

SITE PLAN REVIEW AGENDA

10/13/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR20124

PROJECT TITLE: Forebay Farms

DESCRIPTION: Development of 35.07 +/- acres into Single Family residential Development (O-PA, R-1-5, R-M2)

APPLICANT: Norman Allinder

OWNER: FOREBAY FARMS LLC

APN: 101050041

LOCATION: 1410 S LOVERS LANE

ITEM NO: 2 Resubmit

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: 3 Resubmit

SITE PLAN NO: SPR21093

PROJECT TITLE: S. Ben Maddox Way @ Caldwell Ave

DESCRIPTION: Proposing to divide a 42.5 Acre Site into 196 Single Family Residential Parcels. (X)

APPLICANT: David Duda

OWNER: TEVELDE LAUREN JOY

TEVELDE BERNARD ALAN & REBECCA DEE

APN: 126130013

126130018

LOCATION: 1829 E CALDWELL AVE

ITEM NO: 4 Resubmit

SITE PLAN NO: SPR21168

PROJECT TITLE: The Smoke Shack 2

DESCRIPTION: Retail, Tobacco, Vape (C-MU)

APPLICANT: Nader Hussien

OWNER: AUTOZONE INC

APN: 091151038

LOCATION: 428 W HOUSTON AVE

ITEM NO: 5

SITE PLAN NO: SPR21186

PROJECT TITLE: The Black Phoinix

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

APPLICANT: Lyman Whitlatch

OWNER: GOLDEN STATE REALTY ASSOCIATION

APN: 096301022

LOCATION: 1920 W PRINCETON AVE U

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

10/13/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR21187

PROJECT TITLE: Visalia Car Wash

DESCRIPTION: Proposed Development of a 1-acre Commercial Site for use as a Car-was. (C-MU)

APPLICANT:

OWNER: DHALI WAL HEMRAJ S & SANDEEP K

APN: 091171018

LOCATION: 1804 N DINUBA BLVD

ITEM NO: 7

SITE PLAN NO: SPR21188

PROJECT TITLE: Sequoia Gardens Apartments

DESCRIPTION: To Construct 16 Unit Multi Family (R-M-2)

APPLICANT: Jagtar Singh

OWNER: BILDEN MARY L(SCSR TR)

APN: 101050013

LOCATION:

ITEM NO: 8

SITE PLAN NO: SPR21189

PROJECT TITLE: Sandridge Partners, LP - Visalia Industrial

DESCRIPTION: New Site Development with on-site Storm Water Retention and a 100,000 sf Industrial Warehouse and interior administrative Office. (I)

APPLICANT: Michael Parks

OWNER: JEFFREY B RITCHIE FAM LP

APN: 077200053

LOCATION:

ITEM NO: 9

SITE PLAN NO: SPR21190

PROJECT TITLE: CVT-LLC

DESCRIPTION: Code Compliance CE 180915 and Proposed Lot Line Adjustment (C-MU)

APPLICANT: Aaron Oliver

OWNER: COLBURN RONALD W & LISA A(TRS)(R&L LI'

APN: 094211028

094211021

LOCATION: 222 S BRADLEY CT

ITEM NO: 10

SITE PLAN NO: SPR21191

PROJECT TITLE: Noble Corner Lot

DESCRIPTION: Vacant Corner Lot - Propose to develop 5 Units Per Current Zoning (R-M-2)

APPLICANT: Chase Morgan

OWNER: CL MORGAN INVESTMENTS INC

APN: 101360025

LOCATION: 424 S MC AULIFF ST

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SITE PLAN REVIEW AGENDA

10/13/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 11

SITE PLAN NO: SPR21192

PROJECT TITLE: Visalia Senior Housing Parcel Map

DESCRIPTION: Tentative Parcel Map and Final Parcel Map to Divide an Existing 12.57 Acre Parcel into two Parcels, consisting of 7.0 and 5.57 Acres, Consistent with Current Zoning for future development. (C-MU/R-M-2)

APPLICANT: Timothy Odom

OWNER: VISALIA SENIOR HOUSING

APN: 090060019

LOCATION:

ITEM NO: 12

SITE PLAN NO: SPR21193

PROJECT TITLE: U-Haul at Mineral King II

DESCRIPTION: 4 Story Self-Storage Facility with Truck and Trailer Sharing (C-S)

APPLICANT: Chris Weersing

OWNER: SHARMA SHASHI & SITA P (TRS)

AAJ INVESTMENTS LP

APN: 098120008

098120007

LOCATION: 1820 E MINERAL KING AVE

1818 E MINERAL KING AVE

ITEM NO: 13

SITE PLAN NO: SPR21194

PROJECT TITLE: Lucky Smoke Shop

DESCRIPTION: Smoke Shop

APPLICANT: Steve Sparshott

OWNER: JOSHI ONKAR

APN: 121090060

LOCATION: 2405 W WHITENDALE AVE

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: Forebay Farms, LLC Date: 09/27/2021

Project Description: Development of 35.07+/- acres of vacant land into 82 R-1-5 Single Family Residential units and 7 remained lots of mixed uses.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 20-124

Property Owner: Forebay Farms, LLC

Applicant(s) Name: Norman L. Allinder, AICP

Project Address/Location: 1410 S. Lovers Lane; South of Tulare Ave.

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

Parcel Size (Acreage or Square Feet): 35.07+/- Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: N/A

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

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

- ⇒ 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: <u>Norman L. Allinder, AICP</u>	Signature of Owner or Authorized Agent*	
Address: <u>PO Box 2717</u>	_____	_____
City, State, Zip <u>Merced, CA 95344</u>	Owner	Date
Phone: <u>209-534-6252</u>	_____	_____
Email: <u>nallinder@yahoo.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:


I, Lloyd Fagundes, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
101-050-019

AGENT:

I designate Norman L. Allinder, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to process a Tentative Subdivision Map relative to the property mentioned herein.

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

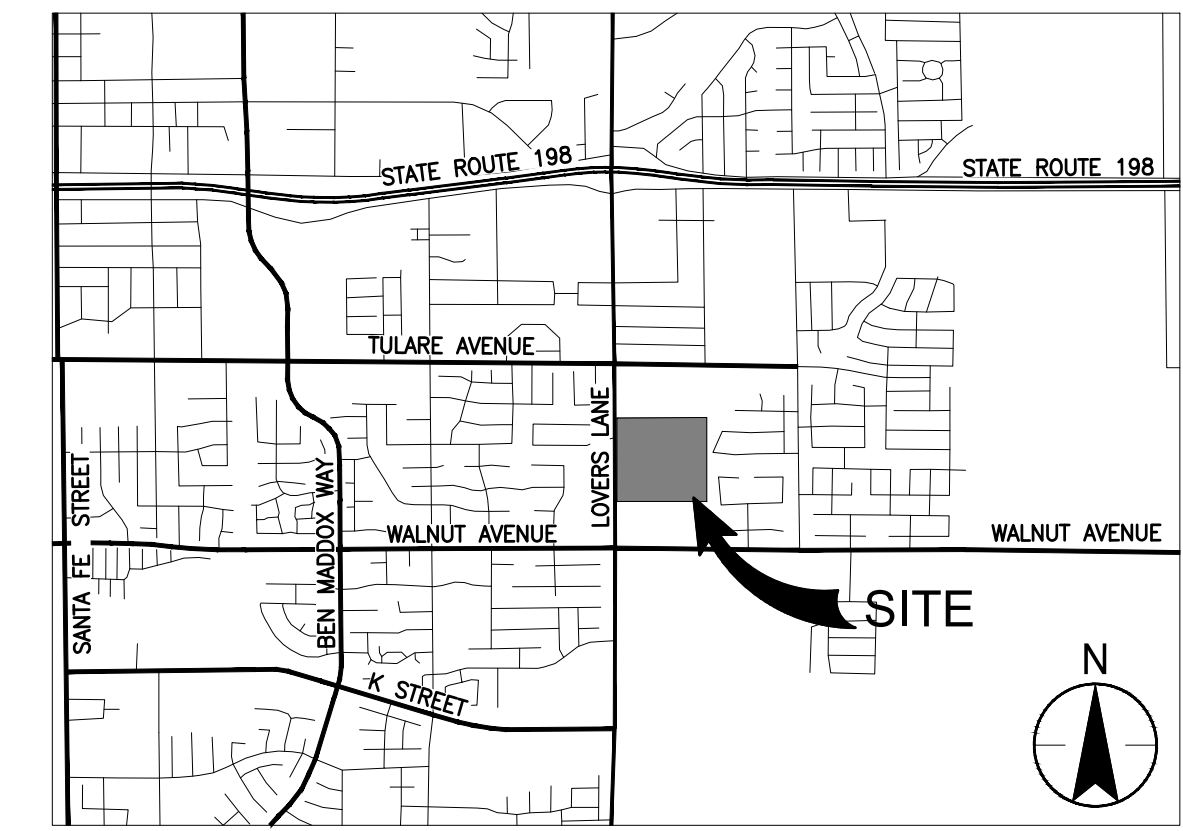
Executed this _____ day of _____, 20____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
See Attached Letter of Agency		
Signature of Owner		Signature of Agent
<u>PO Box 2717, Merced, CA 95344</u>		<u>PO Box 2717, Merced, CA 95344</u>
Owner Mailing Address		Agent Mailing Address
<u>209-383-6046</u>		<u>209-534-6252</u>
Owner Phone Number		Agent Phone Number

TENTATIVE SUBDIVISION MAP

VISALIA 35

A PORTION OF THE WEST 1/2 SECTION 34, T 18S, R 25E,
CITY OF VISALIA, TULARE COUNTY, CALIFORNIA



430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT make any changes to all designs and drawings on the property of VVCE. Reproduction of any part of this drawing without the written consent of VVCE is strictly prohibited. This drawing shall not be used for construction until sealed, signed and dated by the Engineer.

No.	MM/YY	Description	By	Appd.

TENTATIVE MAP INFORMATION

OWNER: FOREBAY FARMS, LLC
PO BOX 2717
MERCED, CA 95344

DEVELOPER: FOREBAY FARMS, LLC
PO BOX 2717
MERCED, CA 95344

ENGINEER: VVH CONSULTING ENGINEERS
430 10TH STREET
MODESTO, CA 95354
PH. 209.568.4477
CASEY BARKMAN: cbarkman@vvhce.com
101-050-019

ASSESSORS PARCEL NUMBER: ±35.07 ACRES
PARCEL SIZE: O-PA PROFESSIONAL/ADMINISTRATIVE OFFICE
EXISTING ZONING: R-M-2 MULTI-FAMILY RESIDENTIAL
R-1-5 SINGLE-FAMILY RESIDENTIAL
OS OPEN SPACE
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
OFFICE
PARKS/RECREATION
VACANT/UNDEVELOPED

EXISTING GENERAL PLAN DES.:
EXISTING USE:

PROPOSED LOT SIZE	WIDTH	DEPTH	SQUARE FOOTAGE
R-1-5 (LOW DENSITY RES.)	50'	100'	5,000
AVERAGE:	60'	100'	6,000

ZONING DENSITY	UNITS	NET ACREAGE	GROSS ACREAGE	DENSITY
R-1-5 (LOW DENSITY RES.)	82	11.31	18.21	7.25 DU/AC
R-M-2 (MULTI-FAMILY RES.)		8.51	10.28	
O-PA (OFFICE-PRO. ADMIN.)		2.78	3.08	
OPEN SPACE		5.34	3.50	
RIGHT OF WAY		7.13	N/A	
TOTAL	82	35.07	35.07	

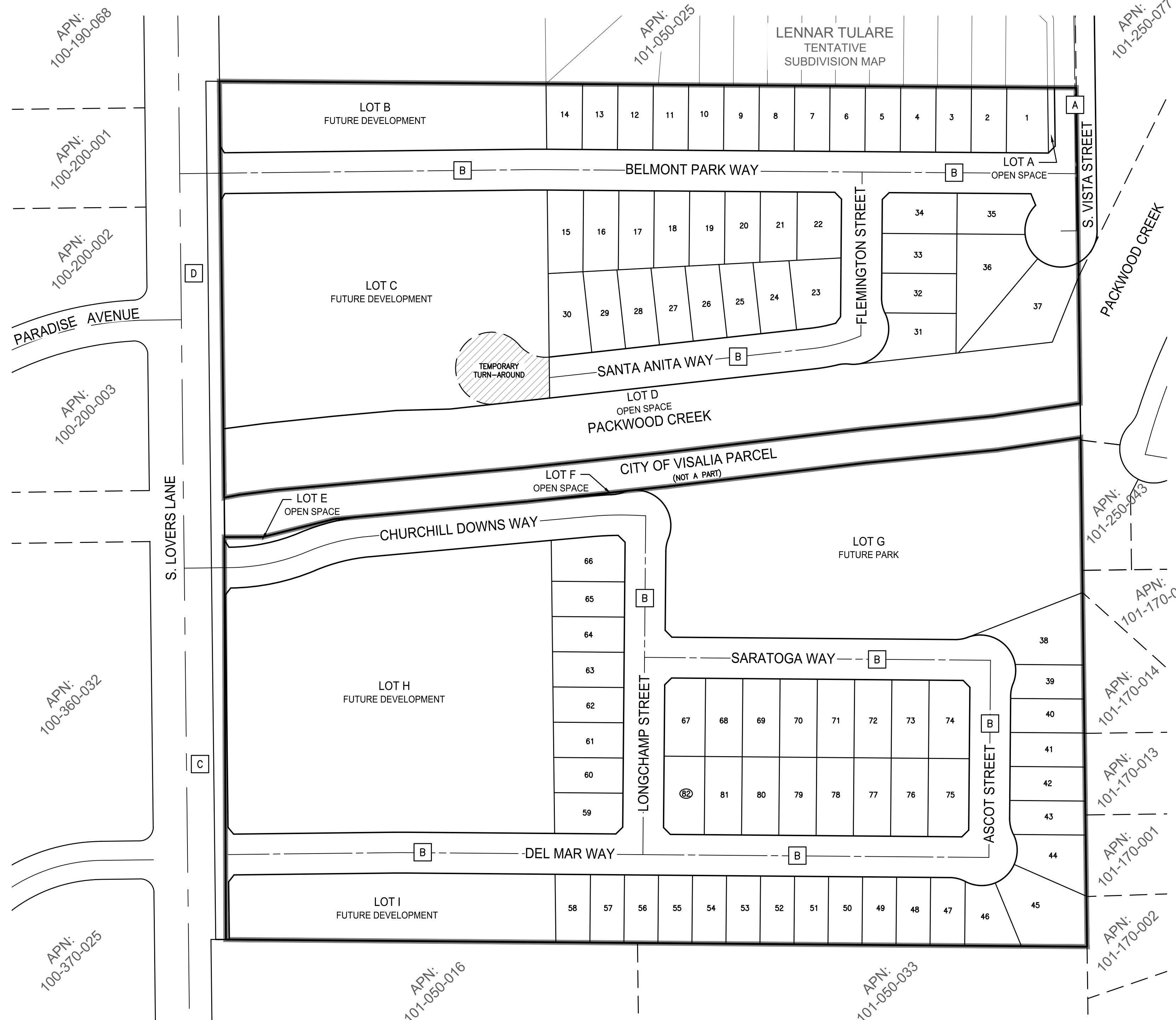
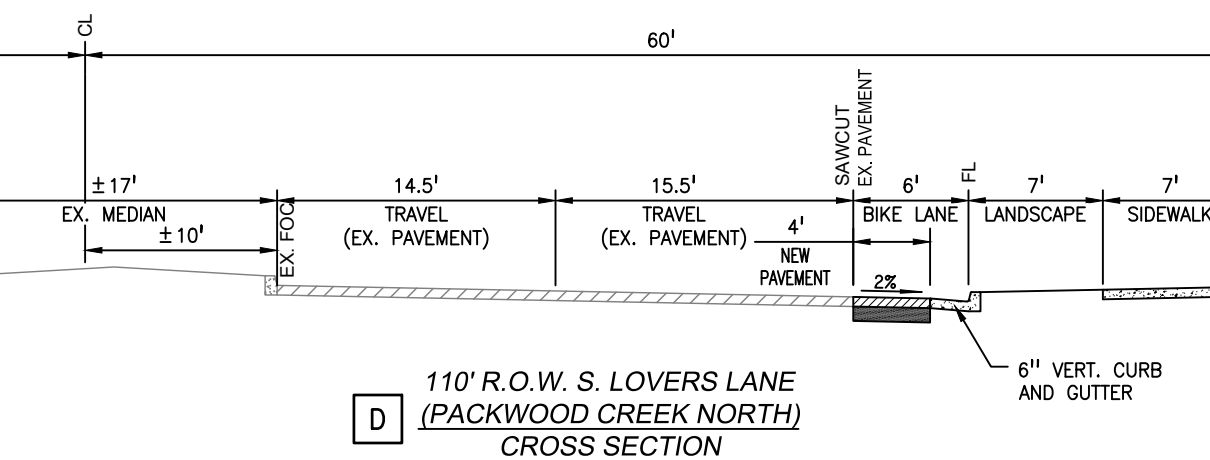
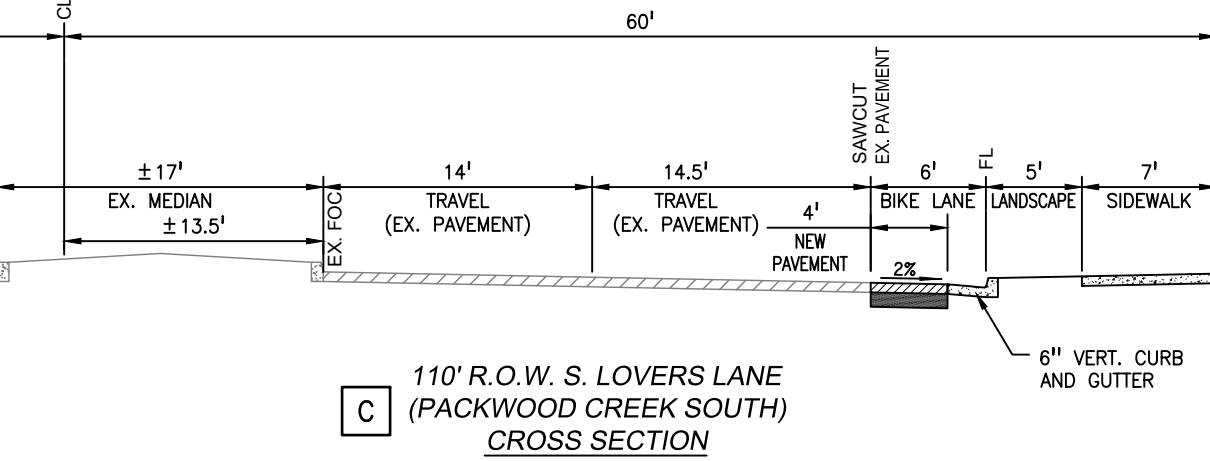
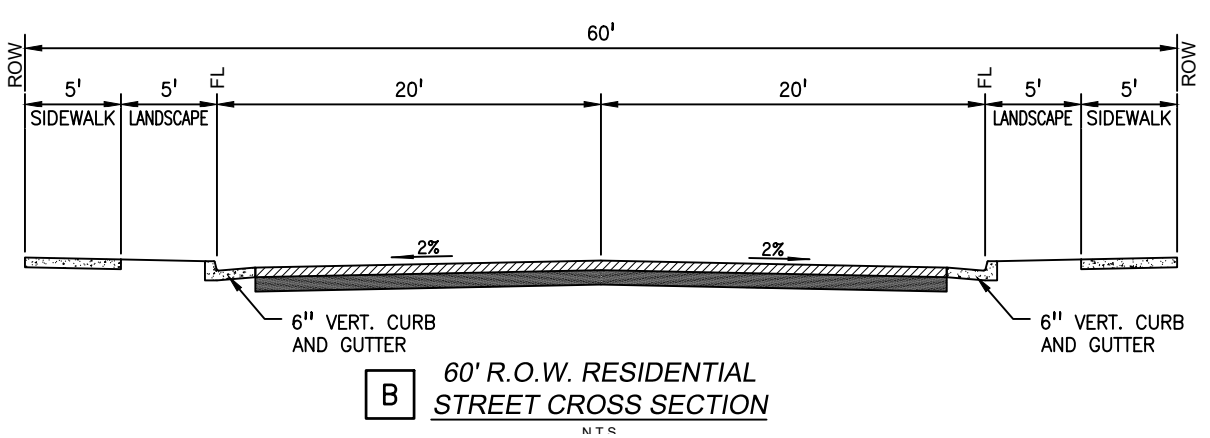
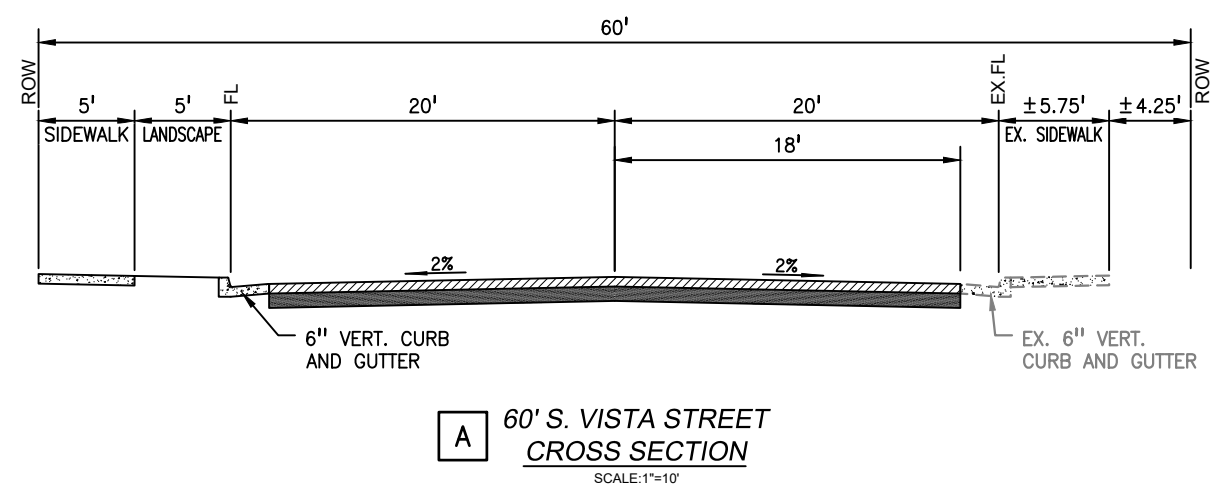
LETTERED LOT TABLE	AREA	USE
A	910 SF	PARK STRIP (OPEN SPACE)
B	1.11 AC	FUTURE DEVELOPMENT
C	3.58 AC	FUTURE DEVELOPMENT
D	2.88 AC	OPEN SPACE
E	1,558 SF	OPEN SPACE
F	202 SF	OPEN SPACE
G	3.50 AC	PARK (OPEN SPACE)
H	4.42 AC	FUTURE DEVELOPMENT
I	1.09 AC	FUTURE DEVELOPMENT

OPEN SPACE TOTAL - 6.44 AC (18.36% NET)

JURISDICTION: CITY OF VISALIA
SEWER: CALIFORNIA WATER
WATER: CITY OF VISALIA
STORM DRAIN: CITY OF VISALIA
GARBAGE: CITY OF VISALIA
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS
CABLE: XFINITY
TELEPHONE: AT&T
FIRE PROTECTION: CITY OF VISALIA
SCHOOL DISTRICT: VISALIA UNIFIED SCHOOL DISTRICT

FLOOD ZONE: 06107C0934E
MAP: 06-16-2009
EFFECTIVE DATE: 0934E
PANEL: CITY OF VISALIA, 060409
COMMUNITY: X; 0.2% ANNUAL CHANCE OF FLOOD; 1% ANNUAL CHANCE
ZONE: FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT

R-1-5 ZONING SETBACKS	REQUIREMENT
FRONT (EXTERIOR)	15' LIVING SPACE 22' GARAGE
FRONT (EXTERIOR) CUL-DE-SAC/KNUCKLE	15' LIVING 20' GARAGE
SIDE (INTERIOR)	5'
SIDE (EXTERIOR)	10'
REAR	25'



LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
The Northwest Quarter of the Southwest Quarter, and the North half of the Southwest Quarter of the Southwest Quarter, all in Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Visalia, County of Tulare, State of California, according to the Official Plat thereof.
EXCEPTING therefrom a strip of land 2 rods old the West side of the Northwest Quarter of the Southwest Quarter and the North half of the Southwest Quarter of the Southwest Quarter of said Section 34.
ALSO EXCEPTING THEREFROM the North 720 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management at the date of the issuance of the patent thereof.
ALSO EXCEPTING THEREFROM the West 60 feet of the North 720 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management at the date of the issuance of the patent thereof.
ALSO EXCEPTING THEREFROM that portion conveyed to the City of Visalia, a municipal corporation by Grant Deed recorded October 9, 2017, as Instrument No. 2017-62355, of Official Records.

- NOTES**
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS SHALL BE VERIFIED PRIOR TO FINAL MAP.
 - A 10' PUBLIC UTILITY EASEMENT (P.U.E. OF PUE) WILL BE LOCATED ADJACENT TO AND PARALLEL WITH ALL PUBLIC RIGHT OF WAYS.
 - PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP.
 - LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY.
 - FIRE HYDRANTS AND ELECTROLIERS ARE TO BE DESIGNED AND LOCATED PER CITY OF VISALIA STANDARDS AND SPECIFICATIONS.
 - UTILITY SIZING, LOCATION, CONNECTION POINTS, STREET GRADES, PAD ELEVATIONS AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
 - ALL UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF VISALIA AND UTILITY COMPANIES.
 - THE BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY VVH CONSULTING ENGINEERS.
 - FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.
 - SUBDIVISION SIGNAGE PER CITY OF VISALIA REQUIREMENTS.
 - TOPOGRAPHICAL SURVEY PERFORMED BY VVH CONSULTING ENGINEERS ON 10-31-2019.

Client/Project: URBAN PLANNING AND DESIGN
VISALIA 35
TENTATIVE SUBDIVISION MAP
VISALIA, CALIFORNIA

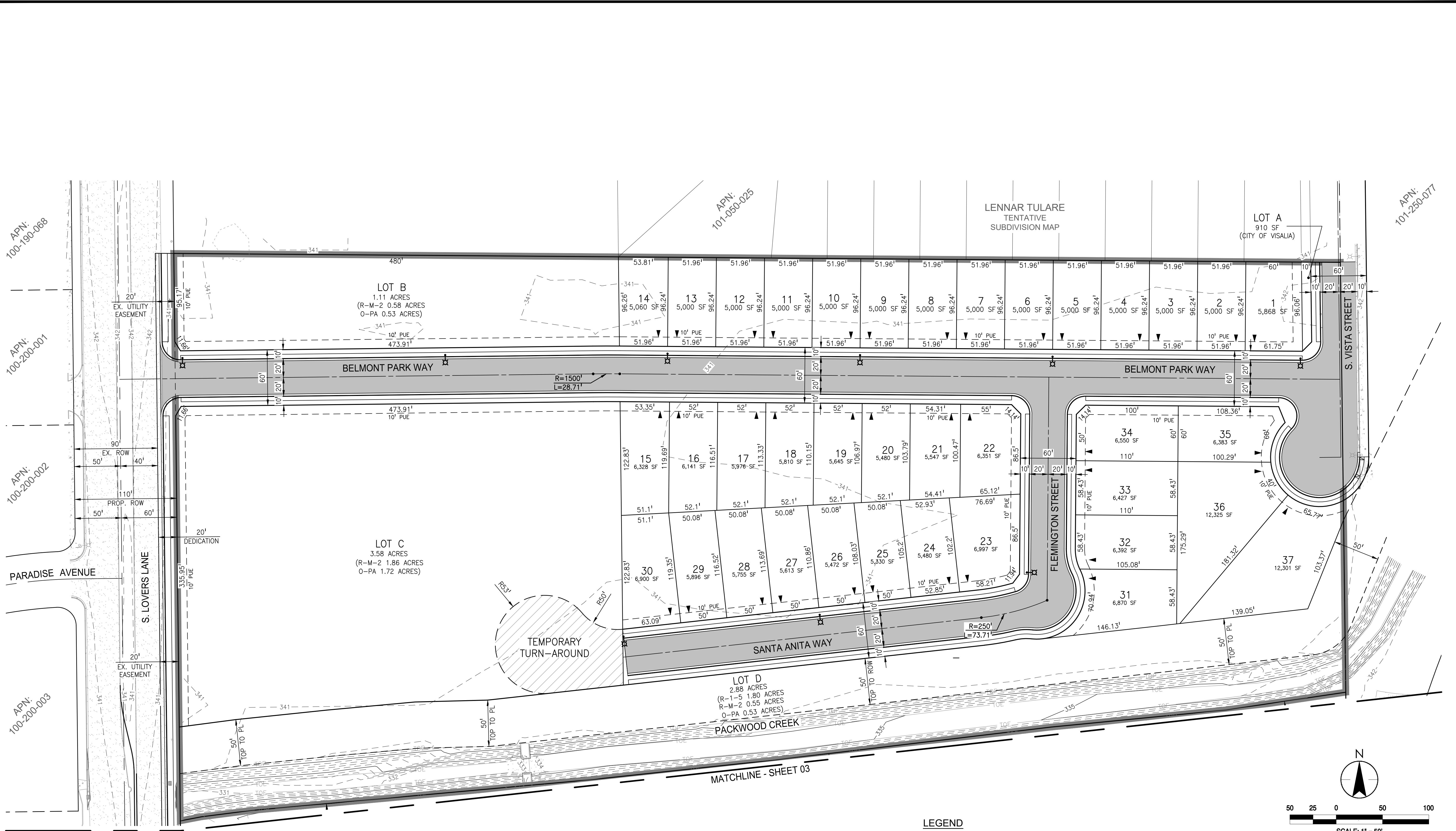
Engineer's Seal: [Blank]

Engineer's Signature: [Blank]
Signature Date: [Blank]

Know what's below.
Call before you dig.

Project Engineer: MICHAEL HAYES
Project Number: 1181-0100
File Name: 118101000m.dwg
AR CB/VH CB/AR 09.30.21
Dwn Chkd Dsgn MM-DD-YY
Sheet No. 1 of 3 sheets

\\11810100m.dwg (sent_email) 11810100m.dwg
 2023-09-30 08:10 By: [redacted]



APN: 101-050-025

LENNAR TULARE
TENTATIVE
SUBDIVISION MAP

LOT A
910 SF
(CITY OF VISALIA)

APN: 101-250-077

APN: 100-190-068

APN: 100-200-001

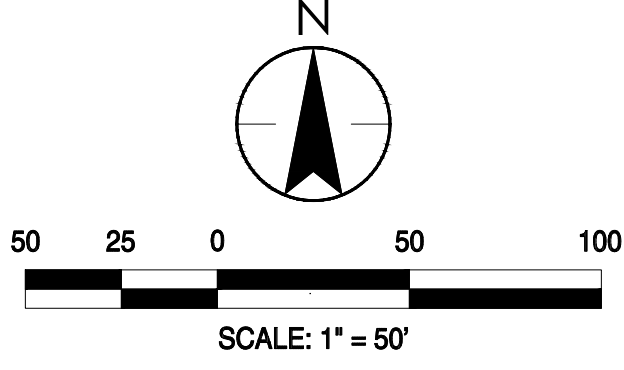
APN: 100-200-002

APN: 100-200-003

MATCHLINE - SHEET 03

LEGEND

- PROJECT BOUNDARY
- 335 EXISTING MAJOR CONTOUR (5' INTERVAL)
- 334 EXISTING MINOR CONTOUR (1' INTERVAL)
- TOP EXISTING TOP OF BANK
- TOE EXISTING TOE OF BANK
- - - 10' PUE PROPOSED PUBLIC UTILITY EASEMENT
- ⊕ PROPOSED STREET LIGHT
- ▼ PROPOSED DRIVEWAY LOCATION



W&A CONSULTING ENGINEERS
 430 10th Street
 Modesto, CA 95354
 Tel.: 209.568.4477
 Fax: 209.568.4478

No.	MM.YY	Description	By	Appd.

Client/Project
 URBAN PLANNING AND DESIGN
 VISALIA 35
 TENTATIVE SUBDIVISION MAP
 VISALIA, CALIFORNIA

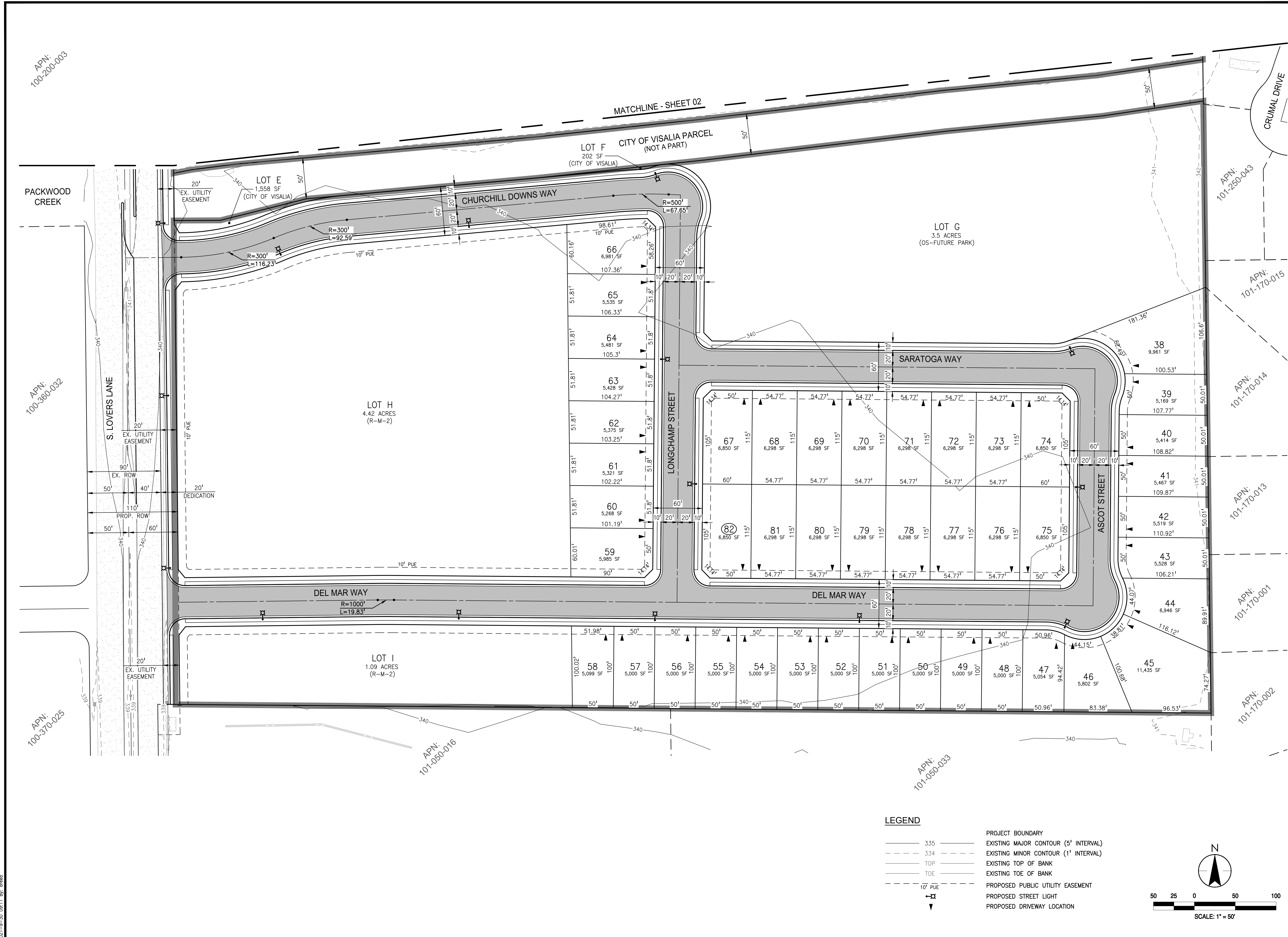
Engineer's Seal

Engineer's Signature:
 Signature Date:



Project Engineer: MICHAEL HAYES
 Project Number: 1181-0100
 File Name: 11810100m.dwg
 AR CB\MH CB\AR 09.30.21
 Dwn Chkd Dsgn MM.00.YY

\\11810100m\cadd\ent\map\11810100m.dwg
2023-10-20 09:11 By: ahh



APN:
100-200-003

APN:
100-360-032

APN:
100-370-025

APN:
101-050-016

APN:
101-050-033

APN:
101-170-002

APN:
101-170-001

APN:
101-170-013

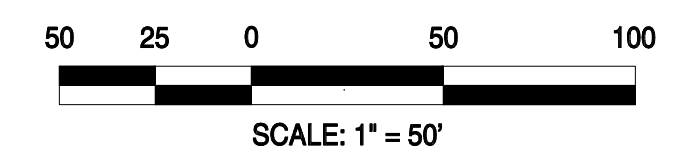
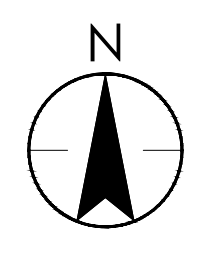
APN:
101-170-014

APN:
101-170-015

APN:
101-250-043

LEGEND

- 335 — PROJECT BOUNDARY
- 334 — EXISTING MAJOR CONTOUR (5' INTERVAL)
- 334 --- EXISTING MINOR CONTOUR (1' INTERVAL)
- TOP — EXISTING TOP OF BANK
- TOE --- EXISTING TOE OF BANK
- 10' PUE --- PROPOSED PUBLIC UTILITY EASEMENT
- ⊙ PROPOSED STREET LIGHT
- ⚡ PROPOSED DRIVEWAY LOCATION



W&E CONSULTING ENGINEERS
 430 10th Street
 Modesto, CA 95354
 Tel.: 209.568.4477
 Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. Do NOT make any changes to this drawing without the written approval of the Engineer. Copyright to all designs and drawings are the property of W&E. Reproduction by W&E is strictly prohibited. This drawing shall not be used for construction until sealed, signed and dated by the Engineer.

No.	MM.YY	Description	By	Appd.

Client/Project
 URBAN PLANNING AND DESIGN
 VISALIA 35
 TENTATIVE SUBDIVISION MAP
 VISALIA, CALIFORNIA

Title
 LOT LAYOUT

Engineer's Seal

Engineer's Signature:
 Signature Date:



**Know what's below.
 Call before you dig.**

Project Engineer: MICHAEL HAYES
 Project Number: 1181-0100
 File Name: 11810100m.dwg
 AR CBVMH CBVAR 09.30.21
 Dwn Chkd Dsgn MM-00-YY
 Sheet No.

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.

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 - 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: 10/7/2021
 Project Description: Proposing a new American Legion Post complete with 65 parking spaces.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 21-032
 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: _____
 SPR Agenda: _____ Item No. _____
 Zone: _____ SPR No. 21-032
 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: 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

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- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
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 - Parking stalls (include ADA)

REQUIRED SIGNATURE

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* 	
Address: <u>P.O. Box 854</u>	<u>Owner</u>	<u>2/11/2021</u>
City, State, Zip <u>Visalia, CA 93279</u>		Date
Phone: _____	Authorized Agent* _____	Date _____
Email: <u>dbryan@awe-inc.com</u>		

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

AGENCY AUTHORIZATION FORM

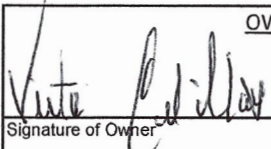
AGENCY AUTHORIZATION

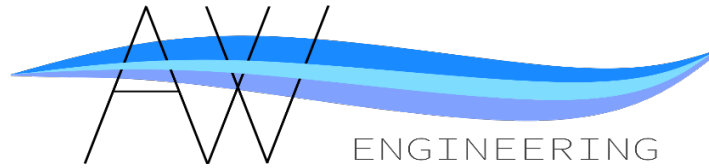
OWNER:
 I, American Legion Sierra Post #785 - Victor Cedillos, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094-130-005

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____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
		
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



Operation Statement

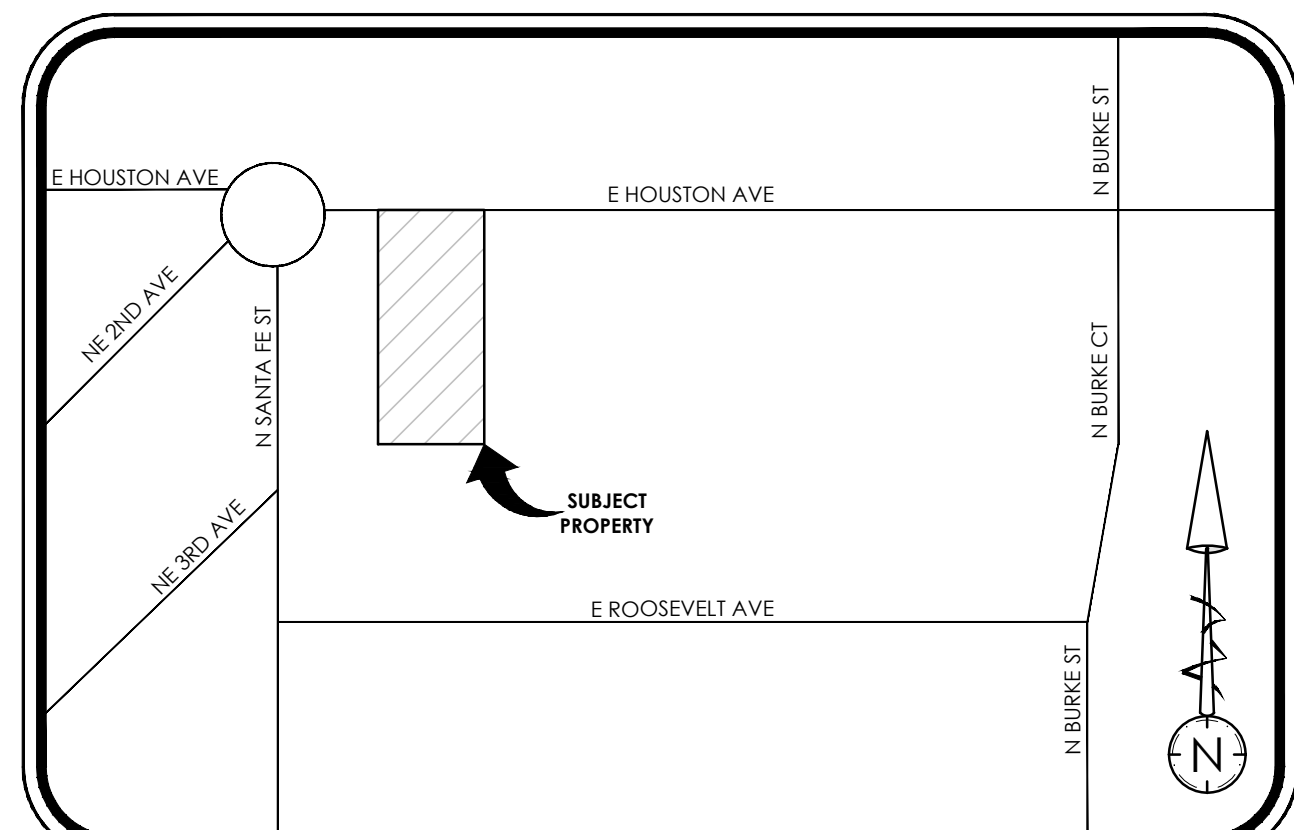
**American Legion Sierra Post #785
SPR 21-032
537 E. Houston Ave., Visalia, CA 93292**

- Nature of the operation/project – What do you propose to do? Please describe in detail.
 - Conduct community service business and occasional events to support community services.
- What products will be produced or sold by the operation?
 - None
- What is the existing use of the site?
 - Undeveloped/Vacant
- List the hours and days of operation during a typical work week
 - 2 hours a day/15 hours max weekly. Board Meetings once a month for 2 hours.
- If Seasonal, list the months of operation
 - N/A
- Anticipated number of clients/customers at one given time
 - 25 Member Max for Board Meetings, 240 people max for events.
- Number of employees and future employees
 - None, only cleaning crew once a week.
- Will any of the employees live on the site?
 - No
- Number and type of service or delivery vehicles
 - Standard vehicles – No services/delivery vehicles
- What equipment is used?
 - General Appliances for kitchen use.
- Will hazardous materials or waste be produced as part of this business? If yes, please explain.
 - No

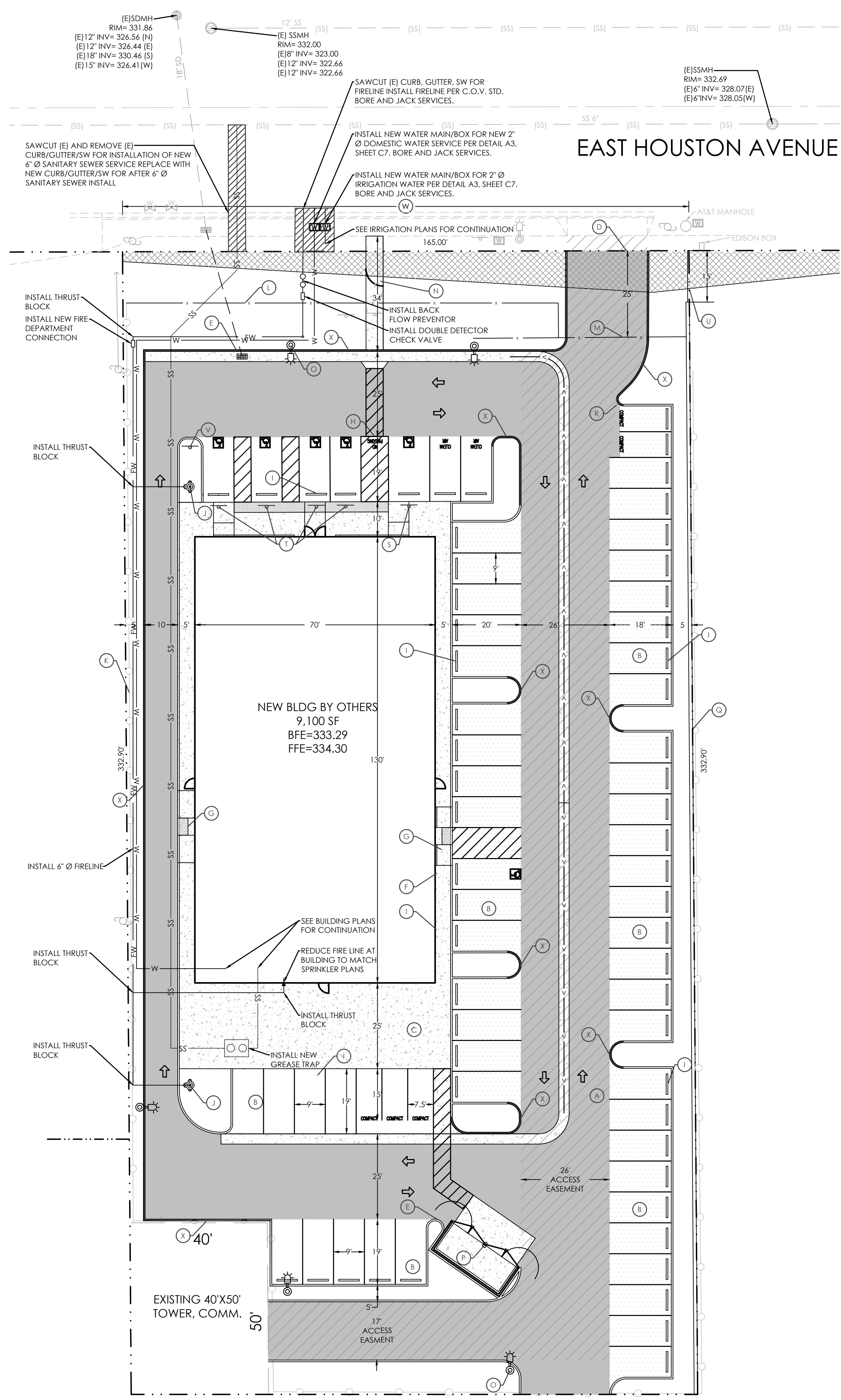
Please contact me should you have any questions.

Sincerely,

Allen Williams, P.E.
Civil Engineer



VICINITY MAP
CITY OF VISALIA
NTS
COUNTY OF TULARE



SITE INFORMATION

TOTAL BUILDING AREA
=9,100 S.F.

REQUIRED SPACES
=200 OCCUPANCY/4
=50 SPACES

REQUIRED ADA SPACES
=2 STANDARD
=1 VAN ACCESSIBLE

PROVIDED SPACES
=65 SPACES TOTAL
=52 STANDARD SPACES
=5 COMPACT SPACES
=2 CLEAN AIR SPACES
=5 STANDARD ADA SPACES
=1 VAN ACCESSIBLE

TOTAL AREA
=54,958 S.F.
=1.29 ACRES

OPEN AREA
=9,430 S.F.
=9,430 S.F./54,958 S.F.
=17.5% OPEN AREA

UTILITY INFORMATION

SOUTHERN CALIFORNIA EDISON- ELECTRIC
1233 EAST MAIN, VISALIA, CA, 559-749-0534

CALIFORNIA WATER SERVICE COMPANY- WATER
216 NORTH VALLEY OAKS DRIVE, VISALIA, CA, 559-624-1600

SOUTHERN CALIFORNIA GAS COMPANY- NATURAL GAS
404 NORTH TIPTON, VISALIA, CA, 949-496-5712

CITY OF VISALIA- SANITARY SEWER AND STORM DRAINAGE
707 WEST ACEQUIA, VISALIA, CA, 559-713-4499

BENCHMARK

P.I. NAIL IN TOP OF CURB NORTH RADIUS POINT NE CORNER
OF INTERSECTION OF SANTA FE & ROOSEVELT
ELEVATION = 332.968

FLOODNOTE

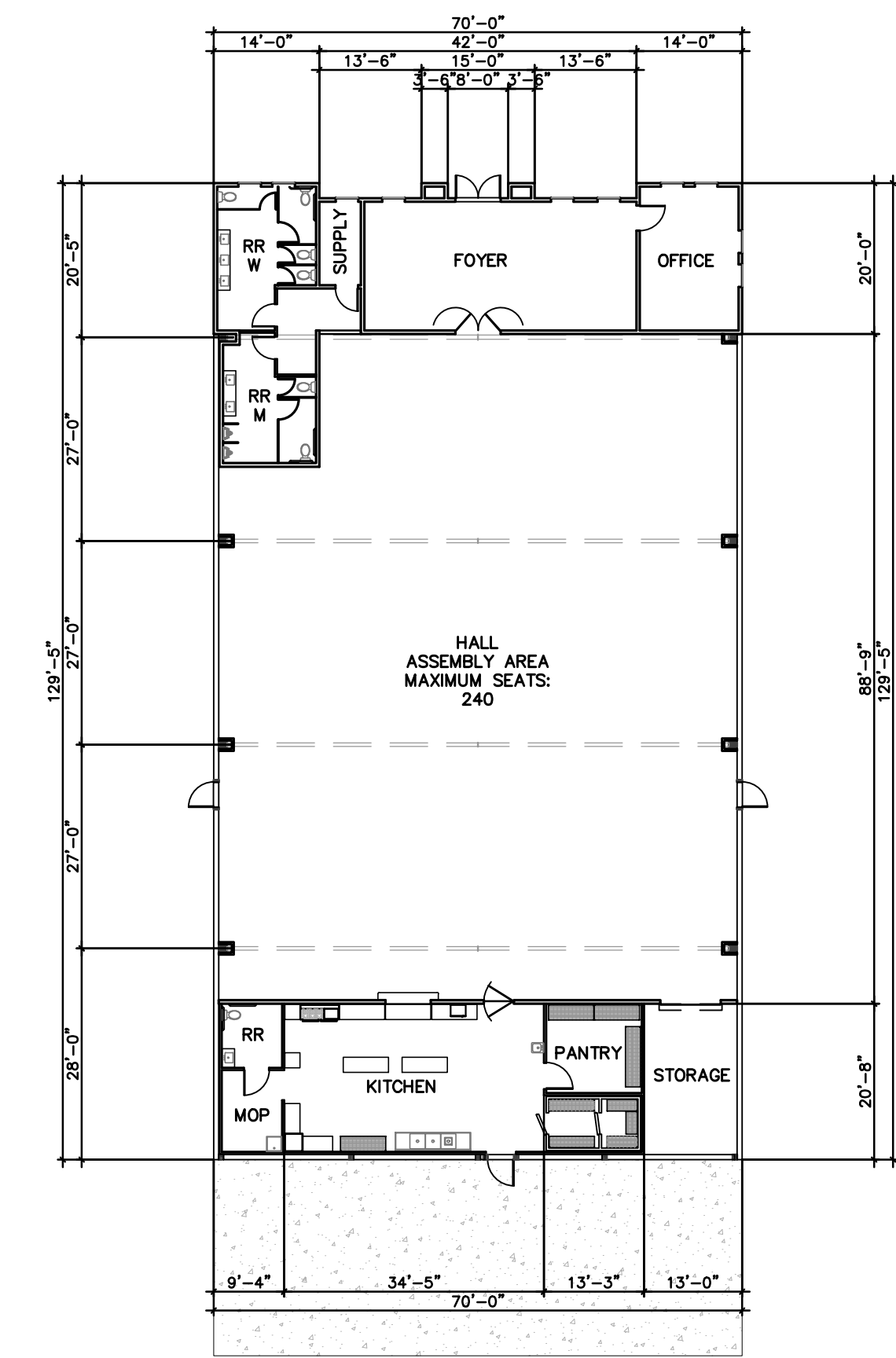
AREA WITHIN FLOOD HAZARD FLOOD ZONE "AE" OF THE
FIRM PANEL NUMBER: 06107C0933E EFFECTIVE DATE
6/16/2009

LEGEND

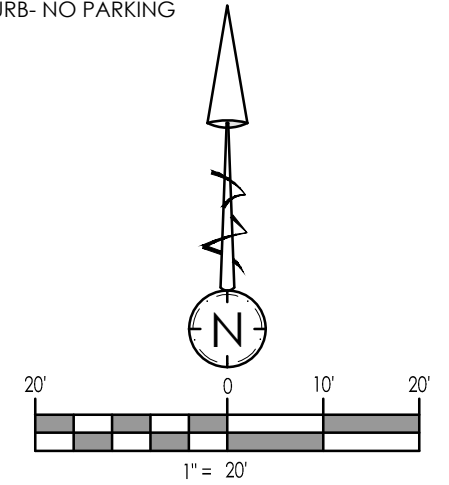
- BOW BACK OF WALK
- BFE BEGINNING FLOOR ELEVATION
- CRN CROWN OF ROAD
- DA DRIVE APPROACH
- EG EXISTING GRADE
- FNC FENCE
- FFE FINAL FLOOR ELEVATION
- FL FLOW LINE
- LIP LIP OF GUTTER
- TC TOP OF CURB
- GUY WIRE
- LIGHT - AREA
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN SINGLE POST
- STORM DRAIN INLET
- WATER BOX
- WATER VALVE
- EXISTING CHAIN LINK FENCE
- PROPERTY LINE
- PROPOSED WROUGHT IRON FENCE
- PROPOSED FIRE WATER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- ACCESS EASEMENT TO TOWER, COMM.
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT

KEY NOTES

- 1. INSTALL HEAVY DUTY PAVEMENT PER DETAIL A.1, SHEET C6
- 2. INSTALL LIGHT DUTY PAVEMENT PER DETAIL A.1, SHEET C6
- 3. INSTALL NEW SIDEWALK PER DETAIL A.3, SHEET C6
- 4. INSTALL NEW DRIVE APPROACH PER DETAIL A.4, SHEET C6, RIGHT IN, RIGHT OUT ONLY.
- 5. INSTALL BARRIER TYPE CURB AND GUTTER PER DETAIL B.1, SHEET C6
- 6. INSTALL NEW 6' ADA COMPLIANT RAMP
- 7. INSTALL NEW TRUNCATED DOMES
- 8. INSTALL NEW ACCESSIBLE PARKING PER DETAIL B.2, SHEET C6
- 9. INSTALL CONCRETE WHEEL STOP (6' LONG) PER DETAIL B.4, SHEET C6
- 10. INSTALL NEW FIRE HYDRANT
- 11. EXISTING CHAIN LINK FENCE TO REMAIN
- 12. NEW 4' WROUGHT IRON FENCE
- 13. NEW ROLLING GATE TYPE WITH KNOX BOX (SEE ARCHITECT DETAILS)
- 14. INSTALL NEW 3' WIDE MAN DOOR
- 15. INSTALL PARKING LIGHT, FINAL LIGHT TYPE/LOCATION TO BE DECIDED BY ELECTRICAL ENGINEER
- 16. INSTALL 24" STANDARD TRASH ENCLOSURE PER DETAIL A.2, SHEET C6
- 17. INSTALL NEW 7' BLOCK WALL
- 18. INSTALL NEW CURB ONLY PER DETAIL B.1, SHEET C6
- 19. INSTALL NEW VAN ACCESSIBLE SIGN
- 20. INSTALL NEW STANDARD ADA SIGN
- 21. SIGHT TRIANGLE
- 22. INSTALL NEW ONE WAY ONLY SIGN
- 23. NO PARKING AT CURB
- 24. INSTALL RED STRIPING ON NEW CURB- NO PARKING



FLOOR PLAN



SITE PLAN

REVISIONS	REV. BY	DATE

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



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

OWNER/APPLICANT:
THE AMERICAN LEGION SIERRA POST #785
P.O. BOX 854
VISALIA, CA 93279

AMERICAN LEGION POST 785 (APN: 094-130-061-000)

537 WEST HOUSTON
VISALIA, CA 93292

SCALE:
1" = 20'

JOB #:
20367

DRAWN BY:
DWR

FLOOD ZONE:
"AE"

SHEET
C3

© A.W. Engineering 2023. All Rights Reserved. Santa Fe 03/22/2023. 20367-Plan-03 - User - Oct. 07 2023 11:05:49am - A.W. Engineering

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: Diamond Oaks 2 Date: 9/2/2021

Project Description: Tentative Subdivision Map for +/- 41 ac of Ag land for single family residential parcels

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-093

Property Owner: Lauren Te Velde

Applicant(s) Name: 4 Creeks

Project Address/Location: SE corner of S. Ben Maddox Way and Caldwell Ave.

Assessor Parcel Number: 1 2 6 - 1 3 0 - 0 1 8

Parcel Size (Acreage or Square Feet): +/- 41 ac 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: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 21-093

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

Describe Any Special Events Planned for the Facility: _____

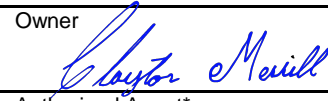
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Clayton Merrill</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S. Santa Fe St. Suite A</u>	Owner	Date
City, State, Zip <u>Visalia CA. 93292</u>		<u>9-2-21</u>
Phone: <u>559-802-3052</u>	Authorized Agent*	Date
Email: <u>claytonm@4-creeks.com</u>		

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Lauren Te Velde, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
126-130-018

AGENT:

I designate Clayton Merrill, 4 Creeks, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to process site plan review and associated entitlements relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		 Signature of Agent
Owner Mailing Address		<u>324 S. Santa Fe St., Suite A, Visalia, CA 93292</u> Agent Mailing Address
Owner Phone Number		<u>559-802-3052</u> Agent Phone Number

DIAMOND OAKS TENTATIVE SUBDIVISION MAP

LAND USE CONCEPT 1

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.

SITE DATA:

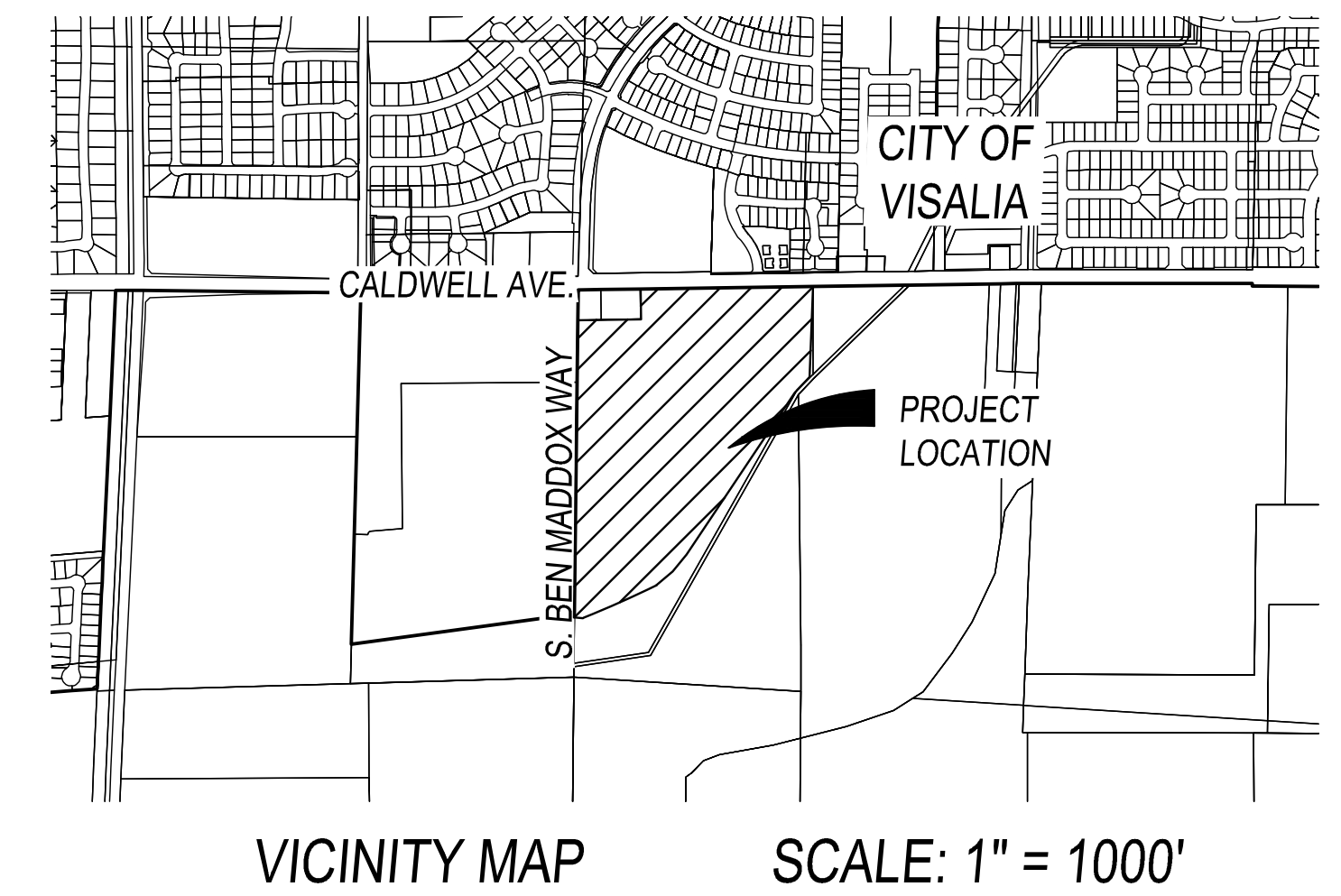
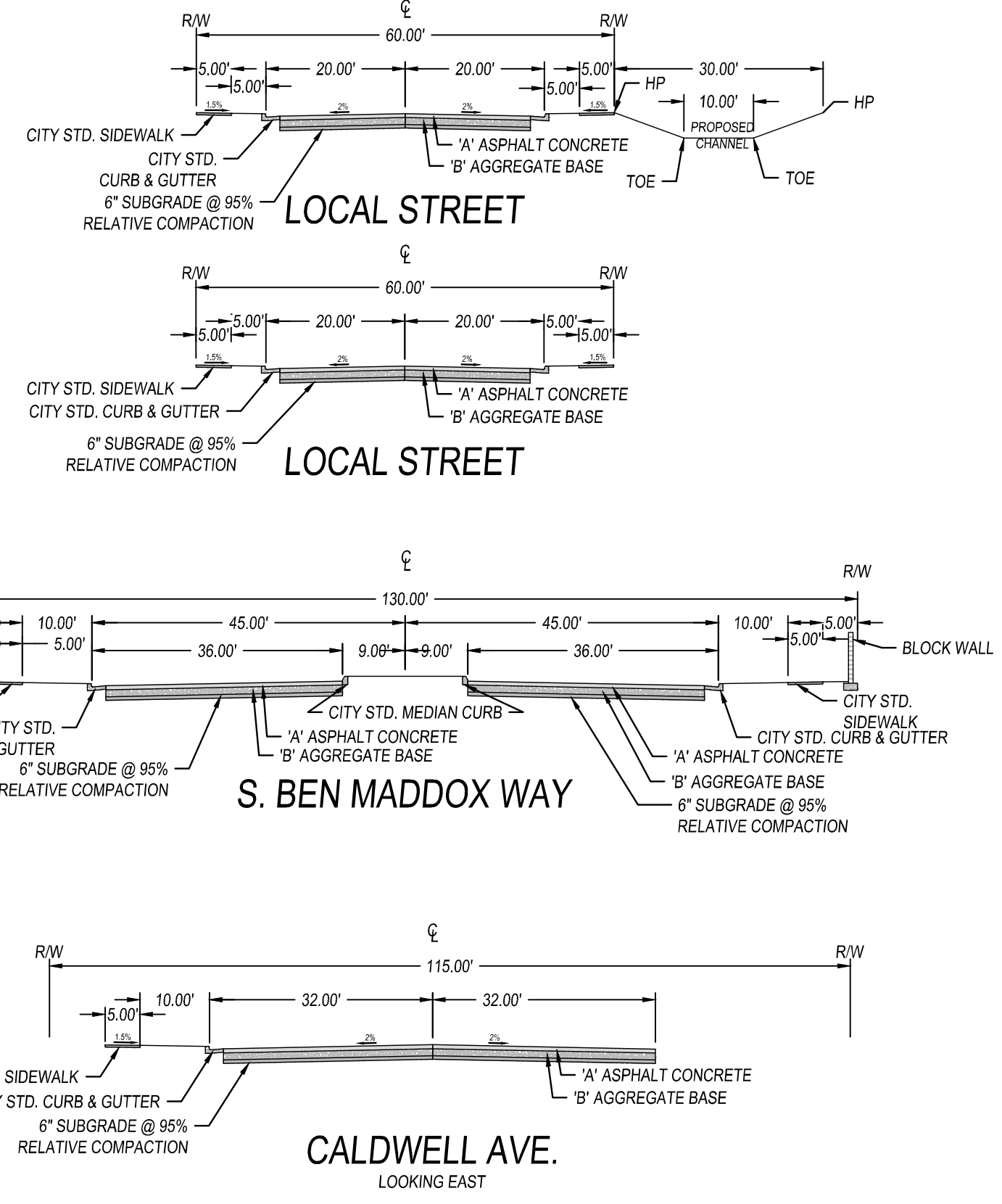
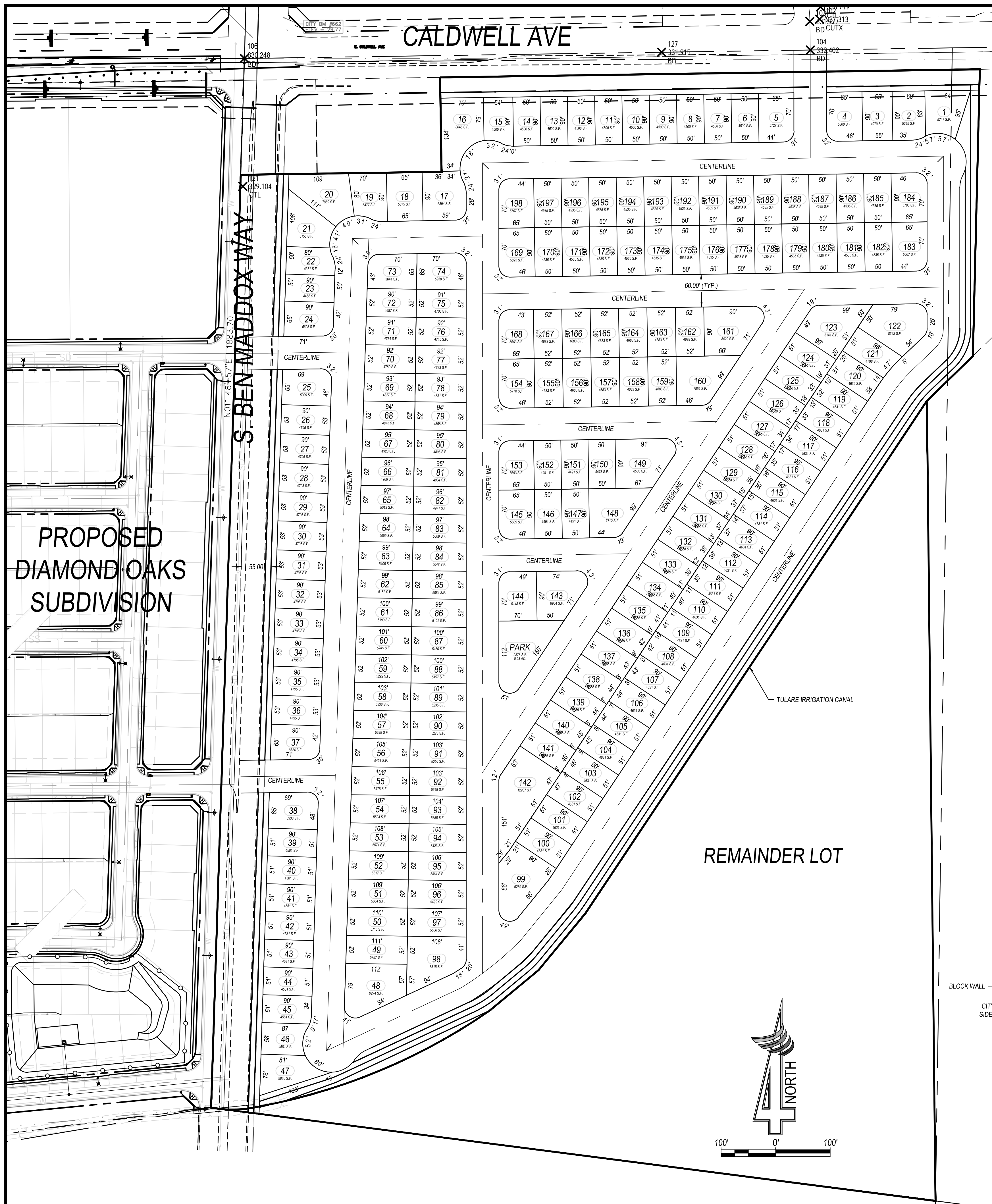
APN:	126-130-018
TOTAL AREA:	42.0 AC. (GROSS) ±
EXISTING ZONING:	AE-40 (COUNTY)
PROPOSED ZONING:	R-1-5
GENERAL PLAN DESIGNATION:	RESIDENTIAL LOW DENSITY
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE:	X02
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2

UTILITIES:

SEWER SERVICE:	CITY OF VISALIA
WATER SERVICE:	CITY OF VISALIA
STORM DRAIN SERVICE:	CITY OF VISALIA
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON CO.
NATURAL GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
REFUSE:	CITY OF VISALIA

SANITARY SEWER AND WATER UTILITIES TO TIE INTO EXISTING LINES ALONG RIVERWAY DRIVE AND DEMAREE STREET.

TYPICAL LOT SIZES:	AREA:	NUMBER OF LOTS:
50' x 90':	4,500 S.F.	126
50' x 100':	5,000 S.F.	33
65' x 90':	5,850 S.F.	18
MISCELLANEOUS:		21
TOTAL:		198



PREPARED BY:

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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

GENERAL PROJECT INFORMATION

Project/Business Name: The smoke shack 2 Date: 10/4/21
 Project Description: Retail Store - Tobacco - Vape
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Yakoob Mohamed
 Applicant(s) Name: Nader Hussein
 Project Address/Location: 428 W Houston Ave. Visalia CA 93291
 Assessor Parcel Number: 0 9 1 . 1 5 1 . 0 3 8
 Parcel Size (Acreage or Square Feet): 4,000 sf Building or Suite Square Footage: .65 Acres

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 100,000
 Describe All Proposed Building Modifications: None

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

Date Received: 10/4/2021
 SPR Agenda: 10/13/21 Item No. _____
 Zone: C-MU SPR No. 21-168
 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: Auto Zone
 Proposed Building Use: Clothing Store
 Proposed Hours of Operation: 9am - 12am
 Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)
 Number of Employees Per Day: Existing 3 Proposed _____
 Number of Customers Per Day (Estimated): Existing 100 Proposed _____
 Predicted Peak Operating Hour: 6pm - 7pm
 Describe Any Truck Delivery Schedule & Operations: 2 deliveries Monday & Wednesday

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): Pre existing loading zone, doesnt block any existing traffic patterns.
 Describe Any Special Events Planned for the Facility: There will be a Grand Opening event.

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: Nader Hussien Signature of Owner or Authorized Agent*

Address: 867 E Northridge Dr. [Signature] 8/30/2021
 City, State, Zip Dinuba CA 93618 Owner Date

Phone: 559-775-2018 Authorized Agent* Date

Email: Naderhussien11@kland.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

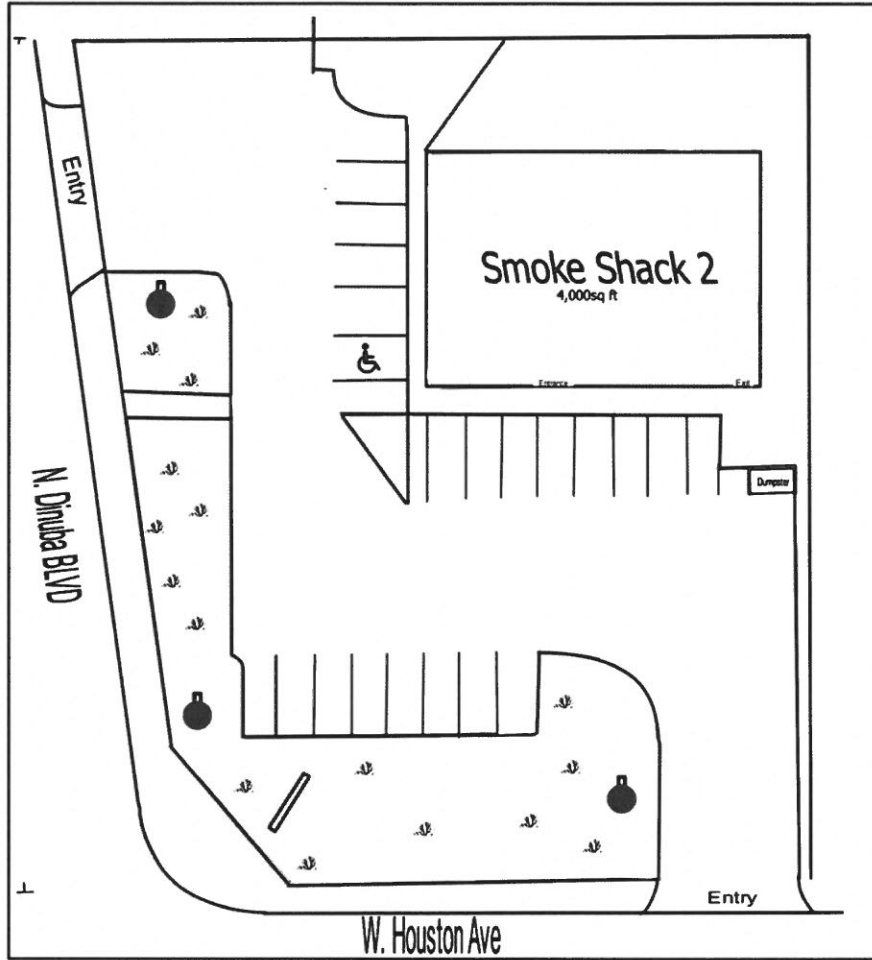
OWNER:
 I, Yakoub Mohamed, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
091-151-038-000

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 _____ day of _____, 20__.

OWNER	AGENT
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Owner	Signature of Agent
<u>1154 leconte Ave</u>	Agent Mailing Address
Owner Mailing Address	Agent Mailing Address
<u>559-471-5523</u>	Agent Phone Number
Owner Phone Number	Agent Phone Number

Smoke Shack 2 Site Plan



428 W Houston Ave SITE LAYOUT

LEGEND
● EXSISTING STREET LIGHTS

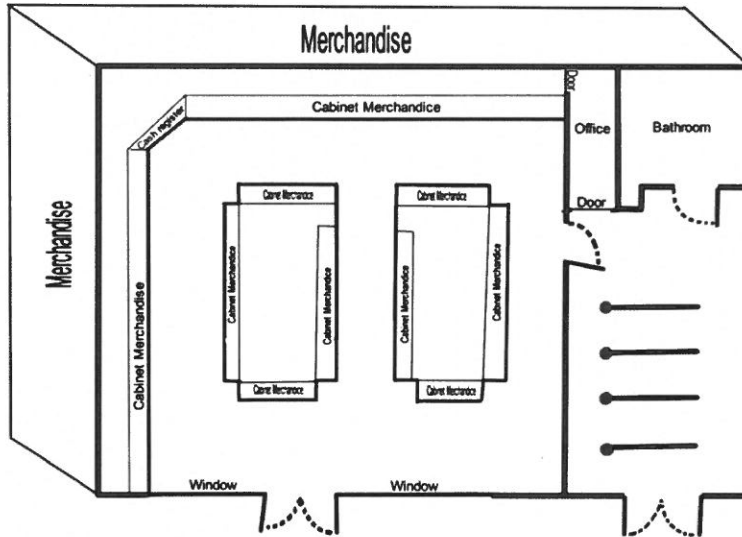
Lot Size: .65 acres

NUMBER OF GENERAL PARKING SPOTS:
21 TOTAL

NUMBER OF ADA PARKING SPOTS:
1 TOTAL



428 W Houston Ave



428 W Houston ave, Visalia, CA 93291

Lot Size: .65 acres

NUMBER OF GENERAL PARKING SPOTS:
21 TOTAL

NUMBER OF ADA PARKING SPOTS:
1 TOTAL



CITY OF VISALIA SITE PLAN REVIEW APPLICATION



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GENERAL PROJECT INFORMATION

Project/Business Name: The Black Phoenix Date: 09/30/2021

Project Description: A private tattoo studio; appointments only.

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

Property Owner: Mohammad Jawad

Applicant(s) Name: Harvey Godinez

Project Address/Location: 1920 W. Princeton Ave. #23, V. 93277

Assessor Parcel Number: 096-301-022

Parcel Size (Acreage or Square Feet): 42,277 Building or ^{#23}Sub Square Footage: 500(+/-)

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: NONE

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

Date Received: 09/30/2021

SPR Agenda: 10/13/2021 Item No.

Zone: C-MU SPR No. 21-186

Historic District: Yes No

Flood Zone: AE XAE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Commercial use

Proposed Building Use: Tattoo Shop

Proposed Hours of Operation: 8am-8pm

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

Number of Employees Per Day: Existing 2 Proposed 3

Number of Customers Per Day (Estimated): Existing 10 Proposed 10

Predicted Peak Operating Hour: 12pm-6pm

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

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

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
 IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

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 - 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: LYMAN W. WHITLATCH (Prop Men) Signature of Owner or Authorized Agent

Name: N/AE The Whitlatch Group

Address: 525 W. Center St

City, State, Zip: Visalia 93291 Owner _____ Date _____

Phone: 559-737-1189 Authorized Agent Lyman W. Whitlatch Date 9-30-2021

Email: claw@whitlatch.net

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:
I, Mohammad Jawad, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
096-301-022

AGENT:
I designate Lyman W. Whitlatch to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to operate a tattoo business relative to the property mentioned herein.

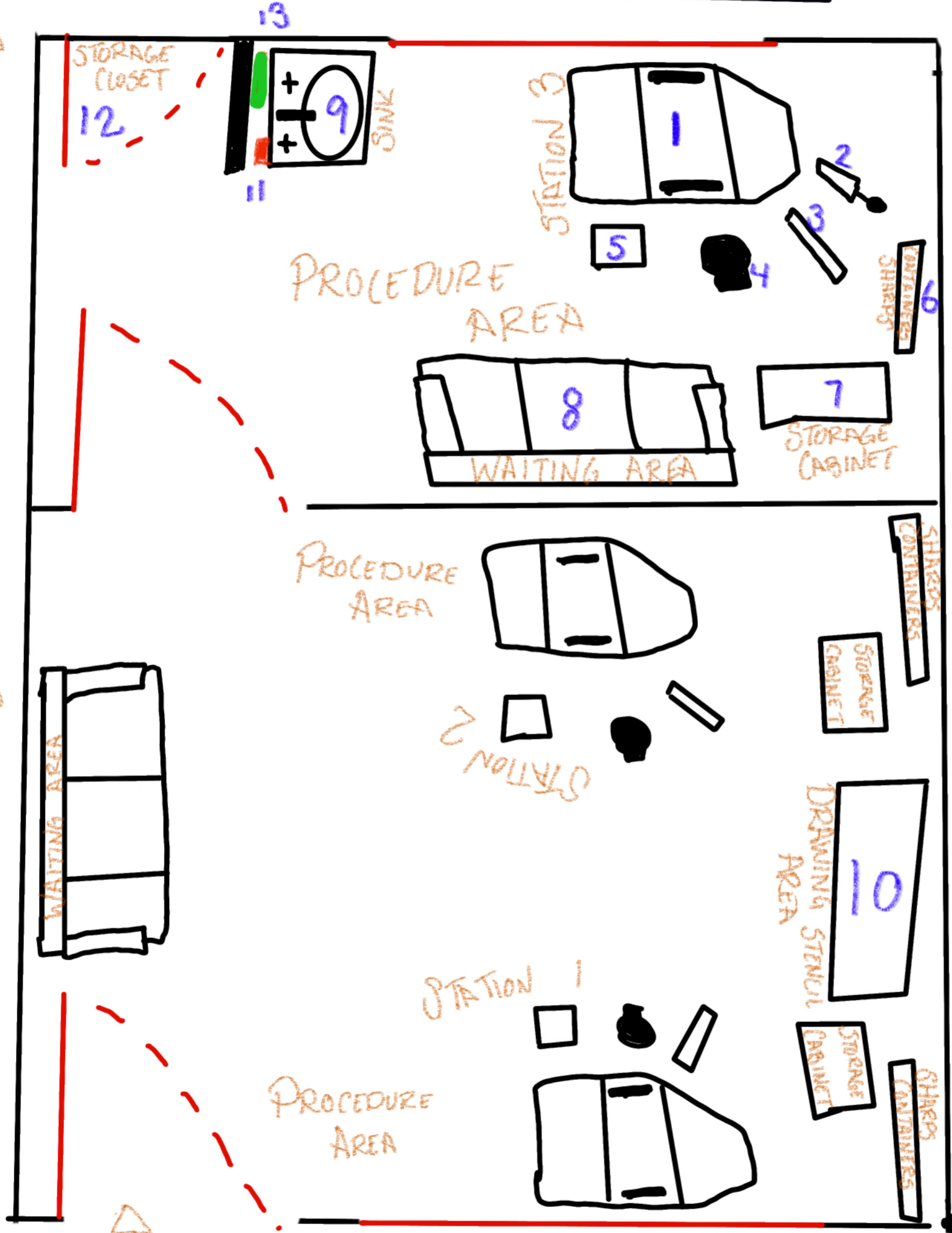
I declare under penalty of perjury the foregoing is true and correct.

Executed this 30th day of Sept, 2021

OWNER	AGENT
Signature of Owner	<div style="border: 1px solid black; padding: 2px;"> <u>Lyman W. Whitlatch</u> <small>Signature of Agent</small> </div>
Owner Mailing Address	<div style="border: 1px solid black; padding: 2px;"> <u>525 W. Center St # D</u> <small>Agent Mailing Address</small> </div>
Owner Phone Number	<div style="border: 1px solid black; padding: 2px;"> <u>559-737-1189</u> <small>Agent Phone Number</small> </div>

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
 IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN



1	PROCEDURE AREA BED/HAIR
2	LAMP
3	ARMREST
4	HAIR
5	WORK STATION TRAY
6	SHARPS CONTAINERS
7	STORAGE CABINETS
8	WAITING AREA
9	SINK HAND WASH
10	DRAWING STENCIL AREA
11	LIQUID SOAP
12	STORAGE ROOM
13	SINGLE-USE PAPER TOWEL
14	BATHROOM

ENTRANCE

* BATHROOM IS DOWN THE HALL TO THE RIGHT

ACOUSTICAL ANALYSIS

**XPRESS CAR WASH
1744 NORTH DINUBA BOULEVARD
VISALIA, CALIFORNIA**

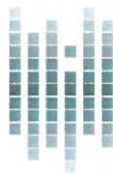
WJVA Project No. 21-52

PREPARED FOR

**BOTTOM LINE DEVELOPERS, BUILDERS & ADVISORS
P.O. BOX 1095
CLOVIS, CALIFORNIA 93613**

PREPARED BY

**WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA**



wjv acoustics

SEPTEMBER 29, 2021

INTRODUCTION

The project is a proposed car wash facility to be located along at 1744 N. Dinuba Boulevard (SR 63). Existing residential land uses (sensitive receivers) are located adjacent the project site, to the east. According the project applicant, the car wash would operate daily between the hours of 7:00 a.m. to 9:00 p.m.

This report is based upon the project site plan prepared by CJC Design, Inc. dated April 21, 2021, noise measurements obtained by WJV Acoustics, Inc. (WJVA) at the project site, reference noise measurements obtained by WJVA 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 1744 N. Dinuba Boulevard. A site inspection and ambient noise monitoring were conducted on September 27 & 28, 2021, 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. 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 south.

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 near the existing residential land uses adjacent the project site to the east. Three (3) individual noise measurements were collected at the ambient noise measurement 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.

TABLE IV							
SUMMARY OF SHORT-TERM AMBIENT NOISE MEASUREMENT DATA XPRESS CAR WASH, 1744 N. DINUBA BOULEVARD SEPTEMBER 27 & 28, 2021							
Site	Time	A-Weighted Decibels, dBA					
		L _{eq}	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
ST-1	7:50 a.m.	60.1	56.7	59.2	63.0	67.2	77.4
ST-1	1:15 a.m.	57.6	56.5	57.5	61.2	66.0	71.4
ST-1	8:35 p.m.	59.4	57.1	58.9	61.9	66.3	75.8

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 58 to 60 dB L_{eq} with maximum noise levels in the range of 71 to 77 dB. 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. The noise levels described in Table IV shall be applied as the noise standards, for which the proposed project may not exceed.

PROJECT RELATED NOISE LEVELS

The project is a proposed car wash facility to be located along the east side of N. Dinuba Boulevard (SR 63), in Visalia. Existing residential land uses (sensitive receivers) are located adjacent to the project site to the east, approximately 70 feet (center of backyard) from the car wash tunnel entrance. The proposed hours of operation for the car wash are between 7:00 a.m. and 9:00 p.m., daily.

EXTERIOR NOISE LEVELS

Car Wash Tunnel:

The proposed Xpress Car Wash would be operated as a Surf-Thru Express Car Wash. According to the project applicant the proposed car wash would utilize the same car wash equipment as the two existing Surf-Thru Car Wash locations in Visalia. The proposed car wash would utilize MacNeil RS -301 High Side Washer, MacNeil RS-400 Low Side Washer with MacNeil brush systems. The proposed car wash would also utilize a Motor City Wash Works Air One Dryer system. According to the project applicant, this equipment is the same that is currently in use at the Surf-Thru Express Car Wash site located at 1208 S. Mooney Boulevard, in Visalia.

In order to assess potential project-related noise levels at the proposed car wash project site, WJVA staff conducted reference noise level measurements at the Mooney Boulevard Surf Thru Express car wash location on September 27, 2021. Noise level measurements were conducted at both the entrance and exit sides of the car wash tunnel. The dryer (blower) portion of the operation represents the loudest equipment, which is located at the tunnel exit. Therefore, noise levels at the exit side of the tunnel are louder than those at the entrance side of the tunnel. The measured noise levels provided below in Table IV describe the project-related noise levels at a distance of fifty (50) feet directly facing both the tunnel entrance and the tunnel exit.

TABLE IV						
SUMMARY OF CAR-WASH TUNNEL NOISE LEVELS AT A DISTANCE OF 50 FEET MEASURED AT 1208 S. MOONEY BLVD, SURF THRU EXPRESS CAR WASH SEPTEMBER 27, 2021						
Site	A-Weighted Decibels, Dba, 50'					
	L _{eq}	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
Tunnel Entrance	71	71	72	72	73	75
Tunnel Exit	79	79	80	80	81	82

Source: WJV Acoustics, Inc.

The car wash tunnel will be oriented in an east/west alignment direction, where the tunnel walls will provide varying levels of acoustical shielding to locations to the north and south, but would provide no acoustic shielding to the residential land uses directly east of the tunnel entrance.

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.

The exterior noise level standards are applied to the outdoor activity areas (backyards) of residential land uses. As proposed, the tunnel entrance would be located approximately 70 feet from the closest residential backyard. Table V provides the calculated project-related noise levels at the residential backyards located adjacent to the project site to the east. Table V also provides the applicable noise level standards (as adjusted to represent existing ambient noise levels).

TABLE V						
SUMMARY OF CAR-WASH TUNNEL NOISE LEVELS AT A DISTANCE OF 50 FEET MEASURED AT 1208 S. MOONEY BLVD, SURF THRU EXPRESS CAR WASH SEPTEMBER 27, 2021						
Site	A-Weighted Decibels, Dba, 50'					
	L _{eq}	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
Exterior Noise Levels at Residences	68	68	69	69	70	72
Applicable Noise Level Standard	58	57	58	61	66	71
Complies With Standard? (Yes/No)	No	No	No	No	No	No

Source: WJV Acoustics, Inc.

Reference to Table V indicates that without mitigation, the project would be expected to exceed the City's exterior noise level standards by up to 11 dB (L₅₀ and L₂₅ statistical categories), and therefore mitigation measures must be incorporated into project design.

Vacuums:

The project would include a vacuum station area with approximately twenty vacuum stalls. The project would utilize Vacutech Model: FT-DD-T330HP4 (30HP T3 Turbine Vacuum Producer with Exhaust Silencer) vacuum units at the site. Noise level data provided by the manufacturer (provided as Appendix C) indicates that the noise levels associated with the vacuum units would be expected to be approximately 60 dB at a distance of 5 feet from the turbine. The closest proposed vacuum unit to existing residential land uses is located at a setback distance of approximately 90 feet. Taking into account the standard rate of attenuation with increased distance from a point source (-6 dB/doubling of distance), noise levels associated with the vacuum units would not exceed 35 dB at the closest residential land uses. Such noise levels do not exceed applicable noise level standards or existing ambient noise levels. Mitigation is not required for vacuum noise.

Exterior Noise Mitigation:

As described above, noise levels associated with the proposed car wash operations would be expected to exceed the City's exterior noise level standards by up to 11 dB (L₂₅ and L₅₀ statistical metrics). Appropriate mitigation measures must therefore be incorporated into project design.

In order to mitigate car wash noise levels at the existing residential land uses located adjacent to the project site to the east, a sound wall would need to be constructed along the project site property line between the project site and the residential land uses. The minimum required height of the sound wall along the car wash tunnel entrance was calculated using a sound wall insertion loss model. The model calculates the insertion loss (noise reduction) of a wall of a given height based on the effective height of the noise source, height of the receiver, distance from the receiver to the wall, and distance from the noise source to the wall.

Based upon the above-described project-related noise levels and insertion loss model, it was determined that a sound wall with a minimum height of eleven (11) feet above ground elevation would mitigate project related noise levels to the applicable (adjust based upon existing ambient noise levels) noise level standards at the existing residential land uses east of the proposed tunnel entrance. The sound wall should be continuous along the extent of the eastern project site boundary, as shown in red on Figure 1. The sound wall would reduce project-related noise levels to below applicable City of Visalia daytime standards, but would not reduce project-related noise levels to below the City's applicable nighttime standards.

INTERIOR NOISE LEVELS

A specific analysis of interior noise levels was not performed. However, it may be assumed that typical residential construction will reduce exterior noise levels by a minimum of 20 dB if windows and doors are closed. With the above-described 11-foot sound wall in place, project-related exterior noise levels would not be expected to exceed any City of Visalia noise level standards and would not exceed existing (without project) ambient noise levels at all nearby noise-sensitive receptor locations (residential land uses east of the project site). Therefore, the project would not exceed any applicable City of Visalia interior noise level standards.

CONCLUSIONS AND RECOMMENDATIONS

The proposed car wash project will comply with all City of Visalia exterior and interior noise level requirements provided the following mitigation measure is included in project design:

- A sound wall with a minimum height of eleven (11) feet above project-side grade is constructed along the project site eastern property line, adjacent to residential land uses. The extent and location of the required sound wall is provided on Figure 1. Suitable construction materials include concrete blocks, masonry or stucco on both sides of a wood or steel stud wall.

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,



Walter J. Van Groningen
President

WJV:wjv

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 (L₉₀, L₅₀, L₁₀, etc.). For example, L₁₀ 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 ▶		
TYPICAL OFFICE INTERIOR ▶		FAINT
SOFT RADIO MUSIC ▶	40 dB	
RESIDENTIAL INTERIOR ▶		VERY FAINT
WHISPER @ 6 FT ▶	20 dB	
HUMAN BREATHING ▶	0 dB	



VACUTECH

SOUND LEVEL METER READINGS

MODEL: FT-DD-T330HP4 (30HP T3 TURBINE VACUUM PRODUCER with EXHAUST SILENCER)

READING A: 60 dB(A), 5' FROM TURBINE @ 45° ANGLE - NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING B: 56 dB(A), 10' FROM TURBINE @ 45° ANGLE - NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING C: 51 dB(A), 15' FROM TURBINE @ 45° ANGLE - NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE OF 8'x10'x8' CINDER BLOCK ENCLOSURE WITH CONCRETE SLAB AND WOOD JOIST ROOF.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

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: Visalia Car Wash Date: _____

Project Description: Proposed development of a 1-acre commercial site for use as a car-wash.

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

Property Owner: Moe Assad

Applicant(s) Name: Battern Line LLC

Project Address/Location: 1804 1744 N. Dinuba Blvd. Visalia, CA 93291

Assessor Parcel Number: 091-171-018

Parcel Size (Acreage or Square Feet): 1/1 ac. Building or Suite Square Footage: 4,400sf.

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: N/A

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

Date Received: 10/04/2021

SPR Agenda: 10/13.21 Item No. _____

Zone C-MU SPR No. 21-187

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: N/A

Proposed Building Use: Commercial

Proposed Hours of Operation: Monday through Sunday 7:00AM - 9:00PM

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

Number of Employees Per Day: Existing _____ Proposed 15-20

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

Predicted Peak Operating Hour: 5:00 PM to 7:00 PM

Describe Any Truck Delivery Schedule & Operations: N/A

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

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: Bottom Line LLC

Address: PO Box 1095

City, State, Zip: Clons, CA 93613

Phone: 559-999-1963

Email: orlundor@bottom-line.com

DocuSigned by:
Signature of Owner or Authorized Agent*
Hemraj Dhalival 5/10/2021

DocuSigned by:
Owner
Sandeep K. Dhalival 5/10/2021
42052B922691457...

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 FORM

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 _____

FIGURE 1: PROJECT SITE PLAN WITH REQUIRED SOUND WALL

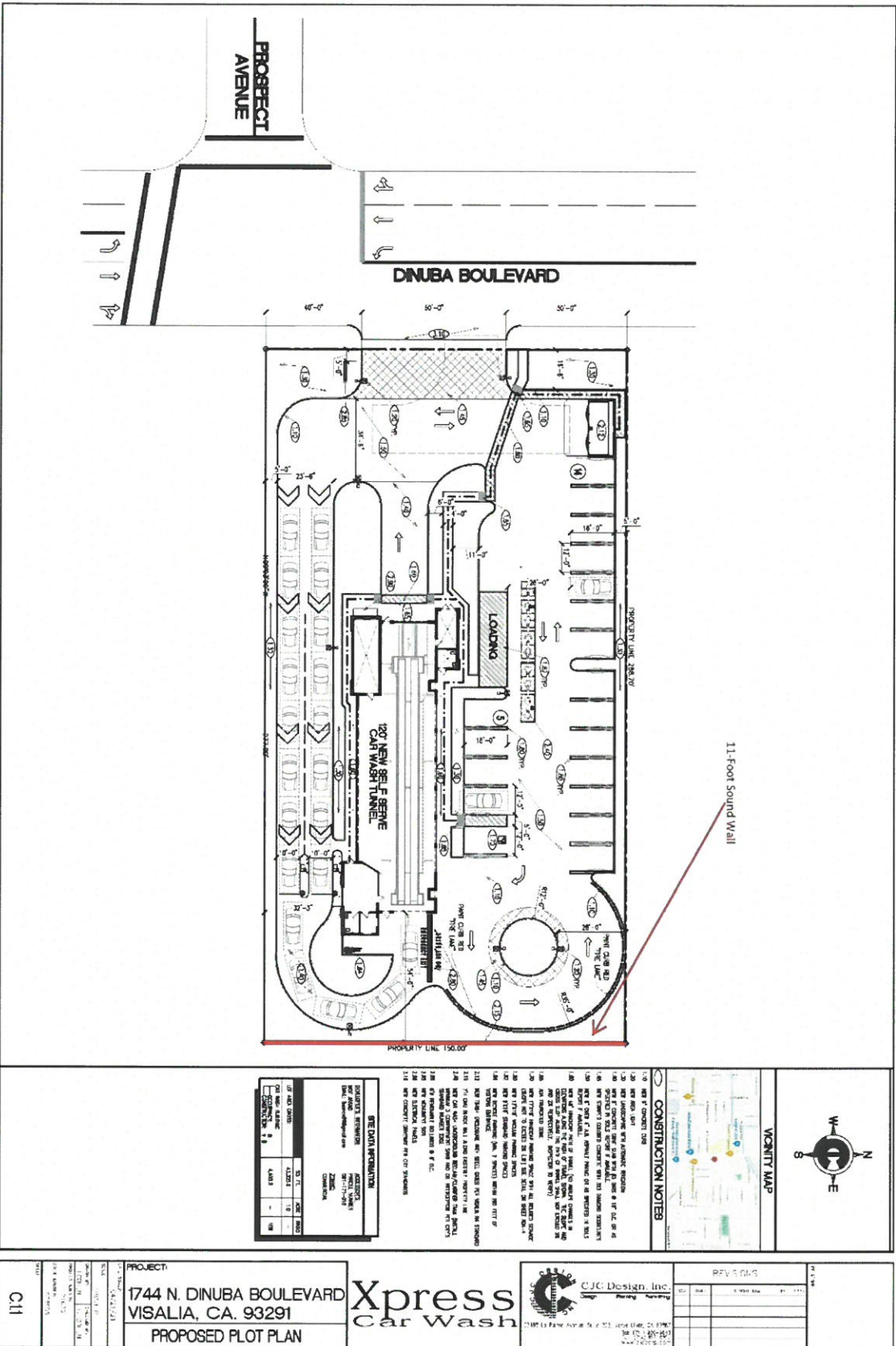


FIGURE 2: PROJECT SITE VICINITY AND NOISE MONITORING SITE LOCATION



CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

GENERAL PROJECT INFORMATION

Project/Business Name: Sequoia Gardens Date: 10/4/21
 Project Description: To consist 16 units with family
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: JAGTAR SINGH
 Applicant(s) Name: JAGTAR SINGH
 Project Address/Location: 3699 E. Noble Ave
 Assessor Parcel Number: 101-050-013
 Parcel Size (Acreage or Square Feet): 0.8 Acres Building or Suite Square Footage: 18000 sq ft
 Approx.

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ Not known yet
 Describe All Proposed Building Modifications: 4 new Buildings of 4 units each.

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

Date Received: 10/04/2021
 SPR Agenda: 10/13/2021 Item No. _____
 Zone: R-M-2 SPR No. 21-188
 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: NO
 Proposed Building Use: NO
 Proposed Hours of Operation: not known yet
 Days of Week In Operation (Circle): Su M T W Th F Sa not known yet
 Number of Employees Per Day: Existing _____ Proposed _____
 Number of Customers Per Day (Estimated): Existing _____ Proposed _____
 Predicted Peak Operating Hour: not known yet
 Describe Any Truck Delivery Schedule & Operations: NO
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): NO
 Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: JAGGAN SINGH Signature of Owner or Authorized Agent* [Signature] Date 10/4/2021
 Address: 3201 W. Pryor St Owner
 City, State, Zip: Visalia CA 93277
 Phone: 559 679 4322 Authorized Agent* [Signature] Date _____
 Email: singhjagg5@yahoo.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

N/A

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

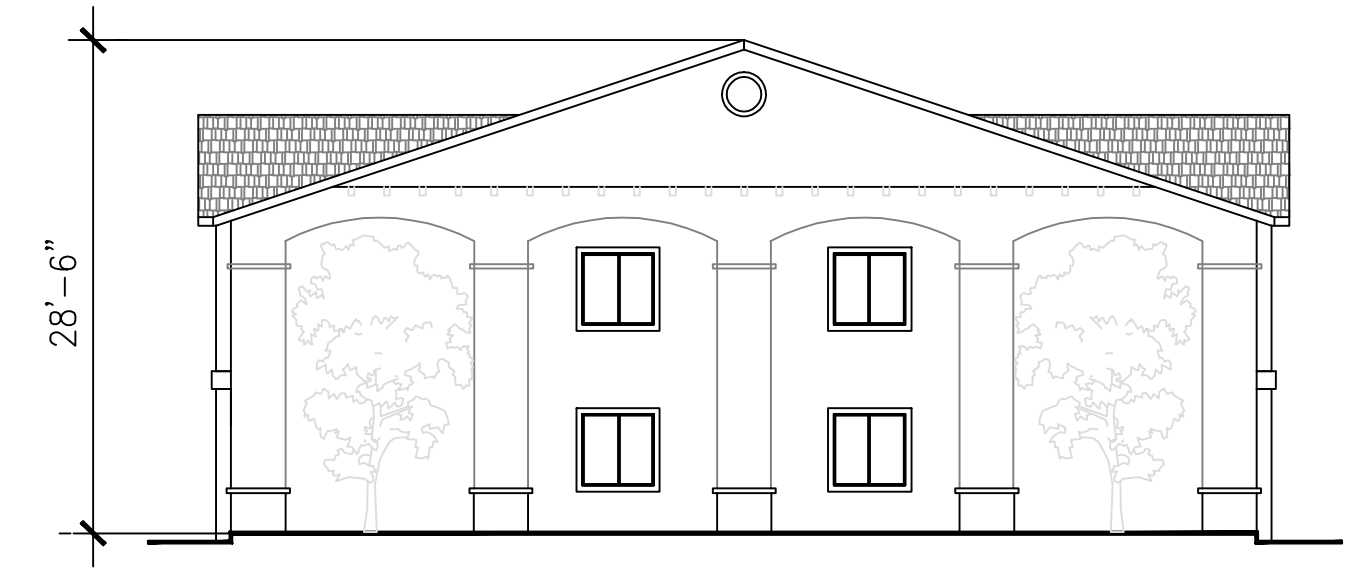
SITE NOTES
 SOLID WASTE BY CITY OF VISALIA
 SANITARY DISPOSAL BY CITY SEWER SYSTEM
 STREET ADDRESS SHALL BE POSTED AT JOB SITE WITH A MINIMUM 3" HIGH NUMERALS

PARKING DATA
2-STORY MULTI-FAMILY

ONE CAR GARAGES	12
A.D.A. ONE CAR GARAGES	2
STANDARD SPACES	18
ACCESSIBLE	2
PROVIDED SPACES	34

UNIT COUNT (2) 2-STORY 8 UNIT BUILDING'S

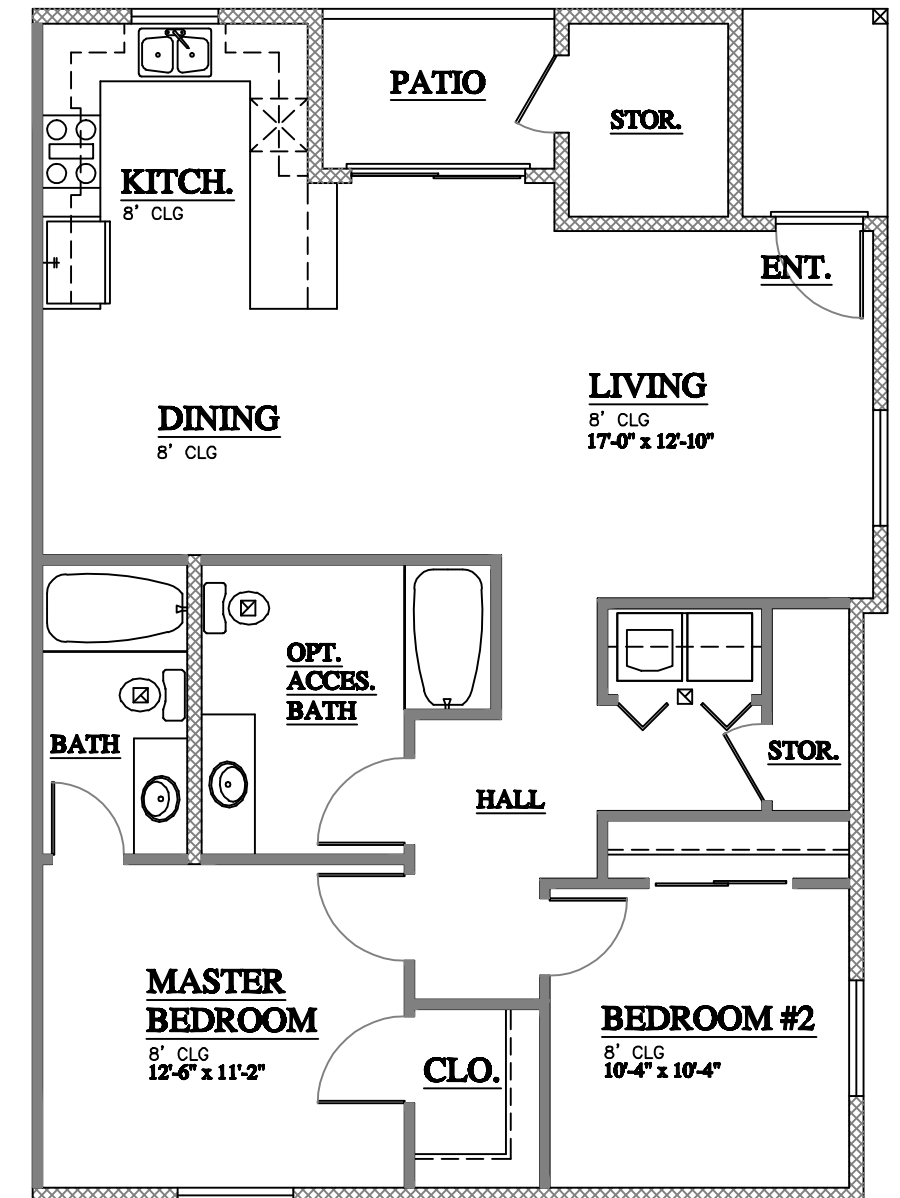
UNIT TYPE	BEDROOMS	SQ. FT.	UNIT COUNT	ZONE	TOTAL SQ. FT.
UNIT A	2-3	1,129 SQ.	16	SINGLE FAMILY	18,064 SQ. FT.



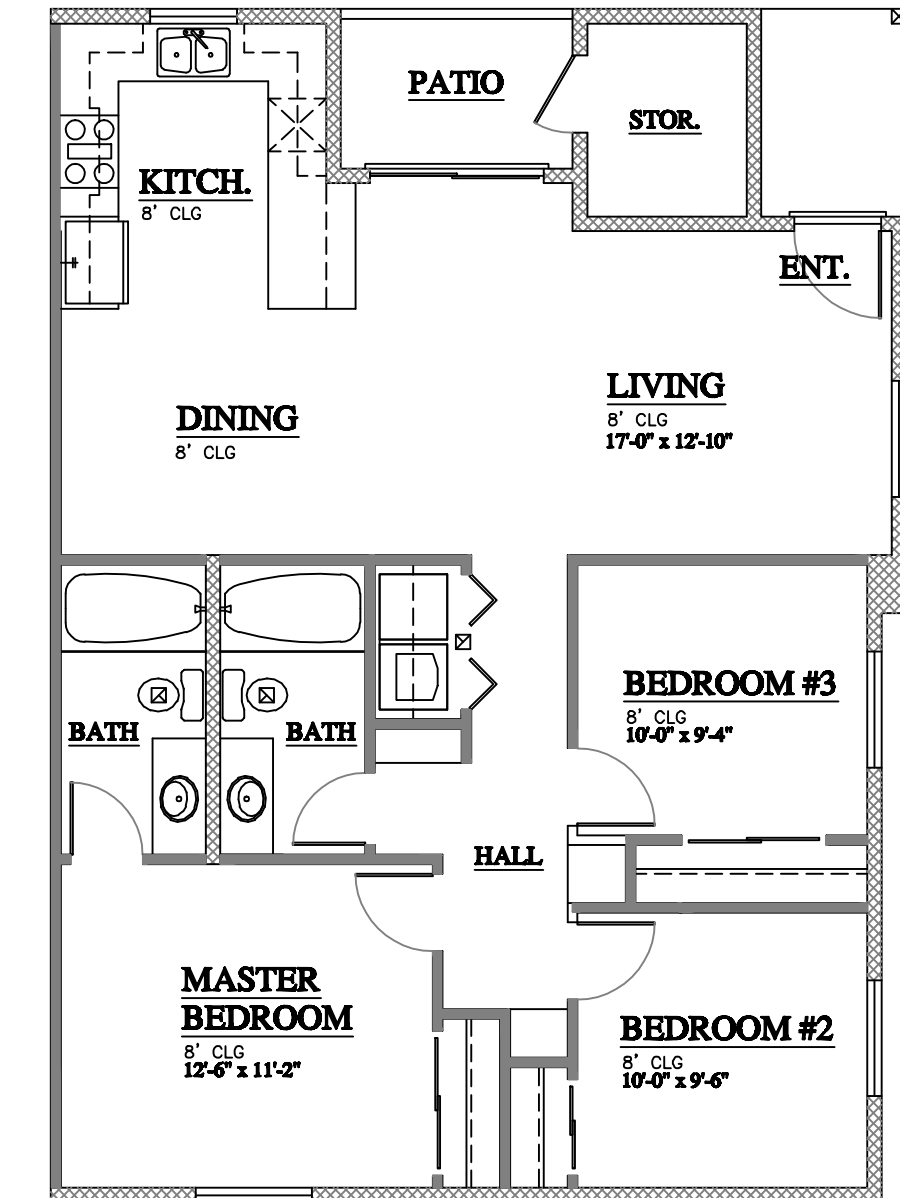
EXTERIOR ELEVATION
N.T.A.



EXTERIOR ELEVATION
N.T.A.



1,129 SQ. FT. UNIT
2-BEDROOM PLAN
 OPT. ACCESSIBLE DOWN-STAIRS UNIT
 50 SQ. FT. STORAGE
 N.T.A.



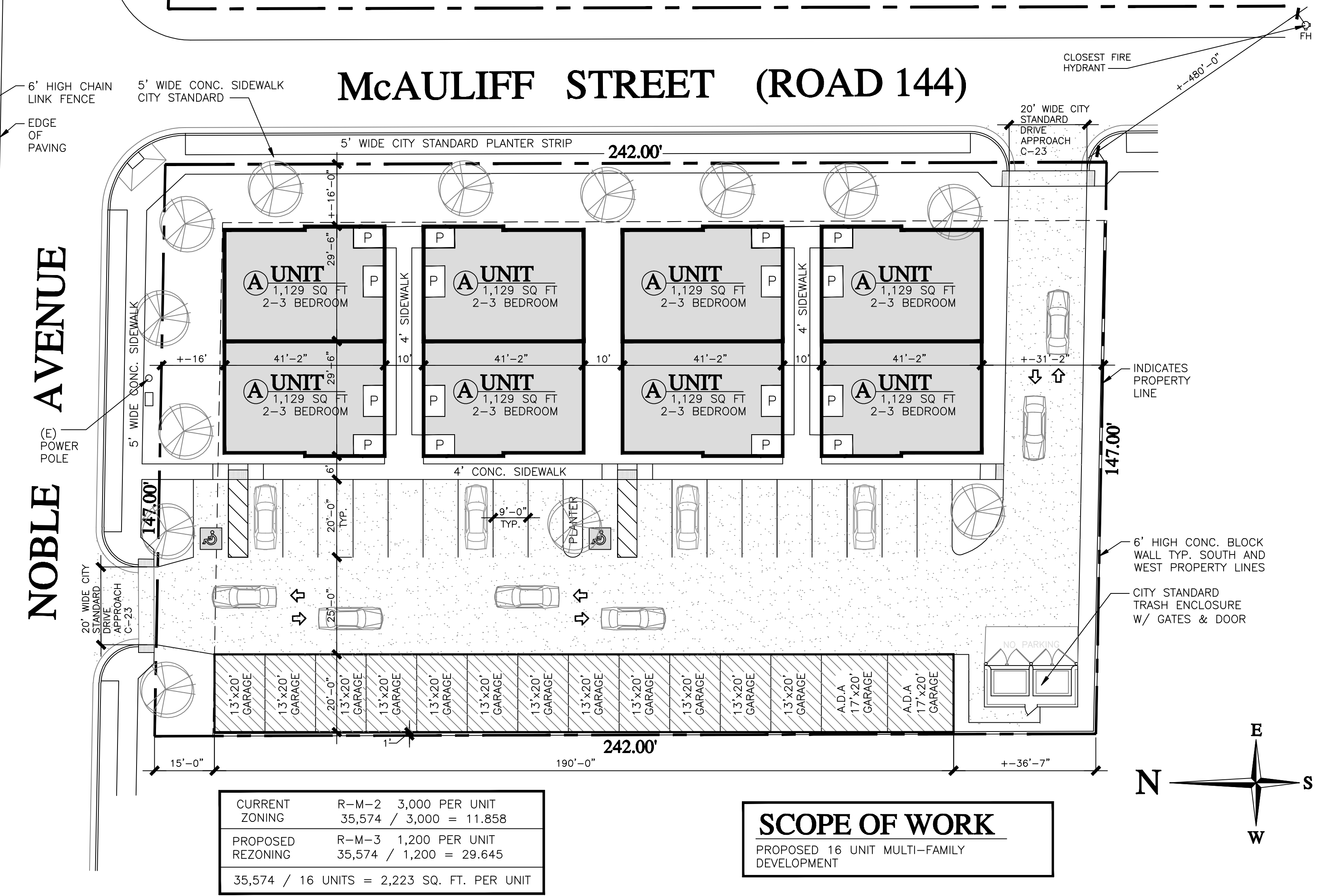
1,129 SQ. FT. UNIT
3-BEDROOM PLAN
 UP-STAIRS UNIT
 50 SQ. FT. STORAGE
 N.T.A.

FLOOR PLANS

ADDRESS
 3699 EAST NOBLE AVENUE
 VISALIA CA 93292
 A.P.N. - 101-050-013

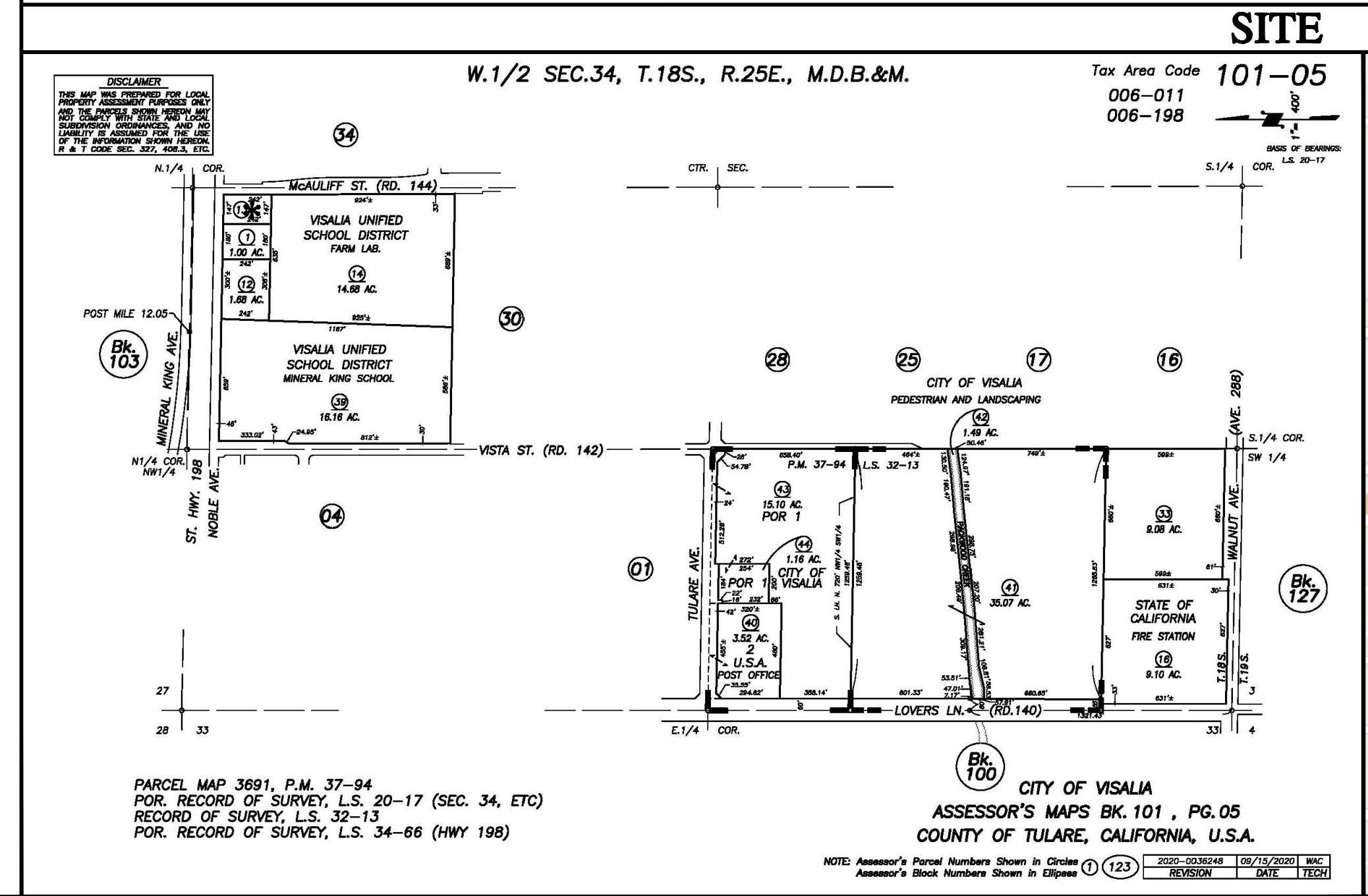
PROJECT INFORMATION
 TOTAL LOT AREA +-0.8166 ACRES (±35,574 SQ FT)
 FIRE SPRINKLERS REQUIRED
 TOTAL LANDSCAPING 7,540 SQ. FT.
 PERCENT OF LOT / LANDSCAPING (7,540/35,574)
 .21% LANDSCAPING

HIGHWAY 198

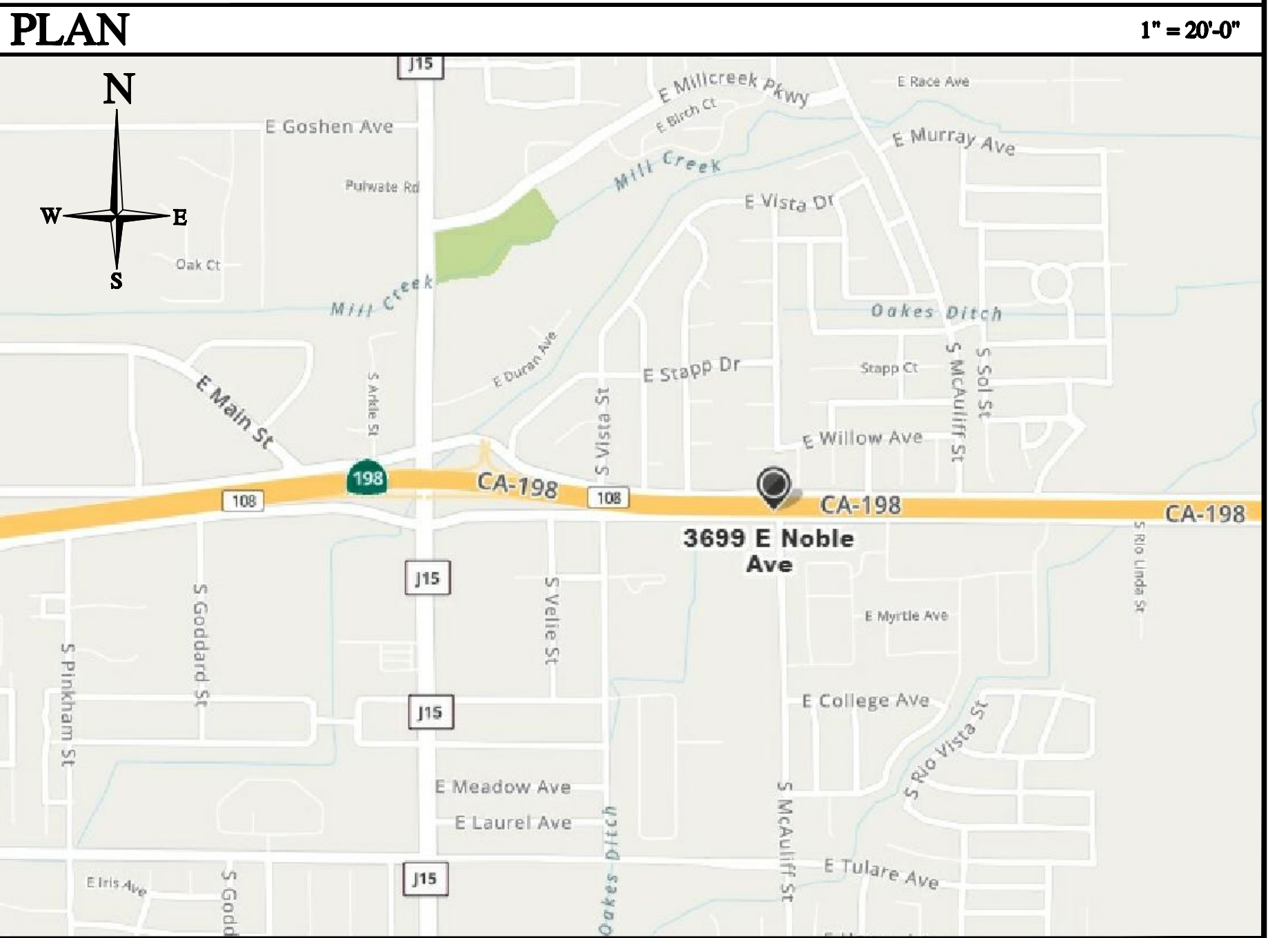


CURRENT ZONING	R-M-2	3,000 PER UNIT
	35,574 / 3,000	= 11.858
PROPOSED REZONING	R-M-3	1,200 PER UNIT
	35,574 / 1,200	= 29.645
35,574 / 16 UNITS = 2,223 SQ. FT. PER UNIT		

SCOPE OF WORK
 PROPOSED 16 UNIT MULTI-FAMILY DEVELOPMENT



TULARE COUNTY APN MAP



VICINITY MAP

DRAWN BY: **WILLIAM FAGUNDES**

REVISIONS	NO.	DATE
	1	
	2	
	3	
	4	

DATE: **09/29/2021**
 SCALE: **AS INDICATED**

Fagundes Drafting
 131 E. KERN STREET SUITE G
 TULARE CA, 93274
 BL # BL-24959

SEQUOIA GARDENS
 A NEW MULTI FAMILY DEVELOPMENT FOR
SEQUOIA GARDENS
 3699 EAST NOBLE AVENUE, VISALIA CALIFORNIA

A-1
 SHEET
 JOB NUMBER: #21-121

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: Sandridge Partners, LP - Visalia Industrial Date: September 30, 2021
 Project Description: New site development with on-site storm water retention and a 100,000 s.f. industrial warehouse and interior administrative offices.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Sandridge Partners, LP
 Applicant(s) Name: Michael Parks
 Project Address/Location: Kelsey Street south of W. Riggan Ave.
 Assessor Parcel Number: 077 - 200 - 053
 Parcel Size (Acreage or Square Feet): 1.7 Acres Building or Suite Square Footage: 100,000 s.f.

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: 10/04/2021
 SPR Agenda: 10/13/2021 Item No. _____
 Zone: I SPR No. 21-189
 Historic District: Yes No
 Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: _____
 Proposed Building Use: Industrial warehouse with interior administrative offices.
 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): truck deliveries will enter the site at the north drive approach, circle around the east side of building and exit at the south drive approach.
 Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
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 - North arrow
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 - 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: <u>Michael Parks</u>	Signature of Owner or Authorized Agent*	
Address: <u>4920 W. Monte Verde Ct.</u>		<u>Oct 1st, 2021</u>
City, State, Zip: <u>Visalia, CA 93277</u>	Owner	Date
Phone: <u>559-697-3993</u>		
Email: <u>michael@ddstudiosinc.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, John Vidovich, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 077-200-053

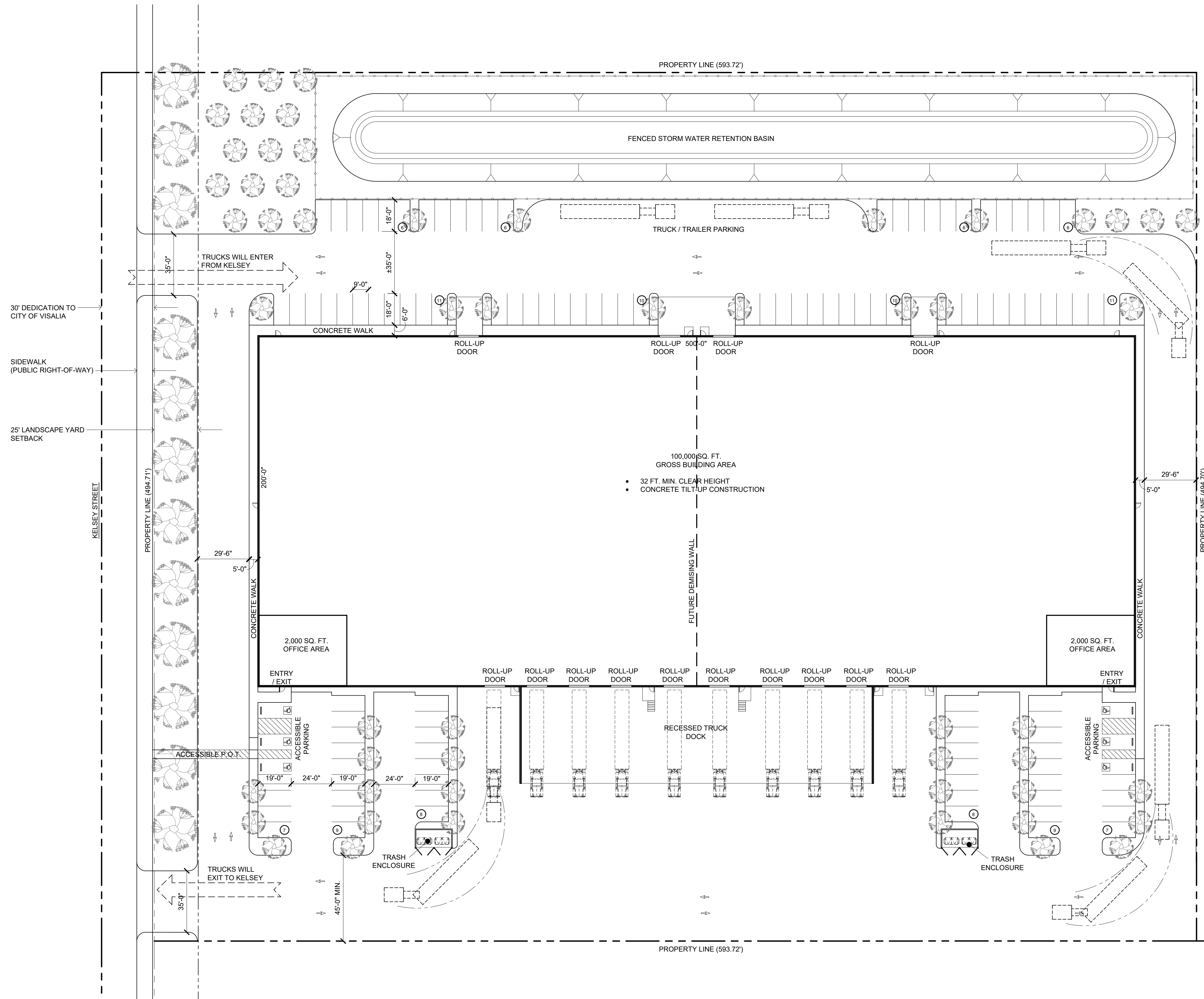
AGENT:

I designate Michael Parks, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to design the proposed site and building as shown. relative to the property mentioned herein.

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

Executed this 1st day of October, 2021.

OWNER	Signatures	AGENT
		
Signature of Owner		<u>4920 W. Monte Verde Ct.</u>
Owner Mailing Address		Agent Mailing Address <u>Visalia, CA 93277</u>
<u>650-209-3232</u>		<u>559-697-3993</u>
Owner Phone Number		Agent Phone Number



PROJECT INFORMATION:
ADDRESS: KELSEY STREET, VISALIA, 93291
 TULARE COUNTY, CA.
A.P.N.: 077-200-053
ZONING: I (INDUSTRIAL)
SITE AREA: GROSS AREA 308,405 S.F. (7.08 AC)
BUILDING AREA: 100,000 S.F.
PARKING: (VISALIA MUNICIPAL CODE, TITLE 17, CH. 17-34, OFF-STREET PARKING)
 (OFFICE AREA): 1 SPACE FOR EACH 250 S.F. OF BUILDING AREA
 4,000 / 250 = 16 STALLS REQUIRED
 (WAREHOUSE AREA): 1 SPACE FOR EACH 1,000 S.F. OF BUILDING AREA
 96,000 / 1000 = 96 STALLS REQUIRED
 112 PARKING STALLS TOTAL REQUIRED < 114 PARKING STALLS PROVIDED

DESIGN CRITERIA: (VISALIA MUNICIPAL CODE, TITLE 17, CH. 17.22, INDUSTRIAL ZONES)
MIN. REQUIRED BUILDING SETBACKS:
 • FRONTAGE ON MAJOR ROADS 25 FT.
 • REAR 0 FT.
 • SIDES 0 FT.
MIN. REQUIRED LANDSCAPE YARD:
 • FRONTAGE ON MAJOR ROADS 25 FT.
 • REAR 0 FT.
 • SIDES 0 FT.
MAX. BUILDING HEIGHT: 75 FT.

LANDSCAPE NOTES:
 1. NOT LESS THAN 10% OF PARKING AREA SHALL BE LANDSCAPED.
 2. A MINIMUM OF ONE 80 S.F. TREE WELL FOR EVERY (10) PARKING SPACES SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT.
PATH OF TRAVEL NOTES:
 1. BARRIER FREE PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1:2 AT 1:20 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAX. SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5% RUNNING SLOPE (C.B.C. 11B-4303.3), AND CROSS SLOPE SHALL NOT EXCEED 2% VERTICAL.

PROPOSED SITE PLAN
 PARCEL 3 (7.1 ACRES)
 1" = 30'
 OCTOBER 5, 2021

INDUSTRIAL BUILDING
 KELSEY STREET
 VISALIA, CA

Design-Development studios
 a California Corporation

ARCHITECTURE PLANNING DESIGN

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: CVT, LLC Date: 10/6/2021

Project Description: Code Compliance CE 180915 and proposed lot line adjustment

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

Property Owner: Ron and Lisa Colburn

Applicant(s) Name: Lisa Colburn

Project Address/Location: 222 & 302 S. Bradley Street

Assessor Parcel Number: 094-211-021 & 094-211-028

Parcel Size (Acreage or Square Feet): 0.36 Acres Building or Suite Square Footage: N/A

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: 10/06/2021

SPR Agenda: 10/13/2021 Item No. _____

Zone: C-MU SPR No. 21-190

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

Address: 979 North Blackstone Street

City, State, Zip Tulare, CA 93274

Phone: 559-688-5263

Email: aaron@laneengineers.com

Signature of Owner or Authorized Agent*
Lisa Colburn 10/6/2021
02359622543A416... 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

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

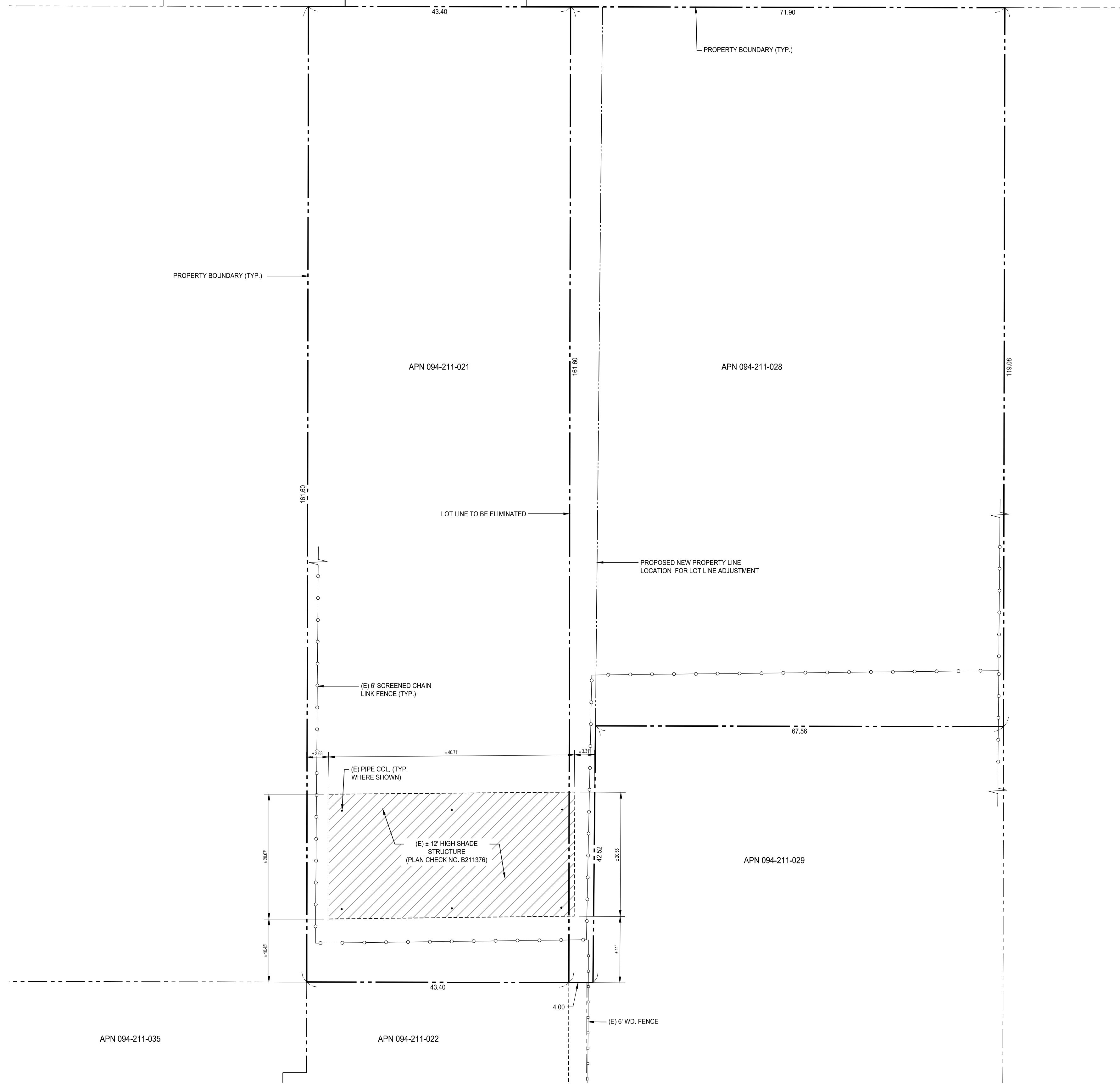
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

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

BRADLEY COURT



APN 094-211-021

APN 094-211-028

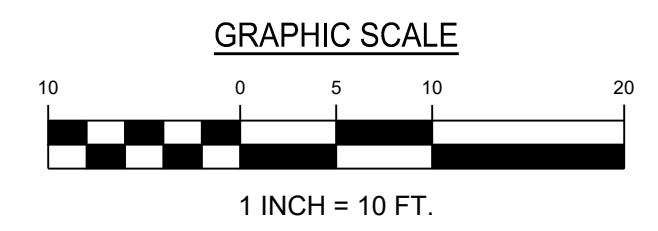
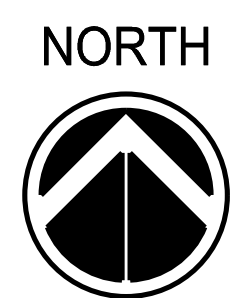
APN 094-211-029

APN 094-211-035

APN 094-211-022

SITE DATA

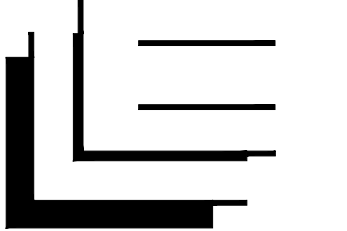
A.P.N.:	094-211-021 094-211-028
SITE AREA:	0.16 ACRES
A.P.N 094-211-021	0.20 ACRES
A.P.N 094-211-028	MIXED USE COMMERCIAL
ZONING:	COMMERCIAL MIX USE
GENERAL PLAN:	



Project
**CODE COMPLIANCE
RESOLUTION**

222 AND 302 S. BRADLEY COURT
VISALIA, CA

Prepared For
LISA COLBURN



LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING

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

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Professional Seal



Description	Release Date

No.	Revision	Date

Drawn by: T.C.
Reviewed by: A.O.

Sheet Title
SITE PLAN

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

SPR-1

OF 1

Project No. 21305

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Noble Corner lot Date: 10/7/2021
 Project Description: Current vacant corner lot, propose to develop 5 units per current zoning
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Chase and Lance Morgan
 Applicant(s) Name: Same
 Project Address/Location: 424 McAuliff Road Visalia, CA 93292
 Assessor Parcel Number: ~~XXXXXX~~ - 101-360-025
 Parcel Size (Acreage or Square Feet): .47 acres Building or Suite Square Footage: n/a

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ n/a
 Describe All Proposed Building Modifications: n/a

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

Date Received: 10/07/2021
 SPR Agenda: 10/13/2021 Item No. _____
 Zone: R-M-2 SPR No. 21-191
 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: n/a
 Proposed Building Use: 5 units in accordance with R-M-2 zoning
 Proposed Hours of Operation: Residential
 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: n/a

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Chase Morgan</u>	Signature of Owner or Authorized Agent*	
Address: <u>3600 W Mineral King Ave Suite B</u>	<u><i>Chase Morgan</i></u>	<u>10/7/2021</u>
City, State, Zip: <u>Visalia CA 92391</u>	Owner	Date
Phone: <u>559-300-7780</u>		
Email: <u>chase@morgan-enterprise.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

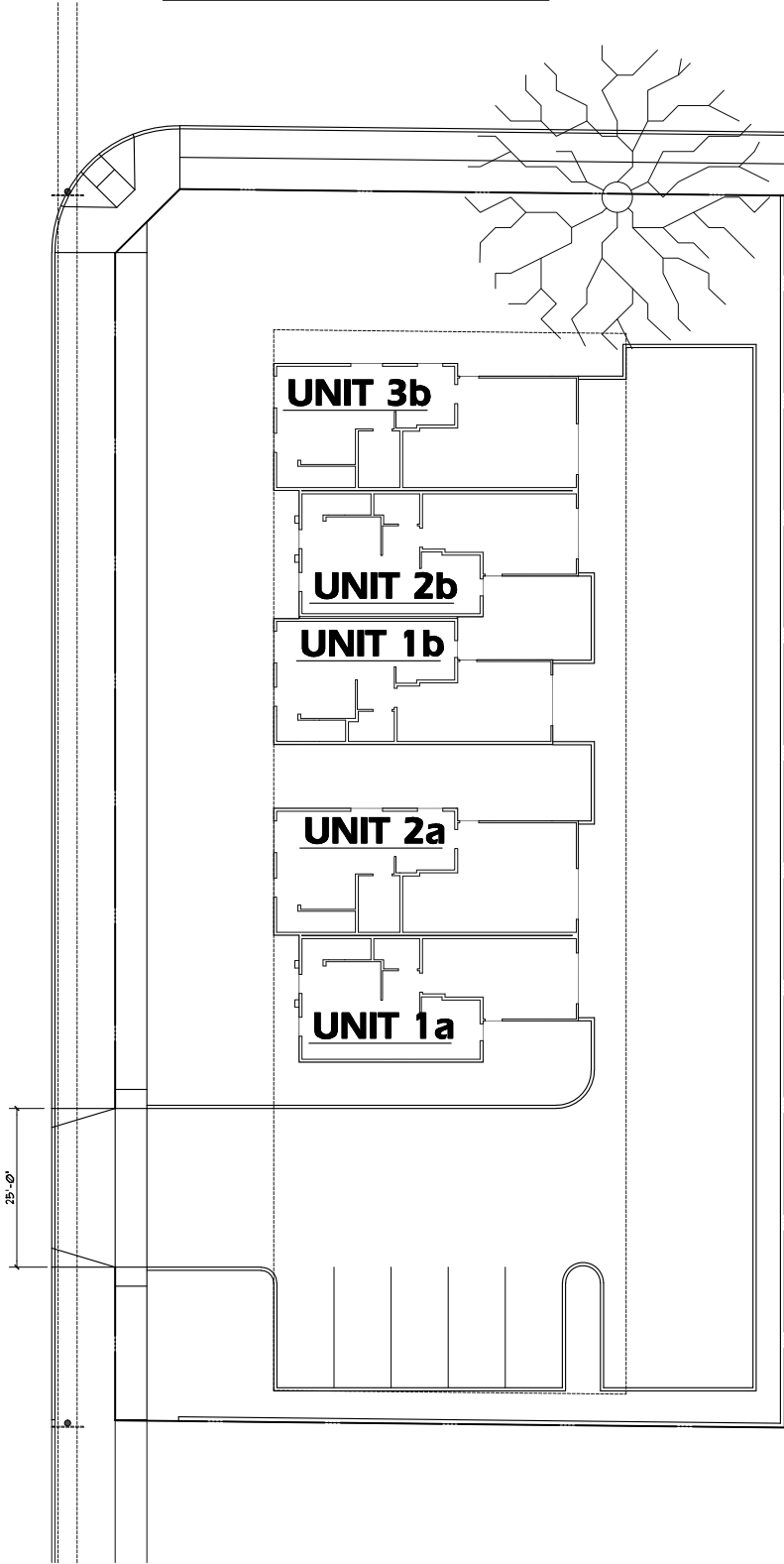
I declare under penalty of perjury the foregoing is true and correct.

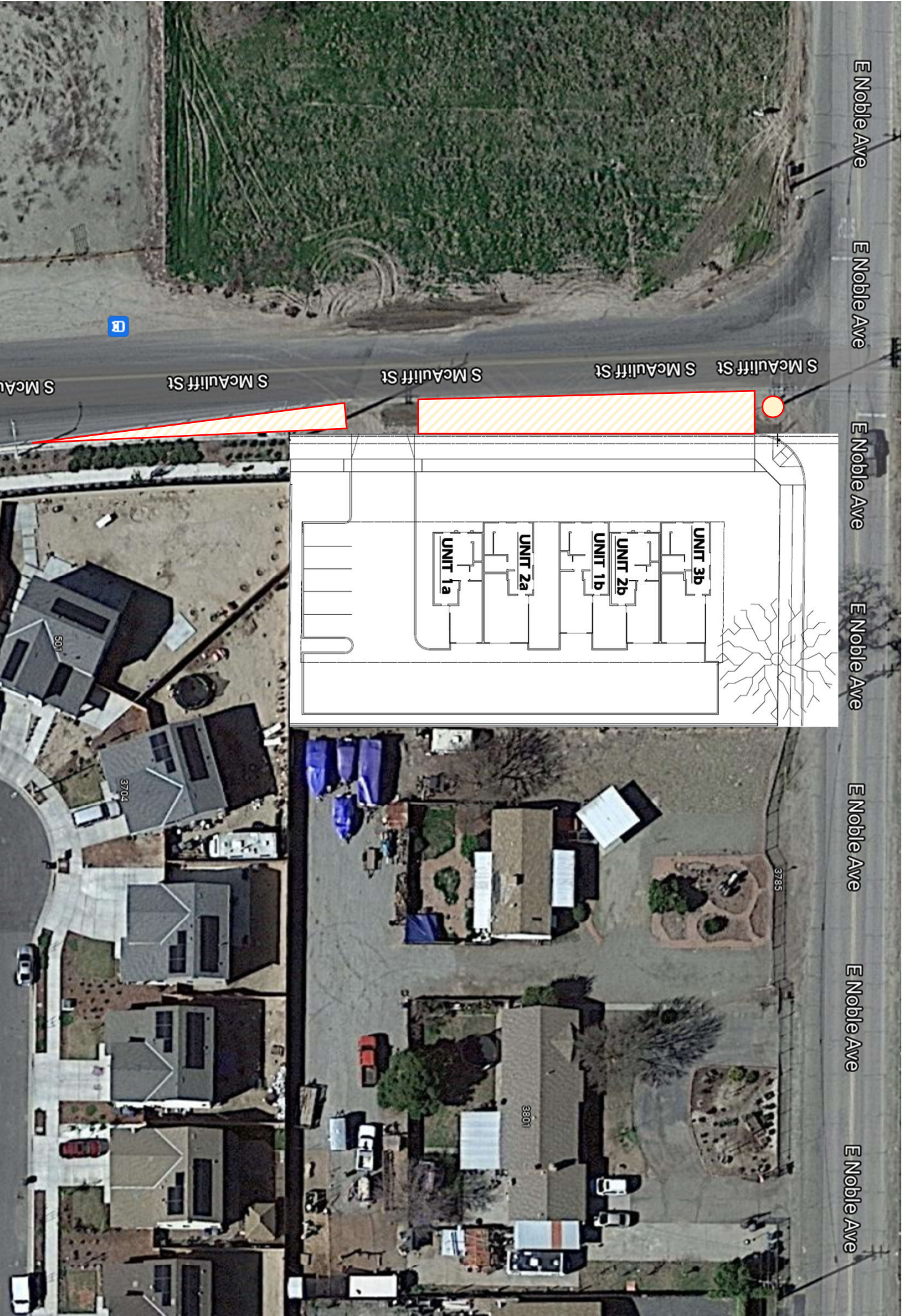
Executed this _____ day of _____, 20____.

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

EAST NOBLE AVENUE

SOUTH MCAULIFF STREET





E Noble Ave

E Noble Ave

E Noble Ave

E Noble Ave

E Noble Ave

E Noble Ave

E Noble Ave

3785

3801

CR

S McAuliff St S McAuliff St

S McAuliff St

S McAuliff St

S McAuliff St

UNIT 3b

UNIT 2b

UNIT 1b

UNIT 2a

UNIT 1a

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Visalia Senior Housing Parcel Map Date: 10/7/21

Project Description: Tentative Parcel Map and Final Parcel Map to divide an existing 12.57 acre parcel into two parcels, consisting of 7.00 and 5.57 acres, consistent with current zoning, for future development

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

Property Owner: Visalia Senior Housing

Applicant(s) Name: Timothy M. Odom, Provost & Pritchard Consulting Group

Project Address/Location: NW Corner of Ferguson Ave. & Dinuba Blvd.

Assessor Parcel Number: 0 9 0 0 6 0 0 1 9

Parcel Size (Acreage or Square Feet): 12.59 ac Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: N/A

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

Date Received: 10/07/2021

SPR Agenda: 10/13/2021 Item No. _____

Zone: C-MU / R-M-2 SPR No. 21-192

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: _____

NOT APPLICABLE

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: Timothy Odom Signature of Owner or Authorized Agent*
 Address: 130 N Garden St.
 City, State, Zip Visalia, CA 93291 Owner _____ Date _____
 Phone: (559) 636-1166 Authorized Agent* [Signature] 10/7/21
 Email: todom@ppeng.com 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: Visalia Senior Housing, Inc
 I, Douglas M. Berg, President, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
090-060-019

AGENT: Timothy M. Odom
 I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Prepare and file a Tentative Parcel Map relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.
 Executed this 4TH day of OCTOBER, 2021.

OWNER	Signatures	AGENT
<p><u>Douglas M. Berg, President</u> Signature of Owner <u>VISALIA SENIOR HOUSING, INC</u> Owner Mailing Address <u>2912 W MAIN ST, VISALIA, CA 93291</u></p>	<p><u>[Signature]</u> Signature of Agent</p>	<p><u>130 N. Garden St.</u> Agent Mailing Address <u>Visalia, CA 93291</u> <u>(559) 636-1166 ext. 534</u> Agent Phone Number</p>
<p>Owner Phone Number <u>559-786-0354</u></p>		

October 7, 2021

City of Visalia
Site Plan Review
(via electronic delivery)

RE: Visalia Senior Housing – Tentative Parcel Map – Operational Statement

Dear Committee :

On behalf of my client, Visalia Senior Housing (VSH), I am submitting the attached application and map to the Site Plan Review Committee, in preparation for submitting a Tentative Parcel Map.

VSH owns Tulare County APN 090-060-019, a vacant 12.57 acre parcel on the West side of Dinuba Boulevard just north of Modoc Ditch and Ferguson Avenue. This property currently has split zoning, with the west half zoned multi-family residential and the east half zoned mixed-use commercial.

It is VSH's intention to develop the residential portion of the site (Parcel 1 on the TPM) at some time in the future, but they have no desire to develop the commercial portion (Parcel 2). We are therefore proposing to divide the parcel with a Parcel Map to separate these areas, so that VSH can sell the commercial property to aid in generating funds for their future residential development.

No immediate improvements to the site are being proposed at this time.

Respectfully,



Timothy M. Odom, PLS
Land Surveyor/Project Manager
Enclosures: 3

TENTATIVE PARCEL MAP

FOR VISALIA SENIOR HOUSING
FOR SITE PLAN REVIEW PURPOSES

GENERAL NOTES

- APN: 060-090-019
- SITE AREA: 12.57 ACRES
- SEWERAGE: CITY OF VISALIA
- WATER: CAL WATER
- FLOOD ZONE: ZONE X/AE
- ZONING: R-M-2 (WESTERN PORTION) & MUC (EASTERN PORTION)
- EXISTING USE: VACANT

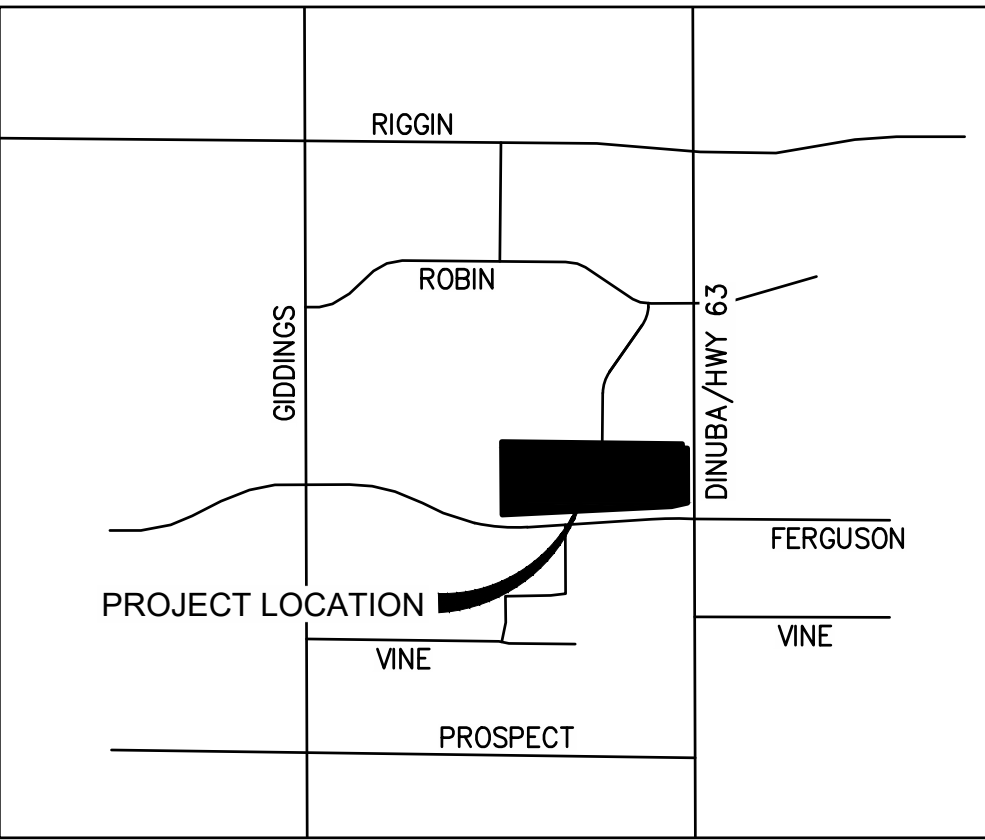
PROPERTY OWNER

VISALIA SENIOR HOUSING
3900 W. TULARE AVE.
VISALIA, CA 93291

LEGAL DESCRIPTION

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 94 FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF TULARE, STATE OF CALIFORNIA ON JULY 12, 1972, IN BOOK 1 OF PARCEL MAPS, AT PAGE 94, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTH 28 FEET OF THE EAST 34 FEET THEREOF.



VICINITY MAP
N.T.S.



BENCHMARK

THE BENCHMARK IS CITY OF VISALIA BENCHMARK NO. 162. THE MONUMENT IS A CHISELED BOX IN THE CENTER OF THE HEADWALL OVER MODOC DITCH ON THE WEST SIDE OF DINUBA BLVD., JUST NORTH OF FERGUSON STREET. VERTICAL DATUM: NGVD29 (CITY OF VISALIA DATUM) ELEVATION = 329.346'

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, DETERMINED TO BE NORTH 0°19'37" WEST BY GPS OBSERVATIONS.

FLOOD ZONE INFORMATION

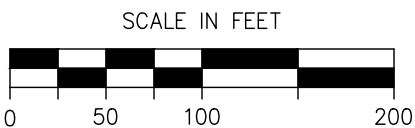
AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PANEL NUMBER 06107C0935E, FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES PARTIALLY WITHIN ZONE X (SHADED), AND PARTIALLY WITHIN ZONE AE, AS SHOWN HEREON. BASE FLOOD ELEVATION VALUES SHOWN ON THIS MAP ARE CONVERTED FROM NAVD88 TO THE CITY OF VISALIA DATUM BASED ON NGVD29 USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEMA'S F.I.S. DATED JUNE 16, 2009.



SURVEY NOTE

THE BOUNDARY AND EASEMENT INFORMATION SHOWN IS FROM RECORD DATA TIED TO PHYSICAL MONUMENTS, AND IS BASED ON A FIELD SURVEY COMPLETED BY PROVOST & PRITCHARD IN SEPTEMBER OF 2021, UNDER THE DIRECTION OF TIMOTHY M. ODOM, PLS 8468.

TIMOTHY M. ODOM, PLS 8468



PREPARED BY

EST. 1999
PROVOST & PRITCHARD
CONSULTING GROUP

An Employee Owned Company
286 WEST GROWELL AVENUE
FRESNO, CALIFORNIA 93711-6162
559/449-2700 FAX 559/449-2715
www.ppeng.com

DATE: 9/30/21
JOB NO.: 389321001
DRAWING NO.: TPM-SPR

TENTATIVE PARCEL MAP

FOR VISALIA SENIOR HOUSING
FOR SITE PLAN REVIEW PURPOSES

GENERAL NOTES

- APN: 060-090-019
- SITE AREA: 12.57 ACRES
- SEWERAGE: CITY OF VISALIA
- WATER: CAL WATER
- FLOOD ZONE: ZONE X/AE
- ZONING: R-M-2 (WESTERN PORTION) & MUC (EASTERN PORTION)
- EXISTING USE: VACANT

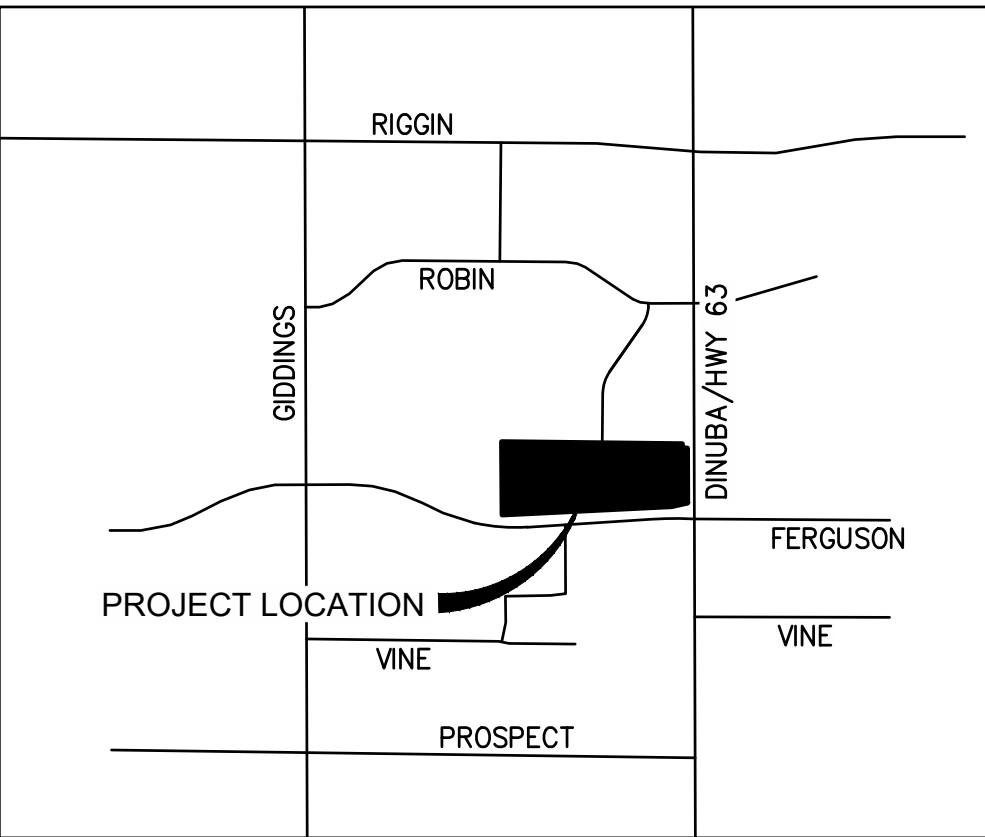
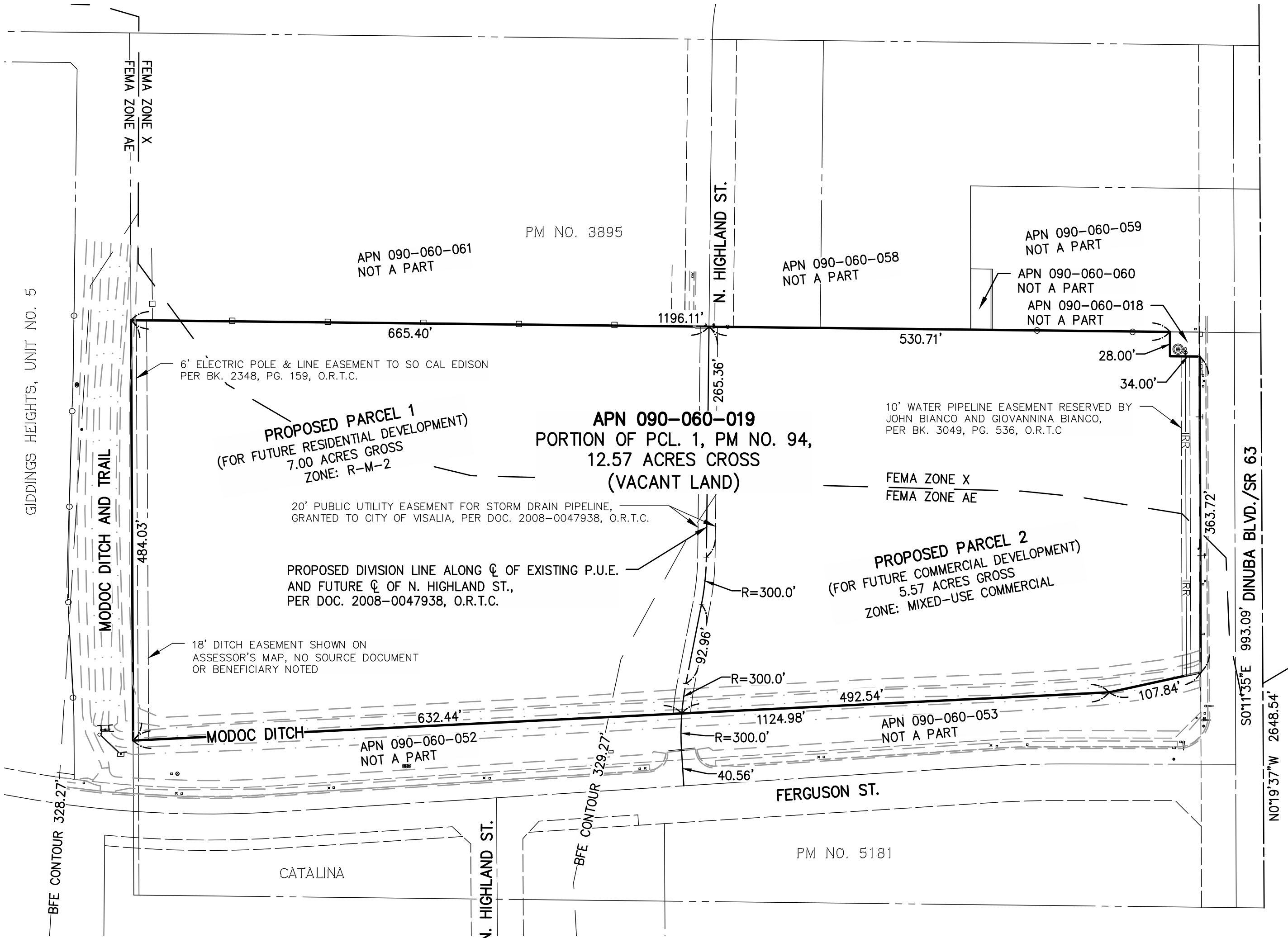
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VICINITY MAP
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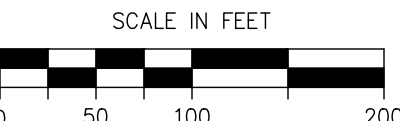
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TIMOTHY M. ODOM, PLS 8468



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DRAWING NO.: TPM-SPR

9/30/2021 4:25 PM G:\Visalia Senior Housing_3893\389321001-Ferguson Parcel Map_300 CAD\300 Existing Conditions\Surveys\EX\389321001-SPR-TPM.dwg -Tim. Odom

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: U-Haul at Mineral King II Date: 10/07/21

Project Description: 4 story self-storage facility with truck and trailer sharing

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

Property Owner: Amerco Real Estate CO

Applicant(s) Name: Chris Weersing/ U-Haul Marketing Company

Project Address/Location: 1818 & 1820 E Mineral King Ave, Visalia , CA 93292

Assessor Parcel Number: 0 9 8 . 1 2 0 . 0 0 7 & 0 9 8 - 1 2 0 - 0 0 8

Parcel Size (Acreage or Square Feet): 123,567 SF Building or Suite Square Footage: 114,432 SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 9,376,975

Describe All Proposed Building Modifications: Proposed new

four -story interior access self-storage building

298'x96'x48'-8"

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

Date Received: 10/07/2021

SPR Agenda: 10/13/2021 Item No. _____

Zone: C-S SPR No. 21-193

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: Partially vacant, vehicle storage

Proposed Building Use: Storage, S-1, II-B Sprinklered

Proposed Hours of Operation: M-Th , Sat 7-7pm; Fri 7-8, Sun 9-5pm

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: 4pm- 6pm

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: Storage

SITE PLAN MINIMUM REQUIREMENTS

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

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

Name: Chris Weersing/ U-Haul Marketing Company Signature of Owner or Authorized Agent*
 Address: 749 N Blackstone Av Matthew F Braccia 10/07/21
Signature of Owner 1063AF3AC68C43C... Date
 City, State, Zip Fresno, CA 93701
 Phone: (602) 263 6555 10/07/21
 Email: christopher_weersing@uhaul.com ; lora_lakov@uhaul.com Authorized Agent* Date

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

AGENCY AUTHORIZATION

OWNER:

I, Matthew F. Braccia/ Amerco Real Estate Co, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

098-120-007 098 - 120 - 008

AGENT:

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

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

Executed this 7th day of October, 2021.

<p>DocuSigned by: OWNER</p> <p><u>Matthew F Braccia</u></p> <p><small>Signature of Owner</small></p> <p><u>2727 N Central Ave , Phoenix AZ 85004</u></p> <p><small>Owner Mailing Address</small></p> <p><u>(602) 263 6555</u></p> <p><small>Owner Phone Number</small></p>	<p style="text-align: center;">Signatures</p> <p style="text-align: right;">AGENT</p> <p><u>[Signature]</u></p> <p><small>Signature of Agent</small></p> <p><u>749 N Blackstone Ave, Fresno CA 93701</u></p> <p><small>Agent Mailing Address</small></p> <p><u>(559) 691 3862</u></p> <p><small>Agent Phone Number</small></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: lora_lakov@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive City of Visalia's participation and counseling in regard to a proposed development of 2.48-acre property located at 1818 & 1820 E Mineral King Ave (Parcel ID 098-120-007 and 098-120-008). AREC is the wholly owned real estate subsidiary of the U-Haul System.

Our uses consist of self-storage, U-Haul truck and trailer sharing. U-Haul is proposing to build a 4 story, 114,432 SF climate controlled self-storage building. We will also be requesting a modification of parking with this submittal. This development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant, or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.

- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Visalia, as you consider the proposed development we are currently submitting.

Sincerely,

Lora Lakov
AMERCO Real Estate - Planner



PROPOSED MIX															
LOCKER SIZE	NON-CLIMATE - 23%			CLIMATE - 77%						TOTAL					
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	4th Flr	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	54	1,350	7%	54	1,350	7%	46	1,150	6%	46	1,150	6%	200	5,000	6%
5 x 7	1	35	0%	1	35	0%	1	35	0%	1	35	0%	4	140	0%
5 x 8	0	0	0%	0	0	0%	1	40	0%	0	0	0%	1	40	0%
5 x 10	94	4,700	25%	107	5,350	26%	111	5,550	27%	111	5,550	27%	423	21,150	26%
7 x 8	0	0	0%	0	0	0%	1	56	0%	0	0	0%	1	56	0%
7 x 10	1	70	0%	1	70	0%	1	70	0%	1	70	0%	4	280	0%
8 x 10	1	80	1%	1	80	0%	1	80	1%	1	80	0%	4	320	1%
10 x 10	96	9,600	52%	94	9,400	46%	92	9,200	45%	94	9,400	46%	376	37,600	47%
10 x 15	19	2,850	15%	29	4,350	21%	29	4,350	21%	29	4,350	21%	106	15,900	20%
TOTAL	266	18,685	100%	287	20,635	100%	283	20,531	100%	283	20,635	100%	1,119	80,486	100%



SITE AERIAL SCALE: N.T.S.

Zoning Information
Project Name: Project # 709073
 U-Haul Moving & Storage of Mineral King II (Abutting)

Municipality: City of Visalia

Project Address: 1818 & 1820 E. Mineral King Ave., Visalia, CA 93292

APN / Acre / Area: 098-120-007 / 1.42 acres / 62,010 s.f.
 098-120-008 / 1.42 acres / 62,066 s.f. e f.
 TOTALS: 2.84 acres / 123,567 s.f.

Zone: C-S - Service Commercial

Adjacent Zoning:
 N- C-S - Service Commercial
 E- C-S - Service Commercial
 S- C-S - Service Commercial
 W- C-S - Service Commercial

Uses: Auto Renting, RV/Boat Storage Yards, Truck Rental, Retail, Equip. Rental, Mini Storage Facilities

Bulk Requirements
Setbacks:
 Front yard: 10-ft.
 Street side yard: 10-ft.
 Side yard: 0-ft.
 Rear yard: 0-ft.

Height Limit: 60-ft. max.; Prop: 48'-8"±

Parking: Storage and Warehouses = 1 sp / 1,000 sf. of building area.
 Required = 112,519 s.f. / 1,000 s.f. = 113 sp.; Provided: (Request Variance)

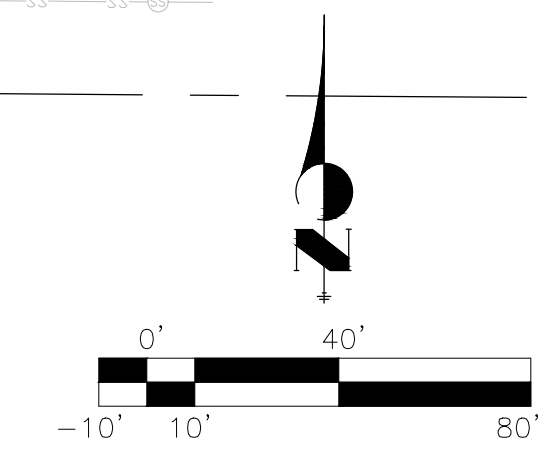
Landscape: Min. Required Landscaped Yard (setback) areas:
 Front yard: 10-ft.; Provided: 10-ft.
 Street side yard: 10-ft.; N/A
 Side yard: 5-ft. (except where a building is located on side property line); Provided: 5-ft.
 Rear yard: 5-ft. (except where a building is located on side property line); Provided: 5-ft.

Fences, Walls & Hedges
 Commercial and mixed use zones
 The following standards shall apply to sites within a C-N, C-R, C-S, C-MU, or D-MU zone:
 A. Where a site in the C-N, C-R, C-S, C-MU, or D-MU zone adjoins an R-1 or R-M zone, either a concrete block masonry wall not less than 7-ft. in height shall be located on the property line except in a required front yard and suitably maintained or a landscaped buffer be provided as approved by the planning commission.
 B. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than 6-ft. in height, if the city planning commission finds said use to be unsightly. A landscaped buffer can be approved by the planning commission in place of a required wall as an exception.
 C. Open storage of materials and equipment, except commercial vehicles and used car sales lots, shall be permitted only within an area surrounded and screened by a concrete block or masonry wall not less than 6-ft. in height; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.
 D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard. A fence or wall may be allowed in a required front yard to a height of four feet provided that the additional one-foot height is not of a solid material, upon approval of the city planner.
 E. Exceptions may be granted in accordance with Chapter 17.42.

Parking Area Landscaping: Parking lot area: 85,854± s.f.; Required Landscape: 8,585± s.f. (10%)
 Provided: 8,662± s.f. (10%)

The submission of any plan for off-street parking facilities shall be accompanied by a detailed landscape plan for approval by the site plan review committee. All off-street parking facilities shall conform with the following standards, but not limited to:

- A plot plan indicating the location of all landscaping shall be submitted for approval;
- Not less than 6% of a parking lot comprising up to 20 parking spaces shall be landscaped and continuously maintained
- Not less than 10% of a parking lot comprising more than 20 parking spaces shall be landscaped and continuously maintained
- Not more than 10 consecutive parking stalls shall be allowed without an approved landscaped tree well of 80-sf. or more
- A min. 5-ft. landscape strip shall be provided outside the public right-of-way along the street frontage perimeter of all proposed parking facilities
- A planting list shall be shown on the required plot plan to obtain a grading permit, or building permit, for the buildings for which the parking lot is provided, which planting list shall give the botanical and common names of the plants to be used, the sizes to be planted, the quantity of each, and the spacing to insure balance and design. The plants shall be listed alphabetically and assigned key numbers to be used in locating the plants on the plan
- The site plan review committee shall approve all landscaping plans within a parking area and shall have the right to require additional landscaping if the committee deems it necessary to improve the aesthetic character of the project.



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/4/20	KMB	REMOVE U=BOX BLDG PER ADVP
2	09/23/21	KMB	ADD SET OF EXT. STAIRS, PRELIM. ELDVS
3	10/06/21	KMB	REV. RM. MIX
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL AT MINERAL KING II
 1818 & 1820 E. MINERAL KING AVE
 VISALIA, CA 93292

SHEET CONTENTS:
 PRELIMINARY SITE PLAN

709073

DRAWN: KMB
 CHECKED: NH
 DATE: 04/22/21

709073A1C.DWG

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

- Site Plan Review meetings are held on Wednesdays at 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: LUCKY SMOKE SHOP Date: 10/7/21

Project Description: SMOKE SHOP

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

Property Owner: ONKAR JUSHI

Applicant(s) Name: MAJORB DAKBILU

Project Address/Location: 2405 W. WHITENDALE

Assessor Parcel Number: 121-090-080

Parcel Size (Acreage or Square Feet): 26791 # Building or Suite Square Footage: 900 #

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: 10/07/2021

SPR Agenda: 10/13/2021 Item No. _____

Zone: C-MU SPR No. 21-194

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: HAIR SALON

Proposed Building Use: SMOKE SHOP

Proposed Hours of Operation: MON-MON 9am - 10 p.m.

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

Number of Employees Per Day: Existing _____ Proposed 1+ owner

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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: STEVE SPANSHOTT Signature of Owner or Authorized Agent*
 Address: 1206 W EVANS
 City, State, Zip: VISALIA CA. Owner _____ Date _____
 Phone: 679-7565 Authorized Agent [Signature] Date 10/7/21
 Email: FOURSTAR@YAFLO.COM

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

AGENCY AUTHORIZATION

OWNER:

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

~~121-090-060~~ 121-090-060

AGENT:

I designate Steve Spanshott, 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 10/7 day of _____, 2021

AGENCY AUTHORIZATION FORM

OWNER	AGENT
Signatures	Signatures
<u>Onica Joshi</u>	<u>[Signature]</u>
Signature of Owner	Signature of Agent
<u>24520 AVE 18</u>	<u>1206 W. EVANS</u>
Owner Mailing Address	Agent Mailing Address
<u>Madras, CA, 93638</u>	<u>VISALIA CA.</u>
<u>559 932 7506</u>	<u>679-7565</u>
Owner Phone Number	Agent Phone Number

ACKNOWLEDGMENT

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 Madera)

On September 30th, 2021 before me, Genesis Gutierrez Rodriguez; Notary Public
(insert name and title of the officer)

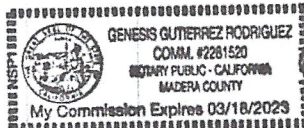
personally appeared Onkar Joshi,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Signature [Signature]

(Seal)



SITE INFO:

EXISTING USE: VACANT
 PROPOSED USE: SMOKE SHOP
 - MON-MON 9am-10pm
 - 1 OWNER, 1 EMPLOYEE
 EXISTING ZONING: MIXED USE COMMERCIAL
 APN 121-090-060
 SITE AREA: 26791 SQ. FT.
 PARKING PROVIDED: 24 STALLS, 4 PUMP ISLAND

EXISTING TELEPHONE: SBC TELEPHONE CO.
 WATER: CALIFORNIA WATER SERVICE CO.
 REFUSE: CITY OF VISALIA
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 SOLID WASTE: CITY OF VISALIA - CURBSIDE
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. EDISON CO.

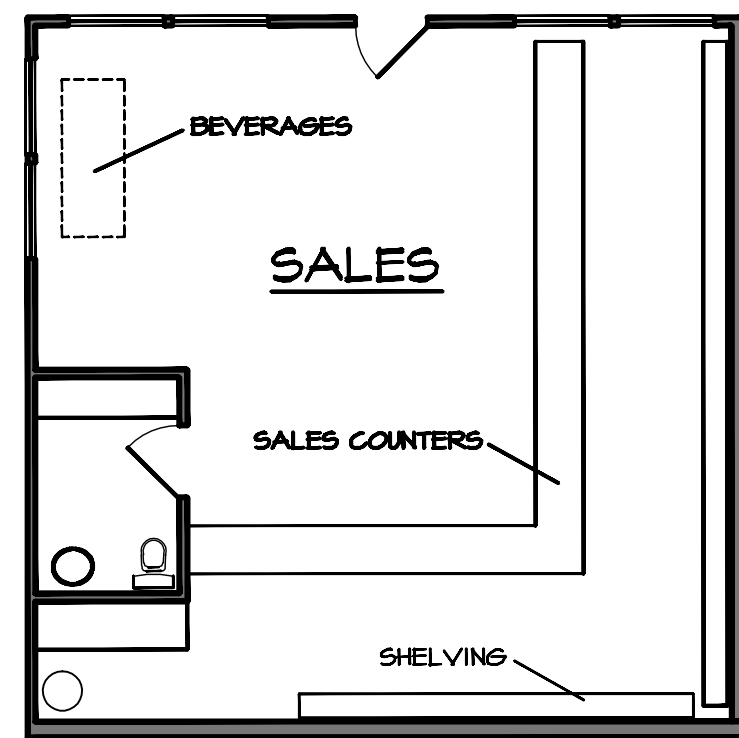
OWNER:

ONKAR JUSHI
 24520 AVE 18
 MADERA, CA. 936381

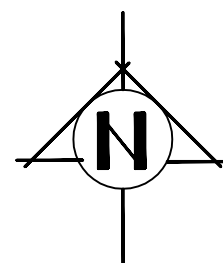
TYPE OF CONSTRUCTION: V-N

OCCUPANCY: B

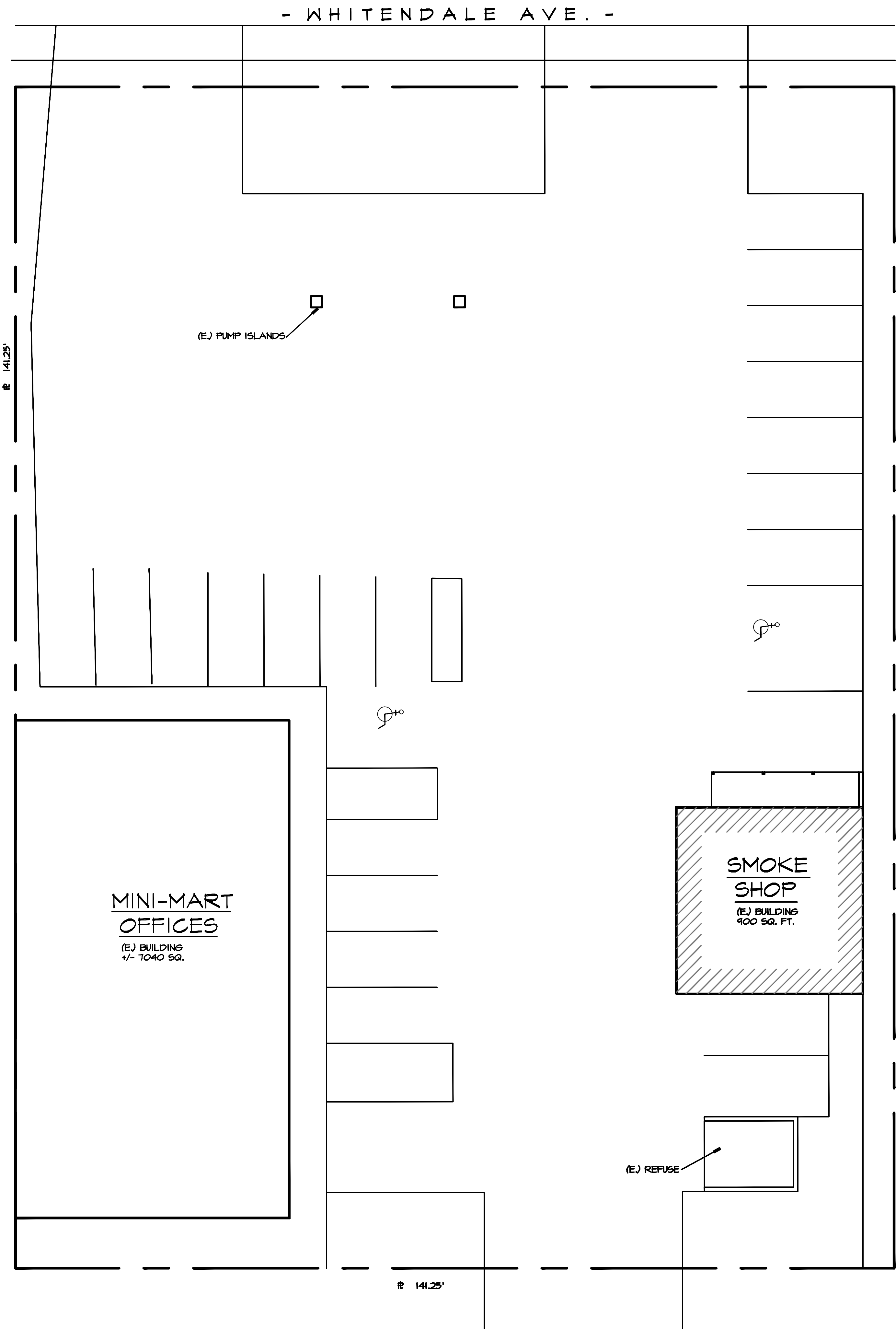
OCCUPANCY LOAD: 900/60=15



FLOOR PLAN
 900 SQ. FT.

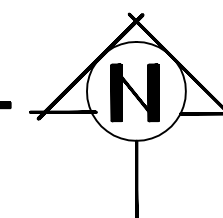


Scale: 1/8" = 1'-0"



SITE PLAN

2405 W. WHITENDALE
 APN 121-090-060
 VISALIA, CA.



Scale: 1" = 10'-0"

STEPHEN O. SPARSHOTT
 DESIGN & DRAFTING
 1206 N. EVANS
 VISALIA, CALIF. 93274
 954-679-7565

A SMOKE SHOP FOR:
 "LUCKY SMOKE SHOP"
 2405 W. WHITENDALE VISALIA, CA.

SHEET
 OF