

SITE PLAN REVIEW AGENDA

3/10/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR20149

PROJECT TITLE: Tommy's Car Wash

DESCRIPTION: This Development Shall Include a 5200 sf Carwash Building with 25 Parking Stalls, Including Vacuum Stalls, Employee Stalls and Handicap Stalls. (C-MU)

APPLICANT: Joseph Cross

OWNER: DONALD SCHRIBER REALTY GROUP LP

APN: 000013376

LOCATION: NW Corner of Dinuba Blvd and Riggins Ave

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR20189

PROJECT TITLE: Central Valley Business Forms, Inc

DESCRIPTION: Portion of Property for RV Storage (I)

APPLICANT: Gary Amon

OWNER: AMON GARY M & DONNA (TRS)(FAM REV TF

APN: 077200028

LOCATION: 7500 W SUNNYVIEW AVE

ITEM NO: 3

SITE PLAN NO: SPR21031

PROJECT TITLE: Santa Fe Duplex

DESCRIPTION: New Multi-Family 16 Unit / 8 Duplex (R-M-2)

APPLICANT: Kevin Nickell

OWNER: REITZ LAND COMPANY LLC

ESTEEM LAND COMPANY LLC

APN: 097241042

097241041

LOCATION: S. Santa Fe, Between E. Tulare and Paradise

ITEM NO: 4

SITE PLAN NO: SPR21032

PROJECT TITLE: American Legion Sierra Post #785

DESCRIPTION: Proposing a New American Legion Post Complete with 54 Parking Spaces (C-MU)

APPLICANT: Victor Cedillos

OWNER: 537 E VISALIA LLC

APN: 094130005

LOCATION: 537 E HOUSTON AVE

ITEM NO: 5

SITE PLAN NO: SPR21033

PROJECT TITLE: 213 W. Main St

DESCRIPTION: Renovation of Existing 2 Story Building for Retail and Restaurant. (D-MU)

APPLICANT: Justin Kirsinas

OWNER: STAR PROPERTY LB INVESTMENT

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

3/10/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

APN: 094326007

LOCATION: 213 W MAIN ST
215 W MAIN ST
217 W MAIN ST

ITEM NO: 6

SITE PLAN NO: SPR21034

PROJECT TITLE: Daily-Clous Bite

DESCRIPTION: Retail Sales Off-Site Beer & Wine

APPLICANT: Steve Sparshott

OWNER: SYPRASERT ARICH ATH & BOUALIENE

APN: 094033009

LOCATION: 101 NE 3RD AVE



Tommy Car Wash Systems | 581 Ottawa Ave. | Holland, MI 49423 | tommycarwash.com.com

General Statement:

The proposed Tommy's Express car wash location follows the architectural material themes within the San Joaquin Valley, surrounding buildings and provided "Orchard Walk" colors and elevation sheet.

Fiber cement board and baton to be used on tower and exterior elevations in place of franchise standard metal panel material. Fieldstone Coronado Veneer around the building in place of standard masonry. (note) We can also change the tower and exterior elevation color to match the "Martin Fashion Gray" color proposed on orchard walk sheet. (note) The materials and colors within the tunnel exterior end walls, tower banding, structural steel color and fascia are not subject to change due to Tommy Car Wash System's building patent.

Building Elevation Summary:

- Structural Steel (ST-1) Colored in "RAL 3001/Cardinal Red" – Cannot be changed due to franchise standard
- Tower Banding (MP-1) colored in "Silver Smith" – Cannot be changed due to building patent
- Coronado Field Stone Veneer (M-1) colored in Desert Rust – Follows Orchard Walk Approved colors
- Pre-Cast Stone Masonry Cap (MC-1) colored in Desert Rust – Follows Orchard Walk Approved colors
- Tower Fiber Cement Panels (FCP-1) colored "Cardinal Red" and themed to board and baton to follow the orchard walk approved elevations.
- Dry Back Room Standard Fiber Cement Panels (FCP-2) – Colored in "Martin Fashion Gray"- Follows Orchard Walk Approved Colors
- Tower Banding Prefinished Aluminum Banding (AB-1 through PC-1) Colored in Ebony and Metallic Aluminum – cannot be changed, part of our building patent
- Exterior End Wall Aluminum Panels and End Caps (MCM-1 through SFO4) – Colored in a combination of "Ebony, Cardinal Red and Metallic silver" – Cannot be changed, part of our building patent
- Down Spout prefinished aluminum Panels (DC-1) Currently in "Metallic Silver", can be changed to "ebony"
- License Plate Recognition Technology Reader (LR-1) "stainless steel" material
- Building Fascia MCM Panels (FE-1) "Metallic Silver", Can be changed to "ebony"
- Pre-Finished Aluminum Lover (L-1) color in "clear anodized", cannot be changed
- Acrylic Roof System (R-1) colored in "cool blue", cannot be changed

GENERAL PROJECT INFORMATION

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

Flood Zone: X ☒ AE ☐ X/AE ☐

Flood Zone: X ☒ AE ☐ X/AE ☐

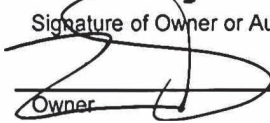

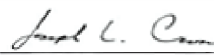
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ 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 |
|--|---|--|
- ⇒ 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)

REQUIRED SIGNATURE

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

Name: <u>Joseph Cross</u>	Signature of Owner or Authorized Agent* <u></u>	SALIM DEVELOPMENT GROUP, LLC
Address: <u>203 W Main St. Ste. F3</u>	Owner <u></u>	Date <u>09-22-2020</u>
City, State, Zip <u>Lexington SC 29072</u>	Authorized Agent* <u></u>	Date <u>09-22-2020</u>
Phone: <u>801-391-2391</u>		
Email: <u>jcross@cespros.net</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, Salim Development, LLC, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 078-120-030

AGENT: 078-120-030

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

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

Executed this 22nd day of September, 2020.

OWNER	AGENT
<p><u>SALIM DEVELOPMENT GROUP, LLC</u></p> <p>Signature of Owner <u></u></p> <p><u>4740 GREEN POND RD, SUITE 304</u></p> <p>Owner Mailing Address <u>CORONA, CA. 92878</u></p> <p><u>951-893-1478</u></p> <p>Owner Phone Number</p>	<p><u></u></p> <p>Signature of Agent</p> <p><u>203 W. Main Street, Ste. F3 Lexington, SC 29072</u></p> <p>Agent Mailing Address</p> <p><u>801-391-2391</u></p> <p>Agent Phone Number</p>

March 2, 2021

Mr. Joseph Cross, P.E.
Cross Engineering Services, Inc.

Re: Trip Generation Methodology – Proposed Carwash at Proposed Orchard Walk West Development

Dear Mr. Cross:

VRPA Technologies, Inc. (VRPA) prepared the following trip generation analysis for the proposed carwash (Project) to be located on a parcel just north of the existing In & Out parcel within the proposed Orchard Walk West development. Orchard Walk West is to be located at northwest quadrant of SR 63 and Riggins Avenue in the City of Visalia.

Tommy's Express Wash is a Nationally Franchised Express Wash state of the art equipment, tunnel, and customer service. The proposed Project is located on a 1-acre site within the proposed Orchard Walk Master development located at 3114 N. Dinuba Boulevard in Visalia CA. The total number of employees at this location will be approximately 15 and there are never more than 3 employees located at the proposed Project site at any time. There is no retail component associated with the proposed development. The Project will utilize an eco-friendly water reclaim system and based on its belt system, can process approximately 80 cars per hour during the busiest times. Hours of operation are scheduled for 7am to 9pm every day.

TRIP GENERATION METHODOLOGY

To assess the impacts that the Project may have on the surrounding roadway network, the first step is to determine Project trip generation. The Project's trip generation was estimated based on trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). The Project's estimated Daily, and PM peak hour trips are shown in Table 1. Trips associated with the site were derived from ITE Trip Generation Manual Code 948 Automatic Car Wash. The car wash PM peak hour trips are lower than the original Land Use ITE Trip Generation Manual Code 820 Shopping Center and will not further impact the roadway traffic.

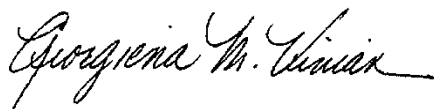
Table 1
Tommy's Car Wash Project
TRIP GENERATION COMPARISON

Auto Trips							PM Peak Hour Trips	
Land Use	ITE Code	Size	Units	Daily Trips	PM Peak Rate	PM Inbound	In	Out
Automated Car Wash	948	1.00	Tunnels	780	0.10	0.50	39	39
				780		Subtotal	39	39
						Total trips	78	

Auto Trips							PM Peak Hour Trips	
Land Use	ITE Code	Size	Units	Daily Trips	PM Peak Rate	PM Inbound	In	Out
Shopping Center	820	9,380	s.f.	1,240	0.08	0.48	45	49
				1,240		Subtotal	45	49
						Total trips	94	

Please provide your comments regarding the methodology to derive trip generation provided above at your earliest convenience. If you have any questions or require further information, please contact me at (559) 259-9257.

Sincerely,



Georgiena M. Vivian, President
 VRPA Technologies, Inc.



ACOUSTICAL ANALYSIS

TOMMY'S CAR WASH
NORTH DINUBA BOULEVARD
VISALIA, CALIFORNIA

WJVA Project No. 20-045

PREPARED FOR

CROSS ENGINEERING SERVICES, LLC
203 WEST MAIN STREET, SUITE F3
LEXINGTON, SC 29072

PREPARED BY

WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA



wjv acoustics

NOVEMBER 20, 2020

INTRODUCTION

The project is a proposed car wash facility to be located along the west side of North Dinuba Boulevard (SR 63), approximately 500 feet north of East Riggan Avenue. Existing residential land uses (sensitive receivers) are located south of the project site and existing retail/commercial land uses are located east of the project site. The proposed car wash facility (Tommy's Car Wash) would be constructed as part of the Orchard Walk West retail/commercial development.

This report is based upon the project site plan dated November 17, 2020, noise measurements obtained by WJV Acoustics, Inc. (WJVA) at the project site, reference noise measurements obtained at an existing car wash facility and information provided to WJVA by the project applicant concerning the proposed equipment and hours of operation of the car wash. Revisions to the site plan or other project-related information available to WJVA at the time the analysis was prepared may require a reevaluation of the findings and/or recommendations of the report. The Project Site Plan is provided as Figure 1.

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix B provides typical A-weighted sound levels for common noise sources.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

The City of Visalia Noise Element of the General Plan (noise element) establishes noise level criteria in terms of the Day-Night Average Level (L_{dn}) metric, for transportation noise sources. The L_{dn} is the time-weighted energy average noise level for a 24-hour day, with a 10 dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The L_{dn} represents cumulative exposure to noise over an extended period of time and is therefore calculated based upon *annual average* conditions.

The exterior noise level standard of the noise element is 65 dB L_{dn} for outdoor activity areas of residential uses. Outdoor activity areas generally include backyards of single-family residences and individual patios or decks and common outdoor activity areas of multi-family developments. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation.

The noise element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB L_{dn} . The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

Additionally, the noise element establishes hourly acoustical performance standards for non-transportation (stationary) noise sources. The standards are set in terms of the L_{eq} (hourly equivalent) and L_{max} (maximum) noise levels. The standards, provided in Table I, are made more restrictive during the nighttime hours of 10:00 p.m. to 7:00 a.m.

TABLE I NON-TRANSPORTATION NOISE LEVEL STANDARDS, dBA CITY OF VISALIA			
Daytime (7 a.m.-10 p.m.)		Nighttime (10 p.m.-7 a.m.)	
L_{eq}	L_{max}	L_{eq}	L_{max}
50	70	45	65

Source: City of Visalia Noise Element of General Plan

Section 8.36 of the City's Municipal Code (noise ordinance) applies to noise sources that are not pre-empted from local control by existing state or federal regulations. Commercial activities are not pre-empted noise sources and are therefore subject to the provisions of the noise ordinance.

The noise ordinance addresses the statistical distribution of noise over time and allows for progressively shorter periods of exposure to levels of increasing loudness. Table II summarizes the exterior noise level standards of the ordinance. Note that the ordinance is to be applied during any one-hour time period of the day, and that the standards are 5 dB more restrictive between the hours of 7:00 p.m. and 6:00 a.m.

TABLE II			
EXTERIOR NOISE LEVEL STANDARDS, dBA CITY OF VISALIA NOISE ORDINANCE			
Category	Cumulative # Min/Hr. (L _n)	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	30 (L ₅₀)	50	45
2	15 (L ₂₅)	55	50
3	5 (L _{8.3})	60	55
4	1 (L _{1.7})	65	60
5	0 (L _{max})	70	65

Note: L_n is an abbreviation for the percentage of time that a certain noise level is exceeded during a specified time period (in this case, one hour). For example, an L₅₀ value of 50 dBA may not be exceeded during the hours of 6 am-7pm.

Source: City of Visalia Municipal Code

The City's noise ordinance also establishes interior residential noise level standards that would apply to the project. The interior noise level standards are established in allowable exceedance limits over differing amounts of time, within residential land uses. Similar to the applicable exterior standards, the interior standards become 5 dB more restrictive during nighttime hours. The applicable interior noise level standards are provided in Table III.

TABLE III			
INTERIOR NOISE LEVEL STANDARDS, dBA CITY OF VISALIA NOISE ORDINANCE			
Category	Cumulative # Min/Hr.	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	5	45	35
2	1	50	40
3	0	55	45

Source: City of Visalia Municipal Code

The City's noise ordinance also states *"In the event the measured ambient noise level without the alleged offensive source in operation exceeds an applicable noise level standard in any category above, the applicable standard or standards shall be adjusted so as to equal the ambient noise level"*.

PROJECT SITE NOISE EXPOSURE

The project site is currently an undeveloped lot located at the northeast corner of Dinuba Boulevard (SR 63) and Riffin Avenue. A site inspection and ambient noise monitoring were conducted on August 21st and 22nd, 2019, to evaluate the acoustical characteristics of the site and quantify existing ambient noise levels within the project area. The existing ambient noise environment is dominated by traffic noise associated with vehicles traveling on Dinuba Boulevard and Riffin Avenue. Additional sources of noise observed during the site inspection included noise associated with residential noise sources (HVAC, landscaping equipment, barking dogs) and retail/commercial activities to the west.

Ambient noise monitoring equipment consisted of a Larson-Davis Laboratories Model LDL 820 sound level analyzer equipped with a Bruel & Kjaer (B&K) Type 4176 ½" microphone. The monitor was calibrated with a B&K Type 4230 acoustical calibrator to ensure the accuracy of the measurements. The equipment complies with applicable specifications of the American National Standards Institute (ANSI) for Type 1 (precision) sound level meters.

WJVA collected 15-minute ambient noise level measurements at three (3) locations near the closest existing residential land uses to the proposed car wash facility. The noise monitoring sites were selected as they represent the closest off-site noise-sensitive receptors (residential land uses) to the proposed project site. Three (3) individual noise measurements were collected at each site to document existing (without project) ambient noise levels during morning, midday and evening conditions. The findings of the noise measurements are provided in Table IV. The project vicinity and ambient noise monitoring site locations are provided as Figure 2.

<p style="text-align: center;">TABLE IV</p> <p style="text-align: center;">SUMMARY OF SHORT-TERM AMBIENT NOISE MEASUREMENT DATA</p> <p style="text-align: center;">ORCHARD WALK WEST, RIGGIN AVENUE & DINUBA BOULEVARD</p> <p style="text-align: center;">AUGUST 21 & 22, 2019</p>							
Site	Time	A-Weighted Decibels, dBA					
		L _{eq}	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
ST-1	7:40 a.m.	69.9	67.3	70.4	74.3	76.4	81.7
ST-1	11:45 a.m.	68.4	67.2	70.2	72.7	75.9	84.1
ST-1	7:20 p.m.	67.6	66.4	68.9	71.2	75.0	79.0
ST-2	8:00 a.m.	70.6	67.7	71.8	75.3	77.6	81.2
ST-2	12:05 p.m.	71.1	69.2	72.0	74.3	76.6	83.7
ST-2	7:40 p.m.	68.9	68.4	70.5	73.1	74.2	77.4
ST-3	8:20 a.m.	71.6	69.8	73.3	76.0	77.9	79.8
ST-3	12:25 p.m.	72.3	71.4	73.3	75.5	78.2	85.4
ST-3	8:00 p.m.	67.4	66.9	72.7	74.8	76.6	79.1

Source: WJV Acoustics, Inc.

From Table IV it can be determined that existing ambient (without project) noise levels at monitoring site ST-1 were in the range of approximately 68 to 70 dB L_{eq} with maximum noise levels in the range of 79 to 84 dB. Existing ambient noise levels at monitoring site ST-2 were in the range of approximately 69 to 71 dB L_{eq} with maximum noise levels in the range of approximately 77 to 84 dB. Existing ambient noise levels at monitoring site ST-3 were in the range of approximately 69 to 72 dB L_{eq} with maximum noise levels in the range of approximately 79 to 85 dB. Noise associated with vehicle traffic along Riggin Avenue (as well as Dinuba Boulevard at site ST-1) was the dominant noise source at all ambient noise monitoring sites during the measurement periods.

The noise levels described in Table IV exceed the City's exterior noise level standards for stationary noise sources in all statistical categories during each of the noise measurement periods. Such existing ambient noise levels would warrant an adjustment (increase) in the noise level standards described above.

PROJECT RELATED NOISE LEVELS

The project is a proposed car wash facility to be located along the west side of North Dinuba Boulevard (SR 63), approximately 500 feet north of East Riggins Avenue, in Visalia. Existing residential land uses (sensitive receivers) are located south of the project site and existing retail/commercial land uses are located east of the project site. The proposed car wash facility would be constructed as part of the Orchard Walk West commercial/retail development. The proposed hours of operation for the car wash are between 7:00 a.m. and 8:00 p.m., daily.

EXTERIOR NOISE LEVELS

Car Wash Tunnel: In order to assess potential noise levels for the car wash project, WJVA reviewed a noise study prepared by ABD Engineering and Design (June 30, 2020), provided by the project applicant. The noise study conducted reference noise level measurements at an existing Tommy's Car Wash facility in Michigan. Tommy's Car Wash locations utilize Tommy Car Wash Systems equipment at all of their franchised locations. According to the project applicant, the car wash equipment at the reference facility measured for the ABD Engineering noise study was the same that would be utilized at the proposed Orchard Walk West car wash facility. The ABD Engineering noise study is provided at the end of this report, as Appendix C.

Noise levels associated with the car wash were measured to be approximately 95 dB at the tunnel exit and approximately 86 dB at the tunnel entry. The dryer blowers (located near the tunnel exit) represent the loudest component of the car wash facility. Noise levels at a distance of 80 feet from the tunnel exit and entrance were measured to be approximately 79 dB and 70 dB, respectively. These noise levels represent those measured directly in front of both the entrance and the exit tunnel, where no acoustical shielding is provided by the tunnel walls.

The car wash tunnel is oriented in an east/west alignment direction, where the tunnel walls will provide a significant amount of acoustical shielding to the existing homes to the south. WJVA has conducted numerous noise level measurements at various angles and distances from car wash tunnels. Generally speaking, at a 45-degree angle from a car wash tunnel entrance/exit, noise levels are approximately 6-8 dB below noise levels measured directly in line with the tunnel, at the same distance. Additionally, at a 90-degree angle, WJVA has observed noise levels to be approximately 10-15 dB below noise levels measured directly in line with the tunnel, at the same distance. The variation in acoustic shielding is a product of the variation of distance between the tunnel entrance/exit and the location of the noise-producing equipment (blowers) inside the tunnel. Reference to Figure 2 of the ABD Engineering noise study (provided as Appendix C) indicates that noise levels at a 90-degree angle below the tunnel exit were approximately 12-15 dB lower than at the equal distance setback directly inline with the tunnel exit. These values are comparable to that which WJVA has measured on numerous occasions.

WJVA calculated the expected car wash noise levels at three (3) individual locations that represent the locations of the closest off-site sensitive receivers to the proposed car wash facility. It should be noted, there is an existing 6-foot sound wall along the south side of Riggins Avenue, at these closest residential land uses to the project site. A noise model was used to determine the insertion loss (noise level reduction) provided by the existing sound walls. The model calculates sound wall insertion loss based upon the distance from the source to the wall, the distance from wall to the receptor, and the relative heights of the sources and receptors. Based upon the various distances to the modeled locations, it was determined that the existing sound walls would provide noise level reductions in the range of 5-6 dB within the backyards of the closest residential land uses.

Using the noise level data described in the ABD Engineering noise study, and accounting for the acoustic shielding provided by both the tunnel walls and the existing sound wall along Riggins Avenue, WJVA calculated expected car wash noise levels at the closest noise-sensitive receiver locations (residences) to the proposed car wash facility. The expected car wash noise levels at the three modeled receiver locations were calculated to be as follows:

- R-1: 49 dB
- R-2: 49 dB
- R-3: 40 dB

The noise levels described above represent the noise levels that would be expected to occur at the modeled receiver locations when the car wash facility is operating continuously. These noise levels represent a worst-case assessment and should be compared to the City's 50 dB L_{eq} daytime standard provided in the General Plan and City's 50 dB L_{50} daytime standard provided in the Municipal Code. It should be noted that the General Plan describes daytime hours as 7:00 a.m. to 10:00 p.m. while the Municipal Code describes daytime hours as 6:00 a.m. to 7:00 p.m. The proposed hours of project operation are between 7:00 a.m. and 8:00 p.m., daily.

The Municipal Code standard becomes 5 dB more restrictive between the hour of 7:00 p.m. to 8:00 p.m., resulting in an applicable standard of 45 dB L_{50} . While the noise levels described above exceed 45 dB at receiver location R-1 and R-2, it is important to note that existing (without project) noise levels at these locations were in the range of 66-68 dB L_{50} within the 7:00 to 8:00 p.m. hour.

The Municipal Code states *"In the event the measured ambient noise level without the alleged offensive source in operation exceeds an applicable noise level standard in any category above, the applicable standard or standards shall be adjusted so as to equal the ambient noise level"*. Project related noise levels would not exceed existing ambient noise levels during the 7:00 p.m. to 8:00 p.m. hour, and therefore would not exceed any applicable noise level standards at nearby noise-sensitive receiver locations (residential land uses). Additional mitigation is therefore not required.

Vacuums: The project would include a vacuum station area with approximately twenty vacuum stalls. The above-described ABD Engineering noise study (provided as appendix C) provides noise level measurements conducted while all vacuum units were in use. Vacuum-related noise levels were measured to be approximately 72 dB at a distance of eighty feet from the vacuum station. The vacuum stalls will be located at the north side of the car wash tunnel, and the tunnel structure itself will provide acoustical shielding of vacuum-related noise at the residential land uses south of the project. Vacuum noise levels would be below those associated with the car wash tunnel, and therefore would not result in an exceedance of any applicable noise level standards at nearby noise-sensitive receiver locations. Additional mitigation is therefore not required.

INTERIOR NOISE LEVELS

A specific analysis of interior noise levels was not performed. However, it may be assumed that residential construction methods complying with current building code requirements will reduce exterior noise levels by a minimum of 25 dB if windows and doors are closed. Project-related exterior noise levels would not be expected to exceed any City of Visalia noise level standards and would be well below existing (without project) ambient noise levels at all nearby noise-sensitive receiver locations. Therefore, the project would not exceed any applicable City of Visalia interior noise level standards.

CONCLUSIONS AND RECOMMENDATIONS

Project-related noise levels would not be expected to exceed any applicable City of Visalia exterior or interior noise level standards. Additionally, project-related noise levels would be below existing (without project) ambient noise levels at all nearby noise-sensitive receiver locations. Further mitigation is therefore not required.

The conclusions and recommendations of this acoustical analysis are based upon the best information known to WJV Acoustics Inc. (WJVA) at the time the analysis was prepared concerning the proposed site plan, project equipment and proposed hours of operation. Any significant changes in these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in car wash equipment, noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Walter J. Van Groningen', with a stylized flourish at the end.

Walter J. Van Groningen
President

WJV:wjv

FIGURE 1: PROJECT SITE PLAN

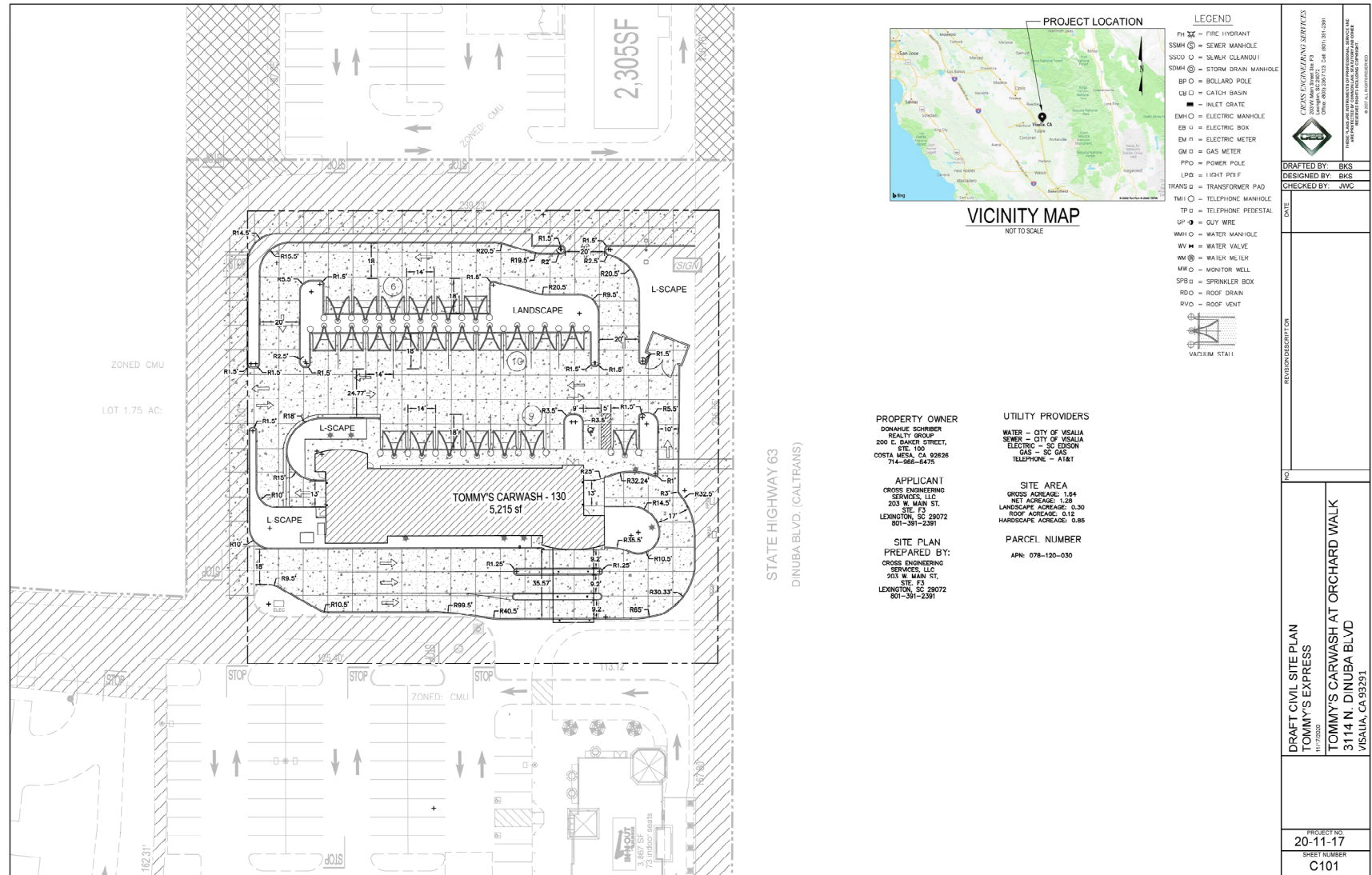
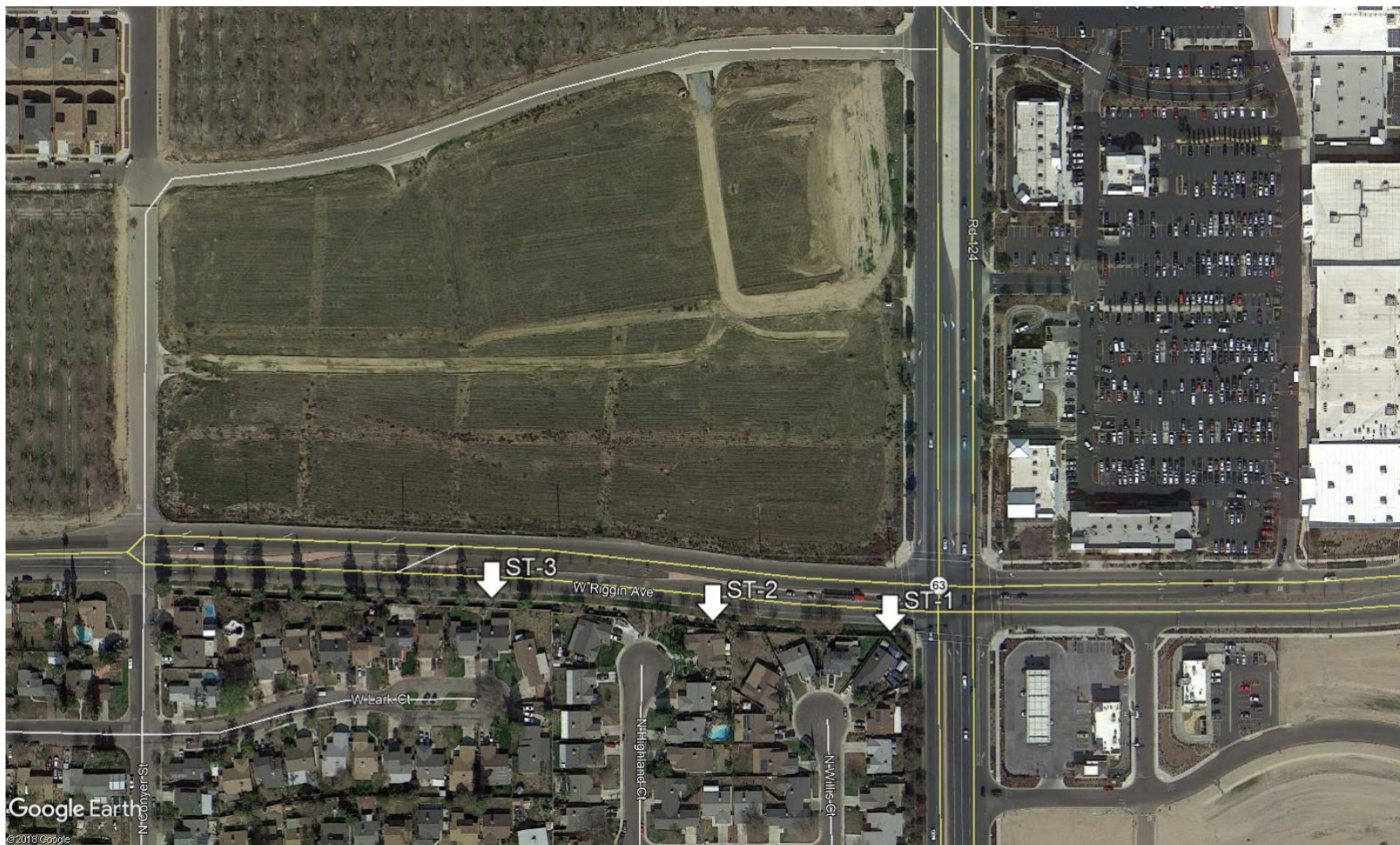


FIGURE 2: PROJECT SITE VICINITY AND NOISE MONITORING SITE LOCATIONS



APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL:	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
CNEL:	Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
DECIBEL, dB:	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
DNL/L_{dn}:	Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
L_{eq}:	Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L _{eq} is typically computed over 1, 8 and 24-hour sample periods.
NOTE:	The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L _{eq} represents the average noise exposure for a shorter time period, typically one hour.
L_{max}:	The maximum noise level recorded during a noise event.
L_n:	The sound level exceeded "n" percent of the time during a sample interval (L ₉₀ , L ₅₀ , L ₁₀ , etc.). For example, L ₁₀ equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE CONTOURS:

Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

NOISE LEVEL REDUCTION (NLR):

The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of Noise level reduction combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL:

Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL:

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

SOUND TRANSMISSION CLASS (STC):

The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B
EXAMPLES OF SOUND LEVELS

NOISE SOURCE	SOUND LEVEL	SUBJECTIVE DESCRIPTION
AMPLIFIED ROCK 'N ROLL ▶	120 dB	DEAFENING
JET TAKEOFF @ 200 FT ▶		
	100 dB	VERY LOUD
BUSY URBAN STREET ▶		
	80 dB	LOUD
FREEWAY TRAFFIC @ 50 FT ▶		
	60 dB	MODERATE
CONVERSATION @ 6 FT ▶		
	40 dB	FAINT
SOFT RADIO MUSIC ▶		
	20 dB	VERY FAINT
RESIDENTIAL INTERIOR ▶		
WHISPER @ 6 FT ▶		
HUMAN BREATHING ▶		
	0 dB	

APPENDIX C

**ABD ENGINEERING & DESIGN NOISE STUDY
TOMMY CAR WASH SYSTEMS, HUNDSONVILLE, MI**



ABD Engineering & Design

Architectural Acoustics • AV Design • Noise & Vibration

June 30, 2020

Introduction

ABD Engineering & Design, Inc., (ABD) was retained by Tommy Car Wash to complete a noise study of the new facility at 4665 32nd Ave, Hudsonville, MI 49426. Both long term and short term sound level measurements were collected at the site to capture noise levels generated by the Car Wash. Long term measurements were initiated on June 17, 2020 at 7:00 AM and were concluded on June 18, 2020 at 11:00 AM. Short term measurements were conducted on the morning of June 17. The following report details relevant acoustical concepts, and the results of our acoustical measurements.


Acoustical Terminology and Concepts

When dealing with sound, there is the physical quantity which is expressed as sound level and the perceived level which is expressed as loudness. Sound level is measured in units called decibels (abbreviated dB). Decibels are power ratios and are logarithmic quantities. Audible sound occurs over a wide frequency range, from approximately 20 Hertz (Hz) to 20,000 Hz. Human hearing does not respond equally to sounds at different frequencies (or pitch). Lower frequency sounds that are equally as “loud” have a much higher decibel level than high frequency sounds. To accommodate this variation in frequency sensitivity of human hearing, a frequency weighting can be applied to sound level measurements. When the weighting is applied, the resulting sound level measurements are said to be “A-weighted” and the decibel level is abbreviated dBA.

While the decibel or A-weighted decibel are the basic units used for noise measurement, other indices are also used. One common index, the equivalent sound level, abbreviated as Leq, is commonly used to indicate the average sound level over a period of time. Leq represents the steady level of sound which would contain the same amount of sound energy as does the actual time varying sound level. Although it is an average, it is strongly influenced by the loudest events occurring during the time period because these loudest events contain most of the sound energy.

Listed in Table 1 are some commonly encountered noises, their A-weighted level, and associated subjective evaluations:

Table 1: Noise Source Comparison

Subjective Evaluation	A-weighted Decibels		Examples
Deafening	140 dBA		Near Jet Engine
	130 dBA		Threshold of Pain
	120 dBA		Threshold of Feeling – Hard Rock Band
Very Loud	100 dBA		Loud Auto Horn (at 10 ft)
	90 dBA		OSHA 8 Hour Noise Exposure Limit
Loud	80 dBA		Shouting at 1m (3 ft)
	70 dBA		Busy Office
Moderate	60 dBA		Conversational Speech at 1m (3 ft)
	50 dBA		Average Office
Faint	40 dBA		Soft Radio Music in Apartment
	30 dBA		Average Residence without Stereo Playing
Very Faint	20 dBA		Average Whisper
	10 dBA		Human Breathing
Threshold of Hearing	0 dBA		Threshold of Audibility

Adapted from *Concepts in Architectural Acoustics* by M. David Egan (1972) and *Architectural Acoustics: Principles and Design* by M. Mehta, J. Johnson, and J. Rocafort (1999)

Instrumentation

One (1) Larson-Davis Laboratories Model 831 sound level meter was used for all short term measurements reported here. The Model 831 sound level meter was equipped with a Larson-Davis Laboratories model 377B20 microphone and Larson-Davis Laboratories Model PRM831 preamplifier. This meter conforms to the ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 1 (Precision), and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound-Level Meters, Class 1. The instrument was calibrated and is traceable to The National

Institute of Standards. Evidence of traceability is on file at the Larson Davis Corporate Headquarters. The meter calibration was field verified before and after the measurement session.

Four Soft-dB, Piccolo Model sound level meters were used for A-weighted measurements for the 24-hour noise study. These meters conform to ANSI Standard Specifications for Sound Level Meters S1.4-1983 (R2006), Type 2, and the IEC Standard 61672-1 Ed. 1.0 (2002-05), Sound Level Meters Class 2. The instruments were calibrated and are traceable to the National Institute of Standards. Evidence of traceability is on file at the Soft-dB Corporate Headquarters. The meters were field verified before and after the measurement session.

Atmospheric Conditions

ABD completes noise measurements within atmospheric limits specified in ANSI S12.9 *Quantities and Procedures for Description and Measurement of Environmental Sound* and S12.18 *Outdoor Measurement of Sound Pressure Level* for environmental noise measurements. Data measured during higher wind speeds risk reliability contamination due to wind noise on the microphone, and repeatability limitations due to the directionality of the receiver relative to the noise source.

The environmental conditions, as measured at the Gerald R. Ford International Airport, in Grand Rapids MI on June 17-18, 2020 were within the range of the specified limits and are summarized in Table 2.

Table 2: Environmental conditions during testing over June 17 & 18, 2020

Time	Average Temperature (F)	Average Relative Humidity	Nominal Wind Direction	Average Wind Speed (MPH)	Precipitation (in.)
June 17-18, 2020	72°	58 %	E	3.8 mph	0.0 in

Environmental data provided by www.wunderground.com, from the Gerald R. Ford International Airport Weather Station

Noise Measurements

Noise measurements were completed at a variety of interior and exterior positions, as shown in Figure 1. The measurement locations indicated by the red squares are where the long-term measurements were taken. The locations indicated by the blue circles (and the blue gradations) are the suggested measurement locations by Tommy Car Wash and represent the short-term measurements taken while on site.

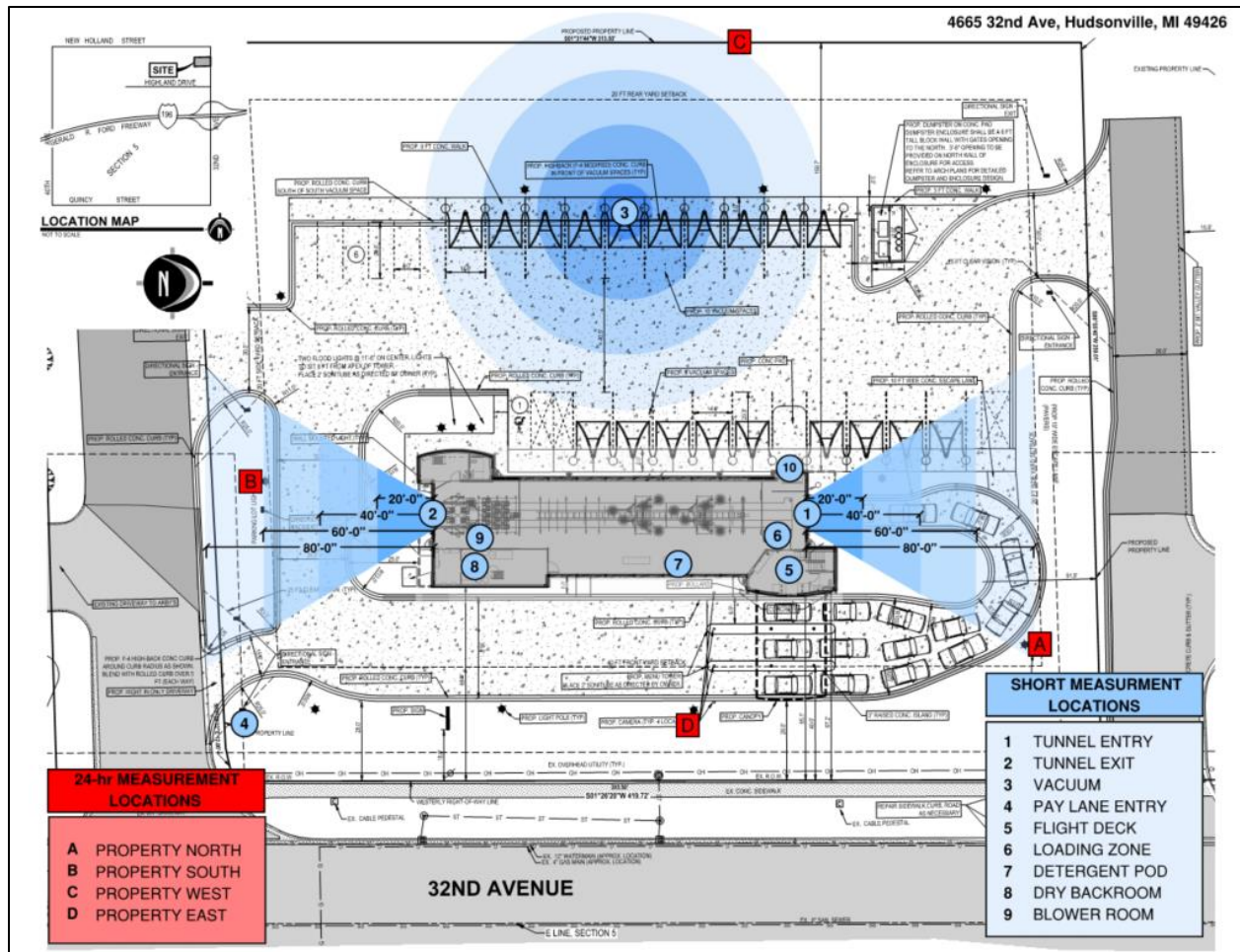


Figure 1: Site Plan with Measurement Locations

Short-Term Measurements

A description of each measurement location is provided for clarity. The short-term measurements (1-10) were taken with the Larson Davis Model 831 hand-held meter.

- 1) Tunnel Entry: This position is the vehicular entry location to the car-wash structure. Measurements were also taken at the vehicle entry to the building and at 20', 40' and 60' from the entrance towards the north of the building. All measurements were in-line with the vehicle path as it moves through the car-wash process.
- 2) Tunnel Exit: This position is the vehicular exit location to the car-wash structure. Measurements were also taken at the vehicle's exit location at distances of 20', 40', 60', and 80' from the exit towards the south of the building. All measurements were in-line with the vehicle path as it exits the car-wash process.
- 3) Vacuum: This position is intended to capture the operational noise of a single vacuum unit for which Vacuum #12 was selected. It was observed that on this unit with both hose nozzles stowed, there was a significant whistling noise being generated by the air-flow

leakage at the storage pocket. Since typical use would involve using at least one of the hoses, one hose was removed from its pocket and placed on the ground during measurements.

Measurements were also taken relative to this vacuum station at distances of 20', 40', 60', and 80' to the west of the vacuum bay. These measurements of vacuum operational noise at these distances to the west were completed with all vacuum units within this bay operating simultaneously. This was in order to capture the loudest operating condition.

- 4) Pay Lane Entry: This location is the vehicle entry point to the property, for users who proceed through the car wash process.
- 5) Flight Deck: This location was to capture the noise within the enclosed office area where employees interact with customers through the drive-through window.
- 6) Loading Zone: This is the position where vehicles are transitioned onto the conveyer system for shuttling the car through the car-wash mechanism.
- 7) Detergent Pod: This position is located behind the bank of car-wash detergent chemical storage and delivery tanks.
- 8) Dry Backroom: This position is located within a separate closed room behind the blower bay of the car-wash facility. Chemical pumping equipment was observed within this room.
- 9) Blower Room: This space is the area where the air-blowers are used to dry the vehicles after being washed and rinsed, it is near the vehicular exit of the car-wash structure.
- 10) Mat Washer: This position is the location of two separate, self-service car mat-washer machines. Three measurements were taken at this position with one (1) of the mat washers on and operating, but no floor mat was being conveyed into the machine. The specific measurement locations are as follows: 3 ft. in front of door with the door closed, 6' in front of the door with the door closed, and 3' in front of the door with the door open.

It should be noted that noise measurements on the interior of the car wash were collected at these various locations, and during multiple operating conditions for the car wash. This was done to provide a general understanding of the noise generated within the car wash, as requested by Tommy Car Wash. It should be understood that the noise measurements that were collected are strictly informational. To understand regulations for OSHA's allowable noise exposure, please refer to the OSHA standard. For compliance to this standard, noise dosimetry testing should be performed on individual employees that spend significant amounts of time in high noise areas that are identified in the following results. Listed in Table 3 are the results of these short-term measurements. Reported here are the loudest measured levels at each measurement location over the various operating conditions evaluated.

Table 3: Short-term Measurement Results

Short-term Measurement Locations	Measured Sound Pressure Level dB(A) ¹
(1) Tunnel Entry	86
(2) Tunnel Exit	95
(3) Vacuum	90
(4) Pay Lane Entry	67
(5) Flight Deck	66
(6) Loading Zone	91
(7) Detergent Pod	93
(8) Dry Backroom	92
(9) Blower Room	104
(10) Mat Washer	86

Utilizing the short-term measurement results, we have projected how noise generated by Tommy Car Wash will propagate over the property; these results are shown in Figure 2. Please note that our measurements at distances away from the vacuum include the noise levels with all vacuums in operation (worst case scenario). This “all-vacuums on” condition was projected onto the entire property for the sound map. It should be noted that noise contribution from the vacuums dominated the noise levels at the entrance, so the results shown at the entrance on the sound map exceed the short term measurements taken in these locations with no vacuum in operation.

¹ Reported values are for the loudest operating condition captured during the measurement session.

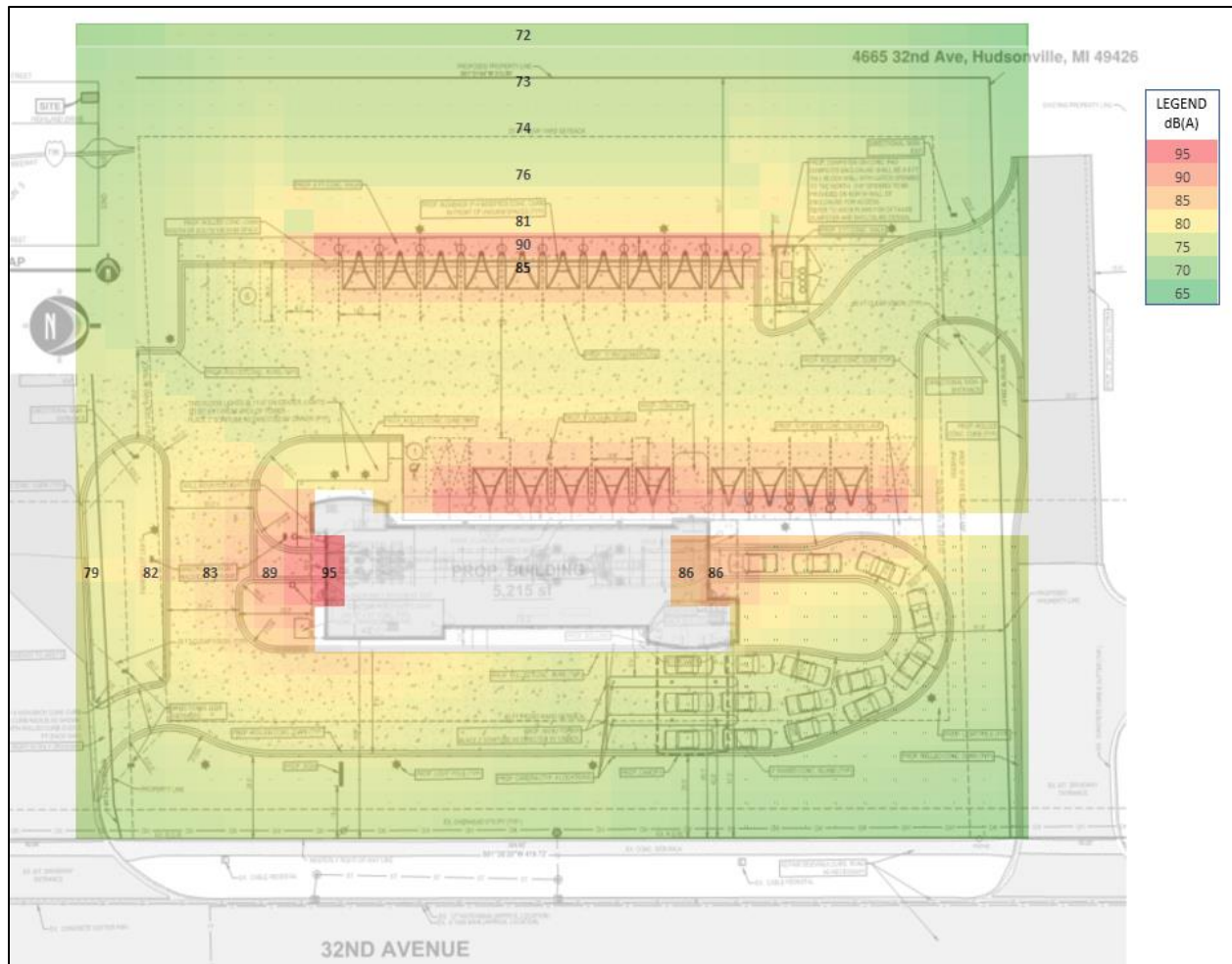


Figure 2: Sound Map of Tommy's Car Wash Property

Long-Term Measurements

The long-term measurements (A-D) were taken with the Soft-dB Piccolo meters and located at the perimeter of the property as shown in Figure 1. Locations A, B, and D were approximately 9' above the ground. Location C was 5' above the ground.

All meters were set to run with a 1-second sampling interval and using exponential (slow) detector integration methods. The time-history results of these long-term measurements over the time interval are shown in Figure 3.

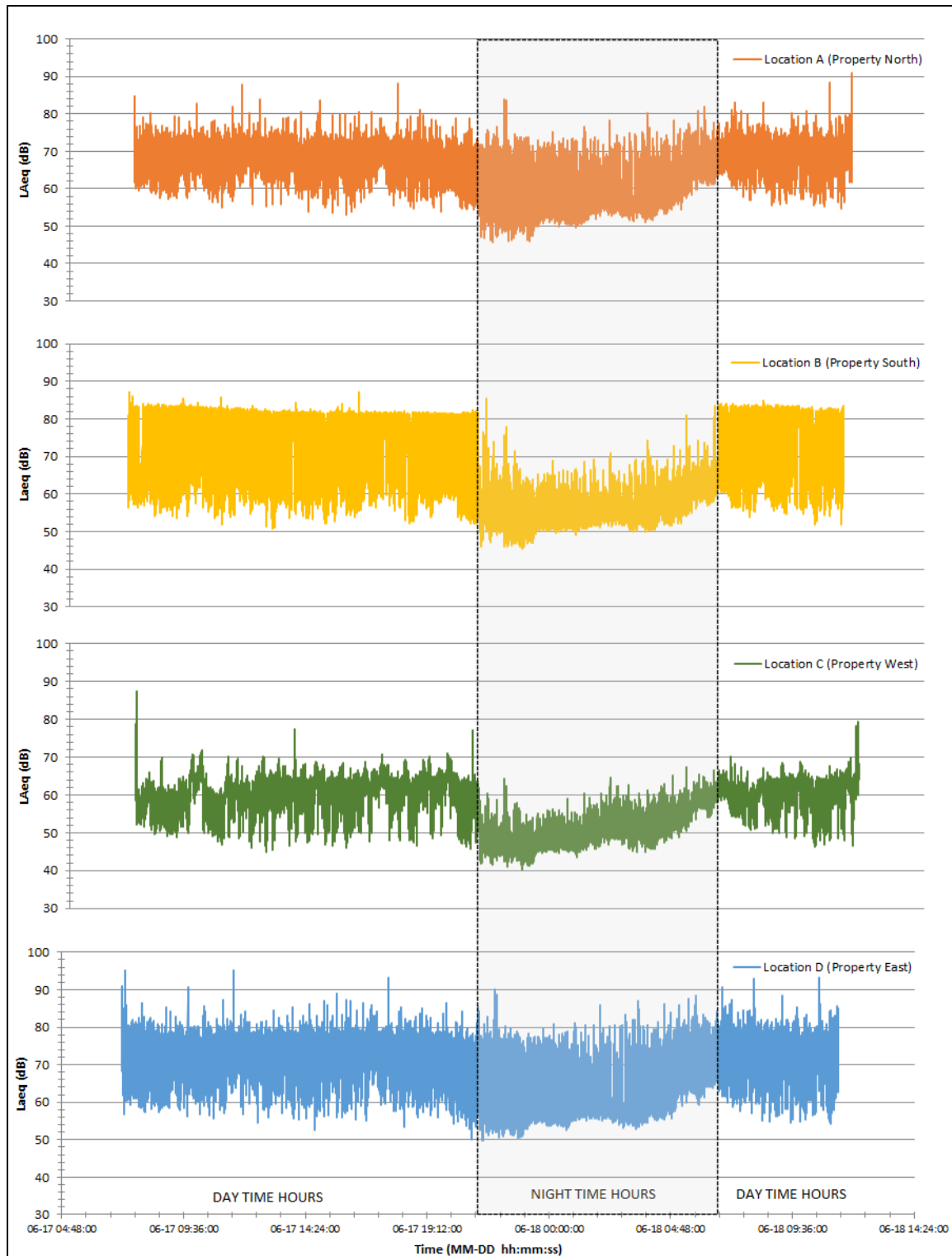


Figure 3: Time-History Results of Long-Term Measurements

Measurement Location A and D, on the street side of the property, show no clear transition between the car wash operational noise and the nighttime noise collected at this position. Consistent with observations made at site, the noise at these locations is dominated by general traffic noise. Also note that at both Location A and D, there are a significant number of short-term peaks in these time histories. Again, based on observations made on site, these peaks are likely due to motorcycles passing by, and trucks traversing pot-holes producing a series of “bangs & clanks” as the vehicle navigated the uneven road surface.

Noise data at Location B and C clearly show a distinction between the day-time (operational hours) and night-time noise levels. Location B in particular, has the loudest consistent noise levels due to the dryers at the exit..

If you have any questions, please call.

Sincerely,

ABD ENGINEERING & DESIGN, INC.

Per:



Peter C. Laux, PhD

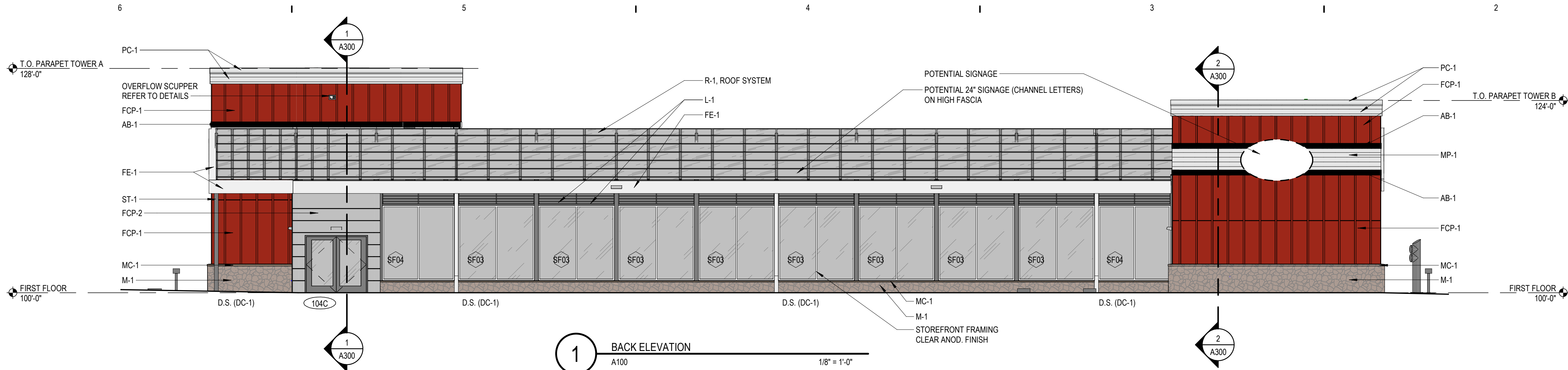
Chief Scientist and Senior Consultant



Quincey Smail

Acoustical Consultant

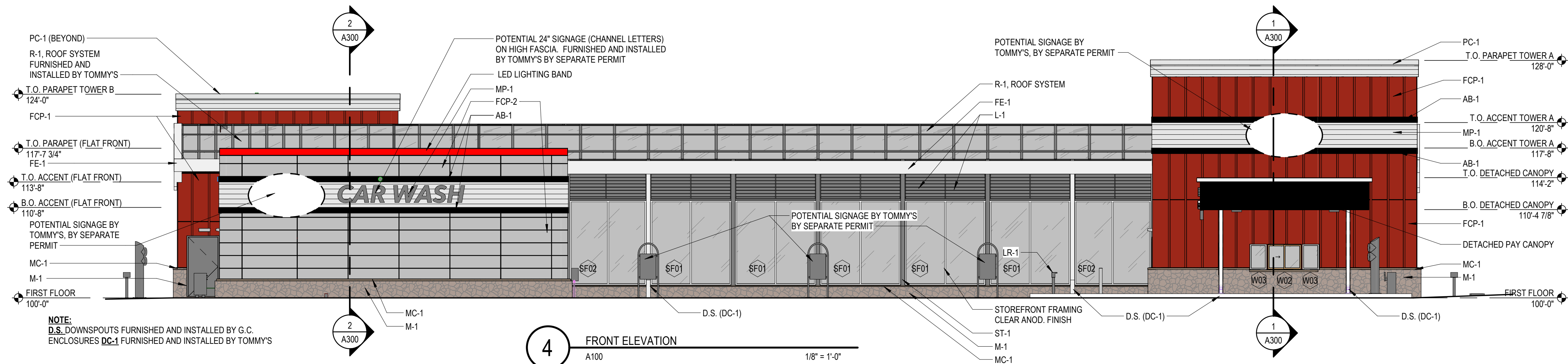
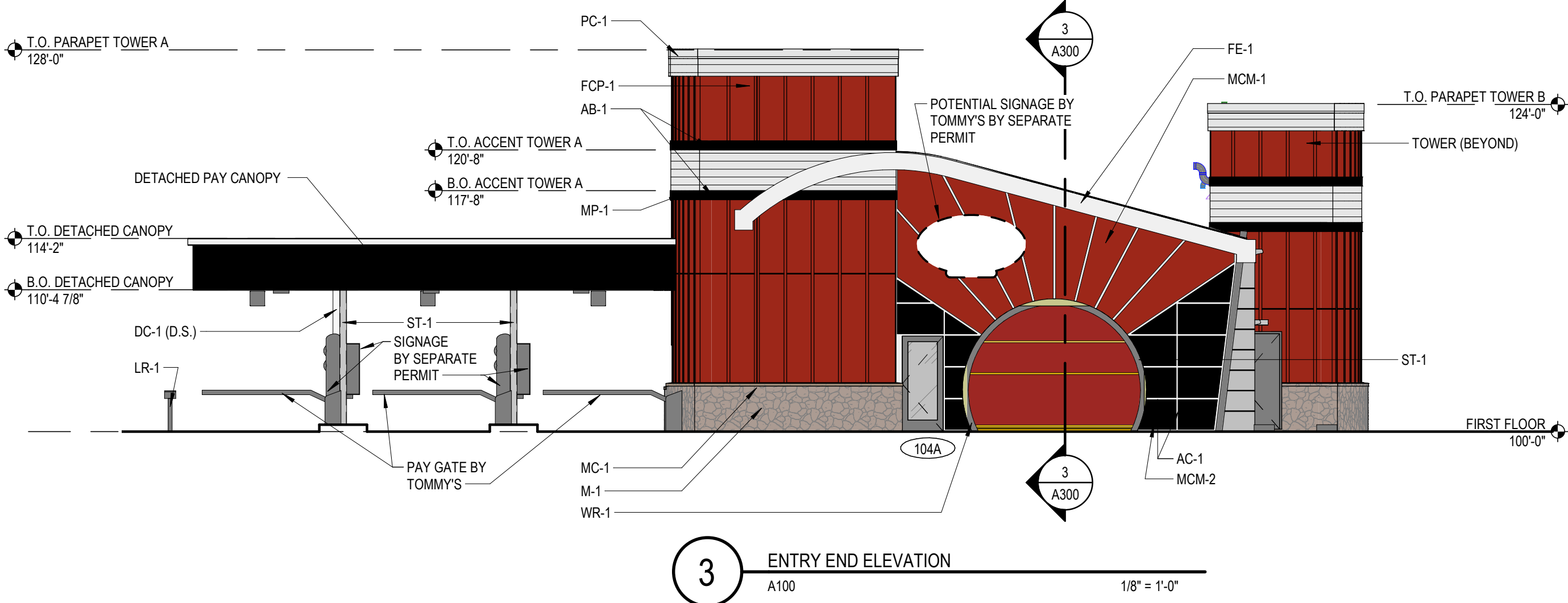
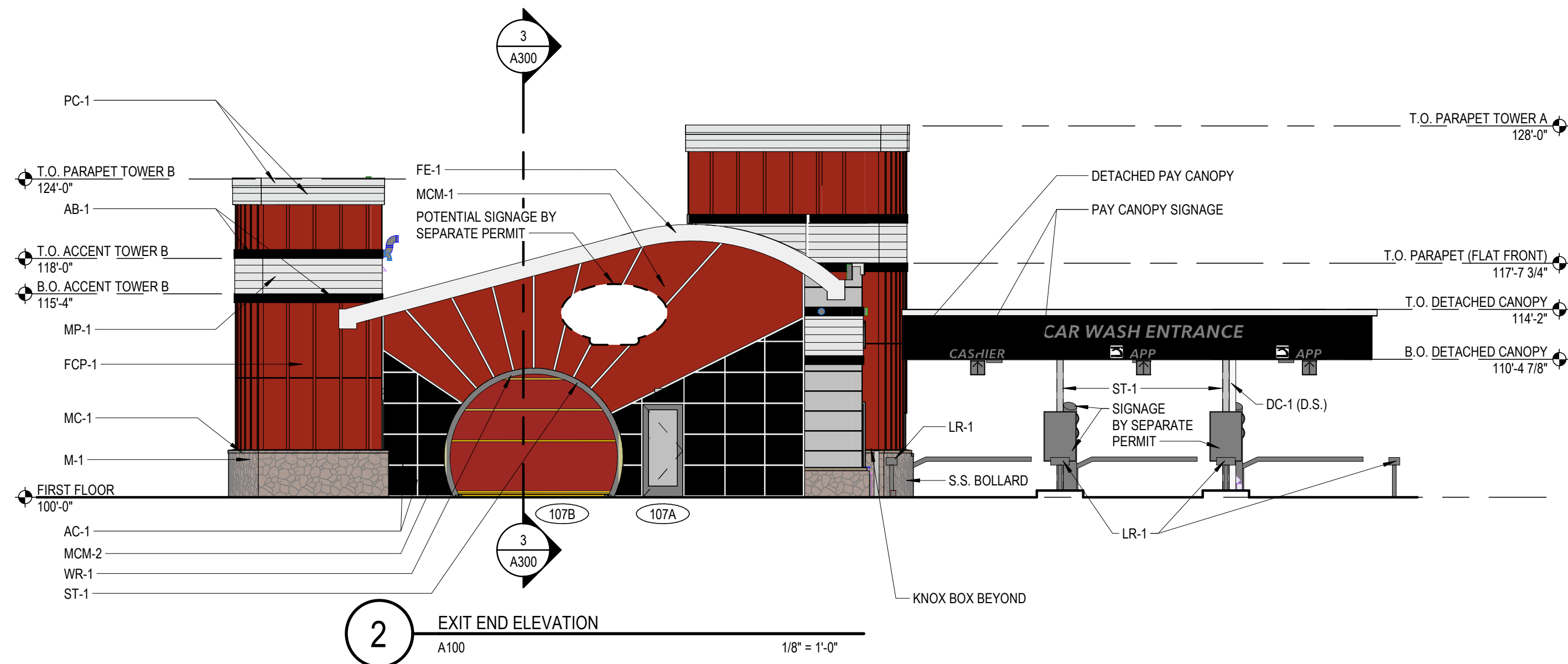
cc: Marci Boks – ABD Engineering & Design



EXTERIOR MATERIALS LEGEND

- FIBER CEMENT BOARD PANEL, BOARD AND BATTEN PATTERN
- PREFINISHED METAL COPING
- MCM PANEL (RED)
- ALUM. FLAT STOCK (BLACK)
- PROFILED METAL PANEL
- MCM PANEL (BLACK)
- GLAZING
- FIELDSTONE
- FIBER CEMENT BOARD PANEL

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RBI	POWDER COATED STRUCTURAL STEEL	RAL 3001	TOMMY'S	TOMMY'S
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	TOMMY'S	G.C.
M-1	FIELDSTONE VENEER	CORONADO	FIELDSTONE	Desert Rust	G.C.	G.C.
MC-1	PRECAST STONE		MASONRY CAP	MATCH M-1	G.C.	G.C.
FCP-1	FIBER CEMENT PANELS	NICHIHA	BOARD AND BATTEN	CARDINAL RED	TOMMY'S	G.C.
FCP-2	FIBER CEMENT PANELS	NICHIHA	ARCHITECTURAL BLOCK SERIES 18" x 72" W	MARTIN FASHION GRAY	TOMMY'S	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	EBONY	TOMMY'S	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	ARCONIC	REYNOBOND COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMY'S	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED	TOMMY'S	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY	TOMMY'S	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES STOREFRONT	CLEAR ANNOIDIZED	TOMMY'S	G.C.
SF01, SF02, SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNOIDIZED	G.C.	G.C.
SF04	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER/ CITADEL	1" GLAZE GUARD 1000 WR+ PANEL INFILL SEE DETAIL ON A602	CLEAR ANNOIDIZED FRAMES/ EBONY INFILL PANELS	G.C.	G.C.
DC-1	PREFINISHED ALUMINUM	ALPOLIC	4MM MCM PANELS DOWNSPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	LICENSE PLATE READER	TOMMY'S	BOLLARD	STAINLESS STEEL	TOMMY'S	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNOIDIZED	TOMMY'S	G.C.
FE-1	FASCIA / EAVE	ALPOLIC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
L-1	PREFIN. ALUM LOUVER	RUSKIN	DRAINABLE LOUVER	CLEAR ANNOIDIZED	TOMMY'S	TOMMY'S
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMY'S	TOMMY'S



TOMMY CAR WASH SYSTEMS

TOMMY'S EXPRESS P2872

QUOTE: XXXXX
VERSION NUMBER: XX
PROGRAM: 2024-Q1-T3-R22

ISSUANCE

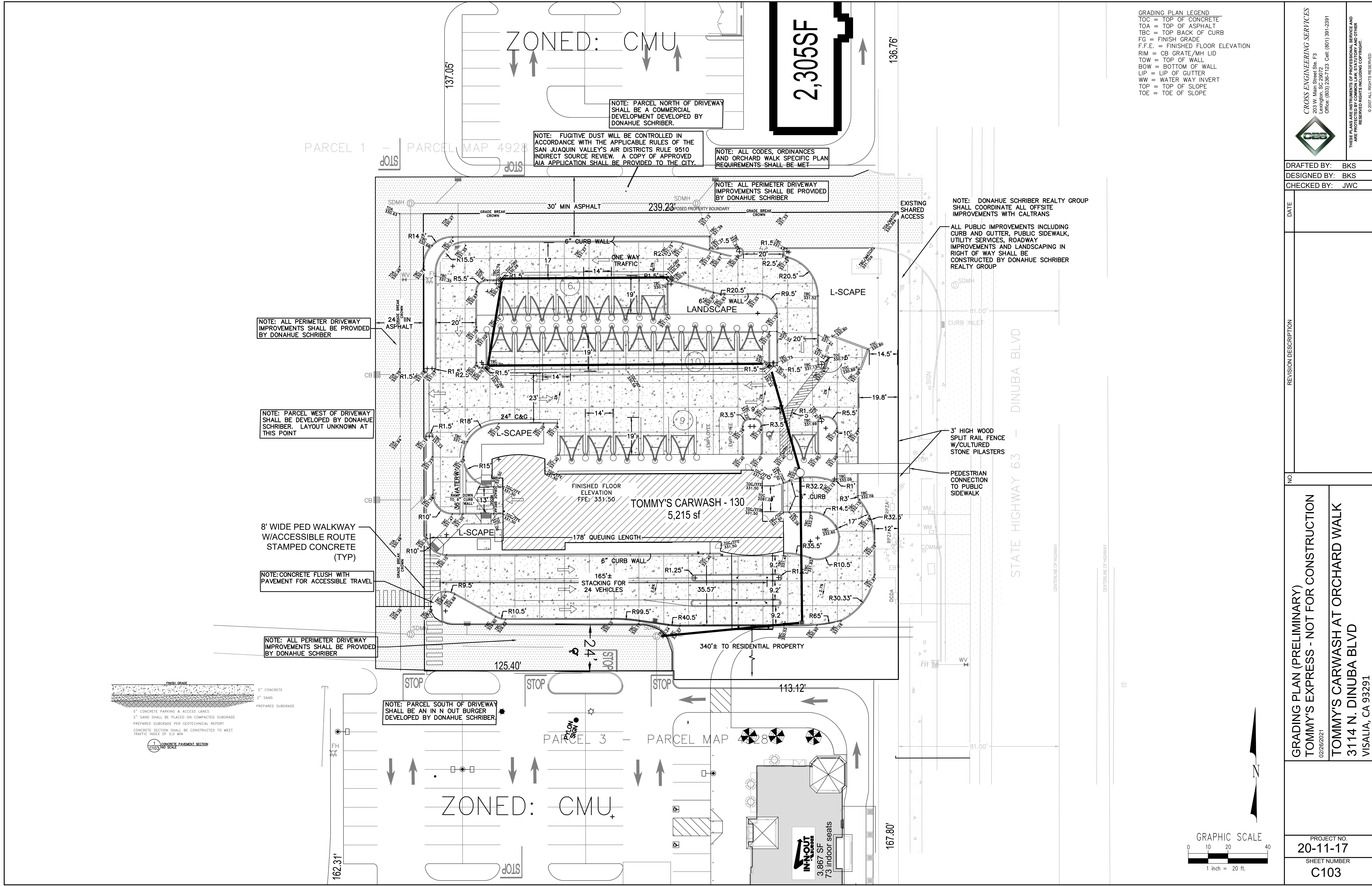
SITE PLAN REVIEW
02/11/2021

REVISIONS

NO. DATE DESCRIPTION

FILE NUMBER 81310172
PROJECT MANAGER S. MARKS
PROFESSIONAL
DRAWN BY GBC
CHECKED BY GBC

BUILDING
ELEVATIONS
A200



CROSS ENGINEERING SERVICES 203 W. Main Street Ste. F3 Visalia, CA 93291 Office: (805) 236-7123 Cell: (805) 391-2391	
DRAFTED BY: BKS	
DESIGNED BY: BKS	
CHECKED BY: JWC	
DATE	
REVISION DESCRIPTION	
NO	
GRADING PLAN (PRELIMINARY) TOMMY'S EXPRESS - NOT FOR CONSTRUCTION	
TOMMY'S CARWASH AT ORCHARD WALK 3114 N. DINUBA BLVD VISALIA, CA 93291	
PROJECT NO. 20-11-17	
SHEET NUMBER C103	

LANDSCAPE NOTES

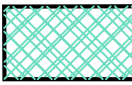
1. ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3. ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
4. IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
5. ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL.
6. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
7. ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
9. TREES AND SHRUBS SHALL BE PLACED A MINIMUM 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; 10' FROM LIGHT STANDARDS, UTILITY POLES, AND DRIVE APPROACHES; AND 8' FROM FIRE HYDRANTS, AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS. NO TREES ALLOWED IN SWALES.
10. ALL 2:1 SLOPES SHALL BE PLANTED AND IRRIGATED PER CITY CODES AND REGULATIONS.
11. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY CODES AND REGULATIONS.
12. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED, THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. IRRIGATION TO BE DRIP WHEREVER POSSIBLE.
14. WOOD MULCH DEPTH REQUIREMENT IS 3" UNDER TREES AND SHRUBS AND 1 1/2" UNDER GROUNDCOVER FROM FLATS OR QUARTS.
15. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
16. ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH AN EIGHTEEN (18) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
17. EXISTING TREES, SHRUBS, AND IRRIGATION TO REMAIN WHERE DESIGNATED. DAMAGED PLANTS OR IRRIGATION DESIGNATED TO REMAIN ARE TO BE REPLACED TO MATCH EXISTING.
18. THE CITY OF VISALIA PLANNING DEPARTMENT MUST BE CONTACTED PRIOR TO INSTALLATION OF IRRIGATION AND LANDSCAPE TO SCHEDULE LANDSCAPE INSPECTIONS WITH THE CITY REPRESENTATIVE. THREE LANDSCAPE SITE INSPECTIONS ARE REQUIRED. THE FIRST INSPECTION WILL BE CONDUCTED AT INSTALLATION OF IRRIGATION WHILE TRENCHES ARE OPEN. THIS WILL VERIFY THAT IRRIGATION EQUIPMENT AND LAYOUT IS PER PLAN SPECIFICATIONS AND DETAILS. ANY ADJUSTMENTS OR DISCREPANCIES IN ACTUAL CONDITIONS WILL BE ADDRESSED AT THIS TIME AND WILL REQUIRE AN APPROVAL TO CONTINUE. WHERE APPLICABLE, A MAINLINE PRESSURE CHECK WILL ALSO BE CONDUCTED. THIS WILL VERIFY THAT THE IRRIGATION MAINLINE IS CAPABLE OF BEING PRESSURIZED TO 150 PSI FOR A MINIMUM PERIOD OF TWO HOURS WITHOUT LOSS OF PRESSURE. THE SECOND INSPECTION WILL VERIFY THAT ALL IRRIGATION SYSTEMS ARE OPERATING PROPERLY, AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION LANDSCAPE PLANS. THE THIRD INSPECTION WILL VERIFY PROPERTY LANDSCAPE MAINTENANCE FOR RELEASE OF THE ONE-YEAR LANDSCAPE MAINTENANCE BOND.
19. THE CONTRACTOR SHALL PROVIDE TWO COPIES OF AN AGRONOMIC SOILS REPORT AT THE FIRST IRRIGATION INSPECTION.
20. ALL REQUIRED LANDSCAPE PLANTING AND IRRIGATION SHALL HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS AND SHALL BE IN A CONDITION ACCEPTABLE TO THE PLANNING DIRECTOR. THE PLANTS SHALL BE HEALTHY AND FREE OF WEEDS, DISEASE, OR PESTS. THE IRRIGATION SYSTEM SHALL BE PROPERLY CONSTRUCTED AND IN GOOD WORKING ORDER.



DWARF TEXAS
RANGER



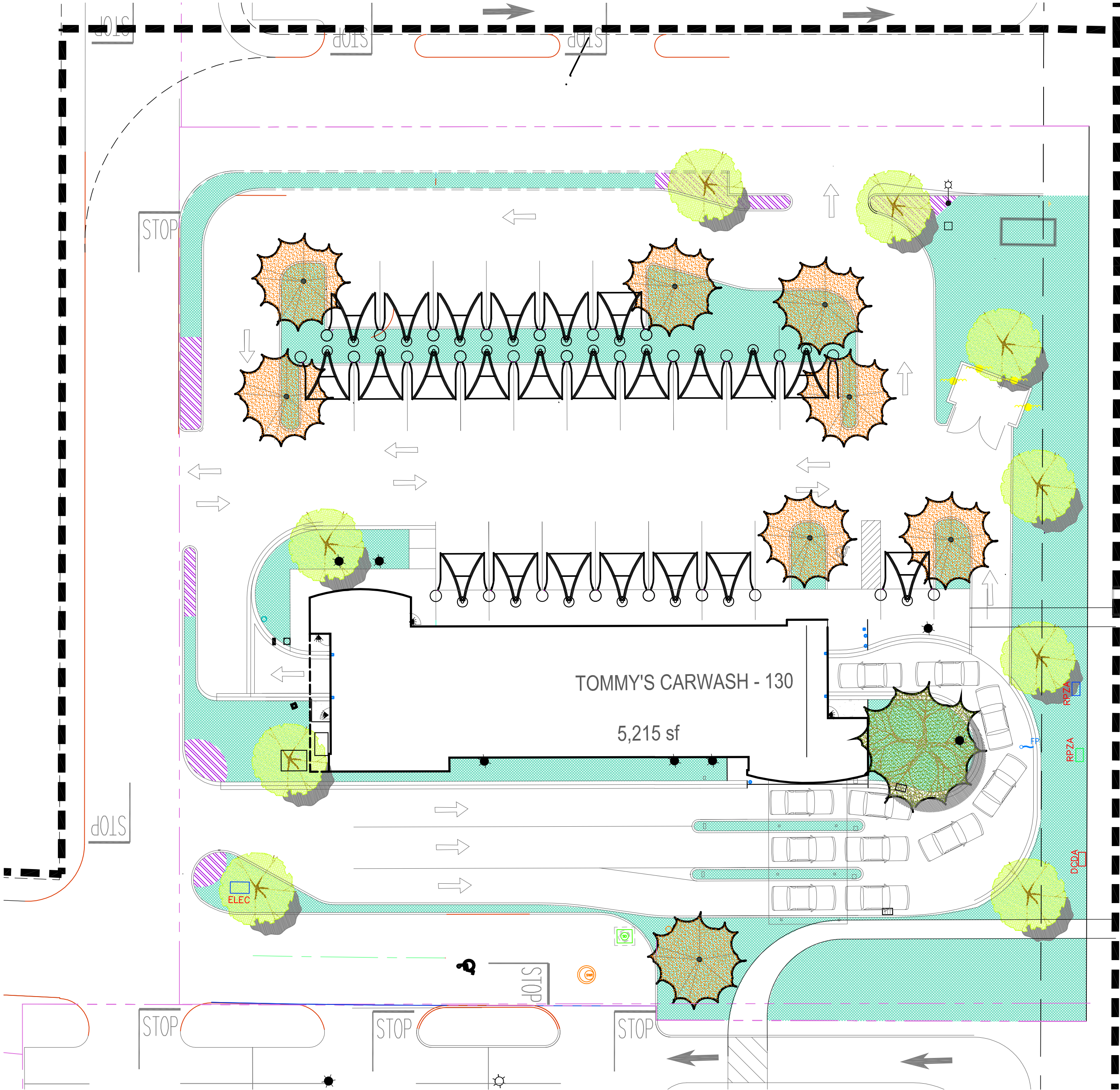
MEXICAN BUSH SAGE



ROCK COTONEASTER



PINK MUHLY GRASS



CHINESE PISTACHE



MARINA ARBUTUS



YUCCA FILAMENTOSA



VERBENA



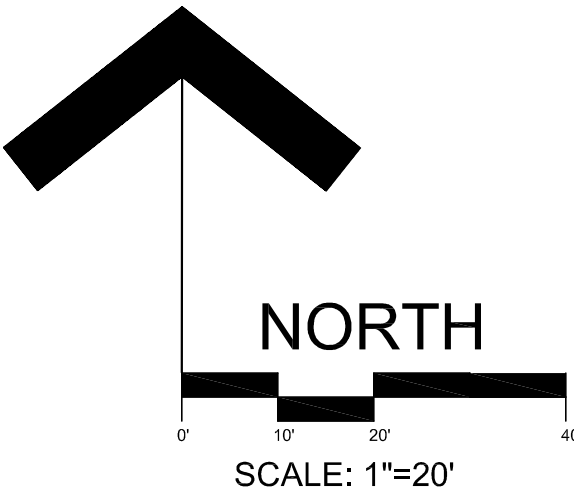
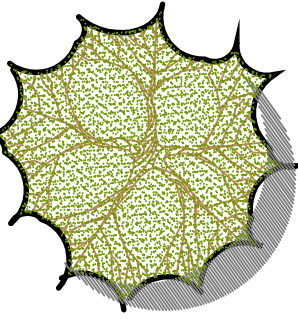
FRENCH LAVENDER

PLANT PALLETTE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.	WUCOLS
PROPOSED TREES:				
	ARBUTUS 'MARINA' / MARINA ARBUTUS	24" BOX	11	L
	QUERCUS AGRIFOLIA - COAST LIVE OAK	24" BOX	1	L
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX	7	L
NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS				
PROPOSED SHRUBS & GROUND COVER:				
	MUHLENBERGIA DUMOSA / PINK MUHLY	5 GAL.	76	L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	88	L
	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM' / DWARF TEXAS RANGER	5 GAL.	65	L
	COTONEASTER HORIZONTALIS - ROCK COTONEASTER	1 GAL. @ 6' O.C.	12,686 S.F. 355	L
	YUCCA FILAMENTOSA - N.C.N.	5 GAL.	83	L
	LAVANDULA DENTATA / FRENCH LAVENDER	5 GAL.	68	L
	VERBENA PERUVIANA / VERBENA	R.C's. @ 3' O.C.	477 S.F. 1 FLAT	L
PROPOSED VINE:				
	MACFYDENA UNGIS-CATI / CAT'S CLAW VINE	5 GAL.	4	L
NO SYMBOL				
MEDIUM SHREDDED WOOD MULCH THROUGHOUT ALL PLANTER AREAS		3" LAYER	122 CU. YDS.	N.A.
NOTES: 1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM. 2. WOOD MULCH DEPTH REQUIREMENT IS 3" FOR ALL PLANTER AREAS. 3. TOTAL LANDSCAPE AREA: 13,163 S.F.				

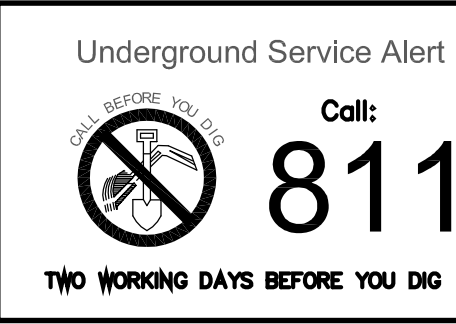


COAST LIVE OAK



WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]	
ETo = Reference Evapotranspiration (Inches per year)	53.3
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	13,163
SLA = Special Landscape Area	0
TOTAL MAWA	195,743.1



Owner

**DONAHUE
SCHRIBER REALTY
GROUP**

200 E. Baker Street, STE.
100
Costa Mesa, Ca 92626
Phone: 714.966.6475
Email:

Project

**TOMMY'S
CARWASH
NO. 130**

Visalia, Ca
APN: 078-120-030

Landscape Contractor



Plans

**LANDSCAPE
PLAN**

© ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE 2020
THESE DRAWINGS AND THE
ACCOMPANYING SPECIFICATIONS AS
INSTRUMENTS OF SERVICE ARE THE
EXCLUSIVE PROPERTY OF ROBERT
TAFT + ASSOCIATES LANDSCAPE
ARCHITECTURE, AND MAY NOT BE
REPRODUCED IN ANY FORM WITHOUT
WRITTEN PERMISSION FROM THE
LANDSCAPE ARCHITECT.

Seal

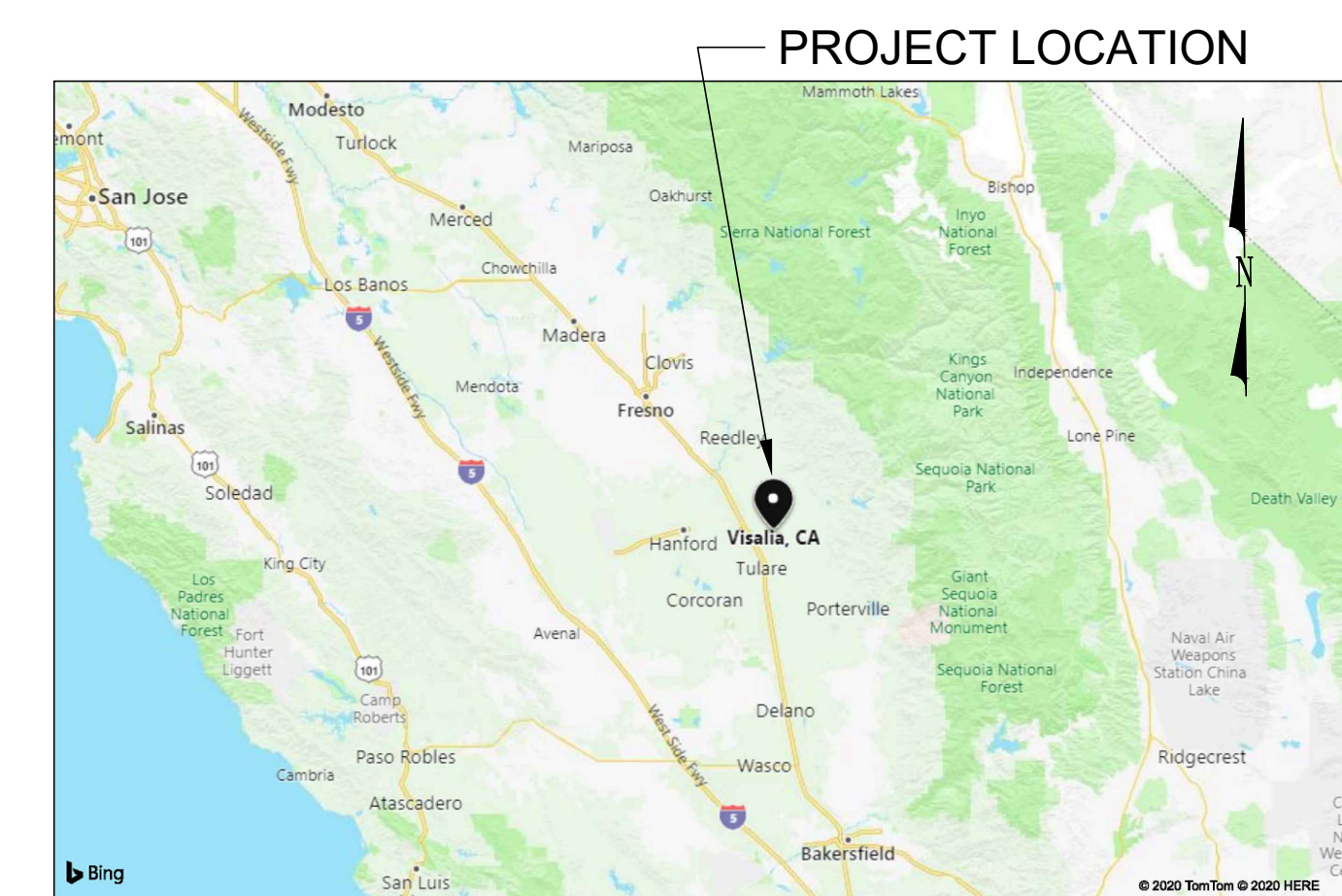
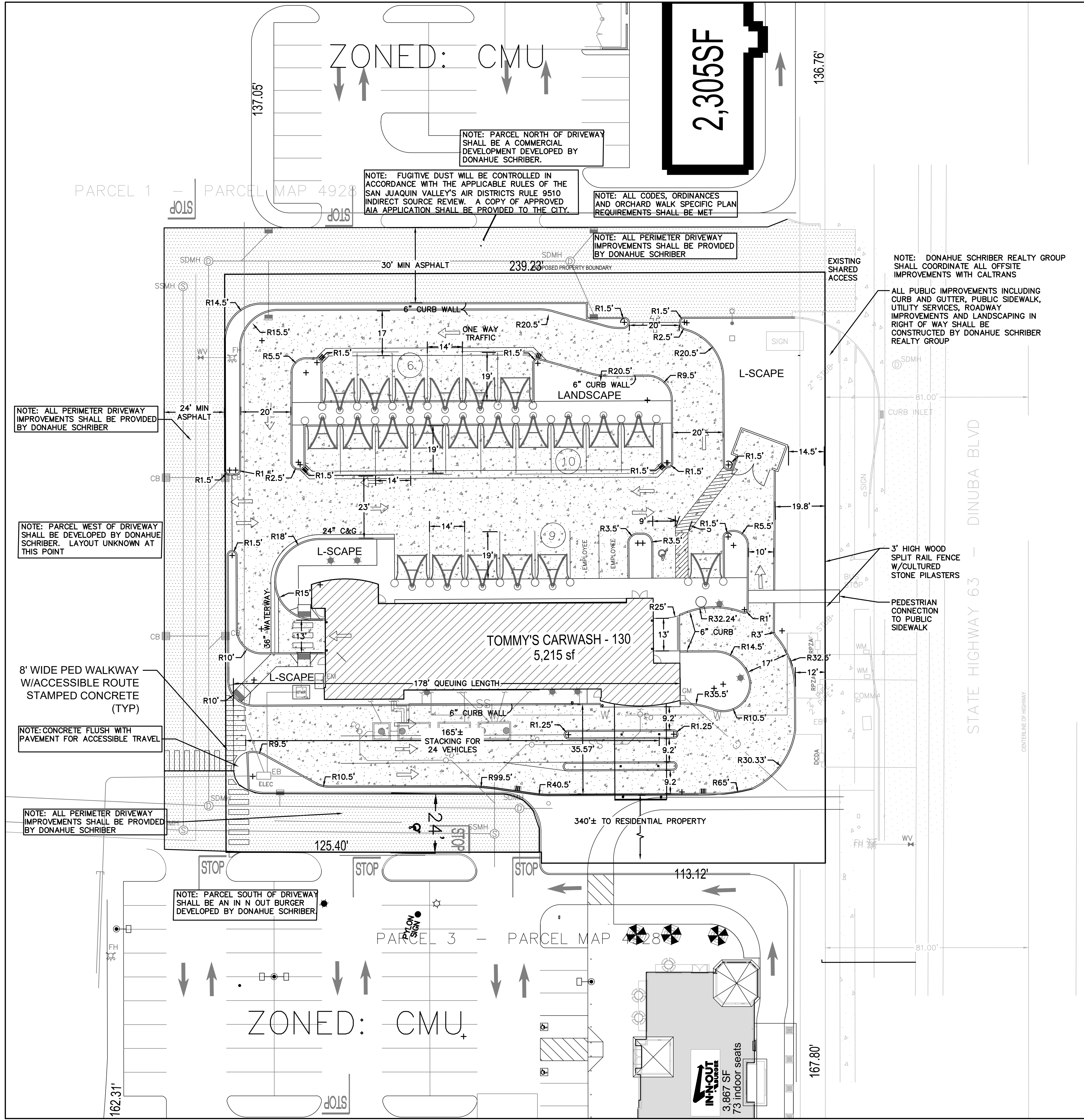


No. Revision Date

Sheet Title

**CONCEPTUAL
LANDSCAPE PLAN**

Drawn	R.E.T.	Sheet
Date	November 18, 2020	L1
Scale	See Plan	
Job No.		of 1



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER
DONAHUE SCHRIBER
REALTY GROUP
200 E. BAKER STREET,
STE. 100
COSTA MESA, CA 92626
714-966-6475

APPLICANT
CROSS ENGINEERING
SERVICES, LLC
203 W. MAIN ST,
STE. F3
LEXINGTON, SC 29072
801-391-2391

SITE PLAN
PREPARED BY:
CROSS ENGINEERING
SERVICES, LLC
203 W. MAIN ST,
STE. F3
LEXINGTON, SC 29072
801-391-2391

UTILITY PROVIDERS
WATER - CITY OF VISALIA
SEWER - CITY OF VISALIA
ELECTRIC - SC EDISON
GAS - SC GAS
TELEPHONE - AT&T

SITE AREA
GROSS ACREAGE: 1.64
NET ACREAGE: 1.28
LANDSCAPE ACREAGE: 0.30
ROOF ACREAGE: 0.12
HARDSCAPE ACREAGE: 0.85

PARCEL NUMBER
APN: 078-120-030

TOMMY'S PARKING SPACES
REQUIRED = 1 STALL / 500 SF = 11 STALLS
EMPLOYEE SPACES PROVIDED: 2
HANDICAP STALLS = 1
VAC-STALLS = 22
TOTAL STALL PROVIDED = 25

- LEGEND
- FH ⌘ = FIRE HYDRANT
 - SSMH Ⓢ = SEWER MANHOLE
 - SSCO ○ = SEWER CLEANOUT
 - SDMH Ⓢ = STORM DRAIN MANHOLE
 - BP ○ = BOLLARD POLE
 - CB □ = CATCH BASIN
 - = INLET GRATE
 - EMH ○ = ELECTRIC MANHOLE
 - EB □ = ELECTRIC BOX
 - EM □ = ELECTRIC METER
 - GM □ = GAS METER
 - PPO = POWER POLE
 - LP ☆ = LIGHT POLE
 - TRANS □ = TRANSFORMER PAD
 - TMH ○ = TELEPHONE MANHOLE
 - TP □ = TELEPHONE PEDESTAL
 - GP ⌘ = GUY WIRE
 - WMH ○ = WATER MANHOLE
 - WV ⌘ = WATER VALVE
 - WM Ⓢ = WATER METER
 - MW ○ = MONITOR WELL
 - SPB □ = SPRINKLER BOX
 - RDO = ROOF DRAIN
 - RVO = ROOF VENT
- VACUUM STALL

CROSS ENGINEERING SERVICES
203 W. Main Street Ste. F3
Lexington, SC 29072
Office: (803) 236-7123 Cell: (801) 391-2391

DRAFTED BY: BKS
DESIGNED BY: BKS
CHECKED BY: JWC

DATE	REVISION DESCRIPTION	NO.

DRAFT CIVIL SITE PLAN
TOMMY'S EXPRESS - NOT FOR CONSTRUCTION
02/26/2021

TOMMY'S CARWASH AT ORCHARD WALK
3114 N. DINUBA BLVD
VISALIA, CA 93291

PROJECT NO.
20-11-17
SHEET NUMBER
C101

THREE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROVIDED FOR THE CONSUMER'S INFORMATION ONLY. NO OTHER RESERVED RIGHTS INCLUDING COPYRIGHT.

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CROSS ENGINEERING SERVICES, LLC

February 25, 2021

Tommy's Carwash – Operations Narrative

Tommy's Express Wash is a Nationally Franchised Express Wash that provides outstanding results with state of the art equipment, tunnel, and customer service. Total employees per location is approximately 15 and there is never more than 3 employees on site at any time. There is no retail component with this development. We utilize an eco-friendly water reclaim system and based on our belt system we can process approximately 80 cars per hour during busiest times. Hours of operation are scheduled for 7am-9pm every day.

Tommy's Carwash – Response to Comments

Comments received January 12, 2021 from City of Visalia

1. Site Plan Review Comments

Comment – Refer to original

- a. Original Comments included:
- b. Install curb and gutter onsite per site design requirements
Answer: curb and gutter has been installed as noted on plan sheet

Sidewalk shall be 4' minimum width – provide parkway width at Onsite Accessible Paths

Comment: Repair and or replace any sidewalk across the public street frontages of the subject site that has become uneven, cracked, or damaged and may constitute a tripping hazard.

Answer: All public sidewalk repair shall be provided by Donahue Schriber. Tommy's is not responsible for any public improvements according to our development agreement with Donahue Schriber.

Comment: Repair and or replace any curb and gutter across the public street frontages of the subject site that has created areas where standing water can stand.

Answer: All public curb and gutter repair shall be provided by Donahue Schriber. Tommy's is not responsible for any public improvements according to our development agreement with Donahue Schriber.

Comment: City Encroachment Permit is Required

Answer: Donahue Schriber shall obtain the City encroachment permit for all offsite improvements



CROSS ENGINEERING SERVICES, LLC

Comment: Caltrans encroachment permit required. Caltrans comments required prior to issuing building permit for ANY work in Dinuba Blvd right of way.

Answer: Donahue Schriber is responsible for obtaining Caltrans encroachment permit and is responsible to address all Caltrans comments.

Comment: Landscape and Irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Answer: Tommy's carwash shall provide landscape and irrigation plans for onsite improvements on Sheet L1. Donahue Schriber shall provide landscape and irrigation plans for all offsite street front landscaping.

Comment: Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.

Answer: The Orchard Walk development is a phased development. The Tommy's site will not be phased. Donahue Schriber is responsible for providing a master grading and drainage plan for the entire Orchard Walk development. Tommy's has provided a grading and drainage plan on Sheet C103 providing elevations relative to the City's benchmark network. All onsite stormwater drainage shall discharge into the Orchard Walk drainage pipe system at the southwest corner of the property as shown on the plan.

Comment: Show finish elevations.

Response: Per Sheet C103 Proposed surface slopes shall meet and exceed city requirements of minimum 1% pavement, 0.25% concrete and 0.2% curb and gutter. Slope arrows and percentages are shown on the plan



CROSS ENGINEERING SERVICES, LLC

Comment: Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

Response: Per elevations shown on sheet C103 adjacent property grade elevations shall be flush. No retaining wall is required at property line.

Comment: Install Landscape Curbing

Response: Landscape curbing, parking islands and perimeter curbing is shown on the site plan and landscape plans, C101 and L-1 respectively per City requirements.

Comment: Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.

Response: Sheet C103 Pavement section is shown, meeting geotechnical report requirements and minimum city requirements. Concrete pavement thickness is 5" over 2".

Comment: Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.

Response: Sheet C103 Pavement section is called out meeting geotechnical report requirements and minimum city requirements. Traffic index is 5.0 minutes for solid waste truck travel path.

Comment: Relocate existing utility poles and/or facilities as necessary onsite.

Response: There are no existing utility poles or facilities onsite that will require relocation.

Comment: Fugitive Dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rules applicability criteria. A copy of the approved AIA application will be provided to the City.

Response: On plan sheet C101 we note that fugitive dust will be controlled by the contractor in accordance with the applicable rules of San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rules applicability criteria.



CROSS ENGINEERING SERVICES, LLC

Comment: If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.

Response: A note on the site plan C101 has been added with this statement.

Comment: If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

Response: The site disturbance associated with this development is greater than 1 acre, so an SWPP Plan shall be prepared and included within the final drawing set for City plan review and construction.

Additional Site Plan Comments – Lupe Garcia Comments

Comment: Proposed car wash facility will incur development impact fees associated with building square footage and site acreage. Refer to page 3 for applicable fees and estimate.

Response: Applicable Fees shall be paid with submittals

Comment: There is an underlying master development plan for the site that will provide main access points and utility infrastructure - project shall connect to provided utilities onsite and match grade I utilize access roads. Show connectivity with of site with master plan. install necessary infrastructure to accommodate connectivity

Response: Main Access points and utility infrastructure points of connection have been provided to us by Donahue Schriber. They are reflected on our site plan sheet C101 and shall be shown on our Final utility plan

Comment: Master plan includes onsite pedestrian connectivity - project to provide and site plan shall show the accessible paths of travel interconnecting onsite parcels and connections to City sidewalk.

Response: Site plan C101 provides connectivity from adjacent parcels provided by Donahue Schriber to building and to city sidewalk along Dinuba Blvd to the east. Onsite sidewalks and pavement marking provide clear pedestrian access to and from site.



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Comment: Additional detail is necessary to ensure compliance with City parking lot standards - it appears parking lot layout may not comply with backing space.

Response: Site plan sheet C101 provides parking lot layout that complies with backing space

Comment: Per Public Works Dept., information regarding the pretreatment devices as well as estimated volume of water discharged is required.

Response: Tommy's Carwash published information on their system detailing pretreatment devices and discharge rates and volumes. This has been provided to the City.

Comment: Project permit approval will be contingent upon completion of phase 1 of underlying master plan.

Response: Acknowledged

Comment: A building permit is required, standard plan check and inspection fees will apply.

Response: Acknowledged

Comment: A tentative map is required for parceling as shown.

Response: A tentative map has been prepared by Donahue Schriber for the Tommy's Carwash parcel.

Comment: If allowed, provide details showing turning movements at north access point of site. Show turning movements work at this location.

Response: Turning movements are provided on the site plan sheet C101



CROSS ENGINEERING SERVICES, LLC

2. Traffic Division Comments – Leslie Blair Comments

Comment: Construct Parking per city standard PK-1 through PK-4

Answer: Parking shall be constructed per City standard details. Site plan shows 19' long parking stalls with 23' wide drive aisle per detail PK-1. One way traffic reduced to 17' wide drive aisle along north side. 14' wide stalls in combination with drive aisle widths meets intent of PK-1.

Comment: Provide more traffic information such as projected trip generation and compare to trips from initial Traffic Impact analysis

Answer: A traffic study modification letter has been prepared by VRPA Technologies which evaluates the trip generation change between the Tommiy's Carwash and the development previously for this site.

Josh Dan Comments:

Comment: Provide detailed operational statement describing number of staff, any retail component, business hours throughout the week, and any other pertinent information describing the use on the site.

Response: A detailed project operational statement has been provided to the city at the top of this document.

Comment: Site layout does not match the previously submitted TPM and staff is requesting that the applicant describe how development between sites will be completed and by who (by owner?)

Response: The Tommy's site plan has been provided to Donahue Schriber to include in their master plan. Donahue Schriber is responsible for all driveways around the perimeter of the site as well as all offsite improvements and utility extensions to the parcel.

Comment: Demonstrate general conformance with Orchard Walk Specific Plan, including but not limited to architectural theme, landscaping, pedestrian connectivity, trellises, stamped concrete designs, etc.

Response: Conformance with the Orchard Walk Specific Plan have been provided as follows:

a. Architectural materials and colors



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- b. Stamped concrete design
- c. Pedestrian connectivity to adjacent parcels and public sidewalk
- d. landscaping

Comment: A Conditional Use Permit shall be required for the proposed carwash use.

Response: Acknowledged

Comment: Noise study shall be required.

Response: An Amended Noise Study has been prepared by WJVA that accounts for the Tommy's development. Page 8 of the Noise Study demonstrates that the absolute worst case noise levels fall below the City's 50 dB L daytime standard provided in the General Plan and Municipal Code. In addition the ambient noise levels are in the 60-70 dB range which is significantly higher than that which Tommy's generates, therefore ambient conditions would govern.

Comment: Address Traffic Engineer's concerns with trip generation as the use was not described in the previous analysis.

Response: A trip generation letter is provided with this submittal showing no increase in expected traffic to negatively impact levels of service at our driveway connections

Comment: Staff would still recommend that the building be reoriented to place dryer blowers nearest Dinuba Blvd. away from future commercial uses to the site.

Response: The site dimensions are not adequate to rotate the building 90 degrees. The building length would have to be reduced by at least 40' in order to fit within the boundaries of this property and is therefore not possible.

Provide dimensional detail to ensure that the proposed drive-thru meets the drive-thru performance standards (VMC 17.32.162).

Response: Dimensions for drive thru meet drivethru performance standards. See Site plan Sheet C101 for dimensional detail. In addition the following performance standards are all met:



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1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.
2. Stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required onsite parking. The drive-thru shall not take ingress or egress from a local residential road.
4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dbdB between the hours of 7:00 p.m. and 6:00 a.m. daily.
5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.

Comment: There appears to be an inconsistency between exhibits regarding employee parking.

Response: All parking is shown consistent between color building renderings and site plan drawings sheet C101 and C103.

Comment: Parking and buildings along Dinuba Blvd. shall be consistent with the Orchard Walk Specific Plan: 12 feet (Landscaping 12 feet minimum).

Response: Sheet C101 shows parking consistent with Orchard Walk Specific Plan (12' of landscape).

Comment: Meet all other codes, ordinances, and the Orchard Walk Specific Plan.

Response: Final Plans shall meet all codes, ordinances and Orchard Walk Specific Plan.

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 VALLEY BUSINESS FORMS, INC Date: 3/3/21

Project Description: PORTION OF PROPERTY FOR RV STORAGE

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

Property Owner: GARY AMON

Applicant(s) Name: GARY AMON

Project Address/Location: 7500 W. SUNNYVIEW AVE

Assessor Parcel Number: 077-200-028-000

Parcel Size (Acreage or Square Feet): 3 ACRES Building or Suite Square Footage: 19,000

Are There Any Proposed Building Modifications: Yes ☐ No ☒

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: NONE

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

Date Received: 3/3/21

SPR Agenda: 3/10/21 Item No. _____

Zone: I SPR No. 20-189

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: PRINT & PROMOTIONAL PRODUCTS SALES, PRINTING & WAREHOUSE STORAGE

Proposed Building Use: SAME AS ABOVE PLUS UTILIZE UNUSED PROPERTY FOR RV STORAGE (ABOUT 12%)

Proposed Hours of Operation: 8-5 (NO CHANGE)

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

Number of Employees Per Day: Existing 19 Proposed 19 (NO CHANGE)

Number of Customers Per Day (Estimated): Existing 5 Proposed 5 (NO CHANGE)

Predicted Peak Operating Hour: NO PARTICULAR PEAK HOURS

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

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: GARY AMON Signature of Owner or Authorized Agent* [Signature]

Address: 7500 W. SUMMITVIEW AVE Owner [Signature] Date 11/10/20

City, State, Zip: VISALIA, CA 93291

Phone: (559) 679-4528

Email: GARY@CVBF.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

AGENCY AUTHORIZATION FORM

OWNER:

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

077 200 028 - 000

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 10 day of NOVEMBER, 2020.

OWNER	AGENT
<div style="text-align: center;">Signatures</div>	<div style="text-align: center;">Signatures</div>
<div style="text-align: center;">Signature of Owner</div>	<div style="text-align: center;">Signature of Agent</div>
<div style="text-align: center;">Owner Mailing Address</div>	<div style="text-align: center;">Agent Mailing Address</div>
<div style="text-align: center;">Owner Phone Number</div>	<div style="text-align: center;">Agent Phone Number</div>





RV & BOAT STORAGE

24 / 7 Video Surveillance - 24 hour a day access

559-679-4528

OUTDOORS - Auto \$40 mo. - Boat \$50 mo. - RV \$60 mo.



CENTRAL VALLEY BUSINESS FORMS • 7500 W. SUNNYVIEW AVE.

Visalia Industrial Park

KUUBIX



CVBF.COM
CENTRAL VALLEY BUSINESS FORMS
PRINTING \ DESIGN \ MARKETING

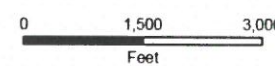


SHIRK
NEAR DOE

SHIRK
NEAR GOSHEN

Legend

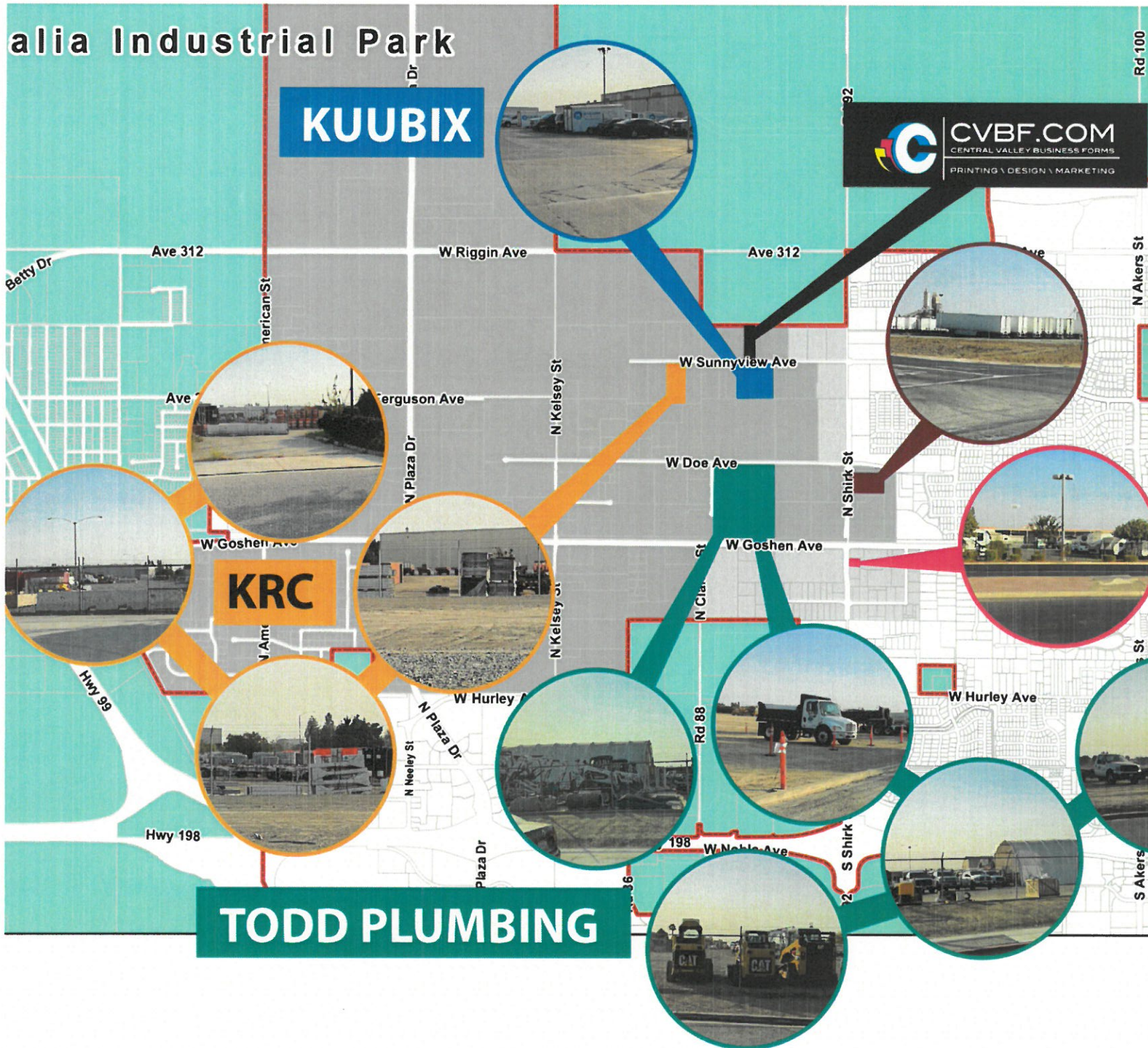
- City Area
- Parcels
- Industrial
- Light Industrial
- County Areas



Date: 10/20/2017 Prepared by: GIS I

TODD PLUMBING

KRC















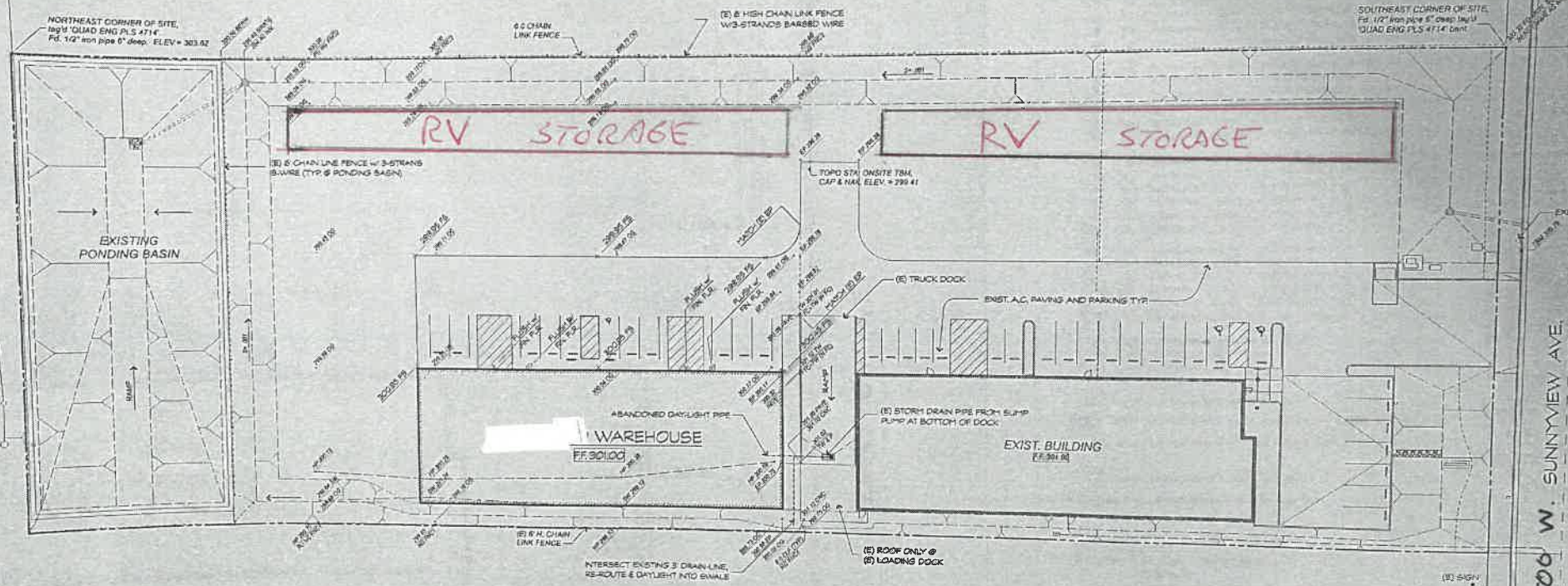






SHIRK STREET

SITE PLAN



7506 W. SUNNYVIEW AVE.

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: Santa Fe Duplex Date: 2/26/2021

Project Description: New Multi-Family 16 Unit / 8 Duplex

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

Property Owner: Esteem Land Company

Applicant(s) Name: Kevin Nickell - Carvalho Construction

Project Address/Location: S. Santa Fe, Between E. Tulare and E. Paradise

Assessor Parcel Number: 0 9 7 - 2 4 1 - 0 4 1 & 0 9 7 - 2 4 1 - 0 4 2

Parcel Size (Acreage or Square Feet): 0.41 acres / 0.52 acres 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: 03/01/2021

SPR Agenda: 03/10/2021 Item No. _____

Zone: R-M-2 SPR No. 21-031

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 Lot

Proposed Building Use: New Multi-Family 16 Unit / 8 Duplex

Proposed Hours of Operation: N/A

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: N/A

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: 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:
- | | | |
|--|---|--|
| <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 |
|--|---|--|

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

Name: Kevin Nickell - Carvalho Construction
 Address: 22841 Grangeville Blvd.
 City, State, Zip Lemoore, CA 93245
 Phone: 559-582-1400
 Email: kevin@carvalhoconstruction.com

Signature of Owner or Authorized Agent*

Kevin Nickell
 Owner
[Signature]
 Authorized Agent*

2/26/21
 Date
2/26/21
 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, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): _____

AGENT:

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

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

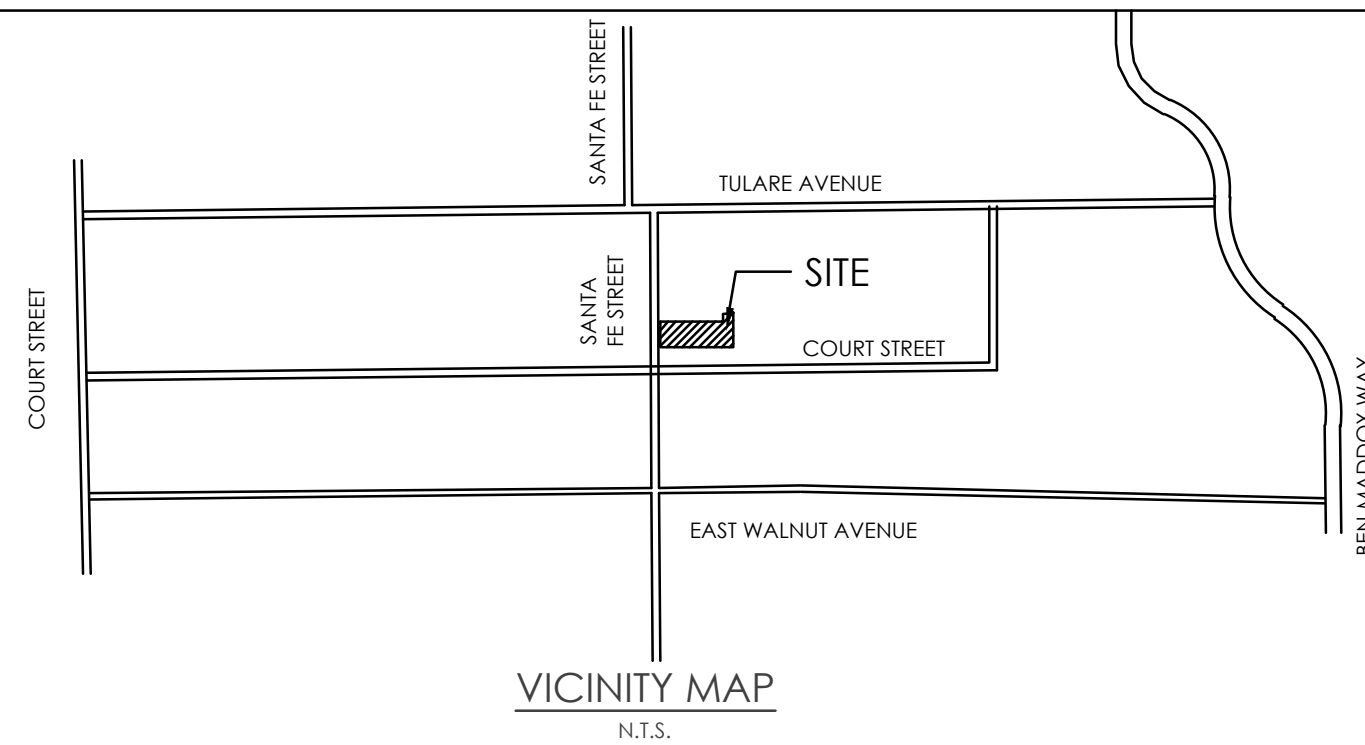
Executed this _____ day of _____, 20____.

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

TENTATIVE PARCEL MAP

IN THE COUNTY OF TULARE
BEING A DIVISION OF THE NORTH 58.5 OF LOT 70 OF THE
EVANSDALE TRACT RECORDED IN BOOK 13, PAGE 13 OF
SUBDIVISION MAPS, IN THE OFFICE OF THE TULARE COUNTY
RECORDER , IN A PORTION OF THE W 1/2 OF THE S E 1/4 OF THE
SECTION 32, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT
DIABLO MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE,
STATE OF CALIFORNIA.

JANUARY, 2021



BASIS OF BEARINGS

THE BASIS OF BEARINGS BEING THE CENTERLINE
OF TULARE AS ESTABLISHED PER RECORD SURVEY
13-78 TAKEN AS WEST.

STE INFORMATION

EXISTING PARCEL
PARCEL NO.1: APN- 097-241-041
(AREA=17,919SF/0.41 ACRES)
CURRENT ZONING: MULTIFAMILY R-M-2
PROPOSED ZONING: SAME
SEWAGE DISPOSAL: CITY OF VISALIA
WATER SUPPLY: CAL WATER
ELECTRIC: S.C.E.
FLOOD ZONE: X

OWNER

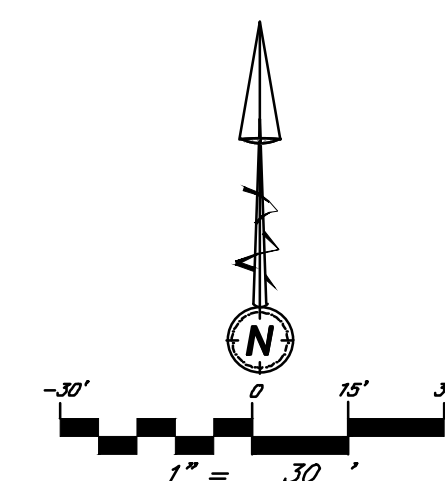
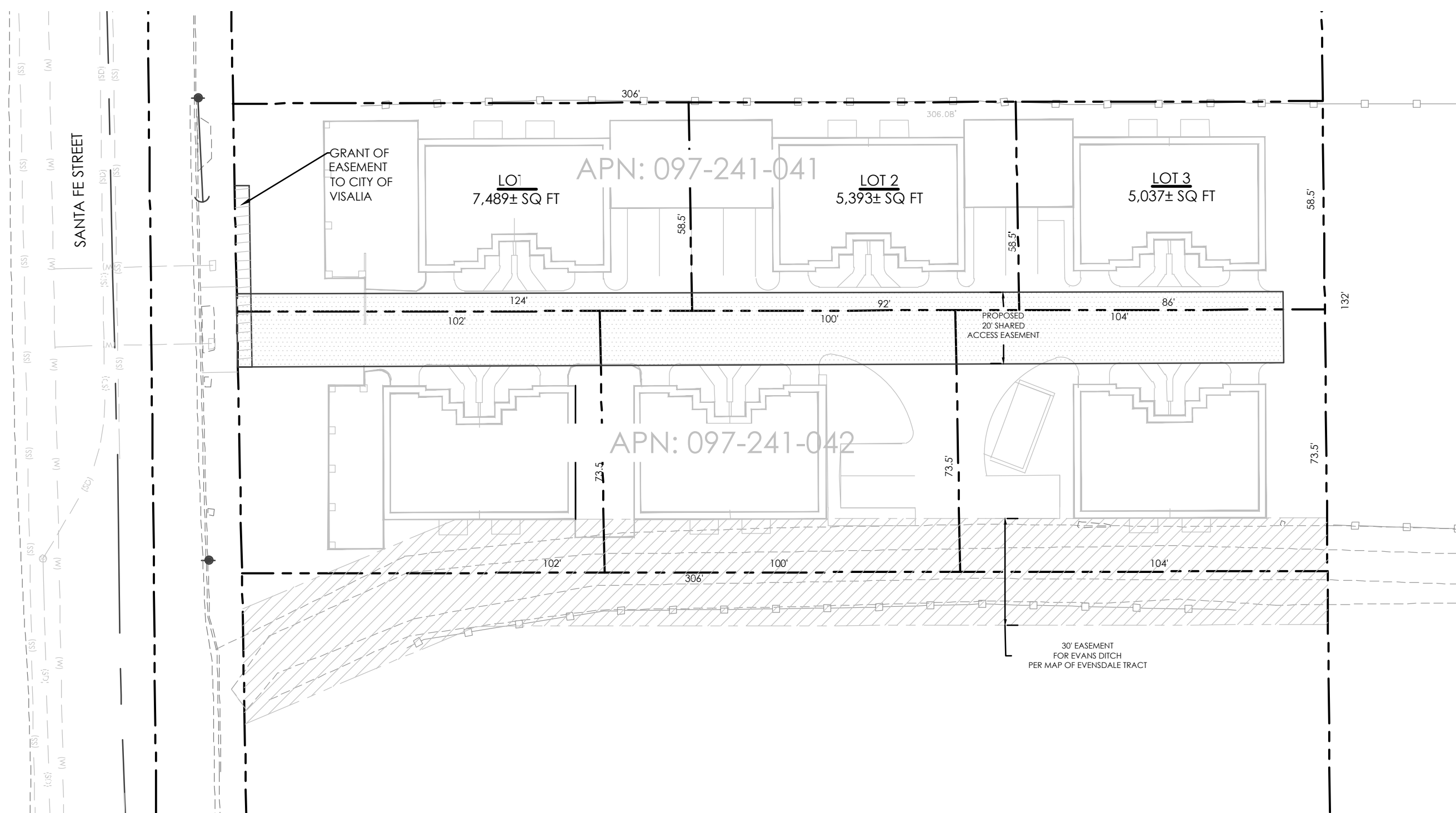
CARVALHO CONSTRUCTION INC.
22841 GRANGEVILLE BLVD.
LEMOORE, CALIFORNIA 93245
(559)582-1400

AGENT

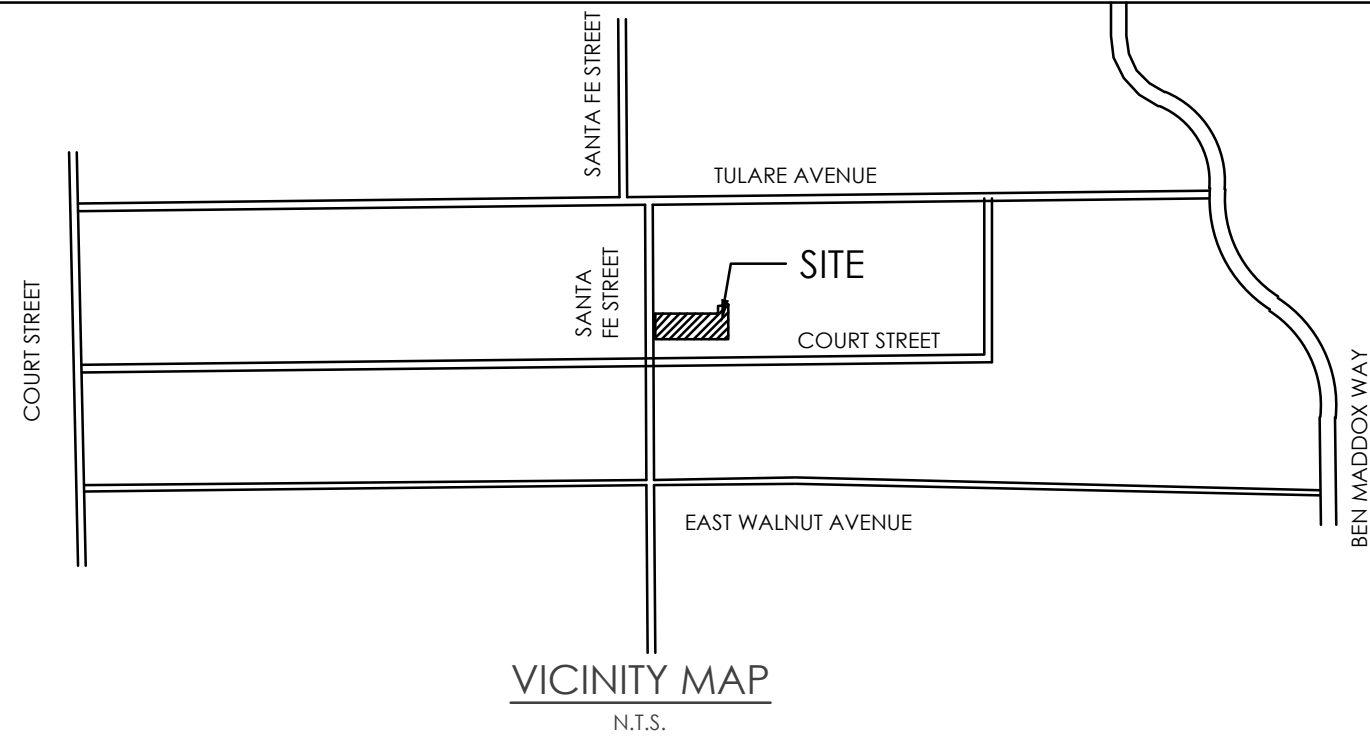
AW ENGINEERING
ALLEN WILLIAMS
724 N. BEN MADDOX WAY
SUITE A
VISALIA, CA 93292
AWILLIAMS@AWE-INC.COM
PHONE: (559)713-6368

LEGEND

- O/V IRRIGATION VALVE
- ELEC ELECTRIC BOX
- TEL TELECOMMUNICATIONS BOX



AW
ENGINEERING
724 N. BEN MADDOX WAY
VISALIA, CA, 93292
559-713-6139



TENTATIVE PARCEL MAP

IN THE COUNTY OF TULARE
BEING A DIVISION OF THE SOUTH 73.5 OF LOT 70 OF THE
EVANSDALE TRACT RECORDED IN BOOK 13, PAGE 13 OF
SUBDIVISION MAPS, IN THE OFFICE OF THE TULARE COUNTY
RECORDER , IN A PORTION OF THE W1/2 OF THE S E 1/4 OF THE
SECTION 32, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT
DIABLO MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE,
STATE OF CALIFORNIA.

JANUARY, 2021

BASIS OF BEARINGS

THE BASIS OF BEARINGS BEING THE CENTERLINE
OF TULARE AS ESTABLISHED PER RECORD SURVEY
13-78 TAKEN AS WEST.

STE INFORMATION

EXISTING PARCEL
PARCEL NO.2: APN- 097-241-042
(AREA=22,461 SF/0.52 ACRES)
CURRENT ZONING: MULTIFAMILY R-M-2
PROPOSED ZONINING: SAME
SEWAGE DISPOSAL: CITY OF VISALIA
WATER SUPPLY: CAL WATER
ELECTRIC: S.C.E.
FLOOD ZONE: X

OWNER

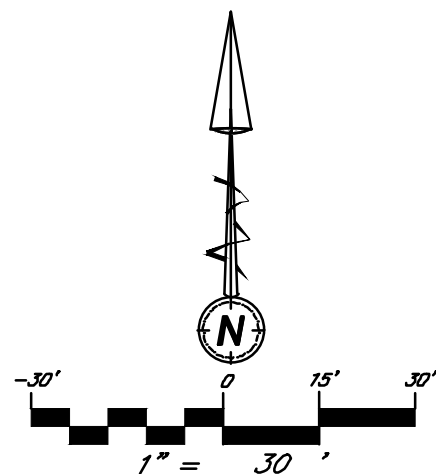
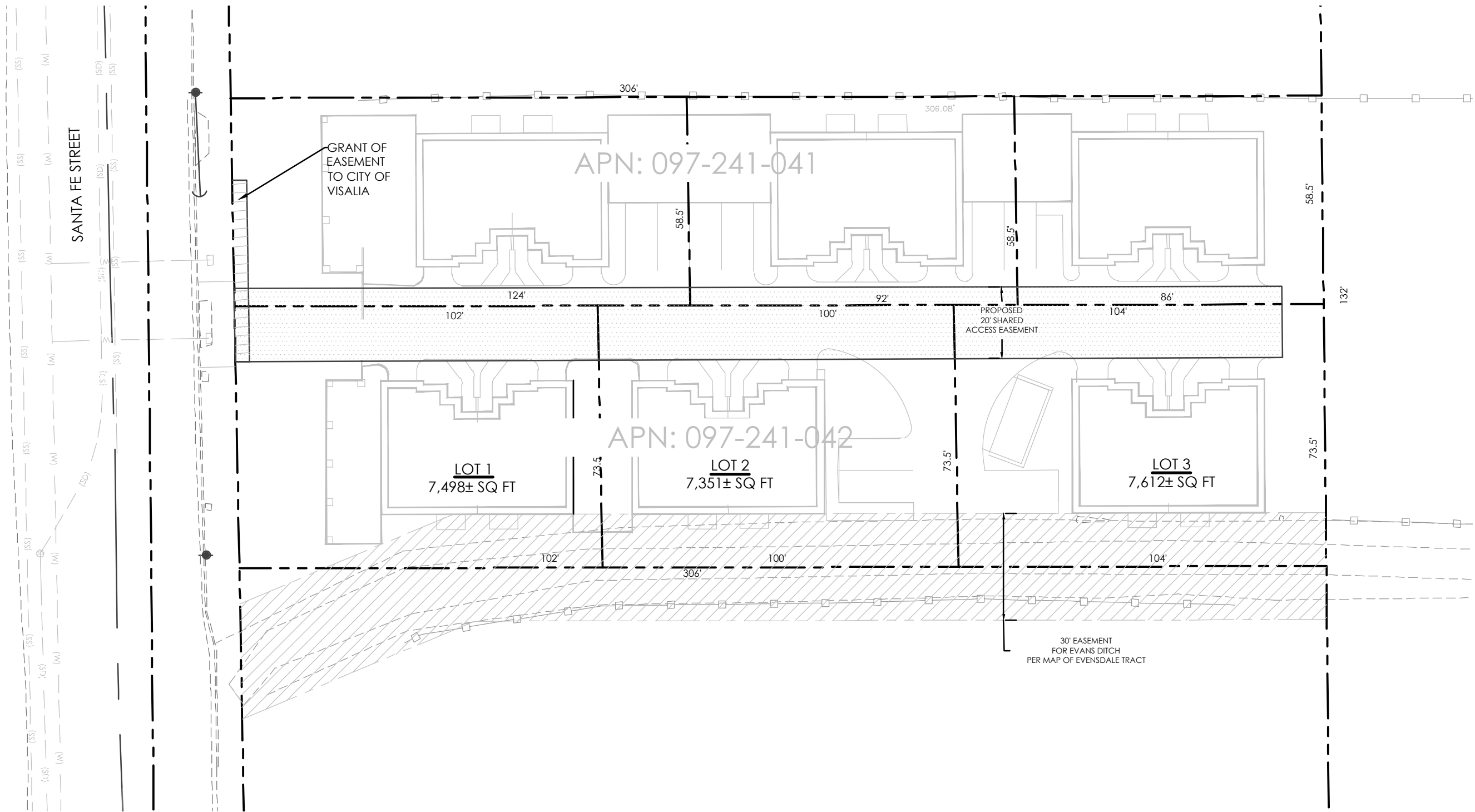
CARVALHO CONSTRUCTION INC.
22841 GRANGEVILLE BLVD.
LEMOORE, CALIFORNIA 93245
(559)582-1400

AGENT

AW ENGINEERING
ALLEN WILLIAMS
724 N. BEN MADDOX WAY
SUITE A
VISALIA, CA 93292
AWILLIAMS@AWE-INC.COM
PHONE: (559)713-6368

LEGEND

- O/V IRRIGATION VALVE
- ELEC ELECTRIC BOX
- TEL TELECOMMUNICATIONS BOX



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: American Legion Sierra Post #785 Date: 2/8/2021
 Project Description: Proposing a new American Legion Post complete with 54 parking spaces.
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: American Legion Sierra Post #785
 Applicant(s) Name: American Legion Sierra Post #785
 Project Address/Location: 537 E. Houston Ave.
 Assessor Parcel Number: 0 9 4 - 1 3 0 - 0 0 5
 Parcel Size (Acreage or Square Feet): 1.260 acres Building or Suite Square Footage: 9,100 sq. ft.

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: 03/26/2021
 SPR Agenda: 03/10/2021 Item No. _____
 Zone: C-MU SPR No. 21-032
 Historic District: Yes ☐ No ☒
 Flood Zone: X ☐ AE ☒ X/AE ☐

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: Vacant Lot
 Proposed Building Use: Board Meetings and Private Special Events
 Proposed Hours of Operation: As needed
 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: N/A

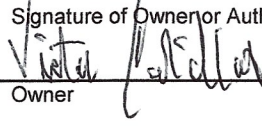
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): N/A

 Describe Any Special Events Planned for the Facility: None at this time

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:
- | | | |
|--|---|--|
| <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 |
|--|---|--|

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

Name: <u>Victor Cedillos</u>	Signature of Owner or Authorized Agent* 	Date <u>2/11/2021</u>
Address: <u>P.O. Box 854</u>	Owner	Date
City, State, Zip <u>Visalia, CA 93279</u>		
Phone: _____	Authorized Agent*	Date
Email: _____		

* 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, American Legion Sierra Post #785 - Victor Cedillos, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

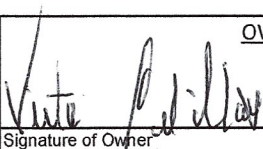
094-130-005

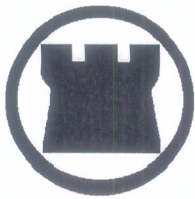
AGENT:

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

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

Executed this _____ day of _____, 20____.

OWNER	AGENT
 Signature of Owner	_____ Signature of Agent
<u>P.O. Box 854</u> Owner Mailing Address	_____ Agent Mailing Address
<u>Visalia, CA 93279</u> Owner Phone Number	_____ Agent Phone Number



Chicago Title Company

1750 West Walnut Avenue - Visalia, CA 93277

Phone (559) 636-4300 FAX (559) 636-4355

Prepared For :

Prepared By:

Parcel : 094 130 061 000
Owner : Sierra Post 785 The American L
CoOwner :
Site : 537 E Houston Ave Visalia 93292
Mail : PO Box 854 Visalia Ca 93279
Xfered : 04/30/2020 Doc # : 24648
Price : \$163,000 Full PrDoc# : 37525
Pr Xfer : 07/12/2018 Deed : Grant Deed
PrPrice : \$160,000 Full
First TD : GRANT DEED
LandUse : 3000 Com,Miscellaneous
Legal : PRATTS VILLA TR POR LT 7 RM 7-18
Zoning :
Census : Tract : 13.02 Block : 1
Seller : 537 E VISALIALLC
School District: 255 Visalia Unified

Total : \$163,200
Land : \$163,200
Struct :
Other :
%Imprvd :
Exempt :
Type :
TaxArea : 006096
20-21 Tax: \$1,737.68
MapGrid :

PROPERTY CHARACTERISTICS

Bedrooms :	Building SqFt :	Lot Acres : 1.26
Bathrooms :	1st Floor SqFt :	Lot SqFt : 54,886
Fireplace :	2nd Floor SqFt :	Lot Dimen :
Air Cond :	Basement SqFt :	Lot Loctn :
Heat Mthd :	Garage Type :	Year Built :
Units :	Garage SqFt :	Bldg Matl :
Stories :	Addtnl Rm SqFt :	Bldg Class :
Dining Rm :	Foundation :	Bldg Shape :
Family Rm :	Patio :	Roof Matl :
UtilityRm :	Microwave :	Water Src :
Pool :	Vacuum :	Sewer :
Spa :	Trash Compctr :	Spec Cond :
Dishwsher :		

SALES AND LOAN INFORMATION

Current

Sale Price : \$163,000 Full
Loan Amount :
Lender :
Document # : 24648
Loan Type :

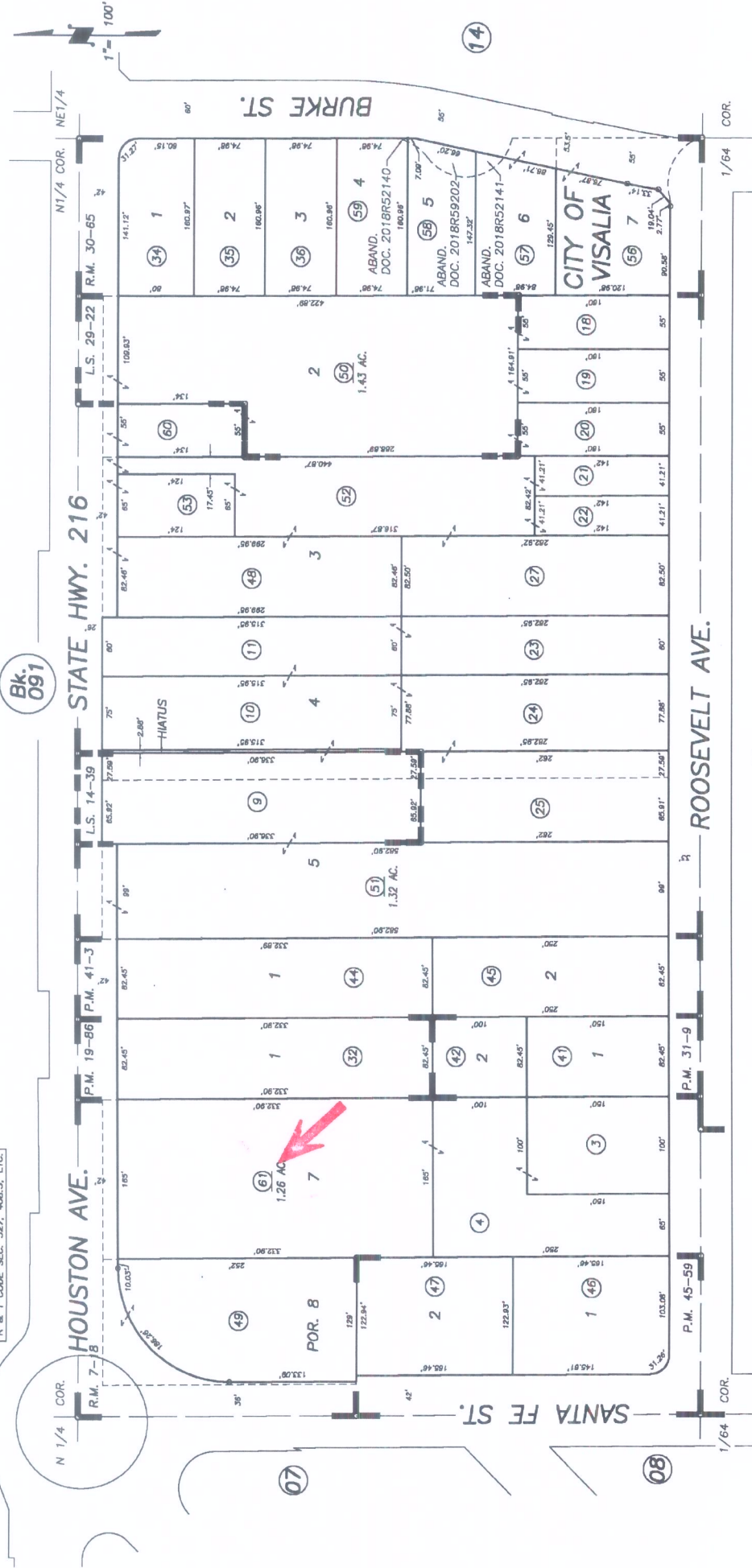
Prior

Sale Price : \$160,000
Prior Date : 07/12/2018
Doc # : 37525

Remember Chicago Title for all your Title needs !!!

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES ONLY.
IT IS NOT TO BE USED FOR ANY OTHER
PURPOSES AND DOES NOT CONSTITUTE
A GUARANTEE OF THE ACCURACY OF THE
SUBDIVISION OR THE INFORMATION SHOWN HEREON.
R & T CODE SEC. 327, 406.3, ETC.

POR. NW1/4 OF NE1/4 SEC. 29, T.18S., R.25E., M.D.B.& M. Tax Area Code 094-13
006-096



12

POR. PRATT VILLA TRACT, R.M. 7-18
STONEBRIDGE SQUARE, R.M. 30-65
POR. RECORD OF SURVEY, L.S. 13-20
RECORD OF SURVEY, L.S. 14-39
PARCEL MAP 1885, P.M. 19-86
PARCEL MAP 3008, P.M. 31-9
PARCEL MAP 3999, P.M. 41-3

CITY OF VISALIA
ASSESSOR'S MAPS BK. 094, PG. 13
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles 1 123
Assessor's Block Numbers Shown in Ellipses 1 123
2017-0077455 12/10/2018 JMM TECH
REVISION DATE

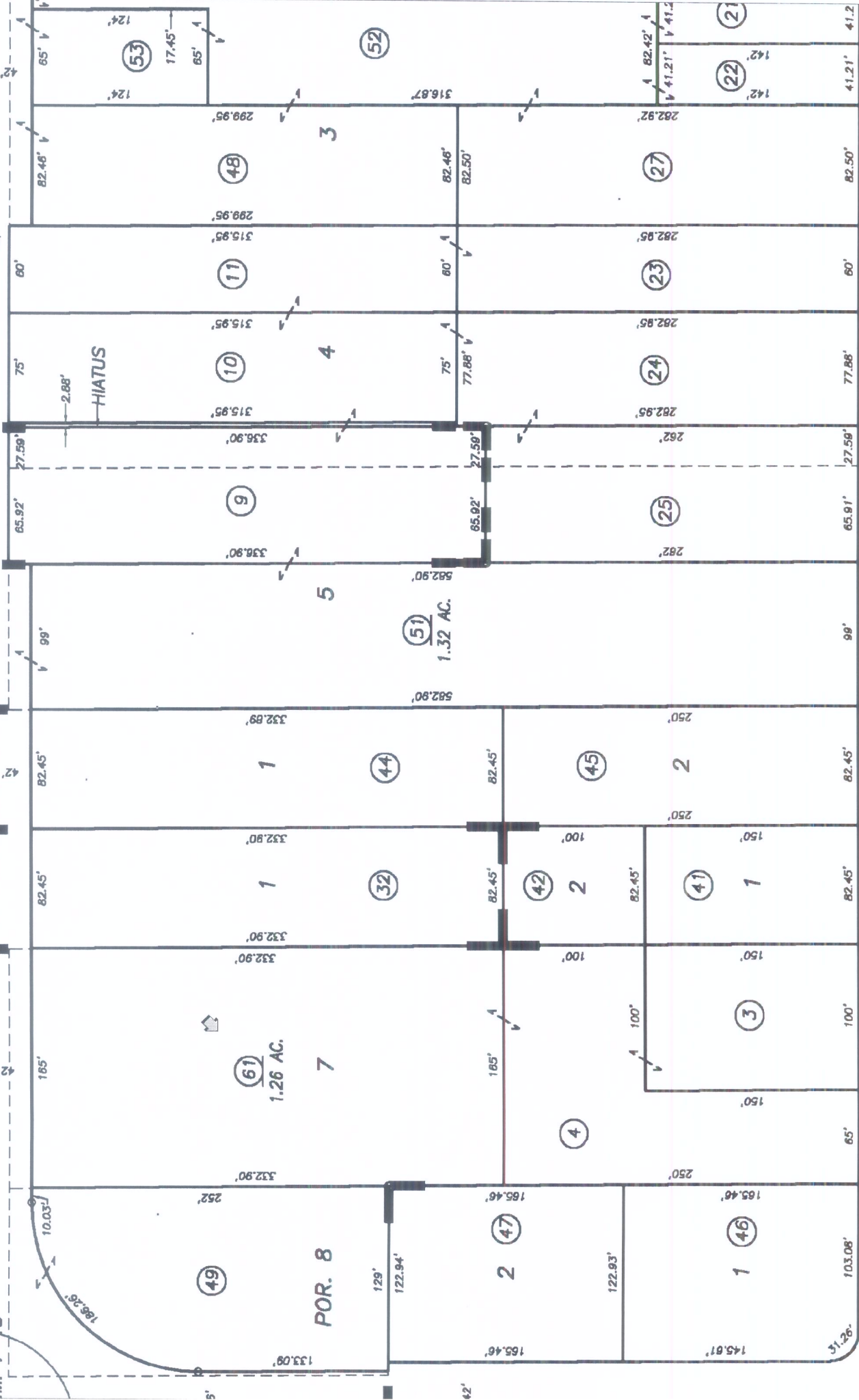
HOUSTON AVE.

STATE HWY. 216

M. 7-18

P.M. 19-86 P.M. 41-3

L.S. 14-39



P.M. 45-59

P.M. 31-9

ROOSEVELT AVE.

OR.

Comparable Sales

Sales Statistics

Chicago Title

	<u>LOW</u>	<u>AVERAGE</u>	<u>HIGH</u>
Sale Price :	\$10,000.00	\$394,722.0	\$1,212,500.
Building Square Footage :	1000	1000	1000
Lot Square Footage :	2232	481136	4356000
Number of Bedrooms :	0	0	0
Number of Bathrooms :	1.00	1.00	1.00
Year Built :	0	0	0
Cost Per Square Foot :			

Subject Property

094 130 061 000	Transfer Date : 04/30/2020	Lot Acres: 1.26	Yr Blt :
Sierra Post 785 The American L	Sales Price: \$163,000 Full	Lot Sqft : 54,886	Pool :
Site : 537 E Houston Ave Visalia 93292	Deed : Grant Deed	Legal : PRATTS VILLA TR POR LT 7	Units :
Mail: PO Box 854 Visalia Ca 93279	Building Sq Ft :	Bed/Bath : /	
Use: Com, Miscellaneous	Subdivision/Plat :		

Properties Sold

# 1 079 071 032 000	Transfer Date : 12/31/2020	Lot Acres: 5.86	Yr Blt :
Owner: Mannat/Yuvraj Properties LLC	Sales Price : \$1,212,500 Full	Lot Sq Ft : 255,262	Units :
Site : *no Site Address*	Deed: Grant Deed	Sub/Plat:	
Mail : 2320 E Arlen Ave Visalia Ca 93292	Building Sq Ft :	Bed/Bath: /	Pool :
Prior Owner: MFT-SHANNON LLC	GarageSF: Add Rms: Stories: Zoning:		Distance : 1.41
# 2 089 250 045 000	Transfer Date :	Lot Acres: .69	Yr Blt :
Owner: David G Hyde	Sales Price : \$6,544,000 Full	Lot Sq Ft : 30,020	Units :
Site : 3346 W Mineral King Ave	Deed:	Sub/Plat:	
Mail : PO Box 952 Visalia Ca 93279	Building Sq Ft : 1,000	Bed/Bath: /1.00	Pool :
Prior Owner: DOUTIS ASHLEIGH	GarageSF: Add Rms: Stories: 1 Zoning:		Distance : 2.45
# 3 094 150 035 000	Transfer Date : 10/22/2020	Lot Acres: 100.00	Yr Blt :
Owner: H/G Properties LLC	Sales Price : \$400,000 Full	Lot Sq Ft : 4,356,000	Units :
Site : 1109 N Ben Maddox Way	Deed: Grant Deed	Sub/Plat:	
Mail : PO Box 3042 Visalia Ca 93278	Building Sq Ft :	Bed/Bath: /	Pool :
Prior Owner: FLORES SANTOS & MARIA C	GarageSF: Add Rms: Stories: Zoning:		Distance : 0.44
# 4 094 160 026 000	Transfer Date : 05/27/2020	Lot Acres: 1.50	Yr Blt :
Owner: Svcs & Employment Community	Sales Price : \$190,000 Full	Lot Sq Ft : 65,340	Units :
Site : 1101 E Douglas Ave	Deed: Grant Deed	Sub/Plat:	
Mail : 312 NW 3rd Ave Visalia Ca 93291	Building Sq Ft :	Bed/Bath: /	Pool :
Prior Owner: DM PROPERTY MANAGEMENT LLC	GarageSF: Add Rms: Stories: Zoning:		Distance : 0.40
# 5 094 211 024 000	Transfer Date : 05/12/2020	Lot Acres: .50	Yr Blt :
Owner: R & L Colburn	Sales Price : \$160,000 Full	Lot Sq Ft : 21,749	Units :
Site : 910 E Mineral King Ave	Deed: Grant Deed	Sub/Plat:	
Mail : 14191 Avenue 344 Visalia Ca 93292	Building Sq Ft :	Bed/Bath: /	Pool :
Prior Owner: ARMSTRONG FAMILY TRUST	GarageSF: Add Rms: Stories: Zoning:		Distance : 0.95

Properties Sold



# 6 094 212 057 000 Owner: Casey & Jennifer Barber Site : 1130 E Mineral King Ave Mail : PO Box 6266 Visalia Ca 93290 Prior Owner: CERM PROPERTIES LLC	Transfer Date : 08/12/2020 Sales Price : \$750,000 F Deed: Grant Deed Building Sq Ft : GarageSF: Add Rms: Lot Acres: .48 Lot Sq Ft : 20,731 Sub/Plat : Bed/Bath: / Stories: Zoning: Distance : 1.00
# 7 094 231 009 000 Owner: Giant Chevrolet Co Site : 606 E Main St Mail : PO Box 2576 Visalia Ca 93279 Prior Owner: P M PROPERTIES	Transfer Date : 12/18/2020 Sales Price : \$40,000 F Deed: Grant Deed Building Sq Ft : GarageSF: Add Rms: Lot Acres: .14 Lot Sq Ft : 6,241 Sub/Plat : Bed/Bath: / Stories: Zoning: Distance : 0.74
# 8 094 235 012 000 Owner: Giant Chevrolet Co Site : *no Site Address* Mail : PO Box 2576 Visalia Ca 93279 Prior Owner: P M PROPERTIES	Transfer Date : 12/18/2020 Sales Price : \$40,000 F Deed: Grant Deed Building Sq Ft : GarageSF: Add Rms: Lot Acres: .16 Lot Sq Ft : 7,067 Sub/Plat : Bed/Bath: / Stories: Zoning: Distance : 0.81
# 9 098 103 007 000 Owner: Blanca Rodriguez Site : *no Site Address* Mail : 364 N Cypress St Woodlake Ca 93286 Prior Owner: WESTBROOK DANA/MARALEE H	Transfer Date : 09/29/2020 Sales Price : \$750,000 F Deed: Grant Deed Building Sq Ft : GarageSF: Add Rms: Lot Acres: 1.07 Lot Sq Ft : 46,727 Sub/Plat : Bed/Bath: / Stories: Zoning: Distance : 1.34
# 10 122 040 042 000 REO (BANK OWNED) Owner: Tulare Cnty Deputy Sheriff Ass Site : *no Site Address* Mail : Prior Owner: ALI KARIM	Transfer Date : 03/06/2020 Sales Price : \$10,000 F Deed: Grant Deed Building Sq Ft : GarageSF: Add Rms: Lot Acres: .05 Lot Sq Ft : 2,232 Sub/Plat : Bed/Bath: / Stories: Zoning: Distance : 2.41



2020-0024648

RECORDING REQUESTED BY:
Chicago Title Company /SPL

Recorded		REC FEE	20.00
Official Records		TAX	179.30
County of		SURVEY MONUME	10.00
Tulare			
ROLAND P. HILL			
Clerk Recorder			
		MO	
09:03AM 30-Apr-2020		Page 1 of 3	

When Recorded Mail Document
and Tax Statement To:
Victor Cedillos
Sierra Post 785 The American Legion,
The Department of California
P.O. Box 854
Visalia, CA 93279

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWVI-4212000816

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to the imposition of documentary transfer tax.

Property Address: 537 East Houston Avenue,
Visalia, CA 93292
APN/Parcel ID(s): 094-130-061-000 (formerly
094-130-005)

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is \$179.30 and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ the City of Visalia.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 537 E. Visalia LLC, a California Limited Liability Company

hereby GRANT(S) to Sierra Post 785 The American Legion, The Department of California

the following described real property in the City of Visalia, County of Tulare, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 537 East Houston Avenue, Visalia, CA 93292

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 04.08.20

Printed: 04.27.20 @ 03:53 PM
CA-CT-FWVI-02180.054421-FWVI-4212000816

GRANT DEED
(continued)

APN/Parcel ID(s): 094-130-061-000 (formerly 094-130-005)

Dated: April 27, 2020

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

537 E. Visalia LLC, a California Limited Liability Company

BY: Douglas J. Rishwain

Douglas J. Rishwain, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

On April 28, 2020 before me, R. Toro, Notary Public,
(here insert name and title of the officer)

personally appeared Douglas J. Rishwain
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. Toro
Signature

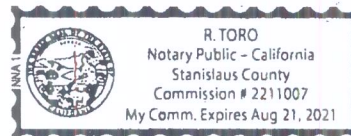


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 094-130-061-000 (formerly 094-130-005)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

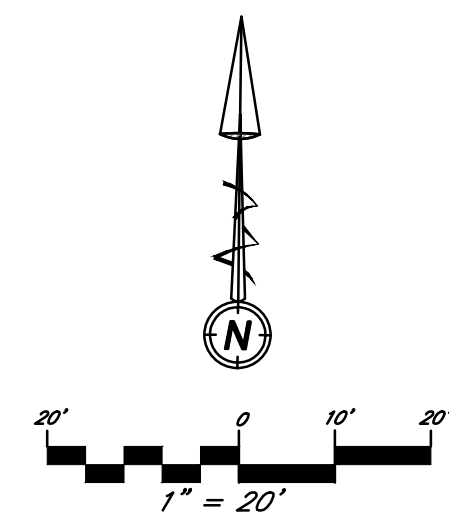
LOT 7 OF PRATT VILLA TRACT, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 150 FEET OF THE SOUTH 183 FEET OF THE EAST 100 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 183 FEET, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH ALONG SAID EAST LINE, 100 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT, 165 FEET TO THE WEST LINE THEREOF; THENCE SOUTH ALONG SAID WEST LINE 250 FEET TO THE NORTH LINE OF ROOSEVELT AVENUE; THENCE EAST ALONG THE NORTH LINE OF ROOSEVELT AVENUE 65 FEET TO A POINT THAT IS 100 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT, 150 FEET; THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE NORTH 16.00 FEET BY FINAL ORDER OF CONDEMNATION RECORDED JULY 28, 2005 AS INSTRUMENT NO. 2005-80704, OF OFFICIAL RECORDS.



SITE PLAN

REVISIONS		REV. BY	DATE

APPROVED, DESIGN ENGINEER
Jesse Allen Williams, R.C.E. 64742
APPROVED, CITY ENGINEER



724 N. BEN MADDOX
WAY SUITE "A"
(559) 713-6139

537 VISALIA

537 EAST HOUSTON

SCALE:
1" = 20'

FLOOD ZONE:
"X"

JOB #:
20367

DRAWN BY:
JAW

SHEET
1
OF
1
SHEETS

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: 213 W. Main St Date: 2/26/21

Project Description: Renovation of existing 2 story Building - spec build retail and restaurant

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

Property Owner: Star Property LLC

Applicant(s) Name: Justin Kirsinas

Project Address/Location: 213-217 W. Main St. Visalia

Assessor Parcel Number: 094-326-007

Parcel Size (Acreage or Square Feet): 0.13 AC Building or Suite Square Footage: 11,164

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$ 750,000

Describe All Proposed Building Modifications: Spec build restaurant on 2nd floor, Retail First floor

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

Date Received: 03/03/2021

SPR Agenda: 03/10/2021 Item No. _____

Zone: D-MU SPR No. 21-033

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: Retail

Proposed Building Use: Restaurant / Retail

Proposed Hours of Operation: 11am - 8pm

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: 6 PM?

Describe Any Truck Delivery Schedule & Operations: Unknown at this time

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:

<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: Justin Kirsinas
 Address: 14930 Alondra Blvd
 City, State, Zip: La Mirada CA 90638
 Phone: 562-225-6425
 Email: JKirsinas@gmail.com

Signature of Owner or Authorized Agent*

Owner

Date

Authorized Agent

Date

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

AGENCY AUTHORIZATION

OWNER:

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

094-326-007

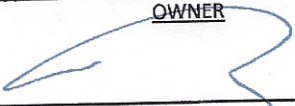
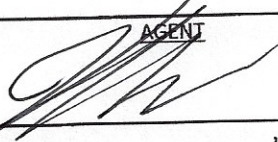
AGENT:

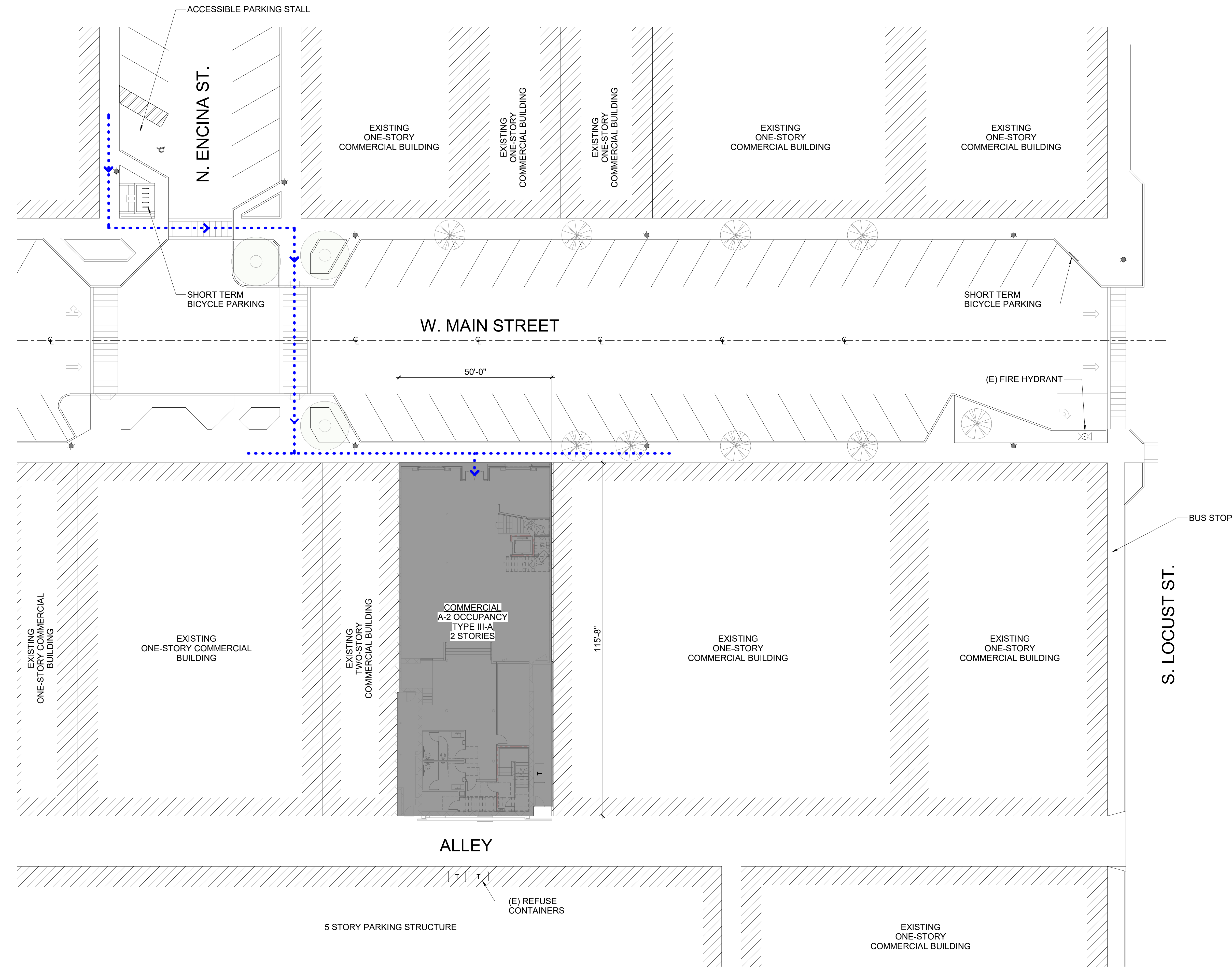
I designate Justin Kirsinas, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to relative to the property mentioned herein.

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

Executed this 3 day of March, 2021.

AGENCY AUTHORIZATION FORM

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>14930 Alondra Blvd</u>	<u>14930 Alondra Blvd</u>
Owner Mailing Address	Agent Mailing Address
<u>LA Mirada CA 90638</u>	<u>La Mirada CA 90638</u>
<u>(562) 623-9320</u>	<u>562-225-6425</u>
Owner Phone Number	Agent Phone Number



A100

1. REFER TO SHEET A020 FOR SYMBOLS AND ABBREVIATIONS.
2. REFER TO SHEETS A021 AND A022 FOR APPLICABLE GENERAL NOTES.
3. REFER TO SHEETS A9 SERIES FOR DOOR & WINDOW SCHEDULES AND STOREFRONT TYPES.
4. DIMENSIONS ARE TO CENTERLINE OF COLUMN, FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO BEGINNING WORK.
6. ALL STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL INFORMATION SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. REFER TO CONSULTANTS DRAWINGS PREPARED BY THE ENGINEER, FOR ALL FRAMING, REFER TO STRUCTURAL DRAWINGS PREPARED BY THE STRUCTURAL ENGINEER. CONTRACTOR TO VERIFY ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO BEGINNING WORK.
7. APPROVED SET OF PLANS FOR BUILDING, FIRE SPRINKLER, FIRE ALARM, ETC. SHALL BE ON THE JOB SITE DURING CONSTRUCTION AND NO INSPECTIONS WILL BE MADE WITHOUT COMPLIANCE WITH THE ABOVE PROVISION.
8. REFER TO SHEETS "BUILDING CODE ANALYSIS" FOR EGRESS, CODE ANALYSIS, AND FIRE-RATED ASSEMBLY INFORMATION.
9. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.
10. REFER TO LANDSCAPE DRAWINGS FOR COLORS, FINISHES, THICKNESS, REINFORCING, AND CONTROL/EXPANSION JOINTS OF WALKS AND HARDCAPE AREA.
11. ALL ILLUMINATED EXIT SIGNS SHOWN SHALL BE CLEARLY VISIBLE AND NOT OBSTRUCTED BY PIPES, MECHANICAL DUCTWORK, EQUIPMENT, ETC. CONTRACTOR TO PROVIDE PENDANT EXTENSIONS AT ALL CEILING HUNG EXIT SIGNS AS REQUIRED PER GOVERNING CODE REQUIREMENTS.
12. WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.
13. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
14. PROVIDE FURRED WALLS AS REQUIRED FOR ALL UTILITY AND DRAIN LINES THAT EXTEND UP THE INTERIOR WALL SURFACE.
15. PROVIDE 2A-10BC FIRE EXTINGUISHER IN LOCATIONS AS REQUIRED BY FIRE DEPARTMENT. PROVIDE SIGN, APPROVED BY THE FIRE DEPARTMENT, REQUIRED TO INDICATE THE LOCATION OF THE FIRE EXTINGUISHER.
16. FOR TYPICAL INFORMATION NOT SHOWN, REFER TO PLAN OF THE STORY BELOW.
17. INTERIOR FINISHES SHALL COMPLY WITH CBC CHAPTER 8 FOR FLAME SPREAD PROVISIONS.

■ CONSULTANT

■ CLIENT/OWNER

■ PROJECT

MAIN ST. VISALIA

213 W. MAIN ST.
VISALIA, CA 93291

[illegible]

NEW FLOOR PLAN -
BASEMENT & LEVEL

■ SHEET NUMBER

A101

SALVAGE 2X4 WOOD TO BE REUSED AS NEW WALL



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: DAILY-CLOUDS BITE Date: 2/25/2021
Project Description: REQUEST minor CWP RETAIL SALES
OFF-SITE BEER & WINE
Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 21-024
Property Owner: ARISH SYPRESEPT
Applicant(s) Name: NANHEET KAUR
Project Address/Location: 101 N.E. THIRD
Assessor Parcel Number: 094-033-009
Parcel Size (Acreage or Square Feet): 5642 Building or Suite Square Footage: 1170

Are There Any Proposed Building Modifications: Yes ☐ No ☒
Estimated Cost of Modifications to Building: \$
Describe All Proposed Building Modifications:
EXISTING FOOD SERVICE
TO REMAIN

--- THIS AREA FOR CITY STAFF USE ONLY ---
Date Received: 02/25/2021
SPR Agenda: 03/10/2021 Item No. _____
Zone: C-MU SPR No. 21-034
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: _____
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

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 - 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: STEVE SPARSHOTT
 Address: 1200 W. EVANS
 City, State, Zip: VISALIA, CA 93297
 Phone: 679-7565
 Email: FOURSHOT2@YAHOO.COM

Signature of Owner or Authorized Agent*

Owner

Authorized Agent*

Date

Date

2/25/2021

* 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

AGENCY AUTHORIZATION FORM



Scale: 1" = 10'-0"

B OCCUPANCY CONSTRUCTION TYPE VB
OCCUPANCY LOAD $1170/100=12$

A MINOR C.U.P. FOR:
DAILY - CLOUS BITES

107 N. E. THIRD VISALIA, CA.

SHEET

OF

SPR 2/25/2002