

SITE PLAN REVIEW AGENDA

1/5/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1

SITE PLAN NO: SPR21220

PROJECT TITLE: Mission Oak Phase 2

DESCRIPTION: Develop and Construct phase 2 of new office complex, Proposed 4 new buildings, Office Buildings totalir 27,000 sf and supporting Civil Facilities. (O-PA)

APPLICANT: Jim Robinson

OWNER: COREVAL LLC

APN: 000014854

LOCATION: 5645 W DE LAS ROBLES

ITEM NO: 2

SITE PLAN NO: SPR21225

PROJECT TITLE: The Black Phoenix Tattoo Studios

DESCRIPTION: A Private Tattoo Studio. (C-MU)

APPLICANT: Harvey Godinez

OWNER: MARYS VINEYARD INC

APN: 100020017

LOCATION: 1625 E NOBLE AVE

ITEM NO: 3

SITE PLAN NO: SPR21226

PROJECT TITLE: Houston Ave Apartments -Building 'C'

DESCRIPTION: Construct A Multi-Family Residence with (4) Studio Units and (6) 2 Bedroom Units on Adjacent Parcel. (R-M-3) Ref: SPR 15-068

APPLICANT: Dennis D. Whistler

OWNER: VILLICANA MANUEL A

APN: 098200011

LOCATION:

ITEM NO: 4

SITE PLAN NO: SPR21227

PROJECT TITLE: Duarte Industrial

DESCRIPTION: Proposed - 320,000SF Office/Warehouse Building and Associated Parking Lot. (I)

APPLICANT: Susan Gladding

OWNER: DUARTE EDWARD M & STACEY M(TRS LIV 1

APN: 081030077

LOCATION: East of N. Kelsey St & South of W. Goshen Avenue

ITEM NO: 5

SITE PLAN NO: SPR21228

PROJECT TITLE: Chiropractor

DESCRIPTION: Chiropractor in Park Place Promenade Shopping Center (CR)

APPLICANT: James S Sanders

OWNER: WALNUT MOONEY CENTER LLC

APN: 122040049

LOCATION: 2016 S MOONEY BLVD

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

SITE PLAN REVIEW AGENDA

1/5/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR21229

PROJECT TITLE: Iron Ridge II

DESCRIPTION: To Develop a 199 Lot Subdivision (R-1-20 / X)

APPLICANT: Ernie Escobedo

OWNER: ROAD 88 LLC

APN: 081030036

LOCATION: Between Shirk Road and Road88, South of W. Goshen Ave

ITEM NO: 7

SITE PLAN NO: SPR21230

PROJECT TITLE: Renovation of Amigo Row Building

DESCRIPTION: Amendments of CUP 2013-27 - Improvements to 514 E. Main St. (D-MU)

APPLICANT: Thom A Black

OWNER: CH-RADIANT CHURCH INC

APN: 094231027

LOCATION: 514 E MAIN ST UNIT A

ITEM NO: 8

SITE PLAN NO: SPR21231

PROJECT TITLE: Central Point III

DESCRIPTION: Two (2) Concrete Tilt-up Buildings Totaling 2,680,608 SF. Building one - 1,321,824 SF; Building Two - 1,359,784 SF. (I)

APPLICANT: Prtrick Daniels

OWNER: D & P CORNERSTONE PROPERTIES LLC

APN: 077120017

LOCATION: 3807 N PLAZA DR

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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

Project/Business Name: Mission Oak Phase 2 Date: 12.23.21

Project Description: Develop and Construct phase 2 of new office complex, Proposed 4 new buildings

Office Buildings totaling 27,000 Sf and supporting Civil Facilities

Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: **SPR21220**

Property Owner: **Central Valley Land Co. LLC.**

Applicant(s) Name: Central Valley Land Co. LLC.

Project Address/Location: N/A

Assessor Parcel Number: 0 8 5 - 0 1 0 - 0 9 1

Parcel Size (Acreage or Square Feet): 2.77 ac Building or Suite Square Footage: 27,000 SF (total)

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: 12/23/2021

SPR Agenda: 01/05/2022 Item No. _____

Zone: O-PA SPR No. 21-220

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: N/A

Proposed Building Use: **New Office Space**

Proposed Hours of Operation: 8:00am - 5:00pm

Days of Week In Operation (Circle): Su

M	T	W	Th	F
---	---	---	----	---

 Sa

Number of Employees Per Day:	Existing	N/A	Proposed
------------------------------	----------	-----	----------

Number of Customers Per Day (Estimated):	Existing	N/A	Proposed
--	----------	-----	----------

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

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

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: Jim Robinson
Address: 5607 Avenida de los Robles
City, State, Zip Visalia CA. 93292
Phone: 559-732-2660
Email: Jrobinson@sjvhomes.com

Signature of Owner or Authorized Agent*

Owner
Clayton Merrill
Authorized Agent*

12.9.21

Date

12.9.21

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

085-010-104

085-010-089

085-010-091

AGENT:

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

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

Executed this 9th day of December, 2021.

OWNER

Signatures

AGENT

Signature of Owner

5607 Avenida de los Robles

Owner Mailing Address

Visalia CA. 93292

559-732-2660

Owner Phone Number

Signature of Agent

324 S. Santa Fe St. Suite A.

Agent Mailing Address

Visalia CA. 93292

559-802-3052

Agent Phone Number

MISSION OAKS

TENTATIVE SITE PLAN

BEING A DIVISION OF A PORTION OF THE S 1/2 SECTION 14, TOWNSHIP 18S, RANGE 24E, M.D.B.&M. IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

Required Entitlements:

Site Plan Review

LEGEND:	
APN	085-010-086,089,091
ACREAGE:	3.57 AC
FLOOD ZONE:	ZONE X
ZONING (EXISTING):	O-PA
ZONING (PROPOSED):	O-PA
GENERAL PLAN (EXISTING):	OFFICE
GENERAL PLAN (PROPOSED):	OFFICE
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	AT&T
REFUSE:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIFORNIA EDISON
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE BUILDINGS

SETBACKS (BUILDING):

FRONT YARD:	15'
SIDE YARD:	0'
SIDE YARD (ABUTTING R-1/R-M):	15'
REAR YARD:	0'
REAR YARD (ABUTTING R-1/R-M):	15'

SETBACKS (LANDSCAPE):

FRONT YARD:	15'
SIDE YARD:	5'
REAR YARD:	5'

BUILDING FOOTPRINT	
BUILDING 'H':	5,500 SQ. FT. (FIRST PHASE)
BUILDING 'J':	6,000 SQ. FT.
BUILDING 'K':	6,700 SQ. FT.
BUILDING 'L':	11,000 SQ. FT.
BUILDING 'M':	6,000 SQ. FT.
TOTAL:	35,200 SQ. FT.

PARKING REQUIREMENTS:

OFFICE: 1 SPACE PER 250 SQ. FT.

MEDICAL: 1 SPACE PER 200 SQ. FT.

ACCESSIBLE: 1 PER EVERY 25 PARKING SPACES
6 ACCESSIBLE SPACES REQUIRED

ON-STREET: 10 STALLS (PARALLEL)

141 STALLS NEEDED FOR 35,200 SQ. FT. OF OFFICE SPACE

TOTAL PROPOSED: 141 STALLS

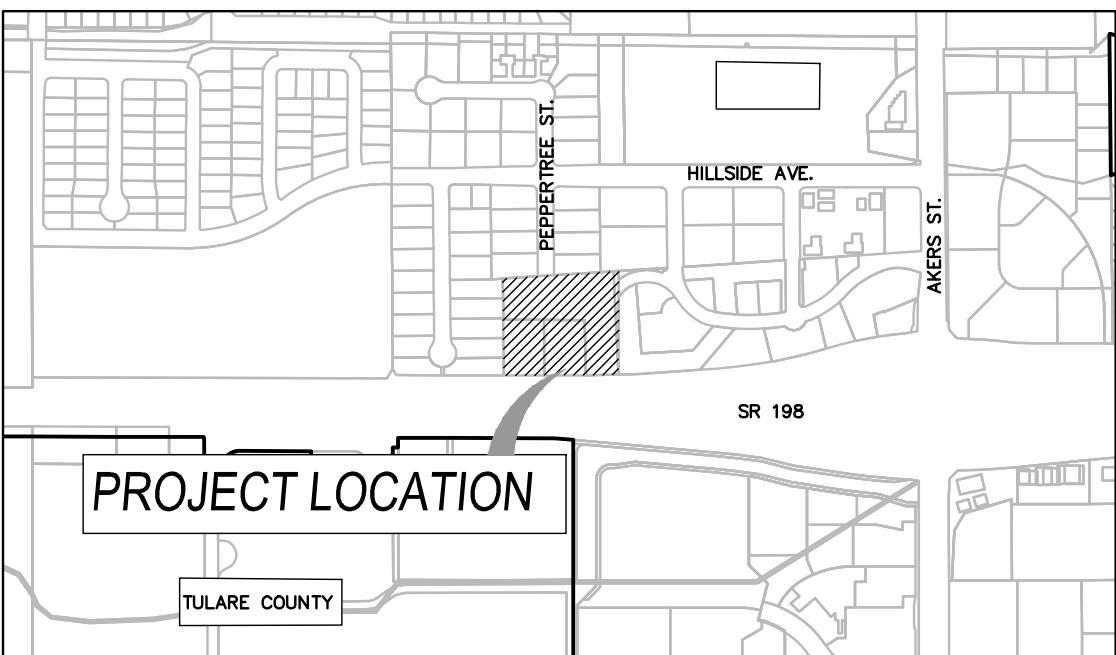
PHASE 2

OFFICE: 1 SPACE PER 250 SQ. FT.

ACCESSIBLE: 1 PER EVERY 25 PARKING SPACES

44 STALLS REQUIRED FOR 11,000 SQ. FT. OFFICE BUILDING

TOTAL PROPOSED: 51 PROPOSED



VICINITY MAP



PREPARED BY:



4CREEKS

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

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: The Black Phoenix Tattoo Studios Date: 12/15/2021

Project Description: A private tattoo studio.

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

Property Owner: _____

Applicant(s) Name: Harvey Godinez

Project Address/Location: 1625 E Noble Ave (Marys Vineyard)

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

Parcel Size (Acreage or Square Feet): 625,512 Building or Suite Square Footage: 900

Are There Any Proposed Building Modifications: Yes ☐ No ☒

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

Describe All Proposed Building Modifications: N/A

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

Date Received: 12/23/2021

SPR Agenda: 01/05/2022 Item No. _____

Zone: C-MU SPR No. 21-225

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: Jewelry Store

Proposed Building Use: Tattoo Studio

Proposed Hours of Operation: 8:00am-8:00pm

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

Number of Employees Per Day: Existing 2 Proposed 4

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

Predicted Peak Operating Hour: 12pm-3pm

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) | |

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

Name: <u>Harvey Godinez</u>	Signature of Owner or Authorized Agent*	
Address: <u>2944 E. Stewart Ave #C</u>	Owner	Date
City, State, Zip <u>Visalia, Ca. 93292</u>		
Phone: <u>559-750-1328</u>	Authorized Agent*	Date
Email: <u>kingharvey83@icloud.com</u>		

* 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):

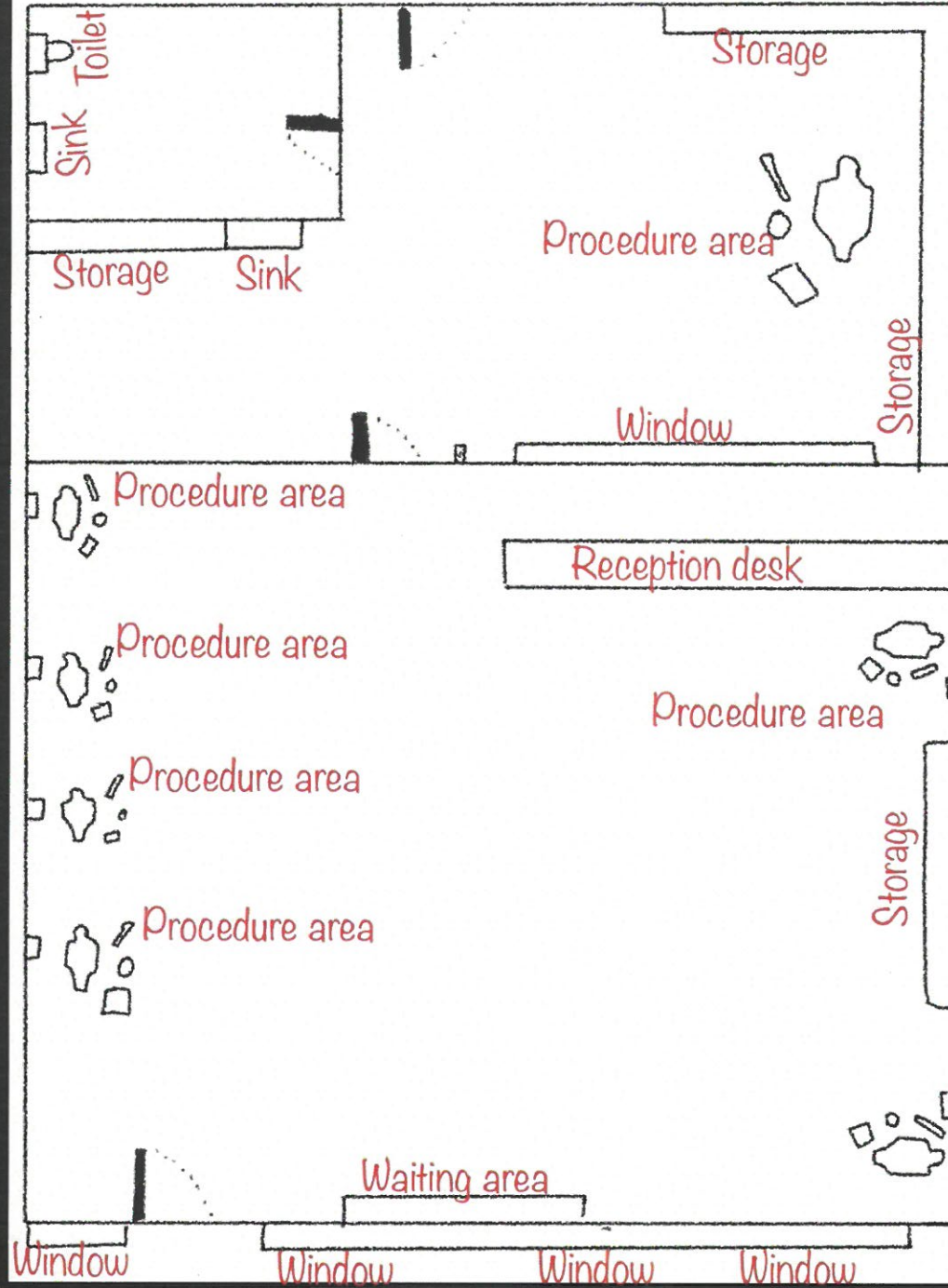
AGENT:

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	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
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 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 -

Project/Business Name: HOUSTON AVE APARTMENTS - BUILDING 'C' Date: DEC 17, 2021

Project Description: CONSTRUCT A MULTI-FAMILY RESIDENCE WITH (4) STUDIO UNITS AND (6) 2 BEDROOM UNITS ON ADJACENT PARCEL

Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 15-068 (REF)

Property Owner: TEODO HOLDINGS LLC

Applicant(s) Name: DIEGO ESPINOZA-MARTINEZ

Project Address/Location: 1814 E. HOUSTON AVE, VISALIA, CA

Assessor Parcel Number: 098-200-211-000

Parcel Size (Acreage or Square Feet): 0.4189 AC / 3,118 SF Building or Suite Square Footage: 6,494 SF.

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$ 650,000

Describe All Proposed Building Modifications: CONSTRUCT MULTI-FAMILY, 1-STORY APARTMENTS AS DESCRIBED ABOVE

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

Date Received: 12/17/2021

SPR Agenda: 01/05/2022 Item No.

Zone: R-M-3 SPR No. 21-226

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: N/A

Proposed Building Use: MULTI-FAMILY RESIDENTIAL

Proposed Hours of Operation: 24/7/365

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

Number of Employees Per Day: Existing Proposed

Number of Customers Per Day (Estimated): Existing Proposed

Predicted Peak Operating Hour:

Describe Any Truck Delivery Schedule & Operations: 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
 - 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: DENNIS D. WHISTLER
 Address: 30604 ROAD 140
 City, State, Zip: VISALIA, CA 93292
 Phone: 559-230-0511
 Email: archdow@packell.net

Signature of Owner or Authorized Agent*

Owner

Authorized Agent*

Date

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

098-200-011-000

AGENT:

I designate DENNIS D. WHISTLER to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to CONSTRUCT MULTI-FAMILY APARTMENTS relative to the property mentioned herein.

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

Executed this 17TH day of DECEMBER, 2021.

Signatures

AGENT

Signature of Owner

Signature of Agent

Owner Mailing Address

Agent Mailing Address

Owner Phone Number

Agent Phone Number

Teodo Holdings LLC.

617 W Tulare Ave Visalia CA 93277
(559)740-7395

Operational Statement

Site Address : 1830 E. Houston Ave Visalia CA 93292

~~1814 E. Houston Ave Visalia CA 93292~~

We believe this unique project to be one that is needed and would over all improve the aesthetics of the drive on East Houston Ave between Ben Maddox Way and Lover's Lane. These market-rate apartments would be for residents of all ages. The apartment mix is very diverse and appealing. There is a plan for 3 bed 2 bath, 2 bed 1 bath and even Studio apartments. We want to be able to serve the families who have children in the school campuses less than a mile East of the proposed site. We also recognize the need from residents in Visalia who work on Main Street or the Visalia Auto sales industry just a short drive down.

There is covered parking and additional parking that have been proposed to serve residents and visitors. A Gym serves as common open space for the development. With the recent trend in boutique fitness studios in the Visalia downtown area, we feel this would be much appreciated by tenants.

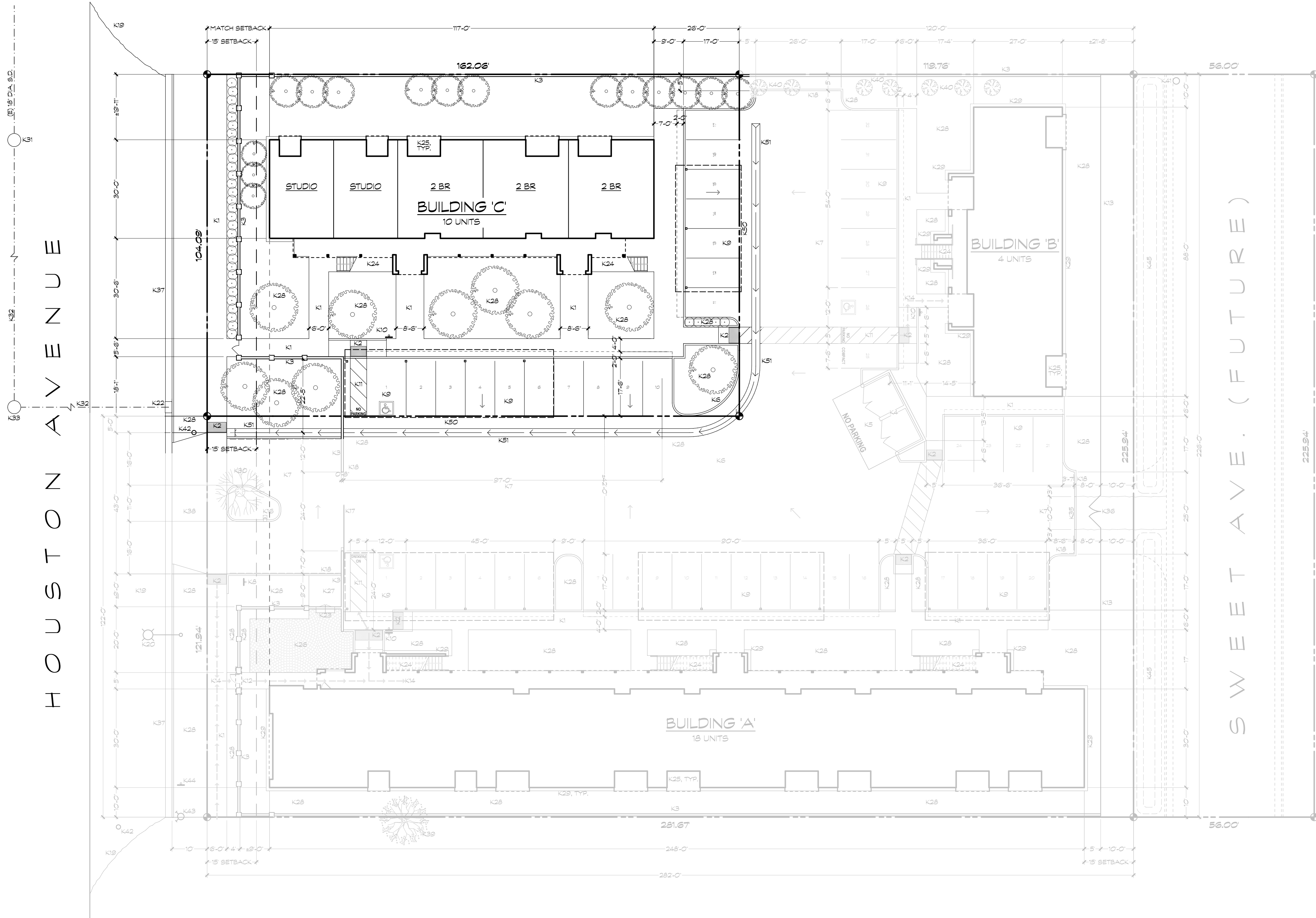
The site has been vacant land and has been prone to transient traffic. In fact, before Teodo Holdings LLC, purchased the lot, the home that was at 1830 E Houston was burned down. We plan to have on site management for service to the tenants. The gym will be open from 7 am to 10 pm. The proposed security gate to be code operated and shut throughout the day, to open only when accessed for entry and exit. Landscape to be provided by an outside service.



Diego Espinoza, President

April 23, 2015

~~DEC 23, 2021~~



SITE PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

- K1 6' WIDE CONCRETE WALK
K2 CONCRETE RAMP WITH TRUNCATED DOMES, SEE DETAIL 9/C-4
K3 7' HIGH CONCRETE BLOCK FENCE
K4 REFUSE CONTAINER ENCLOSURE CITY STANDARD R-3 SEE DETAIL 1/C-5, 2/C-5, & 4/C-5
K5 10'-0"x24'-0" CONCRETE APRON 6" THICK PER CITY STANDARDS R-5, SEE DETAIL 2/C-5
K6 6" HIGH CONCRETE CURB W/ GUTTER, PAINT CURB RED AND STENCIL: "FIRE LANE - NO PARKING" WHERE INDICATED BY DASHED LINE NEXT TO CURB
K7 ASPHALT PAVING SECTION ENGINEERED (MIN. TRAFFIC INDEX OF 5.5 MIN.) TO WITHSTAND 55,000-LB. REFUSE TRUCK LOAD IN DRIVE ABLES ONLY
K8 ENTRANCE SIGN INDICATING CARS WILL BE TOWED AWAY IF PARKED IN ADA STALL, SEE DETAIL 2/C-4
K9 STALL SIZES:
STANDARD: 9' x 17' + 2' WALK OVERHANG = 9' x 19'
ACCESSIBLE (VAN): 12' x 17' + 2' WALK OVERHANG + 5' WIDE ACCESS AISLE, SEE DETAIL 6/C-4
COMPACT: 7'-6" x 17' + 2' WALK OVERHANG = 7'-6" x 19'
VAN ACCESSIBLE PARKING SIGN, SEE DETAIL 1/C-4
K10 ACCESS AISLE, SEE DETAIL 6/C-4
K11 3'-0" x 7'-0" DECORATIVE METAL GATE WITH LEVER HANDLE LOCKSET HARDWARE
K12 7' HIGH WOOD FENCE WITH METAL POSTS
K13 ACCESSIBLE PATH OF TRAVEL
K14 FIRE HYDRANT
K15 GATE ENTRY KEY PAD KIOSK
K16 DECORATIVE METAL SLIDING GATE WITH TRACKING WHEEL, MIN 20'-0" CLEAR WIDE x 7'-0" WITH CONTROLLER AND KEYPAD KIOSK, PROVIDE KNOX BOX FOR FIRE DEPARTMENT EMERGENCY ACCESS & GATE EXIT SENSOR.
K17 6" HIGH CONCRETE CURB, PAINT CURB RED AND STENCIL: "FIRE LANE - NO PARKING" WHERE INDICATED BY DASHED LINE NEXT TO CURB
K18 PAVE-OUT TO EXISTING EDGE OF PAVING FROM NEW CURB, GUTTER PER CITY STANDARDS WITH TAPERING AND TRANSITIONING OF PAVEMENT IN THE EAST & WEST DIRECTIONS
K19 STREET LIGHT, SEE DETAIL 9/C-5 PER CITY STANDARD
K20 "STOP" SIGN PER CITY STANDARD TS-2, SEE DETAIL 3/C-4
K21 INSTALL DRAINAGE INLET, SEE DETAIL 10/C-3 REFERENCE, CITY STANDARD D-8, D-12, & D-13
K22 TENANT DOOR CLUSTER MAILBOX KIOSK, REAR LOADING MOUNTED IN MASONRY OPENING, VERIFY SIZE & ATTACHMENT
K23 STAIRS WITH STEEL STRINGER(S), PRECAST STAIR TREADS, AND DECORATIVE METAL HANDRAILS
K24 CONCRETE RATIO, SLOPE MAX 15% TO DRAIN AWAY FROM BUILDING
K25 PATIO AREA WITH CONCRETE PAVERS OVER MIN. 4" COMPACTED SAND FILL, INSTALL 2"x4" REDWOOD HEADER WHERE NOT ADJACENT TO CONCRETE
K26 4" THICK CONCRETE WALK AT REAR OF MAILBOX KIOSK
K27 LANDSCAPE PLANTER AREAS, SEE LANDSCAPE & IRRIGATION PLANS
K28 12" WIDE CONCRETE MOW STRIP SET MIN. 1/2" BELOW WEEP SCREED
K29 (B) 36" TREE TO REMAIN
K30 POINT OF CONNECTION (POC) AT (E) 18" DIA. STORM DRAIN LINE, SEE STORM DRAIN LINE EXTENSION PLAN: 20/C-3
K31 18" DIA. S.D. EXTENSION PER CITY STANDARD E-1 AND PER STORM DRAIN EXTENSION PLAN: 20/C-3
K32 STORM DRAIN MANHOLE, SEE DETAIL 10/C-3 REFERENCE, CITY STANDARD D-4 & D-8
K33 12" DIA S.D. FROM PARKING LOT D1, (K30) TO D1, AT STREET
K34 DUB DOWN CONCRETE CURB MIN 6" FOR MAINTENANCE ACCESS
K35 PAIR OF 5x7 WOOD GATES HASP & LOCK FOR MAINTENANCE ACCESS
K36 CURB & GUTTER PER CITY STANDARD C-4, SEE DETAIL 9/C-4
K37 CONCRETE DRIVE APPROACH, SEE DETAIL 5/C-5, REFERENCE CITY STANDARD C-23
K38 (B) 18" OAK TREE
K39 (B) TREE
K40 SERVICE POLE
K41 (B) WATER METER
K42 (B) FIRE HYDRANT
K43 (B) TRAFFIC SIGN RELOCATED AS REQUIRED
K44 SWALE
K45 ELECTRIC VEHICLE CHARGING STATION (EVCS)
K46 INSTALL RECESSED KNOX BOX SYSTEM FOR FIRE-FIGHTING PURPOSES AT APPROVED LOCATION CFC SECTION 506.1.
K47 INSTALL RANGE OF ADDRESS NUMBERS, SHALL BE POSTED ON WALL NEXT TO GATE CFC SECTION 506.1.
K48 ACCESSIBLE PASSENGER LOADING/UNLOADING WALK FROM PUBLIC STREET TO ALL BUILDINGS, NOTE #5
K49 "CARPORT" STRUCTURES TO BE DESIGNED PER DETAIL 15/A-2; SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
K50 INSTALL CONCRETE VEE-GUTTER PER CITY STANDARDS WITH SAME SLOPE AS ORIGINALLY DESIGNED.

OFF-STREET PARKING

REQUIRED (VMC 17.34): 1.5 STALLS PER UNIT X 32 UNITS = 48 STALLS REQUIRED
ACCESSIBLE STALLS (CBC TABLE 11B-208.2): MINIMUM STALLS
ACTUAL: 46 STANDARD STALLS
3 ACCESSIBLE STALLS
49 TOTAL STALLS

ELEC. VEHICLE CHARGING STATIONS

REQUIRED (CBC TABLE 11B-228.3.21):
1 VAN ACCESSIBLE
1 STANDARD ACCESSIBLE

BUILDING AREA

BUILDING 'A'	FIRST FLOOR	6,966 S.F.
	SECOND FLOOR	6,195 S.F.
	SUBTOTAL	13,161 S.F.
BUILDING 'B'	FIRST FLOOR	2,350 S.F.
	SECOND FLOOR	2,350 S.F.
	SUBTOTAL	4,700 S.F.
BUILDING 'C'	FIRST FLOOR	3,247 S.F.
	SECOND FLOOR	3,247 S.F.
	SUBTOTAL	6,494 S.F.
	TOTAL	24,355 S.F.

iDX

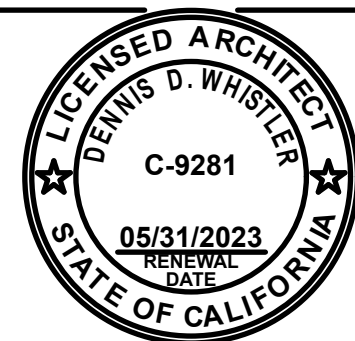
MATTHEW GONZALES
559 - 827 - 2707

CONSULTANT



DENNIS D. WHISTLER, ARCHITECT

36604 ROAD 140
VISALIA, CA. 93292
559-280-0511 archddw@pacbell.net



HOUSTON APTS - BUILDING 'C'

TEODO HOLDINGS LLC
1814 E. HOUSTON AVE. VISALIA, CA

PROJECT DATE: 12/2021

REVISIONS

SHEET TITLE

SITE PLAN

SHEET NO.

SPR-1

JOB NUMBER: 201507.1
HOUSTON APTS - BUILDING 'C'

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: Duarte Industrial Date: 12/23/21

Project Description: Proposed ~320,000 square foot office/warehouse building and associated parking lot. See attached Operational Statement.

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

Property Owner: G4 Enterprises, LTD

Applicant(s) Name: G4 Enterprises, LTD

Project Address/Location: East of N. Kelsey Street & South of W. Goshen Avenue, Visalia, CA

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

Parcel Size (Acreage or Square Feet): Approximately 15 acres Building or Suite Square Footage: Approximately 320,000

Are There Any Proposed Building Modifications: Yes ☐ No ☒

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

Describe All Proposed Building Modifications: _____

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

Date Received: 12/23/2021

SPR Agenda: 01/05/2021 Item No. _____

Zone: I SPR No. 21-227

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: Agricultural Use

Proposed Building Use: Office/Warehouse Industrial Use

Proposed Hours of Operation: 24 hours/day & 7 days/week

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

Number of Employees Per Day: Existing N/A Proposed TBD

Number of Customers Per Day (Estimated): Existing N/A Proposed N/A

Predicted Peak Operating Hour: TBD

Describe Any Truck Delivery Schedule & Operations: TBD

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

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: Susan Gladding

Signature of Owner or Authorized Agent*

Address: 8570 S. Cedar Avenue

Owner

12/23/21

Date

City, State, Zip Fresno, CA 93725

Phone: 559-349-4058

Authorized Agent*

Date

Email: susan@fowlerpacking.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____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

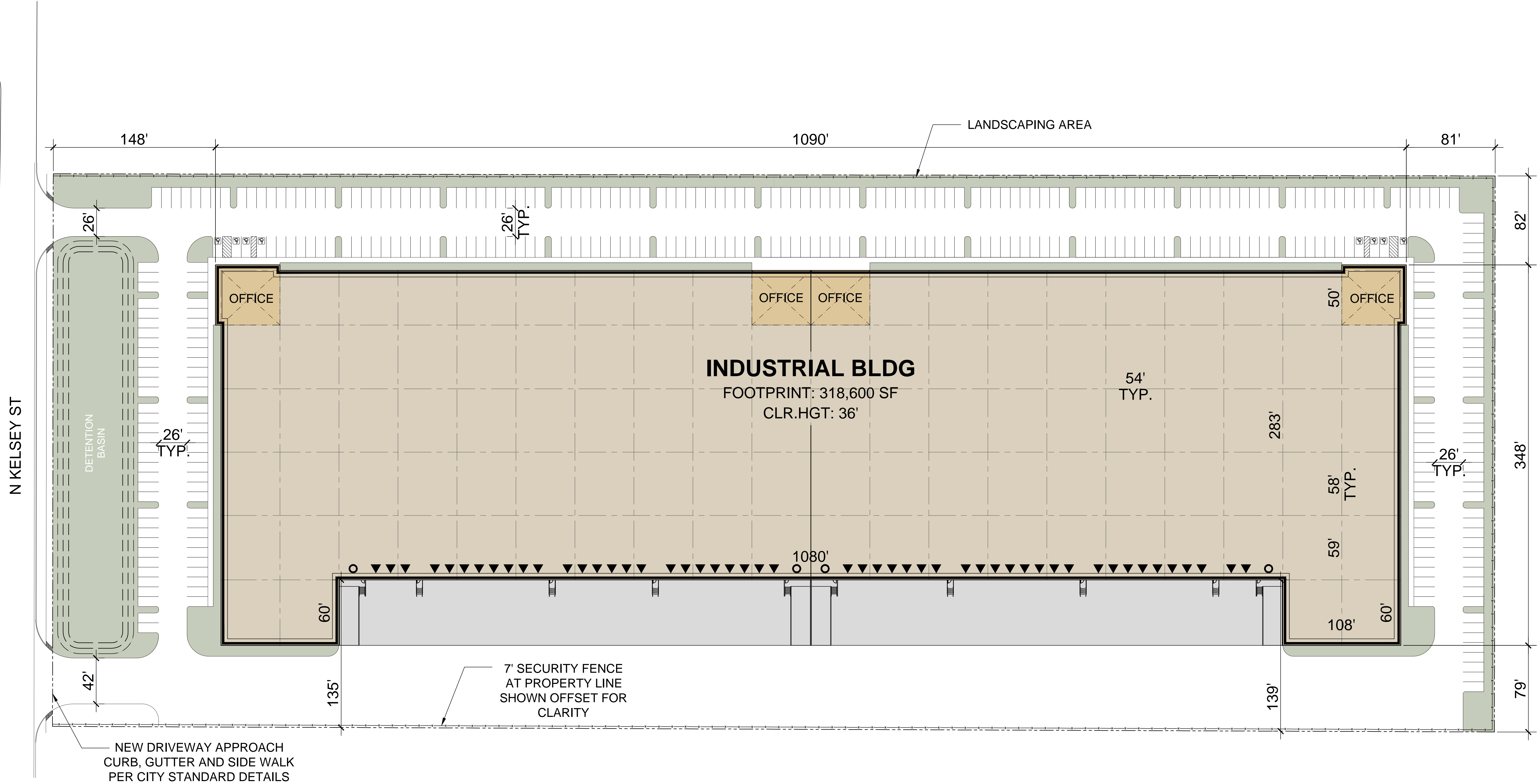
Duarte Industrial -Operational Statement:

The Proposed Project is being submitted by G4 Enterprises, LTD and pertains to approximately 15 acres of property located east of N. Kelsey Street and south of W. Goshen Avenue in Visalia, CA. The Assessor's Parcel Number (APN) associated with the project site is 081-030-077. The site is currently zoned for Industrial use with a similar planned use.

The proposed development consists of the construction and operation of an office/warehouse style, concrete tilt-up shell building that is approximately 320,000 square feet. The proposed building will have four (4) offices and approximately 50 loading docks on the south side of the building. The project will provide approximately 386 standard parking stalls for employee parking including eight (8) ADA stalls. The proposed parking spaces and drive aisles will be constructed of asphalt concrete (AC) pavement and the proposed loading docks will be constructed of Portland cement concrete (PCC) pavement.

Access to the site is provided off of N. Kelsey Street. The site will have pole lighting to illuminate the parking areas and exterior building lighting to illuminate the loading docks. Landscaping will be provided in all undeveloped areas such that the potential for erosion and dust is limited. Seven foot fencing will be provided around the perimeter of the site.

Operational times are typical of warehouse style facilities and may operate up to 24 hours a day and 7 days a week. Customer visits to the property are limited since these buildings are not typically sales buildings, but rather warehouses for distribution of goods.



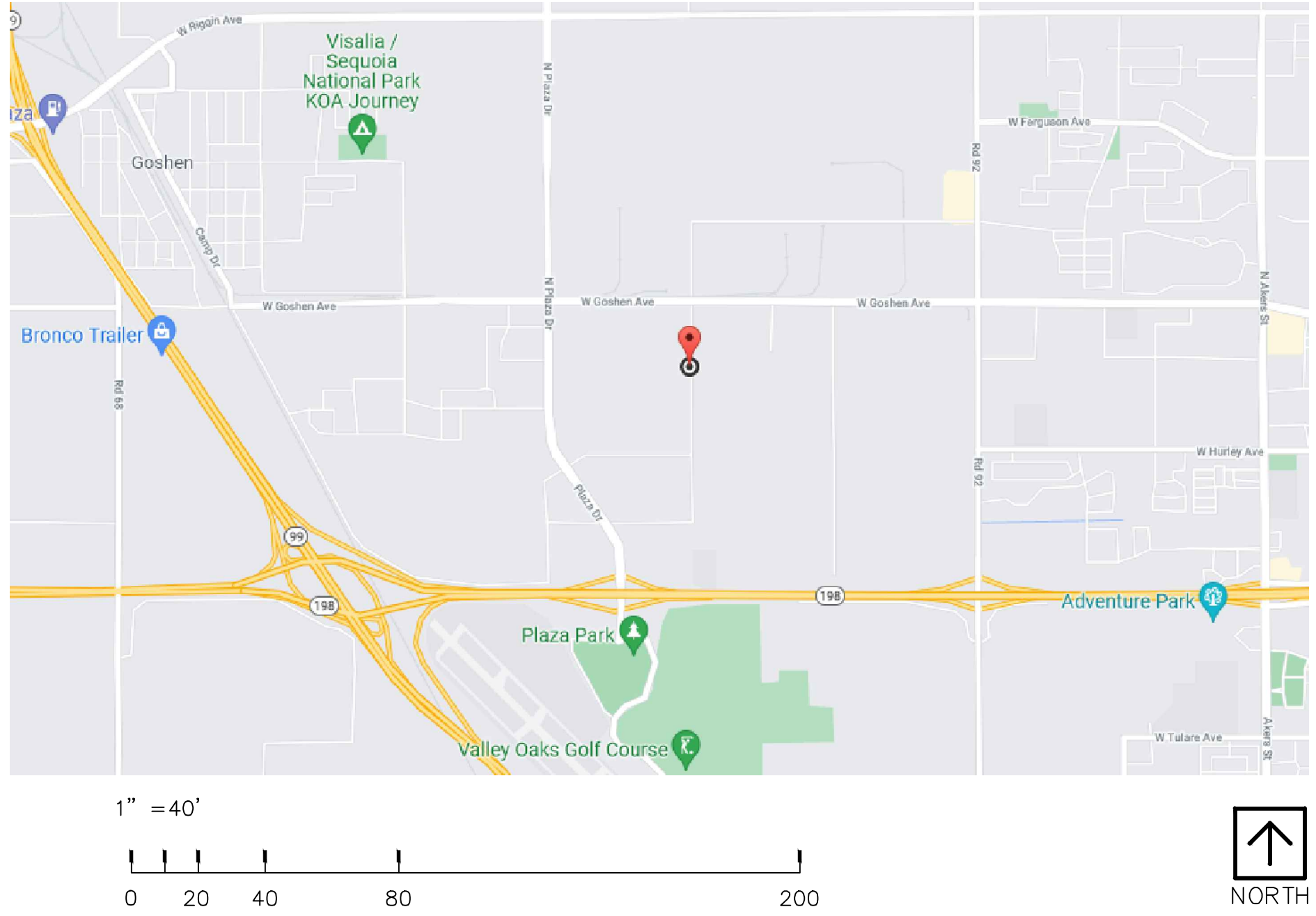
PROJECT DATA:			
SITE AREA:			
GROSS:		15.08 AC	
		656,686 SF	
LANDSCAPING:		73,107 SF	
DETENTION:	@ 4%	25,928 SF	
NET:		14.48 AC	
		630,759 SF	
BUILDING FOOTPRINT:			
BUILDING USE:		318,600 SF	
WAREHOUSE		302,670 SF	
OFFICE	@ 5%	15,930 SF	
COVERAGE:			
GROSS:		49%	
NET:		51%	
PARKING REQUIRED:			
WAREHOUSE	1/1000 SF	303 STALLS	
OFFICE	1/250 SF	64 STALLS	
TOTAL		366 STALLS	
PARKING PROVIDED:			
AUTO:		385 STALLS	
		@1.21/1000 SF	
REQ. ACCESSIBLE		8 STALLS	
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS		50	
○ GRADE-LEVEL DOORS		4	

DEVELOPMENT STANDARDS:	
ZONING:	
MAX. BLDG. HT.:	75 FT
BUILDING SETBACKS:	
FRONT:	25 FT ²
SIDE:	0 FT ⁴
REAR:	0 FT ⁴
LANDSCAPE SETBACKS:	
FRONT:	25 FT ²
SIDE:	0 FT ⁴
REAR:	0 FT ⁴
LANDSCAPE REQ	10% ³
OFF-STREET PARKING:	
STANDARD:	9X19 ¹
COMPACT:	7.5X15
COMPACT %:	30%
DRIVE AISLE:	25 FT ¹
TREE WELL:	80 SF
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF
MANUF.:	1/EMP
OFFICE:	1/250 SF
NOTES:	
1 Visalia Engineering Design & Improvement Standards	
2 15 feet facing minor roads, 10 foot facing interior roads.	
3 Not less than 10% of a parking lot comprising more than 20 spaces shall be landscaped.	
4 20 feet when adjacent to R-1 or R-M zone.	

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: GIS MAP & AERIAL IMAGE



scheme: SITE_2_SS01

Conceptual Site Plan

DUARTE INDUSTRIAL

N Kelsey St.
Visalia, CA 93291

WARE MALCOMB

SNR21-0154-00
12.08.2021

SHEET
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 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: Chiropractor Date: December 29, 2021

Project Description: Chiropractor in Park Place Promenade Shopping Center

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

Property Owner: Walnut-Mooney Center, LLC

Applicant(s) Name: James S. Sanders

Project Address/Location: 2016 S Mooney Blvd, Suite L-10

Assessor Parcel Number: 122-040-049

Parcel Size (Acreage or Square Feet): 18,500 S.F. Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$ Unknown

Describe All Proposed Building Modifications: Demise suite L-9 into two (2) separate suites. Interior tenant improvements for a chiropractor in new suite L-10.

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

Date Received: 12/29/2021

SPR Agenda: 01/05/2022 Item No. _____

Zone: CR SPR No. 21-228

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: Commercial

Proposed Building Use: Commercial

Proposed Hours of Operation: 10:00 AM - 7:00 PM

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

Number of Employees Per Day: Existing 0 Proposed 4-8

Number of Customers Per Day (Estimated): Existing 0 Proposed 25-50

Predicted Peak Operating Hour: Varies

Describe Any Truck Delivery Schedule & Operations: Varies

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
 - 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: James S. Sanders
Address: 195 South C Street, Ste 200
City, State, Zip Tustin, CA 92780
Phone: (714) 731-8892
Email: jsanders@paynterrealty.com

Signature of Owner or Authorized Agent*

Owner David H. Paynter
Walnut-Mooney Center, LLC
Managing Member

Date _____

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

122-040-049

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____.

AGENCY AUTHORIZATION FORM

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

Chiropractor Operational Statement

The proposed operation is a chiropractor who provides chiropractic care by making quality healthcare affordable for patients seeking pain relief and ongoing wellness. The chiropractor offers adjustments to increase joint motion, improve nerve function and helps those seeking their services to experience a healthier, more active lifestyle – all without the use of drugs or surgery. There are no on-site X-ray equipment or physiotherapies such as electric muscle stimulation or ultrasounds in the clinics. The chiropractor offers one service: spinal adjustments conducted by hand.

The offices generally consist of a reception area where patients will check-in and wait to be seen. Behind the reception area is the treatment area which usually has three (3) treatment tables. There is also a back office and a restroom in the space.

The chiropractor may have approximately 4-8 employees and the typical hours of operation are between 10:00 am – 7:00 pm Monday through Saturday.

Subject Property
Chiropractor
2016 South Mooney Blvd., Ste. L-10
Visalia, CA 93277

WALNUT AVENUE

Park Place Promenade Shopping Center

MOONEY BOULEVARD

#1 Sports Fan

DUNKIN'
DONUTS

WestCoastCash

Hands 2 Love
Nail Salon

NOT A PART

WeightWatchers

Eyebrow Shaping

Chicago

Pizza

SUPERCUTS

GameStop

Jamba Juice

ANGRY CHICKZ
NASHVILLE HOT CHICKEN

APN: 122-040-049
18,500 S.F.

STORE 21
6,833 SF

Children's Choice
PEDIATRIC DENTAL CARE

ROSS
DRESS FOR LESS®

Aaron's

KOHL'S

KOHL'S

130' DIAMETER
TRUCK TURN AROUND

LOADING DOCK

Owner/Applicant:
Walnut-Mooney
Center, LLC

Address: 195 South C
Street, Ste. 200
Tustin, CA 92780

Contact: Jim Sanders
(714) 731-8892

Gross Acreage: 15.6

December 29, 2021

maurices

M
MEN'S WEARHOUSE

SHOPS 'A'

20,400 SF

CYCLE GEAR
Bike Parts & Accessories

HOTWORX BURGERIM SALLY BEAUTY.

EXISTING
DRAINAGE
BASIN

PAYNTER
REALTY & INVESTMENTS, INC.



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: _____ Date: _____

Project Description: _____

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

Property Owner: _____

Applicant(s) Name: _____

Project Address/Location: _____

Assessor Parcel Number: _____ - _____ - _____

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

Are There Any Proposed Building Modifications: Yes ☐ No ☐

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 12/29/2021

SPR Agenda: 01/05/2022 Item No. _____

Zone: R-1-20/X SPR No. 21-229

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: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ 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:
- | | | |
|--|---|--|
| <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

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

Name: <u>Ernie Escobedo</u>	Signature of Owner or Authorized Agent*	
Address: <u>601 Pollasky Avenue, Suite 301</u>	Owner	Date
City, State, Zip <u>Clovis, CA 93612</u>		
Phone: <u>559-449-2400</u>		<u>4/1/2021</u>
Email: <u>Ernie.Escobedo@qkinc.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Road 88, LLC by Steve Etchegaray, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):


APN: 081-030-036

AGENT:

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

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

Executed this 10th day of December, 2021.

OWNER	Signatures	AGENT
 Signature of Owner		Signature of Agent
<u>P.O. Box 964</u> Owner Mailing Address		Agent Mailing Address
<u>Visalia, CA 93279</u> Owner Phone Number		Agent Phone Number
<u>(559) 786-1996</u>		



MEMO

Date: December 29, 2021
To: City of Visalia Planning Division
From: Trevor Stearns, Associate Planner
Subject: Iron Ridge I and II Project Description

INTRODUCTION/BACKGROUND

The following information pertains to the proposed Iron Ridge I (Project 1) and Iron Ridge II (Project 2) subdivision projects being filed with the City of Visalia (City) Planning Department. The Iron Ridge I project includes a Tentative Subdivision Map, General Plan Amendment, and Change of Zone. Iron Ridge II includes an Annexation, General Plan Amendment, Prezone, Tentative Subdivision Map and a Tentative Parcel Map. For the purpose of this project description, the Iron Ridge I and II General Plan Amendment and Change of Zone/Prezone will be combined under one application.

This Project description describes the details of the proposal and expands on information not within the development application for the subdivision within the Project site. The proposed Project would allow the applicant, D.R. Horton, the ability to construct a single-family residential community.

The Change of Zone/Prezone and General Plan Amendment that will alter the land use designations and zoning districts of the Project 1 10.31-acre parcel (APN: 081-030-46) and the Project 2 40.0-acre parcel (APN: 081-030-36) between Road 88 south of Goshen Avenue and Shirk Street, within the Tier One and Tier Two Urban Growth Boundary. The client will process one Tentative Subdivision Map as a part of Project 1. Project 2 will propose a Tentative Parcel Map that will create three parcels due in order to adequately finance restrictions when purchasing property. Direction from the City of Visalia staff includes environmental review of both Projects in a single document to satisfy California Environmental Quality Act (CEQA). The northern half of the 10.3-acre property (Project 1) is currently planned and zoned for Very Low Density (R-1-20) and the southern half is zoned for Low Density (R-1-5). Similarly, Project 2 is currently planned for Very Low Density along the northern and western property boundaries and on the interior, it is planned for Low Density Residential. The General Plan Amendment proposes to change the existing Very Low-Density Residential land use designation to Residential Low Density land use designation. In addition, a park strip will along the entire northern property lines will be designated as Park/Recreation. In order to maintain consistency with the General Plan a Change of Zone/Prezone is also proposed and will result in a change from all R-1-20 to R-1-5 and the addition of the Quasi-Public designation for the park strip, within the projects' site.

The R-1-20 zone was intended to be a buffer between residential development and the Light Industrial lots to the north. We are proposing to use the entry street to the proposed residential development along with a 51-foot wide linear park and landscape buffer (in a Landscaping and Lighting Maintenance District) as the buffer, instead of R-1-20 lots. Our intent is to screen the light industrial uses with a masonry wall, trees, and landscaping.

The western 40-acre parcel (Project 2) abutting Road 88 is located within the City of Visalia's sphere of influence and will require annexation. Once annexed the parcel will be zoned to R-1-5 along with Project 1.

PROJECT LOCATION

The Project 1 is located adjacent to the current City limits in the western portion of the city. The Project is south of developed light industrial properties rural residential/ agricultural land to the east and west and south. The Project 1 area consists of APN 081-030-46.

Project 2 is located within the City of Visalia's sphere of influence on the east side of Road 88 South of Goshen extending to the western portion of Project 1. The combined area of both projects is located south of Goshen between Road 88 and Shirks Avenue. The total Project area consists of APN 081-030-46 and 081-030-36, which is approximately 50 acres.

PROJECT CHARACTERISTICS

The Project intends to create residential lots and the appurtenant infrastructure consistent with the General Plan designation of Residential Low Density. Future zoning designations will be consistent with the aforementioned land use designations, respectively R-1-5. The Project will be evaluated by the city, through the scope of the General Plan, Municipal Code, and subsequently through the building permit submittal.

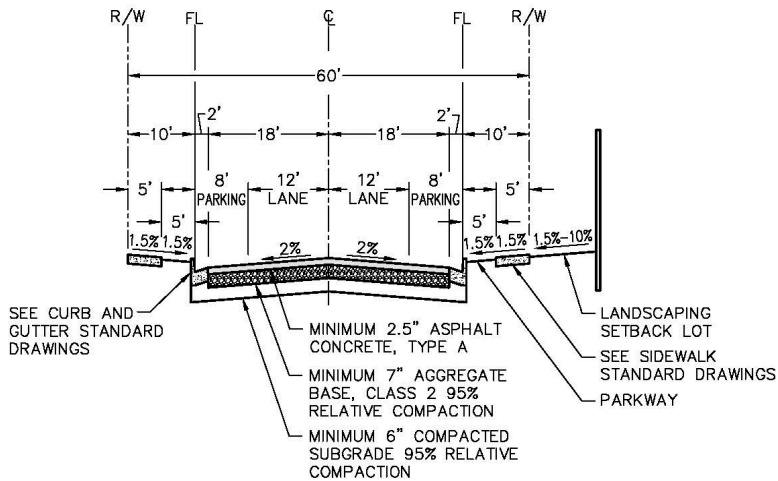
The approximate density for the Project 1 proposed subdivision is 3.97 dwelling units per gross acre. Both Projects propose to remove the Very Low Density Residential (and subsequent R-1-20 zone) and replace it with Low Density Residential (R-1-5 zone) in order to create a homogenous neighborhood. Along the adjacent streets, a ten-foot-wide landscaped strip with masonry wall and required building setbacks will serve as the buffer between residential development and the existing roadways (Road 88 and Shirk Street). The approximate density for the Project 2 proposed subdivision is 4.97 dwelling units per gross acre. In addition, Project 2 proposes to subdivide the overall 40-acre parcel into three separate parcels for the purpose of financing. Phase 1 will be approximately 17.57 acres, Phase 2 will be approximately 7.83 acres, and Phase 3 will be approximately 14.62 acres.

The 2.28-acre linear park will meander across both project sites which will include an approximately 2,000-foot trail with exercise stations. The linear park and adjacent light industrial properties will be separated by a 6-foot block wall as required by the City's Municipal Code.

The closest possible distance from the nearest light industrial structure to a proposed residential dwelling in the Project site, will be approximately 151 feet.


CIRCULATION

Shirk Street is identified in the General Plan as a four-lane arterial roadway. The eastern site (Iron Ridge I) is two-thirds of a mile to State Route 198 along Shirk Street. Access to the 10-acre site would be along the main east-west entry drive and Shirk Street on the site's eastern boundary. We intend to include a stub street to the west in order to provide access to unsubdivided land to the west. Access to the western site (Iron Ridge II) site would be located on the east side of Road 88, which is identified as a 2-lane collector road in the General Plan. The site entry is approximately 1.25 miles from the nearest access point of State Route 198 along Shirk Street.



NOTES:

1. DESIGN CRITERION: TRAFFIC INDEX SHALL BE 5.5.
2. STRUCTURAL SECTIONS SHALL BE DETERMINED BASED ON T.I. AND R-VALUES AS TABULATED IN THE STREET SECTIONS REQUIREMENTS STANDARD DRAWING.
3. ASPHALT CONCRETE SHALL BE TYPE A, WITH 3/4" AGGREGATE GRADATION AND PG 64-10 LIQUID ASPHALT BINDER PER CITY OF VISALIA STANDARD SPECIFICATIONS.
4. TACK COAT IS REQUIRED AND SHALL BE APPLIED PER CITY STANDARD SPECIFICATIONS.
5. ASPHALT CONCRETE REQUIREMENTS SHALL BE AS STATED IN THE CITY OF VISALIA STANDARD SPECIFICATIONS.
6. ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS 50° F AND RISING.
7. WITH ADDITIONAL LANDSCAPE EASEMENTS, SIDEWALK MAY BE LOCATED OUTSIDE RIGHT OF WAY TO PROVIDE ADDITIONAL PARKWAY.
8. A FOOTING EASEMENT WILL BE REQUIRED AS NEEDED FOR BLOCK WALL FOOTINGS THAT EXTEND INTO PRIVATE PROPERTY.
9. STREET TREES ARE REQUIRED IN ADDITION TO THE ON-SITE LANDSCAPE REQUIREMENT.
10. FOR PARTIAL WIDTH STREETS A MINIMUM OF 30 FT OF PAVEMENT AND 8 FT SHOULDERS ARE REQUIRED.
11. SOIL ADJACENT TO CONCRETE CURB AND SIDEWALK SHALL BE GRADED 3" BELOW TOP OF CURB TO ALLOW ROOM FOR MULCH.

APPROVED BY:  CITY ENGINEER R.P.E. 81734	09/16/16 DATE	CITY OF VISALIA DESIGN & IMPROVEMENT STANDARDS	
		REVISIONS 09/15/16 BK 2016	P-1

2 LANE LOCAL – RESIDENTIAL



Figure: 1
City of Visalia Local Street Standard Drawing

UTILITIES

WATER

Water service will be provided by the California Water Service. The City of Visalia will provide sewer and storm drain services to the project. Both sewer and storm drain lines for (Project 1) are located within Shirk Street. Sewer and storm drain lines for (Project 2) will be extended on Road 88 to the project site.

SANITARY SEWER

Project 1 will be served by an existing 8-inch sewer lateral located within Shirk Street. The sewer laterals will be extended north, until it reaches the Project's extent. Since the Project consists of only residential uses, sewer lateral upsizing will not be necessary. City standard 8-inch sewer lines will be required in all local streets depicted within the interior of the Plan Area. Each development proposal will be reviewed by the City of Visalia, and subsequent requirements will be conditioned for the development. These requirements shall supersede the Specific Plan.

Once developed, Project 2 will be required to connect to the nearest sewer lateral located in Road 88.

STORM DRAIN

Storm drainage service is provided by the City of Visalia. There is an existing 12-inch storm drain trunk line in Shirk Street, adjacent to the Project site. The existing trunk line will be extended into the Project site in order to adequately serve each development. Similarly, since there are only residential uses being proposed, storm drain lateral upsizing will not be necessary. Each development proposal will be reviewed by the City of Visalia, and subsequent requirements will be conditioned for the development. These requirements shall supersede the Specific Plan.

In the event, that the project can not connect to the nearest adequately sized storm drain lateral, a onsite storm drain basin will be developed.

SOLID WASTE

City of Visalia will provide Solid Waste removal services for the entire Project site. The standard three trash bin service will be provided.



MEMO

Date: December 29, 2021
To: City of Visalia
From: Trevor Stearns
Subject: Iron Ridge Project Description
cc: Name or delete

We are submitting this for Site Plan Review primarily to explore the possibility of doing a Zone Change to eliminate the R-1-20 Zone, and develop the 10.31 acre site adjacent to Shirk Road with forty-one (41) R-1-5 lots and the forty acres located west of this property and within the Tier One Urban Development Boundary also with one hundred ninety-nine (199) R-1-5 lots. The northern half of the 10.3-acre property is zoned for R-1-20 and the southern half is zoned for R-1-5. The R-1-20 Zone was intended to be a buffer between residential development and the Light Industrial lots to the north. We are proposing to use the entry street to the proposed residential development along with a 51'-wide landscape buffer (in a LLD) as the buffer, instead of R-1-20 lots. Our intent is to screen the light industrial uses with a masonry wall, trees, and landscaping. Access to the forty acres would be along the main east-west entry drive and Road 88 on the site's western boundary. In addition, we intend to include a stub street to our southern boundary if access is required there. Shirk Road is identified in the General Plan as a four-lane arterial roadway. The site is two-thirds of a mile to State Route 198 along Shirk Road. Road 88 is identified as a two lane collector. Right of way will need to be dedicated for both roadways.

TS

VESTING TENTATIVE SUBDIVISION MAP SHEPHERDS RANCH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, T.18S., R.24E., MOUNT DIABLO BASE AND MERIDIAN,
IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA.



PROJECT SITE INFORMATION

APN:
081-030-046-000

RECORD OWNERSHIP:
ROAD 88, LLC
P.O. BOX 964
VISALIA, CA 93279

SUBDIVIDER/APPLICANT:
D.R. HORTON & SONS, INC.
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850

LEGAL DESCRIPTION

PER PRELIMINARY TITLE REPORT ORDER NO. 0181-02447-ALA DATED
AUGUST 26, 2021 (AMENDED SEPTEMBER 1, 2021):

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 0°00'04" WEST ALONG THE EAST LINE OF THE
NORTHEAST QUARTER OF SAID SECTION 28, 330.00 FEET;
THENCE SOUTH 89°48'40" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 880.00 FEET
TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°48'40" WEST, 1760.00 FEET;
THENCE NORTH 0°00'04" WEST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 990.00 FEET;
THENCE NORTH 89°48'40" EAST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 1760.00 FEET;
THENCE SOUTH 0°00'04" EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 990.00 FEET TO
THE TRUE POINT OF BEGINNING.

APN: 081-030-036-000

UTILITIES

SOUTHERN CALIFORNIA GAS COMPANY:
MISAEI IBARRA
2425 S. BLACKSTONE STREET, TULARE, CA 93274
O: 559-739-3532
C: 559-801-1272
misaei.ibarra@scc.com

SOUTHERN CALIFORNIA GAS COMPANY:
JUAN MEJORA
404 N. TIPTON STREET, VISALIA, CA 93292
O: 559-739-2317
C: 559-217-9003
jmejorad@scg.com

AT&T:
ERIN PECTOL
217 W. ACEQUIA AVENUE, VISALIA, CA 93291
O: 559-739-0849
C: 559-737-1637
ep8545@att.com

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE, VISALIA, CA 93291
O: 559-739-2104
C: 559-217-9003
Michael.Corral@comcast.com

PHASING & LOT INFORMATION

THE APPLICANT RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE
SUBDIVISION MAP ACT. PHASE LINES SHOWN HEREON ARE PLANNED, AND SUBJECT TO CHANGE.

PHASE 1	PHASE 2	PHASE 3
4000 SF LOTS - 11	4000 SF LOTS - 2	4000 SF LOTS - 13
5,000+ SF - 70	5,000+ SF - 35	5,000+ SF - 65
81	37	78

TOTAL LOTS - 199

LOTS UNDER 5,000 SF
2, 3, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 128, 129, 132, 191, 192, 193, 194, 195, 196, 197, 198

SETBACKS

5,000 SF LOTS

FRONT: 15' TO LIVING
22' TO GARAGE
SIDE: 10' FOR CORNER LOTS
5' EVERYWHERE ELSE
REAR: 25'

4,000 SF LOTS

FRONT: 12' TO LIVING
20' TO GARAGE
SIDE: 10' FOR CORNER LOTS
5' EVERYWHERE ELSE
REAR: 15'

ACREAGE AND LAND USE

	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	PROPOSED ZONE
4,000 SF LOTS:	23	2.92	7.98	R-1-5
5,000 SF LOTS:	176	21.31	8.24	R-1-5
OUTLOTS A & B - LANDSCAPE:	2	0.21	N/A	VARIOUS
OUTLOT C - PARK & TRAIL (PUBLIC):	1	2.28	N/A	QP
RIGHT OF WAY:		13.30	N/A	VARIOUS
TOTALS:	202	40.02		

NOTES

- DATE OF PREPARATION: DECEMBER 16, 2021
- ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF AND ARE APPROXIMATE
- EXISTING LAND USE: AG
- PROPOSED LAND USE: R-1-5 (100% OF SITE)
- IMPROVEMENTS TO CONFORM TO APPLICABLE ORDINANCES & STATUTES
- EASEMENTS FOR PUBLIC UTILITIES TO BE PROVIDED AS REQUIRED
- AREA OF OUTLOT C = 8.6% OF AREA OF RESIDENTIAL LOTS PLUS OUTLOT C

FLOOD ZONE NOTE

THE SUBJECT SITE IS WITHIN FLOOD ZONES AE AND X AS SHOWN ON FEMA FIRM PANEL 06107C0928E,
EFFECTIVE 6/16/2009.

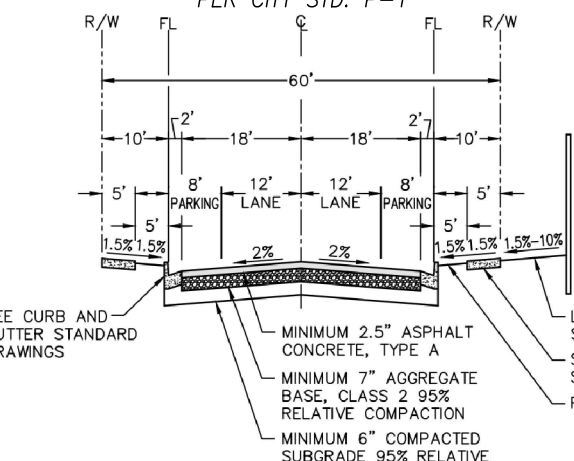


LEGEND

GUY	GUY WIRE	SUBDIVISION BOUNDARY
IRRWELL	IRRIGATION WELL	PROPOSED PARCEL LINE
HB	HOSE BIB	PROPOSED CENTER LINE
MBS	MAILBOX (SINGLE)	EXISTING RIGHT OF WAY LINE
PALM	★ PALM TREE	ADJACENT PARCEL LINES
PP	POWER POLE	SOUTHERN CALIFORNIA EDISON EASEMENT
SDMH	STORM DRAIN MANHOLE	PUBLIC UTILITY EASEMENT
SP	STAND PIPE	PHASE LINE
TEL PED	TELEPHONE PEDESTAL	PROPOSED SANITARY SEWER LINE
TP	TELEPHONE POLE	PROPOSED WATER LINE
TREE	TREE	EXISTING CONTOUR
WELL	DOMESTIC WELL	EXISTING EDGE OF DIRT ROAD
WV	WATER VALVE	EXISTING EDGE OF PAVEMENT
WM	WATER METER	EXISTING OVERHEAD ELECTRIC LINE
A.P.N.	ASSESSOR'S PARCEL NUMBER	FENCE, BARBED WIRE
D.N.	DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY	FENCE, WIRE
T.C.R.	TULARE COUNTY RECORDS	FENCE, CHAINLINK
XX M YY	VOLUME XX OF M, PAGE YY, T.C.R.	FENCE, WOOD
XX PM YY	BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.	FENCE, PIPE
		ELECTRICAL LINE (OVERHEAD)
		HIGH-PRESSURE GAS LINE
		STORM DRAIN LINE
		TELEPHONE LINE (OVERHEAD)
		PHASE 1
		PHASE 2
		PHASE 3

INTERIOR STREETS

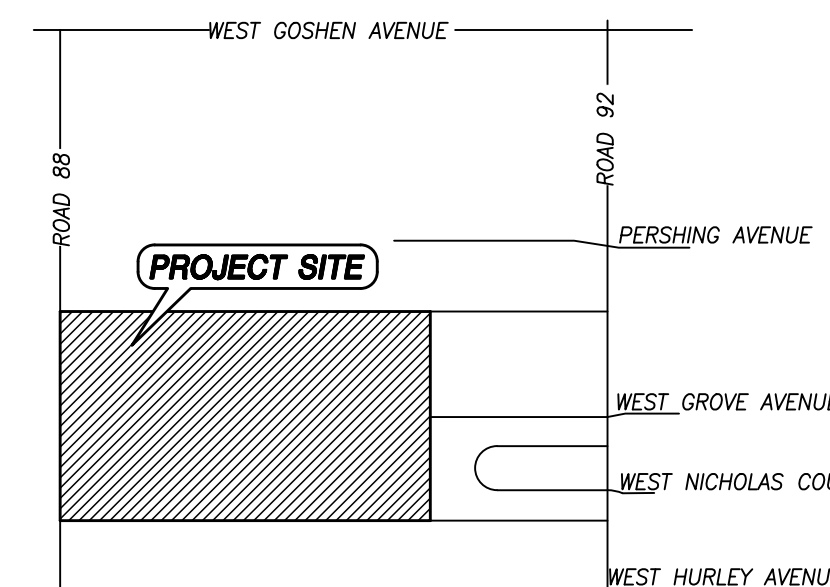
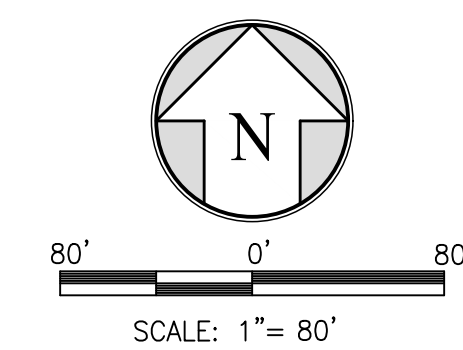
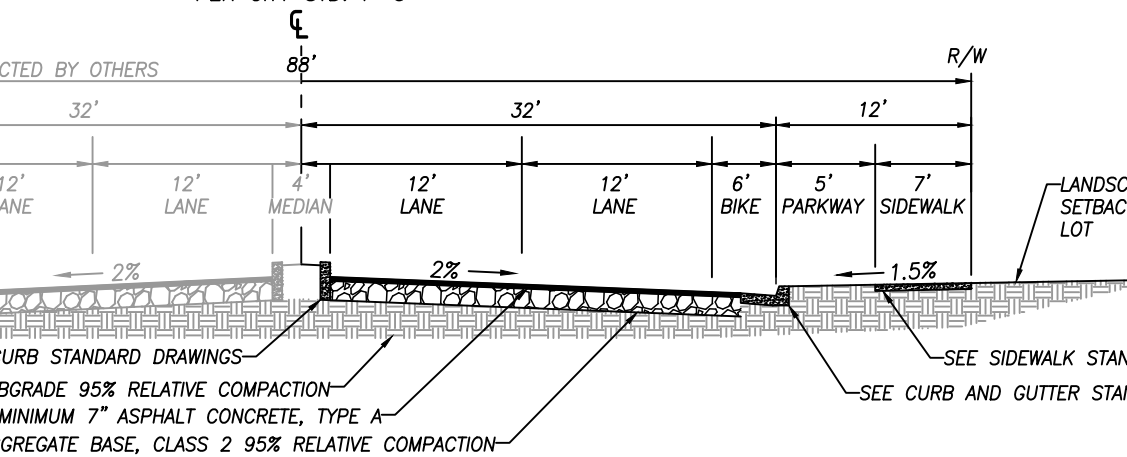
NOT TO SCALE
PER CITY STD. P-1



4 LANE ARTERIAL

ROAD 88 (LOOKING NORTH)

NOT TO SCALE
PER CITY STD. P-5



LOCATION MAP
NOT TO SCALE

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 -

Project/Business Name: RENOVATION OF AMIGO ROW BUILDING Date: 12/28/2021
 Project Description: AMENDMENTS TO CUP 2013-27 - IMPROVEMENTS TO 514 E MAIN ST (AMIGO ROW)
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: SPR 18-081
 Property Owner: RADIANT CHURCH SPR 19-180
 Applicant(s) Name: THOM BLACK CUP 2003-04
CUP 2013-27
 Project Address/Location: 514 E MAIN ST
 Assessor Parcel Number: 094-231-027
 Parcel Size (Acreage or Square Feet): 0.38 Ac Building or Suite Square Footage: 3681 DOWNSTAIRS
1799 UPSTAIRS

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$259,000.-

Describe All Proposed Building Modifications:

RENOVATION OF AMIGO ROW BUILDING

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

Date Received: 12/30/2021

SPR Agenda: 01/05/2022 Item No. _____

Zone: D-MU SPR No. 21-230

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: ASSEMBLY + STAFF SPACE + UPGRADED RESTROOMS

Proposed Building Use: NO CHANGE

Proposed Hours of Operation: STAFF: 10-5 Tu-Sa

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

Number of Employees Per Day: Existing 2 Proposed 12 MAX

Number of Customers Per Day (Estimated): Existing 99 MAX Proposed 99 MAX

Predicted Peak Operating Hour: —

Describe Any Truck Delivery Schedule & Operations: —

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: OCCASIONAL SPECIAL EVENTS NO DATES PLANNED

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: <u>THOM BLACK</u>	Signature of Owner or Authorized Agent*	
Address: <u>PO Box 3424</u>	<u>ON FILE</u>	_____
City, State, Zip <u>Visalia CA 93278</u>	Owner	Date
Phone: <u>559-967-0850</u>	<u>THOM BLACK</u>	_____
Email: <u>Thomabg1@gmail.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

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.

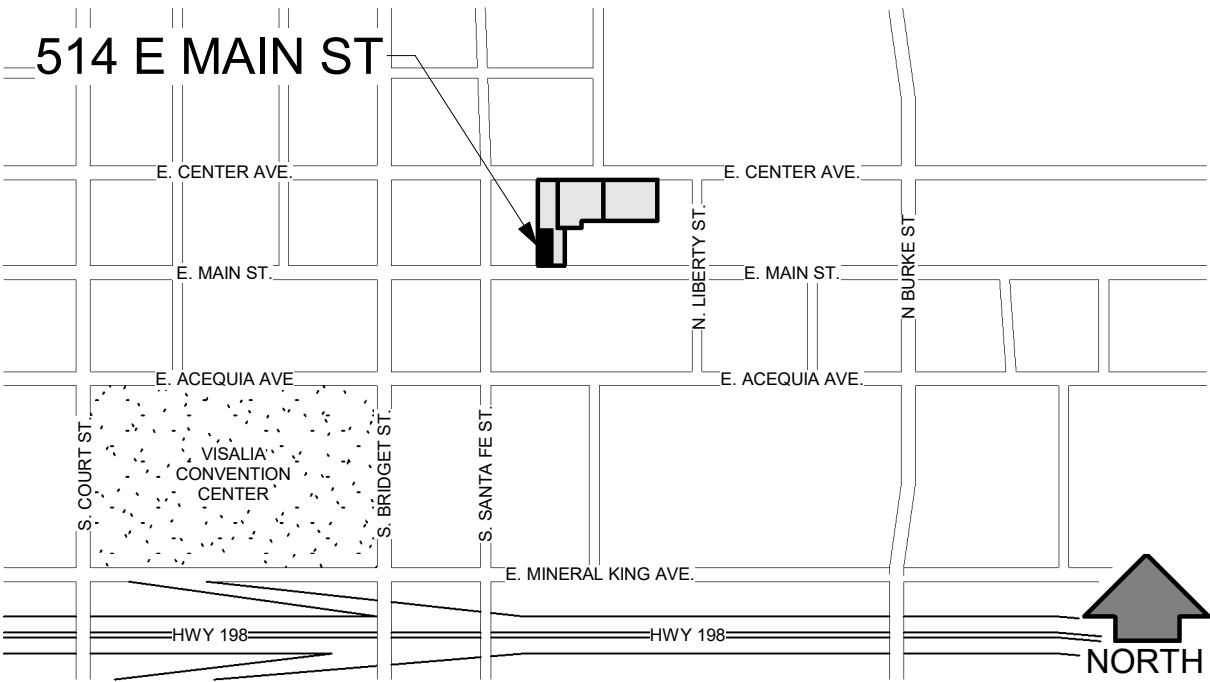
Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
<u>ON FILE</u>		
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

AMENDMENT TO CUP 2013-27
IMPROVEMENTS TO 514 E MAIN ST
AMIGO ROW

SPR 18-081 (April 25, 2018)
SPR 19-180 (September 25, 2019)
CUP 2003-04 (Kid's classroom building)
CUP 2013-27 (Various improvements on main campus and Amigo Row)

VICINITY MAP



ORDER OF DRAWINGS

	SHEET NAME
CUP.1	COVER SHEET
CUP.2	FLOOR PLANS
CUP.3	EXTERIOR ELEVATIONS

CODE CITATIONS

BUILDING CODE:
2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2019 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R. VOLUMES 1 & 2
(2018 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017
NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION
ASSOCIATION)
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2018
UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM
PLUMBING CODE AND AMENDMENTS)
2019 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS
(CECS), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2018
INTERNATIONAL FIRE CODE)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
2019 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

Contractor shall refer to the above cited codes and local regulations where specific details
are required but not depicted in the approved plans.

PROJECT OUTLINE:

PROJECT: 514 E. MAIN ST.
OWNER: RADIANT CHURCH
515 E. CENTER AVE
VISALIA, CA. 93292

ARCHITECT: THOM BLACK, ARCHITECT C 24899
(559) 967- 0850
DYLAN CABICO
PRODUCTION: CARA'S BLUEPRINT EXPRESS
REPRODUCTION: (559) 636-2459
PROPERTY: IRREGULAR
PROPERTY APN: 094-231-027
ZONE: D-MU (MIXED USED - DOWNTOWN)
FLOOD ZONE: AE (SPECIAL FLOOD HAZARD - SUBJECT TO
INUNDATION BY THE 1% ANNUAL CHANCE FLOOD)

USE: RELIGIOUS USE

OCCUPANCY: A,B
CONSTRUCTION TYPE: III B
SEISMIC DESIGN CATEGORY: D

CONCRETE FOUNDATION AND SLAB-ON-GRADE
UNREINFORCED MASONRY SHELL
WOOD FRAME FLOOR AND ROOF FRAMING
WOOD FRAME PARTITION WALLS

SCOPE OF WORK:
-ASSEMBLY: NEW HVAC, NEW FINISHES. RENOVATE STOREFRONT.
-CORE AREA: RENOVATE EXISTING BACK ROOM SPACES FOR RESTROOMS
AND SUPPORT SPACES, NEW HVAC
-UPSTAIRS AREA: RENOVATE EXISTING BACK ROOM SPACES FOR STAFF
WORKSTATIONS, NEW HVAC
-INSTALL ONE-HOUR SEPARATION, INSTALL FIRE SPRINKLERS THROUGHOUT

COVER SHEET



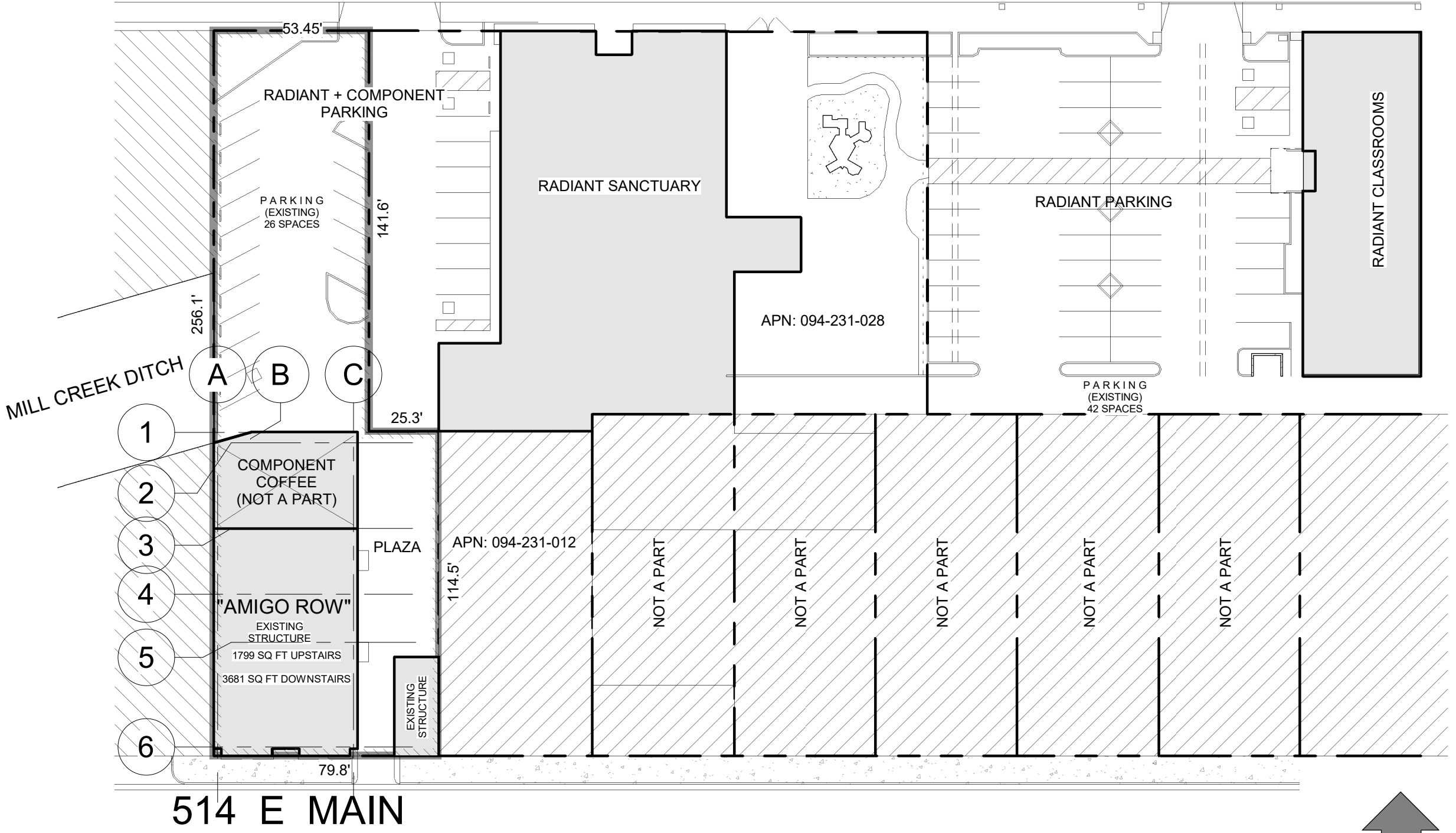
Site Plan Comments
Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date: September 23, 2019
Item #: 12
Site Plan #: 19-180
APN: 094231026, 027, 028

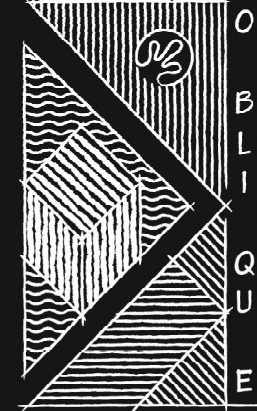
- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2016 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2016 CFC 506.1
- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4

7 FIRE DEPT COMMENTS
1 1/2" = 1'-0"

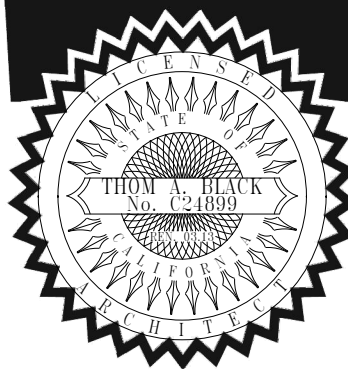
1 SITE PLAN
1" = 40'-0"



E MAIN ST



Thom Black
ARCHITECT



R A D I A N T
church
514 E MAIN ST
AMENDMENT OT CUP

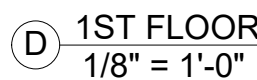
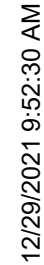
No.	Description	DATE
A		
B		
1	AMENDMENT TO CUP	12/3/2021
2	AMENDMENT TO CUP	12/23/2021
3		

Project number
1810.3
Drawn by
DC
Checked by
THOM

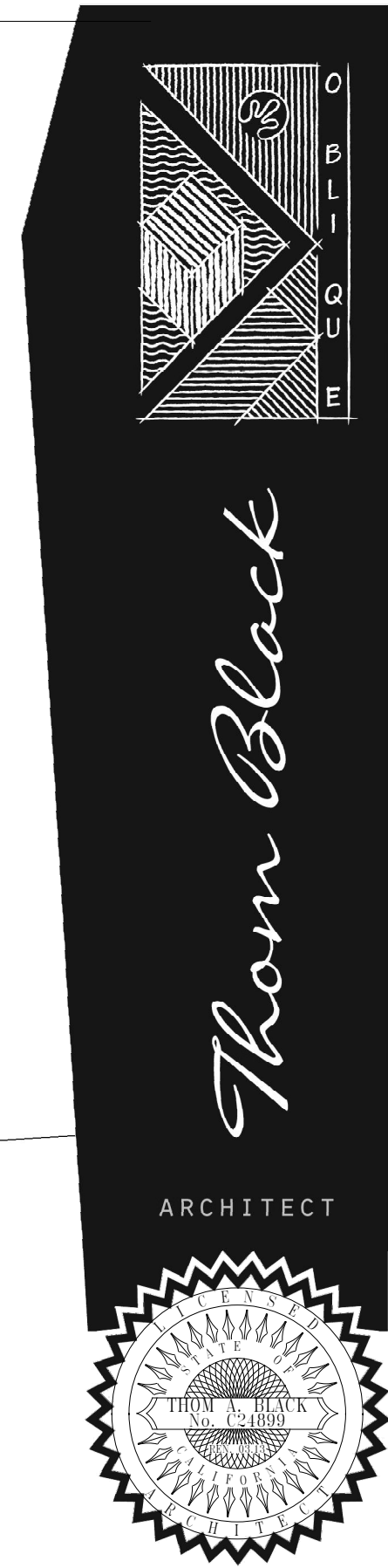
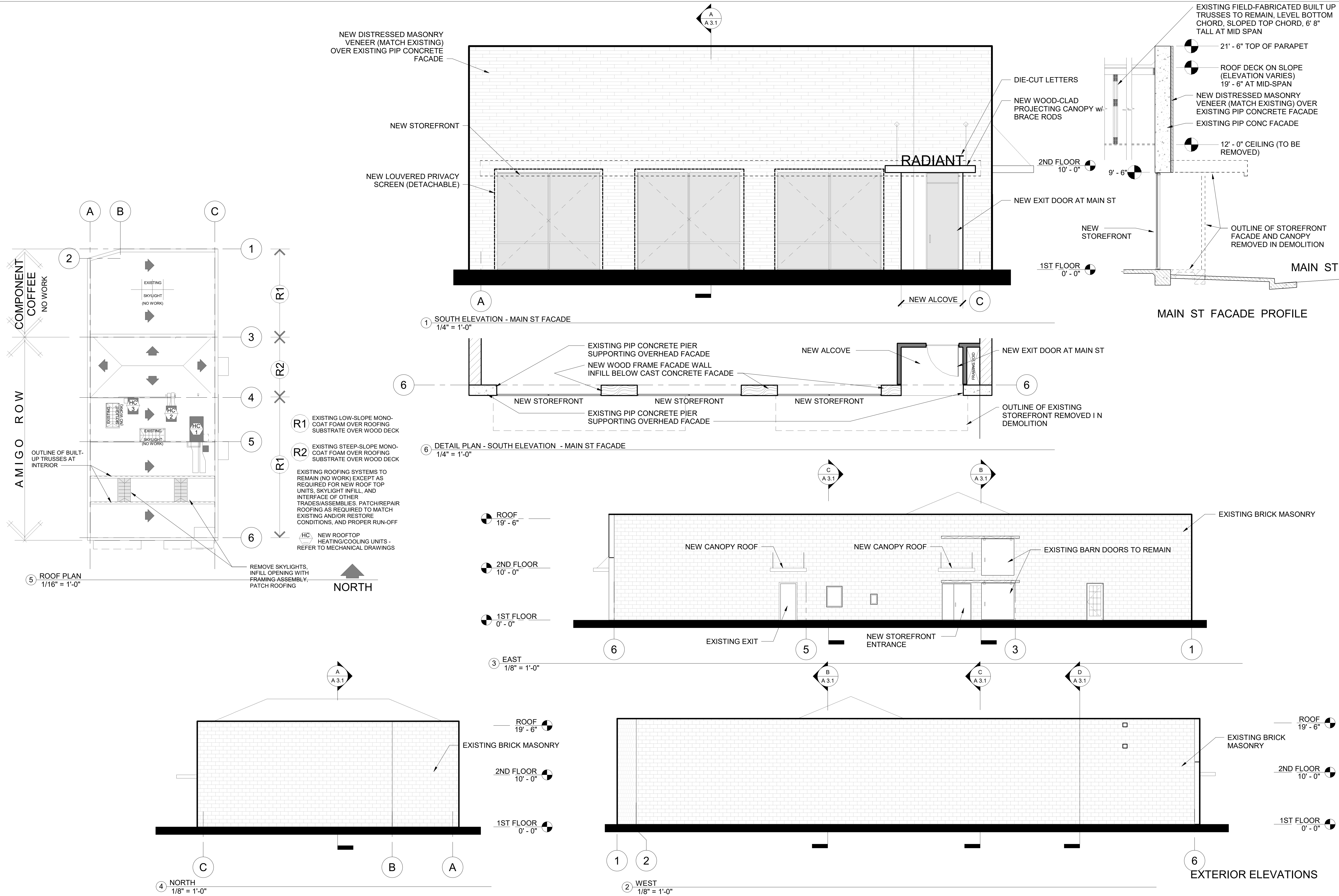
CUP/
SPR

1

SET DATE 09/2019



- 09/2019



RADIANT church
514 E MAIN ST
AMENDMENT OT CUP

No.	Description	DATE
A		
B		
1	AMENDMENT TO CUP	12/23/2021
2	AMENDMENT TO CUP	12/23/2021
3		

Project number
1810.3
Drawn by
DC
Checked by
THOM

CUP/
SPR

3

SET DATE
09/2019

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: Central Point III Date: 12/28/21
 Project Description: Two (2) concrete tilt up buildings totaling 2,680,608 square feet
Building One-1,321,824 sf; Building Two-1,358,784 sf
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: CapRock Acquisitions, LLC
 Applicant(s) Name: CapRock Acquisitions, LLC
 Project Address/Location: West Side of North Plaza Drive, Visalia, CA
 Assessor Parcel Number: 0 7 7 - 1 2 0 - 0 1 7
 Parcel Size (Acreage or Square Feet): +/- 155.83 acres Building or Suite Square Footage: 2,680,608 SF

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 12/30/2021

SPR Agenda: 01/05/2022 Item No. _____

Zone: I SPR No. 21-231

Historic District: Yes ☐ No ☒

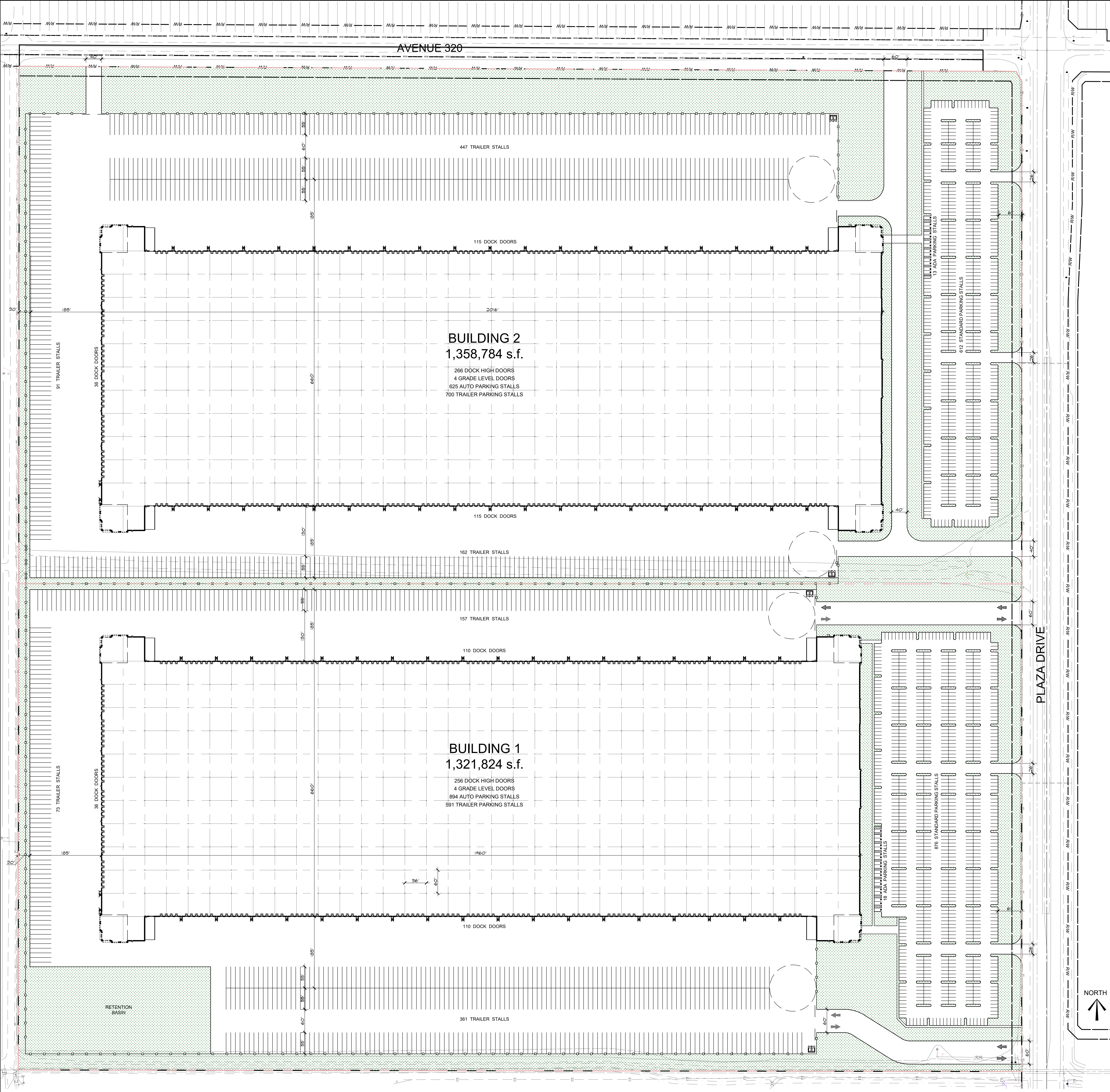
Flood Zone: X ☒ AE ☐ X/AE ☐

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

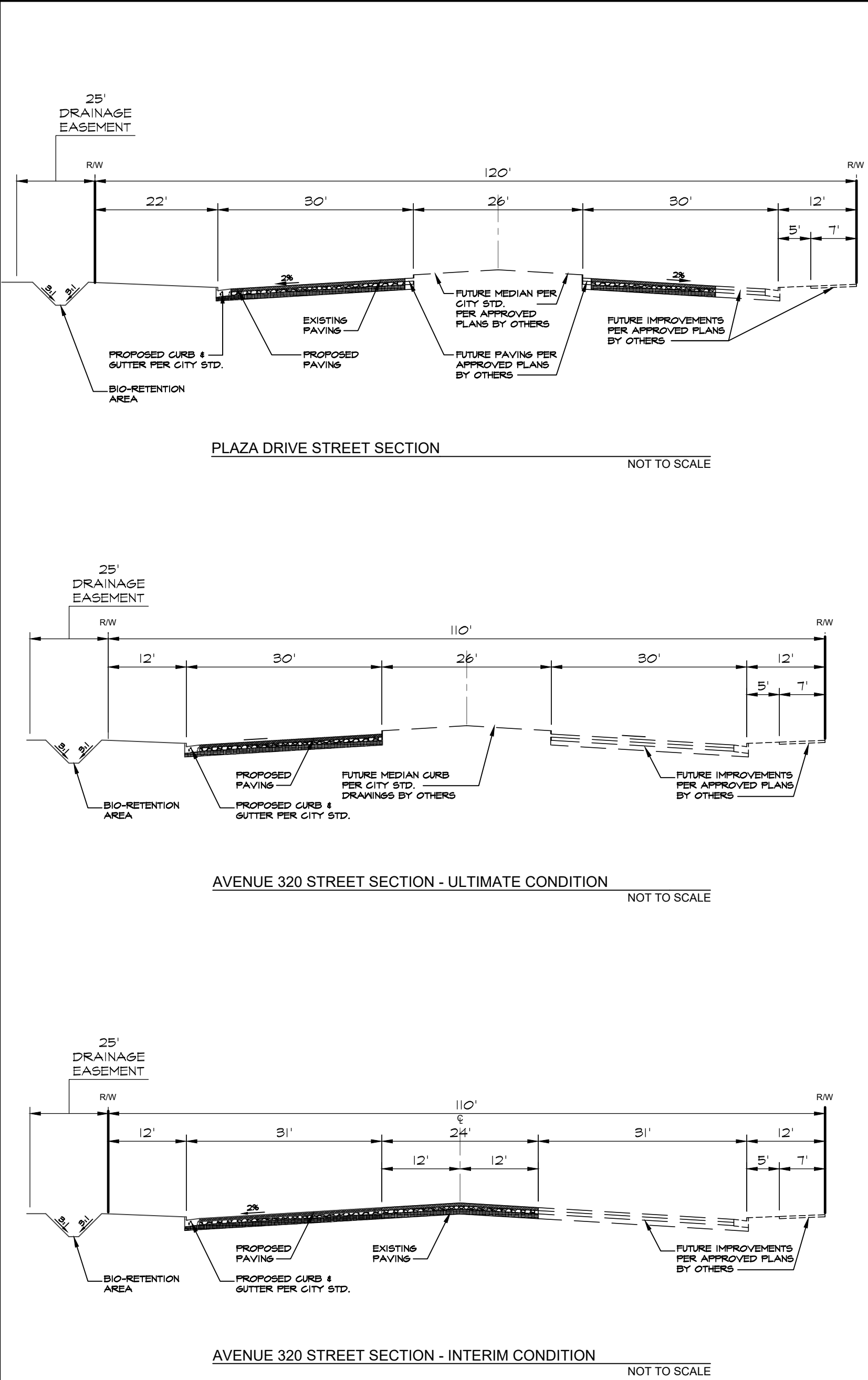
OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant land
 Proposed Building Use: Industrial warehouse use/distribution center/logistics center
 Proposed Hours of Operation: While no tenants have been identified, typical industrial uses are 24 hours per day
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing N/A Proposed N/A
 Number of Customers Per Day (Estimated): Existing N/A Proposed N/A
 Predicted Peak Operating Hour: N/A
 Describe Any Truck Delivery Schedule & Operations: Truck deliveries and departures will take place throughout the day.
The proposed use is a distribution center which, depending on future tenants, will dictate truck usage/volume
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): None
 Describe Any Special Events Planned for the Facility: None by the developer

SITE PLAN REQUIREMENTS	<u>SITE PLAN MINIMUM REQUIREMENTS</u>															
	<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="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="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="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"> - 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 												
<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> <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Name: <u>Patrick Daniels</u></td> <td style="width: 30%; text-align: center;"> Signature of Owner or Authorized Agent* </td> <td style="width: 30%;"></td> </tr> <tr> <td>Address: <u>1300 Dove Street, Suite 200</u></td> <td style="text-align: center;"><u>/Patrick Daniels</u></td> <td style="text-align: center;"><u>December 28, 2021</u></td> </tr> <tr> <td>City, State, Zip <u>Newport Beach, CA 92660</u></td> <td style="text-align: center;">Owner</td> <td style="text-align: center;">Date</td> </tr> <tr> <td>Phone: <u>(949) 342-8000 x 102</u></td> <td></td> <td></td> </tr> <tr> <td>Email: <u>pdaniels@caprock-partners.com</u></td> <td style="text-align: center;">Authorized Agent*</td> <td style="text-align: center;">Date</td> </tr> </table> <p style="font-size: small; border: 1px solid black; padding: 2px;">* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.</p>	Name: <u>Patrick Daniels</u>	 Signature of Owner or Authorized Agent*		Address: <u>1300 Dove Street, Suite 200</u>	<u>/Patrick Daniels</u>	<u>December 28, 2021</u>	City, State, Zip <u>Newport Beach, CA 92660</u>	Owner	Date	Phone: <u>(949) 342-8000 x 102</u>			Email: <u>pdaniels@caprock-partners.com</u>	Authorized Agent*	Date
Name: <u>Patrick Daniels</u>	 Signature of Owner or Authorized Agent*															
Address: <u>1300 Dove Street, Suite 200</u>	<u>/Patrick Daniels</u>	<u>December 28, 2021</u>														
City, State, Zip <u>Newport Beach, CA 92660</u>	Owner	Date														
Phone: <u>(949) 342-8000 x 102</u>																
Email: <u>pdaniels@caprock-partners.com</u>	Authorized Agent*	Date														
AGENCY AUTHORIZATION FORM	<u>AGENCY AUTHORIZATION</u>															
	<p>OWNER:</p> <p>I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): _____</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> <table style="width: 100%; border: none;"> <tr> <td style="width: 40%; text-align: center; border-bottom: 1px solid black;"><u>OWNER</u></td> <td style="width: 20%; text-align: center; border-bottom: 1px solid black;">Signatures</td> <td style="width: 40%; text-align: center; border-bottom: 1px solid black;"><u>AGENT</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Signature of Owner</td> <td></td> <td style="border-bottom: 1px solid black;">Signature of Agent</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Owner Mailing Address</td> <td></td> <td style="border-bottom: 1px solid black;">Agent Mailing Address</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Owner Phone Number</td> <td></td> <td style="border-bottom: 1px solid black;">Agent Phone Number</td> </tr> </table>	<u>OWNER</u>	Signatures	<u>AGENT</u>	Signature of Owner		Signature of Agent	Owner Mailing Address		Agent Mailing Address	Owner Phone Number		Agent Phone Number			
<u>OWNER</u>	Signatures	<u>AGENT</u>														
Signature of Owner		Signature of Agent														
Owner Mailing Address		Agent Mailing Address														
Owner Phone Number		Agent Phone Number														



SITE PLAN
SCALE: 1" = 100'-0"



STREET CROSS SECTIONS

SITE AREA:	3,448,972 s.f. (79.18 acres)
PROPOSED BUILDING 2 AREA:	1,358,784 s.f.
FAR (NET SITE AREA)	39.4%
LANDSCAPE REQUIRED:	344,897 s.f. (10%)
LANDSCAPE PROVIDED:	556.79 s.f. (16%)

PARKING CALCULATION:	
PROPOSED TOTAL BUILDING 2 AREA:	1,358,784 s.f.
OFFICE (1:250 s.f.)	6,596 s.f. / 250 = 26 stalls
WAREHOUSE: 1st 40,000sf (1:1000 s.f.)	40,000 s.f. / 1000 = 40 stalls
WAREHOUSE AREA REMAIN (1:4000 s.f.)	1,275,228 s.f. / 4000 = 328 stalls
TOTAL PARKING REQUIRED:	394 stalls
TOTAL NUMBER OF PARKING STALLS PROVIDED:	
VEHICULAR 9'x18'	625 stalls
Number of required accessible parking space (2% of total parking spaces on site (Table 11B-208.2))	13 stalls
Van accessible (ratio 1:6 of total accessible parking) (Sect 11B-208.2.4)	2 stalls
TRAILER 12'x55'	700 stalls

PROJECT SUMMARY - Building 2

SITE AREA:	3,263,670 s.f. (74.9 acres)
PROPOSED BUILDING 1 AREA:	1,321,824 s.f.
FAR (NET SITE AREA)	40.5%
LANDSCAPE REQUIRED:	326,367 s.f. (10%)
LANDSCAPE PROVIDED:	471,601 s.f. (14.45%)

PARKING CALCULATION:	
PROPOSED TOTAL BUILDING 1 AREA:	1,321,824 s.f.
OFFICE (1:250 s.f.)	6,596 s.f. / 250 = 26 stalls
WAREHOUSE: 1st 40,000sf (1:1000 s.f.)	40,000 s.f. / 1000 = 40 stalls
WAREHOUSE AREA REMAIN (1:4000 s.f.)	1,275,228 s.f. / 4000 = 319 stalls
TOTAL PARKING REQUIRED:	385 stalls
TOTAL NUMBER OF PARKING STALLS PROVIDED:	
VEHICULAR 9'x18'	894 stalls
Number of required accessible parking space (2% of total parking spaces on site (Table 11B-208.2))	18 stalls
Van accessible (ratio 1:6 of total accessible parking) (Sect 11B-208.2.4)	3 stalls
TRAILER 12'x55'	591 stalls

PROJECT SUMMARY - Building 1

Visalia Logistics Center

Phase III - Building 1 & 2

Ridgeway Ave at Plaza Dr. and Kelsey St.
Visalia, California

SITE PLAN

DATE:	11-2-2021
SCALE:	As Noted
DRAWN BY:	DFA
PROJECT NO:	21023.01

A.1