

SITE PLAN REVIEW AGENDA

12/14/2022 - 9:00 A.M.

(Via Microsoft Teams)

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

ITEM NO: 1 Resubmit

SITE PLAN NO: [SPR22059](#)

PROJECT TITLE: VUSD, Transportation Administration Building

DESCRIPTION: New 7,952 sf Administration Office Building for Visalia Unified School District New Parking Lot for Office Staff and Various Site Work to Conform to ADA Standards. (QP)

APPLICANT: Gerry Lemus

OWNER: VISALIA UNIFIED SCHOOL DISTRICT

APN: 089030029

LOCATION: 2425 W HOUSTON AVE

ITEM NO: 2

SITE PLAN NO: [SPR22193](#)

PROJECT TITLE: Los Culichis Sushi & Bar

DESCRIPTION: Family Restaurant

APPLICANT: Jose Antonio Martinez

OWNER: CORTES GILBERTO & ALICIA (TRS)

APN: 094296002

LOCATION: 309 E MAIN ST

ITEM NO: 3

SITE PLAN NO: [SPR22194](#)

PROJECT TITLE: Centerpoint Integrated Solutions

DESCRIPTION: Development of Car Sales Facility in the Visalia Auto Plaza. (C-S) **This Application is Being Resubmitted to Extend the One-year Approval Limit. The Site Plan Remains Unchanged. Plans are Expected to be Filed in February 2023.

APPLICANT: John Thatcher

OWNER: BP PEARLA PROPERTIES LP

APN: 000015211

LOCATION: West Hillsdale Avenue at North Century Street

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: VUSD - NEW Transportation Administration Building Date: 11/30/22
Project Description: Construction of a new Administration Building for the Transportation Department including staff parking, located at the existing Transportation Fueling and Bus storage yard for VUSD
Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2022 59B
Property Owner: Visalia Unified School District, 5000 W Cypress, Visalia, CA 93277
Applicant(s) Name: Steve Pena, Facilities Director
Project Address/Location: 2425 W Houston Ave, Visalia, CA 93291
Assessor Parcel Number: 089 - 003 .029
Parcel Size (Acreage or Square Feet): 16.75 Ac Building or Suite Square Footage: 7592

Are There Any Proposed Building Modifications: Yes No
Estimated Cost of Modifications to Building: \$ _____
Describe All Proposed Building Modifications: Construct new administration building and associated site development, including parking.

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

Date Received: 11/30/22
SPR Agenda: 12/14/22 Item No. _____
Zone: _____ SPR No. 22-59
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: Transportation Administration Office
Proposed Hours of Operation: See the attached staff delineation and use description
Days of Week In Operation (Circle): Su (M) (T) (W) (Th) (F) Sa
Number of Employees Per Day: Existing Bus drivers are all existing Proposed See staff delineation
Number of Customers Per Day (Estimated): Existing 2-4 Proposed 2-4
Predicted Peak Operating Hour: Varies
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 outside of existing
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>Steve Pena (Project Manager)</u> Address: <u>5000 W. Cypress Avenue</u> City, State, Zip <u>Visalia, CA 93277</u> Phone: <u>(559) 730-7350</u> Email: <u>spena01@vusd.org</u>	Signature of Owner or Authorized Agent* <u>Steven Pena</u> Owner	_____ 11/30/22 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:

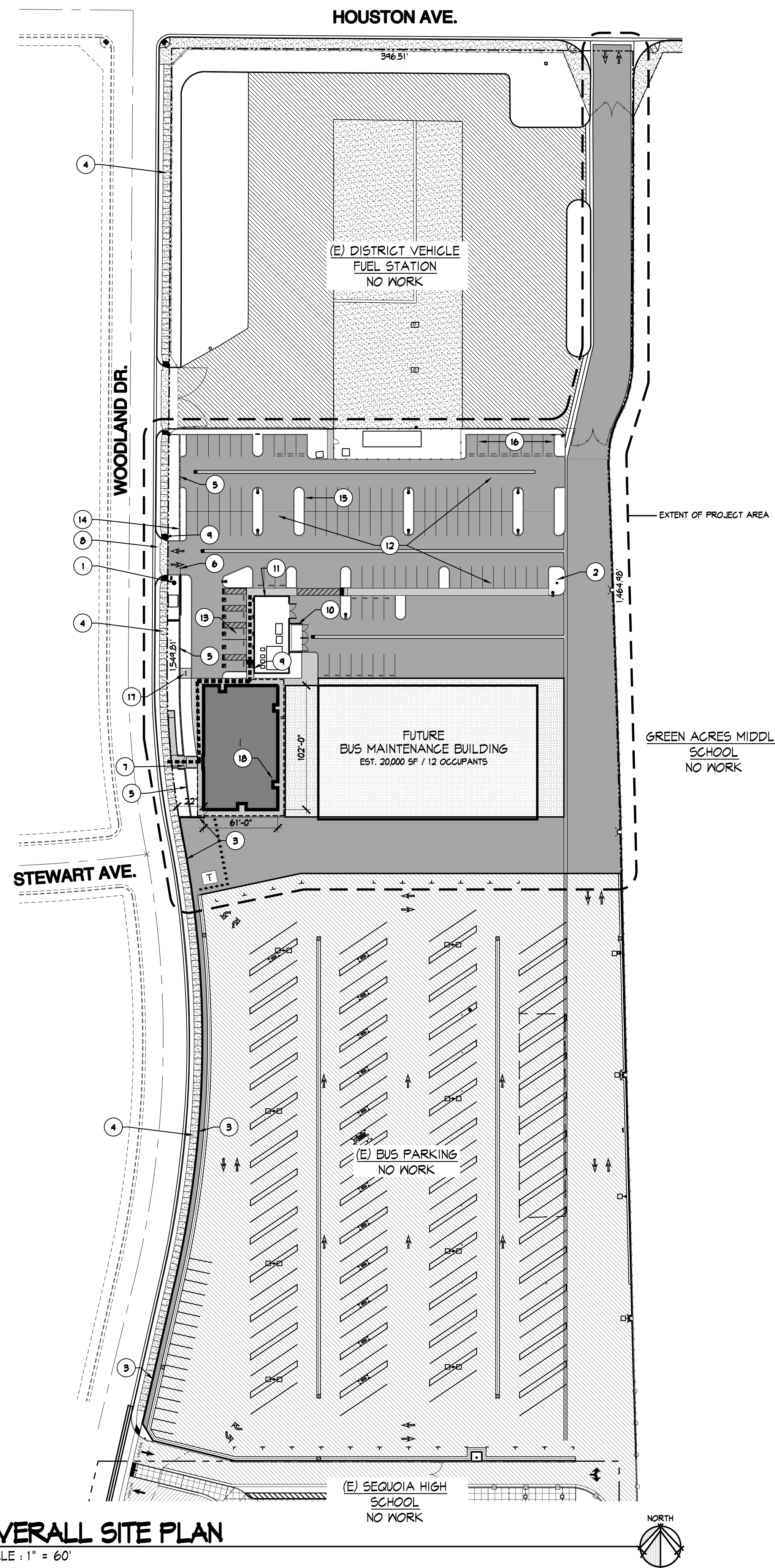
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

RESUBMITTAL



OVERALL SITE PLAN
SCALE: 1" = 60'

LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT PAVING
- EXISTING ASPHALT PAVING
- PAD FOR FUTURE BUILDING
- INDICATES LOCATION OF PROPERTY LINE
- INDICATES LOCATION OF (E) CHAIN LINK FENCING

KEYNOTES

- 1 (E) FIRE HYDRANT
- 2 PROPOSED FIRE HYDRANT
- 3 PROPOSED 6' HIGH CMU WALL AT BACK SIDE OF (E) SIDEWALK
- 4 (E) 6' WIDE CONCRETE SIDEWALK PER CITY STANDARDS
- 5 PROPOSED 6' HIGH TUBE STEEL FENCE
- 6 PROPOSED 6' HIGH x 28' WIDE ROLLING TUBE STEEL GATE w/ MIN. 20' SETBACK
- 7 PROPOSED 6' HIGH x 6' WIDE DOUBLE LEAF TUBE STEEL GATE
- 8 PROPOSED 28' WIDE DRIVE APPROACH PER CITY STANDARDS
- 9 PROPOSED TRUNCATED DOMES
- 10 PROPOSED 6' HIGH CMU TRASH ENCLOSURE PER CITY STANDARDS
- 11 PROPOSED 6' HIGH CMU FENCE AROUND (E) TRANSFORMERS / UTILITIES
- 12 PROPOSED PARKING LOT w/ MINIMUM 2" ASPHALTIC CONCRETE @ 4' CLASS 2 AGGREGATE BASE. PAVING SHALL BE ENGINEERED FOR MINIMUM 5.0 TRAFFIC INDEX AT THE PATH OF WASTE TRUCK TRAVEL.
- 13 PROPOSED ACCESSIBLE PARKING STALLS
- 14 PROPOSED KNOX BOX LOCATION
- 15 PROPOSED LANDSCAPE CURBING, TYPICAL.
- 16 PROPOSED FUTURE EV CHARGING PARKING
- 17 PROPOSED BIKE RACKS
- 18 PROPOSED SECURED BIKE RACKS

NOTES

- 1) CONSTRUCTION DEBRIS SHALL BE REMOVED IN ACCORDANCE WITH CITY ORDINANCE 8.28.120-130
- 2) KEYS TO ALL LOCKED GATES AND BINS SHALL BE PROVIDED TO THE CITY OF VISALIA SOLID WASTE DIVISION BY OWNER.
- 3) OWNER AGREES TO BREAKDOWN CARDBOARD AND OTHER BULKY RECYCLABLES PRIOR TO DISPOSAL.
- 4) PARKING STALL DIMENSIONS AND STRIPING CONFORMS TO CITY OF VISALIA DESIGN AND IMPROVEMENT STANDARDS PK-1 THROUGH PK-4
- 5) A SITE ELECTRICAL PLAN INDICATING EXTERIOR LIGHTING SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT.
- 6) A LANDSCAPING PLAN MEETING MPELO REQUIREMENTS SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT.
- 7) A SIGNALS PLAN INDICATING THE LOCATION OF SECURITY CAMERAS SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT.
- 8) A TRASH ENCLOSURE PLAN WITH GATES OPERABLE TO 180 DEGREES AND CANE BOLTS SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT.
- 9) ALL ON-SITE REQUIREMENTS FOR ACCESSIBILITY ARE SATISFIED BY THIS SITE PLAN
- 10) A GRADING PLAN SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT INDICATING EXISTING AND PROPOSED GRADES, RELEVANT ADJACENT PROPERTY GRADES AND PROPOSED STORM DRAINAGE. THE GRADING PLAN SHALL INDICATE A FINISHED FLOOR ELEVATION ABOVE THE DFE FOR FLOOD ZONE 'AE'.

ACCESSIBLE PATH OF TRAVEL

PATH OF TRAVEL (P.O.T.)
 ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. GROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW ADMINISTRATION OFFICE BUILDING FOR THE TRANSPORTATION DEPARTMENT OF VISALIA UNIFIED SCHOOL DISTRICT, NEW PARKING LOT FOR OFFICE STAFF AND VARIOUS SITE WORK TO CONFORM TO ADA STANDARDS.

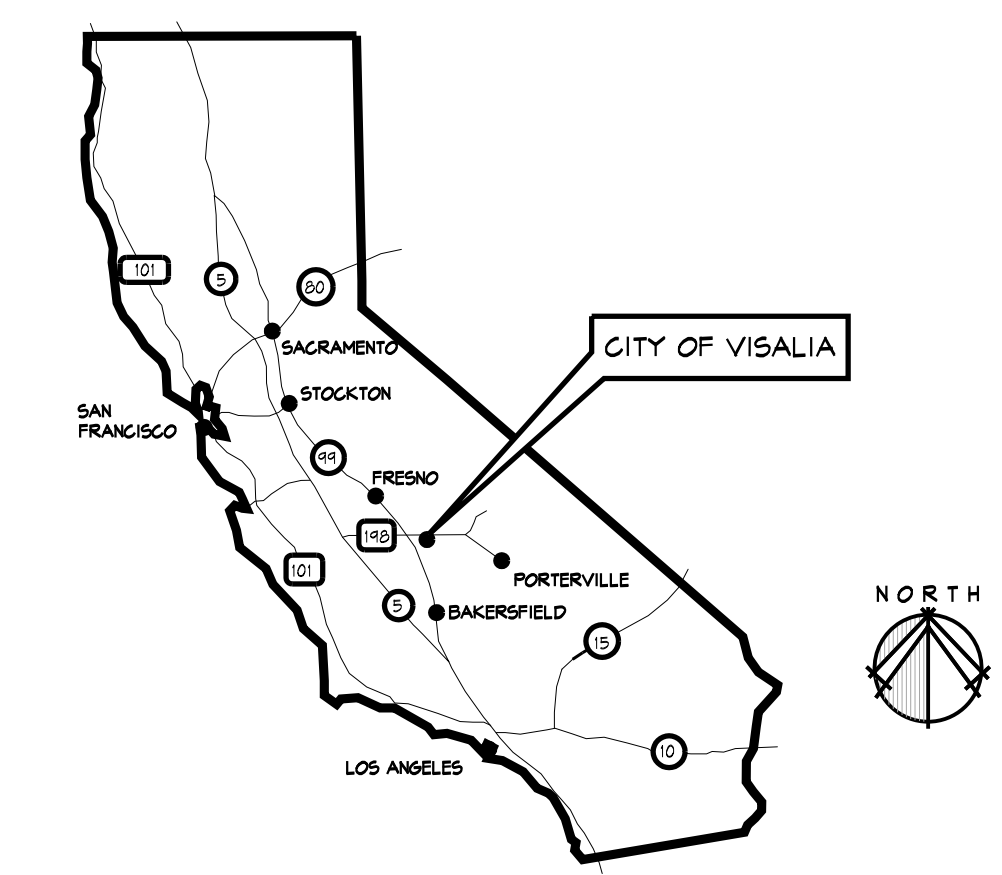
PROJECT INFORMATION

PROJECT ADDRESS: 2425 N. HOUSTON AVE. VISALIA, CA. 93291
PROPERTY OWNER: VISALIA UNIFIED SCHOOL DISTRICT 5000 N. CYPRESS AVE. VISALIA, CA. 93271
CONTACT: STEVE PENA VISALIA UNIFIED SCHOOL DISTRICT 5000 N. CYPRESS AVE. VISALIA, CA. 93271 P. (559) 750-1950
ARCHITECT: DOUGLAS K. JANZEN DKJ ARCHITECTS INC. 1736 S. CENTRAL STREET, SUITE A VISALIA, CA. 93271 TEL. (559) 738-0309 E-MAIL: DOUG@DKJARCHITECTS.COM
APN: 084-03-24
ZONING: ---
FLOOD ZONE: ZONE AE MAP 0610120424E EFFECTIVE, 6/16/2004

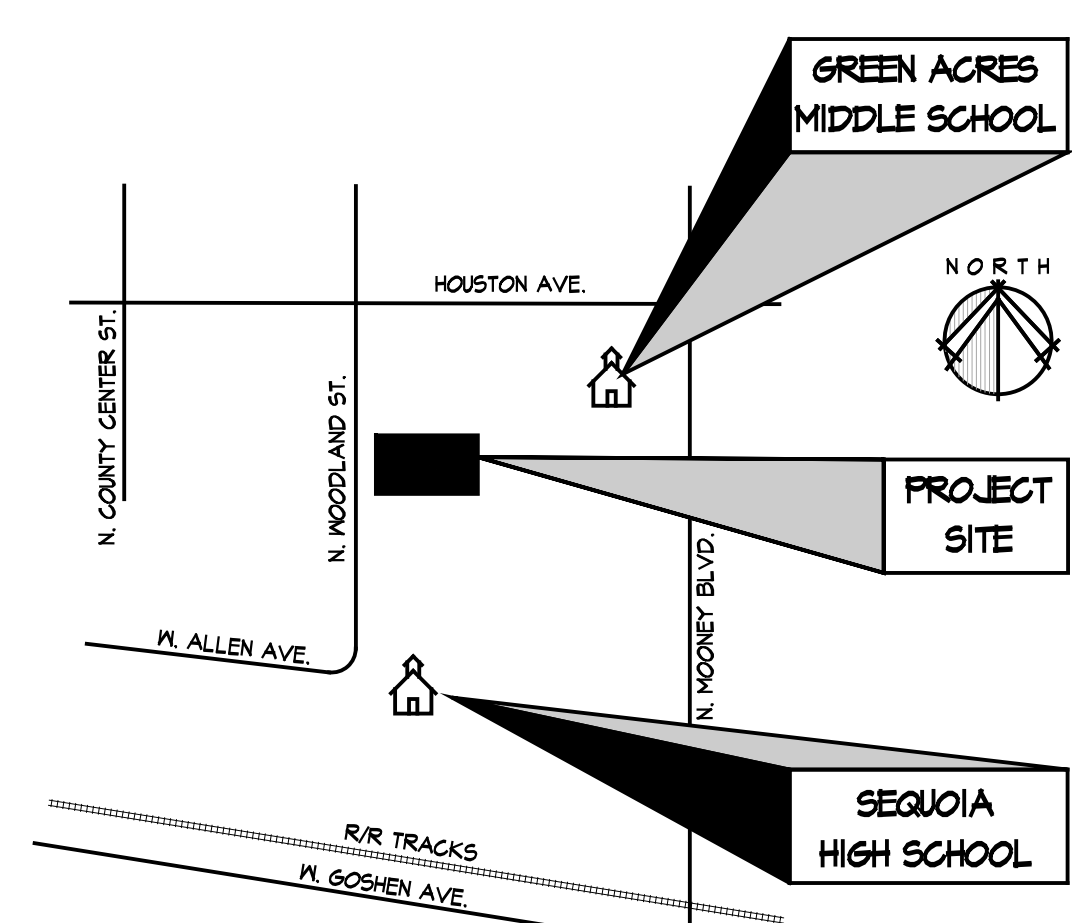
PARKING JUSTIFICATION

PARKING SPACES REQUIRED:	
ADMINISTRATION :	6131 SF / 250 = 25 SPACES
FUTURE BUS MAINTENANCE :	20,000 SF / 500 = 40 SPACES
TOTAL SPACES REQUIRED :	65 SPACES
TOTAL PARKING STALLS PROVIDED, INCLUDING STALLS WITHIN BUS PARKING AREA	124
ACCESSIBLE STALLS PER C.B.C. SECTION 11B-208	
TOTAL NUMBER OF ACCESSIBLE STALLS REQUIRED PER C.B.C. TABLE 11B-208.2	5
STANDARD ACCESSIBLE PARKING STALLS PROVIDED	4
VAN ACCESSIBLE PARKING STALLS PROVIDED	1
CLEAN AIR STALLS PER C.B.C. SECTION 5.106.5.2	
CLEAN AIR PARKING STALLS REQUIRED PER TABLE 5.106.5.2	11
CLEAN AIR PARKING STALLS PROVIDED	11
FUTURE EV PARKING STALLS PER C.B.C. SECTION 5.106.5.3.3	
FUTURE EV PARKING STALLS REQUIRED BY C.B.C. TABLE 5.106.5.3.3	7
FUTURE EV PARKING STALLS PROVIDED	7

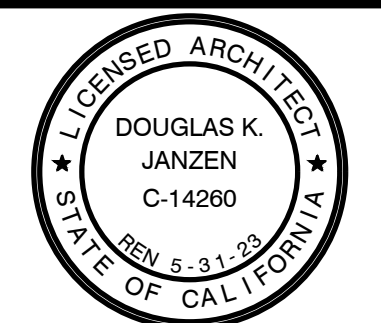
LOCATION MAP



VICINITY MAP



1736 S. Central Street, Suite A
 Visalia, CA 93277
 P: 559.738.0309 • info@dkjarchitects.com



DRAWN BY: DA
DATE: 7/27/2022
REVISED:

**NEW ADMINISTRATION BUILDING
 TRANSPORTATION DEPARTMENT**
 VISALIA UNIFIED SCHOOL DISTRICT
 2425 W. HOUSTON
 VISALIA, CA. TULARE COUNTY

PROJECT NUMBER: 1533.11
DRAWING TITLE

SITE PLAN

DRAWING NUMBER

SPR-1

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Los Culichis Sushi & Bar Date: 11/19/22

Project Description: Family Restaurant

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

Property Owner: Alicia Cortez

Applicant(s) Name: Jose Antonio Martinez

Project Address/Location: 309 E Main St Visalia CA 93291

Assessor Parcel Number: 094-296-002

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: 11/19/22

SPR Agenda: 12/14/22 Item No. _____

Zone: D-MU SPR No. 22-193

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: Restaurant

Proposed Building Use: Restaurant

Proposed Hours of Operation: 11 am to 10 pm Tue - Sunday (8am to 9pm) Friday/Saturday (8am - 2am)

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

Number of Employees Per Day: Existing 4 Proposed 10

Number of Customers Per Day (Estimated): Existing 50 Proposed 250

Predicted Peak Operating Hour: Friday & Saturday

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: Karaoke, DJ & Some Bands

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: Joe Antonio Martinez Signature of Owner or Authorized Agent*
 Address: 3732 West Hurley Ct Joe Antonio Mr 12/02/2022
 City, State, Zip Visalia Ca. Owner Date
 Phone: 559 411 0280
 Email: Martinezpetanym@Outlook.com Authorized Agent* Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, _____, 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

12-2-2022

City of Visalia

We are sole owners of the property located at
309 E. Main St. Visalia Ca. 93291

In March 2022 we lease the building to
Mr. Jose Antonio Martinez to open Culich's Restaurant,
where he wants to open it with Karaoke and
occasionally live music and some interior
remodiling.

Mr. Martinez is responsible for the care and
safety of his business with insurance and
changes made in the interior.

Gilbert and Alicia Carter

12476 Ave 322

Visalia Ca 93291

Ph 559-9090849

Gilberto Antonio Alicia Carter x

Hours of operation serving food.

Monday - Close

Tuesday - Close

Wednesday - 11am to 9pm

Thursday - 11am to 10pm

Friday = ~~11am~~ 9am to 2am

Saturday - 9am to 2am

Sunday - 9am to 9pm

Los Culichis

Restaurant/Karaoke

Front Door Security – job is to monitor guest and rule out and deny potential problematic or already intoxicated customers from coming in. Also checking valid ID's and catching fake ID's. If fake ID's are caught they are confiscated by security. Also, if need be, law enforcement can be called. Customers will be wrist banded before entering.

Security/Frisker – security will frisk/pat down or metal detect quest for weapons or contraband. This role is very important. First point of safety starts at the entrance of the club/restaurant.

Restaurant Surveillance Member – security will be monitoring the entire restaurant floor watching the cameras. If potential issue or activity will notify security via earpiece / walkie talkie to take care of issue.

Floor Man Security – also known as cooler with great communication skills to recognize a potentially problematic guest and if need be, removed in a safe and professional way. Also, Floor Man Security is constantly moving around monitoring all guest behaviors and body language and determine if someone should be asked to leave club. Also, security will be doing restroom checks for any suspicious activity such as drug activity.

Bartenders and Security – will monitor guest alcohol consumption and when to cut off guest.

Guest and Staff Safety – it's securities duty to provide security protection for both staff and guests in restaurant. Also access visible threats and diffuse them.

Restaurant Capacity – Key role of security to control and limit the number of guests that enter the venue. Restaurants have capacities that is important to ensure the maximum number of guests in not exceeded. Also, security to ensure no underage guest are not allowed into the club, which is illegal.

Food – Sold till 1:30AM

Last Call – 1:30AM no more serving of alcohol. No sales.

Club Over – 1:45AM lights on and clearing out of guest from venue

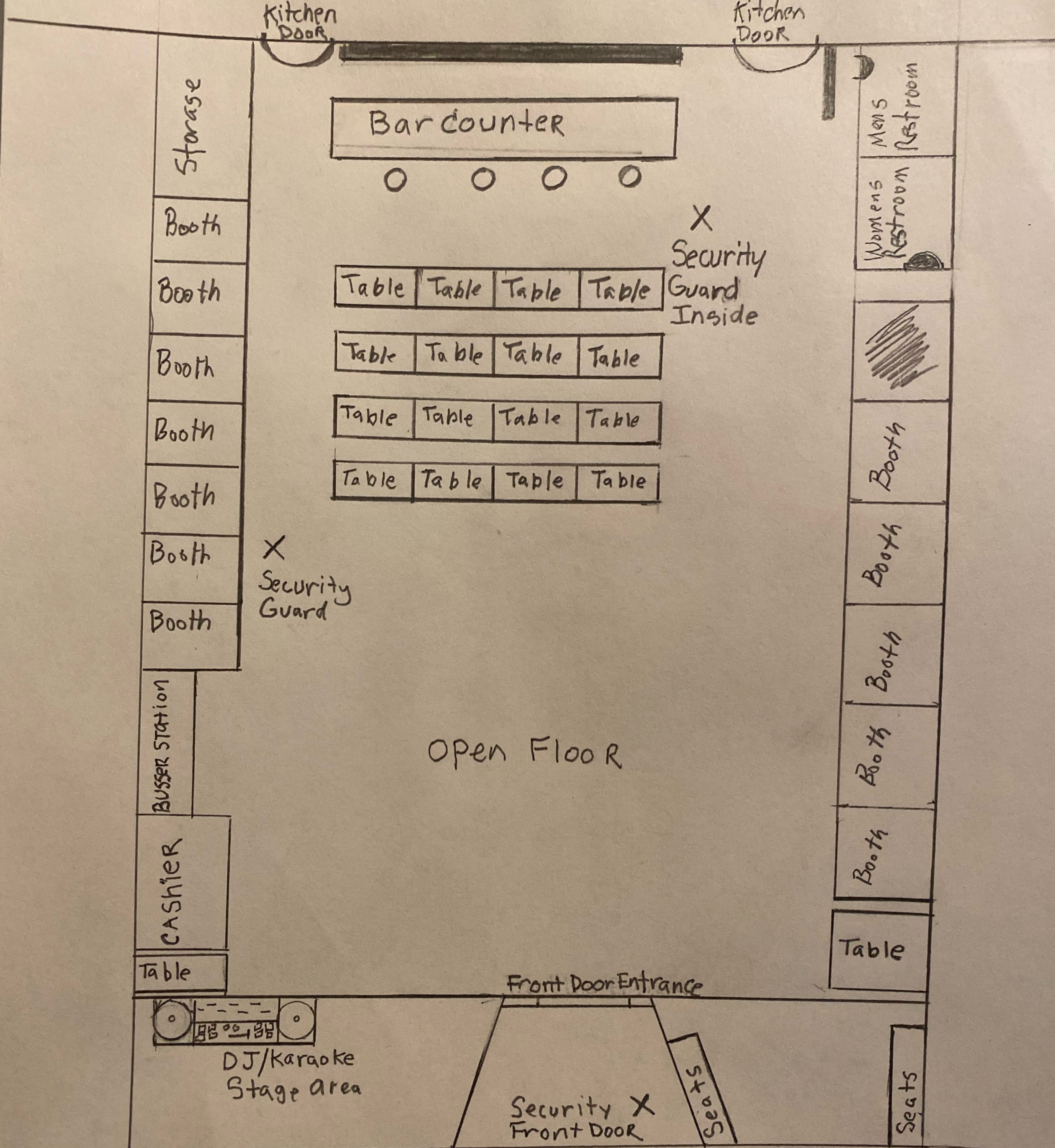
Front Door Security and Staff Clearing out guest outside and ensuring the safety of all guests. Once all guests have cleared out and the outside is clear the front door is locked and secured.

3 Total Security Guards

Los Culuchis Restaurant

Capacity 140

21 & over
Valid Id's



Karaoke 10pm - 1:45pm
 Cover Charge \$5.00
 21 & over
 Valid Id.

Side Walk
 Main st.

Front Guard Checking Id's
 3 Security Guards

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GENERAL PROJECT INFORMATION

Project/Business Name: Centerpoint Integrated Solutions Date: 12/6/2022

Project Description: Development of car sales facility in the Visalia Auto Plaza.
This application is being resubmitted to extend the one-year approval limit. The site plan remains unchanged. Plans are expected to be filed in February 2023. See revised date above.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-179 (REF) RLP

Property Owner: BP Pearla Properties L.P. c/o A&M Bruno Management, LLC

Applicant(s) Name: John Thatcher c/o Centerpoint Integrated Solutions

Project Address/Location: West Hillisdale Avenue at North Century Street

Assessor Parcel Number: ~~001-020-005~~ 000-015-211

Parcel Size (Acreage or Square Feet): 5.9 acres Building or Suite Square Footage: 6,950 sales and service

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: Construction of all new buildings onsite
to include sales office, service center, and car wash for in-house use only.

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

Date Received: 12/6/22

SPR Agenda: 12/14/22 Item No. _____

Zone: C-5 SPR No. 22-194

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: None

Proposed Building Use: Auto sales and service

Proposed Hours of Operation: 10:00 a.m. to 8:00 p.m.

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: In off-peak hours, auto carrier trucks to load and unload vehicles, similar to other users in Auto Plaza.

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

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 - 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: Centerpoint Integrated Solutions Signature of Owner or Authorized Agent* _____

Address: 355 Union Boulevard, Suite 301 _____

City, State, Zip Lakewood, CO 80228 Owner _____ Date 9/22/21

Phone: (303) 895-1671 Authorized Agent* _____ Date _____

Email: jthatcher@centerpoint-is.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:

BP Pearl Properties L.P. c/o A&M Bruno Management, LLC

I, _____, declare as follows; I am the owner of certain real property bearing assessor's

parcel number (APN):



081-020-085

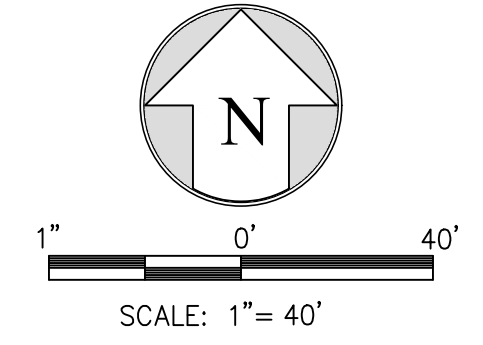
AGENT:

I designate John Thatcher to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to site plan review, zoning agreement amendment, and right of way abandonment relative to the property mentioned herein.

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

Executed this 22 day of September, 2021.

OWNER	AGENT
 _____ Signature of Owner	 _____ Signature of Agent
P.O. Box 1530 _____ Owner Mailing Address	355 Union Blvd. _____ Agent Mailing Address
Turlock, CA 95381-1530 _____ Owner Phone Number	Lakewood, CO 80228 _____ Agent Phone Number
(209) 667-6455 _____ Owner Phone Number	(303) 895-1671 _____ Agent Phone Number
(209) 652-2719 _____ Owner Phone Number	



SHEET INDEX

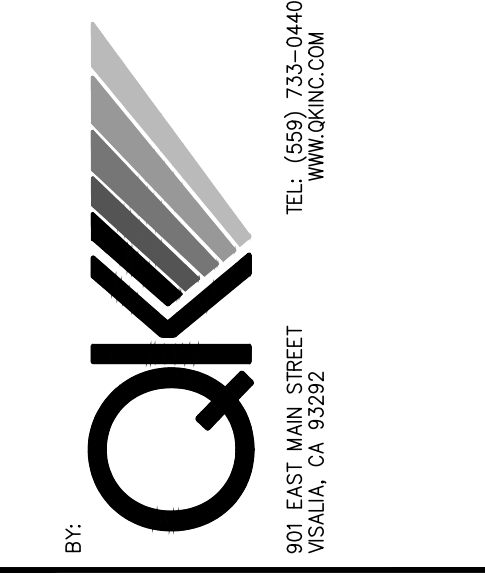
- C1 SITE PLAN
- C2 GRADING PLAN
- C3 UTILITY PLAN
- L1 LANDSCAPE PLAN

SITE INFORMATION PHASE 1		
ACREAGE		AC
CARMAX DEVELOPED:	5.01	AC
DETENTION:	0.00	AC
WETLANDS:	0.00	AC
BUFFERS:	0.69	AC
EASEMENTS:	0.00	AC
EXPANSION:	0.21	AC
SURPLUS:	0.00	AC
TOTAL:	5.91	AC
BUILDING INFORMATION		
TYPE:	"XF"	
SALES:	4,292	SF
PRESENTATION:	784	SF
RETAIL SERVICE:	2,620	SF
PRODUCTION:	0	SF
CARWASH:	923	SF
FOC:	0	SF
OTHER:	0	SF
TOTAL:	8,673	SF
PARKING		
SALES LOT:	248	1.58 AC
CUST/EMP:	86	1.08 AC
N-S:	150	1.20 AC

LEGEND

- BOL FOUND MONUMENT
- BSW BOLLARD
- CR BACK OF SIDEWALK
- CROWN
- DOMES, DETECTABLE WARNING SURFACE
- ELECPAN ELECTRICAL PAN
- EP EDGE OF PAVEMENT
- EXISTING FENCE, CHAIN LINK
- EXISTING FENCE, WROUGHT IRON
- EXISTING FIRE HYDRANT
- EXISTING REALTOR SIGN
- FL FLOWLINE
- FSW FRONT OF SIDEWALK
- HP EXISTING GAS LINE, APPROXIMATE LOCATION
- NB HINGE POINT
- IR IRRIGATION VALVE BOX
- OG ORIGINAL GROUND
- SDDI EXISTING STORM DRAIN LINE, APPROXIMATE LOCATION
- SDM EXISTING STORM DRAIN MANHOLE
- SSDI EXISTING SANITARY SEWER LINE, APPROXIMATE LOCATION
- SSMH EXISTING SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TREE TREE
- WW EXISTING WATER LINE, UNDERGROUND, APPROXIMATE LOCATION
- WATER VALVE
- EXISTING PROPERTY LINE
- EXISTING PUE
- PROPOSED MASONRY WALL
- PROPOSED VERTICAL C&G
- PROPOSED ROLL-OVER C&G
- PROPOSED SWALE
- PROPOSED FENCE, GUARD RAIL
- PROPOSED FENCE, ORNAMENTAL
- PROPOSED SEWER LINE
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND, ELECTRIC LINE
- PROPOSED PROPERTY LINE
- PROPOSED GAS LINE
- PROPOSED STANDARD PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT AND FIRE LANE
- PROPOSED CONCRETE SURFACE
- NEW R1T3 (CA) SIGN
- NEW STREET LIGHT, OLA
- NEW STREET LIGHT, OLB
- NEW STREET LIGHT, OLC
- NEW STREET LIGHT, OLG
- NEW STREET LIGHT, OLW
- CITY STANDARD COLLECTOR STREET LIGHT

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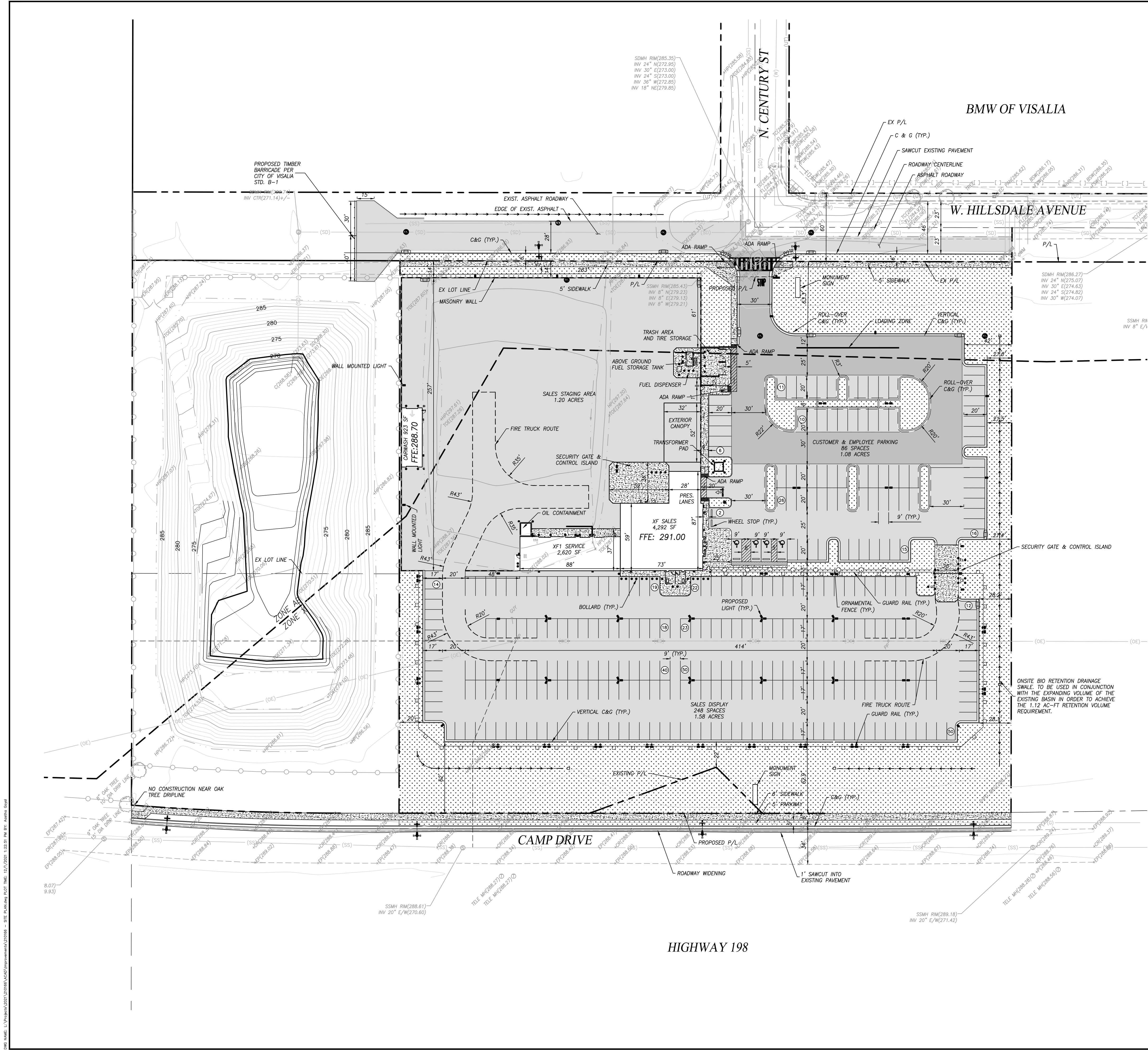
REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

CARMAX
STORE NO.: 6064
HILLSDALE AVENUE
VISALIA, CA

PROJECT #	210166
DATE	11/10/21
DRAWN BY	AG, AL
QA-QC BY	PDM
SCALE	AS SHOWN

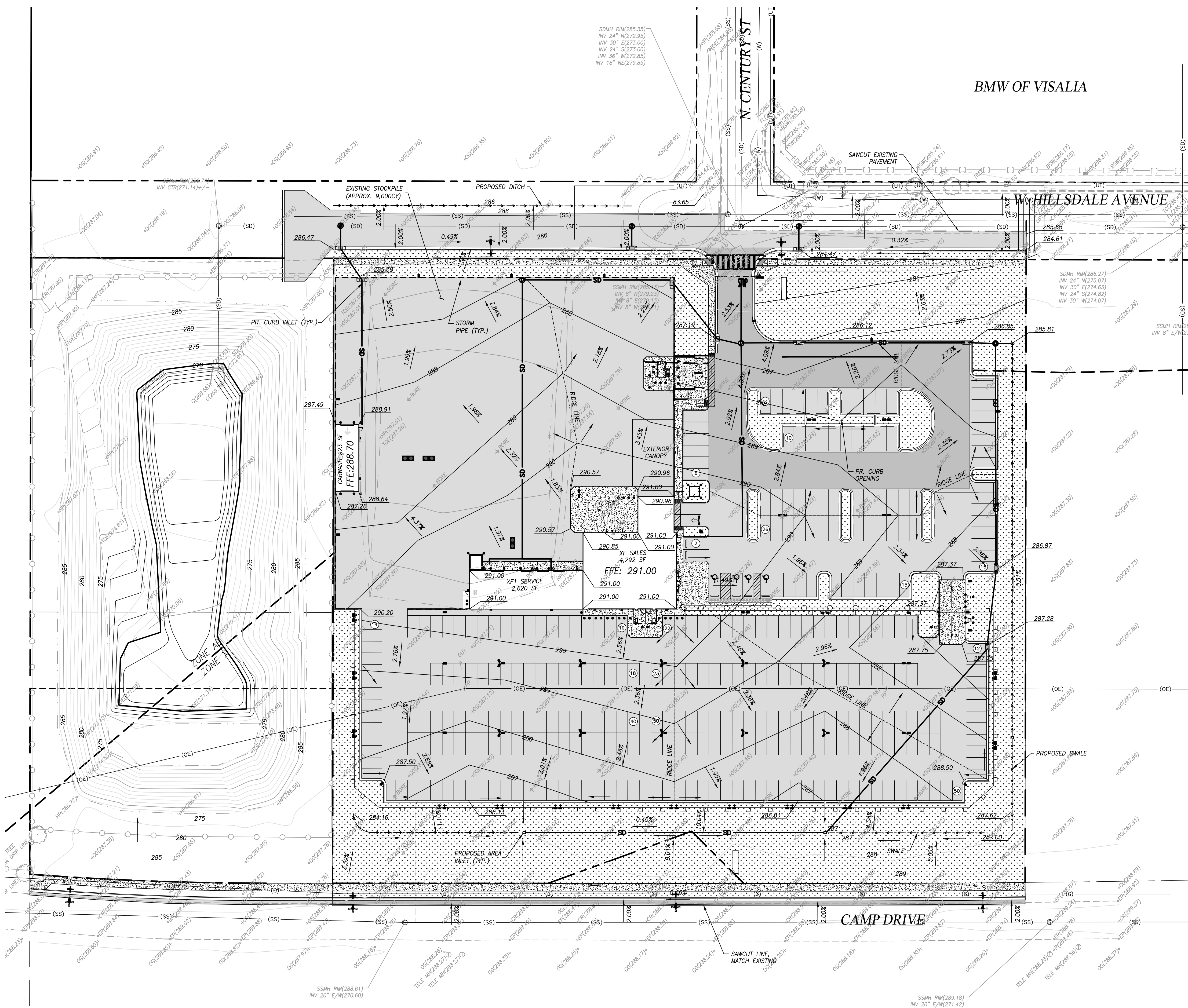
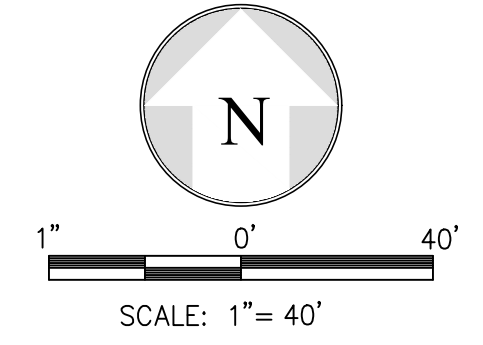
SITE PLAN

SHEET #	1 OF 4
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HIGHWAY 198

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PRELIMINARY EARTHWORK VOLUME:

CUT	12,755 CU-YDS
FILL	4,072 CU-YDS
NET CUT	8,683 CU-YDS

THE ABOVE ASSUMES EXISTING GRADE TO SUBGRADE WITH ADJUSTMENTS FOR CLEARING/GRUBBING, PAVEMENT SECTION AND BUILDING SLAB.

INCLUDING STORMWATER POND EXPANSION CUT VOLUME OF 3300 CU-YDS IN ABOVE GRADING CALCULATIONS, NET CUT VOLUME = 11,983 CU-YDS

ACCOUNTING FOR THE 15% FILL FACTOR, ABOVE RESULTS IN A NET CUT OF 10,186 CU-YDS.

(EXISTING STOCKPILE VOLUME IS INCLUDED IN ABOVE GRADING CALCULATIONS)

BASIN INFORMATION:

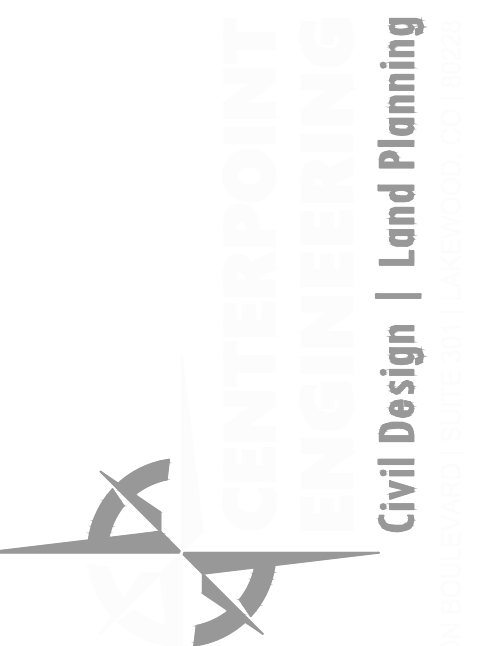
BASE FLOOD ELEVATION	= 287.50
LAND USE	= COMMERCIAL
ADDITIONAL BASIN VOLUME REQUIRED	= 1.14 AC-FT

STORMWATER SUMMARY:

THIS PROJECT WILL REQUIRE THE STORMWATER POND TO BE EXPANDED. THE PRELIMINARY GRADING SHOWS THAT THIS POND CAN BE EXPANDED BY 3,300 CY

NOTES:

THE PROPOSED GRADES AT THE PROPOSED CARWASH GRADES ARE NEARLY 1' ABOVE THE BASE FLOOD ELEVATION. THE PORTION OF THE CARWASH WHICH RESIDES IN THE CURRENT FEMA AE ZONE WILL BE REMOVED VIA THE FEMA LOMAR PROCESS.



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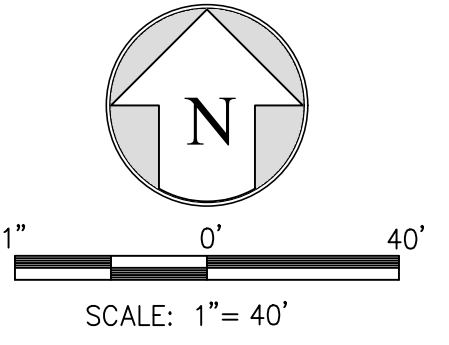
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VISALIA, CA

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GRADING PLAN

HIGHWAY 198



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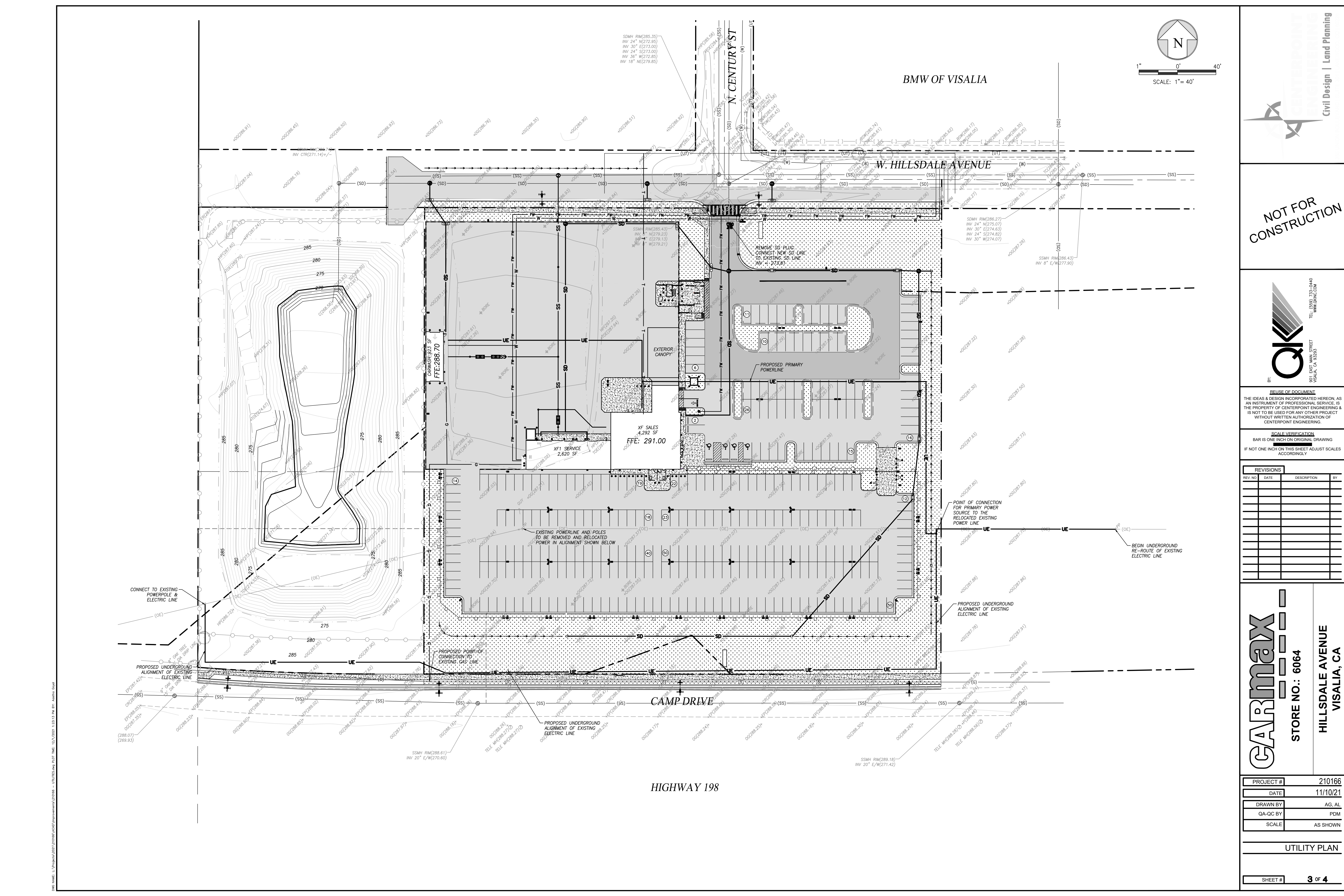
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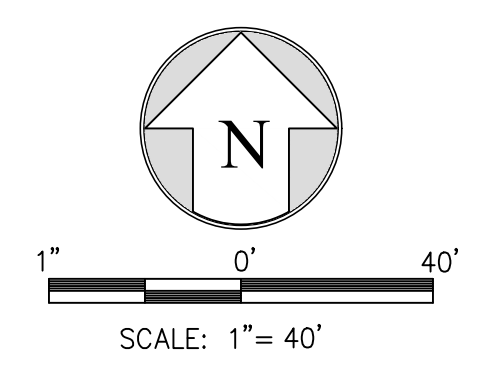
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UTILITY PLAN



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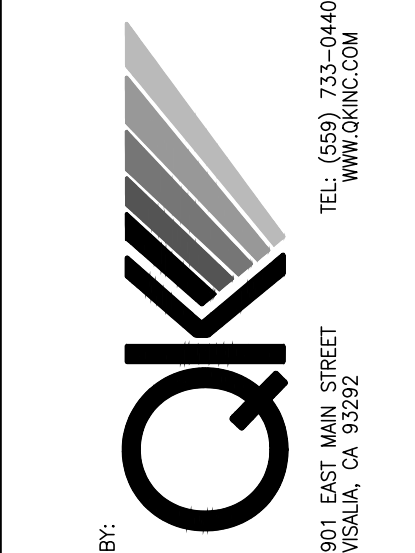
LANDSCAPE PLANT LEGEND

LANDSCAPE TREES		
Botanical name	Common Name	WUCOLS
<i>Cercidium x 'Desert Museum'</i>	'Desert Museum' Palo Verde Tree	L
<i>Cercis canadensis</i> var. <i>texensis</i>	'Oklahoma' Redbud	L
<i>Koeleruteria Paniculata</i>	'Golden Rain'	M
<i>Gleditsia tricanthos 'inermis' var.</i>	Thornless Honey Locust	L
<i>Lagerstroemia indica</i> var.	'Muskegee' Crape Myrtle	L
<i>Quercus lobata</i>	Valley Oak	L
<i>Quercus virginiana</i>	Southern Live Oak	M
SHRUBS		
<i>Caesalpinia pulcherrima</i>	'Red' Mexican Bird of Paradise	L
<i>Callistemon citrinus</i>	'Little John' Dwarf Bottlebrush	L
<i>Ceanothus griseus horizontalis</i> var.	'Ray Hartman' California Lilac	L
<i>Cistus purpureus</i> var.	Purple Rock Rose	L
<i>Coreopsis grandiflora</i>	'Rising Sun' Coreopsis	L
<i>Euryops pectinatus 'Viridis'</i>	Green Leaf Bush Daisy	L
<i>Hemerocallis</i> sp.	'Cranberry Baby' Dwarf Red Daylily	M
<i>Hesperaloe parviflora</i>	'Yellow' Texas Yellow Yucca	L
<i>Calamagrostis acutifolia</i> var.	'Karl Foerster' Feather Grass	L
<i>Lantana montevidensis</i>	Spreading White Lantana	L
<i>Lantana x 'New Gold'</i>	New Gold Bush Lantana	L
<i>Leucophyllum langmaniae</i> var.	'Lynne's Legacy' Texas Sage	L
<i>Lomandra longifolia</i> var.	'Breeze' Dwarf Mat Rush	M
<i>Lagerstroemia dwarf</i> var.	'Razzleberry' Dwarf Fringe Flower	M
<i>Muhlenbergia rigens</i>	Pink Muhly Grass	L
<i>Rapheolepis indica</i> var.	'Pattie Pinkie' Indian Hawthorn	L
<i>Rosa x 'NOA97400A' PP-V17098</i>	Amber Flower Carpet Rose	M
<i>Salvia greggia</i> var.	'Lipstick' Autumn Sage	L
<i>Viburnum tinus</i>	'Spring Bouquet' Viburnum	M
GROUNDCOVER		
<i>Trachelospermum jasminoides</i>	Star Jasmine	M
<i>Vinca minor</i> var.	'Bowles' Creeping Periwinkle	M
TURF		
<i>Cynodon dactylon</i>	AG-1 Hybrid Bermuda Grass mix	L
HEDGE PLANTS		
<i>Callistemon citrinus</i>	'Little John' Dwarf Bottlebrush	L
<i>Euonymus japonicus 'Microphyllus'</i>	Boxleaf Euonymus	L
<i>Punica granatum</i>	Dwarf Pomegranate	L
<i>Rhapheolepis indica</i> var.	'Dwarf Pink' Indian Hawthorn	L
SPECIALTY / ACCENT		
<i>Aloe</i> sp. var.	Aloes	M
<i>Agave</i> sp. var.	Agaves	L

CITY OF VISALIA GENERAL REQUIREMENTS

- INSPECTIONS ARE REQUIRED AT ALL PHASES OF LANDSCAPING AND IRRIGATION INSTALLATION.
- IT IS NOT THE INTENT OF THESE PLANS TO DETAIL EVERY COMPONENT OF THE IRRIGATION SYSTEM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL COMPONENTS NECESSARY FOR A COMPLETE AND OPERATING SYSTEM.
- WHEN THE IRRIGATION SYSTEM IS COMPLETED, THE CONTRACTOR SHALL ON A CLEAN SET OF PROJECT BLUEPRINTS SHALL ALL REVISIONS TO THE IRRIGATION PLAN INCLUDING THE DIMENSIONED LOCATION OF THE MAIN LINES.
- ALL ADJUSTMENTS TO THE LOCATION OF IRRIGATION AND LANDSCAPING ITEMS SHALL RECEIVE THE APPROVAL OF THE CITY REPRESENTATIVE/INSPECTOR.
- THE ELECTRICAL METER SHALL BE INSTALLED ON THE WALL OR FENCE. PER SOUTHERN CALIFORNIA EDISON COMPANY'S REQUIREMENTS. THE METER SHALL BE PAINTED TO MATCH THE WALL OR FENCE.
- SPRAY A NONSELECTIVE TRANSLOCATIVE HERBICIDE, AS RECOMMENDED BY MANUFACTURER'S SPECIFICATION, TO ERADICATE THE GERMINATED WEEDS. LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 15 DAYS IN COLD WEATHER AND 10 DAYS IN WARM WEATHER.
- PLANTER AREAS REQUIRE 3" LAYER OF SHREDDED BARK.
- AT PLANTING STAGE - TREES SHALL BE ADJUSTED SO AT MATURITY THE DRIP LINE SHALL BE A MINIMUM OF 5 FEET FROM ANY POWER POLE, GUIDE WIRE, AND STREET LIGHT.
- TREES SHALL BE STAKED WITH 2 LODGEPOLE PINE STAKES & TIES (PER DETAILS).
- ANY CHANGES IN PLANT MATERIAL MUST BE OKAYED BY THE CITY OF VISALIA.
- AFTER FINAL APPROVAL OF THE WORK, THE PROJECT SHALL BE MAINTAINED FOR 90 DAYS. THIS INCLUDES KEEPING THE PLANTERS FREE OF TRASH AND WEEDS AT ALL TIMES DURING THE MAINTENANCE PERIOD.
- AFTER COMPLETION OF ALL OPERATIONS, CONTRACTOR SHALL REMOVE ALL TRASH, EXCESS SOIL AND OTHER DEBRIS. ALL WALKS, WALLS, AND PAVEMENT SHALL BE SWEEPED OR WASHED CLEAN, LEAVING THE ENTIRE AREA IN A NEAT, ORDERLY CONDITION.
- AFTER PLANTING IS COMPLETE, THE CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE SUCH AS 'SURFLAN' TO ALL NON-SEEDED AND NON-SOD PLANTED AREAS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE A RAIN GAUGE COMPATIBLE WITH THE CONTROLLER FOR AUTOMATIC SHUT-OFF DURING PERIODS OF RAIN. PER CITY OF VISALIA STANDARDS.
- PROJECTS WILL BE ACCEPTED ON THE 1ST AND 15TH OF THE MONTH FOLLOWING THE COMPLETION OF THE MAINTENANCE PERIOD.
- WHEN TREES ARE PLANTED IN TURF, LEAVE 2" DIAMETER BARE AT TREE TRUNK.
- ALL SOIL AREAS SHALL BE TILLED TO A MINIMUM DEPTH OF 12".

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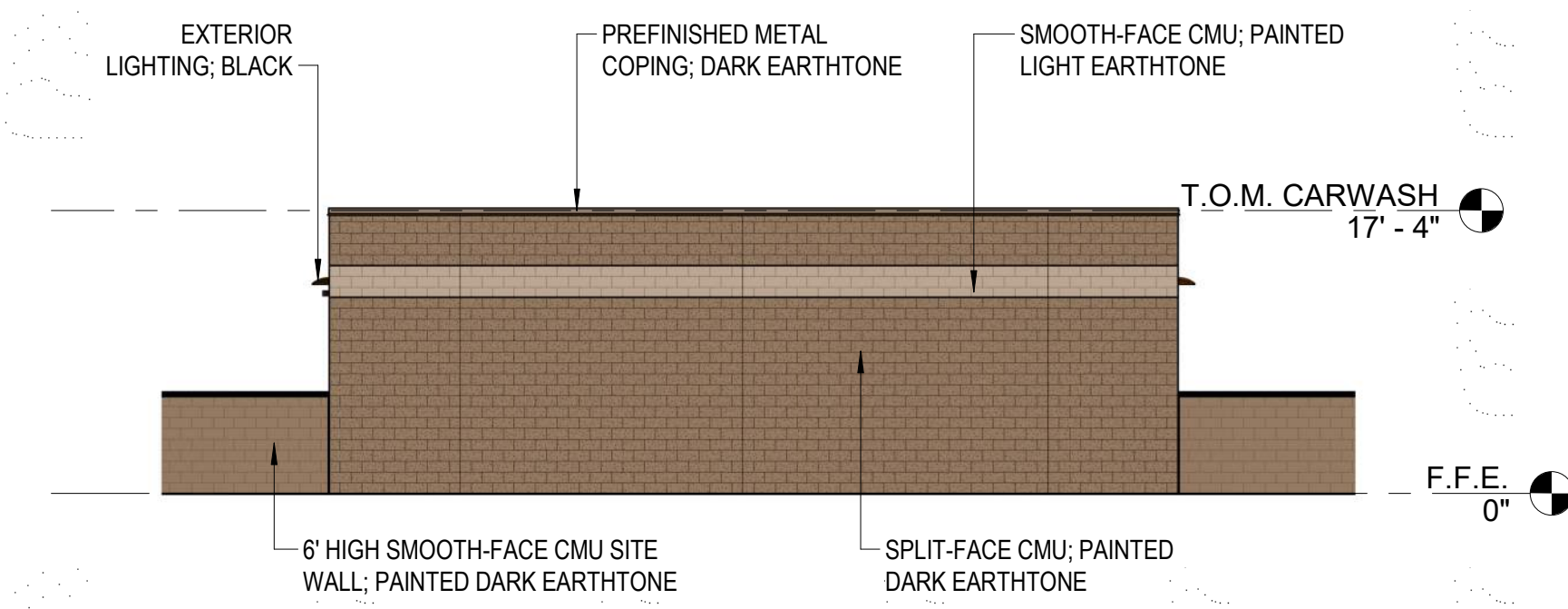
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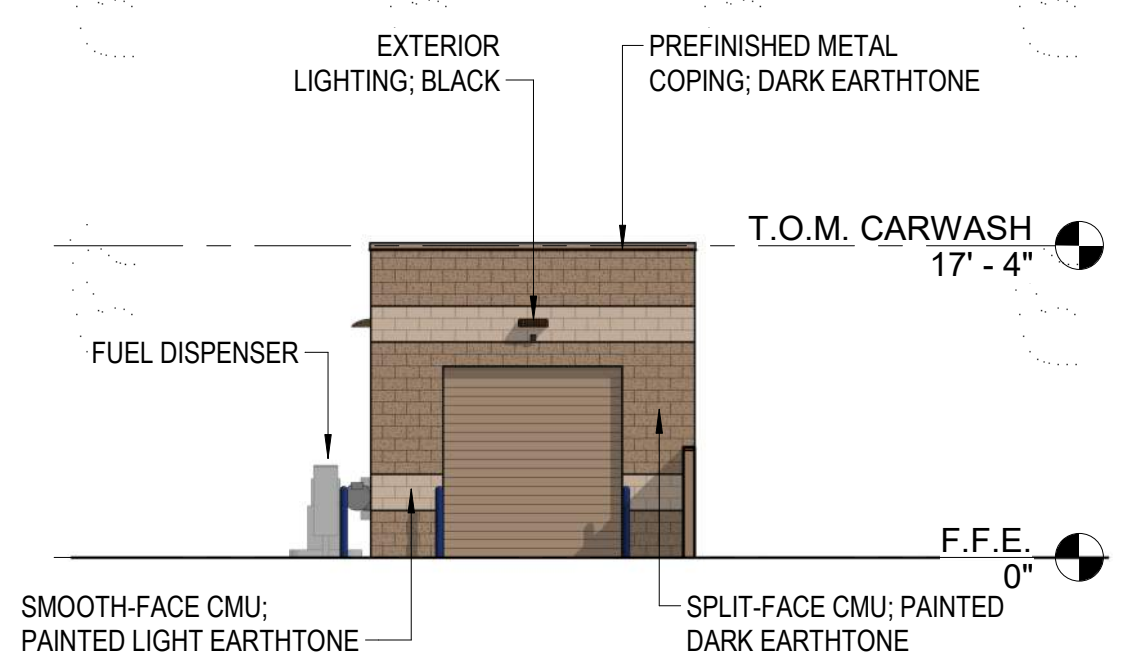
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QA-QC BY	PDM
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LANDSCAPE PLAN

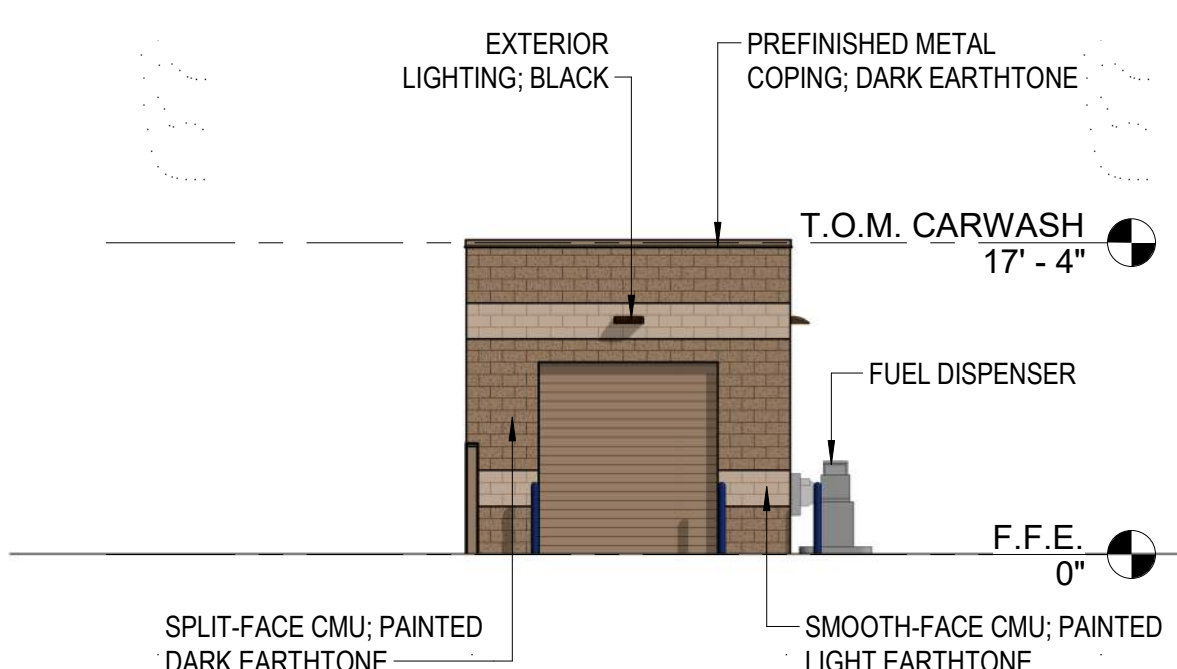
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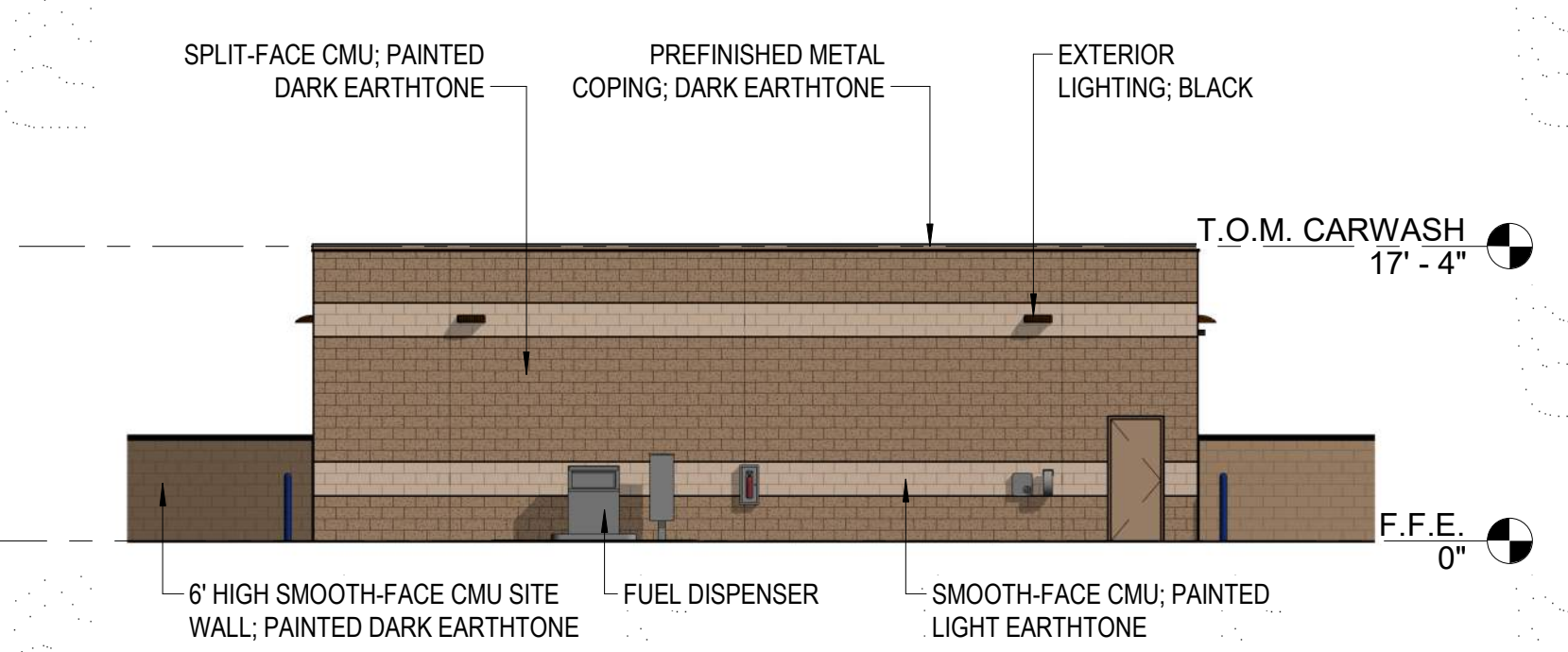
5 WEST ELEVATION - CARWASH
A 3.0 3/32" = 1'-0"



6 NORTH ELEVATION - CARWASH
A 3.0 3/32" = 1'-0"



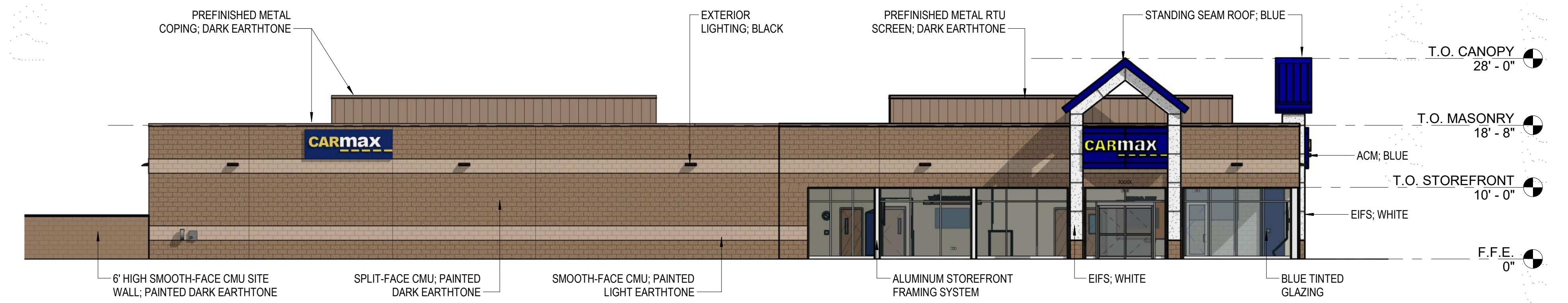
7 SOUTH ELEVATION - CARWASH
A 3.0 3/32" = 1'-0"



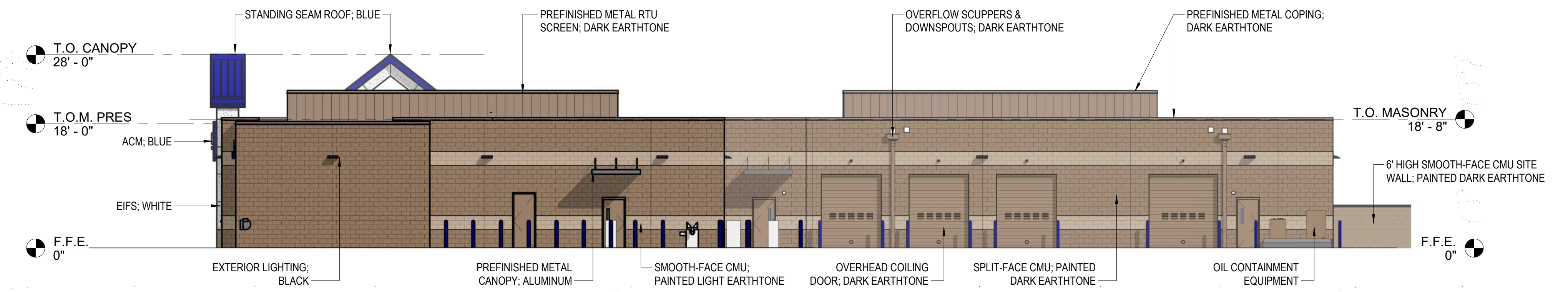
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A 3.0 3/32" = 1'-0"



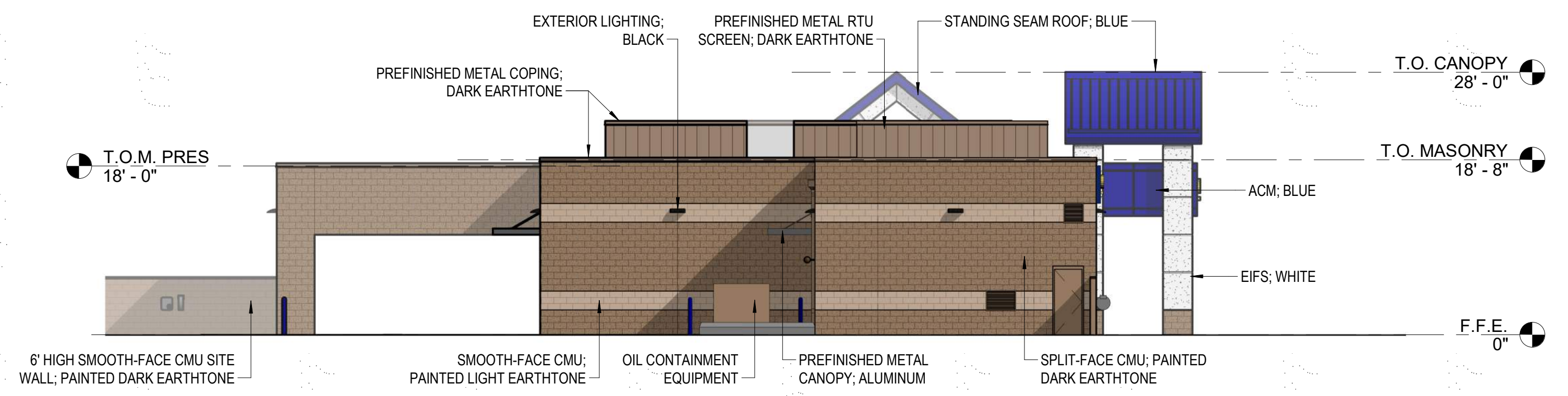
1 EAST ELEVATION
A 3.0 3/32" = 1'-0"



2 SOUTH ELEVATION
A 3.0 3/32" = 1'-0"



3 NORTH ELEVATION
A 3.0 3/32" = 1'-0"



4 WEST ELEVATION
A 3.0 3/32" = 1'-0"

