

# SITE PLAN REVIEW AGENDA

3/30/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

**ITEM NO: 1            Resubmit**

SITE PLAN NO: SPR22019

PROJECT TITLE: The Woodlands

DESCRIPTION: Outdoor Venue

APPLICANT: Sam Ramirez

OWNER: 7TEN PROPERTIES LLC

APN: 085630003

LOCATION:

**ITEM NO: 2            Resubmit**

SITE PLAN NO: SPR22046

PROJECT TITLE: Stock Five Holdings - Starbucks

DESCRIPTION: Proposing a 1858 sf Coffee Shop with 24 Hour Drive-thru and Covered Patio to be located in the Cameron Creek Marketplace (C-MU)

APPLICANT: Rick Schuil

OWNER: CAMERON CREEK MARKETPLACE LLC

APN: 126870042

LOCATION: SWC of Caldwell & Court St

**ITEM NO: 3            Resubmit**

SITE PLAN NO: SPR22047

PROJECT TITLE: Smokin' Barrel Firearms

DESCRIPTION: Proposed 27 Shooting Lanes, a Firearms Educations Classroom, Lounge with Outdoor Patio. (C-MU)

APPLICANT: Eric McConnaughey

OWNER: C R S FARMING LLC

APN: 078210023

LOCATION: Inside The Village at Willow Creek Sopping Center on North Demaree

**ITEM NO: 4**

SITE PLAN NO: SPR22049

PROJECT TITLE: Northern St. Johns Residential Community

DESCRIPTION: Proposed 1 acre - 2.5 acres Lots on 67 gross acres. (X)

APPLICANT: Molly Baumeister

OWNER: MALHI FARMS

APN: 079072005

079071014

LOCATION: Road 132 SW Corner of Karolina Dr. & Road 132

**ITEM NO: 5**

SITE PLAN NO: SPR22050

PROJECT TITLE: Graham & Associates Office TI

DESCRIPTION: Tenant Improvement to (E) Office Bldg. (O-PA)

APPLICANT: Jason Scott

OWNER: BIG LUCKY FARMS LLC

APN: 085460023

LOCATION: 1041 N DEMAREE ST

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

# **SITE PLAN REVIEW AGENDA**

**3/30/2022 - 9:00 A.M.**

**Conference Room #4**

**315 E. Acequia Avenue**

## **ITEM NO: 6**

SITE PLAN NO: SPR22051

PROJECT TITLE: Pace International

DESCRIPTION: New location in Approximately 50,000 sf of existing building. (I)

APPLICANT: Randy Goodson

OWNER: CALIFORNIA OPPORTUNITY FUND I

APN: 077200011

LOCATION: 7435 W SUNNYVIEW AVE



### Acoustifence Benefits and Specifications

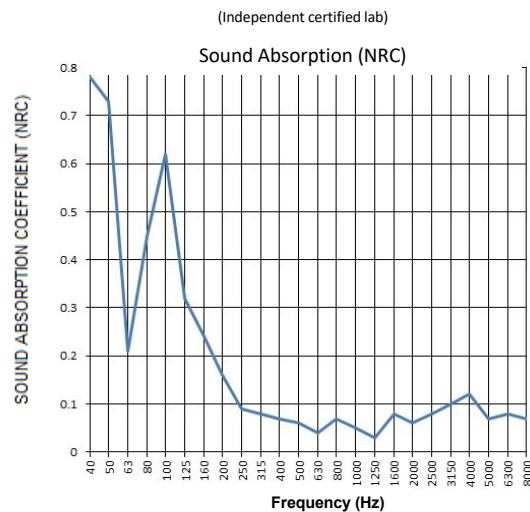
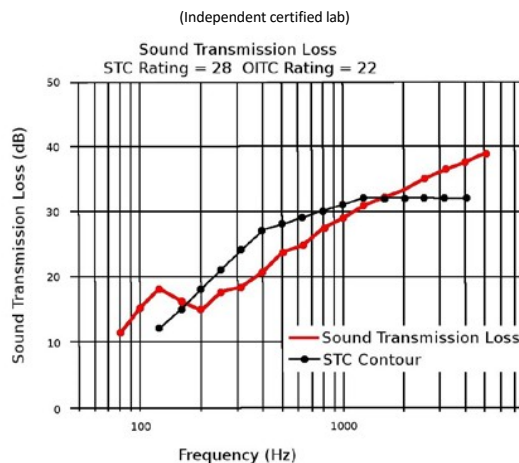
- The material itself is lab tested STC value of 28, which represents over an 80% reduction in sound to the human ear. (Your results will be less as sound reflects off all surrounding materials or structures, i.e, buildings, trees, etc., and is relative to how high and wide your fence is.
- Acoustifence is unique in that it is free of Toxic Barium.
- Works extraordinarily well at blocking direct line of sight sound.
- Far less sound reflected than solid walls. At very low frequencies it actually tends to absorb noise as much as 75% (see NRC graph).
- Installed or removed in less than one hour.
- To store, Acoustifence easily rolls up like a carpet into 12 in. roll.
- Very UV resistant and does not support mold.
- Virtually indestructible, very resilient material.
- 100% recyclable & Comprised of 100% recycled materials.
- Will accept most paint finishes.
- Includes 80, 14 in. heavy duty 100 lb. stainless steel ties.
- Can blend in with any background using our Acoustifence-Landscapes® or easily painted.
- High strength reinforced edges.
- Spray paint graffiti easily removed.



### Material Specifications – Part # “Acoustifence 6x30 Industrial”

Acoustical Rating	STC 28 / OITC 22 (NRC of .78 @ 40 HZ)
Size	6 ft. (1.83m) x 30 ft. (9.14m) x 0.125 in (.3mm) 180 ft <sup>2</sup> (16.72m <sup>2</sup> )
Weight	Approx. 185 lbs. (84Kg)
Fastening	Black brass grommets every 6 in. (152mm) along top edge with four grommets spaced along the bottom edge, stainless steel cable ties included. Commonly installed horizontally. 440 LBS tensile strength reinforced edges.
Color	Black or Green
(This is an industrial product and minor surface blemishes are a possibility.)	

(Independent lab test results indicates an amazing NRC of .78 at the low frequencies of 40 HZ)



# Acoustifence® Acoustical Test Data

Performed by an Independent Certified Test Lab in the Lab  
(Outdoor results will be less depending on environment.)

<b>Specimen Area:</b>	6.0 Sq. Ft.	<b>Specimen:</b>	Acoustifence Sound Barrier Material
<b>Filler Area:</b>	134.0 Sq. Ft.		
<b>Operator:</b>	W. Green		

	Bkgrd	Absorp	Source	Receive	Filler	Specimen
<b>Temp F</b>	73.9	74.0	73.1	73.9	73.1	73.7
<b>R. H. %</b>	65.7	65.7	63.3	65.7	61.4	65.1

Freq (Hz)	Bkgrd SPL (dB)	Absorp (Sabines / Sq. Ft.)	Source SPL (dB)	Receive SPL (dB)	Filler TL (dB)	Specimen TL (dB)	95% Conf Limit	No. of Deficiencies	Trans Coef Diff
80	43.0	52.5	84.2	63.7	36.3	11	2.54	0	11.7
100	39.2	59.1	87.7	62.9	40.3	15	3.77	0	12.0
125	47.4	55.9	91.5	63.7	47.5	18	2.02	0	15.9
160	43.4	50.4	94.2	68.8	46.2	16	1.06	0	16.5
200	43.0	54.9	97.9	73.5	49.6	15	0.80	3	21.3
250	35.8	53.0	99.3	72.2	51.0	18	1.12	3	19.8
315	33.7	57.2	95.7	67.5	54.0	18	0.53	6	22.1
400	33.3	56.0	95.0	64.6	58.4	21	0.78	6	24.3
500	31.6	56.3	98.8	65.4	60.5	24	0.30	4	23.4
630	25.1	57.7	101.5	66.9	65.2	25	0.53	4	26.9
800	25.2	59.9	101.3	63.8	67.4	27	0.54	3	26.4
1000	23.2	62.6	101.0	61.9	72.2	29	0.49	2	29.8
1250	23.8	69.4	105.1	63.7	78.0	31	0.28	1	33.8
1600	20.1	70.2	111.4	68.6	81.8	32	0.22	0	36.3
2000	15.0	76.3	107.4	63.2	79.9	33	0.22	0	33.2
2500	7.5	86.9	105.9	59.3	74.8	35	0.23	0	26.3
3150	8.4	102.0	106.6	58.0	77.8	36	0.33	0	28.0
4000	7.7	124.9	105.6	55.0	81.1	37	0.33	0	30.2
5000	8.1	162.8	104.1	51.0	81.0	39	0.36	0	28.7

**STC Rating = 28** (Sound Transmission Class)

**Deficiencies = 32** (Number of deficiencies versus contour curve)

**Don't like the look?**

We have hundreds of beautiful PVC photo (Acoustiblok Landscapes) to hang over the Acoustifence. (see part # AFLSSV6X30)



Before

Information herein is, to the best of our knowledge and belief, accurate. However, since conditions of handling and use are beyond our control, we make no guarantee of results and assume no liability for damages incurred by the use of this material/product. All material/products may present unknown health hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist. Final determination of suitability of this material/product is the sole responsibility of the user. No representations or warranties, either expressed or implied, of merchantability, fitness for a particular purpose or any nature are made hereunder with respect to the information contained herein or the material/product to which the information refers. It is the responsibility of the user to comply with all applicable federal, state and local laws and regulations. Specifications subject to change without notice.

## Product Name

**AcoustiFence® Noise Reducing Fences**

### For Manufacturer Info:

**Contact:**

Acoustiblok, Inc.  
 6900 Interbay Boulevard  
 Tampa, FL 33616  
 Call - (813) 980-1400  
 Fax - (813) 549-2653  
 Email - [sales@acoustiblok.com](mailto:sales@acoustiblok.com)  
[www.acoustiblok.com](http://www.acoustiblok.com)

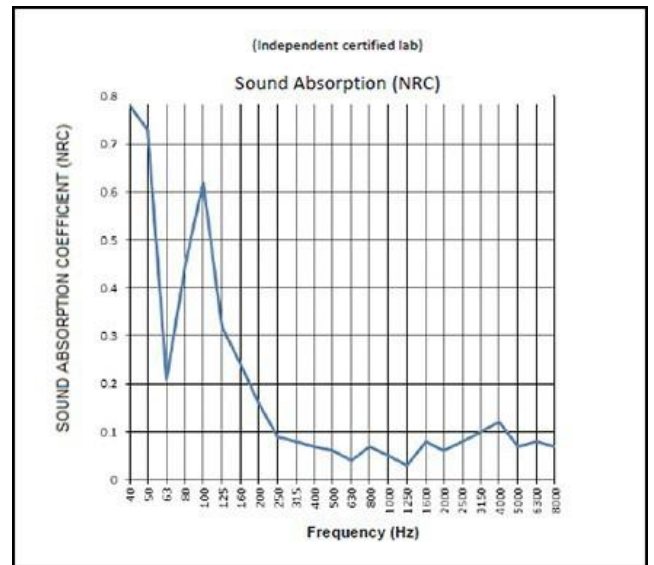
## Product Description

### Basic Use

AcoustiFence was originally developed by Acoustiblok, Inc. for noise isolation on offshore oil rigs, but has since proven successful in many other demanding outdoor settings, such as construction sites, commercial/industrial facilities, and residential communities.

### AcoustiFence Noise Reducing Fences

AcoustiFence is a unique, heavy-mineral filled, barium free, viscoelastic acoustical material that is made in the U.S.A. Unlike fences or shrubs, this material does extraordinarily well in blocking direct sound, and a unique characteristic of the material sets it apart from other sound barriers when dealing with very low frequencies.



**Sound Absorption Test Results**

### Benefits:

- Effectively reduces exterior noise
- Easy to install
- Resistant to UV, dirt and water
- Resistant to corrosion, mold and mildew

## Product Name

### **AcoustiFence® Noise Reducing Fences**

#### **AcoustiFence Noise Reducing Fences continued...**

In frequencies of 50Hz and below, the heavy limp AcoustiFence material actually begins to vibrate from low frequency sound waves. In essence it is transforming these low frequency sound waves into mechanical movement and internal friction energy. Laboratory tests indicate that this transformation process inhibits these lower frequencies from penetrating AcoustiFence, reducing their level by over 60 percent relative to the human ear. In addition, AcoustiFence becomes an absorbent material in these frequencies with test results show an NRC (noise reduction coefficient) as high as 0.78 (with 1.00 being the max). As such it is clear that AcoustiFence not only reduces sound as a barrier, but also acts as an acoustical absorbent material in very low frequencies, as opposed to reflecting those frequencies back like most other barriers. It is worth noting that lead sheets (which are toxic) work in the same manner.

Green AcoustiFence has the same sound deadening properties and features as our original black AcoustiFence. In addition, this new version features advanced reinforced edging and stainless steel cable ties. Made and sourced in the USA, It comes in 6x30 foot sections and is one of the most effective first steps in reducing noise for industrial, commercial and residential projects.

#### **Green AcoustiFence**

One of Acoustiblok's most popular products, designed as an advanced sound barrier that easily attaches to most types of fencing, is now available in a new green shade that easily blends into the environment. This makes it ideal for landscaping projects, residential home use and any outdoor applications where blending into the natural foliage is a concern.

## Product Name

### AcoustiFence® Noise Reducing Fences

#### Sound Transmission Class (STC)

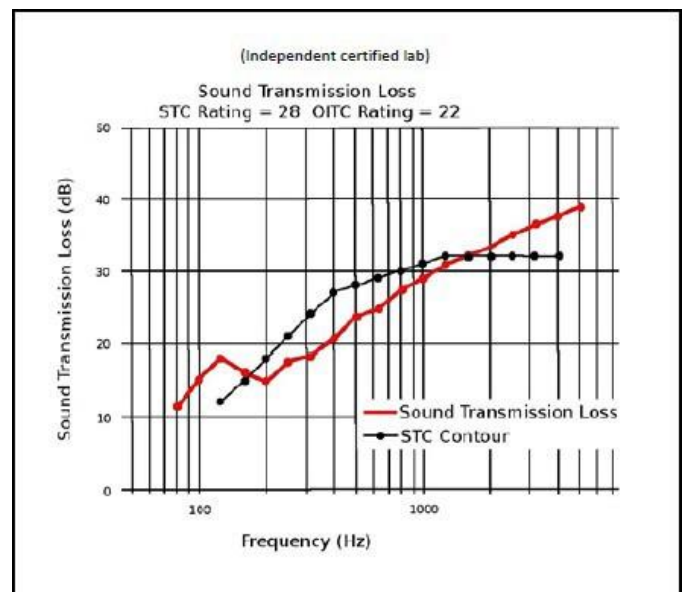
Sound Transmission Class (STC) is a single number that represents the sound blocking capacity of a partition such as a wall or ceiling.

STC numbers are often called out in architectural specifications, to assure that partitions will reduce noise levels adequately. For performance similar to laboratory test numbers, it is necessary to adhere closely to the construction materials and techniques used in the tested partition.

STC is calculated by comparing the actual sound loss measured when 16 test frequencies pass through a partition, with fixed values for each STC level. The highest STC curve that the measured sound loss numbers fit under, determines the STC rating of the partition.

STC calculations emphasize sound frequencies that match the human voice. A high STC partition will block the sound of human speech and block noise that interferes with human speech. To estimate high and low frequency performance, consult the Sound Transmission Loss graph included in STC test reports. Impact Insulation Class (IIC) measure transmitted impact noise and are specified for floor-ceiling assemblies only.

Acoustical test reports for numerous wall and floor/ceiling designs are available from Acoustiblok on request. All our test data is taken directly from independent 3<sup>rd</sup> party laboratories under NVLAP certification.



#### Sound Transmission Loss Test Results

## Product Name

### AcoustiFence® Noise Reducing Fences

## Physical Properties

- Barium free
- Minimum STC 28 per ASTM E90-02 & ASTM E413-87
- Minimum sound attenuation 24 dBA @ 100Hz & 16dBA @ 40Hz
- Size - 6 ft.(1.83m) x 30 ft.(9.14m) x 0.125 in. (.3mm) – 180 ft<sup>2</sup> (16.83m<sup>2</sup>)
- Color - black or green
- High UV resistance
- Heat tolerance: 200°F (93°C) for 7 days, less than 1% shrinkage with no deformation.
- Do not unroll or flex frozen material. Properties not affected by freeze/thawcycles.
- No fungal or algal growth and no visible disfigurement, per ASTM D3273 and ASTM D3274 (rating=10)
- Tensile Strength - min. 510 PSI
- Weight per section: 185 lbs. (84Kg)

### Material Specifications – Part # “Acoustifence 6x30 Industrial”

Acoustical Rating	STC 28 / OITC 22
Size	6 ft. (1.83m) x 30 ft. (9.14m) x 0.125 in. (.3mm) 180 ft <sup>2</sup> (16.72m <sup>2</sup> )
Weight	185 lbs. (84Kg)
Fastening	Black brass grommets every 6 in. (152mm) along top edge with four grommets spaced along the bottom edge. Commonly installed horizontally.
Color	Black
(This is an industrial product and minor surface blemishes are a possibility.)	



6900 Interbay Blvd.  
Tampa, Florida USA 33616  
Telephone: (813)980-1400  
[www.Acoustiblok.com](http://www.Acoustiblok.com)  
[sales@acoustiblok.com](mailto:sales@acoustiblok.com)

Information herein is, to the best of our knowledge and belief, accurate. However, since conditions of handling and use are beyond our control, we make no guarantee of results and assume no liability for damages incurred by the use of this material/product. All material/products may present unknown health hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist. Final determination of suitability of this material/product is the sole responsibility of the user. No representations or warranties, either expressed or implied, of merchantability, fitness for a particular purpose or any nature are made hereunder with respect to the information contained herein or the material/product to which the information refers. It is the responsibility of the user to comply with all applicable federal, state and local laws and regulations. Specifications subject to change without notice.



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: THE WOODLANDS Date: 3-23-22

Project Description: OUTDOOR VENUE

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2022-019

Property Owner: TEN PROPERTIES LLC

Applicant(s) Name: SAM RAMIREZ

Project Address/Location: 4211 W. GOSHEN

Assessor Parcel Number: 085-630-003

Parcel Size (Acreage or Square Feet): 2+ ACRES Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_

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

Date Received: 03/23/2022

SPR Agenda: 03/30/2022 Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. 22-019

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: QUASI PUBLIC, VENUE

Proposed Building Use: QUASI PUBLIC, VENUE

Proposed Hours of Operation: SEE ATTACHED NOTES & OPERATING STATEMENT

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: SAM RAMIREZ Signature of Owner or Authorized Agent\*

Address: 4211 W. GOSHEN

City, State, Zip: VISALIA, CA 93291 Owner \_\_\_\_\_ Date \_\_\_\_\_

Phone: 559-288-8130 Authorized Agent\* \_\_\_\_\_ Date 3-23-22

Email: SAM@THEMAYONGROUP.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, MARIO CELILLO, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

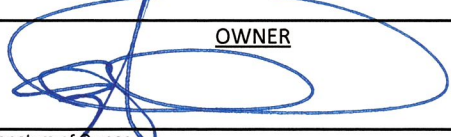

085-630-001      085-630-003

AGENT:

I designate SAM RAMIREZ, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to OPERATE / MANAGE PROPERTY relative to the property mentioned herein.

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

Executed this 23<sup>RD</sup> day of MARCH, 20 22.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>PO BOX 648</u>	<u>4211 W. GOSHEN, VISALIA, CA</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA CA 93279</u>	<u>93291</u>
<u>559-553-2861</u>	<u>559-288-8130</u>
Owner Phone Number	Agent Phone Number

### Professional Series

### Key Features:

- ▶ Highly weather-resistant IP56 rating
- ▶ Consistent 120° x 120° broadband pattern control
- ▶ Components:
  - 200 mm (8 in) woofer with Kevlar-reinforced cone and 50 mm (2 in) voice coil.
  - 25 mm (1 in) exit compression driver with unique patented design and high temperature polymer diaphragm.
- ▶ Extraordinary clarity for speech, with extended frequency response for music.
- ▶ Advanced high-slope crossover network for constant coverage and smooth, natural midrange.
- ▶ 250 Watt power handling (average continuous pink noise) with high sensitivity provides high SPL capability.
- ▶ High-power passive crossover network.
- ▶ Overload protection
- ▶ 80 Hz – 20 kHz frequency response.
- ▶ 200 Watt 70V/100V multi-tap (built-in transformer) or direct 8Ω low-impedance.

### Applications:

The AWC82 is a compact, coaxial-driver, 2-way, highly weather-resistant full-range loudspeaker system which is ideal for speech and music-fill in a wide variety of applications, including sports facilities, racetracks, stadiums, fairgrounds, rodeos, skating rinks, themed entertainment venues, cruise ships, water parks, outdoor background music/paging systems, swimming pools, and a wide variety of other outdoor or indoor venue types.

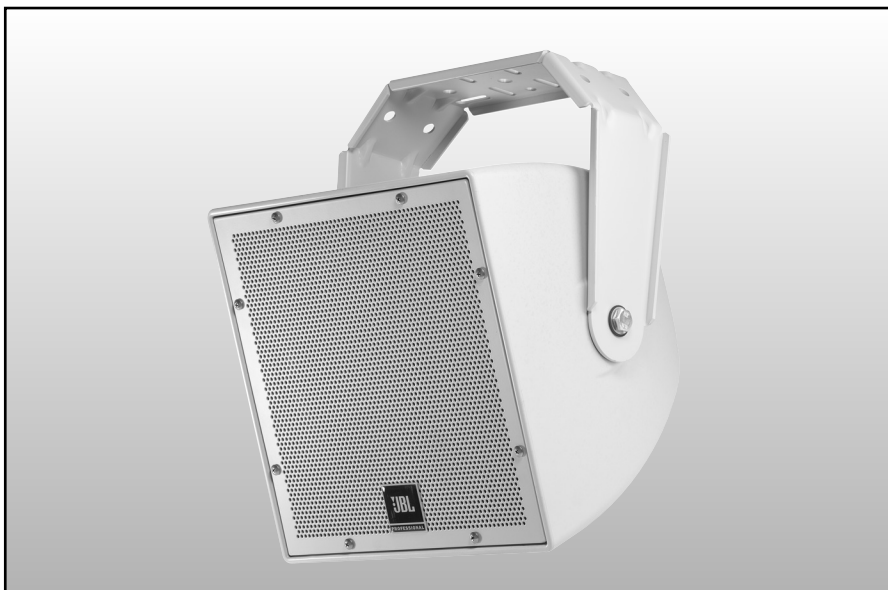
The AWC82 is comprised of a high-power coaxial 200 mm (8 in) low frequency driver and 25 mm (1 in) high frequency compression driver. The co-axial design utilizes a unique tapered pole-piece design and transitions to the cone of the low frequency driver as a large diameter pattern control horn for the high frequencies, both eliminating high-frequency beaming which is common among this category of speaker and extending pattern control to the lowest possible frequencies. The result is a coaxial speaker with wide, extremely consistent 120° coverage on a broadband basis.

Component features include a Kevlar-reinforced low frequency cone for reliability, well-damped surround for smooth frequency response, high temperature voice coil and a reduced distortion design through saturated-gap magnet geometry. The high frequency compression driver features a unique patented design, high temperature polymer diaphragm, and fluid-cooling for high output levels with low distortion..

The paintable enclosure is constructed of thick, ABS plus fiberglass and is heavily braced to maximize low-frequency performance. The corrosion-resistant zinc-rich extra-thick powder coated steel grille is backed with open cell foam and high thread-count mesh, providing excellent protection in the harshest environments. The system is rated IP-56, per IEC529 when installed at minimum 5° down-tilt.

The system is equipped with a 200W 70V/100V multi-tap transformer. Connection is made via outdoor-rated terminals in a recessed terminal cup. A protective terminal compartment cover is included, along with gland nut, which forms a water-tight seal with round-jacketed cable having outside diameter between 4 mm (0.16 in) and 9 mm (0.36 in).

A heavy-duty weather-capable zinc-rich, thick powder coated U-type mounting bracket is included.



### Specifications:

<b>System:</b>	
Frequency Range (-10 dB):	80 Hz – 20 kHz
Frequency Response (±3 dB):	100 Hz – 20 kHz
Coverage Pattern:	120° x 120°
Directivity Factor:	8.1 (1 k – 16 kHz)
Directivity Index (DI):	8.4 dB (1 k – 16 kHz)
Long-Term System Power Rating (IEC):	250 W 2 hrs. 200 W 100 hrs
Sensitivity (2.83V @ 1m):	94 dB (Ave. 100 Hz – 20 kHz)
Maximum SPL:	Direct 8Ω: 118 dB (peaks of 124 dB) 200 W Tap: 117 dB
Crossover Network:	1.8 kHz, 3rd order (18 dB/oct) high-pass plus conjugate to HF, 2nd order low-pass to LF
Nominal Impedance:	8 ohms
Transformer Taps:	70V: 200W, 100W, 50W, 25W 100V: 200W, 100W, 50W
<b>Transducers:</b>	
Low Frequency Driver:	Kevlar-reinforced cone with weather treatment, 50 mm (2 in) voice coil.
High Frequency Driver:	25 mm (1 in) diaphragm and voice coil diameter, high temperature polymer diaphragm, patented design, fluid-cooling.
HF Driver Protection:	Minimum audibility SonicGuard™ HF overload protection
<b>Physical:</b>	
Enclosure:	ABS with Glass enclosure
Attachment:	Two M10 (fine-thread) points for included U-bracket. M6 secondary safety attachment point on back panel.
Grille:	Corrosion-resistant zinc-rich extra-thick powder coated steel grille, 3-layer assembly with foam and woven poly mesh backing.
Input Connection:	CE-compliant covered barrier strip terminals. Barrier terminals accept up to 8 mm outside 4 mm inside open-lug (#6 or #8) plus bare wire up to 2.5 mm <sup>2</sup> (12 AWG) wire or spade lugs. Terminal compartment cover equipped with gland nut that forms water-tight seal with round-jacketed cables with outside diameters between 4.0 mm (0.16") and 9.0 mm (0.36")
Environmental:	IP56 per IEC529, with a minimum 5° downward aiming angle. Exceeds Mil Spec 810 for humidity, salt spray, temperature & UV, and ASTM G85 for salt spray (168 hrs).
Dimensions:	300 x 300 x 305 mm (11.8 x 11.8 x 12.0), cabinet 331 mm (13.0 in) including gland nut 359 mm (14.2 in) including bracket extending to back
Colors:	Available in gray (similar to Pantone 420C) and black (-BK)
Net Weight:	9.8 kg (21.5 lb), 11.6 kg (25.5 lb) with U-bracket
Shipping Weight:	14.1 kg (31.0 lb)
Included Accessories:	U-bracket, matches loudspeaker color (gray or black), zinc-rich extra-thick powder coated, steel.

<sup>1</sup> Full-space (free-field)

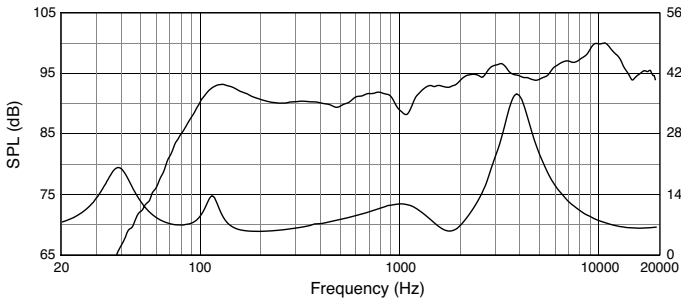
<sup>2</sup> Average 1 kHz to 10 kHz

<sup>3</sup> IEC standard, full bandwidth pink noise with 6 dB crest factor.

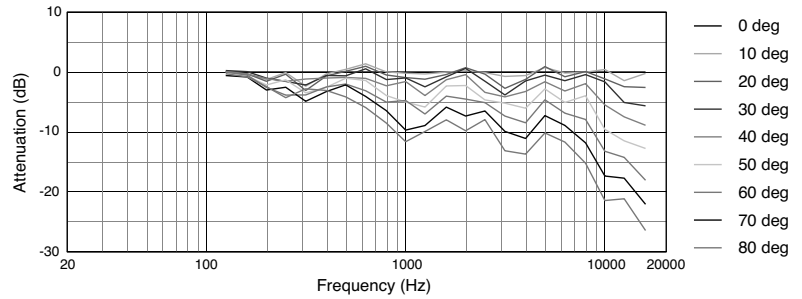
<sup>4</sup> Calculated based on power rating and measured full-space sensitivity.

# ▶ AWC82 All-Weather Compact 2-Way Coaxial Loudspeaker with 8" LF

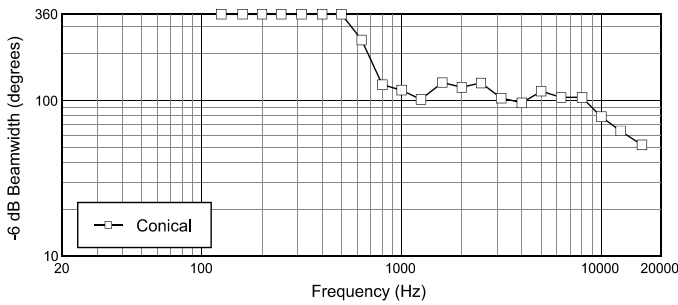
## Frequency Response and Impedance



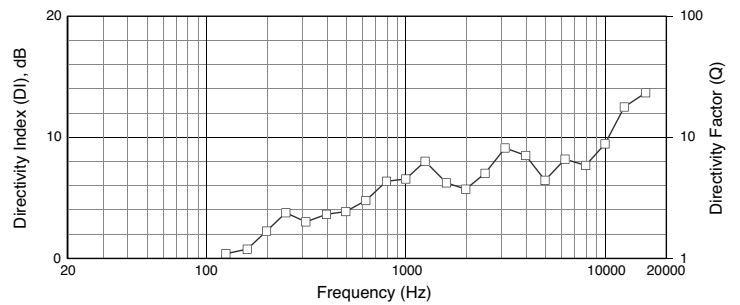
## Off-Axis Frequency Response



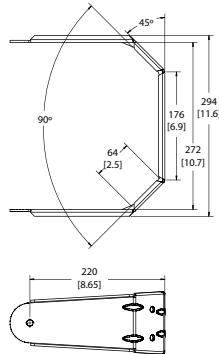
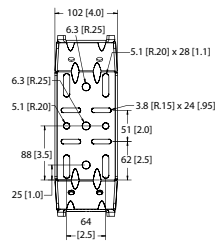
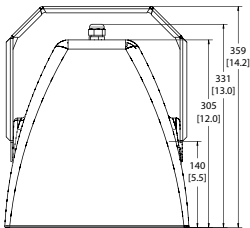
## Beamwidth



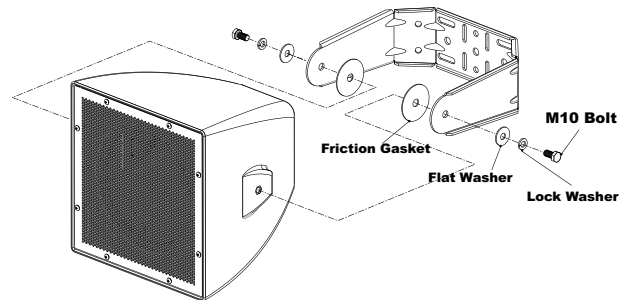
## Directivity Index:



## Dimensions

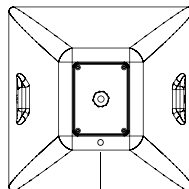
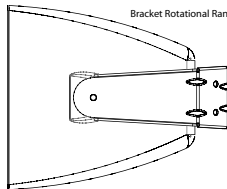
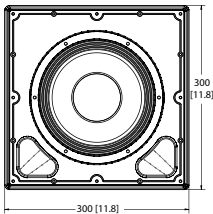


## Attaching U-Bracket to Cabinet

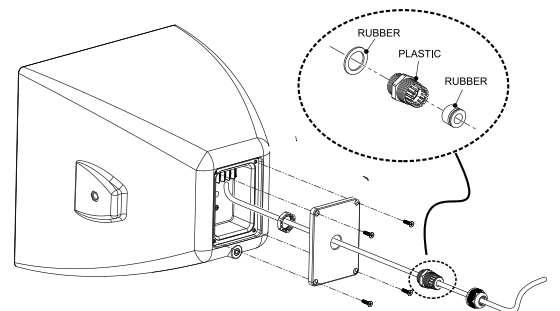


Dimensions in mm (in)

## Terminal Compartment



M6 secondary safety attachment point



Gland nut for round jacketed cable between 4.0mm (0.16") and 9.0mm (0.36") O.D.



JBL Professional  
8500 Balboa Boulevard, P.O. Box 2200  
Northridge, California 91329 U.S.A.

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www.jblpro.com

SS AWC82  
CRP  
12/12

## The Woodlands Operations Summary

The Woodlands Visalia will be located at 4211 W Goshen Ave in Visalia. The property sits on approximately 35,000 square feet and consists of a large lawn area, large concrete and brick pad, a small event suite, and a building housing bathrooms.

### **Property Use**

The intended use of this space is as an event venue for primarily private events with occasional public events hosted as well.

Private events will be marketed such as weddings, birthdays, graduations, non-profit fundraisers, and other invitation-only gatherings.

Public events will consist of previous ones like Food Fest, movie nights, public markets, and other events.

### **Property Description**

The subject property is a large park-like setting located in northwest Visalia. The existing building will be divided into various rooms to hold and support events.

### **Services**

The venue will operate as a 'limited service' venue. This means the primary product will be the renting of function space itself. Additional services such as catering, rentals, floral, etc. will all be subcontracted by either the venue or client to outside vendors.

The venue will be marketed to accommodate groups up to 200 seated with some ability to flex to larger events with additional operational activations to facilitate impact on items such as parking.

In addition to catering, clients will be allowed to utilize both hosted and cash bar programs. Hosted bars will be executed by the venue with certified bartending services. Cash bars will be available through 3<sup>rd</sup> party vendors who will obtain all required licenses and permits.

Per the venue contract, all events that intend to serve alcohol are required to contract outside licensed security service to monitor alcohol consumption on the property and ensure that all consumption occurs in approved areas. Even for events that do not serve alcohol, the venue may still require security to monitor the event, parking lot, and surrounding areas.

### **Hours of Operation**

The venue will be available to operate 7 days a week beginning at 7:00 am daily with all events ending no later than 10:00 pm.

## The Woodlands Operations Summary

### **Employment & Staff Use**

The venue can expect to employ up to 1 full-time administrative and sales staff as well as up to 10 additional part-time event staff workers. At any given time, events can expect to see 2-4 staff members working an event at any given time.

### **Parking**

On average, we expect between 100-125 vehicles per event. Traditional ridesharing and app-based ridesharing substantially reduce the number of people who drive to an event, especially those who drive as a single guest. The venue can further support ride-sharing use with designated pick-up and drop-off locations as well as in their marketing material. The current on-site parking allocation provides space for approximately 200 vehicles. Additionally, we have access to approximately 80 parking spots from an adjacent church property who we have a relationship with to accommodate larger events. We understand there has been some concern from the City with regards to parking alongside railroad tracks that run in front of the property across Goshen Ave. Although we have seen those instances to be rare, we have observed that there are no existing 'no parking' signs along that side of the road. We would be interested in visiting with the city to learn how we can add no parking designation on that side of the street to further deter those instances.

### **Noise Ordinance**

We are aware of the existing noise ordinance and have taken and are taking several steps to mitigate the impact on the surrounding neighborhood.

- We have already implemented a 'no live music' policy. We no longer allow live performances of any kind in the venue as this music volume is difficult to regulate.
- In November we placed an order for speakers and equipment to install an in-house system that will be placed around the venue in strategic points better directing the sound back into the venue and not to the neighboring area. This system will also allow sound to be regulated by the venue and regulated to not exceed set decibel levels. This is the system all future DJs will be required to use for all amplified sound once installed. The equipment has been delayed due to supply chain challenges, but we're told to expect it in early February.
- We are also processing an order for a new 12-foot-tall fence that will extend approximately 150 feet between our property and the neighbors to the south. Attached to this fence will be specialty-designed acoustic padding panels that are expected to reduce the decibels escaping the property by half. We intend to have this project complete by the end of February.

### **Work Completed**

In accordance with our TCUP, we have already added emergency exit signs and a second exit door with panic hardware per the Fire Departments request.









## Site Plan Review Resubmittal

March 23, 2022

### Notes for Resubmittal

*Addressing the issues of parking and noise at The Woodlands*

#### Parking

- At this time, we will not be using the DG parking lot shown on the site map for parking. In the near future we hope to use this for parking, but we understand to do so would require us to bring the parking lot up to current city standards. We hope to go through that process and complete by Summer of 2022. Until that is completed, we will no longer use it for parking.
- When events between The Woodlands and Bello Vita venues exceed 600 people in total we activate use of an additional 80 stalls at The Fountains Church, a neighboring property located at 1023 N Chinowth. This process is coordinated with their Senior Pastor, Sam Sears. When this plan is activated, we also add additional staff and security to safely accommodate for traffic and crowd control.

#### Noise

*Two major upgrades have and are in the process of being completed that we believe will alleviate any noise issues moving forward.*

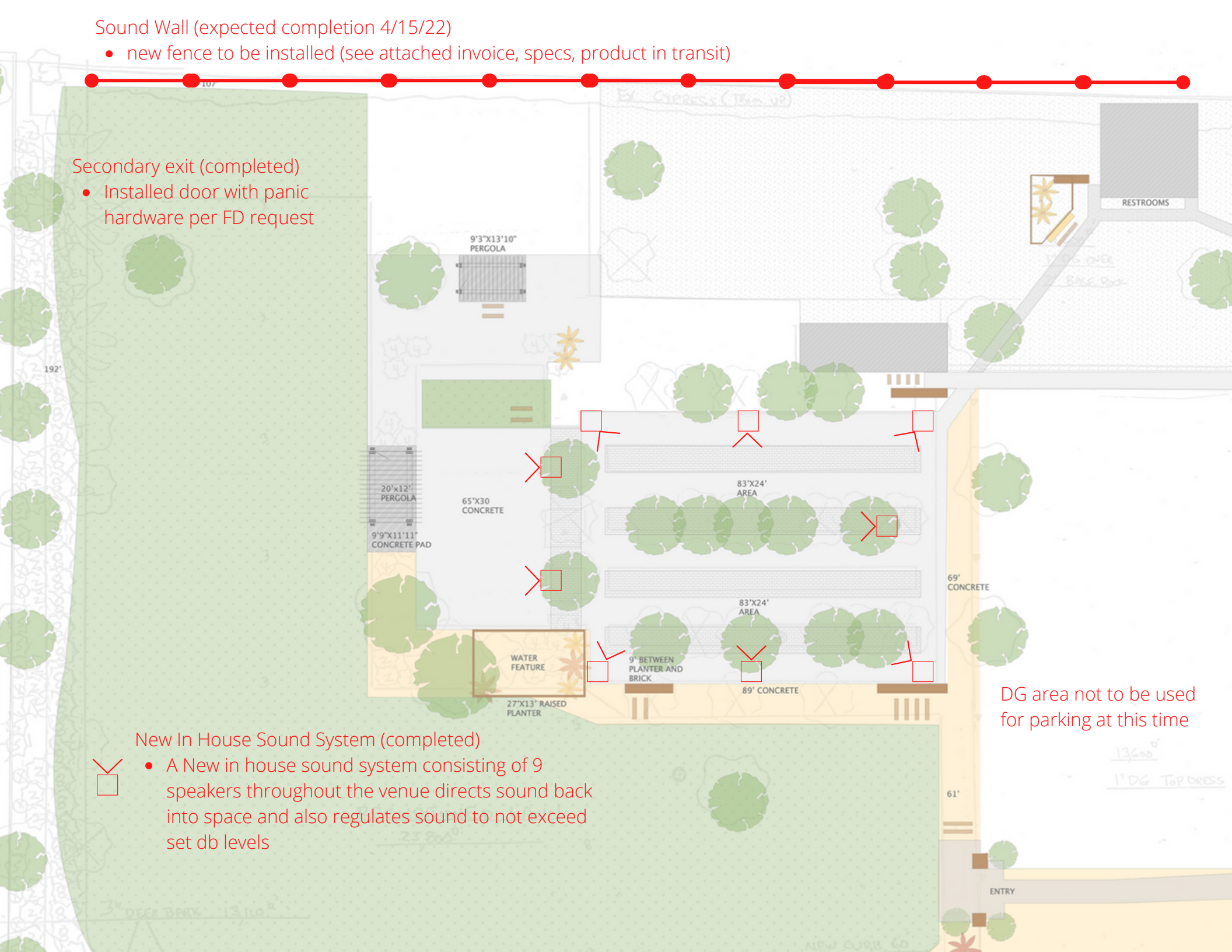
- **Completed:** We have installed a new professional speaker system on the grounds. The system was ordered on **11/18/21** (see attached invoice). It just arrived last week and was installed. It is designed to keep all projected sound on site. We do not allow live music at The Woodlands and all DJ's must hook up to the system that has been installed. No amplified noise is permitted at The Woodlands from outside equipment. See attached invoice, photos, and specs for the system.
- **In Process:** We have ordered a sound wall barrier system that we should receive in the next week. It will be a wall that is a sound barrier installed between us and the adjacent apartments as shown on the site plan. The completion of this wall will be in April of 2022. This wall will span the entire length of The Woodlands and past the building at Bello Vita. See attached invoice and specs of this wall system.

Sound Wall (expected completion 4/15/22)

- new fence to be installed (see attached invoice, specs, product in transit)

Secondary exit (completed)

- Installed door with panic hardware per FD request



New In House Sound System (completed)



- A New in house sound system consisting of 9 speakers throughout the venue directs sound back into space and also regulates sound to not exceed set db levels

DG area not to be used for parking at this time

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Stock Five Holdings - Starbucks Date: 3/24/22  
Project Description: Applicant is proposing a 1,858 sf coffee shop with drive thru and covered patio to be located in the Cameron Creek Marketplace at the SWC OF Caldwell and Court Street in Visalia with 24 hour drive thru operations. See detailed Op Statement enclosed.  
Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: SPR 22-046  
Property Owner: Cameron Creek Marketplace, LLC  
Applicant(s) Name: Stock Five Holdings, LLC  
Project Address/Location: Address TBD - Parcel 6 of Cameron Creek Marketplace at SWC West Caldwell Ave and South Court Street  
Assessor Parcel Number: 126 - 870 - 042  
Parcel Size (Acreage or Square Feet): 0.67 acres Building or Suite Square Footage: 1,858 SF

Are There Any Proposed Building Modifications: Yes  No   
Estimated Cost of Modifications to Building: N/A  
Describe All Proposed Building Modifications: New Construction

--- THIS AREA FOR CITY STAFF USE ONLY ---  
Date Received: 03/24/2022  
SPR Agenda: 03/30/2022 Item No. \_\_\_\_\_  
Zone: \_\_\_\_\_ SPR No. 22-046  
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: N/A  
Proposed Building Use: Drive thru coffee shop  
Proposed Hours of Operation: Store hours: 4:30am - 9:30pm, Drive-thru hours: 24 hours  
Days of Week In Operation (Circle): Su M T W Th F Sa  
Number of Employees Per Day: Existing 0 Proposed 16-18  
Number of Customers Per Day (Estimated): Existing 0 Proposed 40 in cafe / 100 Drive-Thru  
Predicted Peak Operating Hour: AM: 7:00-9:00am PM 4:00-6:00pm  
Describe Any Truck Delivery Schedule & Operations: Attended deliveries during local Stores hours only.  
No deliveries can be made between 6:00 am to 10:00am. Deliveries must occur at least 30 minutes prior to Store close.  
Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
(Provide Separate Attachment if Necessary): Site will be accessed from existing private drives thru Cameron Creek Marketplace to West Caldwell Avenue and South Court Street  
Describe Any Special Events Planned for the Facility: None

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Stock Five Holdings, LLC</u>	Signature of Owner or Authorized Agent*	
Address: <u>2972 Larkin Ave.</u>	_____	_____
City, State, Zip: <u>Clovis, CA 93612</u>	Owner	Date
Phone: <u>559-558-4750</u>	_____	_____
Email: <u>victorem@eliteteamoffices.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, Rick Schuil, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
126-870-042-000

AGENT:

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

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

Executed this 28th day of February, 2022.

OWNER	AGENT
DocuSigned by: <u>Rick Schuil</u>	Signatures
_____ Signature of Owner	_____ Signature of Agent
<u>5020 W. Mineral King Avenue</u> Owner Mailing Address	_____ Agent Mailing Address
<u>Visalia, CA 93291</u>	_____
<u>559.734.1700 ext. 200</u> Owner Phone Number	_____ Agent Phone Number

APRIL 14, 2020  
**CAMERON COURT GARDEN UNITS**  
 CONDITIONAL USE PERMIT  
 PLANNED UNIT DEVELOPMENT

**LEGEND**

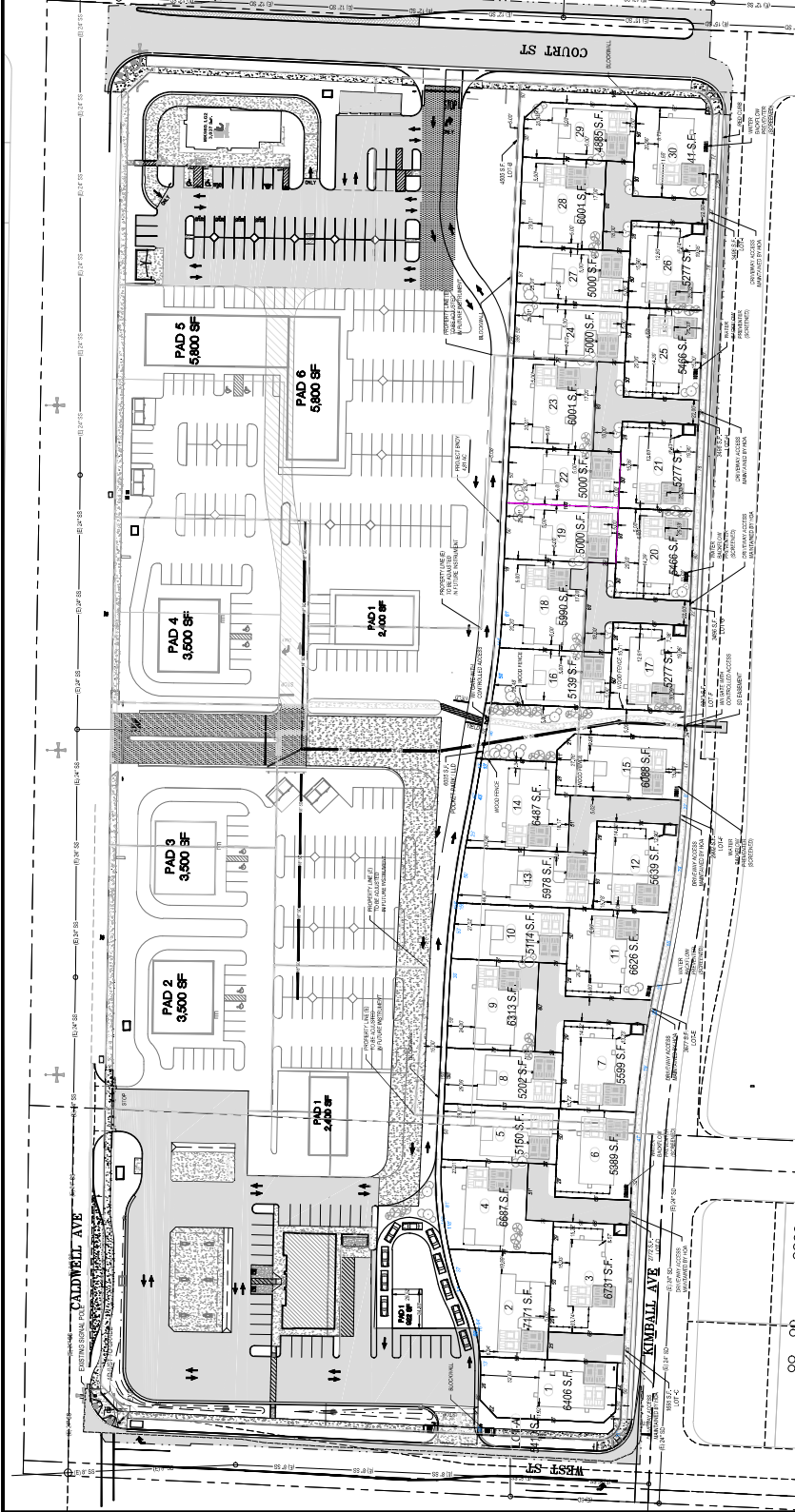
- ENTITLEMENTS:  
 CUP - RESIDENTIAL IN C-MU ZONE  
 TSM
- APN:  
 725-076-040, 043, 045, and 046
- LOTS:  
 19 AC (GROSS)  
 39
- FLOOD ZONE:  
 X
- ZONING:  
 C-MU MIXED USE COMMERCIAL  
 CMU (COMMERCIAL MIXED USE)  
 SOUTHERN CALIFORNIA EDISON  
 CALIFORNIA WATER SERVICE COMPANY
- ELECTRICITY:  
 WATER:  
 SEWER SERVICE:  
 REFUSE:
- NATURAL GAS:  
 SOUTHERN CALIFORNIA GAS COMPANY
- EXISTING USE:  
 VACANT
- PROPOSED USE:  
 PLANNED DEVELOPMENT - LOW DENSITY RESIDENTIAL

- LETTERED LOTS TO BE MAINTAINED BY HOA
- LOTA 4 4,410 SF
  - LOTA 5 4,505 SF
  - LOTA 6 1,695 SF
  - LOTA 7 2,772 SF
  - LOTA 8 3,877 SF
  - LOTA 9 6,273 SF
  - LOTA 10 3,485 SF
  - LOTA 11 3,485 SF
  - LOTA 12 3,485 SF
  - LOTA 13 3,485 SF
  - LOTA 14 3,485 SF
  - LOTA 15 3,485 SF
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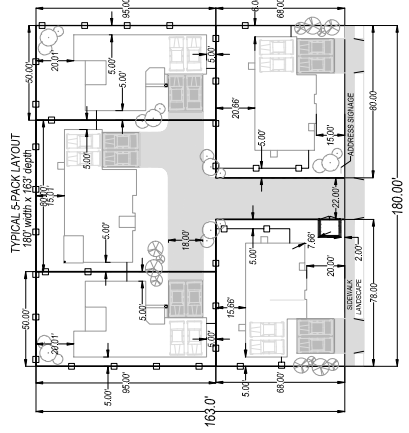
1 LOT-F DESIGNATED AS A POCKET PARK

TRASH ENCLOSURES TO BE MAINTAINED BY HOA  
 FRONT YARDS TO BE MAINTAINED BY HOA  
 COMMON DRIVES TO BE MAINTAINED BY HOA

POCKET PARK 6,273 SF



VICINITY MAP  
 PREPARED BY:  
 4CREKS  
 301 S SANTA FE, ETC. A  
 10000 WILSON BLVD, SUITE 100  
 VANALDE, CA 95002  
 TEL: 530.962.2022  
 FAX: 530.962.1610



SETBACKS (MINIMUM):  
 LOTS FRONTING ON STREET 15' (22' to garage)  
 SIDE YARD: 5'  
 REAR YARD: 10'

INTERIOR LOTS  
 FRONT YARD: 5' (22' to garage)  
 SIDE YARD: 5'  
 REAR YARD: 15'

ALL FRONT YARDS TO MAINTAINED BY H.O.A.





9477 North Fort Washington Suite 105  
Fresno, CA 93730  
559.721.5030 • [GallowayUS.com](http://GallowayUS.com)

March 24, 2022

City of Visalia  
315 E. Acequia Avenue  
Visalia, CA 93291

RE: **Stock Five Holdings Starbucks – SPR 22-046**  
**SPR Resubmittal**

Dear SPR Committee,

Thank you for your review of our SPR resubmittal package. This letter is in response to comments received during the SPR Committee meeting on 3/9/22. As discussed with Paul Bernal, our intent is to avoid a master plan amendment and develop this parcel in conformance with the intent of the master plan.

A conceptual site plan exhibit has been provided along with the Starbucks site plan to demonstrate how the proposed improvements conform to the Cameron Court site plan (dated 4/14/20) as provided by Paul Bernal on 3/11/22. The 2008 CUP site plan (attached) was also provided but does not correctly reflect existing conditions and was therefore not used for the site planning exercise. This 2008 site plan however does show that the proposed Starbucks location originally included a 4,000 SF drive thru establishment.

Please see below for descriptions of the revisions made to the site plan to address the comments made by the reviewing departments and external agencies on 3/9/22:

- Parking and drive thru configuration have been modified to provide vehicular cross access with future development to east. This required incorporation of double "Y" drive thru to accommodate Starbucks required stacking.
- Pedestrian connectivity has been added via sidewalk along the north side of shared drive aisle that can be extended further east at time of future development.
- Surveyed location of existing transformer and SCE easement at NEC has been incorporated
- Trash enclosure has been relocated near building for accessible access and front-loading solid waste truck access with 38' minimum clearance
- Five stalls at south end of store have been relocated from east/west shared drive aisle
- Operational statement has been provided with additional information on trips to site and noise generated by drive-thru communications system.

Please contact me with any questions you may have. Thank you.

Sincerely,  
**GALLOWAY**

**Terra Mortensen, PE**  
Site Development PM & Regional Manager  
9477 North Fort Washington, Suite 105  
Fresno, CA 93730  
559.974.0317

W CALDWELL AVE

(E) 24" SS (E) 24" SS (E) 24" SS (E) 24" SS (E) 24" SS (E) 24" SS (E) 24" SS (E) 24" SS (E) 24" SS (E) 24" SS

**PAD 3**  
3,500 SF

**PAD 5**  
5,800 SF

**PAD 6**  
5,800 SF

**PAD 1**  
2,400 SF

PROPERTY LINE (E)  
TO BE ADJUSTED  
IN FUTURE INSTRUMENT

PROPERTY LINE (E)  
TO BE ADJUSTED  
IN FUTURE INSTRUMENT

PROPERTY LINE (E)  
TO BE ADJUSTED  
IN FUTURE INSTRUMENT

PROJECT BNDY

6025 S.F.  
POCKET PARK / LLD



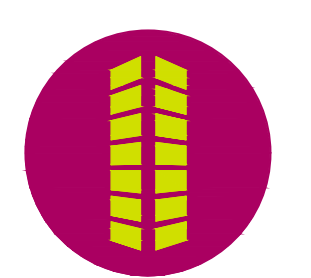
**STARBUCKS COFFEE**

Stock Five Holdings

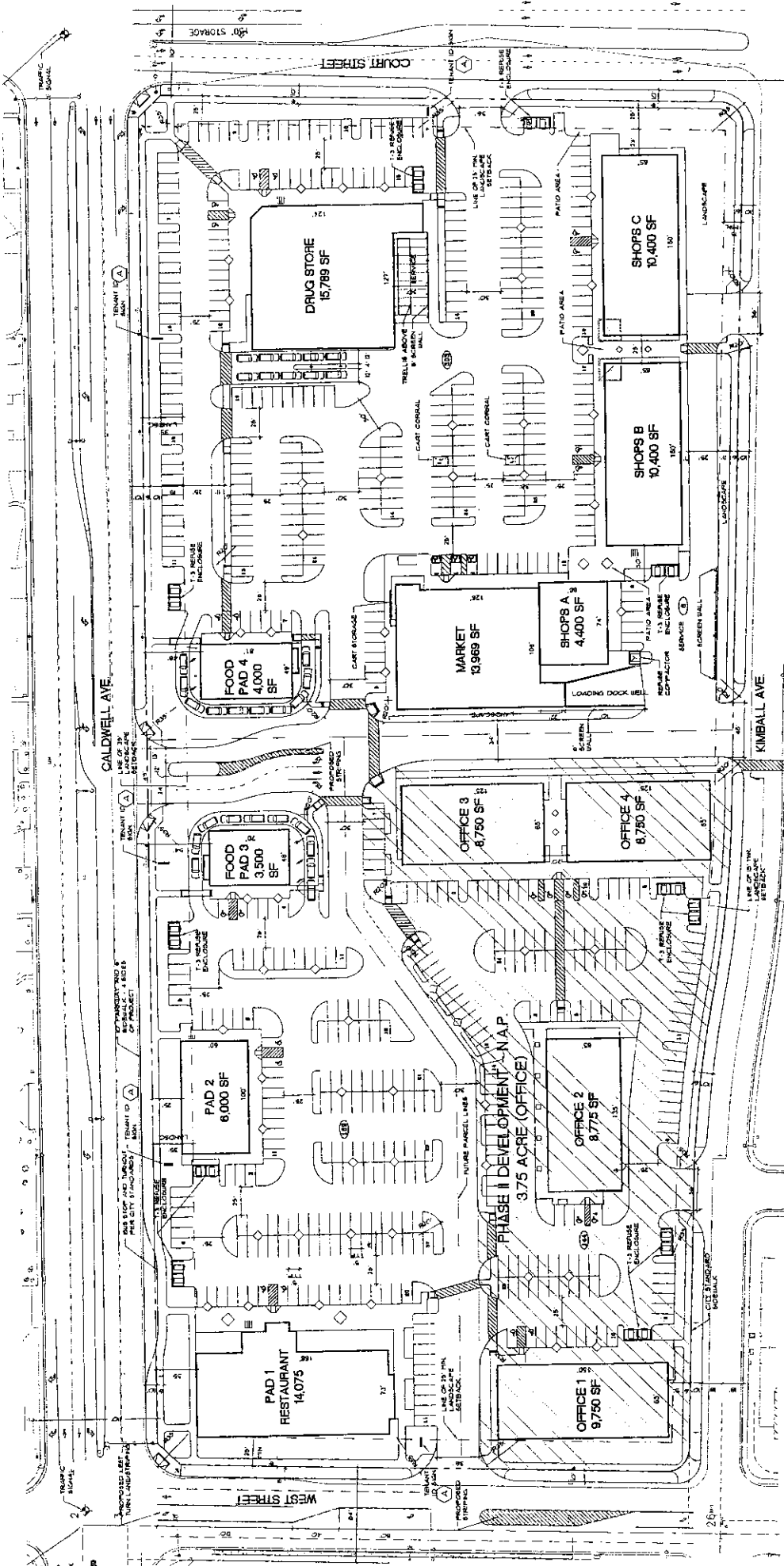
CONCEPTUAL SITE PLAN

03.24.2022

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**PROJECT DATA**

PHASE 1 SITE	0.20 ACRES	PHASE 2 SITE	0.20 ACRES
PHASE 1 TOTAL AREA	1,175 ACRES	PHASE 2 TOTAL AREA	1,175 ACRES
TOTAL AREA	2,350 ACRES	COMMERICAL RESTAURANT	36,000 SF
COMMERICAL RESTAURANT	36,000 SF	OFFICE	33,250 SF
TOTAL AREA	69,250 SF	PARKING PROVIDED	622 SPACES
PARKING PROVIDED	622 SPACES	TOTAL	622 SPACES / 1,000 SF

**VICINITY MAP**

**PROJECT DATA**

PROJECT ZONE	CA
CENSUS DISTRICT	14
APN#	133-100-001, 002, 003, 004, 005
COMMERICAL RESTAURANT	1.8 CARS / 1,000 SF
OFFICE	1.0 CARS / 1,000 SF
PARKING PROVIDED	622 SPACES

**SITE SIGNAGE NOTES:**

- ① CENTER OF TENANT SIGN
- ② SIGNED CHIMNEY SIGN 10' HIGH WITH 0.5 SF TOTAL COPY AREA EACH SIDE (3 TENANT D/B PER SIDE MAX.)
- ③ NO PARKING DESIGNATION PER CITY STANDARDS
- ④ SCREEN WALL

**PROJECT DATA**

PHASE 1 SITE	0.20 ACRES	PHASE 2 SITE	0.20 ACRES
PHASE 1 TOTAL AREA	1,175 ACRES	PHASE 2 TOTAL AREA	1,175 ACRES
TOTAL AREA	2,350 ACRES	COMMERICAL RESTAURANT	36,000 SF
COMMERICAL RESTAURANT	36,000 SF	OFFICE	33,250 SF
TOTAL AREA	69,250 SF	PARKING PROVIDED	622 SPACES
PARKING PROVIDED	622 SPACES	TOTAL	622 SPACES / 1,000 SF

**SPECIAL NOTE:** THIS EXHIBIT INDICATES PRELIMINARY LANSING CONCEPTS ONLY AND IS SUBJECT TO CHANGE. IT SHOULD NOT BE RELIED UPON AS THE FINAL DESIGN. THE DATE OF ANY TENANT OR SPACE IN THIS PROJECT IS SUBJECT TO CHANGE. (SEE CITY STANDARDS FOR MORE DETAILS.)

**SA.10**

**BENSON & BOHL**  
ARCHITECTS

**CALDWELL & COURT COMMERCIAL CENTER - VISALIA, CA**

**CONCEPTUAL SITE PLAN**

**HIGHLAND DEVELOPMENT COMPANY**  
SOUTHERN CALIFORNIA OFFICE  
HIGHLAND DEVELOPMENT COMPANY  
80 SOUTHLAKE AVE., SUITE 060  
PASADENA, CALIFORNIA 91101  
TEL. (626) 696-2000  
FAX. (626) 696-2001

**EX A**

“Starbucks”  
**Operational Statement**

**I. Contacts**

A. Applicant/Developer  
Stock Five Holdings, LLC  
Contact: Guy Stockbridge  
2972 Larkin Avenue  
Clovis, CA 93612  
559-292-2900  
[guys@eliteteamoffices.com](mailto:guys@eliteteamoffices.com)

B. Engineer/Project Contact:  
Galloway & Company, Inc.  
Contact: Terra Mortensen  
9477 N. Fort Washington Road, Suite 105  
Fresno, CA 93730  
559-721-5030  
[TerraMortensen@GallowayUS.com](mailto:TerraMortensen@GallowayUS.com)

**Narrative**

Applicant is proposing an 1,858 square foot building for Starbucks coffee shop located at the Cameron Creek Marketplace on the southwest corner of W Caldwell Ave and S Court St. Proposed development will include a covered patio for customers and a 24-hour drive-thru designed to hold a queue of 16 vehicles.

**II. Proposed Site**

- A. Address: SWC of West Caldwell Avenue and South Court Street
- B. APN: 126-870-042
- C. Subject Site: 0.67 Acres

**III. Zoning & Land Use**

- A. Existing:
  - 1. Existing Zoning: C-MU Commercial Mixed-Use
  - 2. Existing General Plan Designation: C-MU Commercial Mixed-Use
  - 3. Existing Use: Vacant Parcel
- B. Proposed Land Use: Fast Food Restaurant
- C. General Plan: The proposed expansion remains consistent with the City of Visalia’s General Plan and it’s intended uses.

**IV. Site & Building Areas**

- A. Building Proposed: 1,858 SF
- B. Landscape Proposed: 16% of total site area
- C. Parking Landscape Proposed: 12.6% of parking area

**V. Parking**

- A. Required: 13 spaces
- B. Proposed: 18 spaces including 2 accessible spaces (1 van accessible)
- C. Bicycle: 2 spaces required and proposed
- D. Low Emission: 3 spaces required and provided
- E. Future EV Charging: 2 spaces required and provided.



**VI. Access**

- A. Access is proposed from the existing private drive from Caldwell to the east-west private drive located along the south portion of the parcel. No direct access is proposed from Caldwell Avenue.

**VII. Hours of Operation / Employees / Guests**

- A. Hours of Operation:
  - 1. Store hours: 4:30 am to 9:30 pm
  - 2. Drive-Thru: 24 hours
  - 3. 7 days a week
- B. Number of Employees: 16-18 per day
- C. Number of Customers: 40 in-store and 100 in drive-thru per day

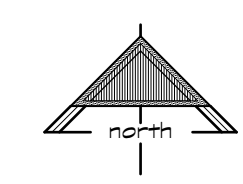
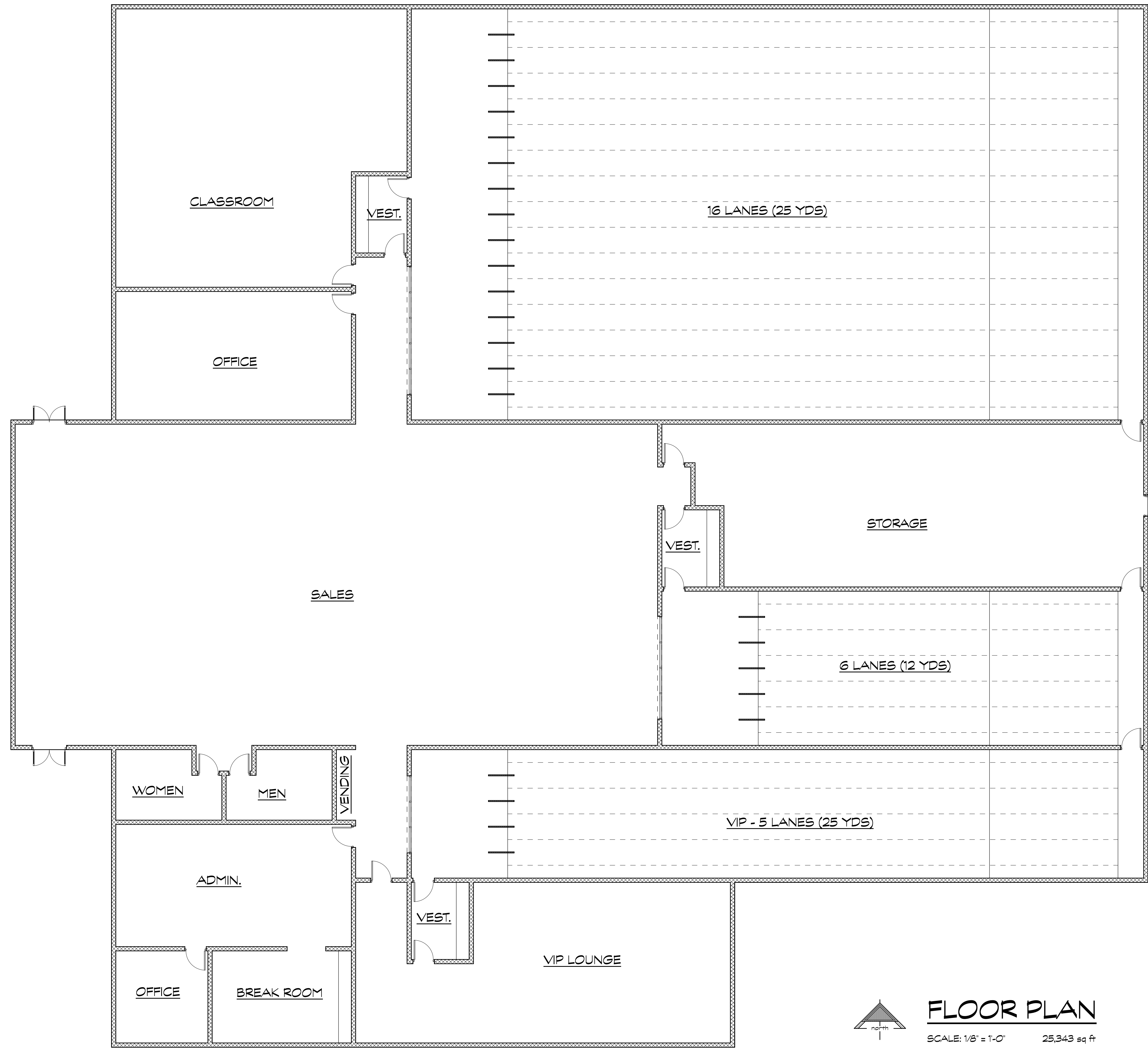
**VIII. Noise Studies**

- A. Analysis of the drive-thru sound levels were prepared with specific functions of the outbound (tenant to customer) drive-thru communications system. These systems are equipped with a feature known as Automatic Volume Control (AVC) which automatically detects the ambient noise level at the vehicle and adjusts accordingly to allow best communication between the tenant and customer. This feature does not allow for the volume to increase beyond the intended maximum volume. This feature can also be programmed for preset volumes during known quieter times of day and use to reduce volume to satisfy local requirements. Below is a table of sound levels in decibels (dB) at various distances from the speaker to provide understanding of volume levels for the customer and at the property lines.

<b>Distance from Outside Speaker</b>	<b>Decibel Level of standard system with 45 dB of outside noise <u>without</u> AVC</b>	<b>Decibel level of standard system with 45 dB of outside noise <u>with</u> AVC active</b>
1 foot	84 dBA	60 dBA
2 feet	78 dBA	54 dBA
4 feet	72 dBA	48 dBA
8 feet	66 dBA	42 dBA
16 feet	60 dBA	36 dBA





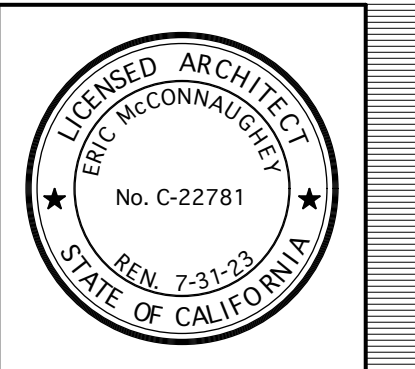


**FLOOR PLAN**

SCALE: 1/8" = 1'-0" 25,343 sq ft



**DESIGN GROUP**  
INCORPORATED  
ARCHITECTS



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

SCALE: AS NOTED  
JOB #: 22-004

A NEW RETAIL SHOP AND INDDOR SHOOTING RANGE FOR:  
**SMOKIN' BARREL**  
VISALIA, CA

DATE: 3-23-22

△	REVISED:
△	REVISED:
△	REVISED:
△	REVISED:
△	REVISED:

Sheet:  
**A-2**



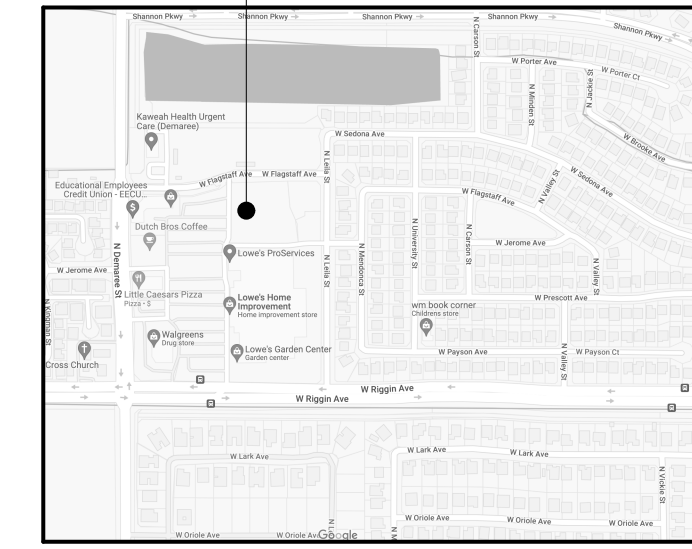
**SITE INFORMATION**

APN: 078-210-023  
 PARCEL: 173,480 S.F.  
 ZONE: C-MU  
 OCCUPANCY: M  
 USE: RETAIL  
 AREA: 24,000 S.F.  
 CONSTRUCTION: V-B

**PARKING REQUIREMENTS**

**PARKING REQUIRED**  
 BUILDING GENERAL RETAIL: TOTAL PARKING REQUIRED = 80  
**ACCESSIBLE PARKING REQUIRED**  
 VAN ACCESSIBLE: TOTAL PARKINGS REQUIRED = 4  
**PARKING PROVIDED**  
 STANDARD: = 212  
 COMPACT: = 15  
 ACCESSIBLE (STANDARD): = 5  
 ACCESSIBLE (VAN): = 1  
 TOTAL PARKINGS PROVIDED = 233

**PROJECT LOCATION**



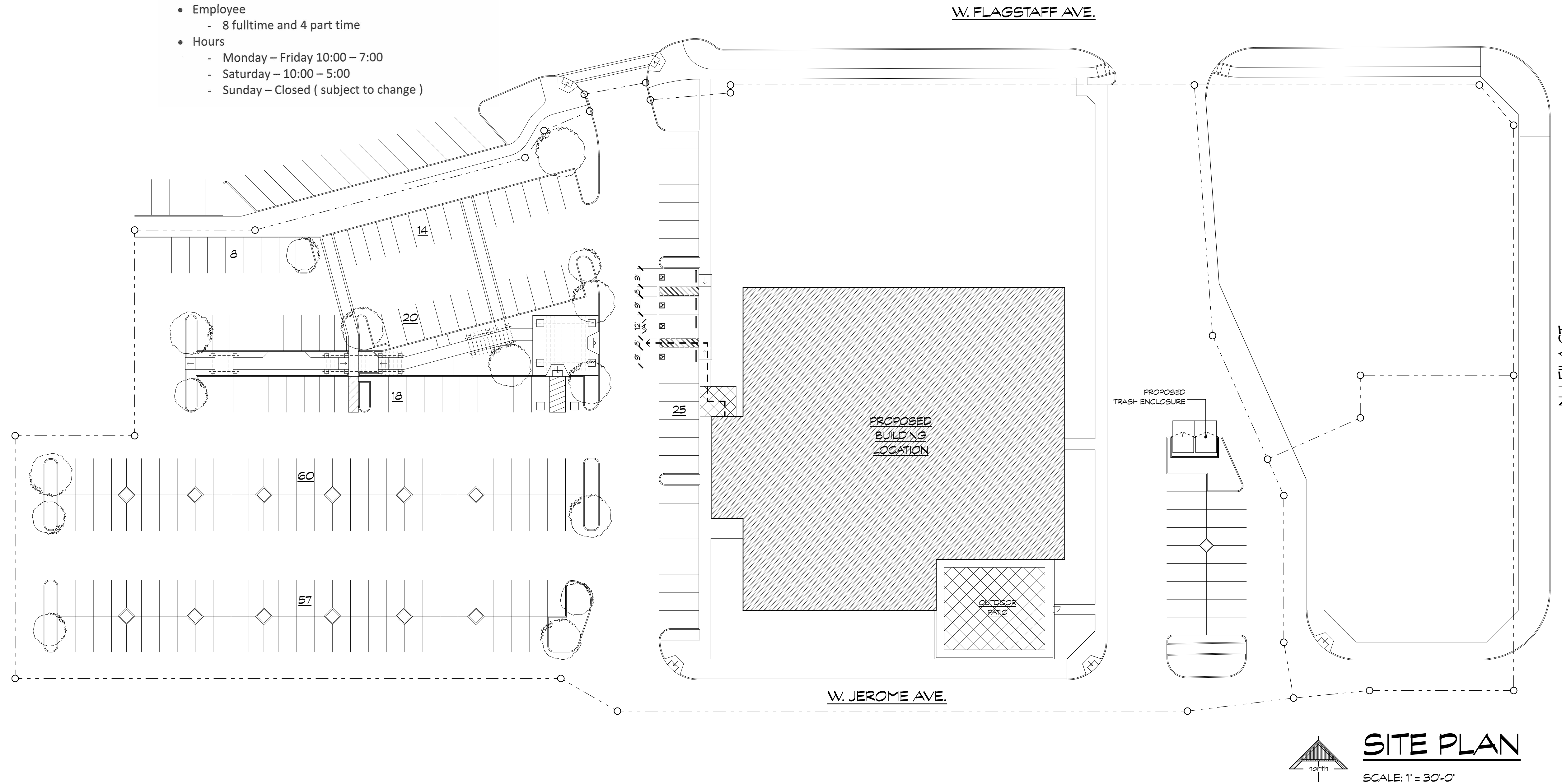
VICINITY MAP  
 SCALE: N.T.S.

**PROJECT NARRATIVE**

THE PROJECT WILL BE LOCATED INSIDE THE VILLAGE AT WILLOW CREEK SHOPPING CENTER. THE PROJECT PROPOSES A 24,000 S.F. RETAIL SPACE, A TOTAL OF 21 SHOOTING LANES, AND A FIREARMS EDUCATION CLASSROOM AND LOUNGE WITH AN OUTDOOR PATIO FACILITY.

**Smokin Barrel Firearms Proposed Building Use:**

- Approximately 5000 sq ft of retail space
- Indoor shooting range
  - 16 lanes at 25 yards
  - 6 lanes at 12 yards
  - 5 lanes at 25 yards
    - VIP members with a patio for special events
- Receiving/storage room
- Meeting/Training room
- Offices and Employee room
- Deliveries
  - UPS and FedEx daily
  - Occasional freight truck
- Employee
  - 8 fulltime and 4 part time
- Hours
  - Monday – Friday 10:00 – 7:00
  - Saturday – 10:00 – 5:00
  - Sunday – Closed ( subject to change )



**DESIGN GROUP**  
 INCORPORATED  
 ARCHITECTS



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

SCALE: AS NOTED

JOB #: 22-004

A NEW RETAIL SHOP AND INDDOR SHOOTING RANGE FOR:

**SMOKIN' BARREL**

VISALIA, CA

DATE: 3-23-22

- △ REVISED:
- △ REVISED:
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- △ REVISED:
- △ REVISED:

Sheet:

**A-1**




**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>Eric McConnaughey</u>	Signature of Owner or Authorized Agent*	
Address: <u>4412 W Ferguson Ave</u>	Owner _____	Date _____
City, State, Zip <u>Visalia, CA 93291</u>		<u>3/23/22</u>
Phone: <u>559-732-9236</u>	Authorized Agent* _____	Date _____
Email: _____		

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:


I, JR Shannon, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
078-210-023

AGENT:

I designate Eric McConnaughey, 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 23rd day of March, 2022.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		
<u>11878 Ave. 328</u>		<u>4412 W Ferguson Ave</u>
Owner Mailing Address <u>Visalia, CA 93291</u>		Agent Mailing Address <u>Visalia, CA 93291</u>
<u>559-334-6802</u>		<u>559-732-9236</u>
Owner Phone Number		Agent Phone Number



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

- **Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present** -  
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: \_\_\_\_\_ Date: \_\_\_\_\_

Project Description: \_\_\_\_\_

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

Property Owner: \_\_\_\_\_

Applicant(s) Name: \_\_\_\_\_

Project Address/Location: \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_

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

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Date Received: \_\_\_\_\_

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
  - 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: _____	Signature of Owner or Authorized Agent*	
Address: _____		Date _____
City, State, Zip _____		Date _____
Phone: _____	Authorized Agent*	Date _____
Email: _____		

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

**AGENCY AUTHORIZATION**

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 _____


**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 & proposed fencing at site
  - Valley rain lines (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Terracing steps shall adhere to requirements of Visalia Municipal Code Section 18
  - Parking stalls (include ADA)

REQUIRED SIGNATURE

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

Name: <u>David Duda (4-Creeks, Inc)</u>	Signature of Owner or Authorized Agent	
Address: <u>324 S Santa Fe, STE A</u>		<u>2/9/22</u>
City, State Zip: <u>Visalia CA 93292</u>		Date
Phone: <u>559-802-3052</u>		<u>2/9/22</u>
Email: <u>david.duda@4-creeks.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.

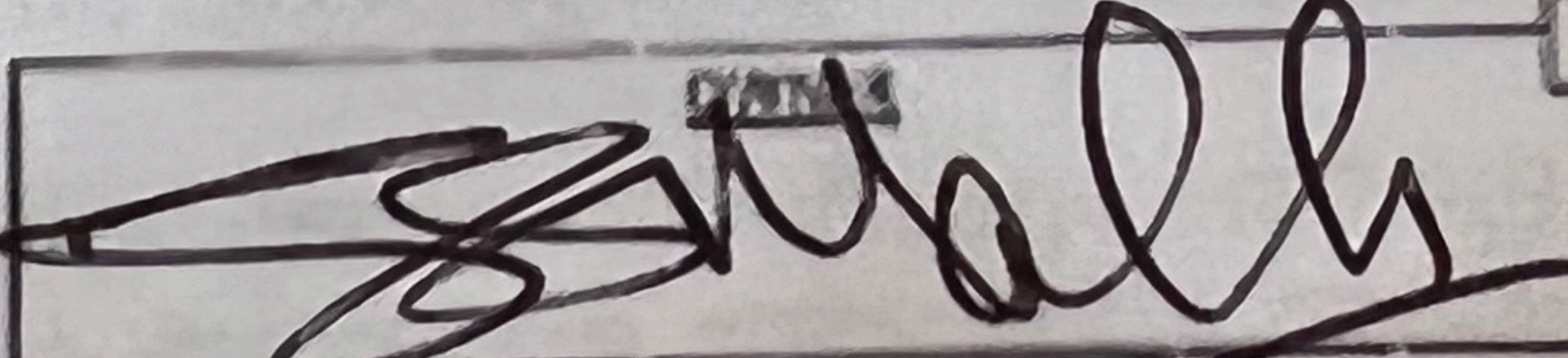

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

**OWNER:**  
 I, SARIN MAH declare as follows: I am the owner of certain real property bearing assessor's parcel number (APNs):  
079-071-014      079-072-005      079-072-031

**AGENT:**  
 I designate David Duda, AICP 4-Creeks, Inc. to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to erect, alter, and connect engineering and/or electrical project relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.  
 Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

	
Signature of Owner	Signature of Agent
<u>SARIN MAH</u>	<u>David Duda</u>
Address	Agent Mailing Address
<u>9201 Ave 272</u>	<u>324 S Santa Fe, STE A, Visalia, CA</u>
<u>VISALIA, CA 93277</u>	<u>(559) 802-3052</u>
Owner Phone Number	Agent Phone Number
<u>559 730 1513</u>	



# VISALIA RANCH @ ST JOHNS

## TENTATIVE SUBDIVISION MAP

BEING A PORTION PARCELS 5 & 14 RECORDED IN BOOK 079 OF PARCEL MAPS AT PAGE 07, OF TULARE COUNTY RECORDS, LOCATED IN THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN.

**OTHER ENTITLEMENTS:**

- WILLIAMSON ACT NON RENEWAL/CANCELLATION
- REZONE TO R-A

ENGINEER/PLANNER: 4-CREEKS INC.

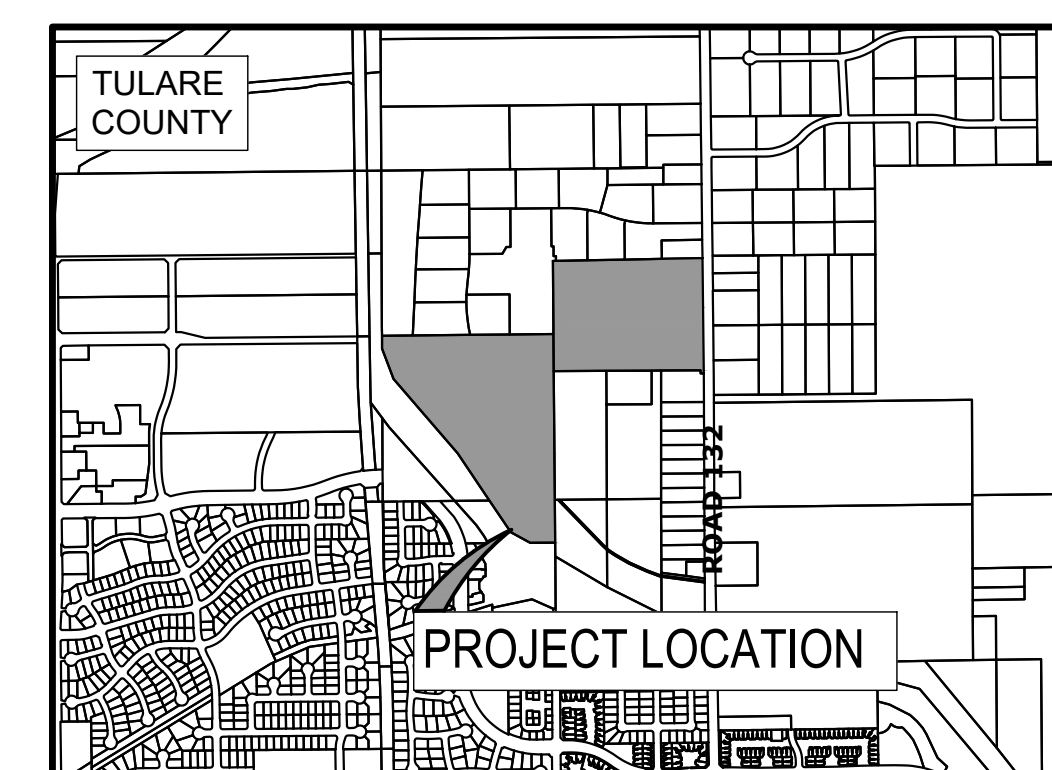
APN: 079-071-014, 079-072-005, & -001  
 ACREAGE: 67.60 AC  
 FLOOD ZONE: ZONE X  
 ZONING (EXISTING): AE-20  
 ZONING (PROPOSED): R-A

R-A: GROSS ACREAGE: 67.60 AC  
 NET ACREAGE: 42.4 AC  
 TOTAL UNITS: 35

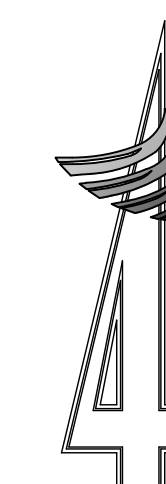
SETBACKS:  
 FRONT: 25'  
 SIDE: 5'  
 REAR: 25'

**UTILITIES UNDER REVIEW**

- WATER: PRIVATE WELL
- STORMWATER: BIO SWALES OFF ROADWAYS
- WASTEWATER: SEPTIC SYSTEM / LEACH LINES



VICINITY MAP



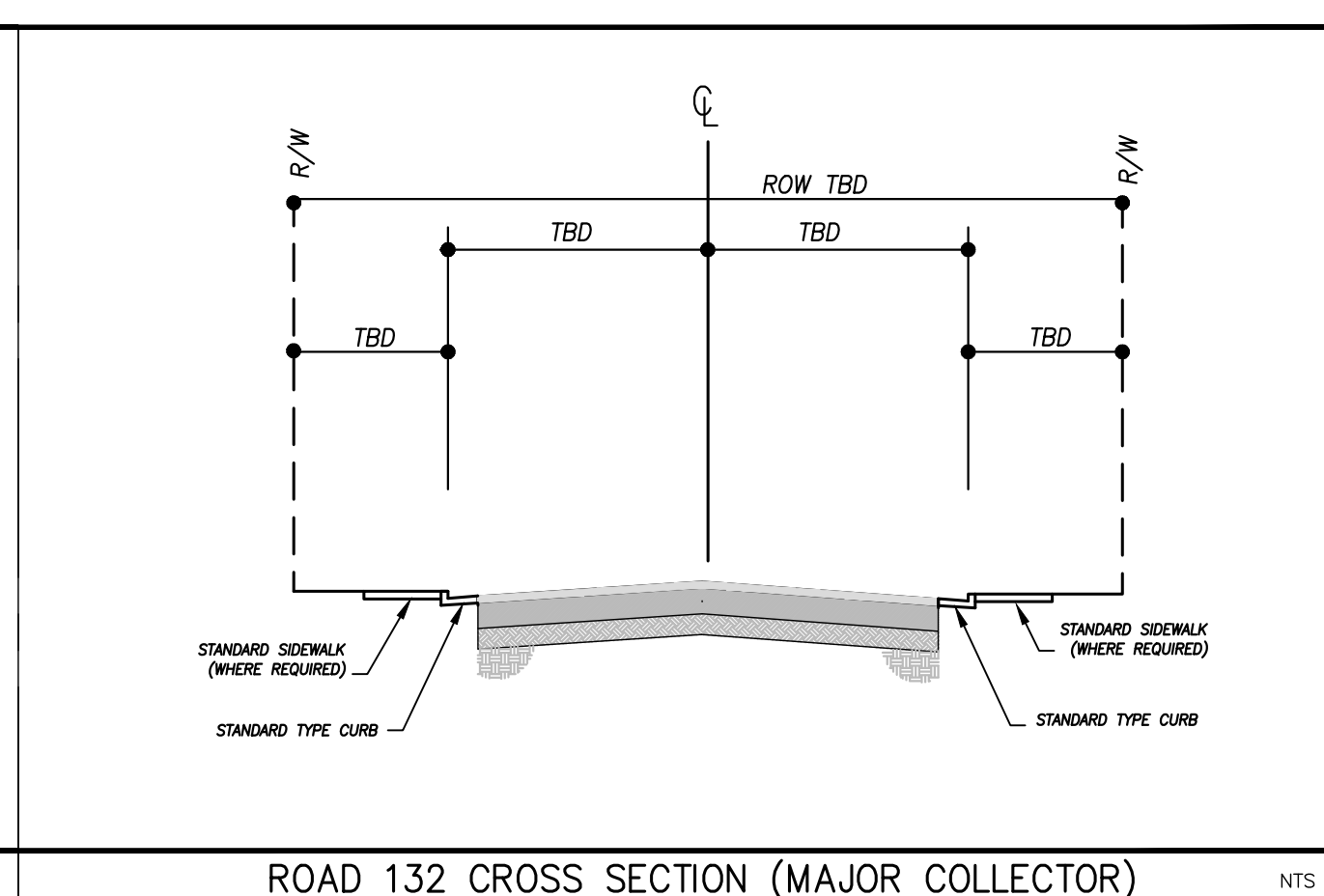
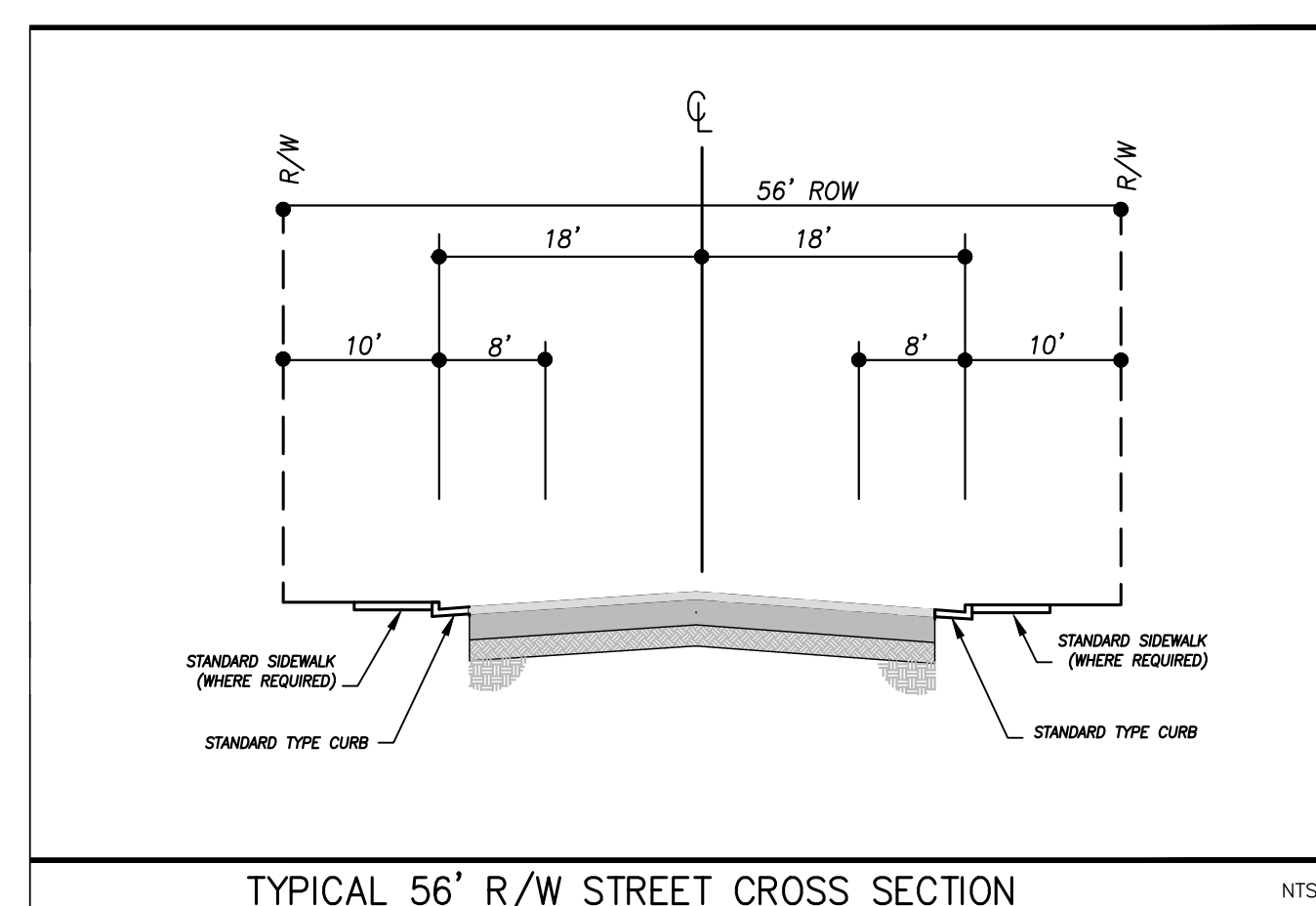
150' 0' 150'

PREPARED BY:



**4CREEKS**

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



**LEGENDS:**

- Septic
- 30' X 100
- WATER WELL

# 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: Graham + Associates Office T.I. Date: 3-23-22

Project Description: Tenant Improvements to (E) Office Bldg.

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

Property Owner: Matt Graham

Applicant(s) Name: Jason Sest

Project Address/Location: 1041 N. Demoree St, Visalia, CA 93291

Assessor Parcel Number: 085-460-023

Parcel Size (Acreage or Square Feet): 1880 SF Building or Suite Square Footage: 1852 SF

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 30,000

Describe All Proposed Building Modifications: Revise Interior office layout for updated use. No Exterior changes

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

Date Received: 03/23/2022

SPR Agenda: 03/30/2022 Item No. \_\_\_\_\_

Zone: O-PA SPR No. 22-050

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: Existing Office Bldg

Proposed Building Use: Same Use

Proposed Hours of Operation: No Change

Days of Week In Operation (Circle): Su       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): None

Describe Any Special Events Planned for the Facility: None

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
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  - 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>Jason Scott, PE</u>	Signature of Owner or Authorized Agent*	
Address: <u>1001 N. Demoree St</u>	Owner	Date
City, State, Zip: <u>Visalia, CA 93291</u>		<u>3.23.22</u>
Phone: <u>(559) 738-0968</u>	Authorized Agent	Date
Email: <u>jmsengineering@comcast.net</u>		

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, \_\_\_\_\_, 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

West Goshen Avenue

T.I. Location  
1041 N. Demaree St.

Adjacent Building  
Not a Part

(E) ENTRY LANDING

(E) (2) STEPS

(E) RAMP

(E) RAMP

(E) CONCRETE SIDEWALK

(E) CONCRETE SIDEWALK

(E) CONCRETE SIDEWALK

Private Drive

North



Scale: 3/32"=1'-0"

PARKING INFORMATION	
OFFICE - SPACES REQUIRED 1 PARKING SPACE FOR EA 250 SQ. FT. OF BUILDING AREA:	7 1852 / 250 (17.34.020, F.4 SCHEDULE OF OFF-STREET PARKING SPACE REQUIREMENTS (OFFICES))
MINIMUM SPACES REQUIRED (TOTAL):	7
MAXIMUM COMPACT SPACES ALLOWED:	2 30% TOTAL SPACES (18.102.0301)
ACCESSIBLE SPACES REQUIRED, PER 2019 CBC TABLE 11B-208.2 PARKING SPACES:	1 0 TO 25
SPACES PROVIDED:	7 TOTAL
1 ACCESSIBLE (a) (085-460-029 SHARED PARKING LOT)	
6 STANDARD (085-460-029 SHARED PARKING LOT - EXISTING)	
(MIN.)	
7 TOTAL	

CITY OF VISALIA	
PUBLIC WORKS	FIRE DEPARTMENT
1336 NORTH BEN MADDOX WAY VISALIA, CA 93292 559-713-4428	707 WEST ACEQUIA AVENUE VISALIA, CA 93291 559-713-4300
COMMUNITY DEVELOPMENT	BUILDING SAFETY
315 EAST ACEQUIA AVENUE VISALIA, CA 93291 559-621-2489	315 EAST ACEQUIA AVENUE VISALIA, CA 93291 559-621-2489

INSPECTIONS  
PROVIDE 24 HOURS NOTICE TO APPLICABLE AGENCIES BEFORE INSPECTIONS ARE REQUIRED. NO WORK SHALL BEGIN UNTIL A PERMIT IS ISSUED.

residential & commercial  
**jms engineering**  
Jason M. Scott P.E.  
1001 North Demaree  
Suite 7  
Visalia, CA 93291  
Office 559.738.0968  
Fax 559.732.2255  
jmsengineering@comcast.net



**Governing Agency** **2K**

PROJECT INFORMATION	
SITE ADDRESS:	1041 NORTH DEMAREE VISALIA, CA 93291
A.P.N.:	085-460-023
LEGAL DESCRIPTION:	PARCEL 5 OF PARCEL MAP 3808 - PM 39-11
PARCEL SIZE:	1880 SQ. FT.
ZONING:	O-PA (PROFESSIONAL / ADMINISTRATIVE)
GENERAL PLAN:	N/A
FLOOD ZONING (FEMA):	AE (EXISTING CONSTRUCTION)
FIRE SPRINKLERS	N/A
PROPOSED USE	OFFICE
CONSTRUCTION TYPE	II-B
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:	
2019 CALIFORNIA BUILDING CODE (CBC)	
2019 CALIFORNIA ELECTRICAL CODE (CEC)	
2019 CALIFORNIA MECHANICAL CODE (CMC)	
2019 CALIFORNIA PLUMBING CODE (CPC)	
2019 CALIFORNIA ENERGY CODE (CEC)	
2019 CALIFORNIA FIRE CODE (CFC)	
2019 CALIF. GREEN BUILDING STANDARDS CODE (CGBS)	
PLANS SHALL COMPLY WITH 2019 TITLE 24 ENERGY CODES	
CITY OF VISALIA MUNICIPAL CODES	

**Code/Project Information** **4K**

OWNERS INFORMATION:	MECHANICAL DESIGN:
GRAHAM AND ASSOCIATES	WEB-REPS/JMS ENGINEERING
MATT GRAHAM	JOSH PUTMAN
1005 NORTH DEMAREE STREET	1880 82ND AVENUE, SUITE #206
VISALIA, CA 93291	VERO BEACH, FL 32966
PHONE: 559-754-3020	PHONE: 800-810-3280
EMAIL - matt@mdgre.com	EMAIL - josh@webrepsusa.com
ENGINEERS INFORMATION:	TITLE 24'S:
JMS ENGINEERING	CARSTAIRS ENERGY INC.
JASON SCOTT	TIMOTHY CARSTAIRS, CEA, HERS, GPR
1001 WEST DEMAREE, SUITE 7	2238 BAYVIEW HEIGHTS DRIVE, SUITE E
VISALIA, CA 93291	LOS OSOS, CA 93402
PHONE: 559-738-0968	PHONE: 805-904-9048
EMAIL - jmsengineering@comcast.net	EMAIL - title24@yahoo.com
CONTRACTORS INFORMATION:	ELECTRICAL CONTRACTOR:
T.B.D.	T.B.D.

**A Office Tenant Improvement**

1041 North Demaree  
Visalia, CA 93291  
APN: 085-460-023

**Matt Graham**

Document Date:  
March 21, 2022

Document Phase:  
COV Site Plan Review

rev.	date	remark
0	3/21/22	COV Site Plan Review

Drawn: RAM  
Job Number: 22-015

**Site Plan and Notes**

**A0.1**

**Overall Site Plan**

Occupancy/Exit Information				
Area Description	Square Footage	Occupant Load		Occupancy Classification
Office Area	1852	Business	150 Gross	B (Business)
<b>Total Building Area</b>	<b>1852</b>		<b>12.34</b>	
Table 1017.2 Without Sprinklered System		Occupancy B	200 Feet	

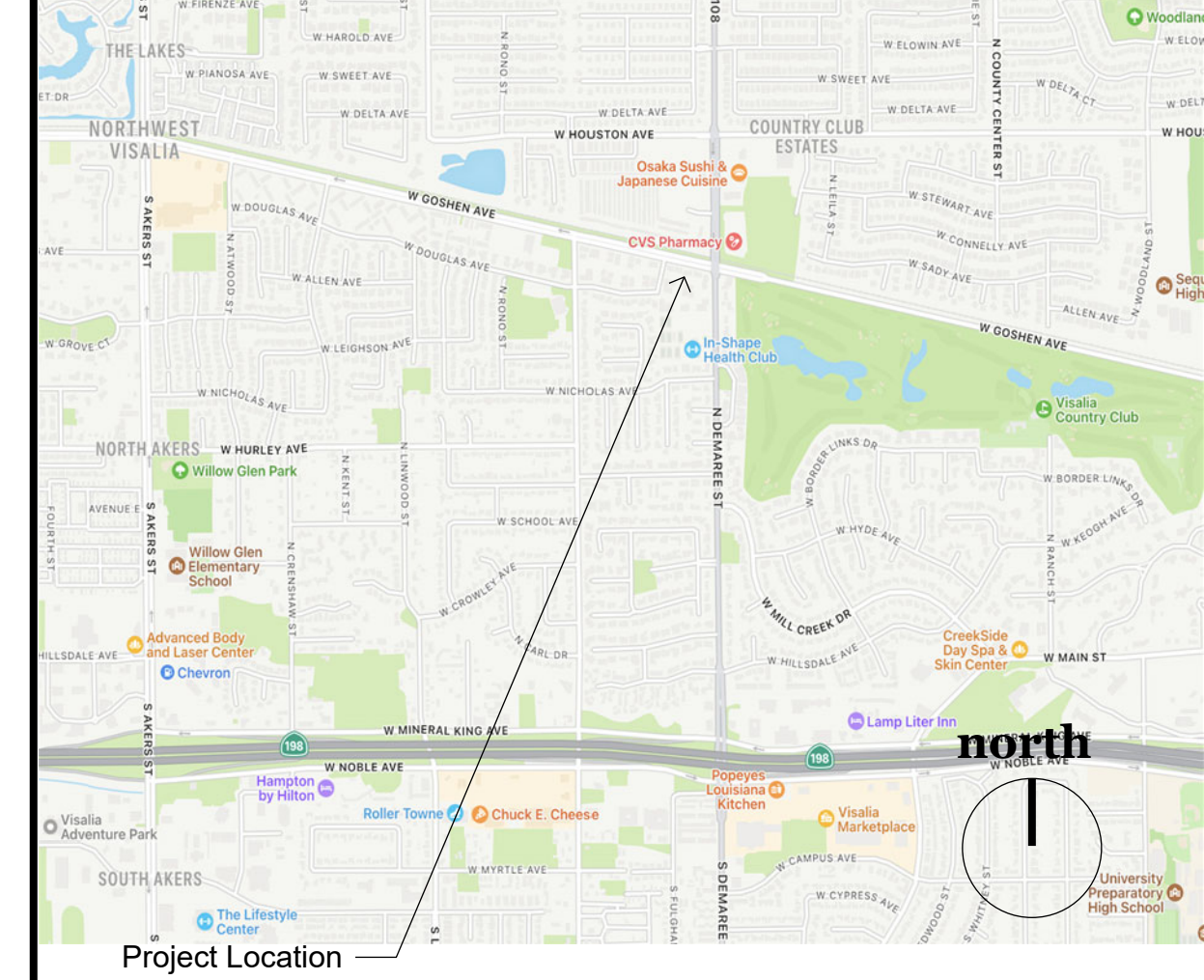
**Occupancies Calculations**

**8D**

<b>ELECTRICAL</b> SOUTHERN CALIFORNIA ELECTRIC 800-990-7788
<b>NATURAL GAS</b> SOUTHERN CALIFORNIA GAS 800-427-2200
<b>WATER</b> CALIFORNIA WATER SERVICE 559-734-6734
<b>SANITARY SEWER</b> CITY OF VISALIA, DEPARTMENT OF PUBLIC WORKS 559-713-4427
<b>SOLID WASTE DISPOSAL</b> CITY OF VISALIA, SOLID WASTE SERVICES 559-713-4500
<b>TELEPHONE</b> TO BE DETERMINED
<b>UNDERGROUND SURVEY</b> DIG ALERT 800-227-2600

**Utility Information**

**8F**



**Vicinity Map**

**8K**

# 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](http://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: PACE International Date: 3/24/22

Project Description: new location in approx 50,000 SF of this building

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

Property Owner: Foley Development

Applicant(s) Name: PACE International / Michelle Smith

Project Address/Location: 7435 W. Sunnyview

Assessor Parcel Number: \_\_\_\_\_

Parcel Size (Acreage or Square Feet): \_\_\_\_\_ Building or Suite Square Footage: 87,410 SF.

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: will be adding office space approx 3,000 SF.

--- THIS AREA FOR CITY STAFF USE ONLY ---  
Date Received: 03/24/2022  
SPR Agenda: 03/30/2022 Item No. \_\_\_\_\_  
Zone: 1 SPR No. 22-051  
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: None

Proposed Building Use: chemical storage

Proposed Hours of Operation: \_\_\_\_\_

Days of Week In Operation (Circle): Su       Sa

Number of Employees Per Day: Existing 10 Proposed /

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

Predicted Peak Operating Hour: 8am - 5pm

Describe Any Truck Delivery Schedule & Operations: 3 delivery trucks per week

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: Randy Goodson Signature of Owner or Authorized Agent\* R. Randy Goodson Date 3/24/2022  
 Address: P.O. Box 675725 OWNERS E268F9AC483...  
 City, State, Zip: Rancho Santa Fe CA 92067 Date \_\_\_\_\_  
 Phone: 858-692-6262 Authorized Agent\* \_\_\_\_\_ Date \_\_\_\_\_  
 Email: randy@foleydevelopment.net 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\_\_\_\_.

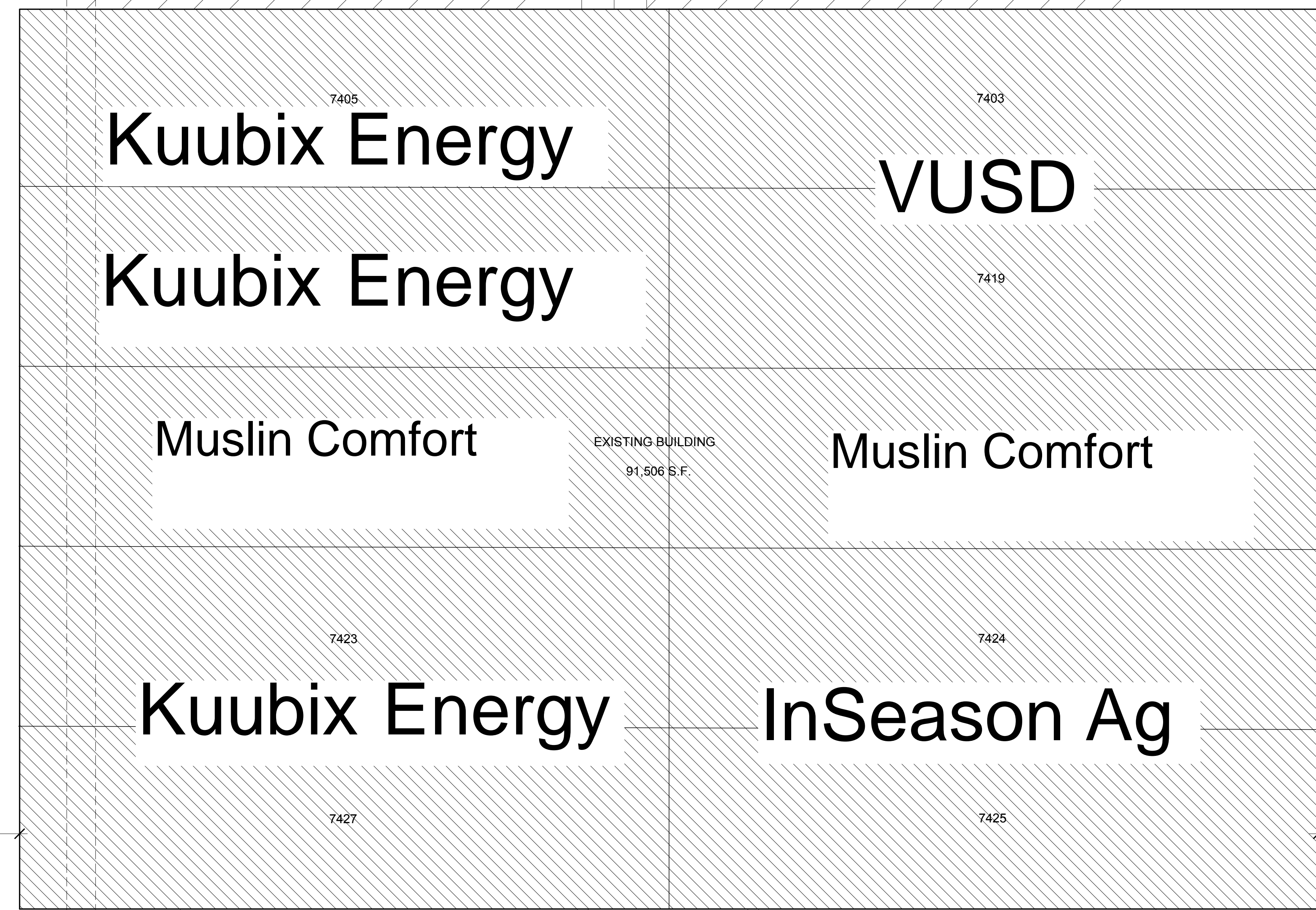
OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

N89°51'07"E 660.38

Vacant Kuubix Global ADDRESS: 7401

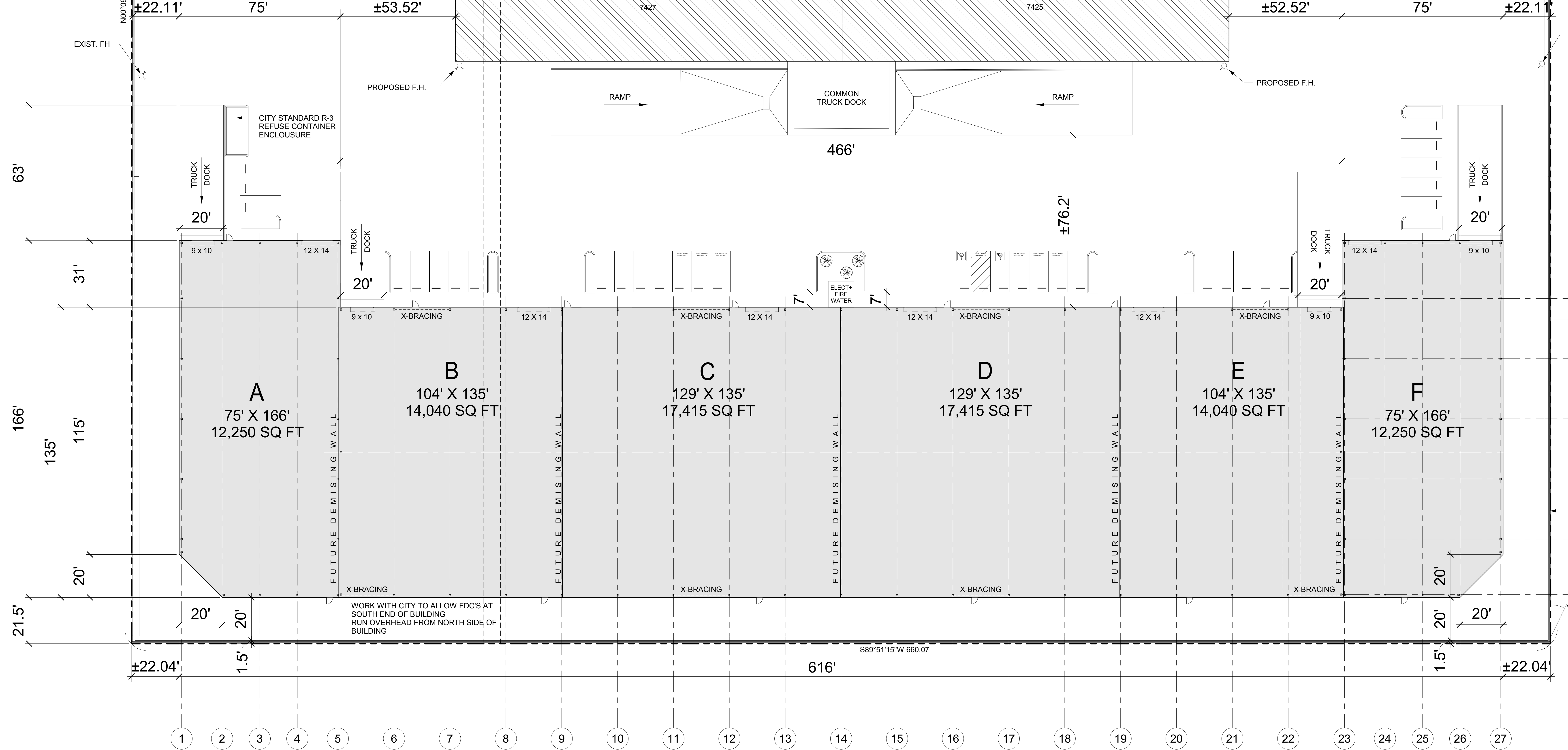
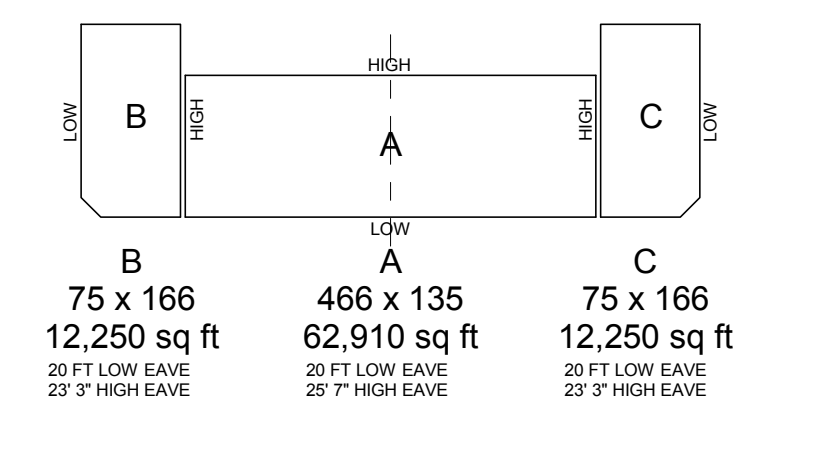
8' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. REC. IN BK. 4306, PG. 396 O.R. (TO BE ABANDONED)

8' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. REC. IN BK. 4306, PG. 396 O.R. (TO BE ABANDONED)



Sunnyview Business Park  
7401 - 7435 W. Sunnyview Ave.  
Visalia, CA 93291

SCALE: 1" = 20' - 0"  
Release 05/02/2019  
87,410 S.F.  
26 FT BAYS



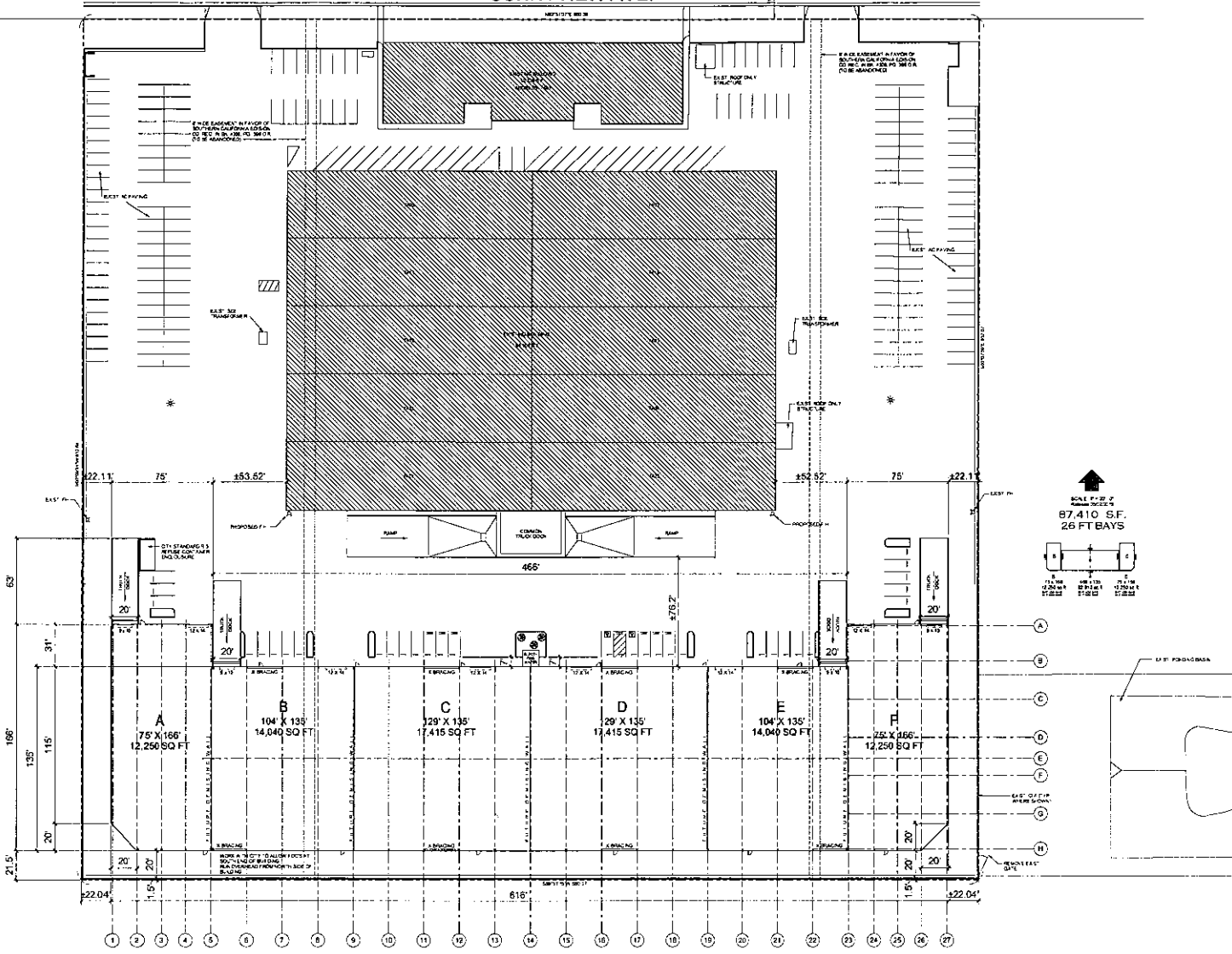
EXIST. PONDING BASIN

EXIST. CLF (TYP. WHERE SHOWN)

REMOVE EXIST. GATE

S89°51'15"W 660.07

SUNNYVIEW AVE.



SCALE 1/8" = 1'-0"  
 87,410 S.F.  
 26 FT BAYS

