#### SITE PLAN REVIEW AGENDA

10/26/2022 - 9:00 A.M. (Via Microsoft Teams)

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

ITEM NO: 1 Resubmit SITE PLAN NO: SPR22130

PROJECT TITLE: YS Industrial Park Phase 3

DESCRIPTION: Construction of six(6) Warehouse buildings with loading Docks and Parking Areas. Warehouse size as

Follows:1 -331,840 SF, 2- 287, 160 SF and 1- 250,880 SF. (X)

APPLICANT: Aaron Oliver

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

APN: 000015273 000015274 000015275 000015276

LOCATION: SW Corner of Riggin Ave & Shirk

ITEM NO: 2

SITE PLAN NO: SPR22167

PROJECT TITLE: Rapid Xpress Car Wash

DESCRIPTION: Tunnel of Terror - Halloween Event for the Community of Visalia Where Students of COS Dress-up and

Scare Customers While they get a Wash. (C-MU)

APPLICANT: Jasjit Singh

OWNER: VISALIA INVESTMENT PROPERTY INC

APN: 096291021

LOCATION: 1920 S MOONEY BLVD

## 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-

VISALIA

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: YS Industrial Park Phase 3	Date: 10/20/2022		
	Project Description: Construction of six(6) warehouse buildings with lo	ading docks and parking areas.		
	Warehouse size as follows: 1 - 331,840 SF, 2 - 188,020 SF, 2 - 287,	s follows: 1 - 331,840 SF, 2 - 188,020 SF, 2 - 287,160 SF and 1 - 250,880 SF.		
NAME OF THE PERSON OF THE PERS	Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site P	lan Review Number: 2022-130		
	Property Owner: YS Clancy Riggins LLC			
210	Applicant(s) Name: Lane Engineers			
	Project Address/Location: SW Corner of Riggin Ave. & Shirk St.			
-	Assessor Parcel Number: <u>077</u> - <u>200</u> - <u>006</u>			
5	Parcel Size (Acreage or Square Feet): ±74.77 Acres Building or Suite Sc	quare Footage: Total ±1,553,080 SF		
	Are There Any Proposed Building Modifications: Yes No No	THIS AREA FOR CITY STAFF USE ONLY		
	Estimated Cost of Modifications to Building: § N/A	Date Received:		
	Describe All Proposed Building Modifications: N/A	SPR Agenda: Item No		
		Zone: SPR No		
		Historic District: Yes No		
150 DAY 100		Flood Zone: X AE X/AE		
	A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS			
	Existing/Prior Building Use: East part of the site is vacant and west part is an existing dairy.			
	Proposed Building Use: Industrial Warehouse use			
	Proposed Hours of Operation: Tenant has not been identified, typical uses	are 24 hours a day		
	Days of Week In Operation (Circle): Su M T W Th F Sa			
	Number of Employees Per Day: Existing 0 Proposed			
	Number of Customers Per Day (Estimated): Existing N/A Proposed			
	Predicted Peak Operating Hour:  To be determined with future tenant.			
	Describe Any Truck Delivery Schedule & Operations: Truck departures and deliveries will occur throughout the day.			
To be determined with future tenant.				
ı	Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees			
ı	(Provide Separate Attachment if Necessary): Per the attached site plan. Traffic patterns/volume typical of industrial			
warehouse developments.				
	Describe Any Special Events Planned for the Facility:  N/A			
4	Page 1 of 2 - Application continues on back of the	is page		

96	CITE BY AN AUDITALIA DECLUDENCE				
	Submit a digital copy of the site plan(s) and completed application on a flock drive as a wind last (PDF formation of the site plan(s) and completed application on a flock drive as a wind last (PDF formation of the site plan(s)).				
S	outsine displacement of the site plants) and completed application on a liash drive or equivalent (PDF format preferred, hard paper copies				
ENT	not accepted).				
SITE PLAN REQUIREMENTS	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.				
S S	⇒ Site plan shall provide for and indicate all of the following:				
RE	North array				
K	- North arrow - Existing & proposed structures - Loading/unloading areas - All existing & proposed site features - Adjacent street names - Accessible path of travel from right of way				
빌	- Site dimensions, including building - Refuse enclosures & containers - Accessible path of travel from ADA stall				
S	- Existing and proposed fencing at site - Valley oak trees (show drip line) - Location and width of drive approaches to site				
	- Public improvements (curbs, sidewalks, - Existing & proposed landscaping - Tentative maps shall adhere to requirements				
	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16				
	Applicant Information (Final comments will be mailed to the name and address provided below)				
JRE	Name: Lane Engineers, Inc. Signature of Owner or Authorized Agent*				
MAT	Address: 979 N. Blackstone St. 10/20/2022				
SIG	City, State, Zip Tulare, CA 93274 Owner DeBot De				
8	Phone: (559) 688-5263				
REQUIRED SIGNATURE	Email:   larry@laneengineers.com				
RE					
	* 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):				
	077-200-006				
	AGENT:				
	Long Engineers Inc.				
Z.	I designate Lane Engineers Inc, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop YS, Phase III through required City and/or County approval processes.				
泛	relative to the property mentioned herein.				
AGENCY AUTHORIZATION FO					
ZAT	I declare under penalty of perjury the foregoing is true and correct.				
호	Executed this day of				
51					
2	OWNER Signatures AGENT				
SE	OWNER AGENT				
	Signature of Owner Signature of Agent				
	Owner Mailing Address Agent Mailing Address				
	Owner Phone Number Agent Phone Number				

# Site Plan Review Operational Statement for YS Industrial Park Phase 3

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

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

Building	Size of Building (SF)	
Α	±331,840	
В	±188,020	
С	±188,020	
D	±297,160	
E	±297,160	
F	±250,880	
Total	±1,553,080	

#### What products will be produced or sold by the operation?

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

#### What is the existing use of the site?

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

#### • List the hours and days of operation during a typical work week

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

#### • If seasonal, list the months of operation

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

#### Anticipated number of clients/customers at one given time

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

#### • Number of employees and future employees

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

Will any of the employees live on the site?

No employees will live on site.

Number and type of service or delivery vehicles

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

What equipment is used?

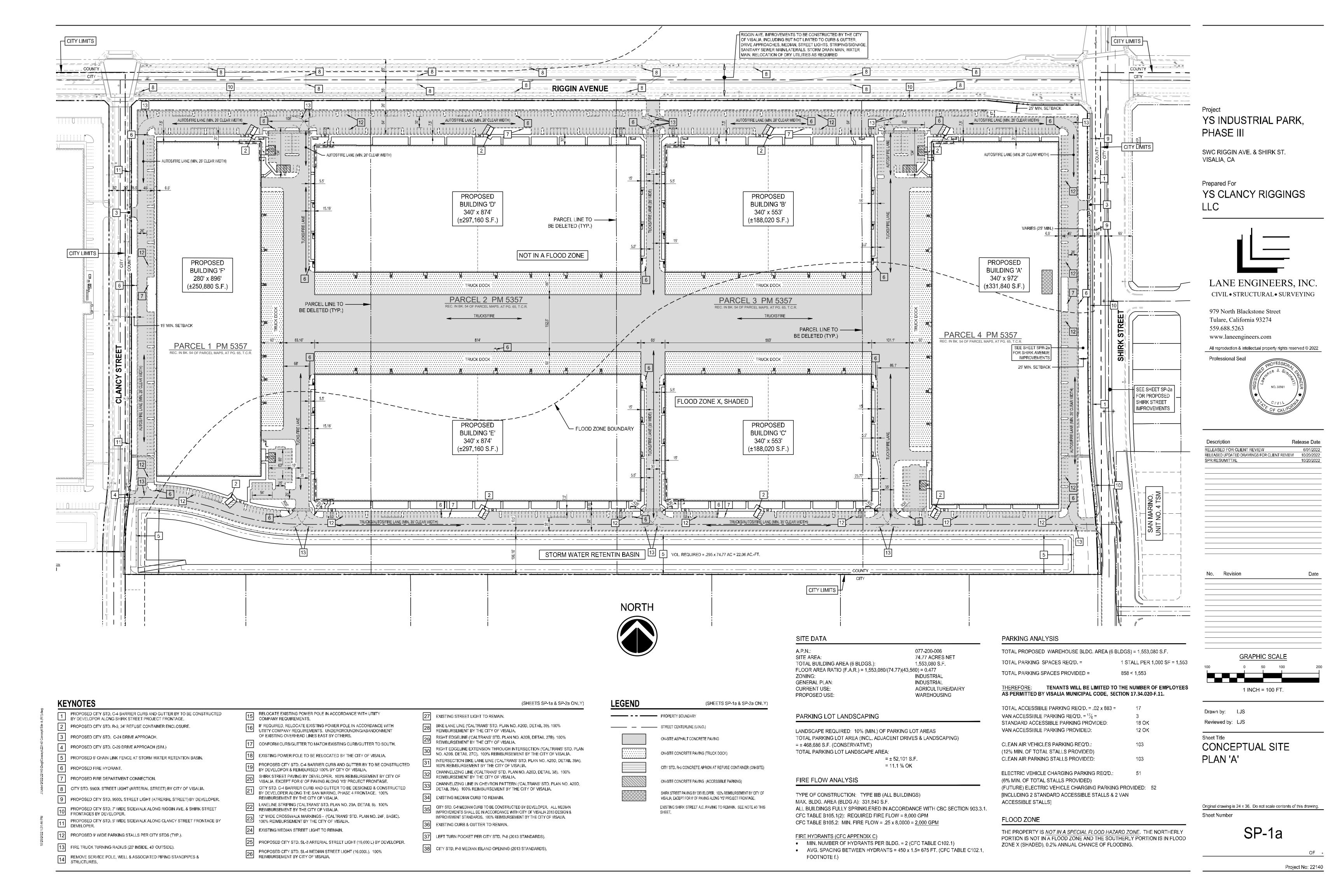
The equipment used will be typical to the one used on industrial warehouse and distribution facilities. Equipment used will depend on the future tenant.

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

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

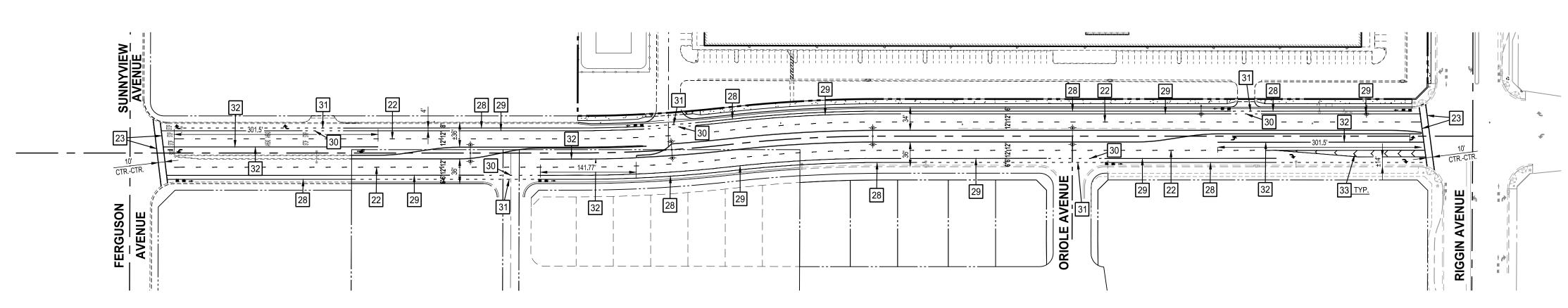
 Please include any other information that will provide a clear understanding of your business and its operation.

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



## SHIRK AVENUE - PROPOSED IMPROVEMENTS

SCALE: 1" = 100'



## SHIRK STREET - PROPOSED PAVEMENT DELINEATION

SCALE: 1" = 100'



**KEYNOTES** PROPOSED CITY STD. C-4 BARRIER CONDITIONS
BY DEVELOPOR ALONG SHIRK STREET PROJECT FRONTAGE. PROPOSED CITY STD. C-4 BARRIER CURB AND GUTTER BY TO BE CONSTRUCTED 2 PROPOSED CITY STD. R-3, 24' REFUSE CONTAINER ENCLOSURE. 3 PROPOSED CITY STD. C-24 DRIVE APPROACH. 4 PROPOSED CITY STD. C-29 DRIVE APPROACH (SIM.) 5 PROPOSED 6' CHAIN LINK FENCE AT STORM WATER RETENTION BASIN. 6 PROPOSED FIRE HYDRANT. 7 PROPOSED FIRE DEPARTMENT CONNECTION.

8 CITY STD. 9500L STREET LIGHT (ARTERIAL STREET) BY CITY OF VISALIA. 9 PROPOSED CITY STD. 9500L STREET LIGHT (ATRERIAL STREET) BY DEVELOPER.

PROPOSED CITY STD. 7' WIDE SIDEWALK ALONG RIGGIN AVE. & SHIRK STREET FRONTAGES BY DEVELOPER. PROPOSED CITY STD. 5' WIDE SIDEWALK ALONG CLANCY STREET FRONTAGE BY DEVELOPER.

PROPOSED 9' WIDE PARKING STALLS PER CITY STDS (TYP.).

13 FIRE TRUCK TURNING RADIUS (20' INSIDE, 43' OUTSIDE).

REMOVE SERVICE POLE, WELL & ASSOCIATED PIPING STANDPIPES & STRUCTURES.

RELOCATE EXISTING POWER POLE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. IF REQUIRED, RELOCATE EXISTING POWER POLE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. UNDERGROUNDING/ABANDONMENT OF EXISTING OVERHEAD LINES EAST BY OTHERS. CONFORM CURB/GUTTER TO MATCH EXISTING CURB/GUTTER TO SOUTH.

18 EXISTING POWER POLE TO BE RELOCATED BY THE CITY OF VISALIA. PROPOSED CITY STD. C-4 BARRIER CURB AND GUTTER BY TO BE CONSTRUCTED BY DEVELOPOR & REIMBURSED 100% BY CITY OF VISALIA.

SHIRK STREET PAVING BY DEVELOPER. 100% REIMBURSEMENT BY CITY OF VISALIA, EXCEPT FOR 6' OF PAVING ALONG 'YS' PROJECT FRONTAGE. CITY STD. C-4 BARRIER CURB AND GUTTER TO BE DESIGNED & CONSTRUCTED BY DEVELOPER ALONG THE SAN MARINO, PHASE 4 FRONTAGE. 100%

REIMBURSEMENT BY THE CITY OF VISALIA. LANELINE STRIPING ('CALTRANS' STD. PLAN NO. 20A, DETAIL 8). 100% REIMBURSEMENT BY THE CITY OF VISALIA. 12" WIDE CROSSWALK MARKINGS - ('CALTRANS' STD. PLAN NO. 24F, BASIC). 100% REIMBURSEMENT BY THE CITY OF VISALIA.

24 EXISTING MEDIAN STREET LIGHT TO REMAIN.

PROPOSED CITY STD. SL-3 ARTERIAL STREET LIGHT (16,000 L) BY DEVELOPER. PROPOSED CITY STD. SL-4 MEDIAN STREET LIGHT (16,000L). 100% REIMBURSEMENT BY CITY OF VISALIA.

(SHEETS SP-1a & SP-2a ONLY) 27 EXISTING STREET LIGHT TO REMAIN. BIKE LANE LINE ('CALTRANS' STD. PLAN NO. A20D, DETAIL 39). 100% REIMBURSEMENT BY THE CITY OF VISALIA.

RIGHT EDGELINE ('CALTRANS' STD. PLAN NO. A20B, DETAIL 27B). 100% REIMBURSEMENT BY THE CITY OF VISALIA. RIGHT EDGELINE EXTENSION THROUGH INTERSECTION ('CALTRANS' STD. PLAN NO. A20B, DETAIL 27C). 100% REIMBURSEMENT BY THE CITY OF VISALIA.

INTERSECTION BIKE LANE LINE ('CALTRANS' STD. PLAN NO. A20D, DETAIL 39A). 100% REIMBURSEMENT BY THE CITY OF VISALIA. CHANNELIZING LINE ('CALTRANS' STD. PLAN NO. A20D, DETAIL 38). 100% REIMBURSEMENT BY THE CITY OF VISALIA. CHANNELIZING LINE IN CHEVRON PATTERN ('CALTRANS' STD. PLAN NO. A20D, DETAIL 38A). 100% REIMBURSEMENT BY THE CITY OF VISALIA.

34 EXISTING MEDIAN CURB TO REMAIN. CITY STD. C-8 MEDIAN CURB TO BE CONSTRUCTED BY DEVELOPER. ALL MEDIAN IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF VISALIA 2013 DESIGN & IMPROVEMENT STANDARDS. 100% REIMBURSEMENT BY THE CITY OF VISALIA. 36 EXISTING CURB & GUTTER TO REMAIN.

37 LEFT TURN POCKET PER CITY STD. P-8 (2013 STANDARDS). 38 CITY STD. P-9 MEDIAN ISLAND OPENING (2013 STANDARDS).

(SHEETS SP-1a & SP-2a ONLY) PROPERTY BOUNDARY — STREET CENTERLINE (U.N.O.) ON-SITE ASPHALT CONCRETE PAVING ON-SITE CONCRETE PAVING (TRUCK DOCK) CITY STD. R-5 CONCRETE APRON AT REFUSE CONTAINER (ON-SITE) ON-SITE CONCRETE PAVING (ACCESSIBLE PARKING) SHIRK STREET PAVING BY DEVELOPER. 100% REIMBURSEMENT BY CITY OF VISALIA, EXCEPT FOR 6' OF PAVING ALONG 'YS' PROJECT FRONTAGE. EXISTING SHIRK STREET A.C. PAVING TO REMAIN. SEE NOTE #3 THIS

SHIRK STREET NOTES

(THIS SHEET ONLY) 1. THIS DRAWING IS INTENDED TO SHOW MAJOR SHIRK AVENUE IMPROVEMENTS TO BE CONSTRUCTED BETWEEN FERGUSON/SUNNYVIEW AVENUES AND RIGGIN AVENUE TOGETHER WITH RESPECTIVE RESPONSIBILITIES. IT IS NOT INTENDED TO DEPICT ALL PROPOSED IMPROVEMENTS (I.E., STORM DRAINAGE, TRAFFIC SIGNAGE, ETC.).

2. STORM DRAINAGE SHALL BE DIRECTED TO CITY OF VISALIA INSTALLED MAIN PIPELINES IN SHIRK AVENUE.

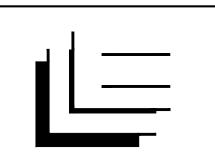
3. AT AREAS OF EXISITING PAVEMENT TO REMAIN, ALL EXISTING STRIPING SHALL BE REMOVED BY LIGHTLY GRINDING. THIS WORK IS 100% REIMBURSABLE BY THE CITY OF VISALIA.

4. ALL PAVEMENT MARKINGS SHALL CONFORM TO 'CALTRANS' STANDARD PLANS, LATEST EDITION. ALL PAVEMENT MARKINGS ARE SUBJECT TO 100% REIMBURSEMENT BY THE CITY OF VISALIA.

YS INDUSTRIAL PARK, PHASE III

SWC RIGGIN AVE. & SHIRK ST. VISALIA, CA

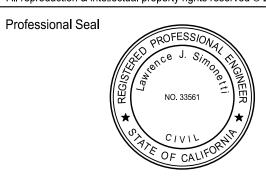
Prepared For YS CLANCY RIGGINGS LLC



LANE ENGINEERS, INC. CIVIL • STRUCTURAL • SURVEYING

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

All reproduction & intellectual property rights reserved © 2022



Description RELEASED FOR CLIENT REVIEW RELEASED FOR CLIENT REVIEW 6/01/2022
RELEASED UPDATED DRAWINGS FOR CLIENT REVIEW 10/20/2022

**GRAPHIC SCALE** 

1 INCH = 100 FT.

Drawn by: LJS

Reviewed by: LJS

Sheet Title **CONCEPTUAL SITE** PLAN 'A'

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

Project No: 22140

#### 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 requirement details below). 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 -Rapid Xpress Car Wash Project/Business Name: Tunnel of Terror- Halloween event for the community of Visalia where students of COS Project Description: GENERAL PROJECT INFORMATION Dress up and scare customers while they get a wash. Yes No No Site Plan Review Resubmittal: If Resubmittal, Previous Site Plan Review Number: Property Owner: Gb&J Investments LLC Applicant(s) Name: Rapid Xpress Car Wash Project Address/Location: 1920 South Mooney blvd Assessor Parcel Number: 0 9 6 2 9 1 0 2 1 Parcel Size (Acreage or Square Feet): 45,488 Building or Suite Square Footage: Are There Any Proposed Building Modifications: --- THIS AREA FOR CITY STAFF USE ONLY ---Yes ( ) No ( ) 10/17/2022 Estimated Cost of Modifications to Building: Date Received: SPR Agenda: 10/26/2022 Item No. Describe All Proposed Building Modifications: Zone: C-MU SPR No. 22-167 Historic District: Yes No X Flood Zone: AE () X/AE - - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --Existing/Prior Building Use: Proposed Building Use: Proposed Hours of Operation: OPERATIONS & TRAFFIC INFORMATION Days of Week In Operation (Circle): Su M T W Th F Number of Employees Per Day: Existing Proposed Number of Customers Per Day (Estimated): Existing Proposed Predicted Peak Operating Hour: Describe Any Truck Delivery Schedule & Operations: Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): Describe Any Special Events Planned for the Facility:

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

	SITE PLAN MINIMUM REQUIREMENTS  Plan(s) must be clear legible, and on a sheet size appropriate to easily convey all passessory reject information. Suggested minimum					
<u>S</u>	Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum					
JEN.	sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)					
SITE PLAN REQUIREMENTS	<ul> <li>Site plan shall provide for and indicate all of the following:         <ul> <li>North arrow</li> <li>Existing &amp; proposed structures</li> <li>All existing &amp; proposed site features</li> <li>Adjacent street names</li> <li>Accessible path of travel from right of accessible path of travel from ADA states.</li> <li>Existing and proposed fencing at site</li> <li>Valley oak trees (show drip line)</li> <li>Location and width of drive approaches.</li> <li>Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)</li> <li>Parking stalls (include ADA)</li> <li>Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)</li> </ul> </li> </ul>					
	Applicant Information (Final comments will be mailed to the name and address provided below)					
3E						
ATUF	1000 Courth Management Head	10/13/2022				
REQUIRED SIGNATURE	Address: 1920 South Mooney blvd Gb&J Investments LLC  City, State, Zip Visalia CA 95340 93277  Owner	Date				
(ED 5	Phone: 2092050641	10/13/2022				
QUIF	Email: jsc.singh@gmail.com  Authorized Agent*	Date				
RE						
	* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.					
	AGENCY AUTHORIZATION					
	OWNER:					
	lasiit Singh					
	parcel number (APN):					
	096-291-021					
	030-231-021					
	AGENT:					
_	I designate Abali Gonzalez , to act as my duly authorized agent for all purposes necessary to file					
FORM	an application for, and obtain a permit to tunnel of Terror relative to the property mentioned herein.					
NO						
IZAT	I declare under penalty of perjury the foregoing is true and correct.					
HOR	Executed this 13th day of October , 2022.					
AGENCY AUTHORIZATION						
ENC	OWNER Signatures AG	ENT				
AG	Jasjit Singh Abali Jonzalez					
	Signature of Owner  Abali Gonzalez Signature of Agent					
	2939 G Street 1920 South Mooney blvd					
	Owner Mailing Address Agent Mailing Address					
	Merced CA 95340 Visalia CA 93277					
	2092050641 559-967-6801  Owner Phone Number Agent Phone Number					
	Agent Phone Number					
	Page 2 of 2					

Dear City of Visalia,

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

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

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

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

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

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

Thank you

