

SITE PLAN REVIEW AGENDA

1/13/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR20162
PROJECT TITLE: Fontana Ranches Inc.
DESCRIPTION: 4 Multi-family Units (R-1-5)
APPLICANT: David Lathrop
OWNER: MHKR LLC
APN: 100200003
LOCATION: 2835 E Paradise Ave

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR20194
PROJECT TITLE: Lovers Lane - Tulare Ave. Subdivision
DESCRIPTION: New 50 Lot Subdivision (O-PA, R-1-5, R-M-2)
APPLICANT: Steve Macias
OWNER: SOUZA BRYAN G
APN: 000012815
LOCATION: Lovers Lane at Tulare Ave

ITEM NO: 3 Continue one week

SITE PLAN NO: SPR20214
PROJECT TITLE: David Gonzales
DESCRIPTION: Readjust Property Lines 1018 E. Mineral King Ave & 213 S. Oakhurst St
APPLICANT: David Gonzales
OWNER: GONZALES DAVID E
APN: 094211036
094211018
LOCATION: 1018 E MINERAL KING AVE
213 S OAKHURST ST

ITEM NO: 4

SITE PLAN NO: SPR21001
PROJECT TITLE: Parking Lot/Plaza FPU, LLC
DESCRIPTION: Construction of 132-Space Parking Lot, Bio-Swales, Walks and Landscaping Including Security Overhead Lighting. (BRP)
APPLICANT: Stan Canby
OWNER: M & B BRUNO FAMILY LP
APN: 081160022
LOCATION: 405 N PLAZA DR

ITEM NO: 5

SITE PLAN NO: SPR21002
PROJECT TITLE: Tentative Map - Pinkham & K
DESCRIPTION: 96 Lot Subdivision (QP)
APPLICANT: Jim Robinson
OWNER: VISALIA UNIFIED SCHOOL DISTRICT
APN: 126920008
126920007
LOCATION: SE Corner Pinkham and K

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

1/13/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR21003

PROJECT TITLE: BL Quality Meats

DESCRIPTION: A New 329 SF Addition to the Existing Retail Facility. (C-MU)

APPLICANT: BL Quality Meets

OWNER: WHITNEY GREGORY W & KAREN L(TRS)

APN: 095010071

LOCATION: 720 S 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.

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda

- All plans to be considered on the next available agenda must be submitted by 4:00 p.m. on the Thursday prior to the meeting -

- Site plan review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant or representative must be present -

GENERAL PROJECT INFORMATION

Project/Business Name: FONTANA RANCHES Date: 1/6/21

Project Description: 3-1000SF 2BR UNITS 1-500SF 1BR UNIT

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 20162

Property Owner: MHR, LLC

Applicant(s) Name: JOE FONTANA

Project Address/Location: 2835 E PARADISE

Assessor Parcel Number: 100-200-003

Parcel Size (Acreage or Square Feet): 25091 Building or Suite Square Footage: 3/1000SF 1/500SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 350,000

Describe All Proposed Building Modifications: SEE BELOW

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

Date Received: 01/06/2021

SPR Agenda: 01/13/2021 Item No. _____

Zone: R-1-5 SPR No. 20-162

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: EMPTY LOT

Proposed Building Use: 3-2BR 1000 SF UNITS 1-500 SF UNIT

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 _____

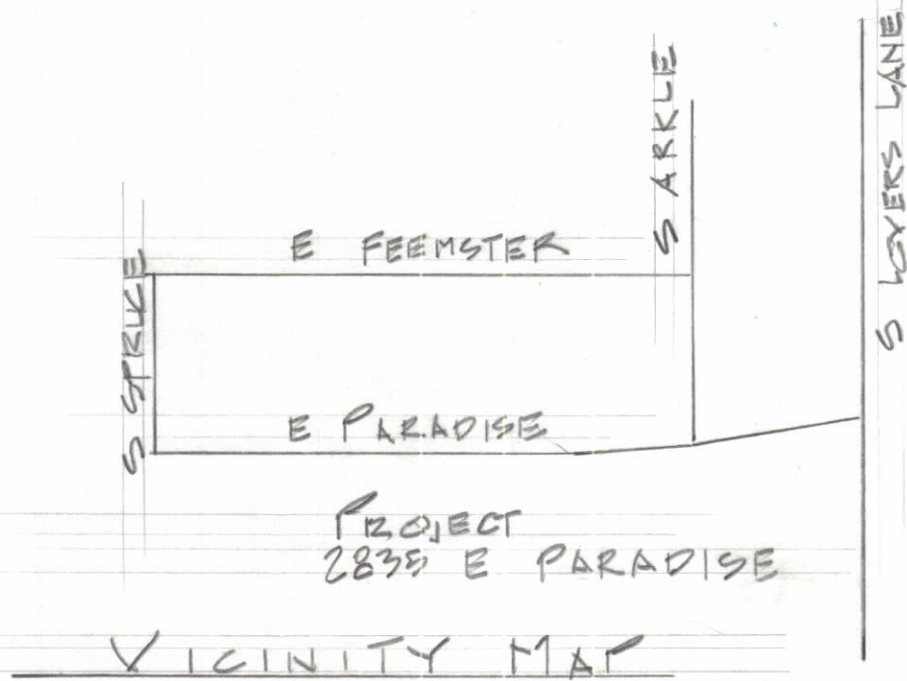
Predicted Peak Operating Hour: _____

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: _____



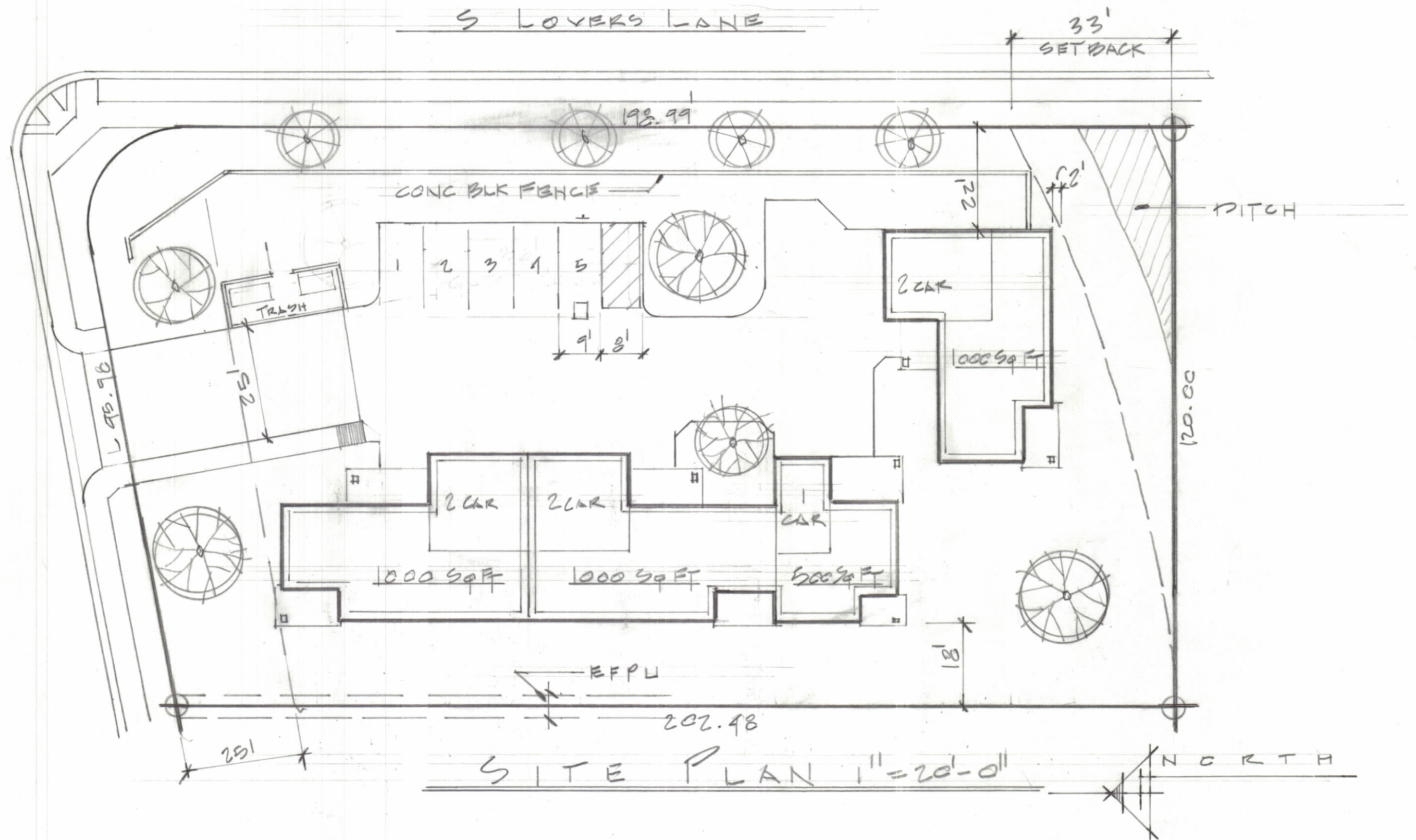
APN 100-200-003
 LOT SIZE 25,091 SQ FT
 PARKING FOR 1000 SQ FT UNIT
 2 CAR GARAGE EA UNIT
 PARKING FOR 500 SQ FT UNIT
 1 CAR GARAGE

SPR # 20162 RESUBMIT

ZONE R-1-S
 2835 E PARADISE

INCLUDING THE GARAGES 12
 PARKING STALLS ARE PROVIDED
 ALL UNITS TO BE ADA

THIS LOT QUALIFIES AS AN INFILL LOT



L. LEWIS ARCHITECT

SHEET NO

JOB NO:
 DATE:
 DRAWN BY:

ARCHITECTURE
 820 W. CENTER

PLANNING
 VISALIA CA. 93291

INTERIORS
 (559) 733-8399

DELTA:	DATE:

TITLE: 4 MULTI-FAMILY UNITS for
 FONTANA RANCHES

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

GENERAL PROJECT INFORMATION

Project/Business Name: Lovers Lane - Tulare Ave. Subdivision Date: 01/07/2021

Project Description: New 50 Lot subdivision

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 20194

Property Owner: Sam Sciacca

Applicant(s) Name: 4Creeks - Steven Macias

Project Address/Location: Lovers Lane at Tulare Ave.

Assessor Parcel Number: 1 0 1- 0 5 0 - 0 2 5

Parcel Size (Acreage or Square Feet): 16.81 ac Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 01/07/2021

SPR Agenda: 01/13/2021 Item No. _____

Zone: X SPR No. 20-194

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Ag (Orchard)

Proposed Building Use: Single Family Residential

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS


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

REQUIRED SIGNATURE

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

Name: Steven Macias
 Address: 324 S. Santa Fe
 City, State, Zip Visalia, CA, 93294
 Phone: Visalia, CA, 93294
 Email: Stevenm@4-Creeks.com

Signature of Owner or Authorized Agent*

Owner _____ Date _____

 Authorized Agent* _____ Date 11.19.20

* 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 _____

JANUARY 7, 2021

LENNAR - TULARE AVE TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE S 1/2 SEC. 14, T.18S., R.24E., M.D.B. & M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

LEGEND

APN:	101-050-043 & 44
ACREAGE:	16.35
PROPOSED LOTS:	52
FLOOD ZONE:	X02
EXISTING ZONING:	R-1-5
PROPOSED ZONING:	R-1-5
GENERAL PLAN:	LOW DENSITY RESIDENTIAL
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
ZONING:	CAL WATER
TELEPHONE:	AT&T (TBD)
REFUSE:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	LOW DENSITY RESIDENTIAL
PROPOSED MAINTENANCE:	CITY OF VISALIA

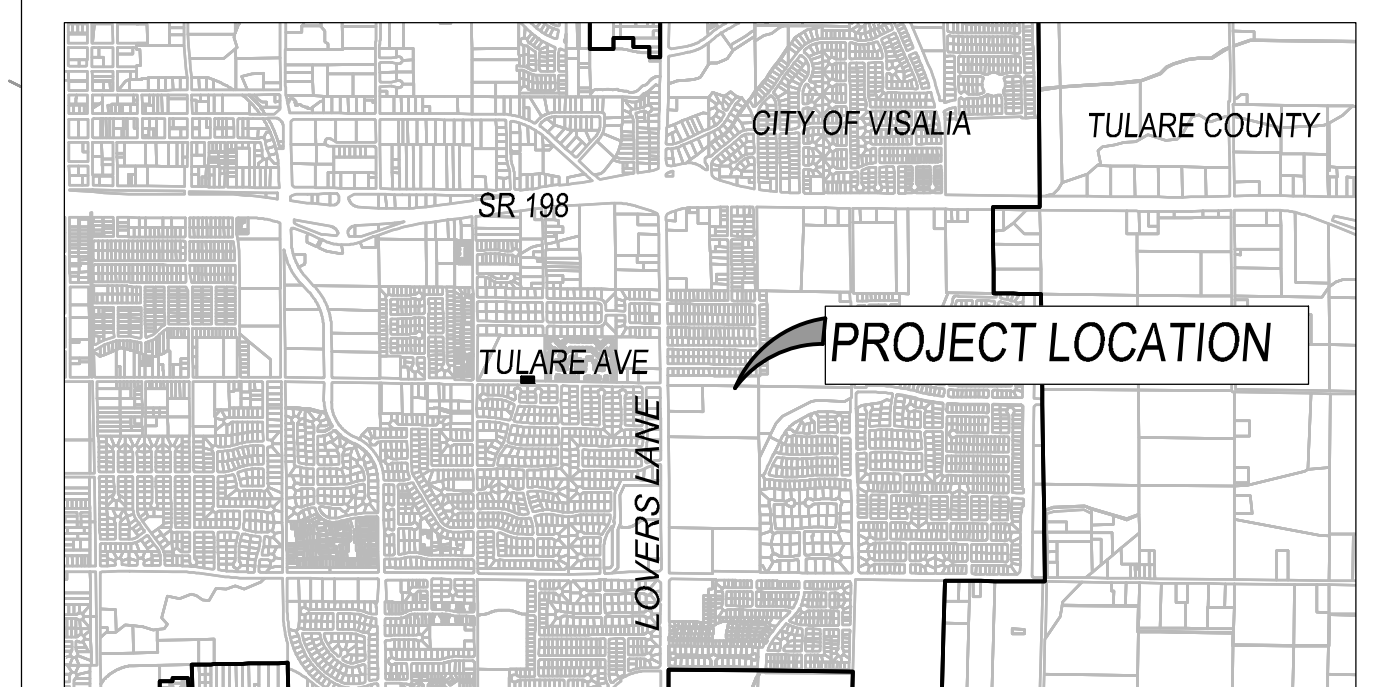
NET ACREAGE			
R-1-5	13.33 AC	52 UNITS	3.90 DU/A

TYPICAL LOT SIZES:		
50'X100'	5,000 SF	52 UNITS

UTILITIES:

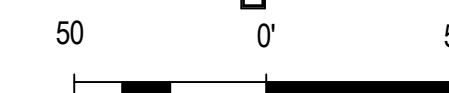
STORM WATER: CONNECTION LOCATED IN TULARE AVE.
SEWER: CONNECTION LOCATED IN TULARE AVE 8" SS PIPELINE
WATER: 12" WATER TIE INTO EXISTING WATER LINE IN TULARE AVE.

LOT A-C: DEDICATED TO CITY OF VISALIA LLD

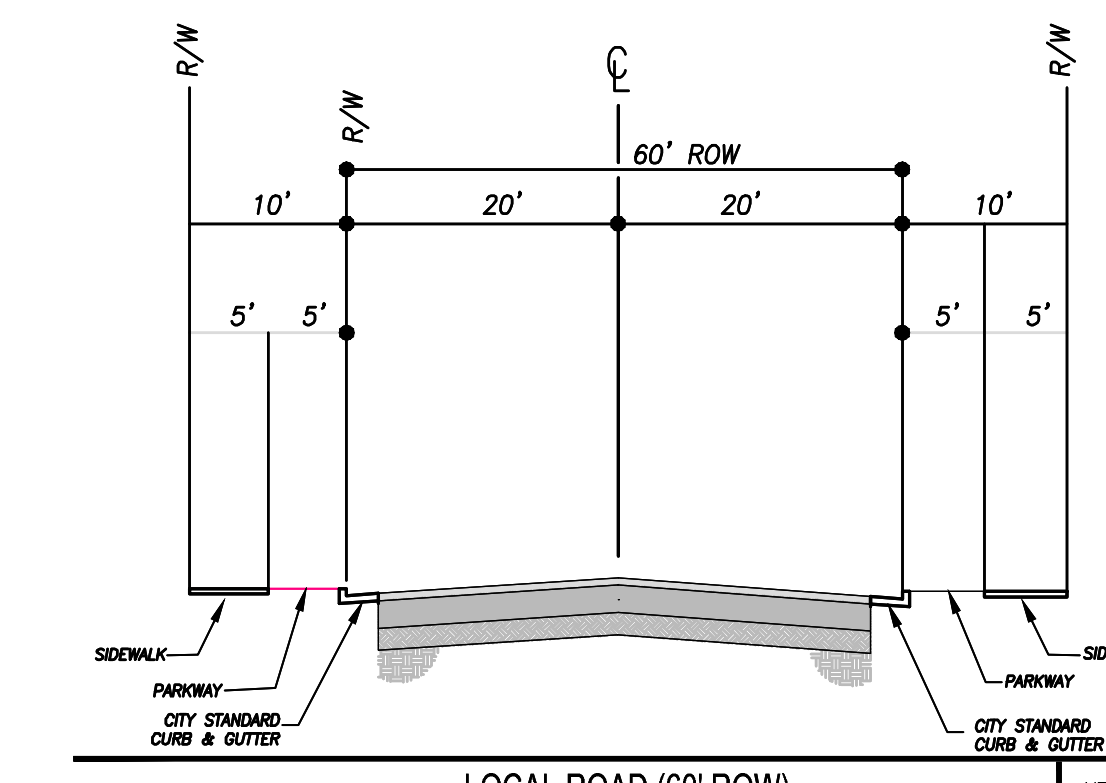
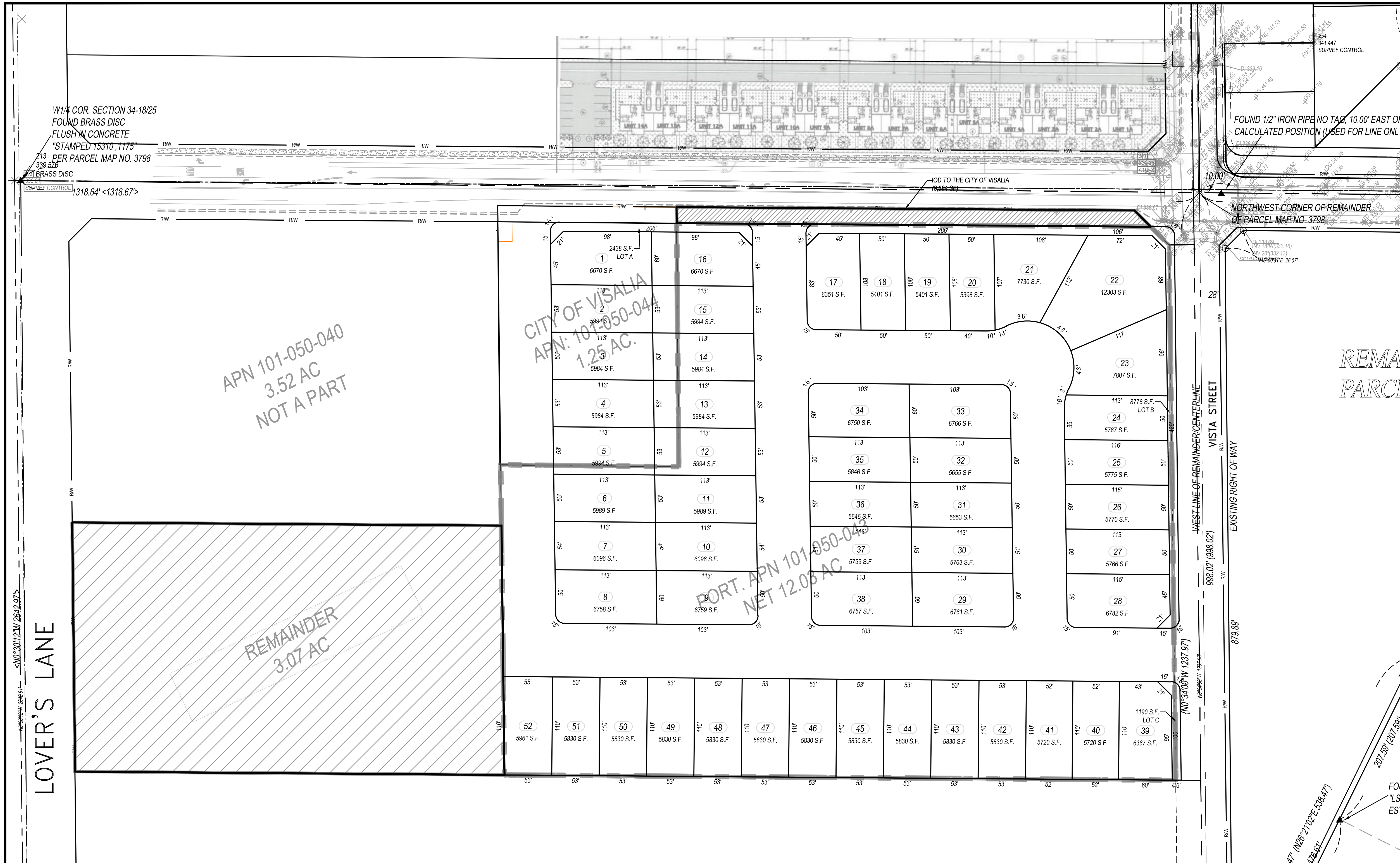


VICINITY MAP

SCALE: 1"=1/4 MILE
PREPARED BY:



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



W1/4 COR. SECTION 34-18/25
FOUND BRASS DISC
FLUSH IN CONCRETE
*STAMPED 15310, 1175
13 PER PARCEL MAP NO. 3798
339 526
BRASS DISC
1318.64' <1318.67'>

APN 101-050-040
3.52 AC
NOT A PART

REMAINDER
3.07 AC

CITY OF VISALIA
APN: 101-050-041
1.25 AC.

PORT. APN 101-050-043
NET 12.05 AC

FOUND 1/2" IRON PIPE NO TAG, 10.00' EAST OF
CALCULATED POSITION (USED FOR LINE ONLY)

NORTHWEST CORNER OF REMAINDER
OF PARCEL MAP NO. 3798

WEST LINE OF REMAINDER CENTERLINE
VISTA STREET
996.02' (998.02')

FOUND
"LS 5676
ESTATE
207.59' (207.589')

REMAINDER
PARCEL

LOVER'S LANE

LOCAL ROAD (60' ROW) NTS

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

GENERAL PROJECT INFORMATION

Project/Business Name: DAVID GONZALES Date: 11-15-20
 Project Description: readjust property lines 1018 E Mineral King Ave 93292 & 213 S Oakhurst St 93292
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: David Gonzales
 Applicant(s) Name: David Gonzales
 Project Address/Location: 1018 E Mineral King Ave & 213 S Oakhurst St
 Assessor Parcel Number: 094-211-018, 094-211-036
 Parcel Size (Acreage or Square Feet): 12,862.80 & 6,352.00 Building or Suite Square Footage: See attachment #4

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

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

Date Received: 12/28/20
 SPR Agenda: 01/06/20 Item No. _____
 Zone: C-MU SPR No. 20-214
 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: N/A
 Proposed Hours of Operation: N/A
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing N/A Proposed N/A
 Number of Customers Per Day (Estimated): Existing N/A Proposed N/A
 Predicted Peak Operating Hour: N/A
 Describe Any Truck Delivery Schedule & Operations: N/A

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

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
 - 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)
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: <u>David Gonzales</u>	Signature of Owner or Authorized Agent*	
Address: <u>213 S Oakhurst St Ste D</u>		<u>11/15/20</u>
City, State, Zip <u>Visalia, CA 93292</u>	Owner	Date
Phone: <u>559-799-1351</u>		
Email: <u>designguy10@aol.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

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

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

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

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



2007-0087673

2
2

Recording Requested By:
and Return To:

David E. Gonzales
213 Oakhurst St
Visalia CA 93292

conf

Recorded		REC FEE	12.00
Official Records			
County of		CONFORMED COPY	1.00
Tulare			
GREGORY B. HARDCASTLE			
Clerk Recorder			
		LS	
02:25PM 04-Oct-2007		Page 1 of 2	

JOINT ACCESS AGREEMENT

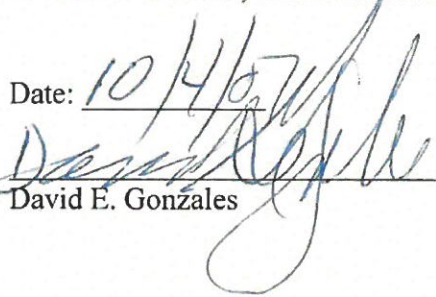
This agreement made on October 3, 2007, by David E. Gonzales, as legal owner of 213 Oakhurst St, Visalia, CA and 1016 E Mineral King Ave, Visalia, CA, residing in the City of Visalia, State of California.

Witnesseth, that he for himself, his heirs and assigns, grants and conveys unto himself, his heirs and assigns, an easement in, to, upon and over a certain drive approach on the Northern most boundary of 213 Oakhurst, Visalia, California, and running East to West to the East property line of 1016 East Mineral King Ave, Visalia, California, allowing parking and utility access to both the existing storage yard at 1016 East Mineral King Ave, Visalia, California, and 213 Oakhurst St, Visalia, California. The approach running East to West from Oakhurst St, Visalia, California is 11 feet in width and 72 feet in length.

David E. Gonzales, his heirs and assigns, covenant with each other to jointly maintain and upkeep fences and the said drive approach in a reasonable manner and to keep said drive approach free of weeds. The said drive approach shall not be blocked by either party.

To have and to hold said right of way easements forever.

In witness whereof, David E. Gonzales, hereto duly executed this agreement.

Date: 10/4/07

 David E. Gonzales

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Tulare

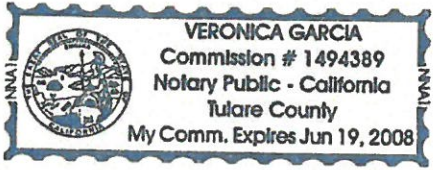
} ss.

On October 4, 2007, before me, Veronica Garcia, Notary Public

personally appeared Daniel G. Gonzales

personally known to me

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



Place Notary Seal Above

WITNESS my hand and official seal.
Veronica Garcia
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Joint Access Agreement

Document Date: 10-3-07 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Existing Property Lines

1016 E Mineral King Ave APN 094-211-019-000 Lot #19

- #1 - 250 sq ft
- #2 - 250 sq ft
- #3 - 1,000 sq ft
- #4 - 450 sq ft
- #5 - 550 sq ft
- #6 - 450 sq ft
- #7 - 450 sq ft

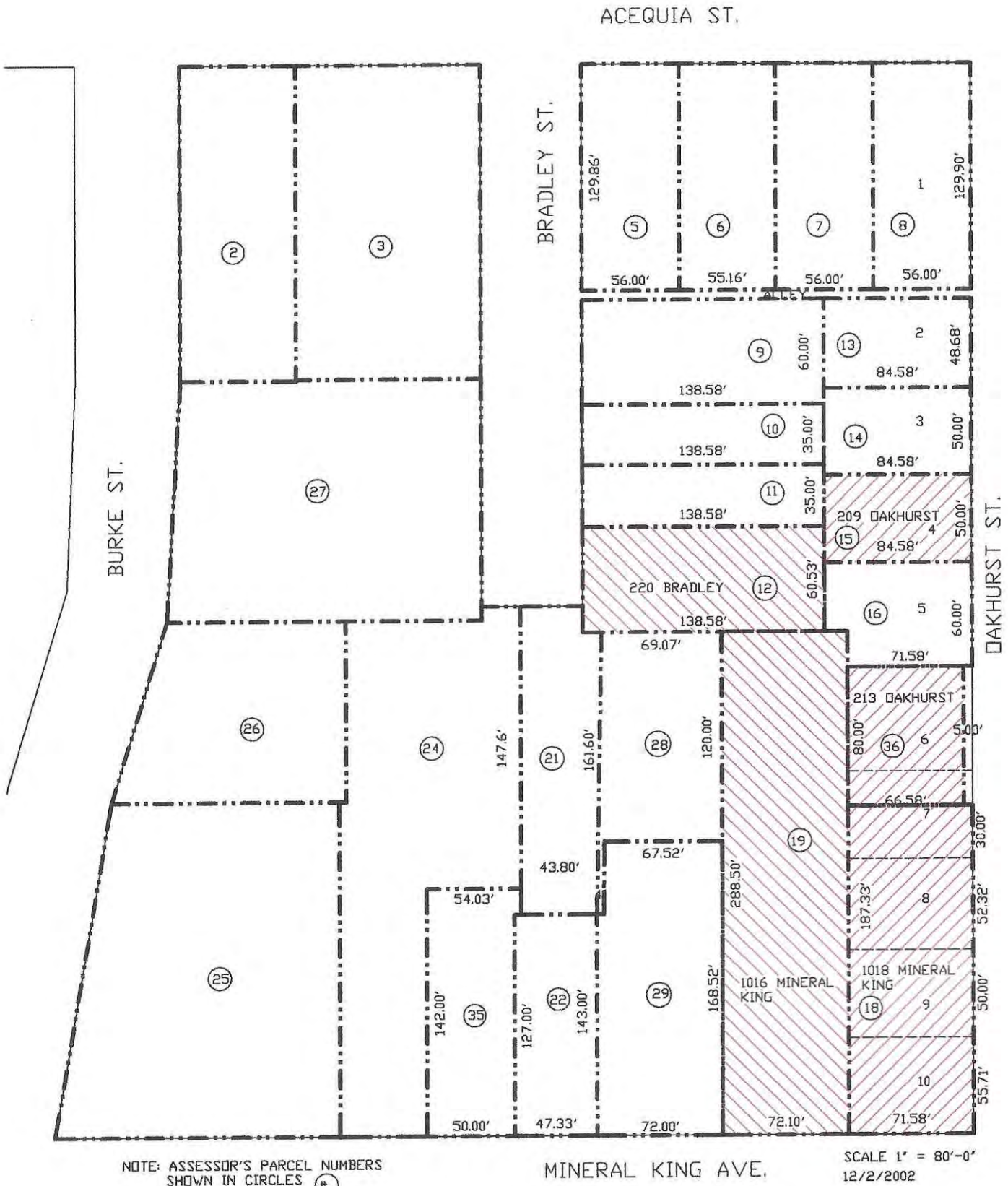
1018 E Mineral King Ave APN 094-211-018-000 Lot #10, 9, 8, part of Lot #7

- A & B - 1,500 sq ft Lot #9 & 10
 - C - 293 sq ft Lot #8 Shop (1018E Mineral King Ave 213 S Oakhurst St Ste D)
 - C - 464 sq ft Lot #8 and part of Lot #7 Office (mailing address 213 S Oakhurst St Ste D)
- Would like to change to 1016 E Mineral King Ave #8**

213 S Oakhurst St APN 094-211-0363-000 Lot #6 and part of Lot #7

- A & B - 1,209 sq ft
- C - 243 sq ft

Accessors Parcel Map



NOTE: ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES (#)

MINERAL KING AVE.

SCALE 1" = 80'-0"
12/2/2002

**INTERIOR OF OFFICE 1018 C EAST MINERAL KING AVE
(213 S OAKHURST ST)**




SHOP AT 1018 C EAST MINERAL KING AVE (213 S OAKHURST ST)



**Existing Electrical Service
1018 E Mineral King Ave A, B, C**



**Relocation site for Electrical
Service 1018 C**



**Existing Electrical Service, entering Shop
1018 E Mineral King Ave C**

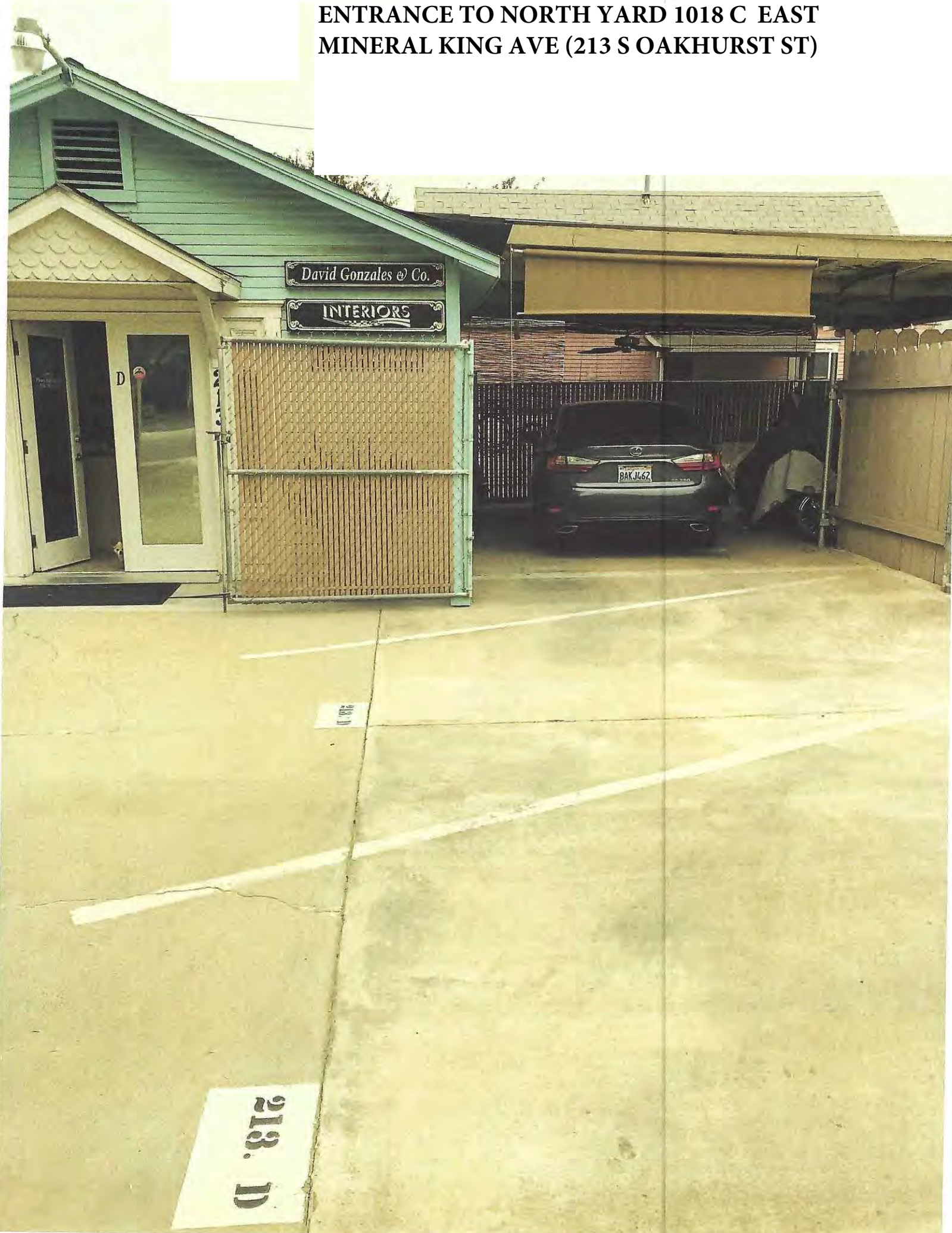
**OFFICE ENTRANCE AT 1018 C EAST MINERAL KING AVE
(213 S OAKHURST ST)**



NORTH YARD 1018 C EAST MINERAL KING AVE
(213 S OAKHURST ST)

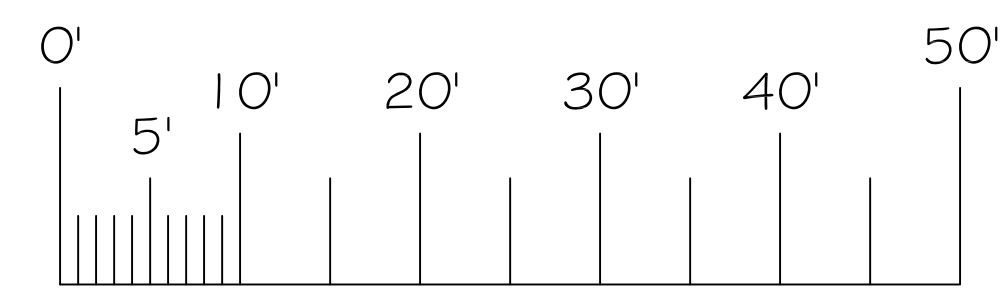


**ENTRANCE TO NORTH YARD 1018 C EAST
MINERAL KING AVE (213 S OAKHURST ST)**

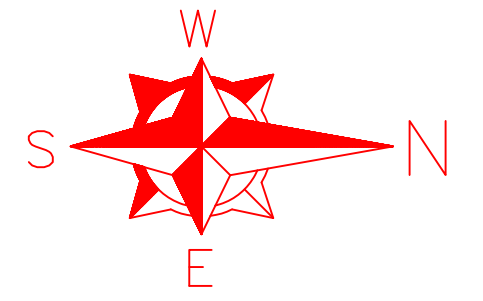


SHEET INDEX

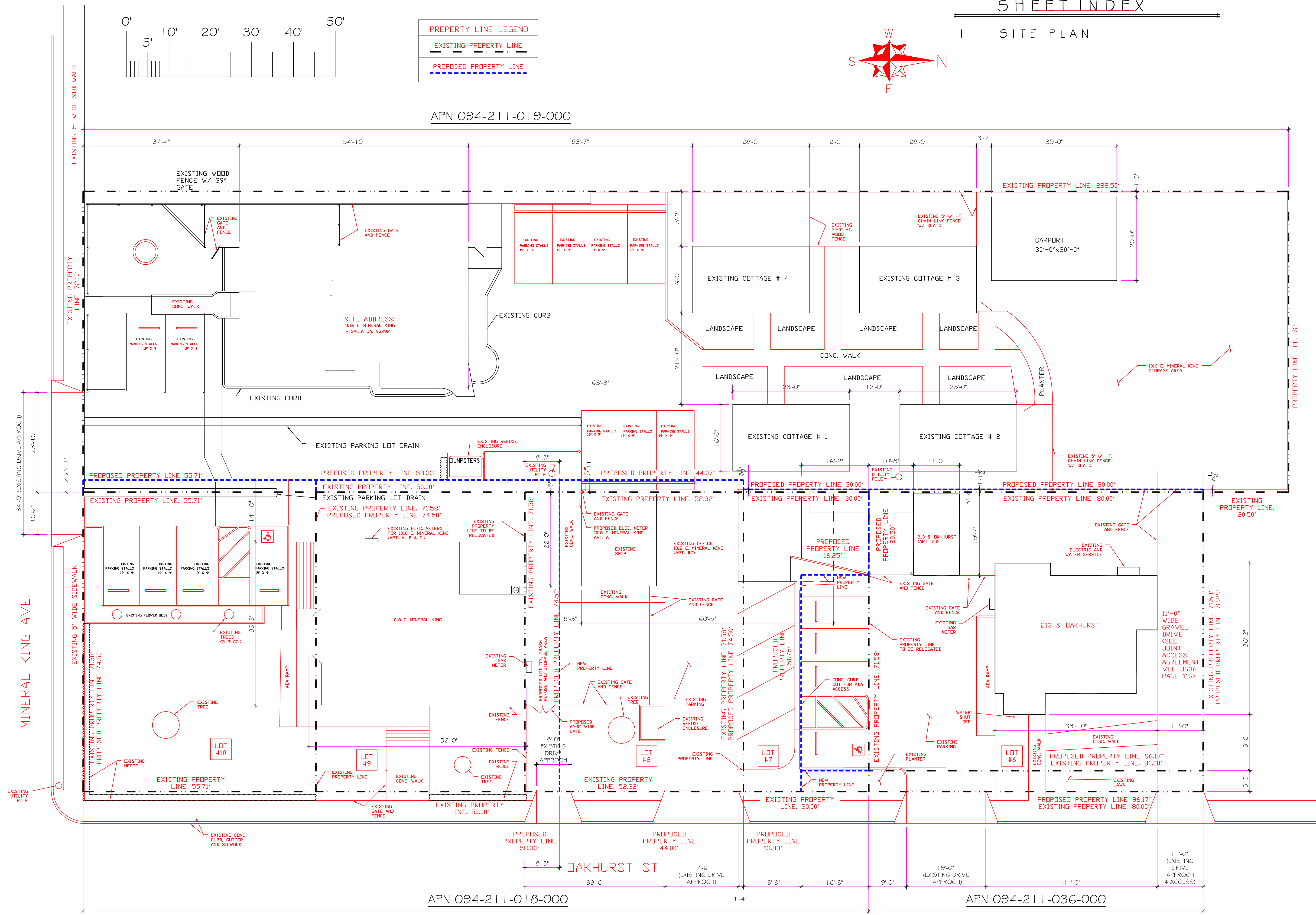
I SITE PLAN



PROPERTY LINE LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE

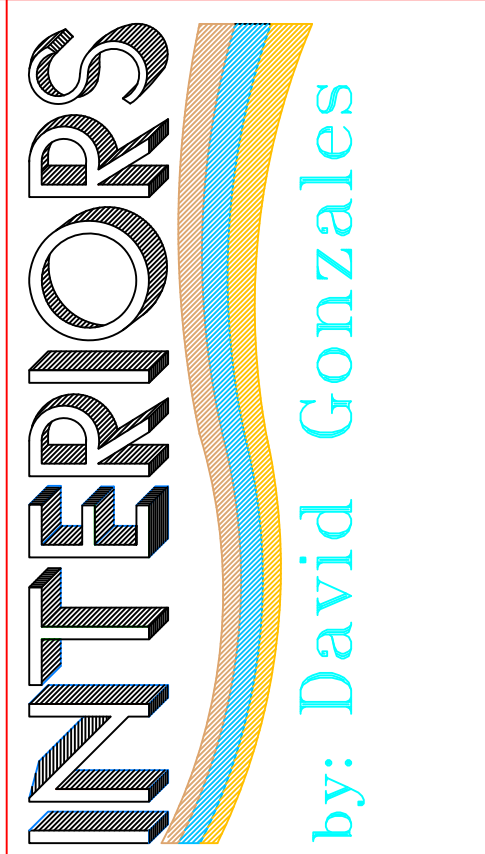


APN 094-211-019-000



APN 094-211-018-000

APN 094-211-036-000



REVISIONS	

DAVID GONZALES
VISALIA, CA.

SITE PLAN

Date	2020-11-27
Scale	3/32"=1'-0"
Drawn	MH
Job	20201127 GD
Sheet	

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Parking Lot / Plaza FPU, LLC Date: 01-05-2021

Project Description: Construction of 132-Space parking lot, bio-swales, walks and landscaping including security overhead lighting

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: Ref: 20-038 (R&P)

Property Owner: Plaza FPU, LLC

Applicant(s) Name: TETER, LLP

Project Address/Location: SE Corner Neeley Rd. / Hurley Ave.

Assessor Parcel Number: 081-160-022

Parcel Size (Acreage or Square Feet): ± 1.68 Acres Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: N/A

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

Date Received: 01/06/2021

SPR Agenda: 01/13/2021 Item No. _____

Zone: BRP SPR No: 21-001

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: Upper Education

Proposed Building Use: Upper Education for future classroom annex

Proposed Hours of Operation: 8:00AM-10:00PM

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

Number of Employees Per Day: Existing 22 Proposed 30-Future

Number of Customers Per Day (Estimated): Existing 220 Proposed 300-Future

Predicted Peak Operating Hour: 4:00PM-10:00PM

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

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:

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)	
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: <u>TETER, LLP Stan Canby</u>	Signature of Owner or Authorized Agent*	
Address: <u>125 S Bridge St.</u>		Date <u>01-05-2021</u>
City, State, Zip <u>Visalia, CA 93291</u>	Owner	Date <u>01-05-2021</u>
Phone: <u>559-625-5246</u>		Date <u>01-05-2021</u>
Email: <u>stan.canby@teterae.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 complete

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Craig Mangano, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 081-160-022

AGENT:

I designate Stan Canby to act as my duty authorized agent for all purposes necessary to file an application for, and obtain a permit to Construct, Proposed improvements relative to the property mentioned herein.

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

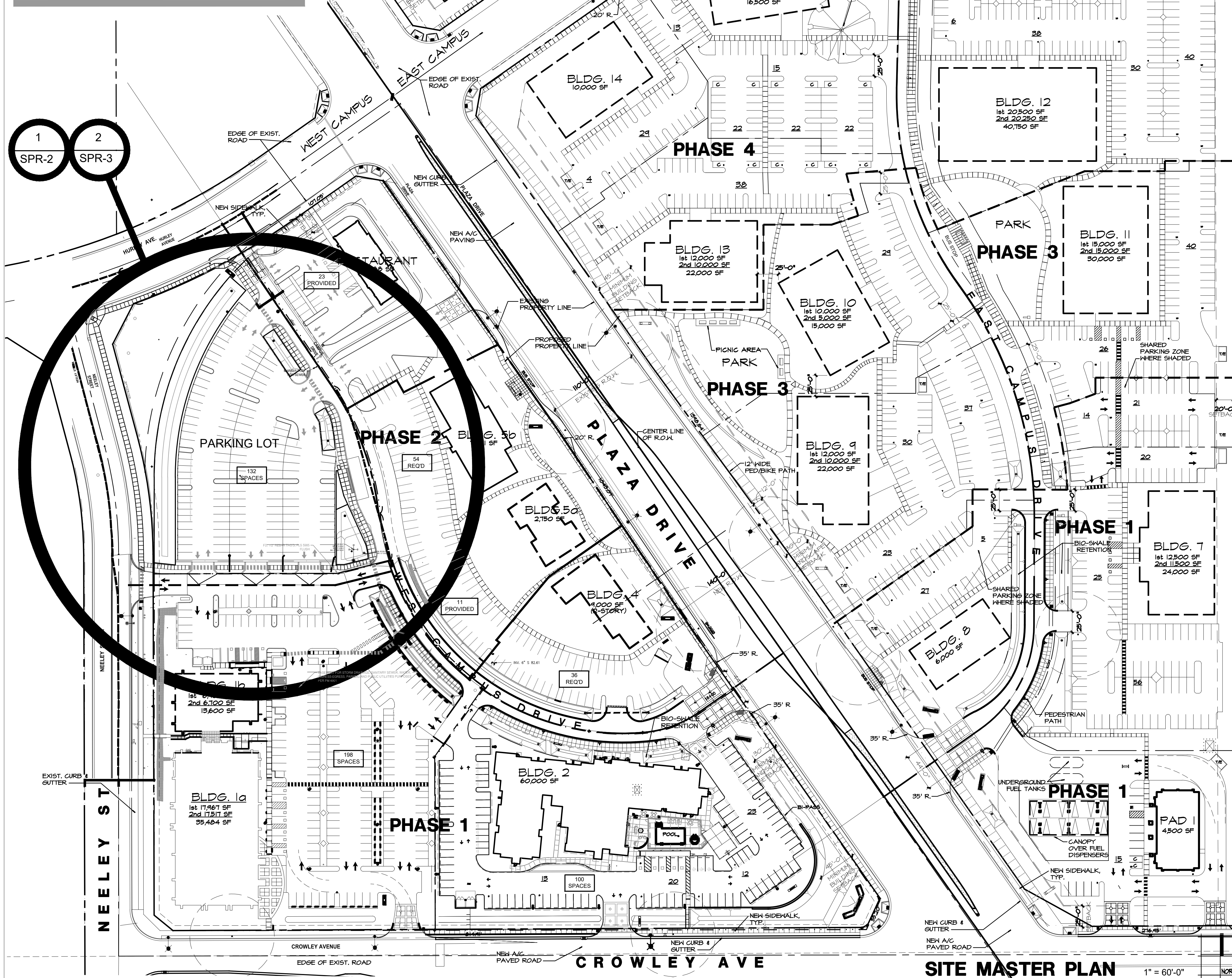
Executed this 2 5 th day of January 2021

<u>OWNER</u>	<u>AGENT</u>
	
Signature of Owner (Notary Required)	Signature of Agent
<u>846 Higuera St., Ste. 1</u>	<u>125 S. Bridge St.</u>
Owner Mailing Address	Agent Mailing Address
<u>San Luis Obispo, CA 93401</u>	<u>Visalia, CA 93291</u>
<u>559-260-4035</u>	<u>559-625-5246</u>
Owner Phone Number	Agent Phone Number

Approved by City of Visalia:

By: _____ Date: _____

SHEET INDEX	
SHEET	DESCRIPTION
SPR-1	SITE MASTER PLAN
SPR-2	PARKING LOT IMPROVEMENTS
SPR-3	CONCEPTUAL LANDSCAPE PLAN



WEST CAMPUS:

ADDRESS: S.W. CORNER OF HURLEY ST. & PLAZA DR.
 A.P.N.: 081-020-061
 ZONE: BRP (BUSINESS RESEARCH PARK)
 SITE AREA: 11.47 ACRES (499,270 SF.)
 TOTAL SITE AREA: 24.97 ACRES (1,278,963 SF.)

PHASE	BLDG.	USE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
PHASE 1	1a	EDUCAT'L	35,484 S.F. (COLLEGE) 22 EMPLOYEES + 22 CLASSROOMS 1 SP. PER EMPLOYEE + 10 SP. PER CLASSROOM	242	198
	1b	EDUCAT'L	19,600 S.F. (COLLEGE) 8 EMPLOYEES + 8 CLASSROOMS 1 SP. PER EMPLOYEE + 10 SP. PER CLASSROOM	88	0
TOTAL		49,084 S.F. / EDUCATION		330	198
EXISTING HOTEL: 60,000 S.F. (HOTEL) 100 GUEST ROOMS + 10 EMPLOYEES 1 SP. PER ROOM + 1 SP. PER 2 EMPL. 100 100					
BLDG 4 GEN. OFF. 9,000 S.F. / 250 36 36					
SUBTOTAL: 12,704 S.F. 466 334					
PHASE 2					
	6	RESTAURANT	2,888 S.F.	20	23
	5A	GEN. OFF.	2,750 S.F. / 250	11	11
	5B	EDUCATION	7,071 S.F.	54	54
	PARKING LOT ANNEX 1.68 ACRES			132	132
SUBTOTAL: 12,704 S.F. 217 220					
PHASE 2 SUBTOTAL: 49,000 S.F. 217 220					
WEST CAMPUS BUILDING AND PARKING SUMMARY:					
	GEN. OFFICE:	2 BLDG'S = 11,750 S.F.	47	47	
	EDUCATIONAL:	3 BLDG'S = 56,155 S.F.	384	384	
	HOTEL:	60,000 S.F.	100	100	
	RESTAURANT:	2,888 S.F.	20	23	
TOTAL: 130,743 S.F. 551 554					

EAST CAMPUS:

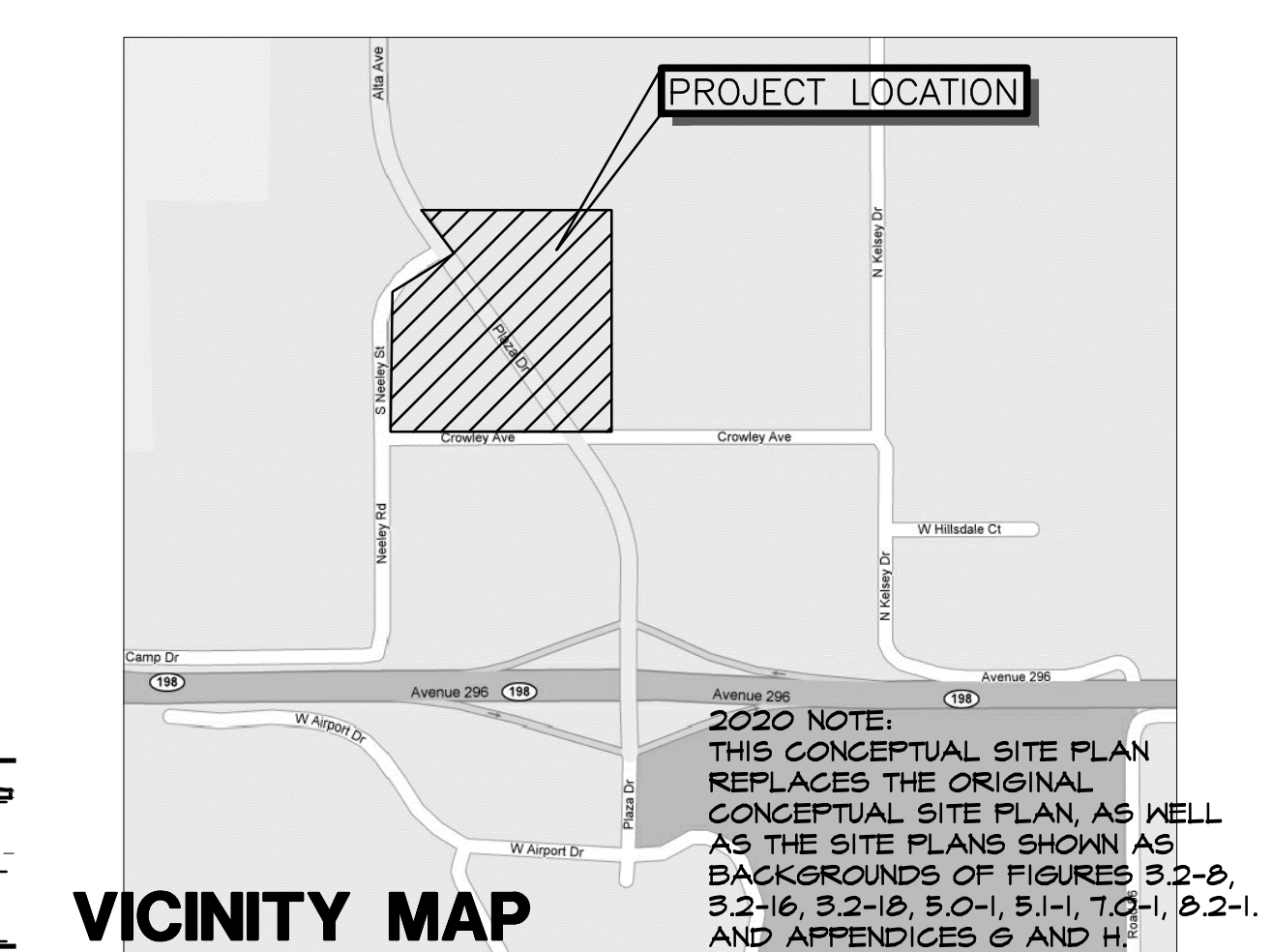
ADDRESS: S.E. CORNER OF HURLEY ST. & PLAZA DR.
 A.P.N.: 081-020-070
 ZONE: BRP (BUSINESS RESEARCH PARK)
 SITE AREA: 17.90 ACRES (779,693 SF.)

PHASE	BLDG.	USE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
PHASE 3	4	GEN. OFF.	22,000 S.F. / 250	88	81
	10	GEN. OFF.	15,000 S.F. / 250	60	36
	11	GEN. OFF.	30,000 S.F. / 250	120	107
PHASE 3 SUBTOTAL: 67,000 S.F. 268 224					
PHASE 4	12	GEN. OFF.	40,750 S.F. / 250	163	161
	13	GEN. OFF.	22,000 S.F. / 250	88	54
	14	GEN. OFF.	10,000 S.F. / 250	40	40
	15	GEN. OFF.	16,500 S.F. / 250	66	66
PHASE 4 SUBTOTAL: 89,250 S.F. 357 326					
TOTAL PARK'G: 1,463 1,270					
SHARED PRK'G: 193					

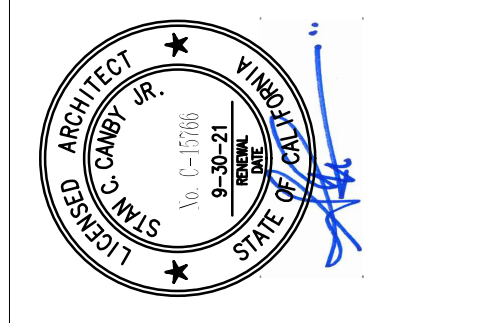
BUILDING SUMMARY:

GEN. OFFICE:	12 BLDG'S = 235,250 S.F.	PARKING PROVIDED:	902 SP.
RETAIL:	2 BLDG'S = 10,000 S.F.	BUILDING RATIO:	3.68 SP/1000 SF.
EDUCATIONAL:	2 BLDG'S = 49,084 S.F.		
HOTEL:	1 BLDG = 50,000 S.F.		
GAS STATION:	1 BLDG = 4,500 S.F.		
RESTAURANT:	1 BLDG = 4,000 S.F.		
TOTAL BUILDING AREA:	352,834 S.F.		
BLDG. COVERAGE:	24.34%		

TABULATIONS

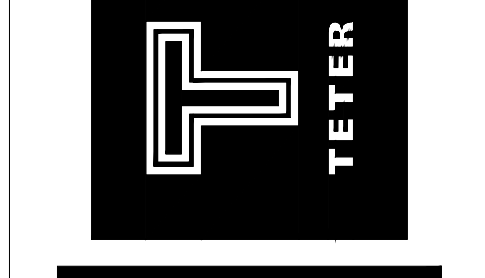


DATE	DESCRIPTION	BY	APP. BY
01-05-2021	UPDATED MASTER PLAN		



TETER, LLP
 7638 N. PALM AVE. 201 | FRESNO, CA 93711 | 559.437.0887
 125 S. BRIDGE ST. 150 | VISALIA, CA 93271 | 559.425.5244
 1200 DISCOVERY DR. 160 | BAKERSFIELD, CA 93309 | 661.843.9400

ARCHITECTS ENGINEERS CONNECTED

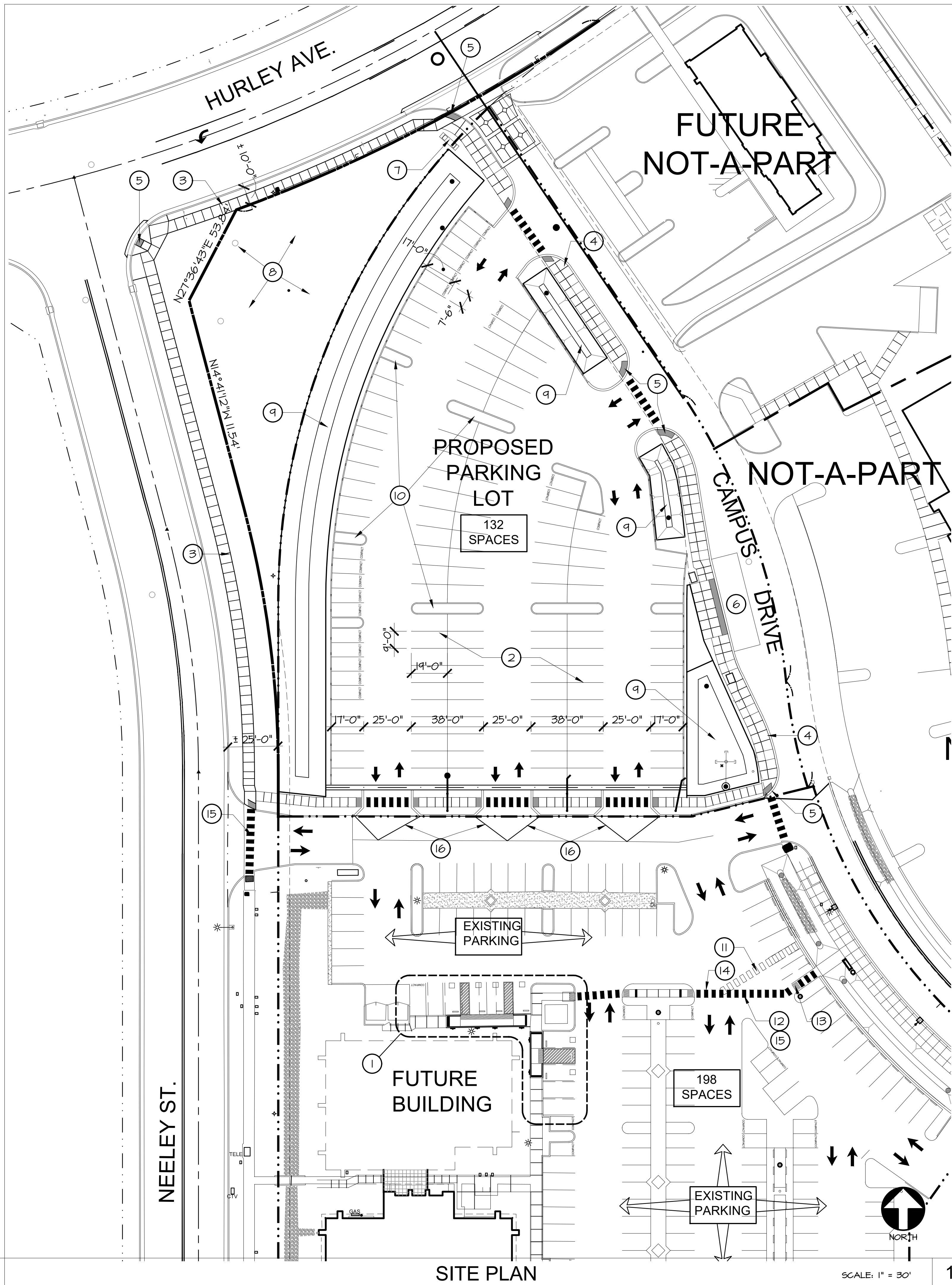


PLAZA FPU, LLC
 PROPOSED PARKING LOT IMPROVEMENTS

VISALIA, CA
 DRAWING TITLE
 SITE MASTER PLAN

PROJECT NO.
 19-1586

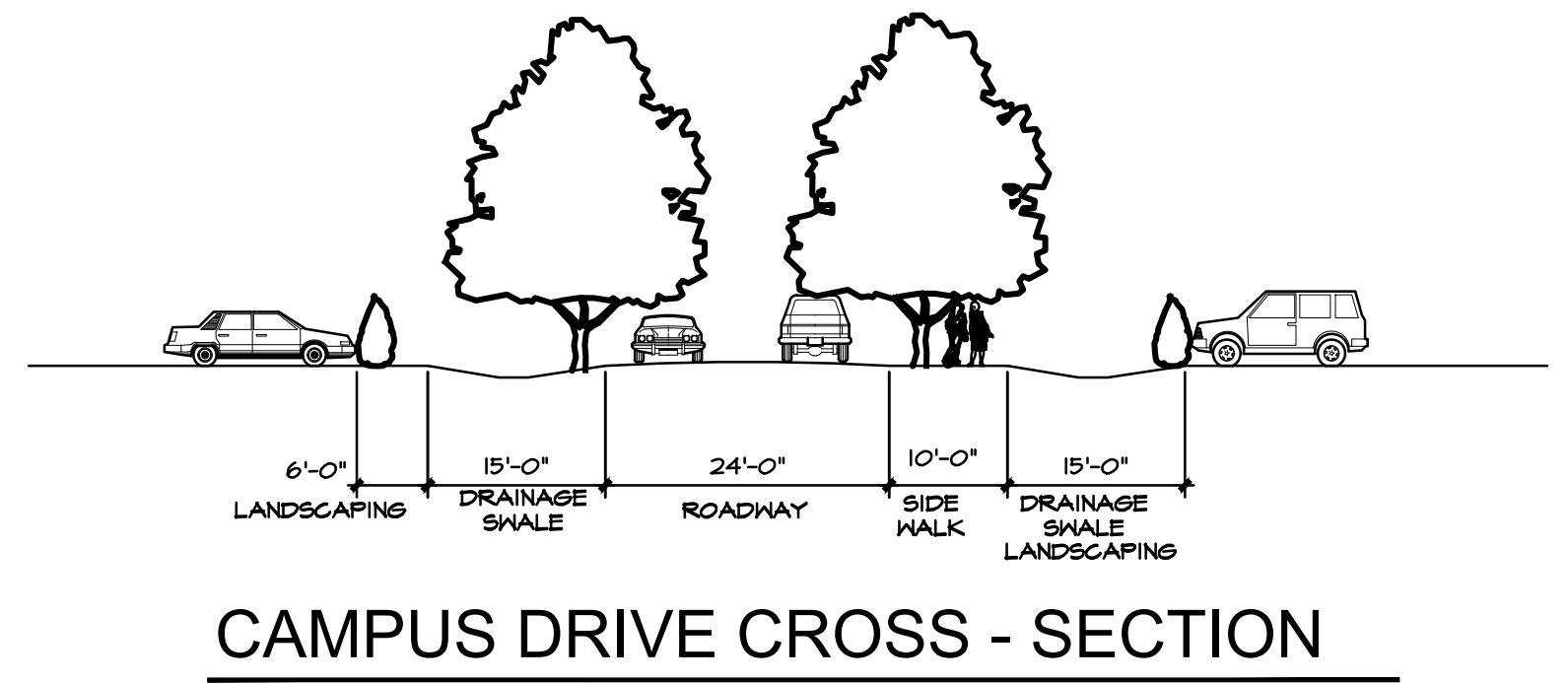
DRAWING
 SPR-1



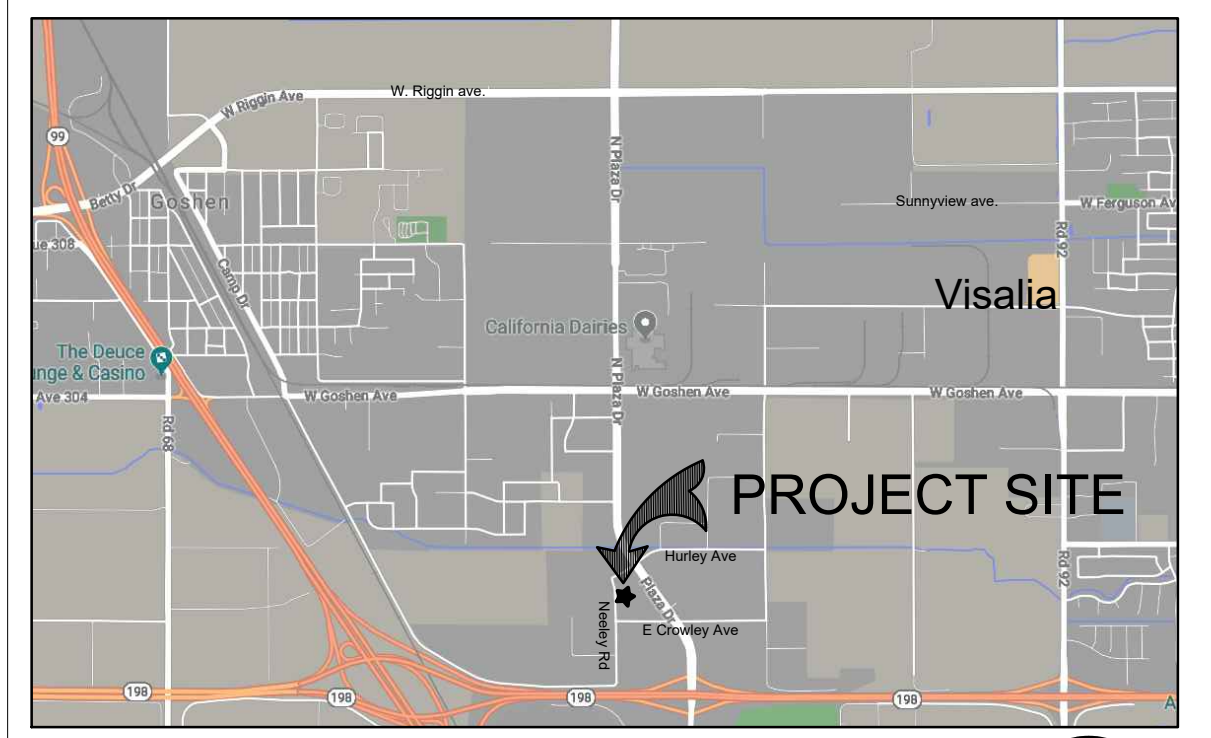
PROJECT INFORMATION				
OWNER:	PLAZA FPU, LLC			
ADDRESS/LOCATION:	S.E. CORNER, NEELEY RD. & HURLEY AVE.			
A.P.N.:	081-160-022			
SITE AREA:	73,455 SQ. FT. (1.68 ACRES)			
FLOOD ZONE NORTH PARKING:	AE			
ZONING:	BRP (BUSINESS RESEARCH PARK)			
CURRENT USE:	VACANT			
PROPOSED USE:	PARKING			
CONSTRUCTION TYPE:	ASPHALT PAVING, CONC. WALKS & LANDSCAPING			
PARKING INFORMATION				
BLDG:	USE:	BUILDING AREA:	PARKING REQUIRED:	PARKING PROVIDED:
(E) CAMPUS	EDUCATION	35,484 S.F. (COLLEGE) 22 EMPLOYEES + 22 CLASSROOMS 1 SP. PER EMPLOYEE + 10 SP. PER CLASSROOM	242	198
FUTURE ANNEX	EDUCATION	13,860 S.F. (COLLEGE) 8 EMPLOYEES + 8 CLASSROOMS 1 SP. PER EMPLOYEE + 10 SP. PER CLASSROOM	88	132
TOTAL:		49,344 SF.	330	330
PARKING DISTRIBUTION:				
STANDARD SPACES				284
COMPACT (11% - provided) 30% max.				33
STANDARD ACCESSIBLE				11
VAN ACCESSIBLE				2
			TOTAL	330
UTILITIES SOUTHERN CALIF. EDISON - ELECTRICAL SERVICE				

KEYNOTES

- ① RE-STRIPE EXISTING PARKING SPACES TO FIVE STANDARD ACCESSIBLE AND ONE VAN ACCESSIBLE SPACES (6 NEW ACCESSIBLE)
- ② PARKING LOT: 132 SPACES, AS INDICATED
- ③ SIDEWALK/PARKWAY
- ④ SIDEWALK, CURB AND GUTTER
- ⑤ CURB RAMP
- ⑥ BUS STOP
- ⑦ MONUMENT SIGN (SEPARATE PERMIT)
- ⑧ EASEMENT, REFER TO LANDSCAPE PLAN
- ⑨ WIDTH VARIES, BIO SWALE SEE LANDSCAPE PLAN
- ⑩ LANDSCAPE ISLAND, LANDSCAPE PLAN
- ⑪ REMOVE EXISTING STRIPING @ PATH OF TRAVEL
- ⑫ PATH OF TRAVEL TO ALIGN WITH EXISTING WALK OVER BIO-SWALE
- ⑬ NEW TRUNCATED DOMES AT ADJUSTED PATH OF TRAVEL
- ⑭ EXISTING PATH OF TRAVEL TO REMAIN
- ⑮ PATH OF TRAVEL STRIPING
- ⑯ TAPER CUT TO EXISTING PAVINGS.



OWNER/CONTRACTOR PLAZA FPU LLO/CRAIG MANGANO 846 HIGUERA ST., SITE -1 SAN LUIS OBISPO, CA 93401 (559) 260-4035 craigmanganollc.com CONTACT: CRAIG MANGANO	PROJECT ARCHITECT TETER AE 125 S. BRIDGE ST., SUITE 150 VISALIA, CA 93291 (559) 625-5246 stan.canby@teterae.com CONTACT: STAN C. CANBY	CIVIL ENGINEER LANE ENGINEERS, INC. NORTH BLACKSTONE STREET TULARE, CA 559-734-7080 larry@laneengineers.com CONTACT: LAWRENCE SIMONETTI
OWNER M + B BRUNO FAMILY 1919 S. WALNUT RD. TURLOCK, CA 95381 (209) 667-6455 CONTACT: M + B BRUNO	ELECTRICAL AMERICAN INC. 1345 N. AMERICAN ST. VISALIA, CA 93291 559-651-1776 dwe@gantaminc.com CONTACT: DUANE WEIGANT	LANDSCAPE RAINSCAPE 1222 N. ROOSEBURG CT. VISALIA, CA 93291 559-651-2333 thegreenteam@raincapeco.com CONTACT: JIM COOPER

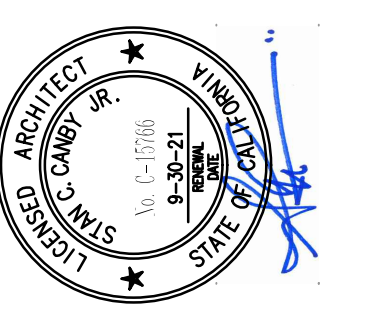


CONSULTANTS

VICINITY MAP

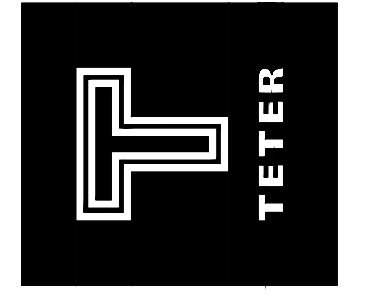
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DATE	DESCRIPTION	MARK
01-05-2021	UPDATED MASTER PLAN	△



TETER, LLP
 7638 N. PALM AVE. 201 | FRESNO, CA 93711 | 559.437.0887
 128 S. BRIDGE ST. 150 | VISALIA, CA 93291 | 559.425.5246
 1200 DISCOVERY DR. 401 | BAKERSFIELD, CA 93309 | 661.843.9400

ARCHITECTS ENGINEERS CONNECTED

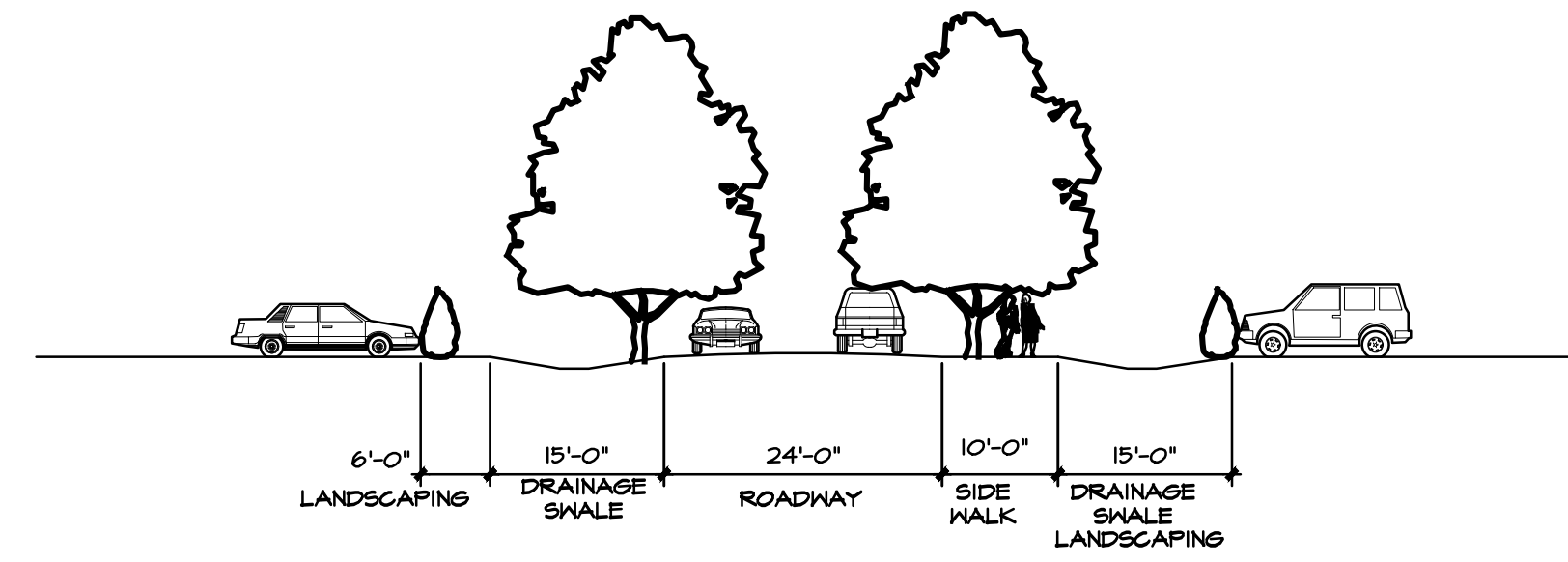


PLAZA FPU, LLC
 PROPOSED PARKING LOT IMPROVEMENTS
 VISALIA, CA
 DRAWING TITLE
 SITE PLAN

PROJECT NO. 19-11586

DRAWING

SPR-2



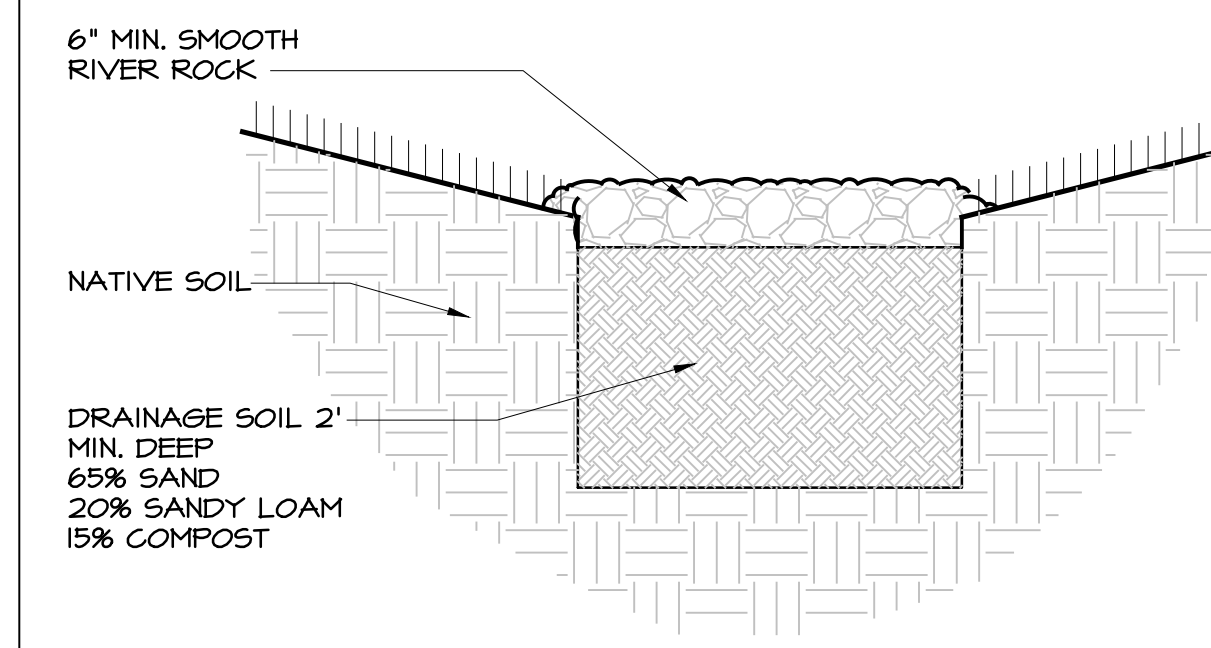
CAMPUS DRIVE CROSS - SECTION



CONCEPTUAL LANDSCAPE PLAN

PLANTING PALLETTE	
SYMBOL	DESCRIPTION
①	CERCIS CANADESIS
②	CHINESE PISTACHE
③	ZELKOVA VILLAGE GREEN
④	GINKO BILOBA
⑤	QUERCUS RUBRA
⑥	ACER RUBRUM
☼	OLEANDER DWARF
○	JUNIPER WILTONI
●	DWARF BOTTLE BRUSH
○	MYOPORUM
⊗	MORREA IRRIODODES BI-COLOR
○	BACCHARIS DWARF COYOTE
∞	FESTUCA MAURI
xx	MUHLENBERGIA PINK MUHLY
▨	EASEMENT AREA TO RECEIVE 2" BARK MULCH OVER WEED BARRIER MEMBRANE

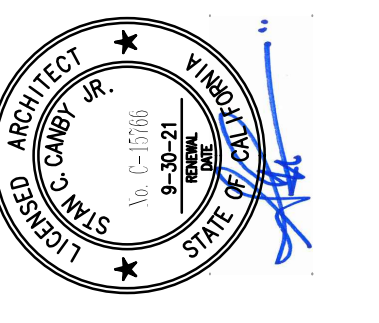
NOTE: ALL LANDSCAPE AREAS TO RECEIVE 3" BARK MULCH OVER PRE-EMERGENT TREATED BASE.



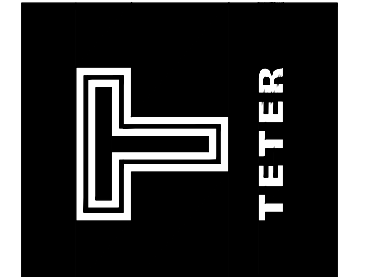
BIORETENTION BASIN

Teter, LLP expressly reserves its common law copyright and other property rights in these plans. This document, the plans and designs contained herein are the instruments of professional service, and shall not be used in whole or in part, for any other project without prior written authorization.

DATE	DESCRIPTION	MARK
01-05-2021	UPDATED MASTER PLAN	△



TETER, LLP
 7555 N. PALM AVE. 201 | FRESNO, CA 93711 | 559.437.6887
 125 S. BRIDGE ST. 150 | VISALIA, CA 93271 | 559.425.5244
 1200 DISCOVERY DR. 160 | BAKERSFIELD, CA 93309 | 441.843.9400
ARCHITECTS ENGINEERS CONNECTED



PLAZA FPU, LLC
 PROPOSED PARKING LOT IMPROVEMENTS
 VISALIA, CA
 DRAWING TITLE
 CONCEPTUAL LANDSCAPE PLAN

PROJECT NO.
 19-11586

DRAWING
 SPR-3

PLOT DATE: 10/27/20

SCALE: 1" = 30'-0"

2

1/2"=1'-0"

1

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: Tentative Map - Pinkham & K Date: 1/5/2021

Project Description: 96 lot subdivision

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

Property Owner: Visalia Unified School District

Applicant(s) Name: Jim Robinson

Project Address/Location: SE Corner Pinkham and K

Assessor Parcel Number: 126-920-007 & 008

Parcel Size (Acreage or Square Feet): 22.40 Building or Suite Square Footage: n/a

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ n/a

Describe All Proposed Building Modifications: n/a

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

Date Received: 01/05/2021

SPR Agenda: 01/13/2021 Item No. _____

Zone: QP SPR No. 20-002

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: property currently vacant - no buildings on site

Proposed Building Use: n/a

Proposed Hours of Operation: n/a

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: n/a

Describe Any Truck Delivery Schedule & Operations: n/a

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

(Provide Separate Attachment if Necessary): n/a

Describe Any Special Events Planned for the Facility: n/a

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ 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>Jim Robinson</u>	Signature of Owner or Authorized Agent* 	
Address: <u>5607 Avenida de los Robles</u>	Owner	Date <u>1-6-21</u>
City, State, Zip <u>Visalia, CA 93291</u>		
Phone: <u>559-732-2660</u>	Authorized Agent*	Date
Email: <u>JRobinson@SJVhomes.com</u>		

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

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

126-920-007 126-920-008

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
<u>5000 W. CYPRESS AVE</u>		
Owner Mailing Address		Agent Mailing Address
<u>VISALIA, CA. 93277</u>		
<u>(559) 730-7529</u>		
Owner Phone Number		Agent Phone Number

"PINKHAM AND K" TENTATIVE MAP

BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

PROJECT SITE INFORMATION

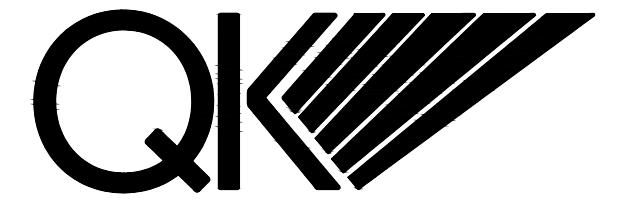
APNs:
126-920-007, 126-920-008

ADDRESS:
2300 E. K AVENUE
VISALIA, CA 93292

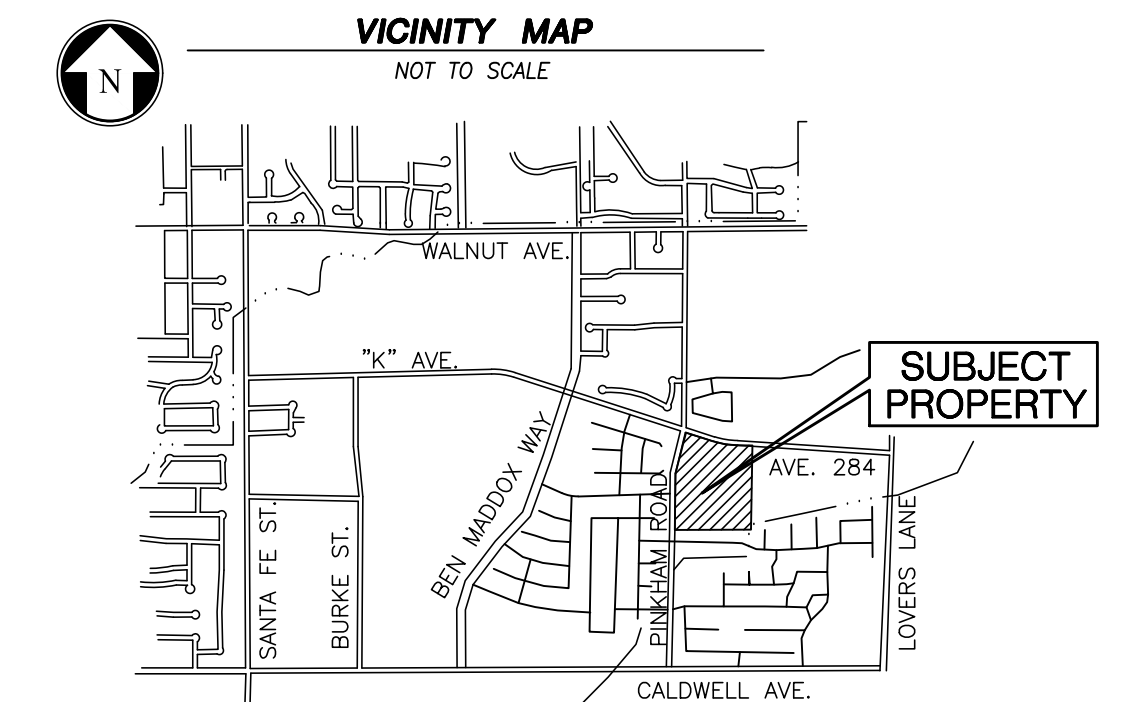
RECORD OWNERSHIP:
VISALIA UNIFIED SCHOOL DISTRICT
5600 E. CYPRESS AVE.
VISALIA, CA 93292

SUBDIVIDER:
SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

JANUARY 2021



901 EAST MAIN STREET TEL: (559) 733-0440
VISALIA, CA 93292 WWW.QKINC.COM
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UTILITIES

SOUTHERN CALIFORNIA EDISON:
MISAEEL IBARRA
2425 S. BLACKSTONE STREET, TULARE, CA 93274
O: 559-684-3532
C: 559-801-1272
misaeel.ibarra@sce.com

SOUTHERN CALIFORNIA GAS COMPANY:
JUAN MEJORADO
404 N. TIPTON STREET, VISALIA, CA 93292
559-739-2317
JMMejorado@socalgas.com

AT&T:
ERIN PECTOL
217 W. ACEQUIA AVENUE, VISALIA, CA 93291
O: 559-739-6649
C: 559-737-1637
ep8545@att.com

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE, VISALIA, CA 93291
O: 559-735-2104
C: 559-217-9003
Michael.Corral@comcast.com

PHASING

THE APPLICANT RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASE LINES SHOWN HEREON ARE PLANNED, AND SUBJECT TO CHANGE.

ACREAGE AND LAND USE

	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	PROPOSED ZONE
60' x 108' LOTS AND PUBLIC STREETS:	96	21.23	4.52	R-1-5
PARK (PUBLIC) - OUTLOT A:	N/A	0.26	N/A	OP
LANDSCAPE - OUTLOTS B-D:	N/A	0.91	N/A	VARIOUS
TOTALS:	96	22.40		

LEGEND

—	CENTERLINE	⊙	EXISTING STREETLIGHT
---	PROPERTY LINE	⊙	EXISTING CUY ANCHOR
---	RIGHT OF WAY LINE	⊙	EXISTING POST
---	SECTION LINE	⊙	EXISTING WATER VALVE
---	EXISTING RIGHT OF WAY	⊙	EXISTING POWER POLE
---	EXISTING LOT LINES	⊙	EXISTING STORM DRAIN MANHOLE
---	PUBLIC UTILITY EASEMENT	⊙	EXISTING SEWER MANHOLE
---	EXISTING CHAIN LINK FENCE	⊙	EXISTING CHRISTIE BOX
---	EXISTING WOOD FENCE	⊙	EXISTING SIGN
---	EXISTING EDGE OF PAVEMENT/ROAD	⊙	EXISTING VENT PIPE
---	EXISTING CURB AND GUTTER	⊙	EXISTING STAND PIPE
---	EXISTING OVERHEAD ELECTRICAL	⊙	EXISTING RISER
		⊙	EXISTING WELL
		⊙	EXISTING TREE

TOPOGRAPHIC SURVEY

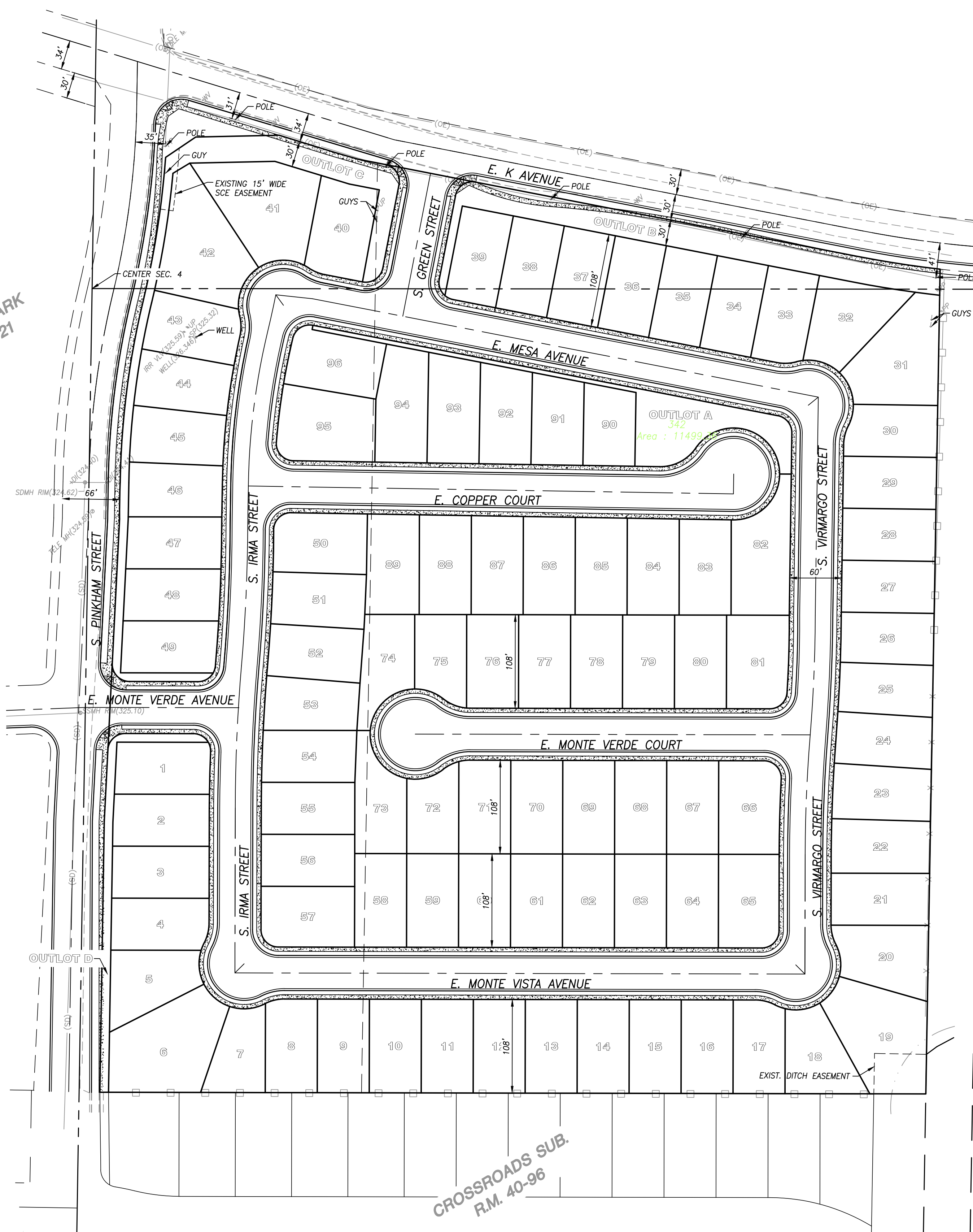
TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP WAS COLLECTED AND PROVIDED BY QK IN DECEMBER 2020.

FLOOD NOTE

THE SUBJECT SITE IS WITHIN FLOOD ZONES X AS SHOWN ON FEMA FIRM PANEL 0610700945E, EFFECTIVE 6/16/2009.

ABBREVIATIONS

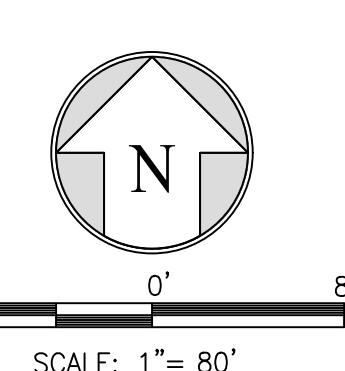
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I.N. DENOTES RECORD INSTRUMENT NUMBER, TULARE COUNTY RECORDS
O.R.T.C. OFFICIAL RECORDS TULARE COUNTY
P.U.E. PUBLIC UTILITY EASEMENT
REC. RECORDED
ROW RIGHT OF WAY
T.C.R. TULARE COUNTY RECORDS
R.M. XX-YY VOLUME XX OF MAPS, PAGE YY, TULARE COUNTY RECORDS
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS



SUNRISE PARK
R.M. 41-21

SOUTH POINT ESTATES
UNIT NO. 2
R.M. 39-86

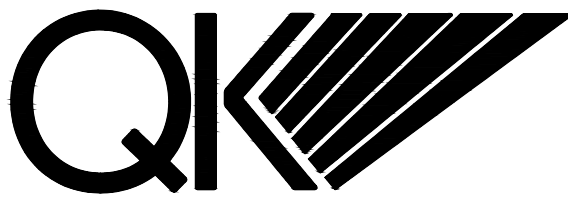
CROSSROADS SUB.
R.M. 40-96



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"PINKHAM AND K" TENTATIVE MAP

JANUARY 2021



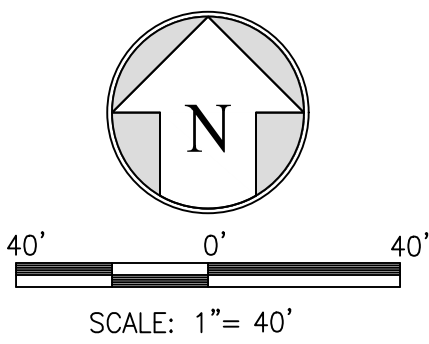
901 EAST MAIN STREET
VISALIA, CA 93292
TEL: (559) 733-0440
WWW.QKINC.COM
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LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- EXISTING RIGHT OF WAY
- EXISTING LOT LINES
- PUBLIC UTILITY EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING EDGE OF PAVEMENT/ROAD
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR LINE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING STREETLIGHT
- EXISTING GUY ANCHOR
- EXISTING POST
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING STORM DRAIN MANHOLE
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- EXISTING CHRISTIE BOX
- EXISTING SIGN
- EXISTING VENT PIPE
- EXISTING STAND PIPE
- EXISTING RISER
- EXISTING WELL
- EXISTING TREE

ABBREVIATIONS

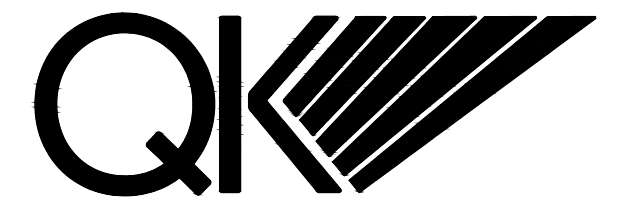
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- R. RADIUS



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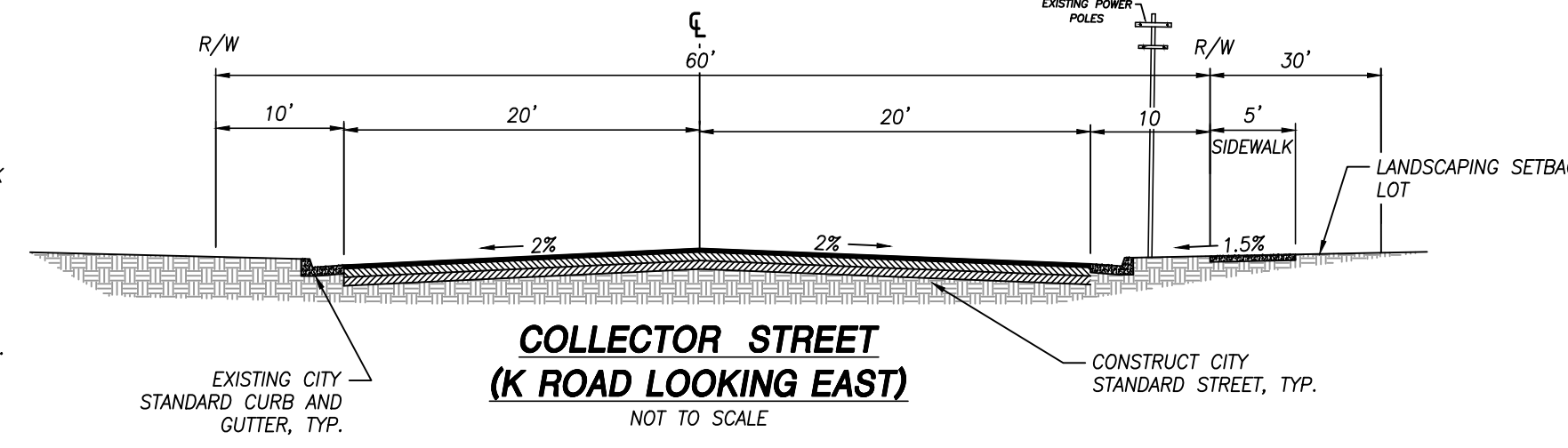
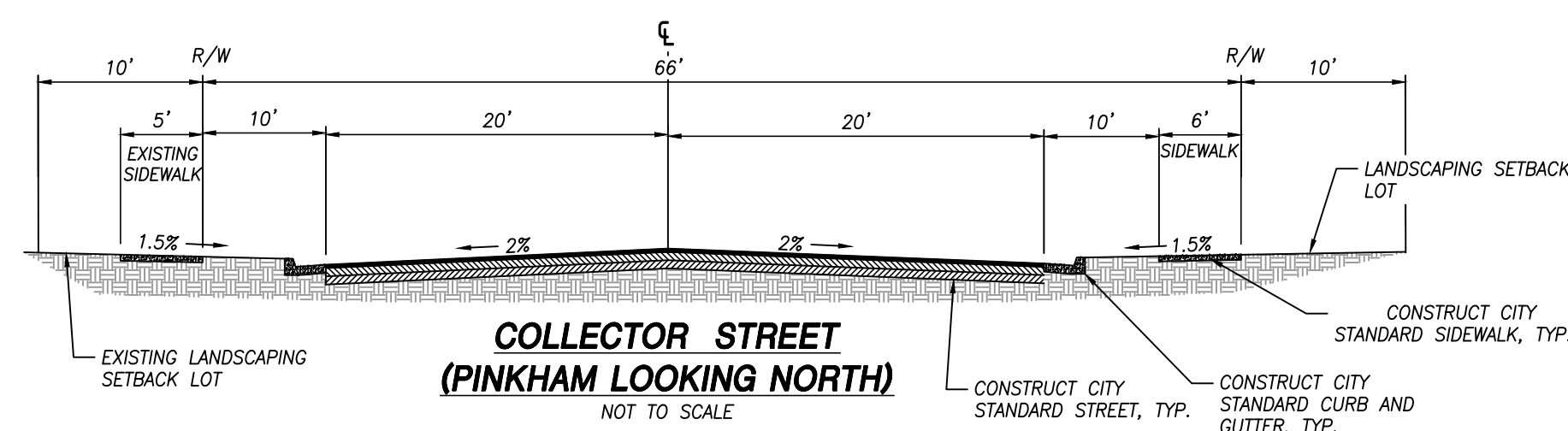
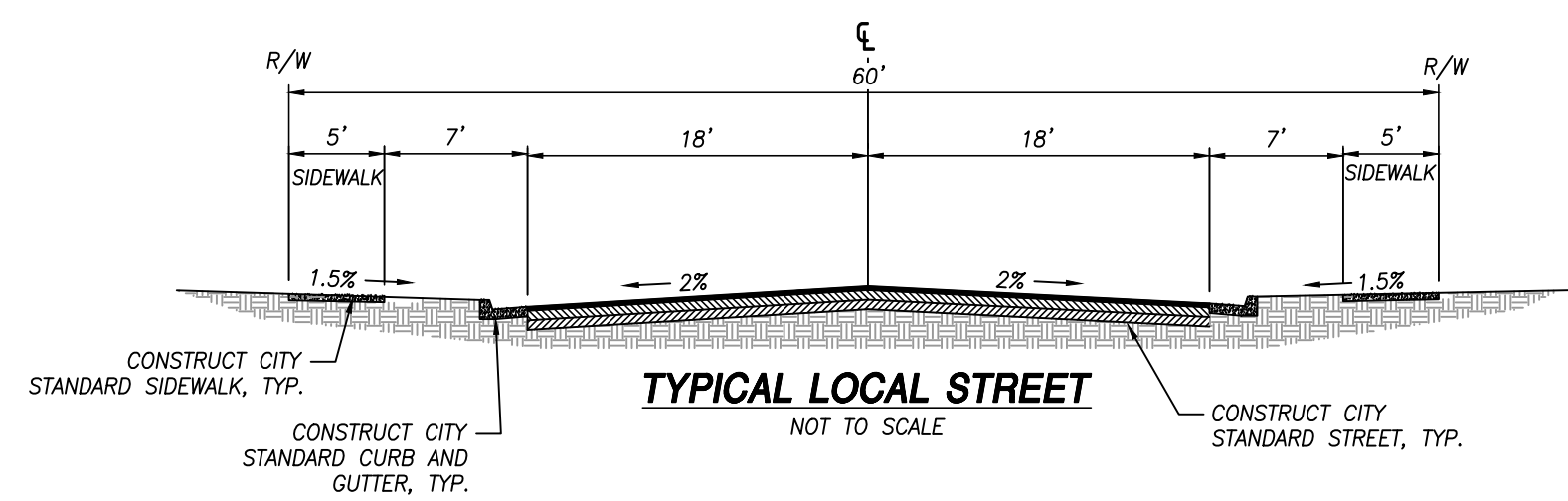
"PINKHAM AND K" TENTATIVE MAP

JANUARY 2021



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TYPICAL STREET CROSS SECTIONS:

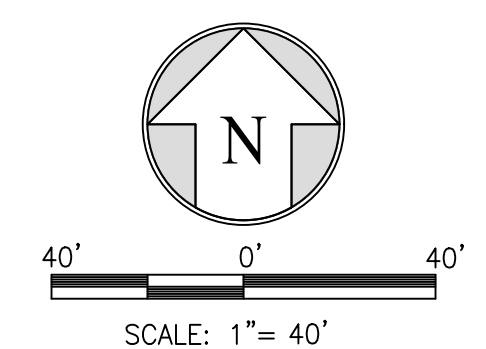
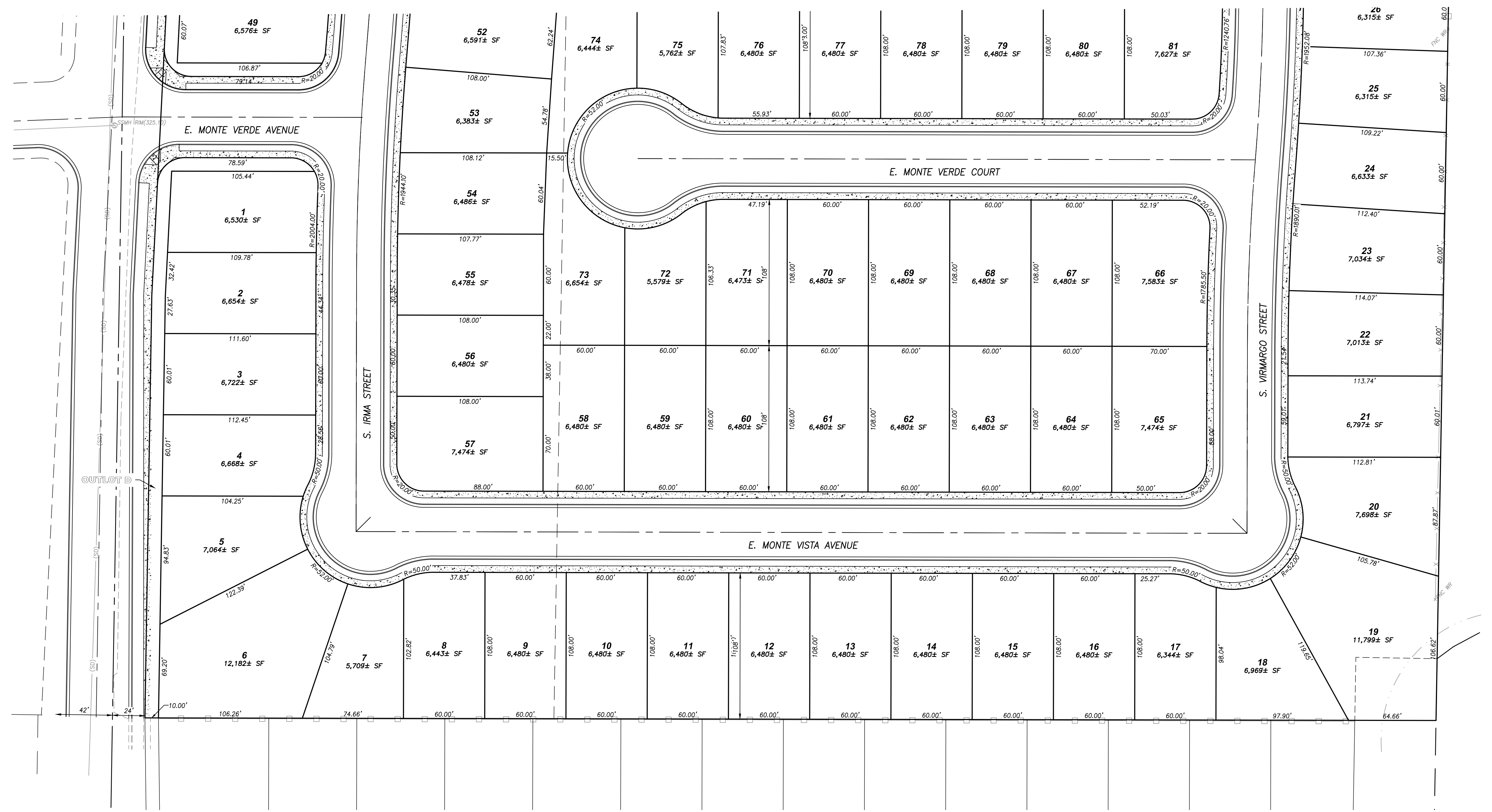


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CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- 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 Aoequia 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: BL Quality Meats Date: 12/22/2020

Project Description: A new 329 sq.ft. addition to the existing Retail Facility

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

Property Owner: Greg Whitney

Applicant(s) Name: BL Quality Meats

Project Address/Location: 720 S. Demaree Road Visalia, CA

Assessor Parcel Number: 095 - 010 - 071 Total: 8079.00 SF

Parcel Size (Acreage or Square Feet): .56 Acres Building or Suite Square Footage: (E) 7,750 sq.ft., (A) 329 sq.ft.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: 329 sq.ft. office & storage addition
to existing facility No change to existing Retail floor area

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

Date Received: 01/07/2021

SPR Agenda: 01/13/2021 Item No. _____

Zone: C-MU SPR No. 21-003

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: Retail Facility

Proposed Building Use: Retail, no change

Proposed Hours of Operation: 9:00am - 7:00pm

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

Number of Employees Per Day: Existing _____ Proposed No change

Number of Customers Per Day (Estimated): Existing _____ Proposed No change

Predicted Peak Operating Hour: Varies based on day of week, no change from current Peak Operating Hour

Describe Any Truck Delivery Schedule & Operations: no change from current 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): N/A

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇓ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇓ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇓ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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>TAE Inc. Architecture & Planning</u>	Signature of Owner or Authorized Agent*	
Address: <u>120 N. L Street</u>		Date
City, State, Zip <u>Tulare, CA 93274</u>	Owner	
Phone: <u>(559) 688-2071</u>		Date
Email: <u>Info@TAEInc.com</u>	Authorized Agent*	

* 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:

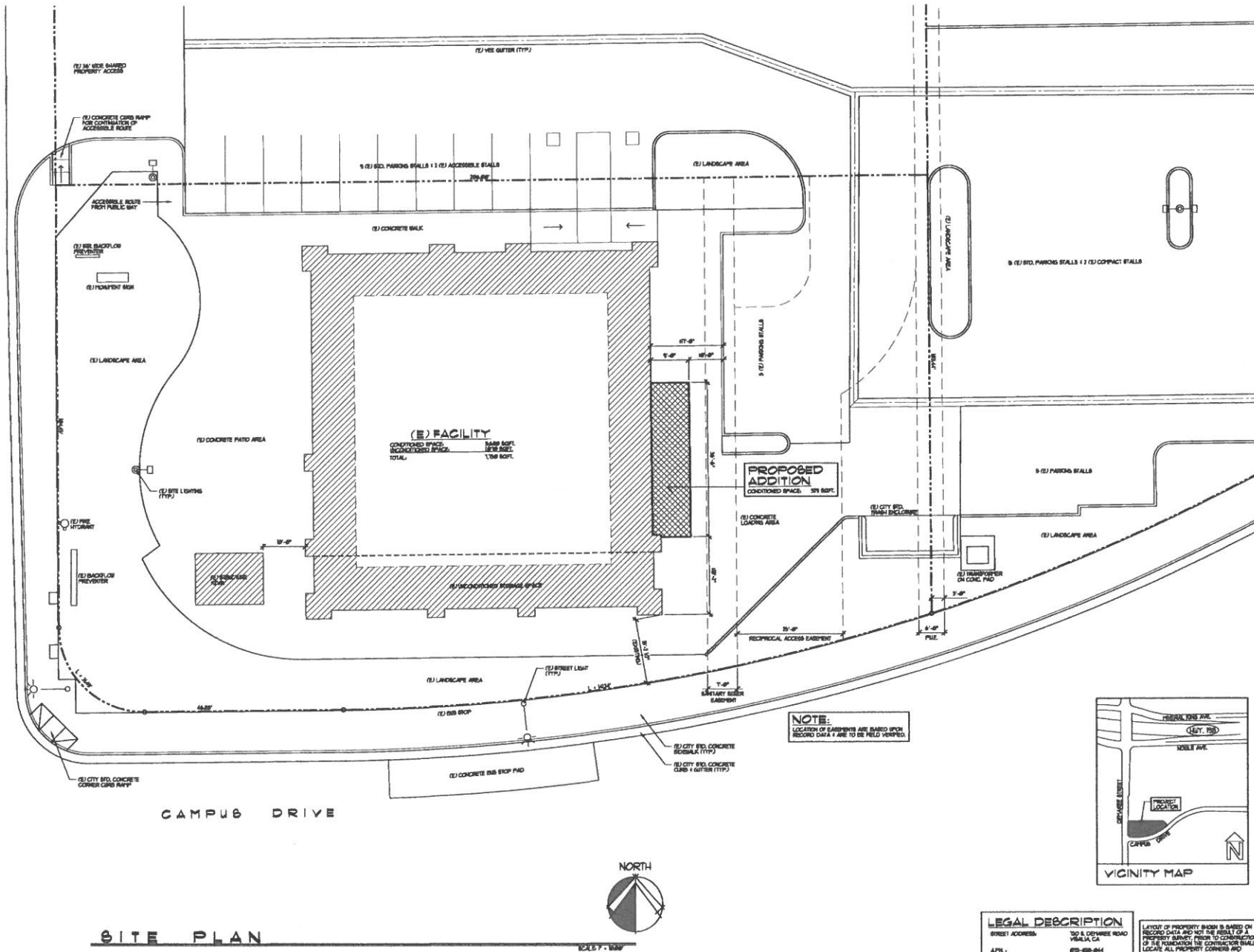
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

Executed this _____ day of _____, 20__.

<p>OWNER</p>  <p>Signature of Owner</p>	<p>Signatures</p>	<p>AGENT</p> <p>Signature of Agent</p>
<p><u>720 S. DEMARCE, VISALIA, CA 93277</u></p> <p>Owner Mailing Address</p>		<p>Agent Mailing Address</p>
<p><u>559-804-8447</u></p> <p>Owner Phone Number</p>		<p>Agent Phone Number</p>

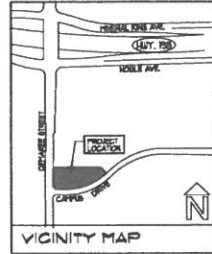
T H E M E M B E R S H I P



SITE PLAN



NOTE:
LOCATION OF EASEMENTS ARE BASED UPON
RECORDED DATA & ARE TO BE FIELD VERIFIED.



LEGAL DESCRIPTION
STREET ADDRESS: 110 S. DEWARSE ROAD
VISALIA, CA
APN: 020-000-004

LAYOUT OF PROPERTY SHOWN IS BASED ON
RECORDED DATA AND NOT THE FIELD OF
THE FOUNDATION THE CONTRACTOR SHALL
LOCATE ALL NEAREST CORNERS AND
REPORT ANY VARIATIONS FROM PLAN.

TAE
ARCHITECTURE
AND PLANNING
300 N. "C" STREET
VISALIA, CALIFORNIA 93278
TEL: (559) 734-1071
FAX: (559) 734-1075
www.taeinc.com

APPLICATIONS:
• APPROVAL SET SHEET
• GRADING & EROSION CONTROL
• OVERSEEN ROAD

ARCHITECT:
KEITH R. REYNOLDS
STATE OF CALIFORNIA LICENSE # C-40025
MICHAEL PORTER
STATE OF CALIFORNIA LICENSE # C-40481

CONSULTANT:
PROJECT:

A NEW BUILDING ADDITION FOR:
BL QUALITY MEATS
VISALIA, CALIFORNIA

DATE	REVISION

THIS IS AN UNRECORDED SET AND NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL NEAREST CORNERS AND REPORT ANY VARIATIONS FROM PLAN.

SHEET DESCRIPTION:
SITE PLAN

ADDITION: 329 SQ.FT.

NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	11/11/2010
PROJECT NUMBER	A1
PROJECT REVISION	A.12620