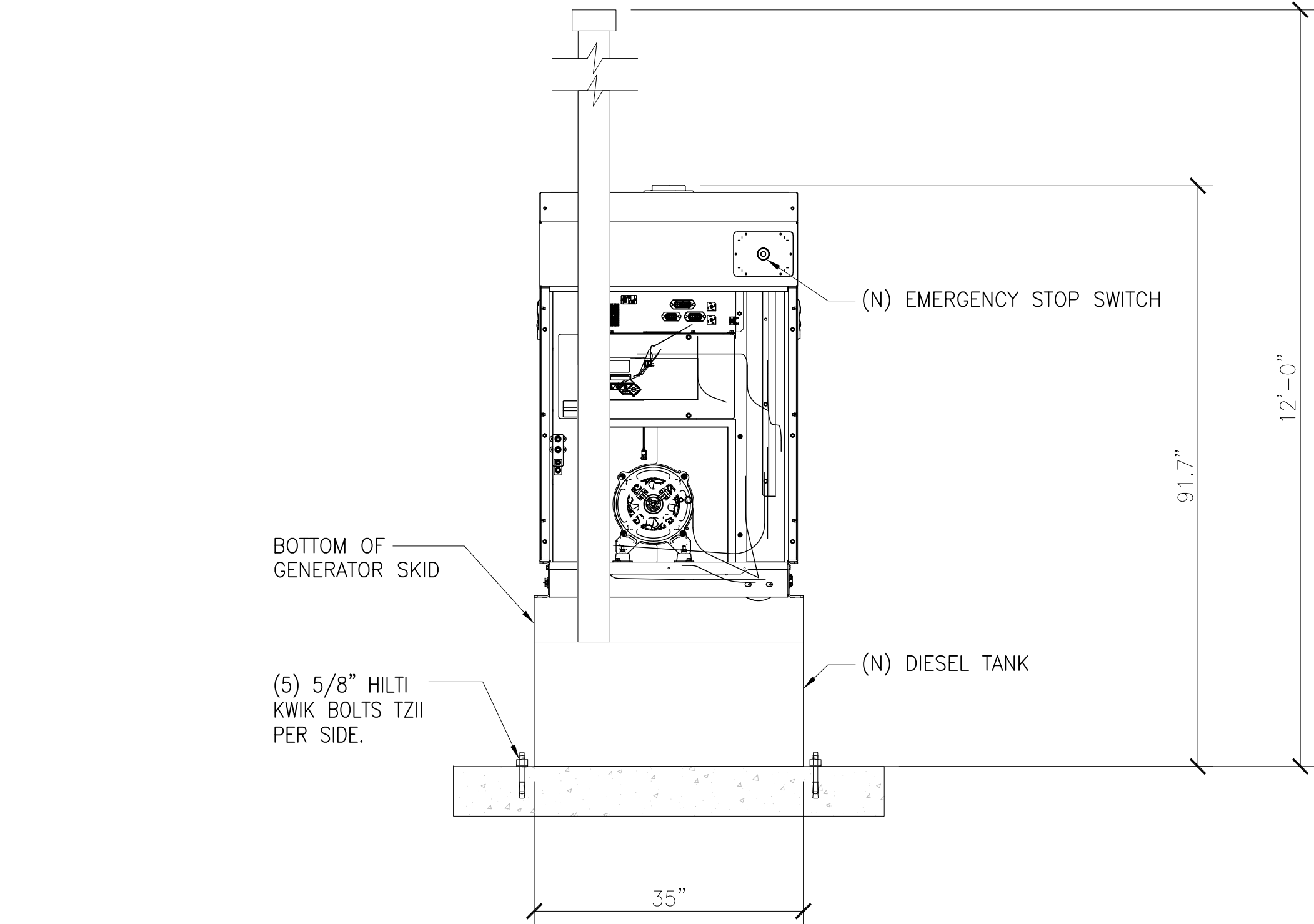
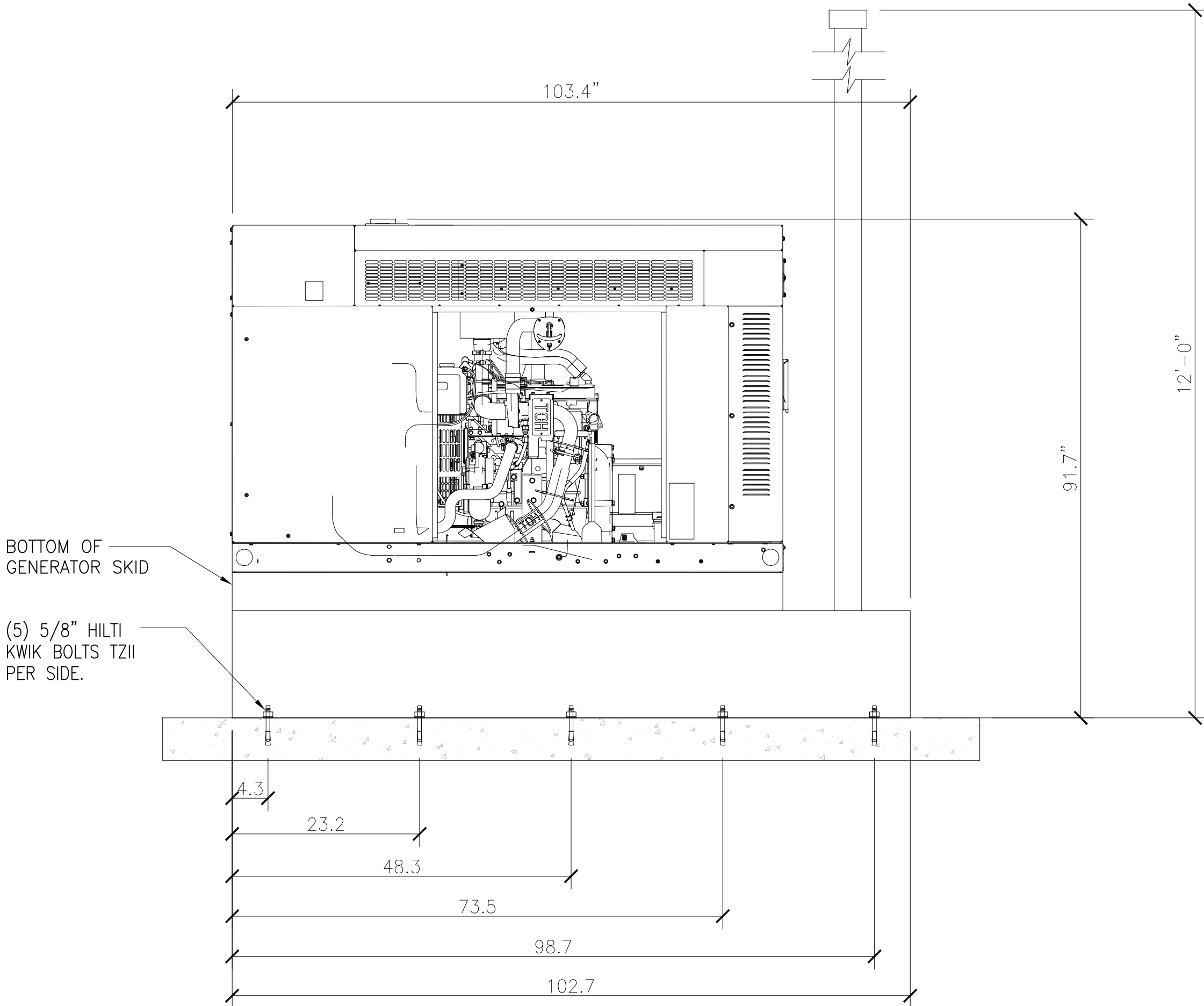


ANCHOR SCHEDULE			
BOLT DIAMETER	5/8"		
BIT DIAMETER	5/8"		
"E" MIN. EMBEDMENT DEPTH	3-1/4"	4"	
"T" MIN. THICKNESS	5"	6"	8"
MIN. EDGE DISTANCE	3-1/4"	2-3/8"	
PULLOUT STRENGTH CRACKED CONCRETE	N/A	5,840 LBS	

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

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

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	1/18/23	ISSUE FOR REVIEW

GOSHEN WATER TANK

SC70000A

1345 N. AMERICAN STREET
VISALIA, CA 93291
TULARE COUNTY

SHEET TITLE

DETAILS

SHEET NUMBER

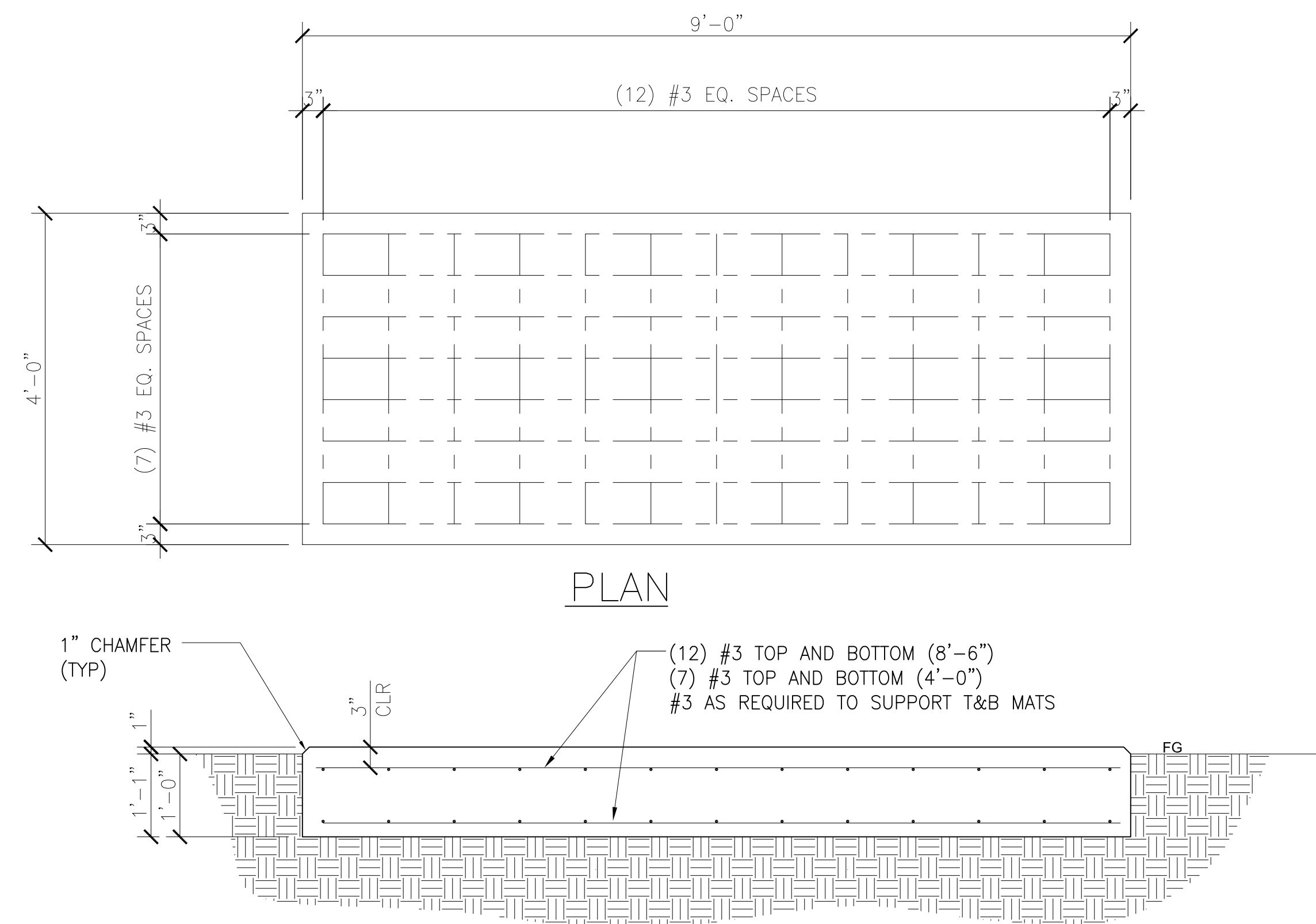
A-4

HILTI KWIK BOLT TZII ANCHOR

SCALE: 3
NTS

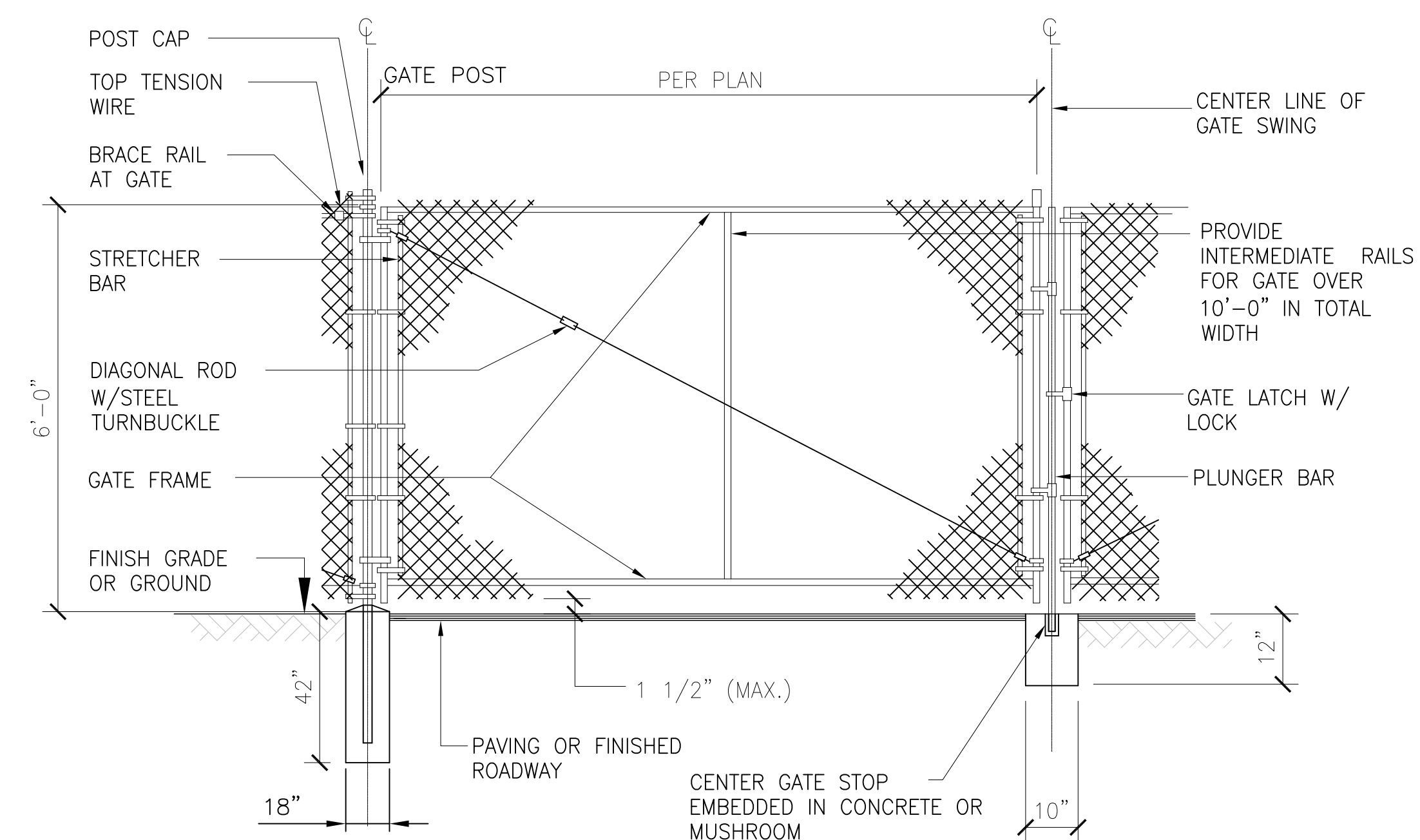
NOTES:

1. CONTRACTOR SHALL CONFIRM PAD ORIENTATION WITH SITE PLANS



4

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7	
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A	1/18/23	ISSUE FOR REVIEW
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A-5

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.

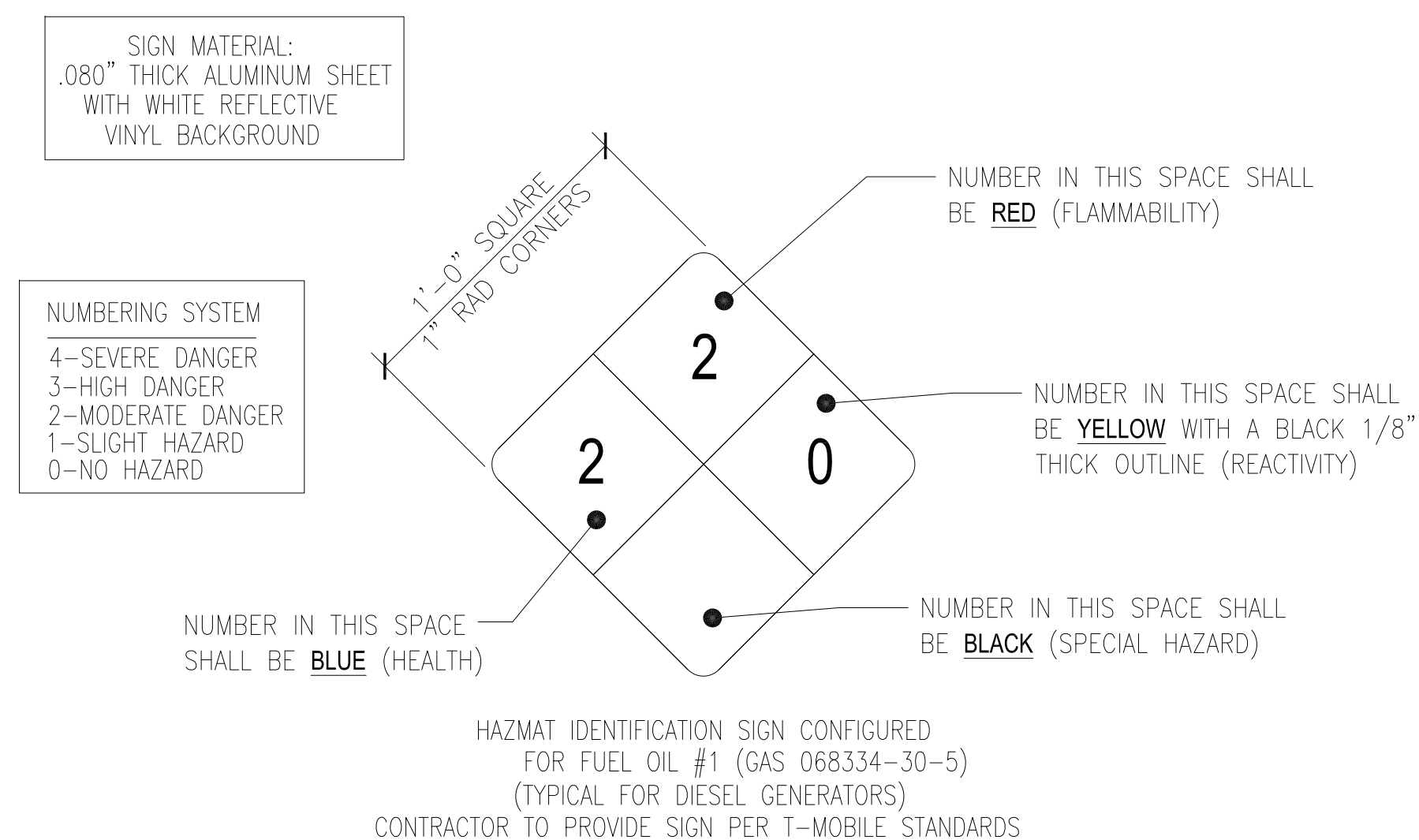
MOUNTING – VERIFY MOUNTING LOCATION WITH LOCAL FIRE INSPECTOR

DANGER SIGNAGE

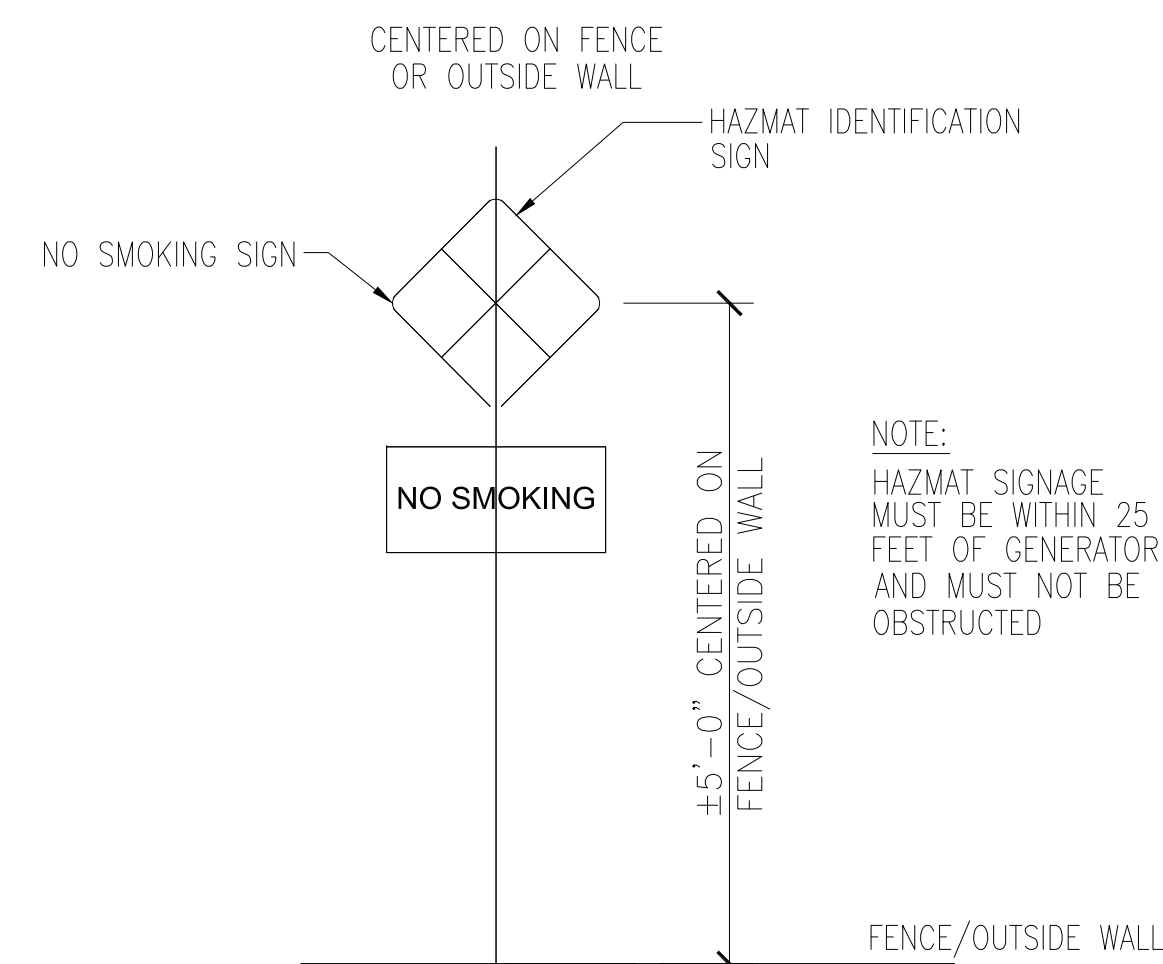
SPECIFICATIONS:

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



**SINGLE
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GOSHEN WATER TANK

SC70000A

1345 N. AMERICAN STREET
VISALIA, CA 93291
TULARE COUNTY

SHEET TITLE

GENERATOR SIGNAGE

SHEET NUMBER

A-6

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 AUTOMATING TRANSFER SWITCH SHALL BE SUITABLE FOR USE AT THE CALCULATED FAULT CURRENT.



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) CHAIN LINK FENCE POST GROUND TO GROUND RING
(FIELD VERIFY LOCATION)

F-2

1

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 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: Majestic Inn Renovation Project Date: 02-08-2023

Project Description: Renovation of the existing Majestic Inn and Managers Residence/Office buildings into affordable housing units with Managers Residence/Office.

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

Property Owner: RH Community Builders

Applicant(s) Name: Machael Smith

Project Address/Location: 4545 W. Noble Avenue, Visalia, CA

Assessor Parcel Number: 0 8 7 - 3 3 0 - 0 4 0 Building 1: 1,350 sf
Building 2: 6,230 sf 14,303 SF
Building 3: 6,723 sf

Parcel Size (Acreage or Square Feet): 1.60 acres Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$ 7 Million

Describe All Proposed Building Modifications:

Site: Re-seal/stripe parking lot; replace fencing/gates, landscaping, and exterior lighting; provide ADA upgrades, signage and trash enclosure; remove existing swimming pool.
Building Exteriors: Replace doors, windows, roofing, stair railings; repair stucco, trim/fascia, soffits; remove existing balcony separations; paint.
Building Interiors: Set aside a percentage of units to be ADA-compliant; provide kitchenettes in each unit; replace doors, flooring, HVAC, electrical, insulation, lighting, millwork, drywall and plumbing fixtures; paint.

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

Date Received: 02/08/2023
SPR Agenda: 02/15/2023 Item No. _____
Zone: C-R SPR No. 23-024
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: 41-Unit Motel complex with 1 bed/1 bath Manager's Unit (originally building in 1962)

Proposed Building Use: Affordable Housing, Multi-Family

Proposed Hours of Operation: Monday - Friday, 8 AM - 5 PM (Case Management & Property Management); Weekends/Afterhours: On-Call

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

Number of Employees Per Day: Existing _____ Proposed Live-In Staff: 1 Employees: 3 - 6

Number of Customers Per Day (Estimated): Existing _____ Proposed Approximately 45 tenants

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

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

Describe Any Special Events Planned for the Facility: N/A

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: Machael Smith

Signature of Owner or Authorized Agent*

Address: 3040 N. Fresno Street

City, State, Zip Fresno, CA 93703

Owner

Date

Phone: (559) 492-1373

2-9-23

Email: machael@rhcbfresno.com

Authorized Agent*

Date

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

AGENCY AUTHORIZATION

OWNER:

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

087

330

040

AGENT:

I designate Wayne Rutledge, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to the Majestic Inn Renovation Project relative to the property mentioned herein.

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

Executed this 09 day of February, 20 23.

OWNER

Signatures

AGENT

Signature of Owner

Signature of Agent

Owner Mailing Address

352 W Bedford Ave. Ste 110
Agent Mailing Address
Fresno CA 93711

Owner Phone Number

559-213-7373
Agent Phone Number

AGENCY AUTHORIZATION FORM

Operational Statement: Majestic

RH Community Builders (RHCBS) is sponsoring the Majestic Inn, a proposed rehabilitation of an existing 42-unit motel, originally built in 1962, converting to permanent supportive housing targeting chronically homeless between 0-30% of AMI. The project site is located at 4545 W. Noble Avenue, Visalia, California, 93277, census tract 20.08. Financing for the project includes Homekey, HOME, Successor, HHIP, and HHAP funds.

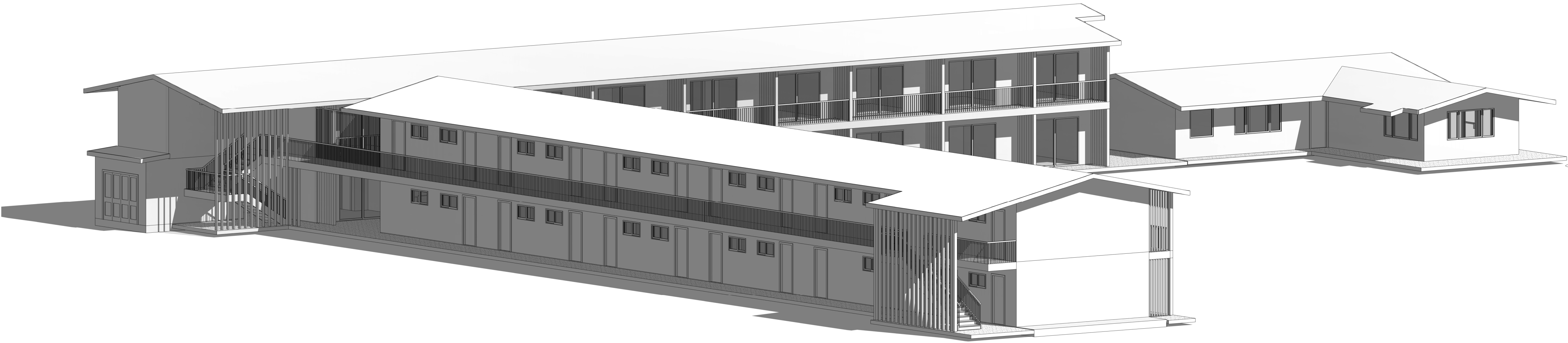
RHCBS will provide onsite Housing Transition and Tenancy/Sustaining Services. Guided by Housing First principles and best-practices, RHCBS will work with tenants to develop a housing support plan during an intake session at the initiation of their lease. All support plans will be customized to fit their needs, with the ultimate goal of ensuring housing stability. Services will not be a condition of tenancy, but will be highly encouraged.

In addition to Community Supports, RHCBS will provide Enhanced Care Management (ECM) services to residents of the Majestic. ECM services include high-touch, community based, in person care management and case coordination. Services will include coordination of acute, behavioral, oral, and long-term services for clients. RH Community Builders will provide individualized care, using a trauma informed approach and motivational interviewing, to encourage engagement.

Existing Use	Motel
Proposed Use	Affordable Housing, Multi-Family for people experiencing homelessness at or below 30% AMI
Business Hours	M-F, 8-5 PM - Case management, Property management Weekends/Afterhours – On call
Live-in Staff	Property manager or maintenance
Number of Employees	3-6
Number of Tenants	Approx. 45

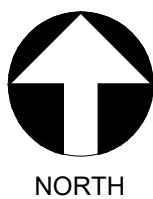
The project will pursue Homekey funding and, if awarded, will be exempt from CEQA pursuant to AB 83¹ (2020). In addition to the CEQA exemption, AB 83 provides significant land-use streamlining for projects utilizing Homekey funds. This land use “exemption” is independent of the CEQA exemption and applies to all Homekey funded projects. All Homekey projects are eligible for such streamlining and are “deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals.” (Health & Saf. Code, § 50675.1.1, subd. (g).)

¹ <https://www.hcd.ca.gov/grants-funding/active-funding/homekey/docs/qa-homekey-ceqa-exemption-final.pdf>

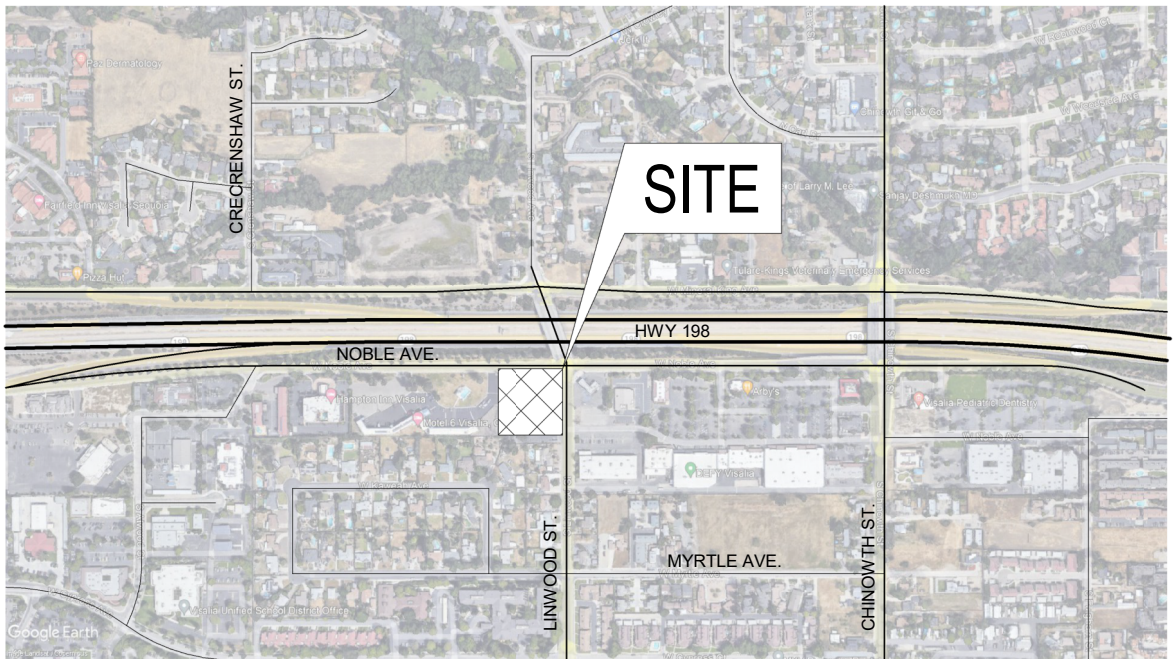


SPR-0	COVER
SPR-1	OVERALL SITE PLAN
SPR-2	EXISTING FLOOR PLANS
SPR-3	EXTERIOR ELEVATIONS
SPR-4	EXTERIOR ELEVATIONS
5	

SHEET INDEX2



AREA MAP3



PROJECT DIRECTORY8VICINITY MAP4

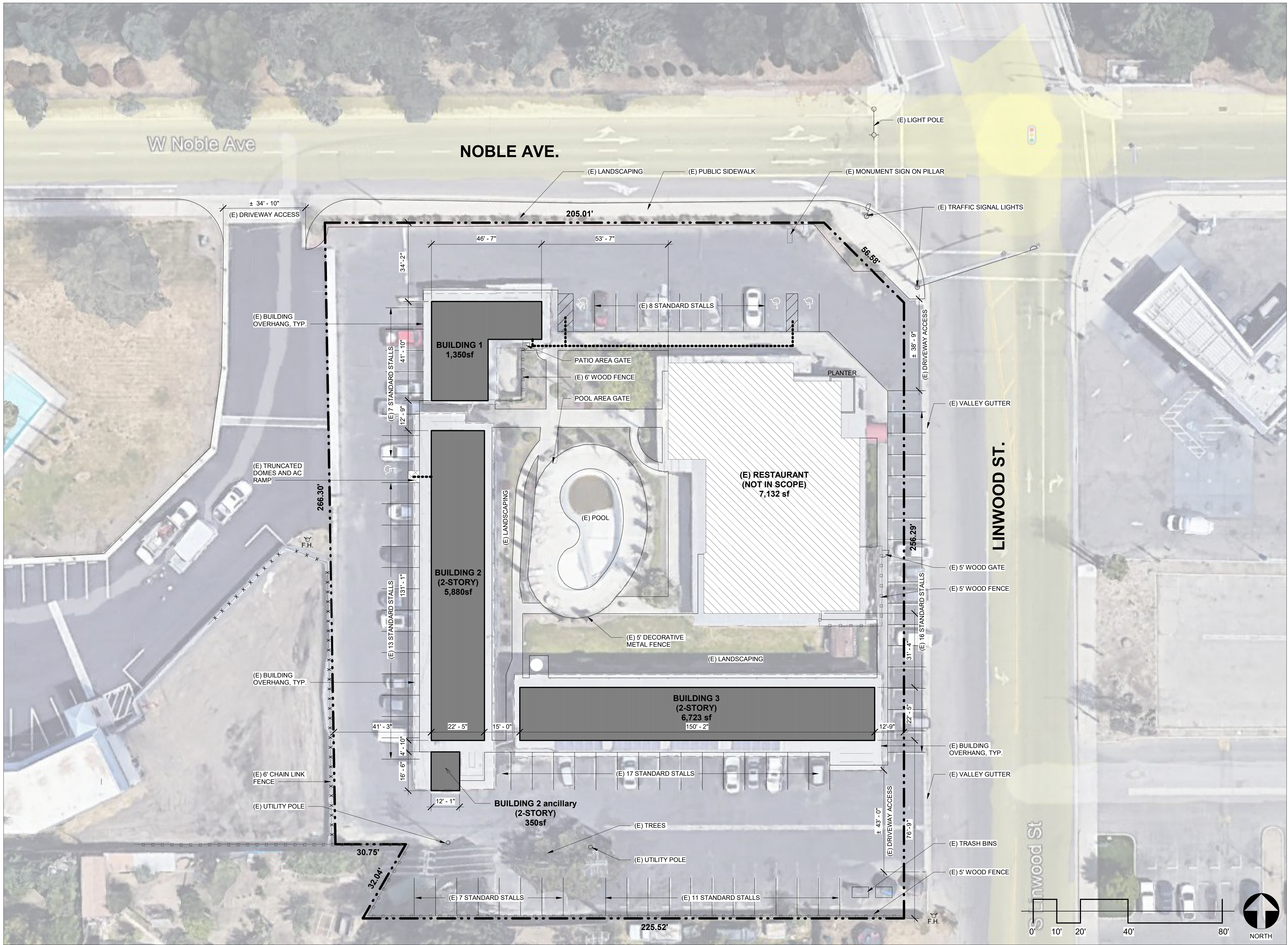
MAJESTIC INN
4545 W Noble Ave.
VISALIA, CA

COVER



ARCHITECTS
ENGINEERS
CONNECTED

PROJECT NO.
23-12641
DRAWING DATE:
01/26/23
SPR-0



EXISTING STRUCTURES

BUILDING 1 (1 STORY)	1,350 sf
BUILDING 2 (2 STORIES)	2,940 sf per floor
BUILDING 2 ancillary (2 STORIES)	200 sf first floor
	100 sf second floor
	6,230 sf total
BUILDING 3 (2 STORIES)	3,361.5 sf per floor
	6,723 sf
(E) RESTAURANT	7,132 sf
	21,435 TOTAL SF

PARKING TABULATION

EXISTING STANDARD PARKING	80
EXISTING ACCESSIBLE PARKING	4
ALL EXISTING STANDARD PARKING SPACES ARE 16' X 9'	

LEGEND

- (E) BUILDING FOOTPRINT
- (E) BUILDING FOOTPRINT (NOT IN SCOPE)
- F.H. (E) FIRE HYDRANT
- (E) WOOD FENCE
- (E) CHAIN LINK FENCE
- PROPERTY LINE
- ACCESSIBLE P.O.T.

SITE INFORMATION

MAJESTIC INN
4545 W Noble Ave.
VISALIA, CA

OVERALL SITE PLAN

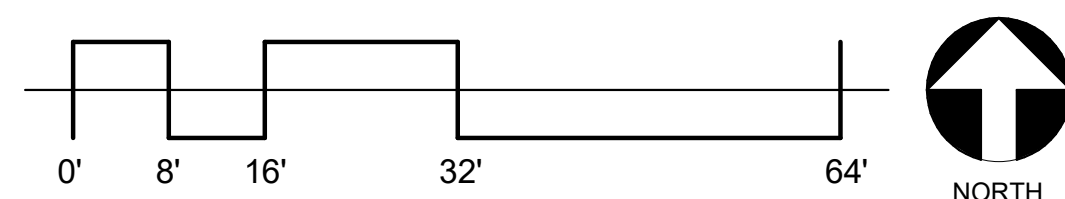
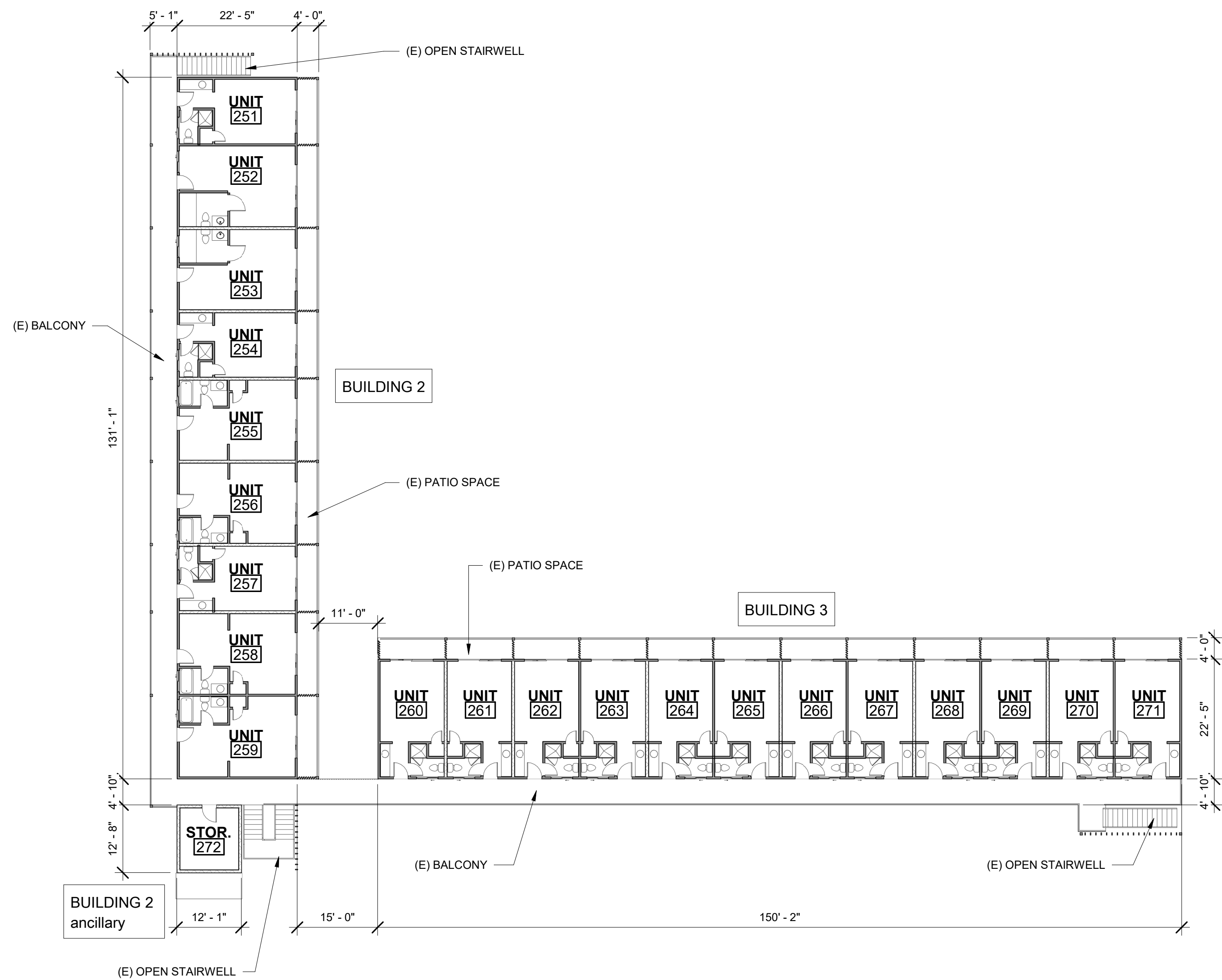


ARCHITECTS
ENGINEERS
CONNECTED

PROJECT NO.
23-12641
DRAWING DATE:
01/26/23
SPR-1

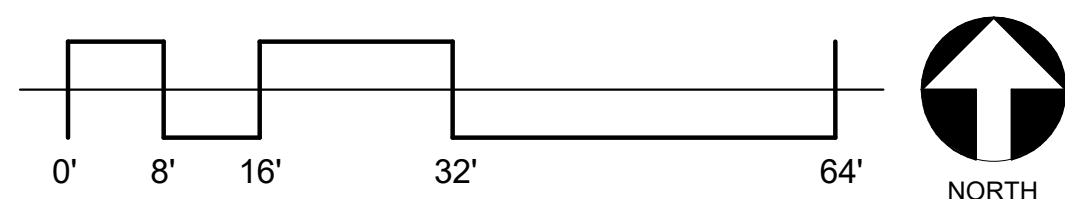
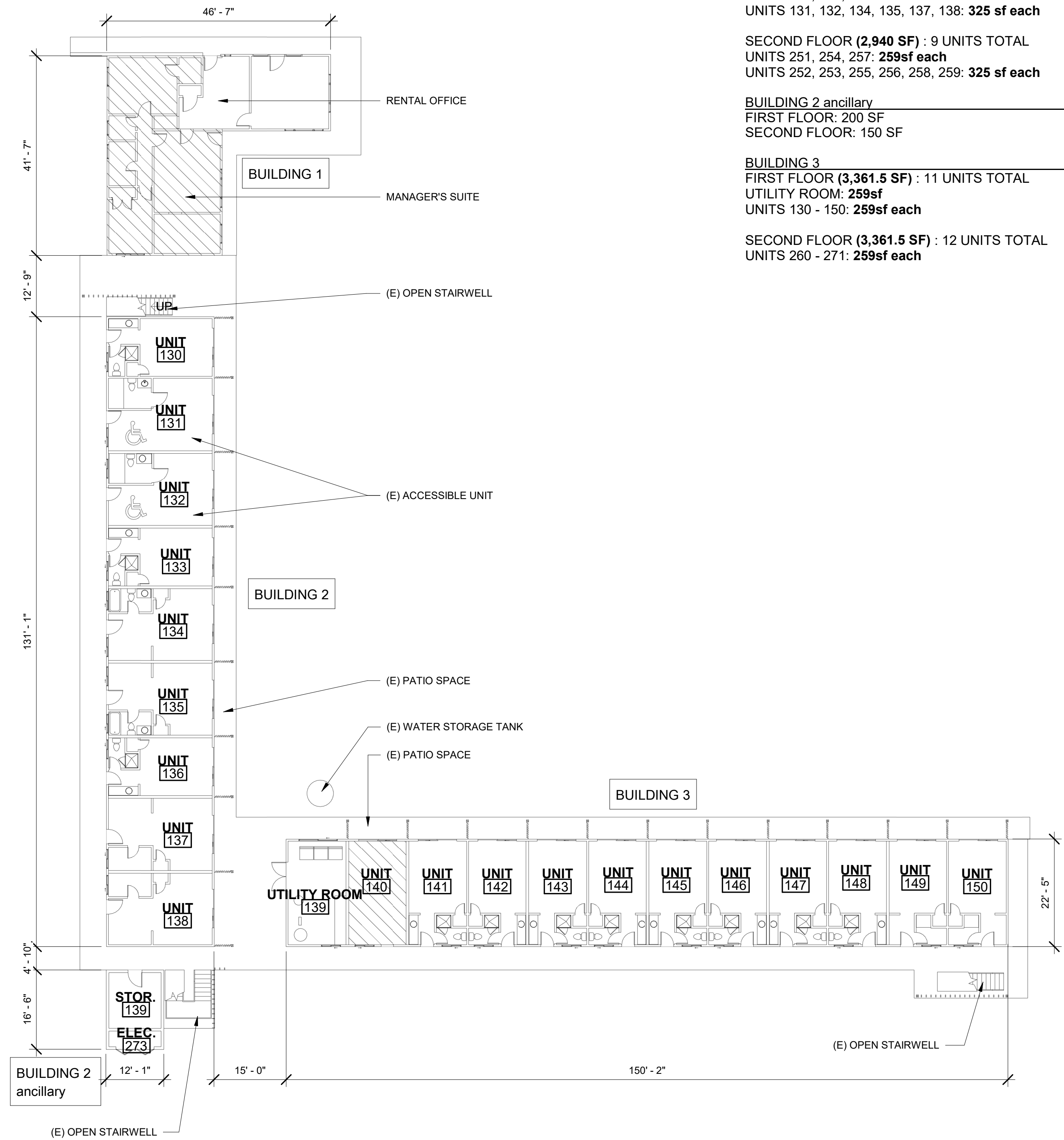
BUILDING UNIT BREAKDOWN

BUILDING 1	1,350 SF
MANAGER'S SUITE: 885 sf	
RENTAL OFFICE: 465 sf	
BUILDING 2	5,880 SF
FIRST FLOOR (2,940SF) : 9 UNITS TOTAL	
UNITS 130, 133, 136: 259sf each	
UNITS 131, 132, 134, 135, 137, 138: 325 sf each	
SECOND FLOOR (2,940 SF) : 9 UNITS TOTAL	
UNITS 251, 254, 257: 259sf each	
UNITS 252, 253, 255, 256, 258, 259: 325 sf each	
BUILDING 2 ancillary	350 SF
FIRST FLOOR: 200 SF	
SECOND FLOOR: 150 SF	
BUILDING 3	6,723 SF
FIRST FLOOR (3,361.5 SF) : 11 UNITS TOTAL	
UTILITY ROOM: 259sf	
UNITS 130 - 150: 259sf each	
SECOND FLOOR (3,361.5 SF) : 12 UNITS TOTAL	
UNITS 260 - 271: 259sf each	



SECOND FLOOR

16 FIRST FLOOR



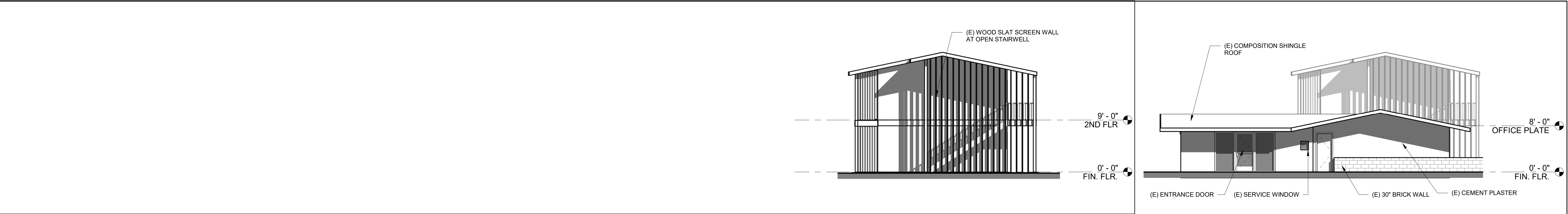
8

MAJESTIC INN
4545 W Noble Ave.
VISALIA, CA

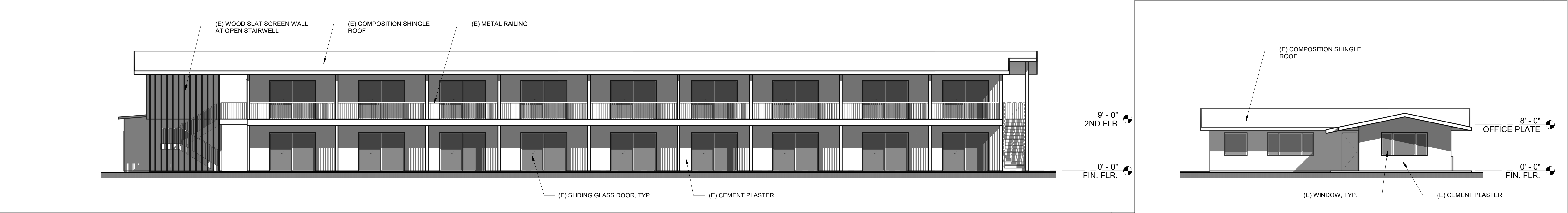
EXISTING FLOOR PLANS



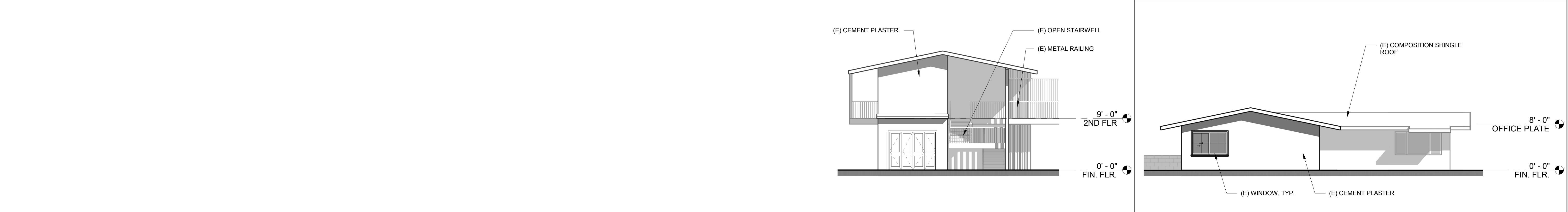
PROJECT NO.
23-12641
DRAWING DATE:
01/26/23
SPR-2



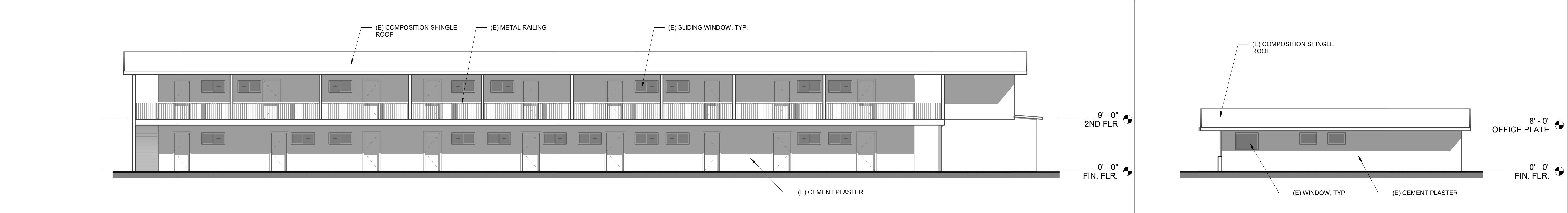
BUILDING 2 - NORTH ELEVATION	9	BUILDING 1 - NORTH ELEVATION	1
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BUILDING 2 - EAST ELEVATION	10	BUILDING 1 - EAST ELEVATION	2
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BUILDING 2 - SOUTH ELEVATION	11	BUILDING 1 - SOUTH ELEVATION	3
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BUILDING 2 - WEST ELEVATION	12	BUILDING 1 - WEST ELEVATION	4
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MAJESTIC INN
4545 W Noble Ave.
VISALIA, CA

EXTERIOR ELEVATIONS

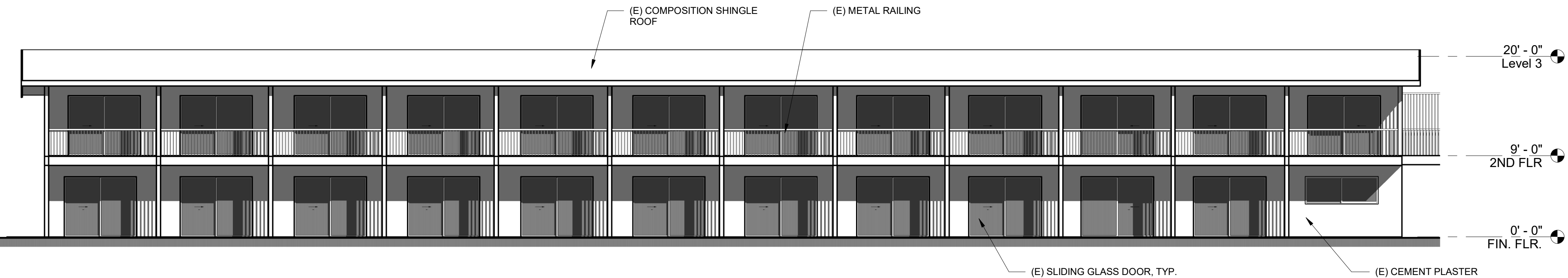


ARCHITECTS
ENGINEERS
CONNECTED

PROJECT NO.
23-12641

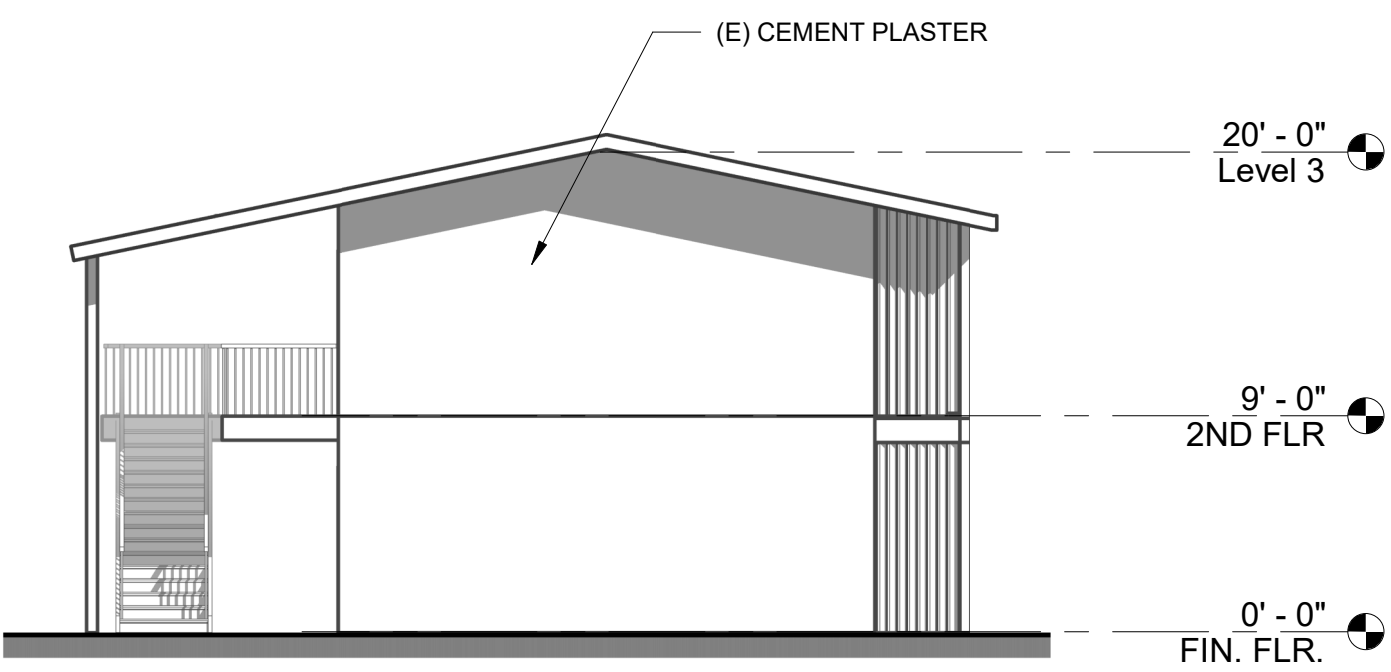
DRAWING DATE:
01/26/23

SPR-3



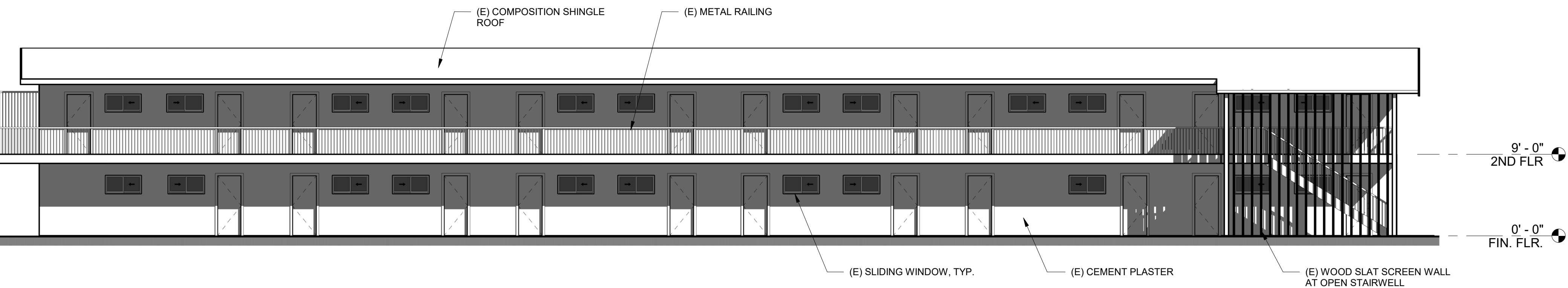
BUILDING 3 - NORTH ELEVATION

1



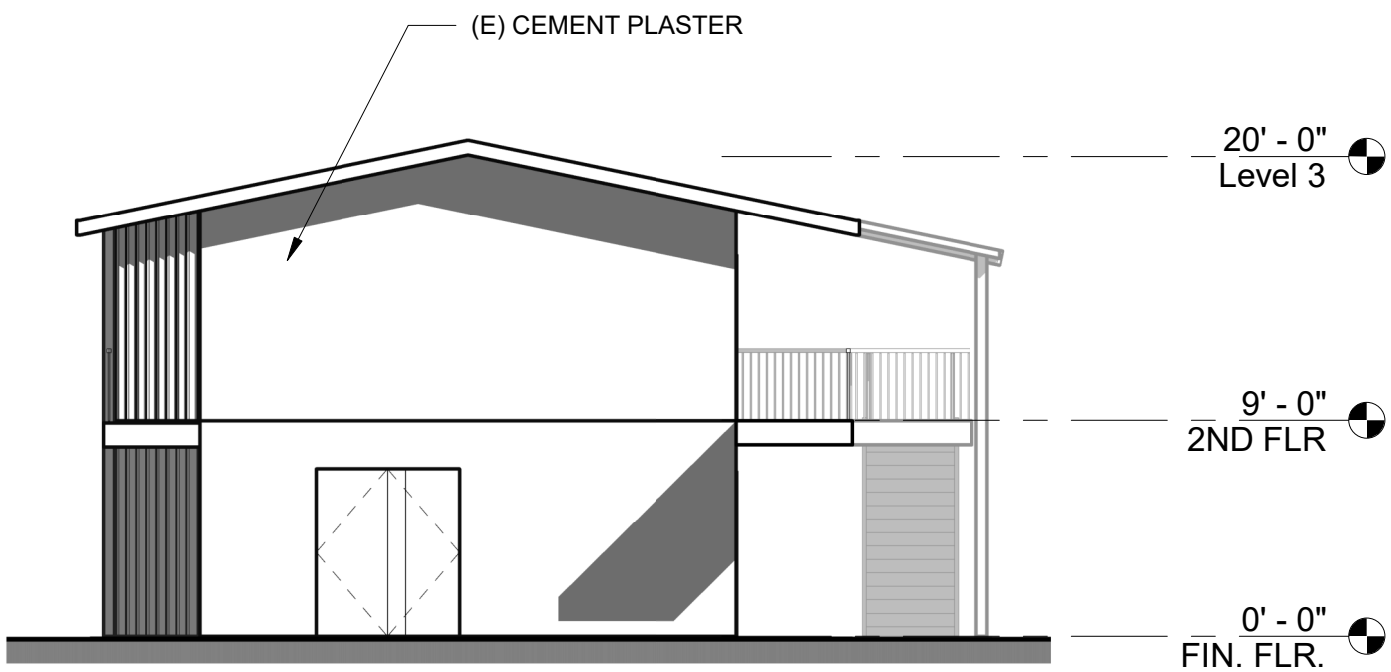
BUILDING 3 - EAST ELEVATION

2



BUILDING 3 - SOUTH ELEVATION

3



BUILDING 3 - WEST ELEVATION

4

MAJESTIC INN
4545 W Noble Ave.
VISALIA, CA

EXTERIOR ELEVATIONS



ARCHITECTS
ENGINEERS
CONNECTED

PROJECT NO.
23-12641
DRAWING DATE:
01/26/23
SPR-4

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 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: A & L Muffler & Auto Shop Date: 1-31-23

Project Description: Relocate Shop

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

Property Owner: J & J Exeter Real Estate LLC

Applicant(s) Name: Servando Ledesma

Project Address/Location: 505 N Burke Street

Assessor Parcel Number: 094-250-028

Parcel Size (Acreage or Square Feet): 20,000 sf Building or Suite Square Footage: 6400 SF

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

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

Date Received: 02/09/2023

SPR Agenda: 02/15/2023 Item No. _____

Zone: C-MU SPR No. 23-025

Historic District: Yes ☐ No ☒

Flood Zone: X ☐ AE ☒ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Upholstery Shop

Proposed Building Use: Muffler and Auto Repair

Proposed Hours of Operation: 8 AM to 6 PM

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

Number of Employees Per Day: Existing 3 Proposed 3

Number of Customers Per Day (Estimated): Existing 15 Proposed 15

Predicted Peak Operating Hour: 11 AM

Describe Any Truck Delivery Schedule & Operations: N/A

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

(Provide Separate Attachment if Necessary): N/A

Describe Any Special Events Planned for the Facility: N/A

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) | |

SITE PLAN REQUIREMENTS

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

Name: Servando Ledesma

Signature of Owner or Authorized Agent*

Address: 2323 N Vickie Ct

Owner

Date

City, State, Zip Visalia, CA 93292Phone: 559 334 5945Email: anL Muffler1559@gmail.com

Authorized Agent*

Date

Ledesmaablanca43@gmail.com

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

REQUIRED SIGNATURE

AGENCY AUTHORIZATION

OWNER:

Jaime Aguet

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

094-250-028

AGENT:

I designate Servando Ledesma to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to move current business to 505 N Burke Street relative to the property mentioned herein.

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

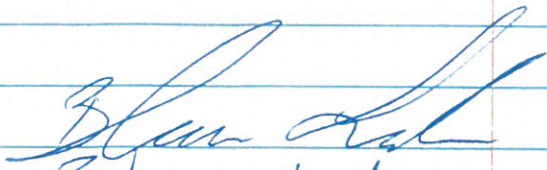
2/6/2023

Executed this _____ day of _____, 20____.

AGENCY AUTHORIZATION FORM

OWNER	Signatures	AGENT
DocuSigned by: <u>Jaime Aguet</u>		
Signature of Owner		Signature of Agent
		<u>2323 N Vickie Ct</u>
Owner Mailing Address		Agent Mailing Address
		<u>Visalia, CA 93292</u>
		<u>(559) 334-5945</u>
Owner Phone Number		Agent Phone Number

We are planing to use
the building for an automobile
Repair Shop.


Blanca Ledesma
2/9/2023

Repair Like

Transmissions

Brakes

oil Changes

Carburetor

mufflers

Engines

air Conditions

Diagnostics

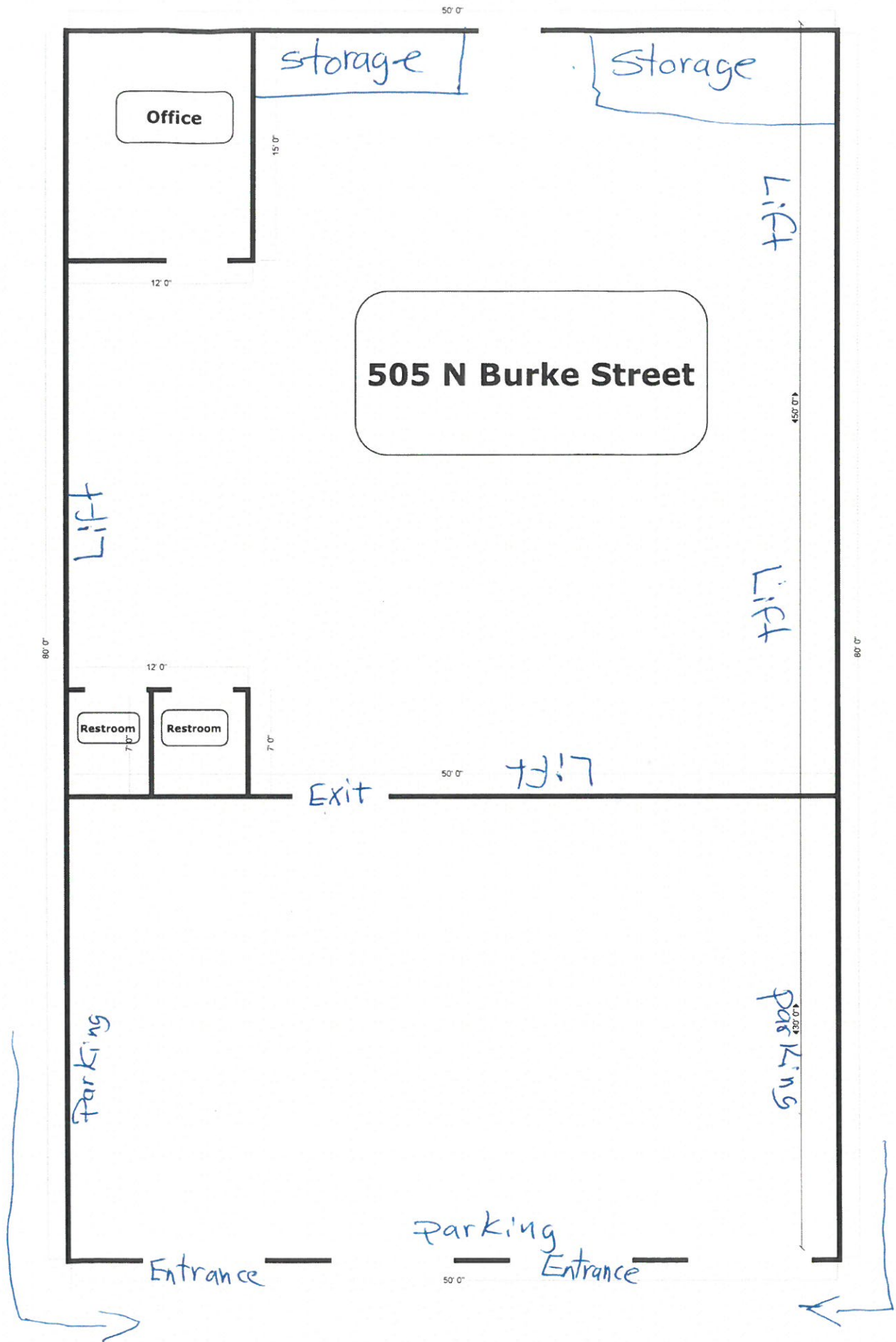
Tires



Existing Fencing

Storage parking Lot space

Burke



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.

Project/Business Name: JC LZU Capital LLC Date: 02/09/2023

Project Description: MEDICAL CLINIC

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

Property Owner: JC LZU Capital LLC

Applicant(s) Name: DR LIL

Project Address/Location: 2318 W SUNNY SIDE AVE

Assessor Parcel Number: 1 2 1 . 1 0 0 . 0 8 5

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: 21240

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: 02/09/2023

SPR Agenda: 02/15/2023 Item No. _____

Zone: O-PA SPR No. 23-026

Historic District: Yes ☐ No ☒

Flood Zone: X ☒ AE ☐ X/AE ☐

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

Existing/Prior Building Use: NEW

Proposed Building Use: MEDICAL CLINIC

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing NA Proposed 30

Number of Customers Per Day (Estimated): Existing NA Proposed 100

Predicted Peak Operating Hour: ?

Describe Any Truck Delivery Schedule & Operations: NA

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

(Provide Separate Attachment if Necessary): NONE

Describe Any Special Events Planned for the Facility: NONE

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
 - 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

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

Name: JC LIU Capital LLC Signature of Owner or Authorized Agent* JONATHAN C. LIU Date 02/09/2023
 Address: 2346 W. Sunnyside Ave Owner [Signature] Date 2/9/23
 City, State, Zip Visalia, CA 93277 Authorized Agent* [Signature] Date 2/9/23
 Phone: (559) 731 5087
 Email: JONATHANCLIU@gmail.com

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

AGENCY AUTHORIZATION

OWNER:

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

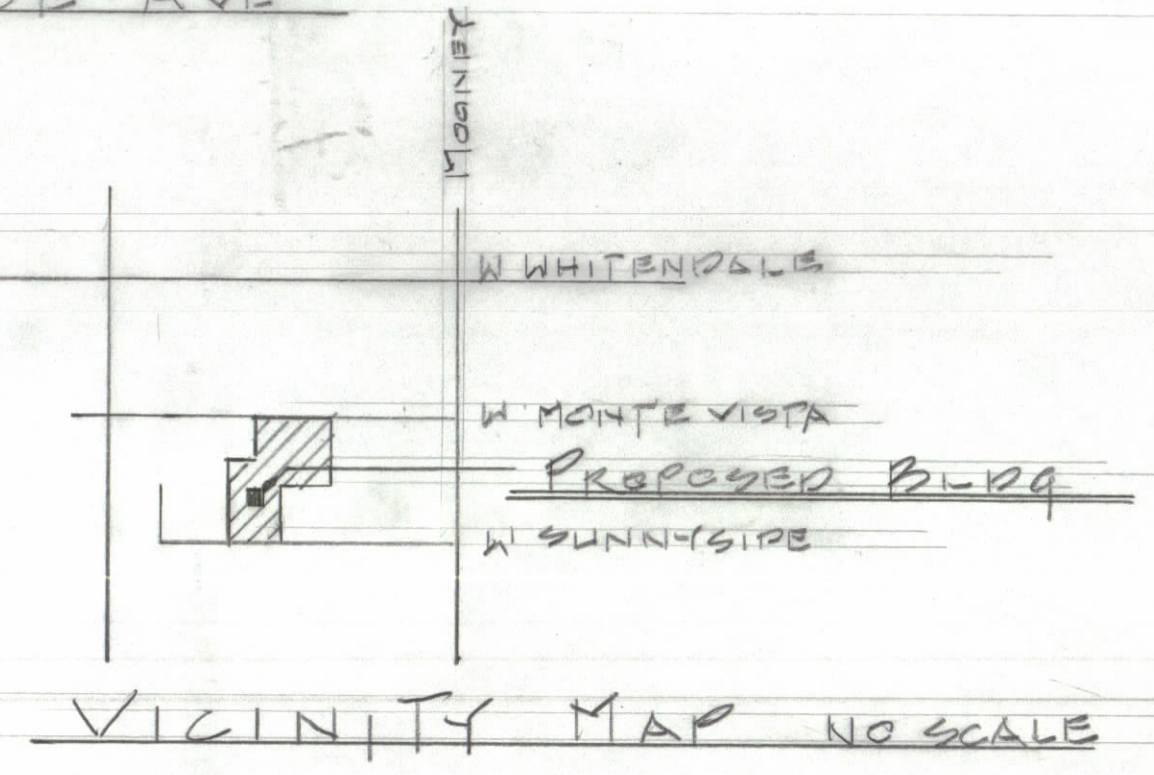
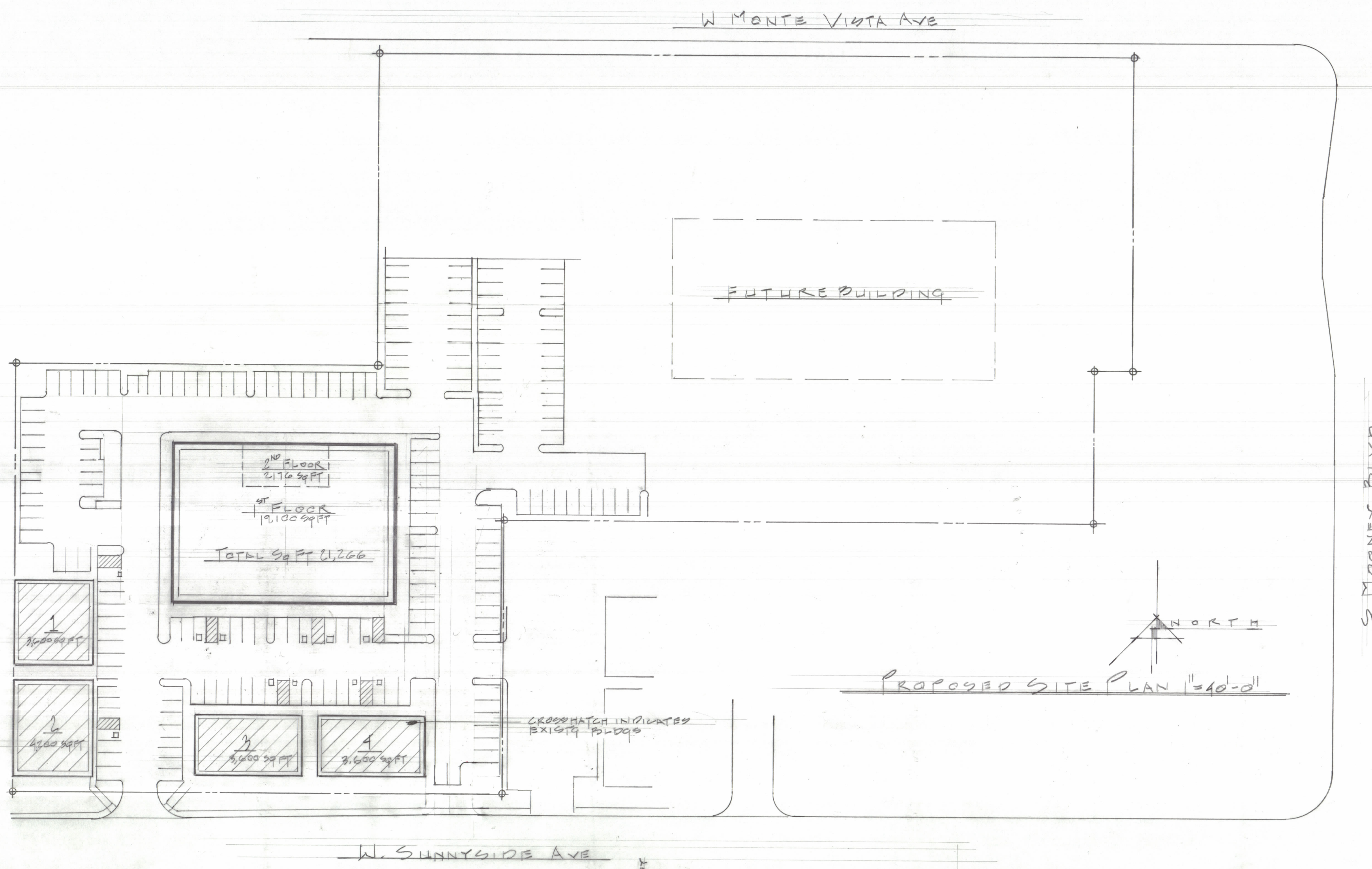
AGENT:

I designate LARRY LEWIS, 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 9th day of February, 2023.

OWNER	AGENT
Signature of Owner <u>[Signature]</u>	Signature of Agent <u>[Signature]</u>
Owner Mailing Address <u>2346 W. Sunnyside Avenue</u>	Agent Mailing Address <u>870 W CENTER</u>
<u>Visalia, CA 93277</u>	<u>VISALIA 93291</u>
Owner Phone Number <u>(559) 731 5087</u>	Agent Phone Number <u>559 280 1024</u>



ADDRESS 2318 W SUNNYSIDE AVE
ZONE D-PA
BUSINESS MEDICAL CLINIC
PARKING. EXIST'G BUILDING 15,000 SQ FT/100 = 15 STALLS
PROPOSED BLDG 11,240 SQ FT/100 = 112 STALLS
181 REQUIRED
187 PROVIDED

L. LEWIS ARCHITECT

ARCHITECTURE

PLANNING

INTERIORS

JOB NO.

DATE

DRAWN BY

SHEET NO

820 W CENTER

VISALLA CA 93731

(559) 733-8399

DATE

DATE

DATE

TITLE

A NEW BLDG FOR

JC LIL CAPITAL LLC