

SITE PLAN REVIEW AGENDA

3/8/2023 - 9:00 A.M.

(Via Microsoft Teams)

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

ITEM NO: 1 Resubmit

SITE PLAN NO: [SPR23011](#)

PROJECT TITLE: Jack's Gas #3

DESCRIPTION: Install an above ground liquid propane tank for the use of refilling portable cylinders. (C-MU)

APPLICANT: Michael L. Parks

OWNER: TAING SIEN Y

APN: 091151041

LOCATION: 1440 N DINUBA BLVD

ITEM NO: 2 Added to Agenda

SITE PLAN NO: [SPR23032](#)

PROJECT TITLE: Hal Sousa

DESCRIPTION: Three Lot Split. (R-1-5)

APPLICANT: Hialys Sousa

OWNER: HOHLBAUCH CHERIE ELIZABETH

APN: 094055003

LOCATION: 110 NW 5TH AVE

ITEM NO: 3 Added to Agenda

SITE PLAN NO: [SPR23033](#)

PROJECT TITLE: Long Shot

DESCRIPTION: A Tenant Improvement of an Existing Building for a Tasting Room (D-MU)

APPLICANT: Eric McConnaughey

OWNER: DYER RANDY L

APN: 094235003

LOCATION: 511 E MAIN ST

ITEM NO: 4 Added to Agenda

SITE PLAN NO: [SPR23034](#)

PROJECT TITLE: California Water Service Company

DESCRIPTION: Visalia Station 38 Well 01 GAC Treatment

APPLICANT: James T. Gardiner

OWNER: CALIF WATER SERVICE CO

APN: 085640010

LOCATION: 131 N AKERS ST

ITEM NO: 5 Added to Agenda

SITE PLAN NO: [SPR23035](#)

PROJECT TITLE: California Service Company (55)

DESCRIPTION: Visalia Station 55 Well 02 Single Pass Ion Exchange Treatment. (R-1-5)

APPLICANT: James T. Gardiner

OWNER: CALIF WATER SERVICE CO

APN: 126273012

LOCATION: 2831 W PACKWOOD AVE

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

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3/8/2023 - 9:00 A.M.

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ITEM NO: 6 **Added to Agenda**

SITE PLAN NO: [SPR23036](#)

PROJECT TITLE: Visalia Nazarene Church

DESCRIPTION: Proposing 132 New Parking Stalls, Pavement, Curb and Gutter, and Landscaping Between Existing Parking Lot and Caldwell Avenue. (R-1-5)

APPLICANT: Jonathan Frausto

OWNER: CH-FIRST CHURCH OF THE NAZARENE VIS

APN: 126030045

LOCATION: 3333 W CALDWELL AVE

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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

Project/Business Name: Hai Sousa Date: 2/27/23

Project Description: Three lot split

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

Property Owner: Haiy's Sousa

Applicant(s) Name: Haiy's Sousa

Project Address/Location: 119 W. Houston Ave Visalia Ca 93291

Assessor Parcel Number: 094-055-003

Parcel Size (Acreage or Square Feet): 0.4251 Building or Suite Square Footage: 1,088

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ 100,000

Describe All Proposed Building Modifications: Build (3) split lot parcels to build homes on.

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

Date Received: 02/27/2023

SPR Agenda: 03/08/2023 Item No. _____

Zone: R-1-5 SPR No. 23-032

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: A home

Proposed Building Use: Building more homes

Proposed Hours of Operation: unknown

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

Number of Employees Per Day: Existing 10 Proposed 10

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

Predicted Peak Operating Hour: 8am - 5pm

Describe Any Truck Delivery Schedule & Operations: Junk Removal, Painting, Material Transfer

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
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REQUIRED SIGNATURE

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

Name: <u>Hianys Sousa</u>	Signature of Owner or Authorized Agent* <u>Hianys Sousa</u>	Date <u>2/27/23</u>
Address: <u>2539 W Sweet</u>	Owner <u>Hianys Sousa</u>	Date <u>2/27/23</u>
City, State, Zip <u>Ave Visalia CA</u>	Authorized Agent* <u>Hianys Sousa</u>	Date <u>2/27/23</u>
Phone: <u>(559) 280-6412</u>		
Email: <u>HSousa@lww.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

AGENCY AUTHORIZATION FORM

OWNER:

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

094-055-003-000

AGENT:

I designate Natalie Castillo, 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 27th day of February, 2023

OWNER	AGENT
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <u>Hianys Sousa</u> Signature of Owner </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <u>2539 W Sweet</u> Owner Mailing Address </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <u>Ave Visalia CA</u> </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <u>93277</u> Owner Phone Number </div>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"> Signature of Agent </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> Agent Mailing Address </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> Agent Phone Number </div>

TENTATIVE PARCEL MAP

CITY OF VISALIA - COUNTY OF TULARE
STATE OF CALIFORNIA

LOTS 3 AND 4 OF STEVENS SUBDIVISION OF BLOCK "N" OF
AUGHINBAUGH'S ADDITION AS PER MAP RECORDED IN BOOK 9 AT
PAGE 50 OF MAPS, TULARE COUNTY RECORDS. BEING LOCATED IN
THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH,
RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN
(CONSISTING OF ONE SHEET)

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH,
RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN, TAKEN TO BE N89°53'17"E AS PER
GNSS OBSERVATION.

LEGEND:

- SET 3/4" X 30" IRON PIPE TAGGED "L.S. 7773", DOWN 6" UNLESS OTHERWISE NOTED.
- ⊕ MONUMENTS FOUND AND ACCEPTED UNLESS OTHERWISE NOTED.
- () RECORD DATA PER STEVENS SUBDIVISION OF BLOCK "N" OF AUGHINBAUGH'S ADDITION RECORDED IN BOOK 9 AT PAGE 8 OF MAPS, TULARE COUNTY RECORDS.
- T.F. TIES ON FILE WITH THE TULARE COUNTY SURVEYOR.
- INDICATES SUBJECT PARCEL BOUNDARY.
- DISTANCES NOT MONUMENTED ARE CALCULATED.

PARCEL No.	1	2	3
PROPOSED USE:	SFR	SFR	SFR
PRESENT USE:	SFR	SFR	VACANT
ZONING:	R-1-5	R-1-5	R-1-5
WATER:	CITY	CITY	PROPOSED CITY
SEWER:	CITY	CITY	PROPOSED CITY

FEMA FLOOD ZONE: SHADED ZONE X

ADDITIONAL NOTES:

PROPOSED METHOD OF SOLID WASTE WITH BE THE CITY OF VISALIA.

THERE ARE NO PROPOSED PUBLIC BUS STOPS OR TURNOUTS.

LAND

M & L

SURVEYING

M & L

LAND SURVEYING

3949 N. CONDOR CT.

SANGER, CA 93657

Tel. (559) 531-9673

Email: MLWEYANT@ICLOUD.COM

DATE OF SURVEY	02/18/23
JOB No.	2305 HOUSTON PM
DRAWN BY	M.R. WEYANT
DRAWING NAME	2305 HOUSTON PM
REVISION DATE	

TENTATIVE PARCEL MAP

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STATE OF CALIFORNIA

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WATER:	CITY	CITY	PROPOSED CITY
SEWER:	CITY	CITY	PROPOSED CITY


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LAND
&
SURVEYING

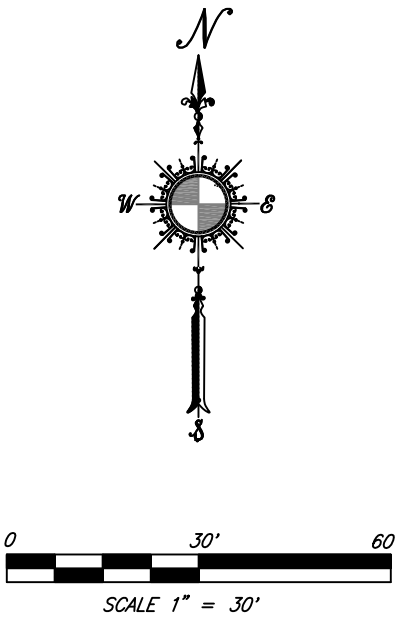
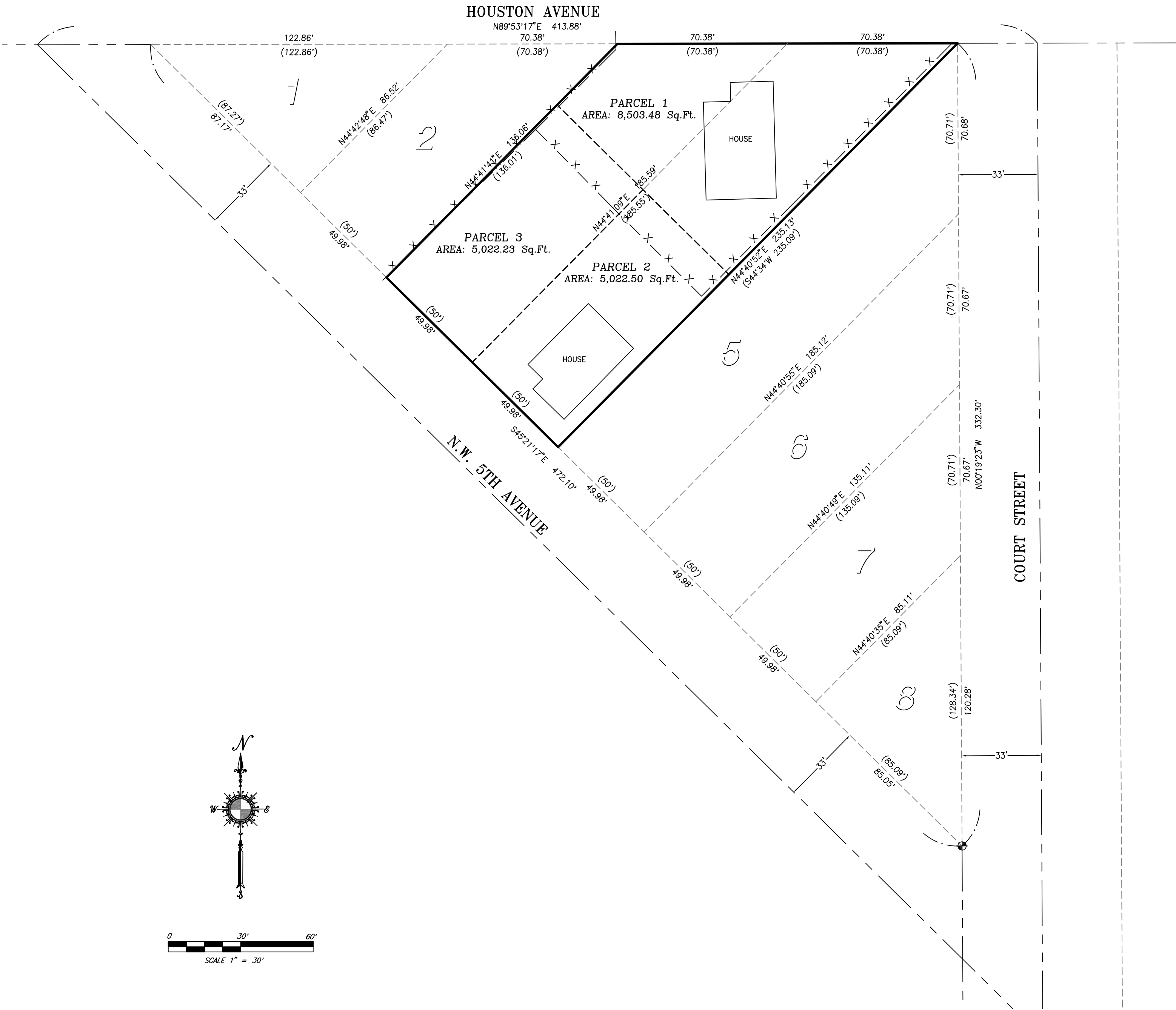


M & L
LAND SURVEYING

3949 N. CONDOR CT.
SANGER, CA 93657

Tel. (559) 531-9673
Email:
MLWEYANT@ICLOUD.COM

DATE OF SURVEY	02/18/23
JOB No.	2305 HOUSTON PM
DRAWN BY	M.R. WEYANT
DRAWING NAME	2305 HOUSTON PM
REVISION DATE	



CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Long Shot Date: 2/28/2023

Project Description: A tenant improvement of an existing building for a tasting room

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

Property Owner: _____

Applicant(s) Name: Eric McConnaughey

Project Address/Location: 511 E. Main St.

Assessor Parcel Number: 0 9 4 - 2 3 5 - 0 0 3

Parcel Size (Acreage or Square Feet): 0.3 acres Building or Suite Square Footage: 12,900 s.f.

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$ 150,000

Describe All Proposed Building Modifications: new restrooms, kitchen and bar

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

Date Received: 03/01/2023

SPR Agenda: 03/08/2023 Item No. _____

Zone: D-MU SPR No. 23-033

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: Retail / storage

Proposed Building Use: tasting room / storage

Proposed Hours of Operation: 11:00am - 10:00pm

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

Number of Employees Per Day: Existing 0 Proposed 4

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

Predicted Peak Operating Hour: 5:00 pm

Describe Any Truck Delivery Schedule & Operations: none

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

(Provide Separate Attachment if Necessary): none

Describe Any Special Events Planned for the Facility: none

SITE PLAN MINIMUM REQUIREMENTS

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

Signature of Owner or Authorized Agent*

Address: 4412 W. Ferguson Ave.

City, State, Zip Visalia, CA 93291

Owner

Date

Phone: 732-9236

Email: eric@ebmdesigngroup.com

Authorized Agent*

2/28/2023

Date

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

AGENCY AUTHORIZATION

OWNER:

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

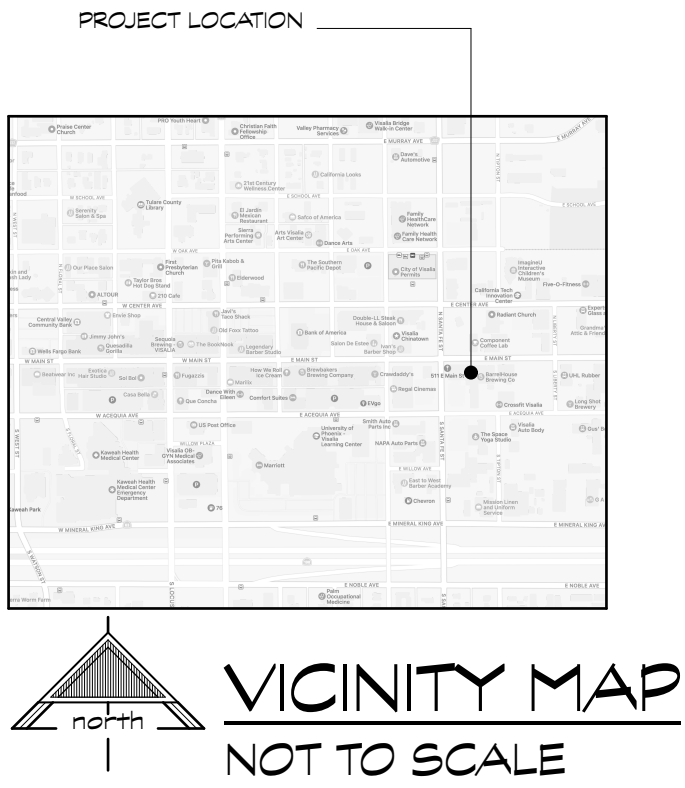
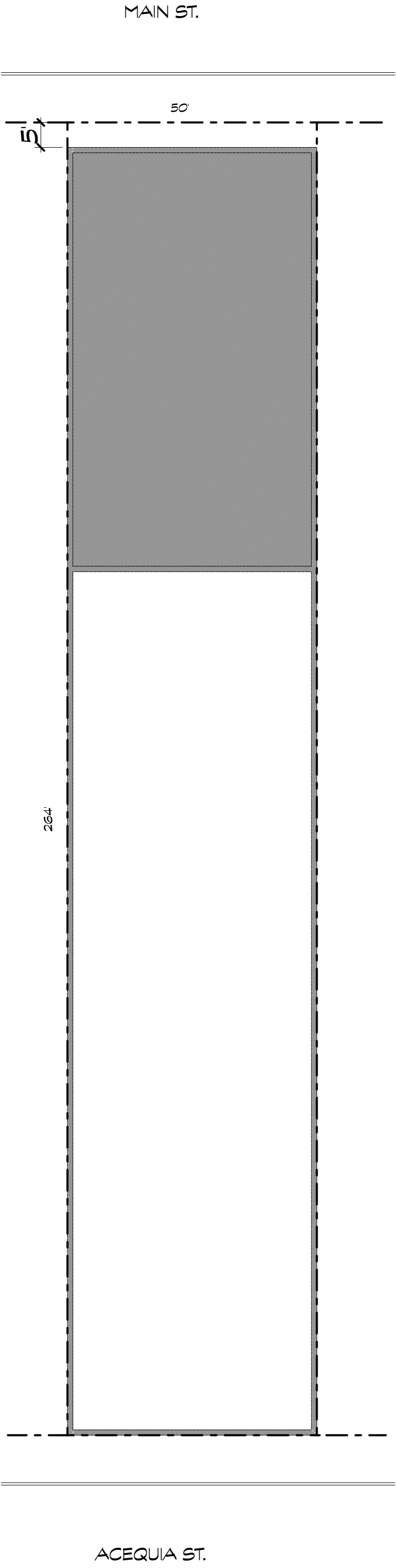
AGENT:

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



PROJECT INFORMATION:

ADDRESS: 511 E. MAIN ST., VISALIA CA., 93291

APN: 084-235-003

OCCUPANCY: A-2

CONSTRUCTION TYPE: V-B

ZONING: C-MU

FLOOD ZONE: AE

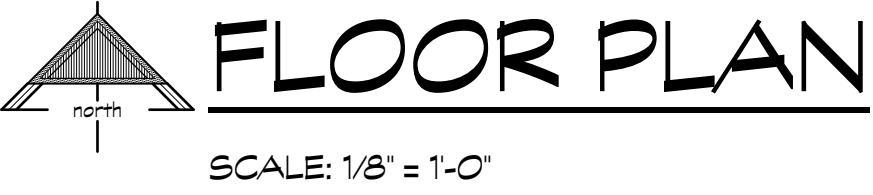
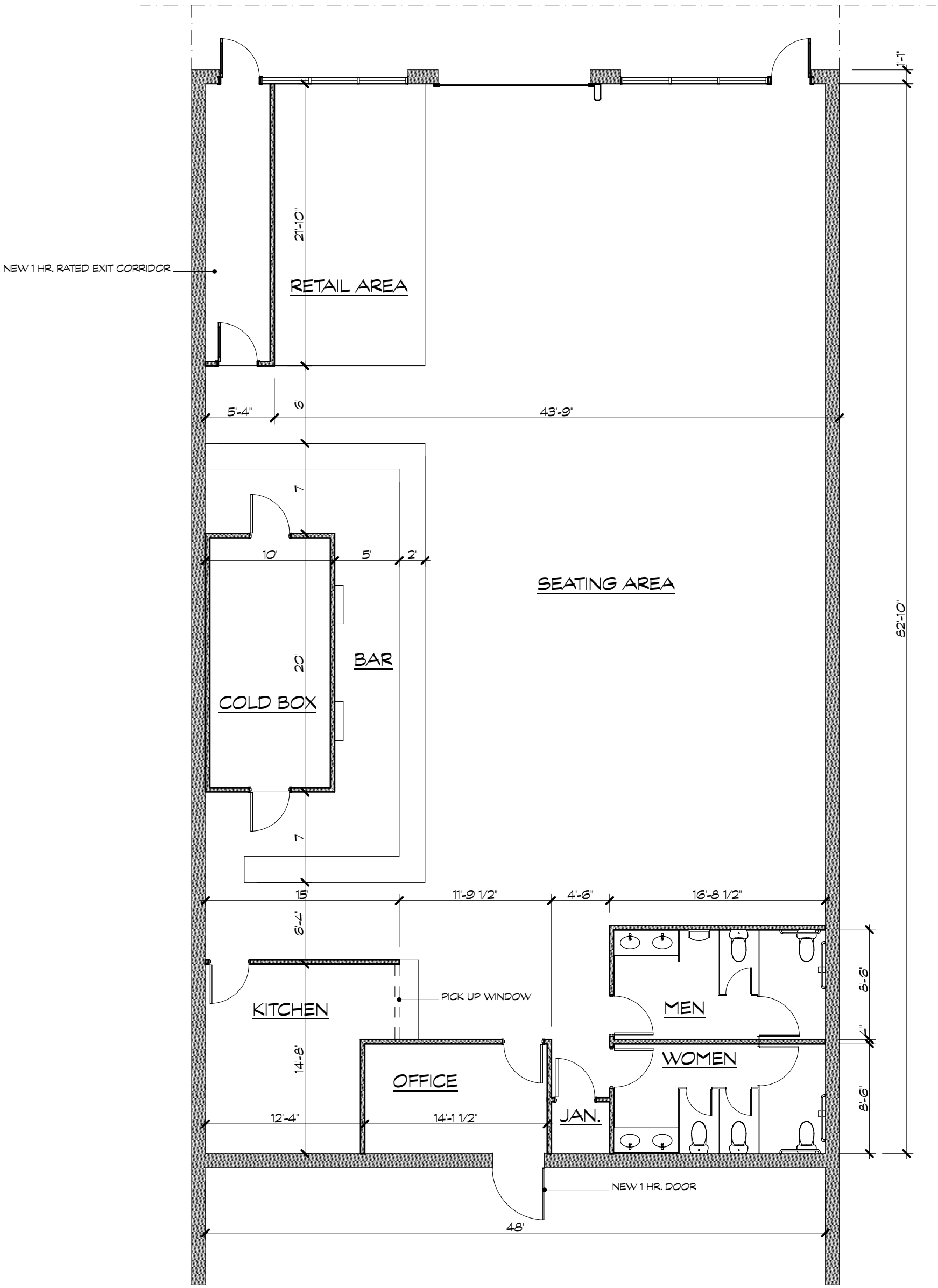
GROSS ACRES: 0.3 ACRES

BUILDING AREA: 12,900 S.F.

PROJECT NARRATIVE:

THIS PROJECT IS THE TENANT IMPROVEMENT OF THE NORTH PORTION OF THE EXISTING BUILDING LOCATED AT 511 E. MAIN STREET. THIS PORTION OF THE BUILDING IS SEPARATED FROM THE SOUTHERN PORTION BY AN EXISTING BRICK WALL. THE AREA IS ± 4,000 S.F.

THE USE IS A TASTING ROOM FOR LONG SHOT BREWERY.



4412 W. FERGUSON
VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED

JOB #: 23-001

A NEW TASTING ROOM FOR
LONG SHOT
511 E. MAIN ST. VISALIA, CA

DATE: 2-28-23

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

Sheet:

A-1

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

GENERAL PROJECT INFORMATION

Project/Business Name:	<u>California Water Service Company (Cal Water)</u>	Date:	<u>02/27/2023</u>
Project Description:	<u>Visalia Station 38 Well 01 GAC Treatment</u>		
Site Plan Review Resubmittal:	Yes <input type="radio"/> No <input checked="" type="radio"/>	If Resubmittal, Previous Site Plan Review Number:	
Property Owner:	<u>California Water Service Co.</u>		
Applicant(s) Name:	<u>James T. Gardiner, Manager of Capital Delivery</u>		
Project Address/Location:	<u>Near 120 N. Akers Street</u>		
Assessor Parcel Number:	<u>0 8 5 - 6 4 0 - 0 1 0</u>		
Parcel Size (Acreage or Square Feet):	<u>6,800-SF (+/-)</u>	Building or Suite Square Footage:	<u>300-SF (+/-)</u>
Are There Any Proposed Building Modifications:	Yes <input type="radio"/> No <input checked="" type="radio"/>		
Estimated Cost of Modifications to Building:	<u>\$ N/A</u>		
Describe All Proposed Building Modifications:	<u>Adding well head water treatment for an existing water utility station.</u>		

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

Date Received: 03/02/2023

SPR Agenda: 03/08/2023 Item No.

Zone: O-PA SPR No. 23-034

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:	<u>Existing property and building are an active unmanned municipal water well facility.</u>		
Proposed Building Use:	<u>N/A - Unchanged</u>		
Proposed Hours of Operation:	<u>Unchanged - Existing station is operated on system pressure settings as needed.</u>		
Days of Week In Operation (Circle):	<u>Su M T W Th F Sa</u>		
Number of Employees Per Day:	Existing <u>1</u>	Proposed <u>1</u>	
Number of Customers Per Day (Estimated):	Existing <u>0</u>	Proposed <u>0</u>	
Predicted Peak Operating Hour:	<u>N/A</u>		
Describe Any Truck Delivery Schedule & Operations:	<u>CWS Operators will visit the station once per day to confirm instrumentation. Deliveries for existing generator, disinfectant, and proposed treatment as needed but no more than once per a week.</u>		
Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary):	<u>N/A</u>		
Describe Any Special Events Planned for the Facility:	<u>N/A</u>		

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).
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- | | | |
|--|-------------------------------------|--|
| - 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: James T. Gardiner

Signature of Owner or Authorized Agent*

Address: 3725 S. H Street

City, State, Zip Bakersfield, CA, 93304

Phone: +1(661)203-8057

Email: jgardiner@calwater.com

Owner

Date

Authorized Agent*

3/2/2023

Date

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

AGENCY AUTHORIZATION

OWNER:

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

085

640

010

AGENT:

I designate James Gardiner, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to VIS 038 relative to the property mentioned herein.

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

Executed this 2nd day of March, 2023.

OWNER

Signatures

AGENT

Signature of Owner

Cal Water

Owner Mailing Address

1720 N. First Street, San Jose, California 95112

Owner Phone Number

Signature of Agent

James T. Gardiner

Agent Mailing Address

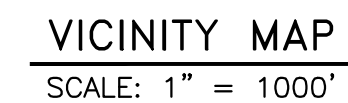
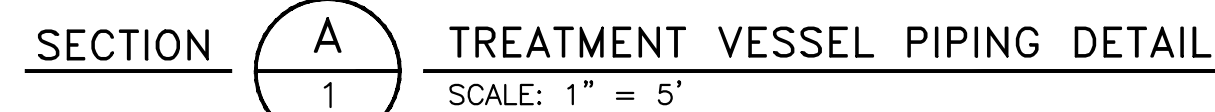
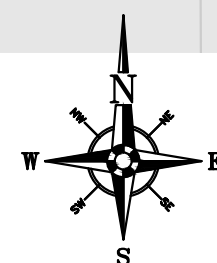
3725 S. H Street, Bakersfield, California 93304

+1(661)203-8057

Agent Phone Number

AGENCY AUTHORIZATION FORM

VISALIA STATION 38
GAC TREATMENT PROJECT
SITE PLAN



PROPERTY OWNER
CALIFORNIA WATER SERVICE COMPANY
1720 N. FIRST STREET
SAN JOSE, CA 95112

SITE INFORMATION
NEAR 120 N. AKERS STREET
VISALIA, CA 93291
APN: 085-640-010
ZONING: OFFICE ZONE

EXISTING FACILITIES

- | EXISTING FACILITIES | PROPOSED FACILITIES |
|-------------------------|--|
| • DOMESTIC WATER WELL | • NEW TREATMENT VESSELS (2 - 12' DIAMETER) |
| • CMU PUMP BUILDING | • VESSELS ARE APPROXIMATELY 18' TALL |
| • ELECTRICAL PANELBOARD | • ASSOCIATED SITE PIPING AND FITTINGS |
| • CHEMICAL ENCLOSURE | |
| • AUXILIARY GENERATOR | |

























PROPOSED FACILITIES

- NEW TREATMENT VESSELS (2 - 12' DIAMETER)
- VESSELS ARE APPROXIMATELY 18' TALL
- ASSOCIATED SITE PIPING AND FITTINGS

NOTES

1. PROPOSED SITE IMPROVEMENTS INCLUDE THE ADDITION OF GRANULATED ACTIVATED CARBON (GAC) TREATMENT VESSELS AND ASSOCIATED PIPING AT AN EXISTING WELL STATION.
2. NO OCCUPIED STRUCTURES ARE, OR WILL BE LOCATED, ON THE SITE. NO PUBLIC ACCESS IS ALLOWED TO THE SITE.
3. DISPOSAL OF FLUIDIZED WATER IS TO BE TO EXISTING STORM DRAIN SYSTEM

LEGEND:

-  = TEE
 = ELBOW, 45°
 = ELBOW, 90°
 = BLOWOFF (PROPOSED)
 = BLOWOFF (EXISTING)
 = GATE VALVE (PROPOSED)
 = GATE VALVE (EXISTING)
 = REDUCER (PROPOSED)
 = REDUCER (EXISTING)
 = SOLID PLUG
 = PROPOSED WATER MAIN
 = EXISTING WATER MAIN
 = TO BE ABANDONED
 = FENCE
 = SANITARY SEWER
 = STORM DRAIN
 = FIRE HYDRANT (PROPOSED)
 = FIRE HYDRANT (EXISTING)
 = BUTTERFLY VALVE
 = CHECK VALVE
 = FLEX PLUG
 = RIFICE PLATE
 = AIR RELEASE
 = NORMALLY CLOSED

ENGINEERING



DEPARTMENT

REVISIONS	
△	1. 2. 3.
△	1. 2. 3.
△	1. 2. 3.

PLAT SHEET NO. 1

VIS-29-29

SCALE:

AS SHOWN

DRAWN BY:

D. WISE

DESIGNED BY:

J.DICKSON

TECH REVIEW: _____ DATE: _____

CHECKED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

VISALIA STATION 38
GAC TREATMENT PROJECT
VISALIA, CA
SITE PLAN

TITLE:

DISTRICT:

VISALIA

PROJECT ID.:

00123309

DRAWING NO.:

VIS-6473

SHT 1 OF 1

USERNAME: DWISE 2/10/2023 10:47 AM
FILENAME: G:\Capital Projects_CAD Team Files\120_Visio\00123309_VIS_38-01_GAC_Treatment\WIP\00123309_VIS-0000x-C_VIS_038_Civil_Sheets.dwg

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: California Water Service Company (Cal Water) Date: 02/27/2023

Project Description: Visalia Station 55 Well 02 Single Pass Ion Exchange Treatment

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

Property Owner: California Water Service Co.

Applicant(s) Name: James T. Gardiner, Manager of Capital Delivery

Project Address/Location: NEAR 2825 W PACKWOOD DR, VISALIA 93277

Assessor Parcel Number: 1 2 6 - 2 7 3 - 0 1 2

Parcel Size (Acreage or Square Feet): 9,800-SF (+/-) Building or Suite Square Footage: 500-SF (+/-)

Are There Any Proposed Building Modifications: Yes ☐ No ☒

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

Describe All Proposed Building Modifications: _____

Adding water treatment at well head for an existing water utility station.

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

Date Received: 03/02/2023

SPR Agenda: 03/08/2023 Item No. _____

Zone: R-1-5 SPR No. 23-035

Historic District: Yes ☐ No ☒

Flood Zone: X ☒ AE ☐ X/AE ☐

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: Existing property and building are an active unmanned municipal water well facility.

Proposed Building Use: N/A - Unchanged

Proposed Hours of Operation: Unchanged - Existing station is operated on system pressure settings as needed.

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

Number of Employees Per Day: Existing 1 Proposed 1

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: CWS Operators will visit the station once per day to confirm instrumentation. Deliveries for existing generator, disinfectant, and proposed treatment as needed but no more than once per a week.

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

(Provide Separate Attachment if Necessary): N/A

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: James T. Gardiner

Signature of Owner or Authorized Agent*

Address: 3725 S. H Street

City, State, Zip Bakersfield, CA, 93304

Phone: +1(661)203-8057

Email: jgardiner@calwater.com

Owner

James T. Gardiner

Authorized Agent*

Date

3/2/2023

Date

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

AGENCY AUTHORIZATION

OWNER:

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

126

273

012

AGENT:

I designate James T. Gardiner, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to VIS 055 Wellhead Treatment relative to the property mentioned herein.

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

Executed this 2nd day of March, 2023.

OWNER

Signatures

AGENT

Signature of Owner

Cal Water

Owner Mailing Address

1720 North 1st St.

San Jose, CA 95112

Owner Phone Number

Signature of Agent

James T. Gardiner

Agent Mailing Address


3725 S. H Street, Bakersfield, California 93304

+1(661)203-8057

Agent Phone Number

AGENCY AUTHORIZATION FORM

The map shows a street grid with several streets labeled. The streets include Orchard Ave, Chestnut Ct, Hemlock Ct, Mission Ct, and others. Two specific locations are highlighted: STA 55 and STA 54. The Midvalley Well Site is also indicated as a future use area.

VERIFY SCALES
0 1"

BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

**PRELIMINARY
NOT FOR CONSTRUCTION**

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: VISALIA NAZARENE CHURCH Date: 02/23/23
Project Description: PROPOSING 132 NEW PARKING STALLS, PAVEMENT, CURB AND GUTTER, AND LANDSCAPING BETWEEN EXISTING PARKING LOT AND CALDWELL AVENUE
Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____
Property Owner: N/A
Applicant(s) Name: JONATHAN FRAUSTO
Project Address/Location: 3333 W CALDWELL AVE, VISALIA CA 93722
Assessor Parcel Number: 1 2 6 - 0 3 0 - 0 4 5
Parcel Size (Acreage or Square Feet): 15.05 AC Building or Suite Square Footage: 58,300 SF

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 03/02/2023

SPR Agenda: 03/08/2023 Item No. _____

Zone: R-1-5 SPR No. 23-036

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: CHURCH

Proposed Building Use: N/A

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:
 - 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: JONATHAN FRAUSTO

Signature of Owner or Authorized Agent*

Address: 324 S SANTA FE

Don Boswell

3-2-2023

City, State, Zip VISALIA, CA 93292

Owner

Date

Phone: 559-802-3052

Email: JONATHANF@4-CREEKS.COM

Authorized Agent*

Date

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

AGENCY AUTHORIZATION

OWNER:

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

126

030

045

AGENT:

I designate JONATHAN FRAUSTO to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to CONSTRUCT A NEW PARKING LOT relative to the property mentioned herein.

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

Executed this 2 day of MARCH, 2023.

OWNER

Signatures

AGENT

Don Boswell

Signature of Owner

3333 W Caldwell Ave

Owner Mailing Address

Visalia

CA 93277

Owner Phone Number

559 972 1370

Signature of Agent

324 S. SANTE FE ST

Agent Mailing Address

VISALIA, CA, 93292

559-656-7777

Agent Phone Number

VISALIA NAZARENE CHURCH

PARKING LOT SITE PLAN

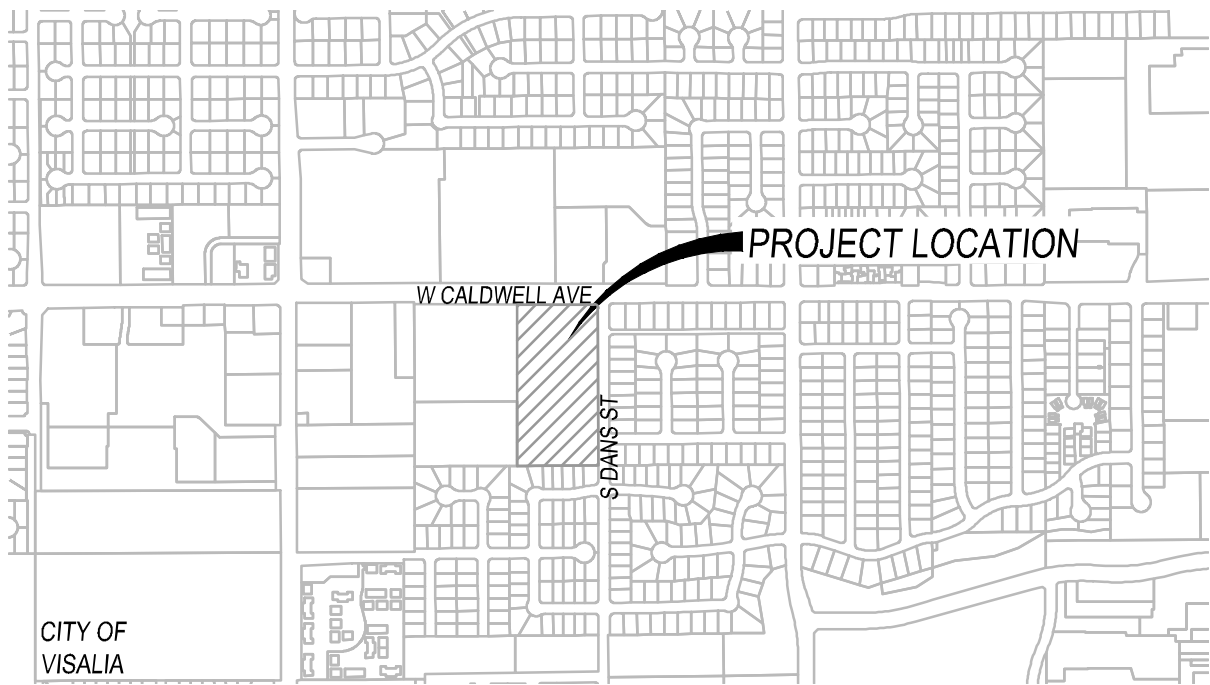
PREPARED FOR: VISALIA NAZARENE CHURCH
3333 W CALDWELL AVE
VISALIA, CA 93277

PREPARED BY: 4CREEKS, INC.
324 S. SANTA FE ST., STE. A
VISALIA ,CA 93292

LEGEND:

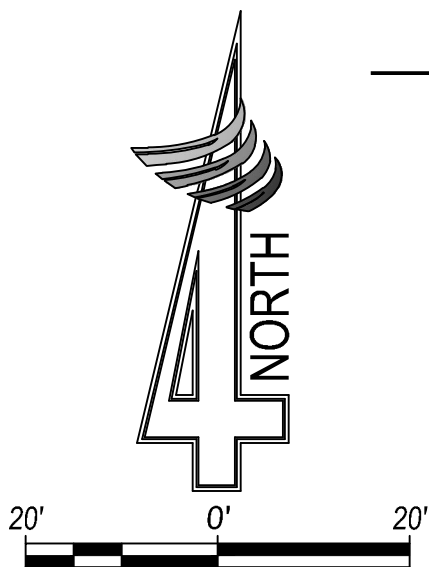
- PROPOSED AC PAVEMENT
- PROPOSED LANDSCAPED PLANTER
- NUMBER OF STALLS

TOTAL NUMBER OF PROPOSED STALLS: 139



VICINITY MAP

SCALE: 1"=1000'



PREPARED BY:



4CREEKS

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

GENERAL PROJECT INFORMATION

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

OPERATIONS & TRAFFIC INFORMATION

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: Michael L. Parks

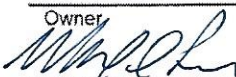
Address: 4920 W. Monte Verde Ct.

City, State, Zip Visalia, CA 93277

Phone: 559-697-3993

Email: michael@ddstudiosinc.com

Signature of Owner or Authorized Agent*

Owner

Authorized Agent*

Date

2/27/2023

Date

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

AGENCY AUTHORIZATION

OWNER:

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

091-151-041

AGENT:

I designate Michael L. Parks, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to install an above ground liquid propane storage tank and additional site improvements. relative to the property mentioned herein.

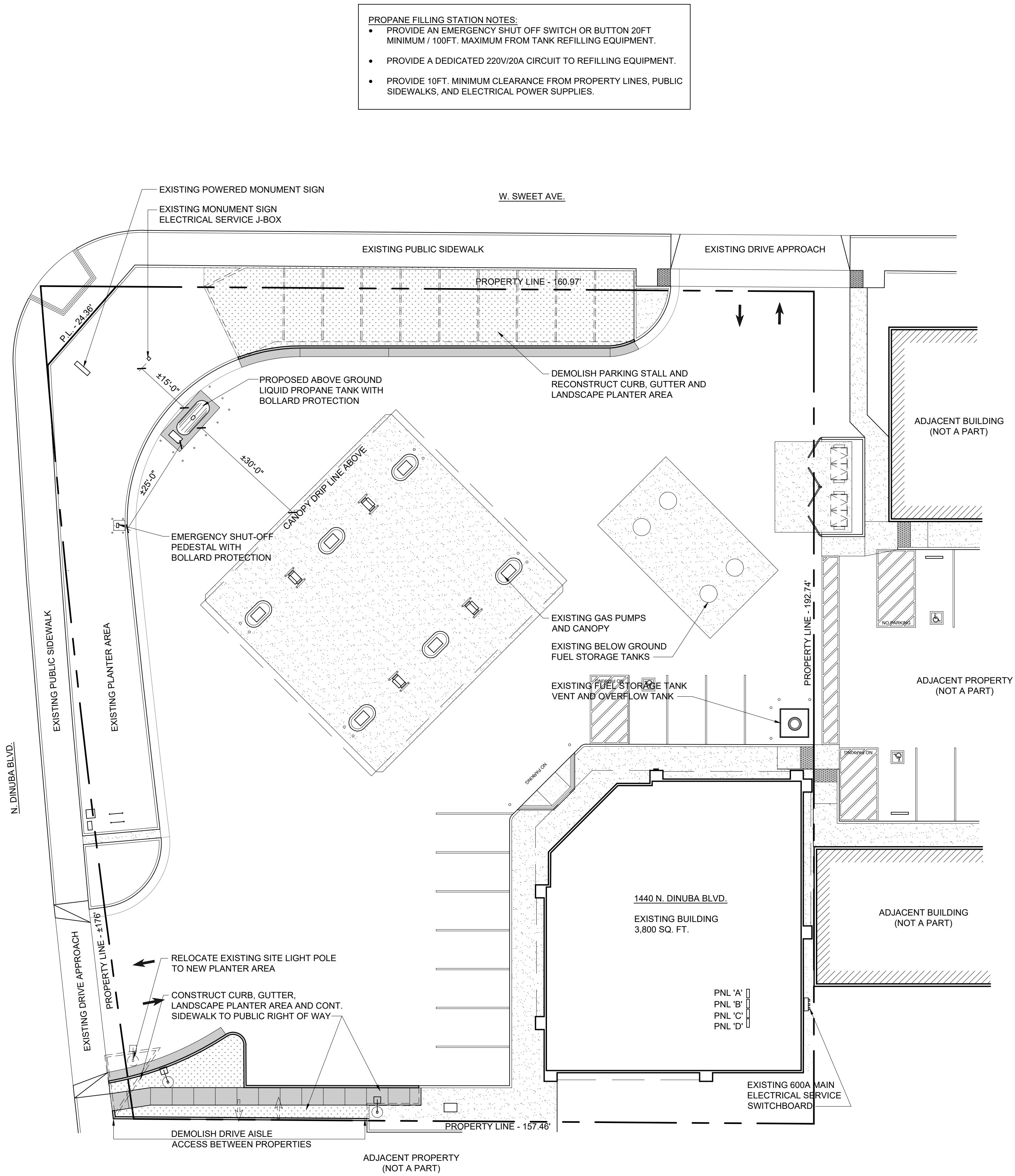
I declare under penalty of perjury the foregoing is true and correct.

Executed this 27th day of February, 2023.

OWNER	Signatures	AGENT
		
Signature of Owner	Signature of Agent	
<u>40312 Road 132, Cuttler, CA 93615</u>	<u>4920 W. Monte Verde Ct., Visalia, CA 93277</u>	
Owner Mailing Address	Agent Mailing Address	
<u>559-471-5523</u>	<u>559-697-3993</u>	
Owner Phone Number	Agent Phone Number	



ABOVE GROUND PROPANE STORAGE TANK



- PROPANE FILLING STATION NOTES:
- PROVIDE AN EMERGENCY SHUT OFF SWITCH OR BUTTON 20FT MINIMUM / 100FT. MAXIMUM FROM TANK REFILLING EQUIPMENT.
 - PROVIDE A DEDICATED 220V/20A CIRCUIT TO REFILLING EQUIPMENT.
 - PROVIDE 10FT. MINIMUM CLEARANCE FROM PROPERTY LINES, PUBLIC SIDEWALKS, AND ELECTRICAL POWER SUPPLIES.

PROJECT INFORMATION:

PROPERTY OWNER: SIEN TAING

LESSEE: YAKOOB (JACK) MOHAMED
40312 ROAD 132
CUTLER, CA. 93615

ADDRESS: 1440 N. DINUBA BLVD., VISALIA, 93291
TULARE COUNTY, CA.

A.P.N.: 091-151-041

ZONING: C-2 (GENERAL SERVICE COMMERCIAL)

SITE AREA: GROSS AREA 35,447 S.F. (0.81 AC)

BUILDING AREA: 3,800 S.F.

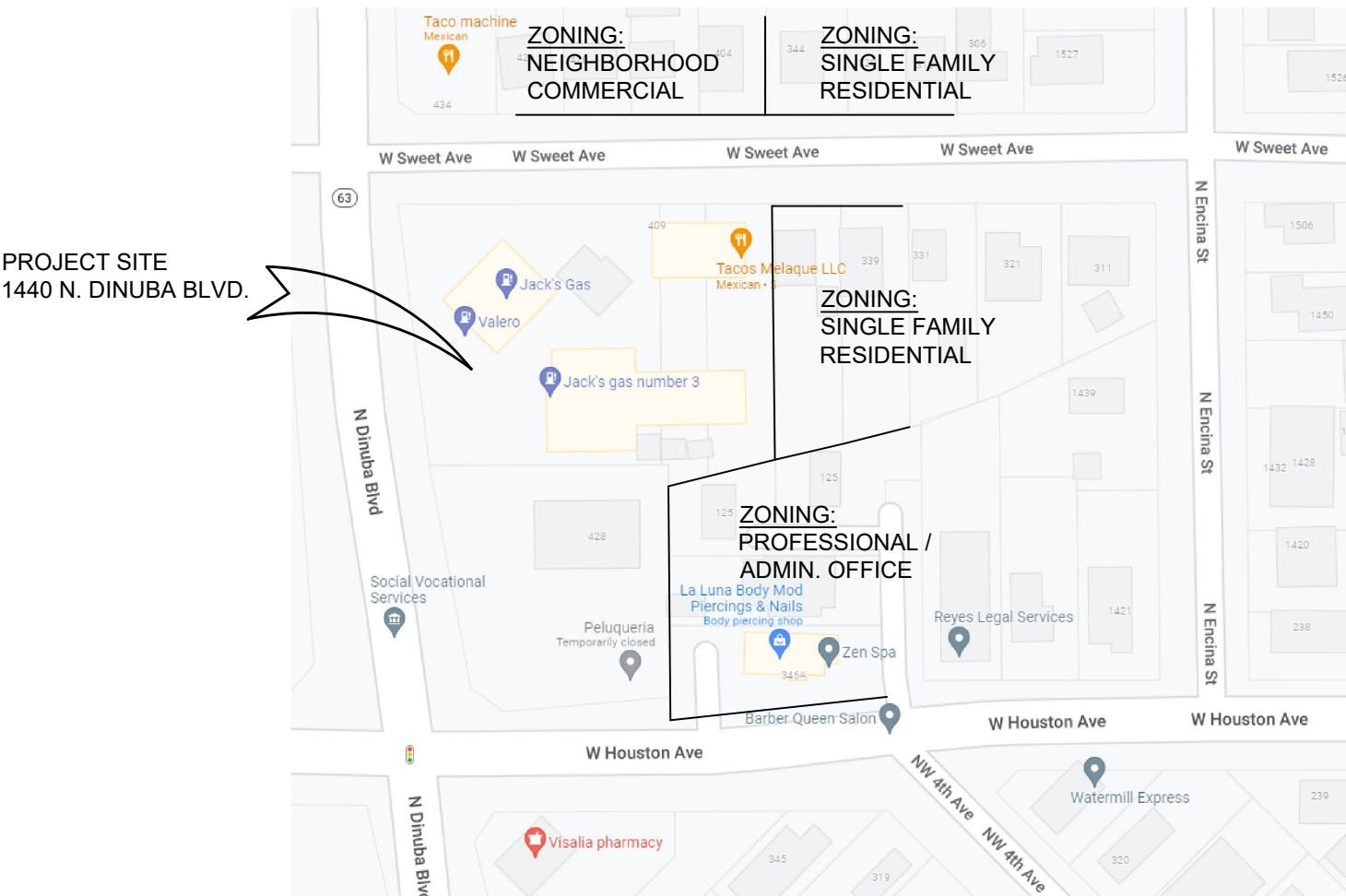
DESCRIPTION OF WORK:

INSTALLATION OF AN ABOVE GROUND, 500 GAL. LIQUID PROPANE TANK ON A CONCRETE PAD WITH VEHICLE CRASH PROTECTION, EMERGENCY SHUT OFF PEDESTAL AND ELECTRICAL SERVICE FROM EXISTING PANEL. REMOVE DRIVE AISLE ACCESS ALONG SOUTH P.L., REMOVE PARKING STALLS ALONG NORTH P.L. AND CONSTRUCT NEW PLANTER AREAS AND PATH OF TRAVEL TO PUBLIC RIGHT OF WAY.

PERMITTED RIGHT PER VISALIA MUNICIPAL CODE - TITLE 17 (TABLE 17.25.030) F9 - ABOVE GROUND TANKS DISPENSING CLASS I, II, & IIIA LIQUIDS MORE THAN 100 FT. FROM A RESIDENTIAL USE OR RESIDENTIAL PROPERTIES.

PATH OF TRAVEL NOTES:

1. BARRIER FREE PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1:2 AT 1:20 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAX. SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5% RUNNING SLOPE (C.B.C. 11B-4303.3), AND CROSS SLOPE SHALL NOT EXCEED 2% VERTICAL.



VICINITY MAP

Design-Development
studios
A California Corporation

ARCHITECTURE PLANNING DESIGN

PROPOSED SITE PLAN - R1

1" = 15'

FEBRUARY 27, 2023

JACK'S GAS #3
1440 N DINUBA BLVD.
VISALIA, CA



ABOVE GROUND PROPANE STORAGE TANK

- PROPANE FILLING STATION NOTES:
- PROVIDE AN EMERGENCY SHUT OFF SWITCH OR BUTTON 20FT MINIMUM / 100FT. MAXIMUM FROM TANK REFILLING EQUIPMENT.
 - PROVIDE A DEDICATED 220V/20A CIRCUIT TO REFILLING EQUIPMENT.
 - PROVIDE 10FT. MINIMUM CLEARANCE FROM PROPERTY LINES, PUBLIC SIDEWALKS, AND ELECTRICAL POWER SUPPLIES.

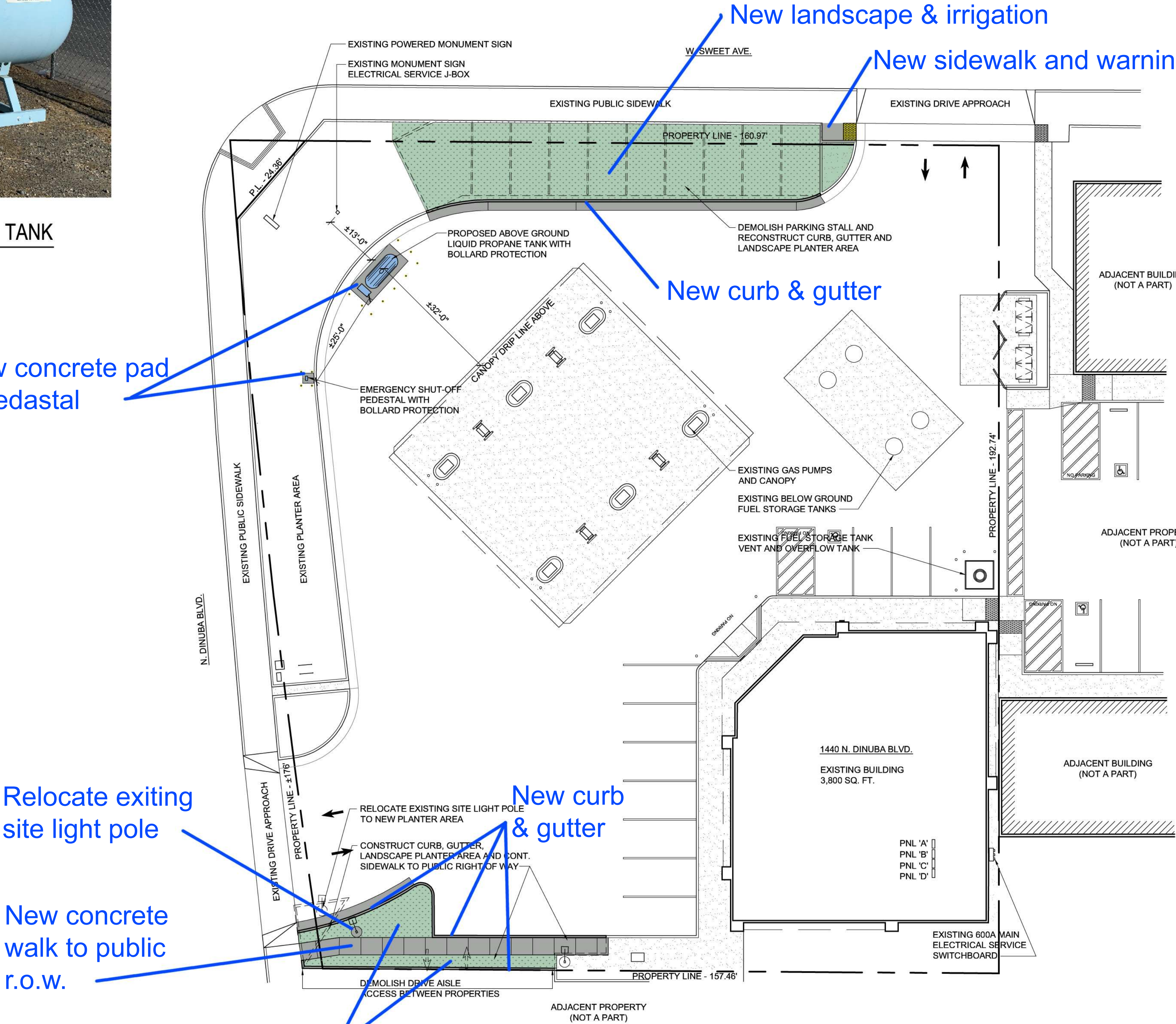
City encroachment permit required along Sweet Ave.

PROJECT INFORMATION:		
PROPERTY OWNER:	SIEN TAING	
LESSEE:	YAKOOB (JACK) MOHAMED 40312 ROAD 132 CUTLER, CA. 93615	
ADDRESS:	1440 N. DINUBA BLVD., VISALIA, 95360 TULARE COUNTY, CA.	
A.P.N.:	091-151-041	
ZONING:	C-2 (GENERAL SERVICE COMMERCIAL)	
SITE AREA:	GROSS AREA	35,447 S.F. (0.81 AC)
BUILDING AREA:	3,800 S.F.	

DESCRIPTION OF WORK:
INSTALLATION OF AN ABOVE GROUND, 500 GAL. LIQUID PROPANE TANK ON A CONCRETE PAD WITH VEHICLE CRASH PROTECTION, EMERGENCY SHUT OFF PEDESTAL AND ELECTRICAL SERVICE FROM EXISTING PANEL.
REMOVE DRIVE AISLE ACCESS ALONG SOUTH P.L., REMOVE PARKING STALLS ALONG NORTH P.L. AND CONSTRUCT NEW PLANTER AREAS AND PATH OF TRAVEL TO PUBLIC RIGHT OF WAY.

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CalTrans encroachment permit required along Dinuba Blvd.



VICINITY MAP

PROPOSED SITE PLAN - R1

1" = 15'
FEBRUARY 27, 2023



JACK'S GAS #3
1440 N DINUBA BLVD.
VISALIA, CA

Design-Development
studios
A California Corporation

ARCHITECTURE PLANNING DESIGN