

SITE PLAN REVIEW AGENDA

3/31/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21022

PROJECT TITLE: Liberty Estates

DESCRIPTION: 42 Single Family Lots, PUD with Home Owners Association and Guarded Gate. (R-1-5)

APPLICANT: Roy J. Kendall

OWNER: RYZEN DEVELOPMENT INC

APN: 091333044

091040025

LOCATION: St John's Parkway East of Dinuba Highway

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR21036

PROJECT TITLE: 830 E. Roosevelt Ave Apartments

DESCRIPTION: New Construction , (2) 2 Story Buildings - Building "A" 2 Bedroom 1 Bath; Building "B" 2 Bedroom 1 Bath Upstairs, 1 Bedroom 1 Bath Downstairs. (R-M-2)

APPLICANT: Tom Hayslett

OWNER: KAWEAH MANAGEMENT COMPANY, INC

APN: 094130056

LOCATION: 830 E. Roosevelt Ave

ITEM NO: 3 Resubmit

SITE PLAN NO: SPR21038

PROJECT TITLE: River Run Ranch

DESCRIPTION: Substantial Conformance Exhibit (R-1-5/R-M-2)

APPLICANT: Jocelyn Correa

OWNER: DYT DARREN & HAYLEE

DYT DORIS (TR) (REV TR)

APN: 103020069

103020072

103020068

LOCATION: River Run Street - Between Houston & St. Johns

ITEM NO: 4

SITE PLAN NO: SPR21044

PROJECT TITLE: Central Valley Christian Elementary School

DESCRIPTION: New Modular Classrooms and Restrooms. (QP)

APPLICANT: Dane Moll

OWNER: CENTRAL VALLEY CHRISTIAN SCHOOLS SC

APN: 087460004

LOCATION:

ITEM NO: 5

SITE PLAN NO: SPR21045

PROJECT TITLE: TRD-3 Brackenwood, LLC

DESCRIPTION: Brackenwood II AKA The Grove - TSM Review for Mixed Use Multi-Family & Single-Family Residential Development. (R-M-2)

APPLICANT: Clifford Ronk

OWNER: CONGLETON GEORGE & PATRICIA(TRS)

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

3/31/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

APN: 126120066
126120065

LOCATION: East K Ave & S. Ben Maddox Way

ITEM NO: 6

SITE PLAN NO: SPR21046

PROJECT TITLE: Proposed Commercial Building

DESCRIPTION: New Commercial Building on a Vacant Land, New Grading & Drainage and New Utility New Landscape and Irrigation. (C-S)

APPLICANT: Asael J Balbuena

OWNER: ALCAUTER SALGADO RENE ROBERTO

APN: 097085006

LOCATION: 821 S BRIDGE ST

ITEM NO: 7

SITE PLAN NO: SPR21047

PROJECT TITLE: Hibachi Hut

DESCRIPTION: Food Truck, Japanese Food, Teppeniaki (C-MU/C-N)

APPLICANT: Tayseer Taha

OWNER: COLADI ESTHER (SCSR TR)

APN: 103162034

LOCATION: 3240 E MINERAL KING AVE

ITEM NO: 8

SITE PLAN NO: SPR21048

PROJECT TITLE: Visalia Plumbing

DESCRIPTION: Proposed Single Story Pre-manufactured Metal Building for a Plumbing Shop of Type III Construction, None-sprinklered. (C-S)

APPLICANT: Nicole Carpenter

OWNER: DUNSWORTH PROPERTIES LP

APN: 098101031

LOCATION: Private Drive of of S. Dunworth St.

ITEM NO: 9

SITE PLAN NO: SPR21049

PROJECT TITLE: Orchard Walk West-Phase 2

DESCRIPTION: Orchard Walk West Phase 2 Tentative Parcel Map (C-MU)

APPLICANT: Michael Osborne

OWNER: DONALD SCHRIBER REALTY GROUP LP

APN: 000013376

LOCATION: 3047 N DINUBA BLVD

ITEM NO: 10

SITE PLAN NO: SPR21050

PROJECT TITLE: Mainland Renovation

DESCRIPTION: Create New Retail Spaces, Including a 2500 sf Quick Service Restaurant with Drive-Thru. (C-R)

APPLICANT: Walter Deisler

OWNER: LEE FUNG (TR) (REV TR)

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

3/31/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

APN: 121110046

LOCATION: 3301 S MOONEY BLVD UNI

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 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: LIBERTY LAKE (WAS LIBERTY ESTATES) Date: 3/18/21

Project Description: 24 LOT ADU

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR21022

Property Owner: RYZEN DEVELOPMENT INC

Applicant(s) Name: ROY J KENDALL

Project Address/Location: ST. JOHN'S PARKWAY EAST OF DINWOO HWY.

Assessor Parcel Number: 091-333-044 091-040-025

Parcel Size (Acreage or Square Feet): 5000 Building or Suite Square Footage: 1450

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: NO MODIFICATIONS ON BLDGS
LOT SIZES INCREASED TO 5000#

--- 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): _____

Number of Employees Per Day: _____

Number of Customers Per Day (Estir _____

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedu _____

Please Identify Any Unique or Specif _____
(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: Roy J. Kendall Signature of Owner or Authorized Agent* _____

Address: 1213 S. Fairway St. _____

City, State, Zip: Visalia CA 93277 Owner _____ Date _____

Phone: 559-901-1974 Roy J. Kendall _____ Date 3/18/21

Email: roy.j.kendall@hotmail.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.

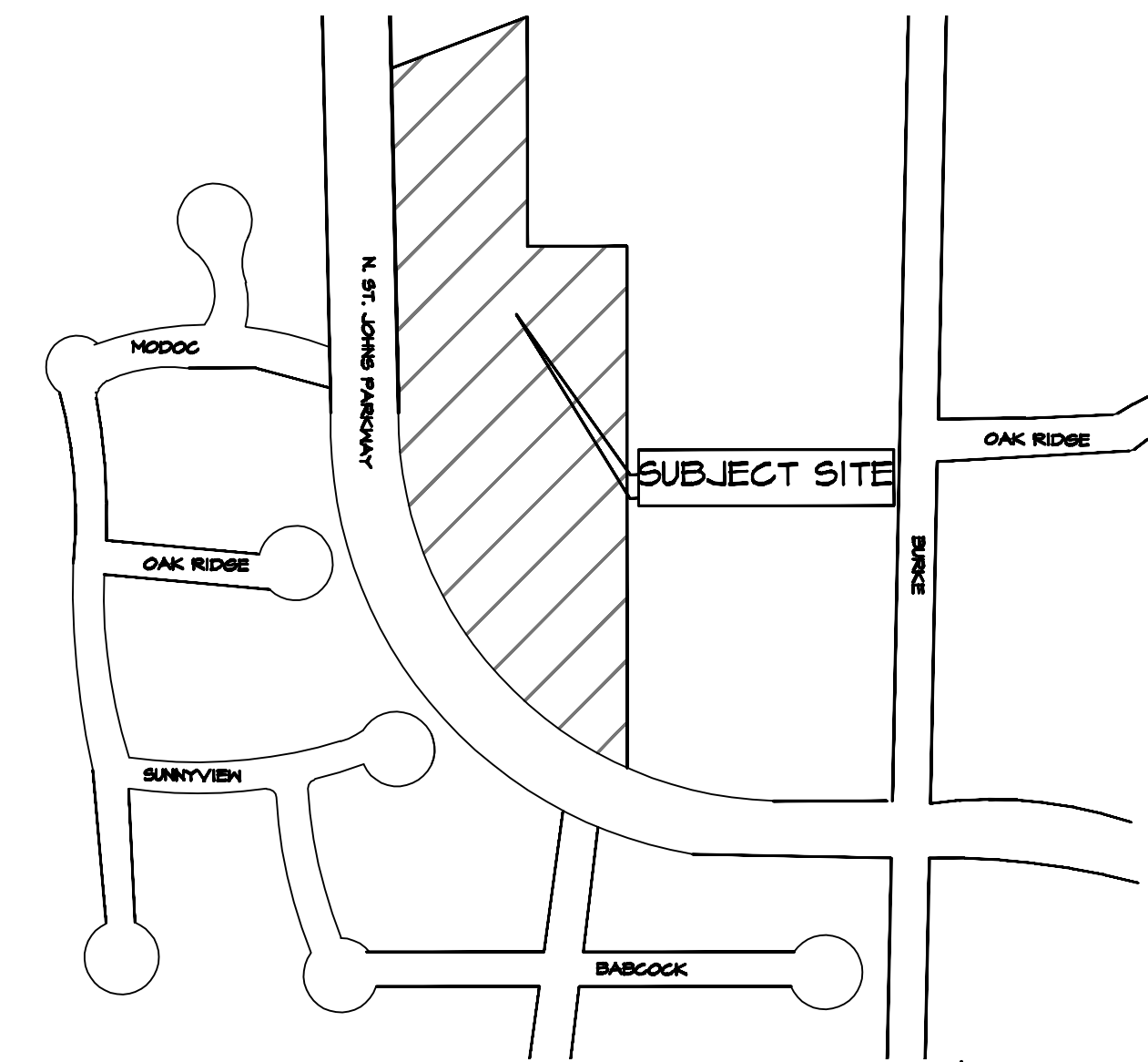
Executed this _____ day of _____, 20____.

<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 _____

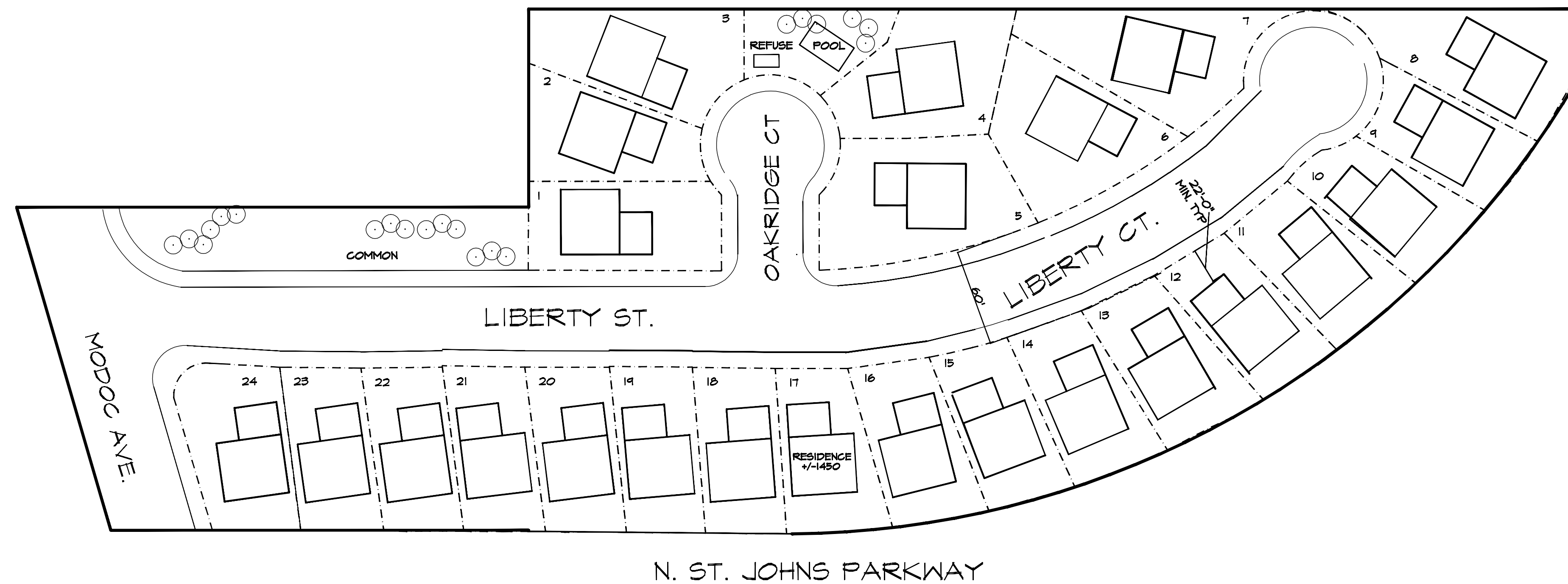
SITE INFO:

EXISTING USE: VACANT
 PROPOSED: 24 LOT SUBDIVISION

ZONING: RM-2
 APN 091-333-044, 091-040-025
 SITE AREA: +/-5 ACRES
 TELEPHONE: SBC TELEPHONE CO.
 WATER: CALIFORNIA WATER SERVICE CO.
 REFUSE: CITY OF VISALIA
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 SOLID WASTE: CITY OF VISALIA
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. EDISON CO.

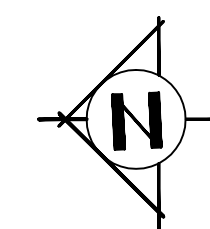


VICINITY MAP NO SCALE



S I T E P L A N

APN 091-333-044 & 091-040-025
 VISALIA, CALIFORNIA



Scale: 1"=50'-0"

STEPHEN O. SPARSHOTT

DESIGN & DRAFTING
 1220 CALIF. RD 2021
 VISALIA, CA 93291
 559-671-1865

A 24 LOT RESIDENTIAL NEIGHBORHOOD
LIBERTY LAKE
 VISALIA CA.

SHEET

OF

3/18/2021

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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- 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: 301 N. Bridge St. Apartments Date: _____

Project Description: New construction, (2) 2 story buildings, (1) Bldg "A" both 2 bedrooms (1) Bath - other Bldg "B" 2bed, upper bath, lower

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 1 Bedroom, 1 Bath

Property Owner: Kaweah Management Co. L

Applicant(s) Name: Tom Hayslett

Project Address/Location: 301 N. Burke St.

Assessor Parcel Number: 094-130-056

Parcel Size (Acreage or Square Feet): Approx 12,310sf Building or Suite Square Footage: Bldg "A" 1,200sf Bldg "B" 1,747sf.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 631,366

Describe All Proposed Building Modifications: New construction multi family apartments

--- 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

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: Vacant Land

Proposed Building Use: R-2 Residential Occupancy

Proposed Hours of Operation: _____

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

Number of Employees Per Day: N.A. Existing _____ Proposed _____

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

Predicted Peak Operating Hour: 8 AM & 5 PM

Describe Any Truck Delivery Schedule & Operations: N.A.

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

Describe Any Special Events Planned for the Facility: _____

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
 - 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
- ⇒ 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>Tom Hayslett</u>	Signature of Owner or Authorized Agent* <u>Tom Hayslett</u>	Date <u>3/10/21</u>
Address: <u>303 N. Church St,</u>	Owner	Date
City, State, Zip <u>Visalia, CA, 93291</u>	<u>Tom Hayslett</u>	<u>3/10/21</u>
Phone: <u>(559) 303-8953</u>	Authorized Agent*	Date
Email: <u>thayslett@pacbell.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):

094-130-056

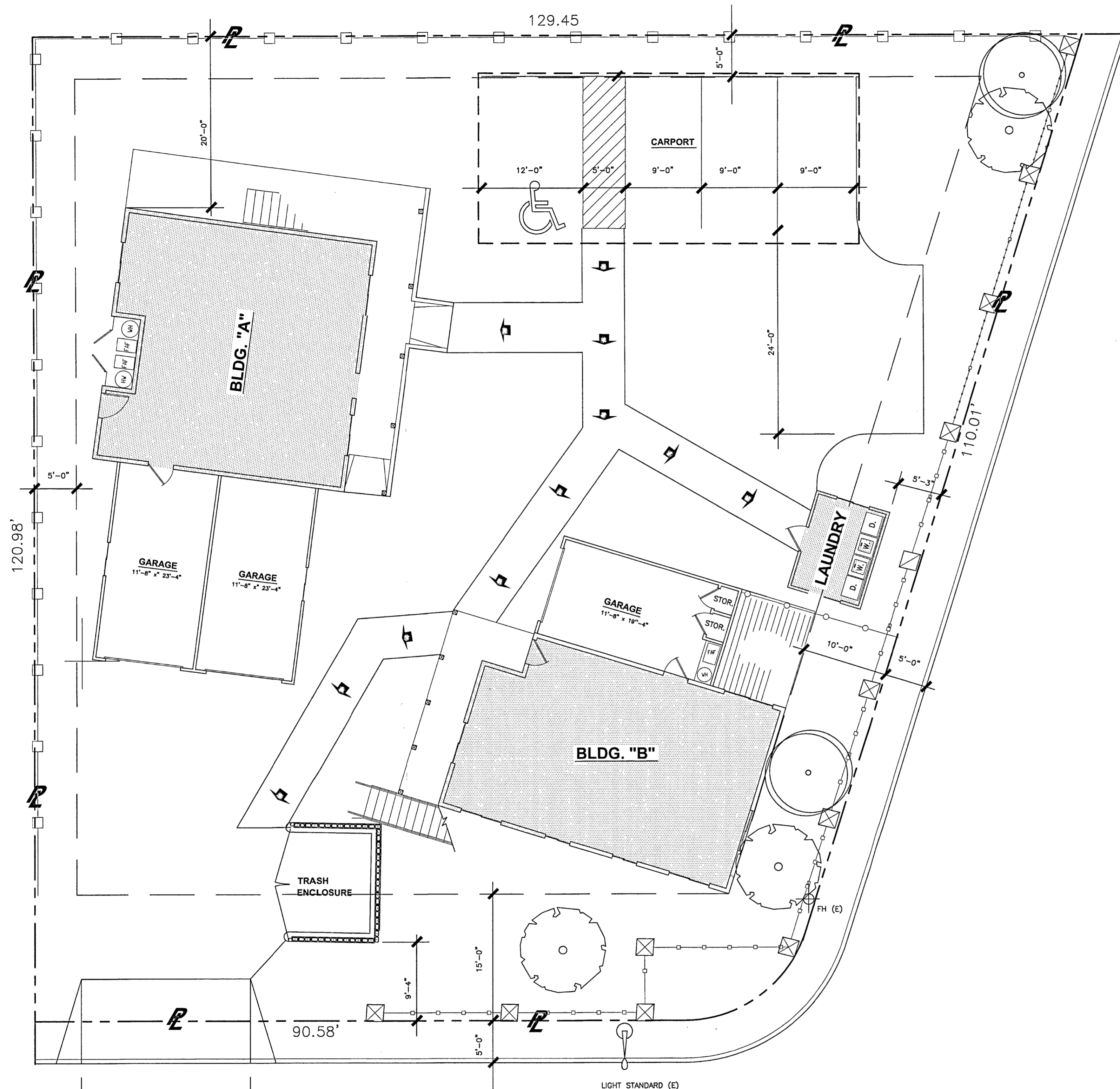
AGENT:

I designate Tom Hayslett 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

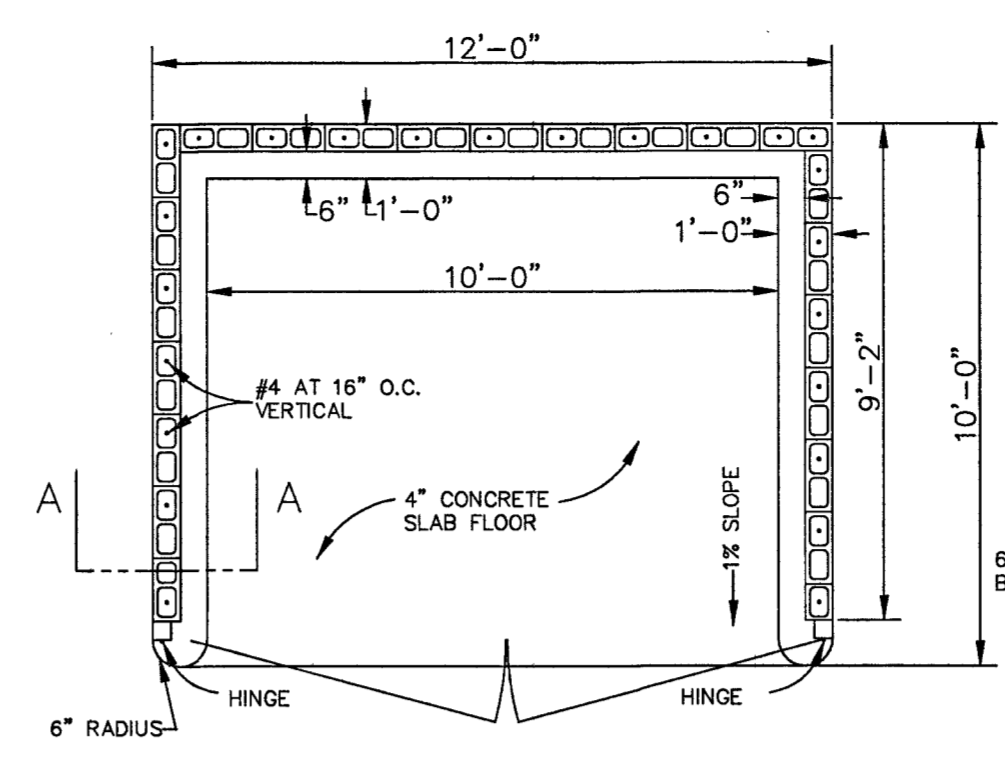


SITE PLAN

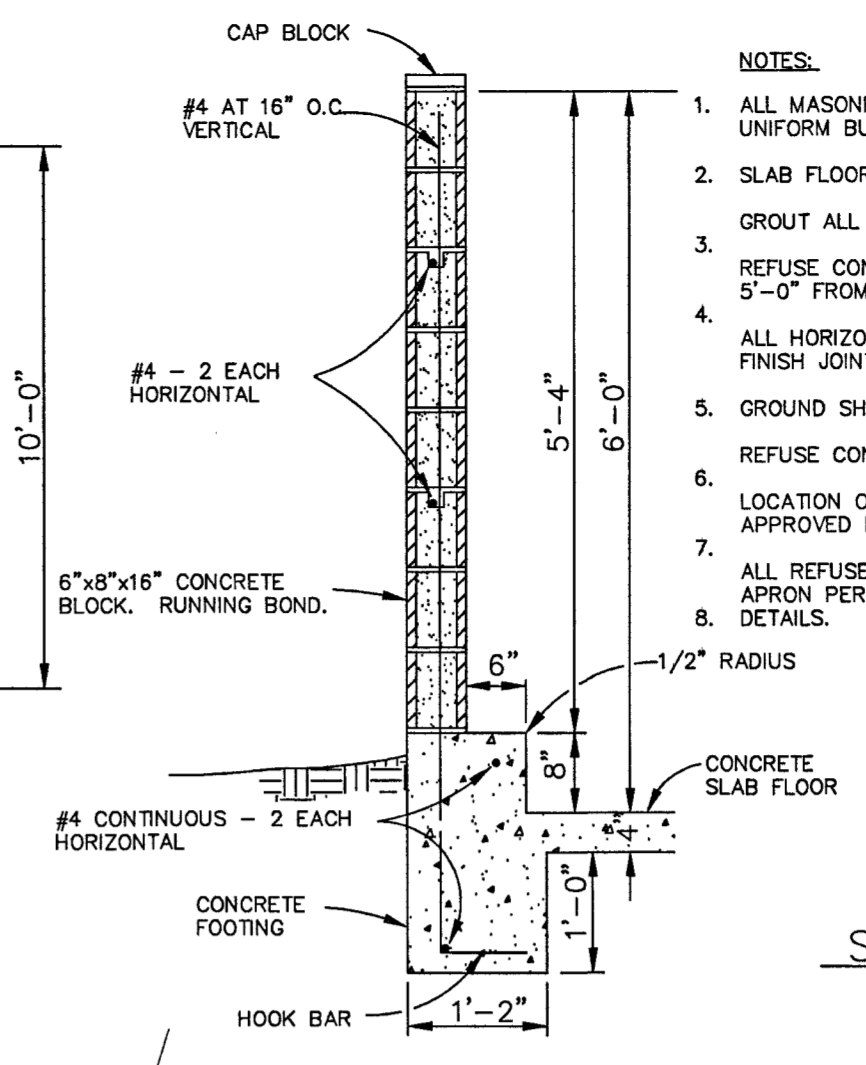
801 N. BURKE ST. APN 094-130-056

ROOSEVELT AVE.

BURKE ST

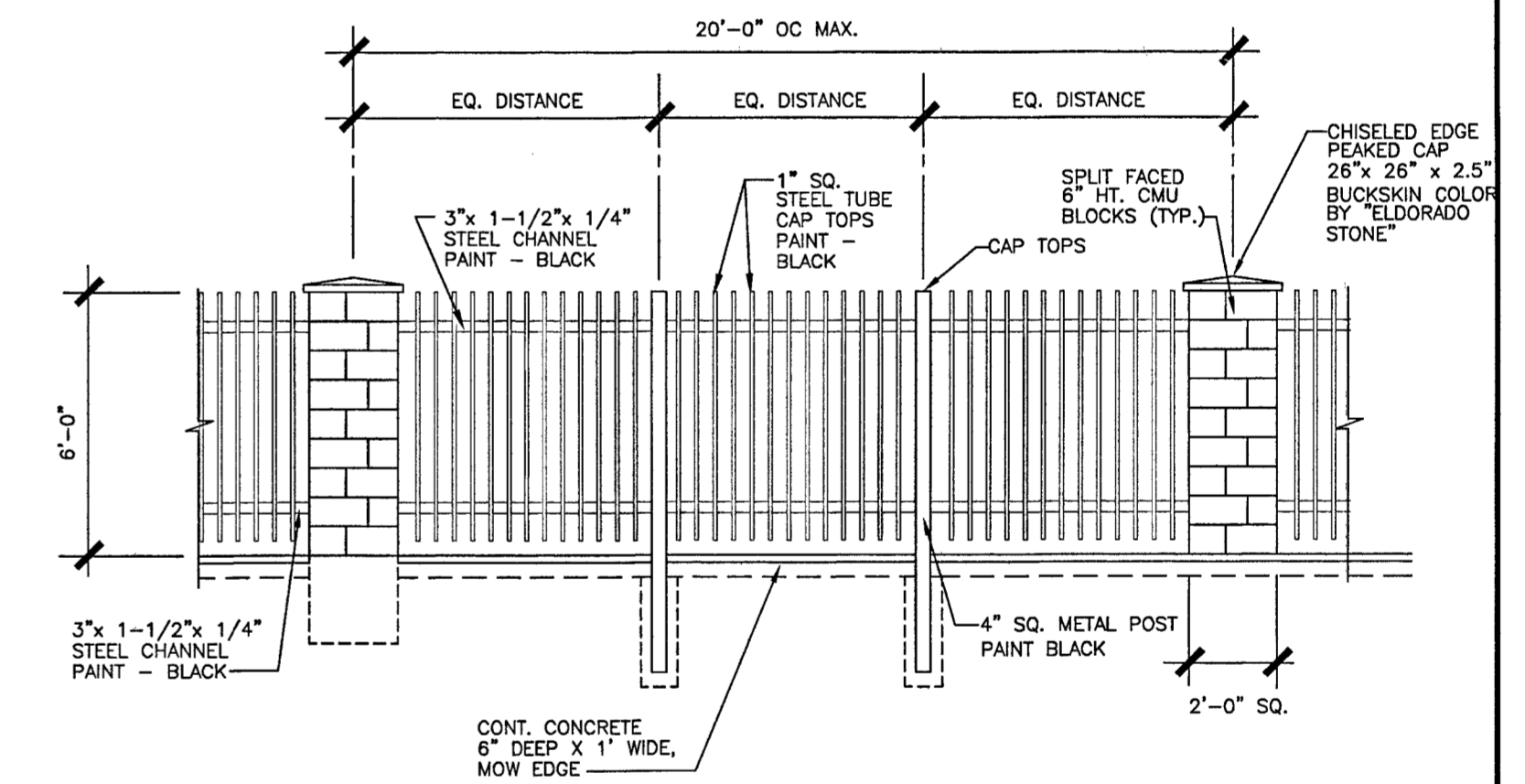


**PLAN
TRASH ENCLOSURE**

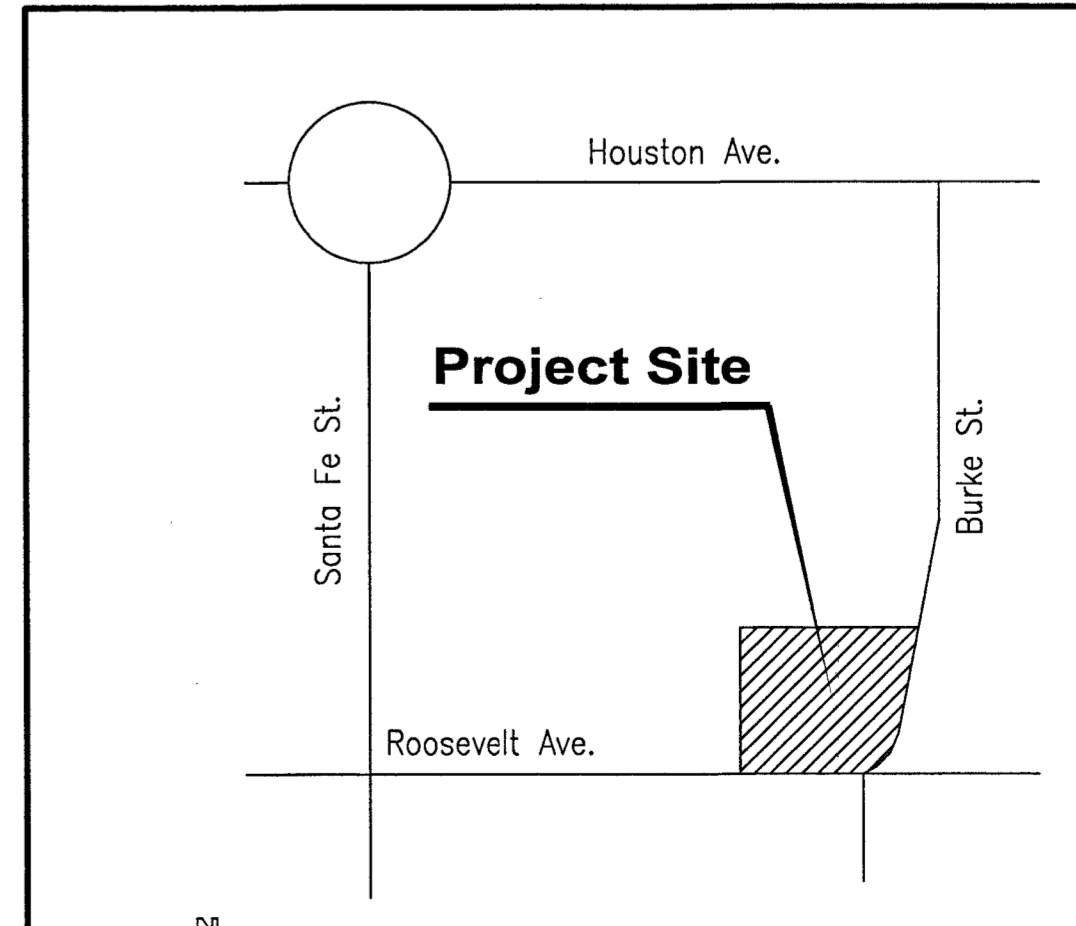


SECTION A-A

- NOTES:**
1. ALL MASONRY SHALL COMPLY WITH CURRENT EDITION OF THE UNIFORM BUILDING CODE.
 2. SLAB FLOOR AND FOOTING SHALL BE CLASS 3 CONCRETE.
 3. GROUT ALL HORIZONTAL AND VERTICAL REINFORCING STEEL SOLID.
 4. REFUSE CONTAINER ENCLOSURE SHALL BE LOCATED A MINIMUM OF 5'-0" FROM ANY BUILDING WALL LINE.
 5. ALL HORIZONTAL AND VERTICAL JOINTS SHALL HAVE A CONCAVE FINISH JOINT.
 6. GROUND SHALL BE SLOPED AWAY FROM ENCLOSURE WALLS.
 7. REFUSE CONTAINER ENCLOSURE SHALL HAVE SOLID FACE GATES.
 8. LOCATION OF REFUSE CONTAINER ENCLOSURE SHALL BE APPROVED BY THE CITY OF VISALIA SOLID WASTE DIVISION.
 9. ALL REFUSE CONTAINER ENCLOSURES SHALL HAVE A CONCRETE APRON PER REFUSE CONTAINER ENCLOSURE CONCRETE APRON DETAILS.



FENCE ELEVATION SCALE: 1/4" = 1'-0"



VICINITY MAP

DATE	DESCRIPTION
01/27/11	SEE CLOUDED AREAS, PLAN REVIEW COMMENTS

REVISIONS:

CONSULTANT:

Thomas K. Hayslett, Architect
 303 North Church Street, Visalia CA 93291
 Phone: (559) 732-9808
 Fax: (559) 636-8585

PROJECT: **Burke & Roosevelt Apartments**
 for: Kaweah Management Company
 626-632, 640-646 & 638 E. Kaweah, Visalia, CA.
 SHEET TITLE: **SITE PLAN**

DATE: 03/22/21
 JOB NO: 1904
 SHEET NO: **A-1**
 1 OF 2 SHEETS

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GENERAL PROJECT INFORMATION

Project/Business Name: RIVER RUN RANCH Date: 03/03/2021

Project Description: SUBSTANTIAL CONFORMANCE EXHIBIT

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 21038

Property Owner: CASTLEWOOD PARTNERS

Applicant(s) Name: DR HORTON

Project Address/Location: RIVER RUN STREET - BETWEEN HOUSON & ST. JOHNS

Assessor Parcel Number: 103-020-068,069, 072

Parcel Size (Acreage or Square Feet): 27.78 AC Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

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 - VACANT LAND

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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 - Existing & proposed structures
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 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
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 - 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>Jocelyn Correa</u>	Signature of Owner or Authorized Agent*	
Address: <u>901 E. main Street</u>	Owner _____	Date _____
City, State, Zip <u>Visalia CA 93292</u>	Authorized Agent* _____	Date _____
Phone: <u>559-303-5628</u>		
Email: <u>Jocelyn.Correa@qkinc.com</u>		

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:


I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
103-020-068,069, & 072

AGENT:

I designate QK - Jocelyn Correa, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ SPR - substantial conformance _____ 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>30312 Road 152. Visalia, CA. 93292</u> Owner Mailing Address		Agent Mailing Address
<u>559-805-3608</u> Owner Phone Number		Agent Phone Number

**SUBSTANTIAL CONFORMANCE EXHIBIT
RIVER RUN RANCH, PHASE 6 & 7 (LOT 8, 9, 10)**

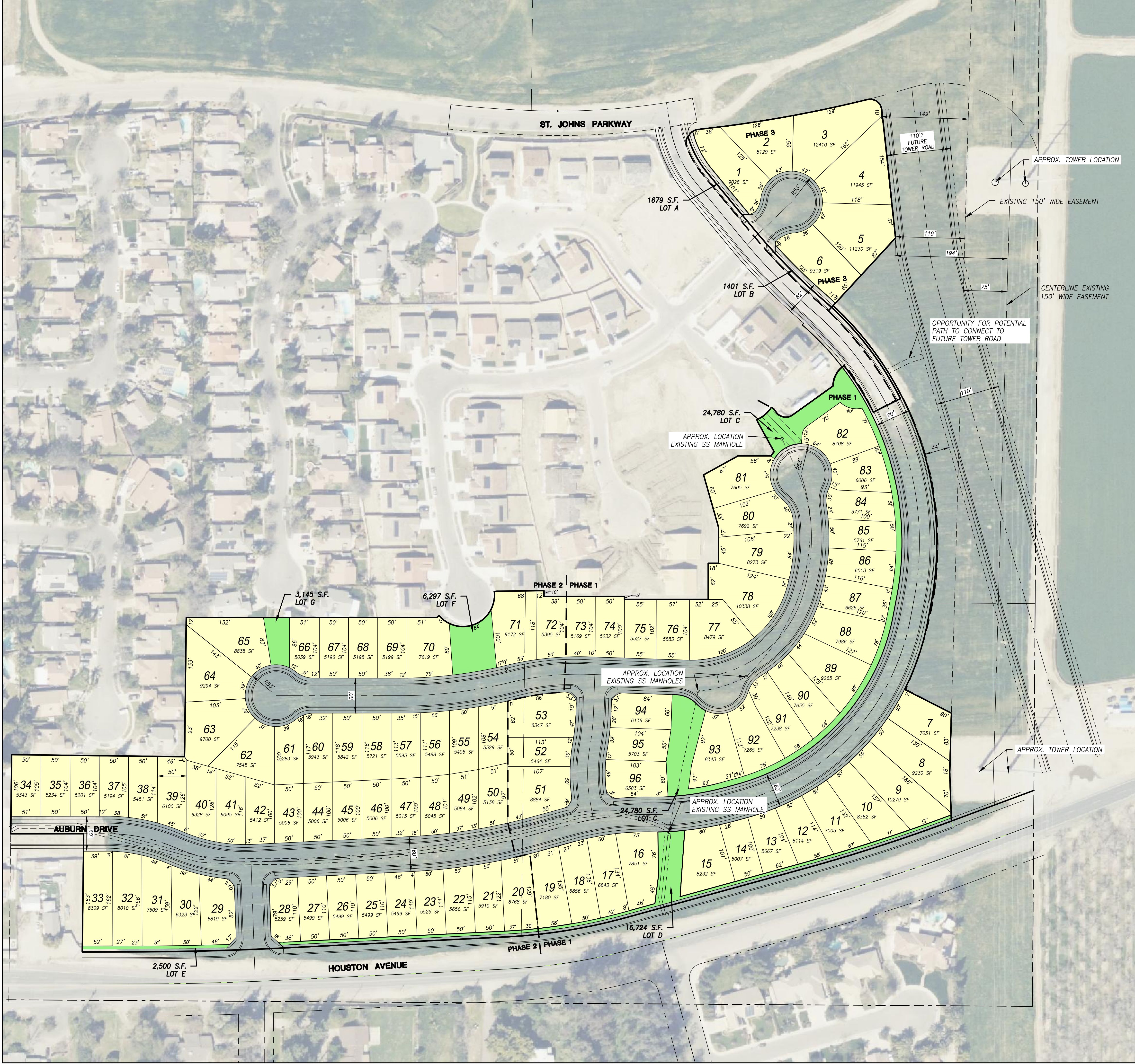
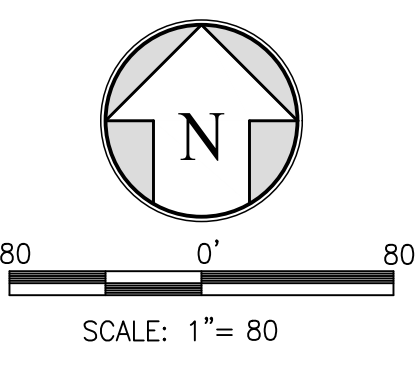
BEING A PORTION OF PARCELS 51, 52, 57, 64, 65 & 70 RECORDED IN BOOK 103 OF PARCEL MAPS AT PAGE 02, OF TULARE COUNTY RECORDS. LOCATED IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN

APN:	103-020-051, 052, 057, 064, 065, 070
ACREAGE:	21.74 AC.
FLOOD ZONE:	ZONE X
ZONING (EXISTING):	R-1-5, R-2, QP
ZONING (PROPOSED):	R-1-5 (PRD)
GENERAL PLAN (EXISTING):	RLD
GENERAL PLAN (PROPOSED):	RLD
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
WATER:	CALIFORNIA WATER SERVICE
SEWER:	CITY OF VISALIA
TELEPHONE:	AT&T
REFUSE:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL

GROSS ACREAGE:	21.74
DEVELOPABLE ACREAGE:	12.68
TOTAL UNITS:	96
GROSS DENSITY:	4.37
DEVELOPABLE DENSITY:	7.49

UTILITIES:	
WATER:	CONNECT TO EXISTING LINES IN ST. JOHNS PRKWY
SEWER:	EXISTING SEWER LINE IN AUBURN DR.
STORM:	CONNECT EXISTING LINE IN AUBURN DR.

LOW VMT PER CAPITA BASED ON VMT SCREENING MAPS



**SUBSTANTIAL CONFORMANCE EXHIBIT
RIVER RUN RANCH, PHASE 6 & 7 (LOT 8, 9, 10)**

BEING A PORTION OF PARCELS 51, 52, 57, 64, 65 & 70 RECORDED IN BOOK 103 OF PARCEL MAPS AT PAGE 02, OF TULARE COUNTY RECORDS. LOCATED IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN

APN:	103-020-051, 052, 057, 064, 065, 070
ACREAGE:	21.74 AC.
FLOOD ZONE:	ZONE X
ZONING (EXISTING):	R-1-5, R-2, QP
ZONING (PROPOSED):	R-1-5 (PRD)
GENERAL PLAN (EXISTING):	RLD
GENERAL PLAN (PROPOSED):	RLD
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
WATER:	CALIFORNIA WATER SERVICE
SEWER:	CITY OF VISALIA
TELEPHONE:	AT&T
REFUSE:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL

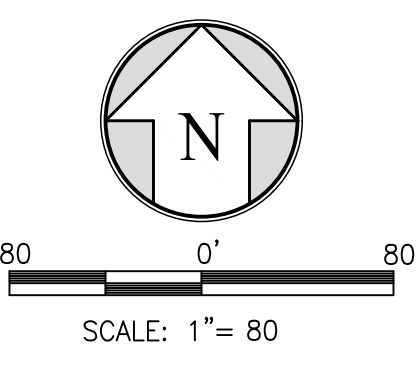
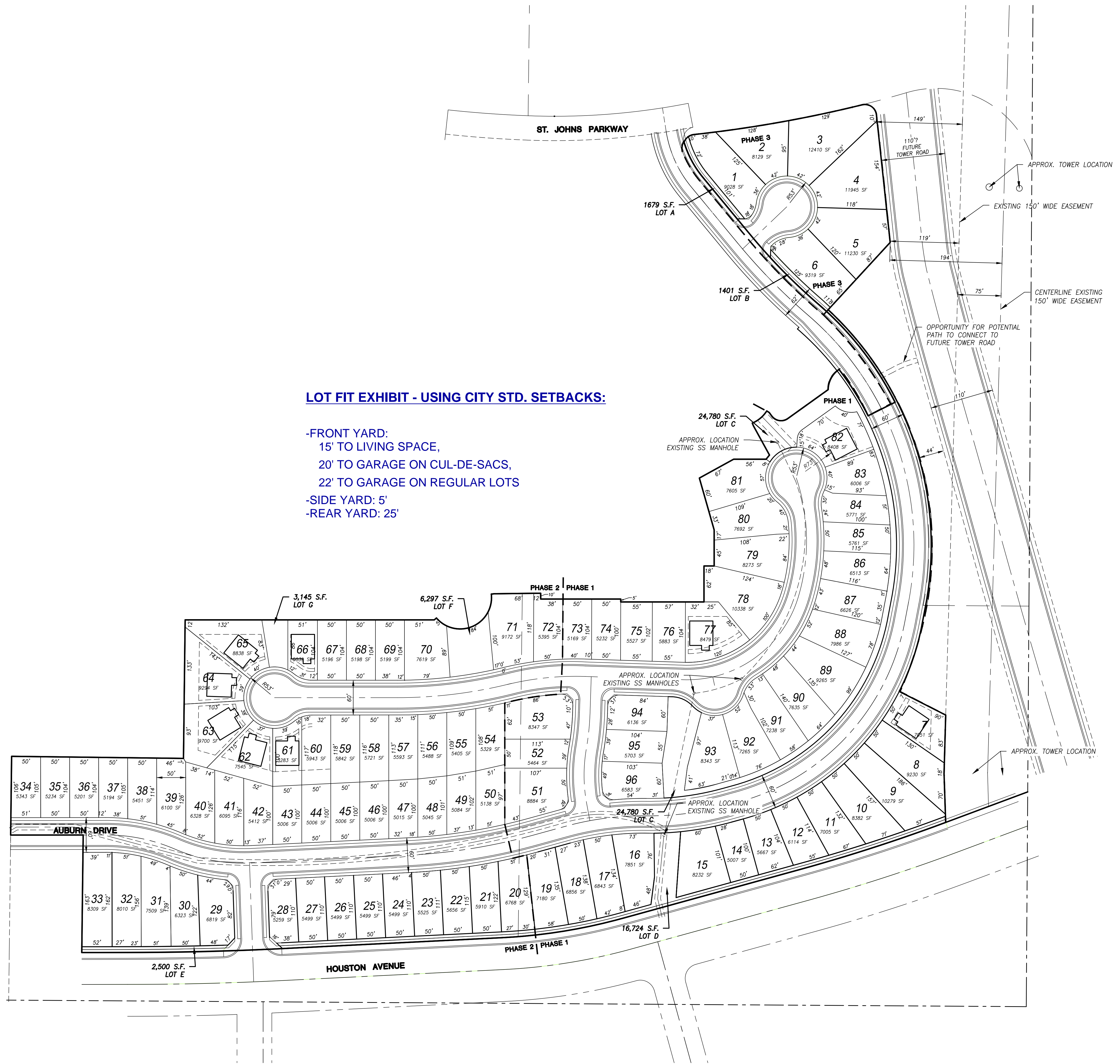
GROSS ACREAGE:	21.74
DEVELOPABLE ACREAGE:	12.68
TOTAL UNITS:	96
GROSS DENSITY:	4.37
DEVELOPABLE DENSITY:	7.49

UTILITIES:	
WATER:	CONNECT TO EXISTING LINES IN ST. JOHNS PRKWY
SEWER:	EXISTING SEWER LINE IN AUBURN DR.
STORM:	CONNECT EXISTING LINE IN AUBURN DR.

LOW VMT PER CAPITA BASED ON VMT SCREENING MAPS

LOT FIT EXHIBIT - USING CITY STD. SETBACKS:

- FRONT YARD:
15' TO LIVING SPACE,
20' TO GARAGE ON CUL-DE-SACS,
22' TO GARAGE ON REGULAR LOTS
- SIDE YARD: 5'
- REAR YARD: 25'



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: Central Valley Christian Elementary School Date: 03-19-21

Project Description: New modular classrooms and restrooms.

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

Property Owner: Central Valley Christian Schools

Applicant(s) Name: Dane Moll

Project Address/Location: 5600 W. Tulare Ave.

Assessor Parcel Number: 087 - 460 - 004

Parcel Size (Acreage or Square Feet): 7.70 acres Building or Suite Square Footage: 3,288 sf

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ tbd

Describe All Proposed Building Modifications: 3 new modular classroom buildings and 1 new modular restroom building.

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

Date Received: 03/19/2021

SPR Agenda: 03/31/2021 Item No. _____

Zone: QP SPR No. 21-044

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: Elementary School

Proposed Building Use: Elementary School

Proposed Hours of Operation: 7:30 am to 5:00 pm

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: 7:50 am to 3:00 pm

Describe Any Truck Delivery Schedule & Operations: na

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

(Provide Separate Attachment if Necessary): na

Describe Any Special Events Planned for the Facility: We have an influx of students entering kindergarten for the 21-22 school year and these structures will allow us to accomodate this growth while helping us to maintain safe distances.

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>Dane Moll</u>	Signature of Owner or Authorized Agent*	
Address: <u>5600 W Tulare Ave</u>		<u>03/19/2021</u>
City, State, Zip: <u>Visalia, CA 93277</u>	Owner	Date
Phone: <u>559-734-9481 ext. 103</u>	Authorized Agent*	Date
Email: <u>dmoll@cvc.org</u>		

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

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

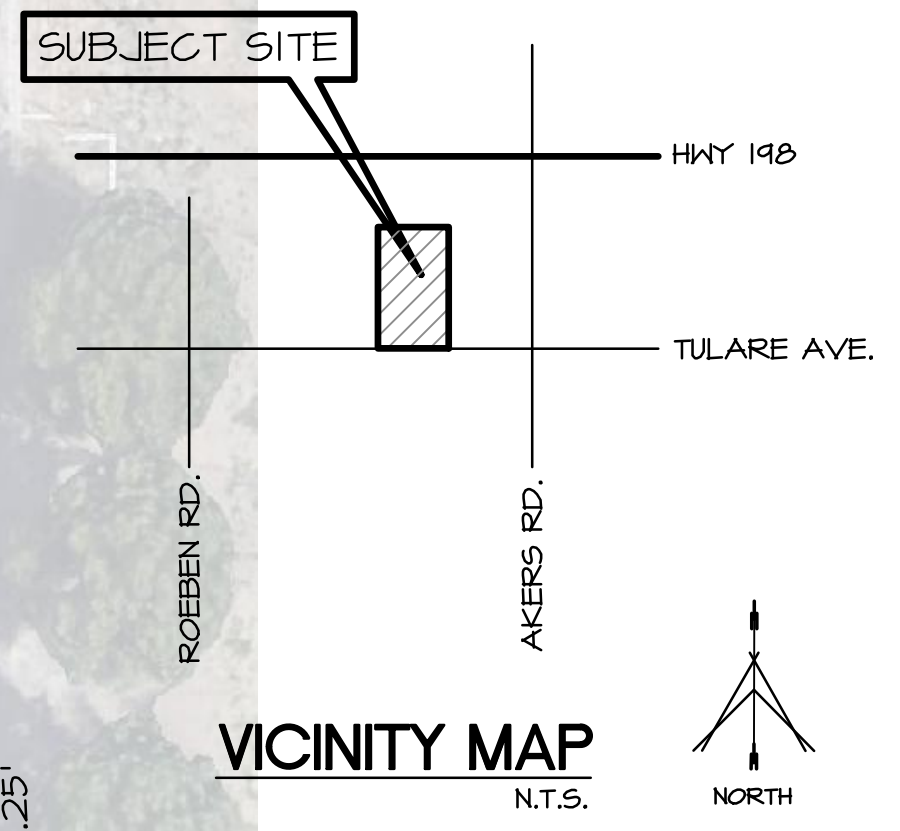
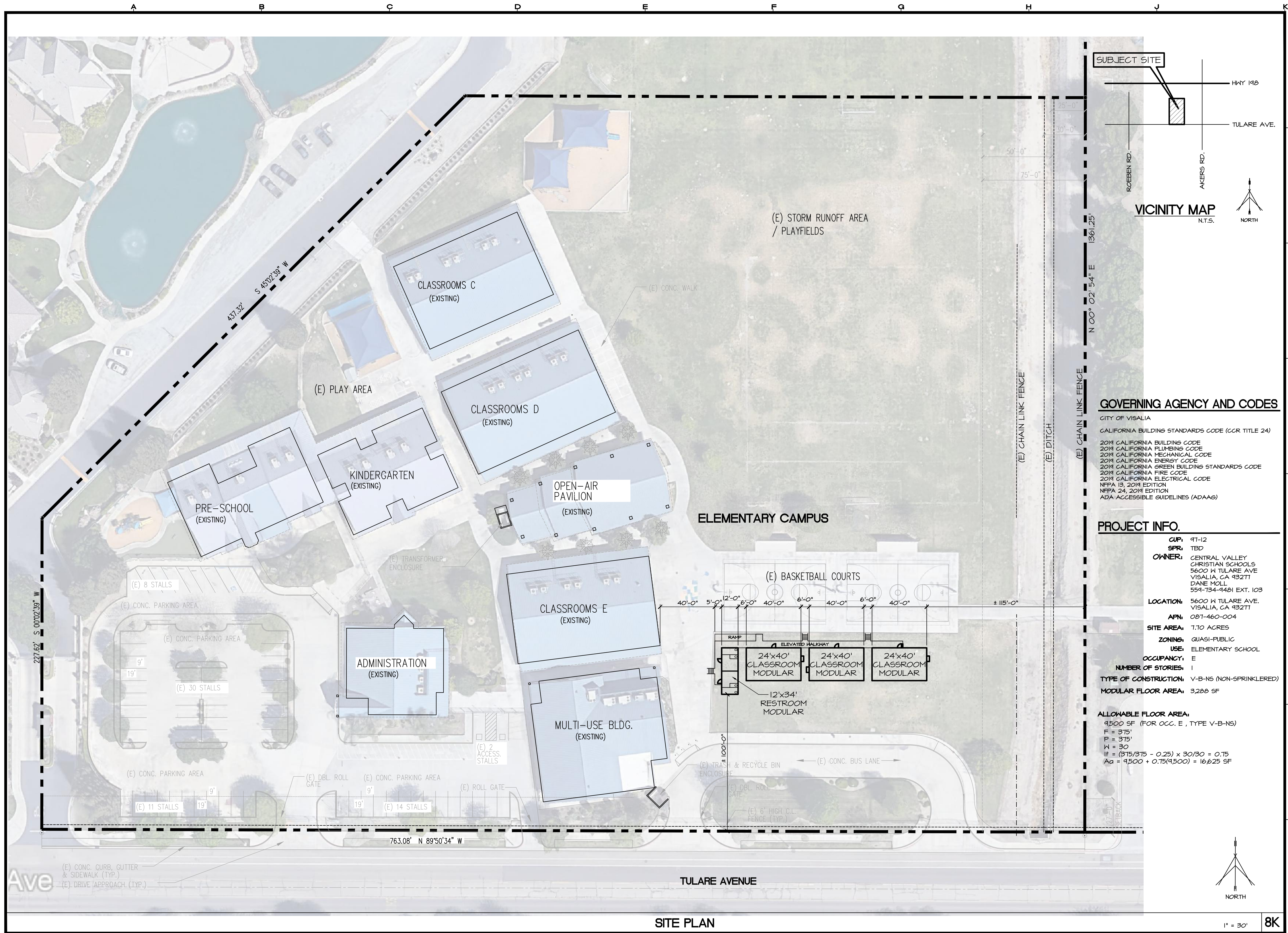
~~AGENT:~~
I designate _____, to act as my duty authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

~~Executed this _____ day of _____, 20____~~

<u>OWNER</u>	<u>AGENT</u>
_____ Signatures	_____ Signatures
Signature of Owner (Notary Required)	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

Approved by City of Visalia: _____ Date: _____



GOVERNING AGENCY AND CODES

CITY OF VISALIA
 CALIFORNIA BUILDING STANDARDS CODE (CBCR TITLE 24)
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA ELECTRICAL CODE
 NFPA 13, 2019 EDITION
 NFPA 24, 2019 EDITION
 ADA ACCESSIBLE GUIDELINES (ADAAG)

PROJECT INFO.

CUP: 97-12
SPR: TED
OWNER: CENTRAL VALLEY CHRISTIAN SCHOOLS
 5600 W TULARE AVE
 VISALIA, CA 93277
 DANE HOLL
 559-734-9481 EXT. 103
LOCATION: 5600 W TULARE AVE.
 VISALIA, CA 93277
APN: 087-460-004
SITE AREA: 7.70 ACRES
ZONING: QUASI-PUBLIC
USE: ELEMENTARY SCHOOL
OCCUPANCY: E
NUMBER OF STORIES: 1
TYPE OF CONSTRUCTION: V-B-NS (NON-SPRINKLERED)
MODULAR FLOOR AREA: 3,288 SF
ALLOWABLE FLOOR AREA:
 9,500 SF (FOR OCC. E., TYPE V-B-NS)
 F = 375'
 P = 375'
 W = 30'
 IF = (375/375 - 0.25) x 30/30 = 0.75
 Aa = 9,500 + 0.75(9,500) = 16,625 SF



Collins Engineering
 Structural & Civil Engineering
 P.O. Box 391 • Visalia, CA 93279
 (559) 734-4060
 License S-4068

**NEW ELEMENTARY MODULARS FOR:
 CENTRAL VALLEY
 CHRISTIAN SCHOOLS
 5600 W. TULARE AVE.
 VISALIA, CA 93277**

MARK	DATE	DESCRIPTION

DATE:	3/23/21
DRAWN BY:	EC
PROJECT NO.:	21-1436
SHEET TITLE	
SITE PLAN	
SHEET	
SPR1	
SHEET	OF

SITE PLAN

1" = 30' **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) 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: TRD-3 Brackenwood, LLC Date: 3/18/21

Project Description: Brackenwood II aka The Grove - TSM review for mixed use multi-family & single-family residential development.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: Ref : 2019-216

Property Owner: TRD-3 - Brackenwood, LLC

Applicant(s) Name: Clifford Ronk c/o DR Horton

Project Address/Location: _____

Assessor Parcel Number: 126-120-065 & 066 - _____

Parcel Size (Acreage or Square Feet): approx. 11.2 Building or Suite Square Footage: n/a parcel is vacant land

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: 03/18/21

SPR Agenda: 03/31/21 Item No. _____

Zone: R-M-2 SPR No. 21-045

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: Parcel is vacant land

Proposed Building Use: New construction; residential development

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: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Clifford Ronk c/o D.R. Horton</u>	Signature of Owner or Authorized Agent* <u><i>John C. Roberts</i></u>	Date <u>3/25/2021</u>
Address: <u>419 W. Murray Ave</u>	Owner <u>96DA21F85AE0470...</u>	Date
City, State, Zip <u>Visalia, CA 93291</u>	Authorized Agent*	Date
Phone: <u>559.280.0998</u>		
Email: <u>CLRonk@drhorton.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, John C. Roberts, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
126-120-065 126-120-066

AGENT:

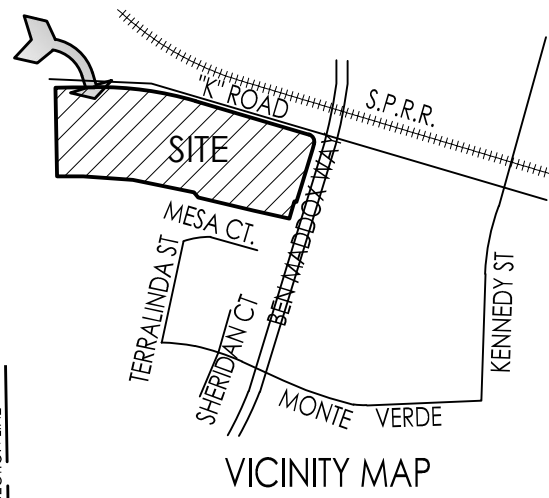
I designate Clifford Ronk c/o D.R. Horton, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to SPRC review of proposed Tract Map for residential development relative to the property mentioned herein.

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

Executed this 25 day of March, 2021.

OWNER	AGENT
DocuSigned by: <u><i>John C. Roberts</i></u>	
Signature of Owner <u>96DA21F85AE0470...</u>	Signature of Agent
PO BOX 6756	419 W. Murray Ave
Owner Mailing Address Visalia, CA 93290-6756	Agent Mailing Address Visalia, CA 93291
(707) 707-4661	559.280.0998
Owner Phone Number	Agent Phone Number

PROJECT SITE



TENTATIVE SUBDIVISION MAP

THE GROVE

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, T.19 S., R.25 E., M.D.B. & M IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

A.P.N. #126-120-065,066

PROJECT DATE: JULY 2020

OWNER/DEVELOPER

TRD-3 BRACKENWOOD, LLC
P.O. BOX 6756
VISALIA, CA 93290-6756
PHONE: 760-707-4661

SITE DATA/LEGEND

EXIST. USE: VACANT
PROPOSED USE: RESIDENTIAL
SOLID WASTE: CITY OF VISALIA
SEWAGE DISPOSAL: CITY OF VISALIA
WATER SUPPLY: CAL WATER CO.
DRAINAGE: CITY OF VISALIA
FLOOD ZONE: 'X'
TOTAL LOTS: 42
EXIST. ZONING: RM-3
TOTAL AREA: 10.62 ACRES

PARKING DATA

108 STANDARD CAR STALLS 9'x18'
19 COVERED PARKING GARAGES
6 HANDICAP
1 HANDICAP VAN
134 TOTAL PARKING SPACES

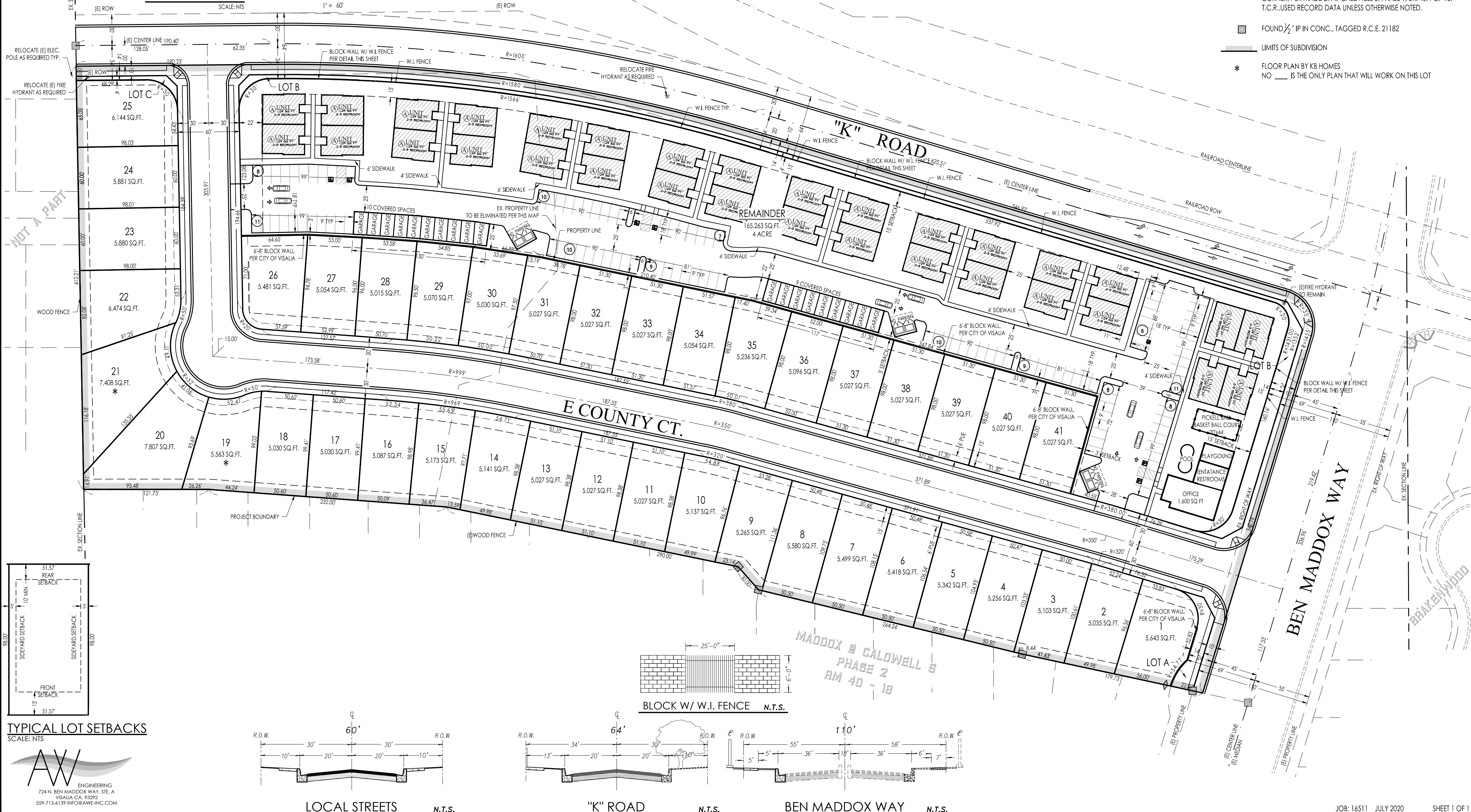
PUE PUBLIC UTILITY EASEMENT OFFERED TO PUBLIC PER THIS MAP

◆ FOUND WITNESS CORNER 1/2" I.P. TAGGED R.C.E. 21182, 5' FROM TRUE CORNER, PER MADDOX @ CALDWELL 5, PHASE 1, BK. 40, PG. 13, T.C.R., USED RECORD DATA UNLESS OTHERWISE NOTED.

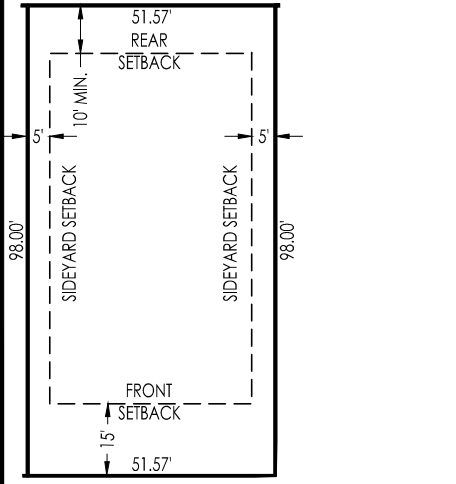
■ FOUND 1/2" IP IN CONC., TAGGED R.C.E. 21182

— LIMITS OF SUBDIVISION

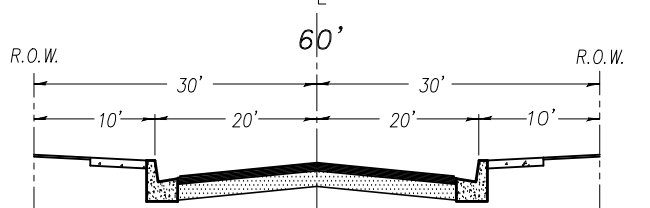
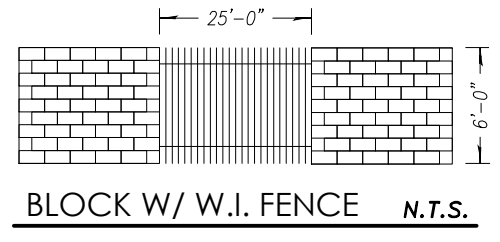
* FLOOR PLAN BY KB HOMES
NO _____ IS THE ONLY PLAN THAT WILL WORK ON THIS LOT



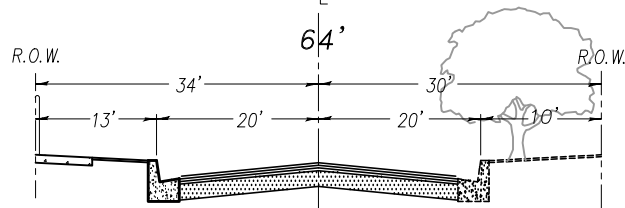
NOT A PART



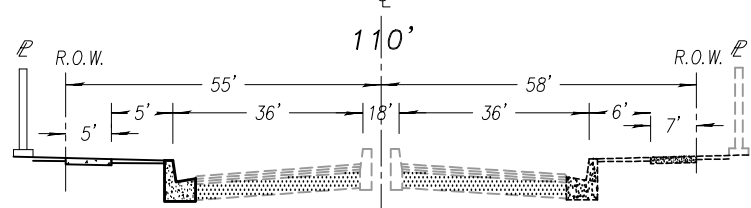
TYPICAL LOT SETBACKS
SCALE: NTS



LOCAL STREETS N.T.S.



"K" ROAD N.T.S.



BEN MADDOX WAY N.T.S.





First American Title

First American Title Company

4750 Willow Road, Suite 275
Pleasanton, CA 94588

California Department of Insurance License No. 151

Escrow Officer: Barbara Clarke
Phone: (916)786-5300
Fax No.: (866)648-7806
E-Mail: bclarke@firstam.com

Title Officer: Kimberly Speer
Phone: (925)356-7195
Fax No.: (714)689-4257
E-Mail: kspeer@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer: D.R. Horton CA3, Inc.
Owner: TRD3 – Brackenwood, LLC
Property: APNs: 126-120-065-000 &, 126-120-066-000
Visalia, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of January 14, 2021 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy - 2006

ALTA Extended Owner Policy - 2006

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

QUEST EQUITY LLC, A NEVADA LIMITED LIABILITY COMPANY, SUBJECT TO ITEM NOS. 10 AND 20

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2021-2022, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2020-2021.
First Installment: \$2,350.58, PAID
Penalty: \$0.00
Second Installment: \$2,350.58, OPEN
Penalty: \$0.00
Tax Rate Area: 006-182
A. P. No.: 126-120-065-000

Affects: PARCEL 1

3. General and special taxes and assessments for the fiscal year 2020-2021.
First Installment: \$3,024.51, PAID
Penalty: \$0.00
Second Installment: \$3,024.51, OPEN
Penalty: \$0.00
Tax Rate Area: 006-182
A. P. No.: 126-120-066-000

Affects: PARCEL 2

4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. An easement for public utilities and incidental purposes, recorded December 20, 1909 in [Book 15, Page 279](#) and recorded January 29, 1915 in [Book 32, Page 388](#), both of Contracts.
In Favor of: Mt. Whitney Power and Electric Company
Affects: The South half and the South half of the North half of said Section 4

The location of the easement cannot be determined from record information.

6. An easement for public utilities and incidental purposes, recorded February 28, 1966 in Instrument No. [7624](#) in Book 2640, Page 430 of Official Records.
In Favor of: Southern California Edison Company
Affects: Parcel 1
7. The terms and provisions contained in the document entitled "Resolution No. 8291" recorded January 30, 1989 as Instrument No. [4890](#) in Book 4795, Page 762 of Official Records.
8. An easement for all rights to use, access, operate, maintain, repair and replace the existing water well, pumping equipment, pipe lines, power poles and electrical lines appurtenant thereto, and all rights to use, operate and maintain the existing water pipe line and incidental purposes, recorded August 21, 1991 as Instrument No. [53450](#) of Official Records.
In Favor of: Caldwell 101
Affects: Parcel 2
9. A deed of trust to secure an original indebtedness of \$1,150,000.00 recorded November 03, 2017 as INSTRUMENT NO. [2017-0068014](#) OF OFFICIAL RECORDS.
Dated: October 26, 2017
Trustor: QUEST EQUITY LLC
Trustee: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION
Beneficiary: JOHN C. ROBERTS, AS TRUSTEE OF THE JOHN C. ROBERTS TRUST DATED JUNE 4, 1998

Affects: The land and other property.

- a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, the company will require the following for review prior to the recordation of any documents or the issuance of any policy of title insurance:
 - i. Original note and deed of trust.
 - ii. Payoff demand statement signed by all present beneficiaries.
 - iii. Request for reconveyance or substitution of trustee and full reconveyance must be signed by all present beneficiaries and must be notarized by a First American approved notary.

- b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.
 - c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
10. The effect of a deed dated December 20, 2017, executed by QUEST EQUITY, LLC, A NEVADA LIMITED LIABILITY COMPANY, as Grantor, to TRD 3 - BRACKENWOOD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, as Grantee, recorded December 22, 2017, as INSTRUMENT NO. [2017-0080122](#) of Official Records.

The Company must obtain and review the following documents before considering vesting title in the named Grantee:

- A. An Uninsured Deed Declaration executed by the Grantor and notarized by a notary approved by the Company
- B. A confidential Statement of Information, completed by the Grantor

Once the Uninsured Deed Declaration and Statement of Information are received and reviewed, the Company may have additional requirements.

11. Lien for A WEED, OVERGROWTH, JUNK, TRASH AND/OR LIFE SAFETY HAZARD in favor of CITY OF VISALIA FIRE DEPARTMENT
Against: CONGLETON GEORGE & PATRICIA (TRS)
Amount: \$242.40,
Recorded: May 28, 2020 as INSTRUMENT NO. [2020-0029607](#) of Official Records.

Affects: PARCEL 1

12. Lien for A WEED, OVERGROWTH, JUNK, TRASH AND/OR LIFE SAFETY HAZARD in favor of CITY OF VISALIA FIRE DEPARTMENT
Against: CONGLETON GEORGE & PATRICIA (TRS)
Amount: \$2,323.20,
Recorded: June 17, 2020 as INSTRUMENT NO. [2020-0034871](#) of Official Records.

Affects: PARCEL 1

- 13. Any right, title or interest of the spouse (if any) of ANDREA LEE YOUNG AND KEVIN LEE.
- 14. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
- 15. Water rights, claims or title to water, whether or not shown by the Public Records.
- 16. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
- 17. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

18. A deed from the spouse (if any) of ANDREA LEE YOUNG AND KEVIN LEE be recorded in the public records, or the joinder of the spouse named herein on any conveyance, encumbrance or lease to be executed by said married person.
The deed should contain the following statement:
"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."
19. With respect to QUEST EQUITY LLC, a Nevada limited liability company:
 - a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require
20. With respect to TRD 3 - BRACKENWOOD, LLC, a Delaware limited liability company:
 - a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require
21. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. The property covered by this report is vacant land.
2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Visalia , County of Tulare, State of California, described as follows:

PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 1° 02' 03" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 897.80 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF "K" ROAD; THENCE NORTH 89° 32' 48" EAST, ALONG SAID RIGHT-OF-WAY LINE, 426.68 FEET TO AN ANGLE POINT IN SAID SOUTH RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 73° 29' 58" EAST, 90.96 FEET; THENCE SOUTH 1° 02' 03" EAST, PARALLEL WITH SAID WEST LINE, 1,077.32 FEET; THENCE SOUTH 89° 33' 20" WEST, 520.79 FEET TO A POINT IN THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 1° 01' 00" EAST, ALONG LAST SAID WEST LINE, 206.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THERE OF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACTS:

MADDOX @ CALDWELL, UNIT 3B, AS PER MAP RECORDED IN [BOOK 38, PAGE 35](#) OF MAPS, TULARE COUNTY RECORDS.

MADDOX @ CALDWELL 5, PHASE 1, AS PER MAP RECORDED IN [BOOK 40, PAGE 13](#) OF MAPS, TULARE COUNTY RECORDS.

MADDOX @ CALDWELL 5, PHASE 2, AS PER MAP RECORDED IN [BOOK 40, PAGE 18](#) OF MAPS, TULARE COUNTY RECORDS.

MADDOX @ CALDWELL 5, PHASE 3, AS PER MAP RECORDED IN [BOOK 40, PAGE 19](#) OF MAPS, TULARE COUNTY RECORDS.

MADDOX @ CALDWELL 5, PHASE 4, AS PER MAP RECORDED IN [BOOK 41, PAGE 63](#) OF MAPS, TULARE COUNTY RECORDS.

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 1° 02' 03" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 897.80 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF "K" ROAD;

THENCE NORTH 89° 32' 48" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 426.68 FEET TO AN

ANGLE POINT IN SAID SOUTH RIGHT-OF-WAY LINE;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 73° 29' 58" EAST, 906.48 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 1° 19' 04" EAST ALONG SAID EAST LINE, 633.60 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0° 43' 40" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 206.02 FEET;

THENCE SOUTH 89° 33' 20" WEST, 1284.20 FEET TO A POINT IN THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 1° 01' 00" EAST, ALONG SAID WEST LINE, 206.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 1° 02' 03" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 897.80 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF "K" ROAD;

THENCE NORTH 89° 32' 48" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 426.68 FEET TO AN ANGLE POINT IN SAID SOUTH RIGHT-OF-WAY LINE;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 73° 29' 58" EAST, 90.96 FEET; THENCE SOUTH 1° 02' 03" EAST, PARALLEL WITH SAID WEST LINE, 1077.32 FEET; THENCE SOUTH 89° 33' 20" WEST, 520.79 FEET TO A POINT IN THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 1° 01' 00" EAST, ALONG SAID WEST LINE, 206.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACTS:

MADDOX @ CALDWELL, UNIT 3B, AS PER MAP RECORDED IN [BOOK 38, PAGE 35](#) OF MAPS, TULARE COUNTY RECORDS.

MADDOX @ CALDWELL 5, PHASE 1, AS PER MAP RECORDED IN [BOOK 40, PAGE 13](#) OF MAPS, TULARE COUNTY RECORDS,

MADDOX @ CALDWELL 5, PHASE 2, AS PER MAP RECORDED IN [BOOK 40, PAGE 18](#) OF MAPS, TULARE COUNTY RECORDS,

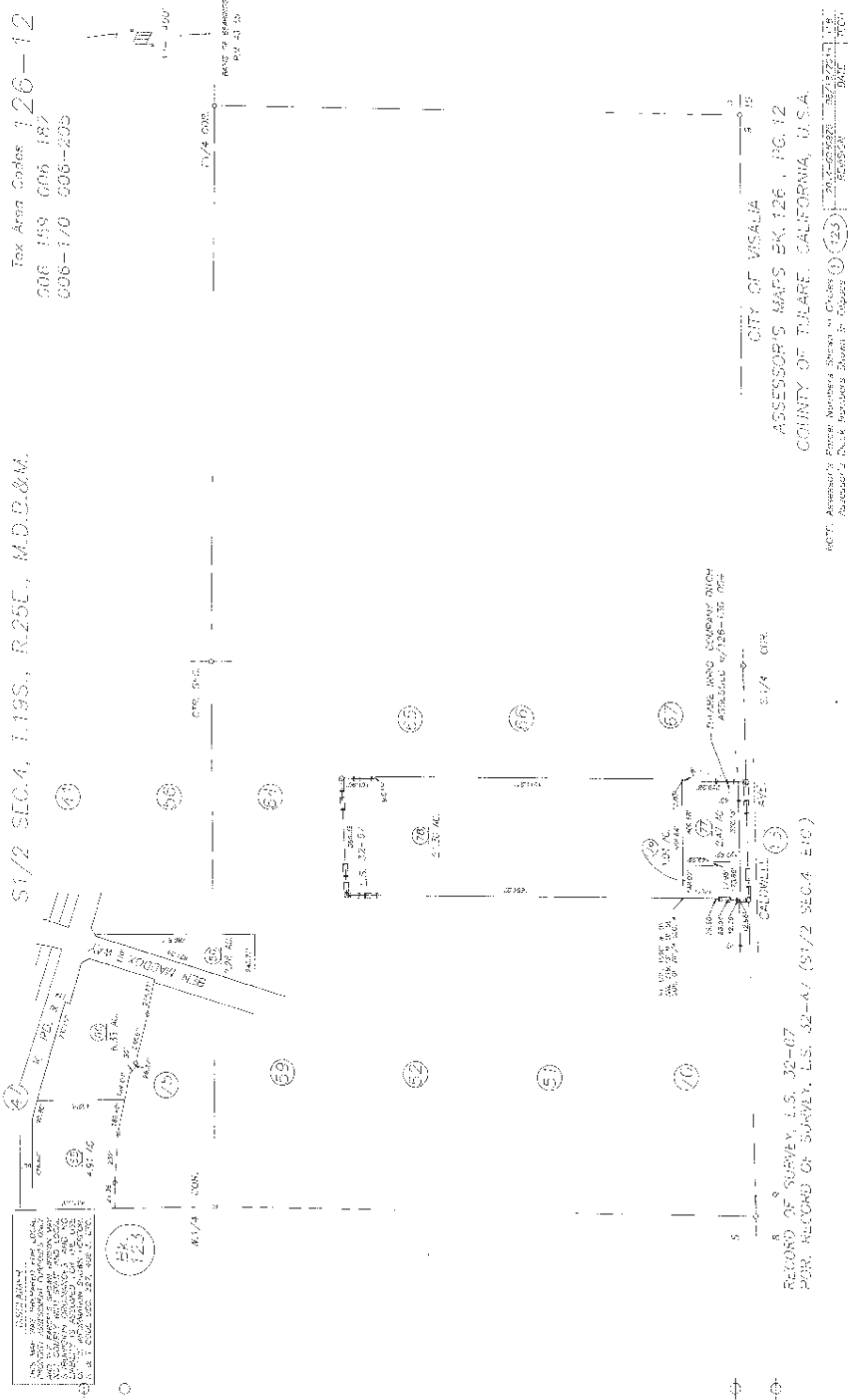
MADDOX @ CALDWELL 5, PHASE 3, AS PER MAP RECORDED IN [BOOK 40, PAGE 19](#) OF MAPS, TULARE COUNTY RECORDS,

MADDOX @ CALDWELL 5, PHASE 4, AS PER MAP RECORDED IN [BOOK 41, PAGE 63](#) OF MAPS, TULARE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM, ALL THAT PORTION LYING WITHIN K ROAD AND BEN MADDOX WAY.

ALSO EXCEPTING THEREFROM, ALL THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF BEN MADDOX WAY.

APNS: 126-120-065-000 (PARCEL 1) and 126-120-066-000 (PARCEL 2)



01/03/2019

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;

- d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
 5. Failure to pay value for Your Title.
 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
- (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

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: Proposed Commercial Building Date: 03/19/2021

Project Description: New Commercial Building on a vacant land, new grading & Drainage and new utilites
New Landscape and Irricagation

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

Property Owner: Rene Roberto Alcauter Salgado

Applicant(s) Name: Asael J. Balbuena

Project Address/Location: 821 S. Bridge Ave, Visalia, CA 93277

Assessor Parcel Number: 0 9 7 - 0 8 5 - 0 0 6

Parcel Size (Acreage or Square Feet): 6,200 SF Building or Suite Square Footage: 965 SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 65,000

Describe All Proposed Building Modifications: Site work, building pad
grading, Landscaping, Irrigation and Installation of utilities
Driveway

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

Date Received: 03/19/2021

SPR Agenda: 03/31/2021 Item No. _____

Zone: C-S SPR No. 21-046

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant Land

Proposed Building Use: New Proposed Commercial Building

Proposed Hours of Operation: 6:00 am to 10:00 pm

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

Number of Employees Per Day: Existing 0 Proposed 2

Number of Customers Per Day (Estimated): Existing 0 Proposed 30

Predicted Peak Operating Hour: 5:00 pm to 9:00 pm

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

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

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

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>Asael J. Balbuena</u>	Signature of Owner or Authorized Agent*	
Address: <u>1615 E Ave Q-6</u>	<u>Rene R Alcauter</u>	<u>03/19/2021</u>
City, State, Zip: <u>Palmdale, CA 93550</u>	Owner	Date
Phone: <u>559-614-0377</u>	<u>[Signature]</u>	<u>03/19/2021</u>
Email: <u>asael.balbuena@gmail.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 FORM

AGENCY AUTHORIZATION

OWNER:

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

0 9 7 - 0 8 5 - 0 0 6

AGENT:

I designate Asael J. Balbuena, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to New Proposed Commercial Building relative to the property mentioned herein.

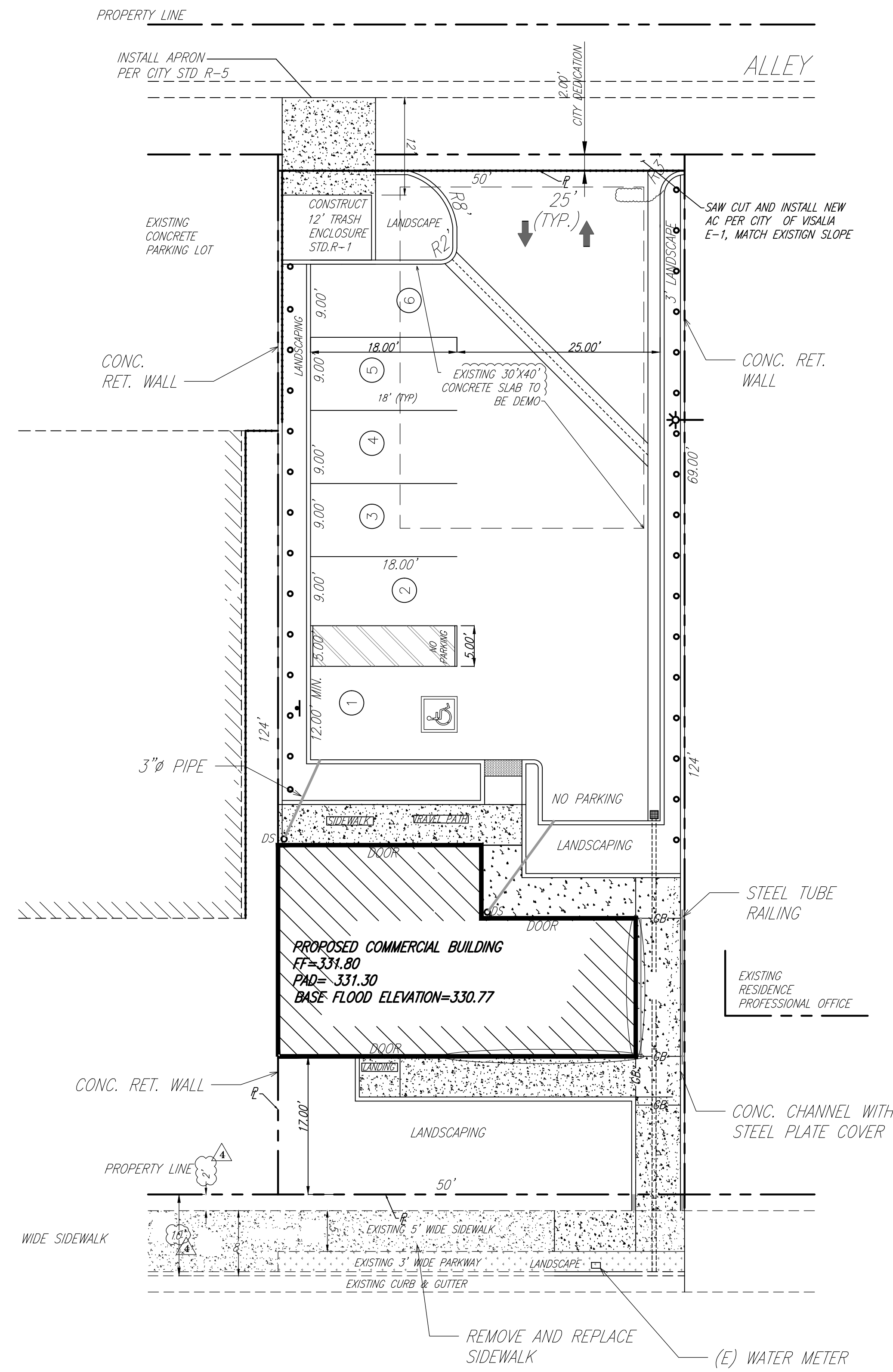
I declare under penalty of perjury the foregoing is true and correct.

Executed this 19th day of March, 2021.

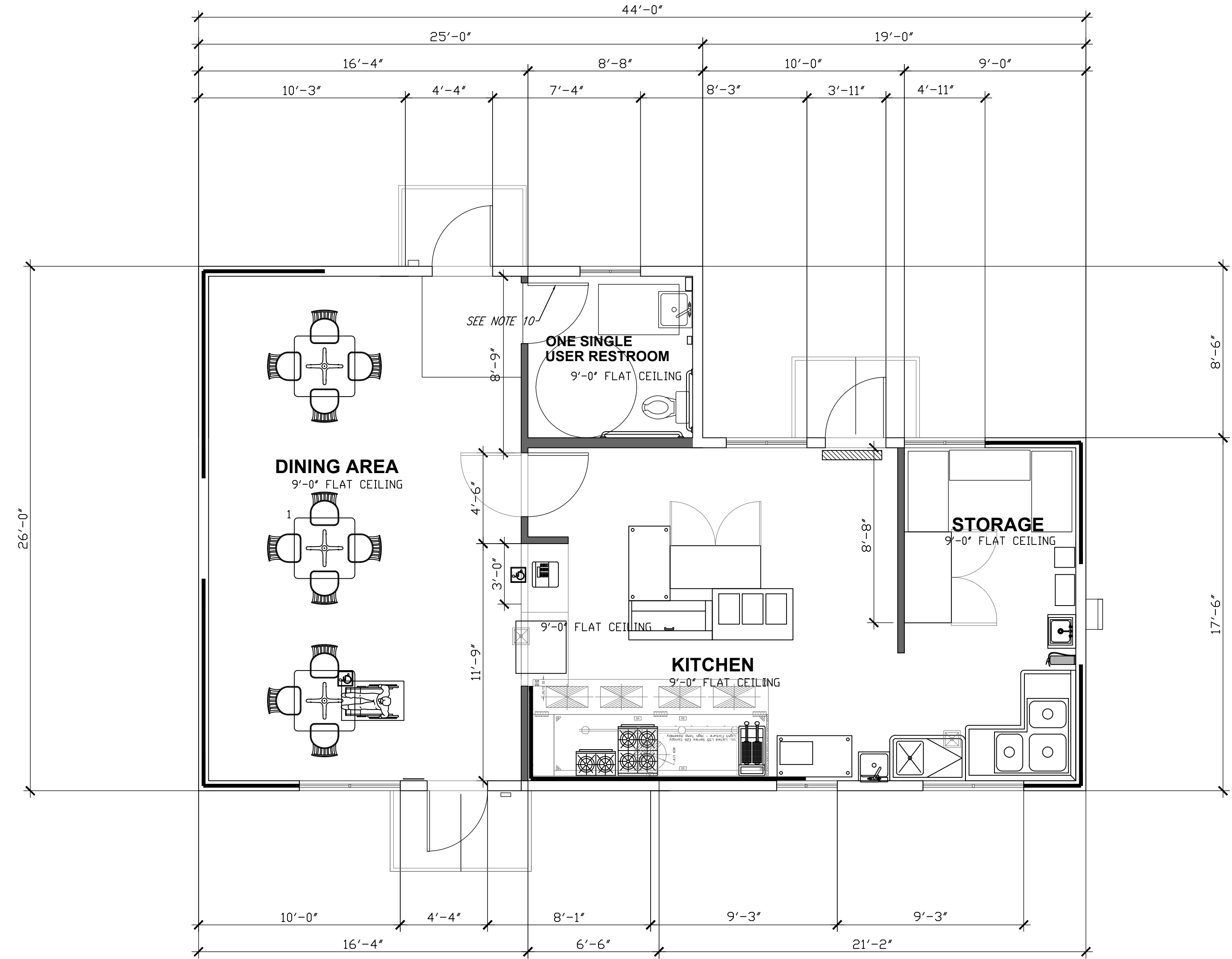
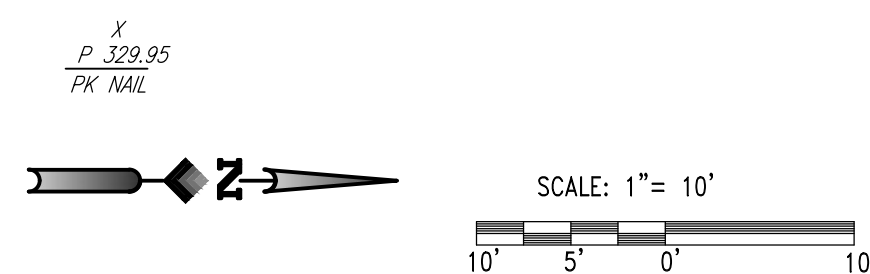
OWNER	Signatures	AGENT
<u>Rene R Alcauter</u>	<u>[Signature]</u>	<u>Asael J. Balbuena</u>
Signature of Owner	Signature of Agent	
<u>437 S. Garden St, Visalia, CA 93277</u>	<u>1615 E Ave Q-6, Palmdale, CA 93550</u>	
Owner Mailing Address	Agent Mailing Address	
<u>559-690-7040</u>	<u>559-617-0377</u>	
Owner Phone Number	Agent Phone Number	

SITE PLAN

821 SOUTH BRIDGE STREET
VISALIA, CALIFORNIA 93277



SOUTH BRIDGE STREET



FIRST FLOOR PLAN 982 SQ.FT.

SCALE: 1/4" = 1'-0"

NOTES

- TOPO DATA ON GRADING AND DRAINAGE PLAN, SEE SHEET G-2.
- PARCEL SIZE: 6,200 S.F.
- BUILDING: 985 S.F.
- PARKING STALLS:
A.) 4 STANDARD 9' WIDE X 18' LONG
B.) 1'-9" ADA APPROVED STALL
- DRAINAGE: REAR TO FRONT
- CONSTRUCTION: ALL CONSTRUCTION SHALL BE PER CITY OF VISALIA STANDARDS
- SEE DETAIL 10, SHEET A4 FOR STRIPPING & MARKING STANDARDS
- ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS WILL BE AT LEAST FOUR INCHES IN HIGH AND SHALL BE OF A COLOR TO CONTRAST WITH THEIR BACKGROUND CFC. SECTION 505.1
- FIRE EXTINGUISHER WITH A CLASS K RATING SHALL BE PROVIDED FOR HAZARDS WHERE THERE IS A POTENTIAL FOR FIRES INVOLVING COMBUSTIBLE COOKING MEDIA WITH A MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 30 FEET FROM THE HAZARD TO THE EXTINGUISHER CFC SECTION 904.12.5
- TYPE 1 HOOD AND FIRE SUPPRESSION SHALL BE PERMITTED BY SEPARATE PERMIT
- ONLY ONE SINGLE USER RESTROOM REQUIRED. SINGLE USER RESTROOM SHALL BE SIGNED WITH THE UNISEX GEOMETRIC SYMBOLS (COMBINED CIRCLE AND TRIANGLE) LOCATED AT ENTRANCE OF RESTROOM. CBC SECTION 11B-703.7.2.6.3

LEGEND:

G	PROPERTY LINE		
FL	EXISTING GROUND		
P	EXISTING FLOW LINE		
	EXISTING PAVEMENT		
EP	EXISTING EDGE OF PAVEMENT	C	PROPOSED CONCRETE
	DIRECTION OF FLOW	P	NEW CONCRETE ELEVATION
E	EXISTING GROUND ELEVATION	O	PROPOSED
		◻	EXISTING FENCE POST
		E1	CITY STANDARD E1 TRENCH BACKFILL / PATCH PAVING



CALL BEFORE YOU DIG
48 HOURS
CALL "USA" TOLL FREE
1-800-642-2444
UNDER SERVICE ALERT

CONTRACTOR SHALL NOTIFY ALL
UTILITY COMPANIES TWO (2) WORKING
DAYS PRIOR TO GRADING OR DIGGING

ADDRESS:
821 S. BRIDGE STREET
VISALIA, CA. 93277
APN 097-085-006

PERMIT NO.

RAFAEL D. DIVINA, P.E.
CIVIL-STRUCTURAL-LAND SURVEYING
P.O. BOX 100, VISALIA, CA. 93277
TEL: (559) 881-0889

SITE PLAN
PROPOSED COMMERCIAL BUILDING
821 S. BRIDGE STREET, VISALIA CA. 93277
OWNER:
RENE ROBERTO ALCAUTE SALGADO

REVISIONS:

1	---
2	---
3	---
4	---

SCALE:

AS NOTED

DATE:

DRAWN BY:

E.IBRAHIM/AJB

CHECK BY:

R. DIVINA

SHEET NO.

SHEET 2 OF 5

G-1.1

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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- 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: Hibachi Hut Date: 3-16-2021
 Project Description: Food Truck, Japanese food, Teppaniki, Hibachi.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Esther Coladi
 Applicant(s) Name: Tayseer Taha
 Project Address/Location: 3240 E. Mineral King Ave, Visalia CA 93292
 Assessor Parcel Number: 103-162-034
 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: 03/28/2021
 SPR Agenda: 03/31/2021 Item No. _____
 Zone: C-MU/C-N SPR No. 21-047
 Historic District: Yes No
 Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: Vacant, landlord lives on property next door.
 Proposed Building Use: Food truck in the parking lot only.
 Proposed Hours of Operation: 12-8 pm
 Days of Week In Operation (Circle): Su M Tu W Th F Sa
 Number of Employees Per Day: Existing 3-4 Proposed _____
 Number of Customers Per Day (Estimated): Existing 20-60 Proposed _____
 Predicted Peak Operating Hour: 12-1 pm 4-6 pm.
 Describe Any Truck Delivery Schedule & Operations: None

 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): None

 Describe Any Special Events Planned for the Facility: None.

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM 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: Hibachi Hut Signature of Owner or Authorized Agent* Esther Coladi Date 3-21-21
 Address: 1727 W. Hunter Ct. Owner
 City, State, Zip Visalia CA 93291 Authorized Agent* [Signature] Date 3-16-2021
 Phone: 559-667-3444 TAYSEER TAHA
 Email: Tectaha93291@gmail.com

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

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

103 162 034

AGENT:

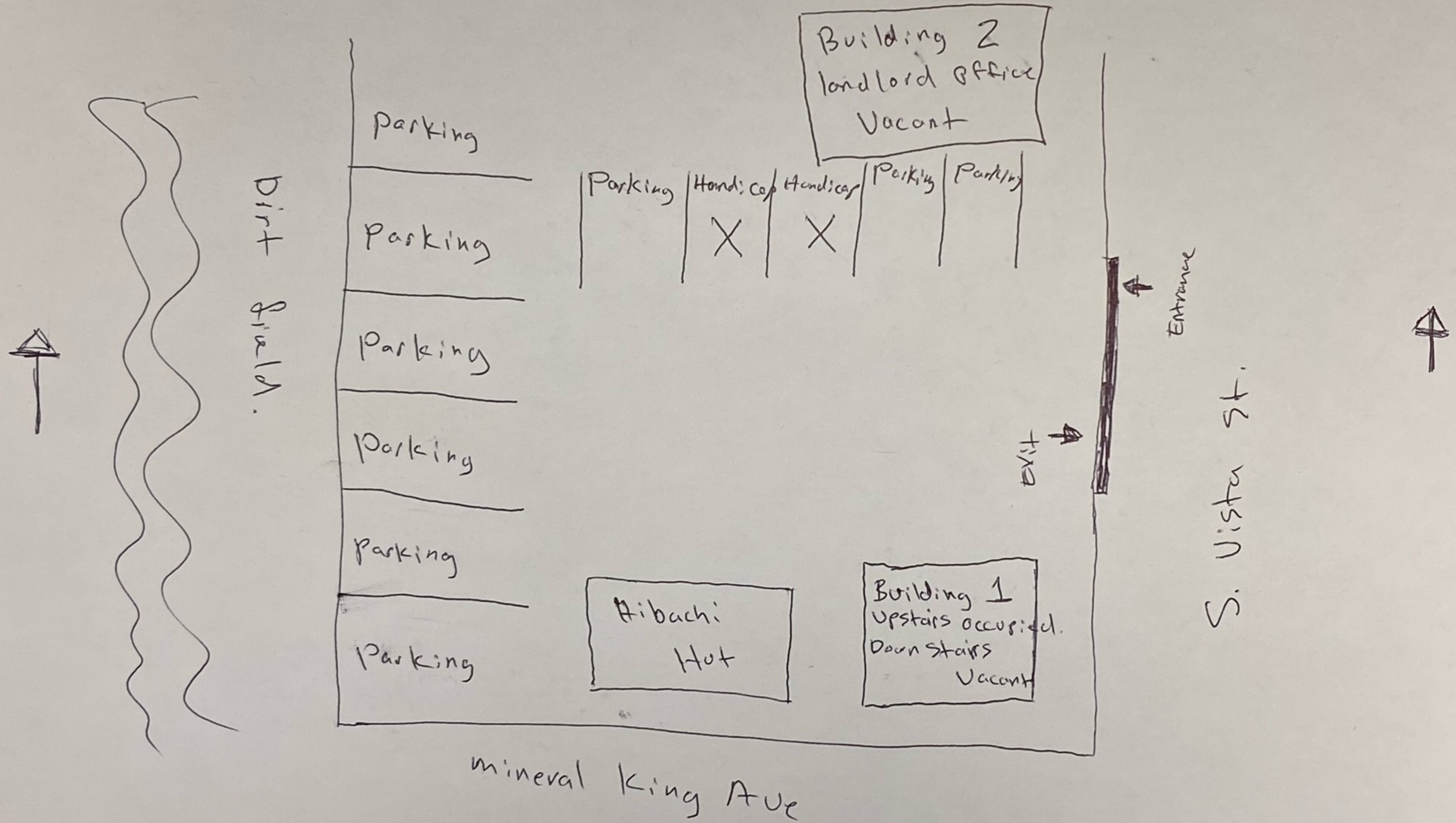
I designate Hibachi Hut to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to park & sell food relative to the property mentioned herein.

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

Executed this 16 day of March, 2021.

OWNER	AGENT
[Signature]	[Signature]
<u>Esther Coladi</u>	<u>[Signature]</u>
Signature of Owner	Signature of Agent
<u>3230 E Mineral King Ave</u>	<u>1727 W. Hunter Ct.</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia CA 93292</u>	<u>Visalia CA, 93291</u>
Owner Phone Number	Agent Phone Number
<u>559 732 8882</u>	<u>559-667-3444</u>

Hibachi Hut Site plan / 3240 E. Mineral King Ave. Visalia CA, 93292



CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Visalia Plumbing Date: 03/25/2021

Project Description: Proposed single story pre-manufactured metal building for a plumbing shop of Type III construction, non-sprinklered.

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

Property Owner: Michael & Nicole Carpenter

Applicant(s) Name: Nicole Carpenter

Project Address/Location: Private Drive off of S. Dunworth St.

Assessor Parcel Number: 098 - 101 - 031

Parcel Size (Acreage or Square Feet): 19,729 SF Building or Suite Square Footage: 4,500 SF

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: 03/25/2021

SPR Agenda: 03/31/2021 Item No. _____

Zone: C-S SPR No. 21- 048

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant Lot

Proposed Building Use: S-1, Plumbing warehouse

Proposed Hours of Operation: Monday - Friday 7:30am-4:30pm

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing 7 Proposed 8

Number of Customers Per Day (Estimated): Existing 2 Proposed 2

Predicted Peak Operating Hour: 7:30am - 4:30pm Monday - Friday

Describe Any Truck Delivery Schedule & Operations: Tuesdays & Thursdays Water delivery & Office mats and towels

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>Nicole Carpenter</u>	Signature of Owner or Authorized Agent*	
Address: <u>1907 E. Main St</u>		<u>3/25/2021</u>
City, State, Zip: <u>Visalia, Ca 93292</u>	Owner	Date
Phone: <u>559-723-3884</u>		
Email: <u>office@visaliaplumbinginc.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

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

SITE PLAN KEYNOTES

- KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.
- NO. DESCRIPTION
 - 01 PROPERTY LINE
 - 02 LANDSCAPING (See Landscape Plans)
 - 03 ASPHALT CONCRETE PAVING
 - 04 TWO-WAY TRAFFIC ARROW
 - 05 DRIVE APPROACH (Per City of Visalia Standards)
 - 06 CONCRETE SIDEWALK w/ Expansion Joints @ 20'-0" O.C. and Control Joints @ 5'-0" O.C. (Per City of Visalia Standards)
 - 07 LIGHT STANDARD (20'H 110W 350MA Form 10 Square LED)
 - 08 ELECTRICAL SWITCHGEAR LOCATION
 - 09 GAS METER LOCATION
 - 10 ACCESSIBLE PATH OF TRAVEL
 - 11 PAINTED PARKING STRIPES (4" Wide, White Traffic Paint)
 - 12 SYMBOL OF ACCESSIBILITY AT THE PRIMARY BUILDING ENTRANCE
 - 13 PAINTED HANDICAP PARKING STALL WITH "INTERNATIONAL SYMBOL OF ACCESS" (White ISA with White Border on Blue Background) (Per City of Visalia Standards)
 - 14 PAINTED STRIPING AT HANDICAP PARKING SPACES (4" Blue Borders & 4" White Line Diagonals at 3'-0" O.C.) (Per City of Visalia Standards)
 - 15 "HANDICAP PARKING - VAN ACCESSIBLE" STALL SIGN
 - 16 KNOX BOX LOCATION

- 17 "UNAUTHORIZED VEHICLES - TOW-AWAY ZONE" SIGN
- 18 CITY APPROVED 'NO PARKING FIRE LANE SIGN' (Verify Locations with Local Fire Department)
- 19 PAINTED CURB/STRIPING, NO PARKING ZONE/FIRE LANE (4" Wide, Red Traffic Paint) (Verify Locations with Local Fire Department)
- 20 DESIGNATED LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL PARKING (8 Spaces) [2016 CALGREEN 5.106.5.2]
- 21 DESIGNATED FUTURE ELECTRIC VEHICLE CHARGING STATION WITH LEVEL 2 PEDESTAL MOUNTED CHARGING EQUIPMENT
- 22 2-CAPACITY BICYCLE RACK (5% of Vehicle Parking) [2016 CALGREEN 5.106.4.1.1]
- 23 ZERO CURB FACE (With 3'-0" Truncated Domes along Entire Width)
- 24 CONCRETE HANDICAP RAMP (Per City of Visalia Standards)
- 25 TRASH ENCLOSURE (Per City of Visalia Standards)
- 26 LOCKABLE HOSE BIBB
- 27 WEATHER PROOF ELECTRICAL OUTLETS
- 28 BUILDING ADDRESS (Numbers to be 12" high in contrasting color to background)
- 29 (E) POWER POLE
- 30 (E) PRIVATE FIRE HYDRANT

Site Summary

SITE ADDRESS: S. Dunworth Street
 098-101-031
 ZONING: C-S Service Commercial

TOTAL LOT AREA: 19,729 SF / 0.45 Acres
 BUILDING AREA: 4,500 SF

FRONT YARD SETBACK: 10'-0" / 38'-2"
 SIDE YARD SETBACK: 0'-0" / 30'-0" / 100'-8"
 REAR YARD SETBACK: 0'-0" / 5'-0"
 BUILDING HEIGHT: 60'-0" / 30'-0"

BUILDING COVERAGE: 4,500 SF / 22.81 %
 LANDSCAPE COVERAGE: 5,749 SF / 29.14 %
 HARDSCAPE COVERAGE: 370 SF / 1.87 %
 PAVING COVERAGE: 9,110 SF / 46.18 %

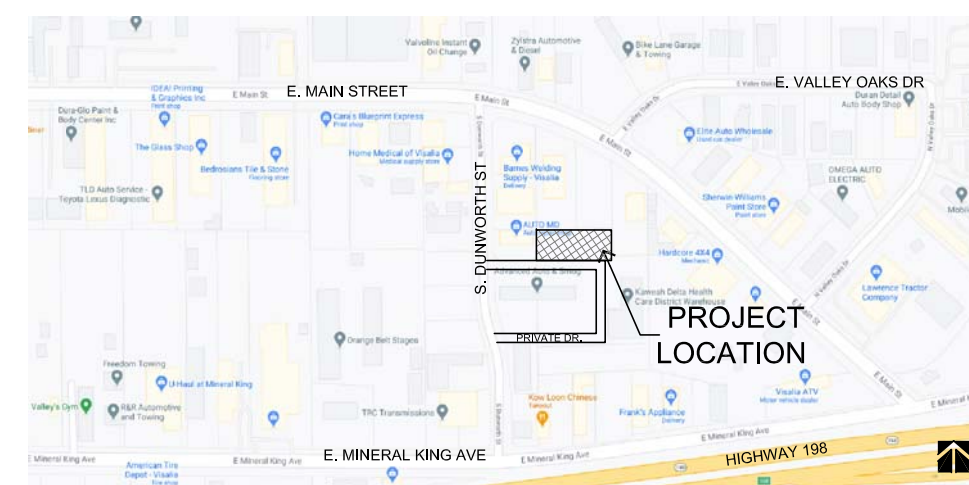
PARKING ANALYSIS
 PER COVMC 17.34.020 1: 400 SF = 25 TOTAL SPACES REQUIRED

TOTAL PARKING PROVIDED:
 12 SPACES TOTAL
 9 STANDARD [9'-0" x 20'-0"]
 1 HANDICAP [9'-0" x 20'-0"]
 1 CLEAN AIR/VAN/POOLIEV [9'-0" x 20'-0"]
 1 FUTURE EV CHARGING STATIONS [9'-0" x 20'-0"]

Project Description

PROPOSED SINGLE STORY PRE-MANUFACTURED METAL BUILDING FOR A PLUMBING SHOP OF TYPE III CONSTRUCTION, NON-SPRINKLERED.

Vicinity Map



The drawings, specifications, ideas, designs & arrangements represented herein are & shall remain the property of BAESEMANNS DESIGN & BUILD. No part of these drawings shall be reproduced, copied, electronically transmitted, revised to others or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of BAESEMANNS DESIGN & BUILD.



Phone (559) 331-0721
 barchdb@gmail.com
 Tulare, CA 93274
 CA License # 1063367

Seal

Project
VISALIA PLUMBING

S. Dunworth Street
 Visalia, CA 93292

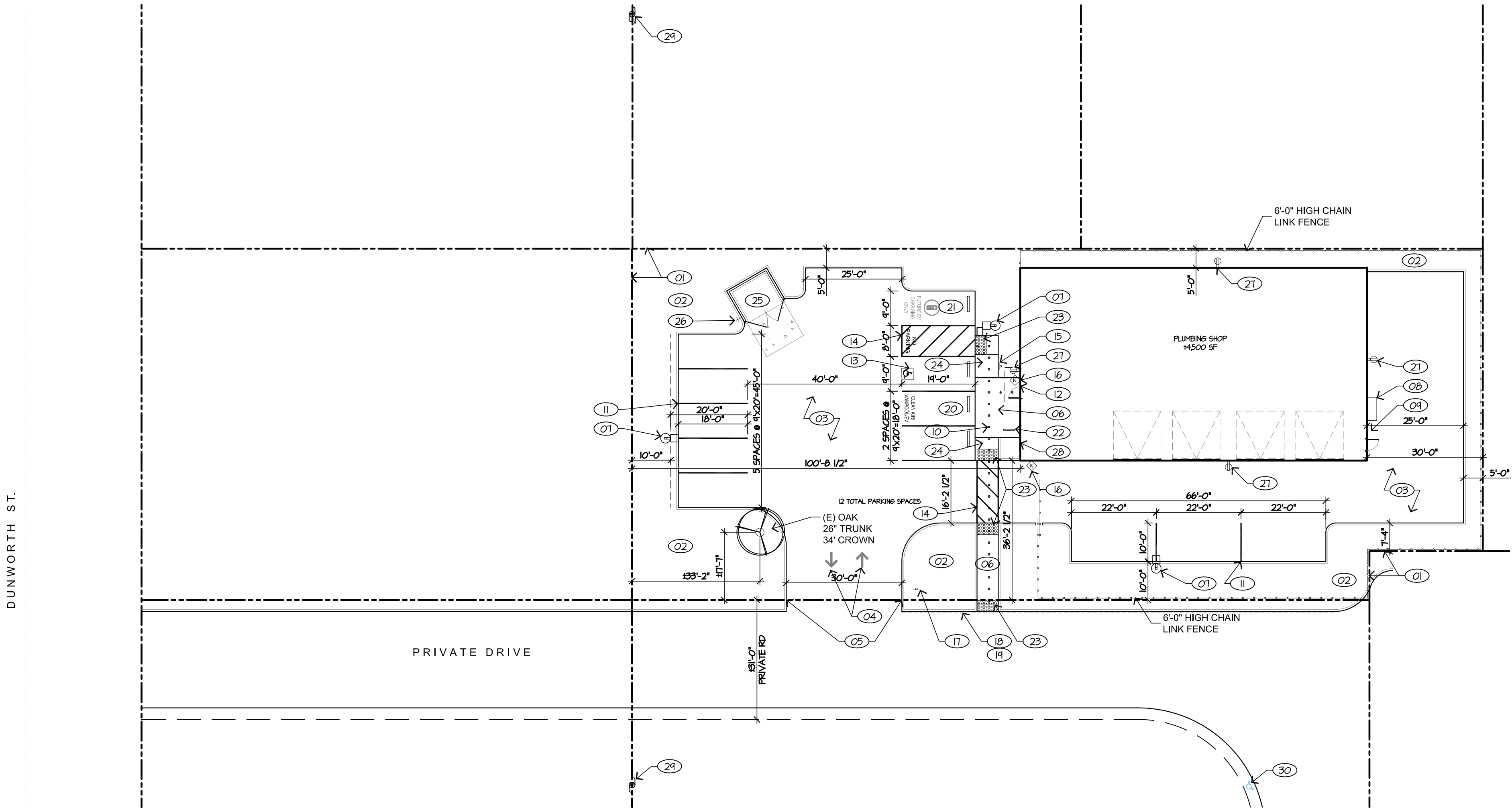
Revisions

Issue
 03/25/21 Site Plan Review

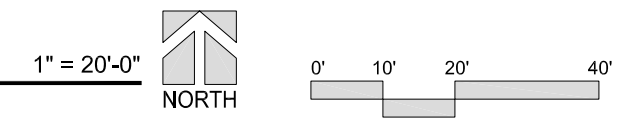
Sheet Title
Site Plan

Job Number
21-096

Sheet Number
A1.0



1 SITE PLAN
 PLOT SIZE: 18" x 24"



DUNWORTH ST.

The drawings, specifications, ideas, designs & arrangements represented herein are & shall remain the property of BAESEMANNS DESIGN & BUILD. No part of these drawings shall be reproduced, copied, electronically transmitted, revised to others or used in connection with any work or project other than the specific project for which they have been prepared & developed, without the written consent of BAESEMANNS DESIGN & BUILD.



Phone (559) 331-0721
barcbdb@gmail.com

Tulare, CA 93274
CA License # 1063367

Seal

Project
VISALIA PLUMBING

S. Dunworth Street
Visalia, CA 93292

Revisions

Issue

03/25/21 Site Plan Review

Sheet Title

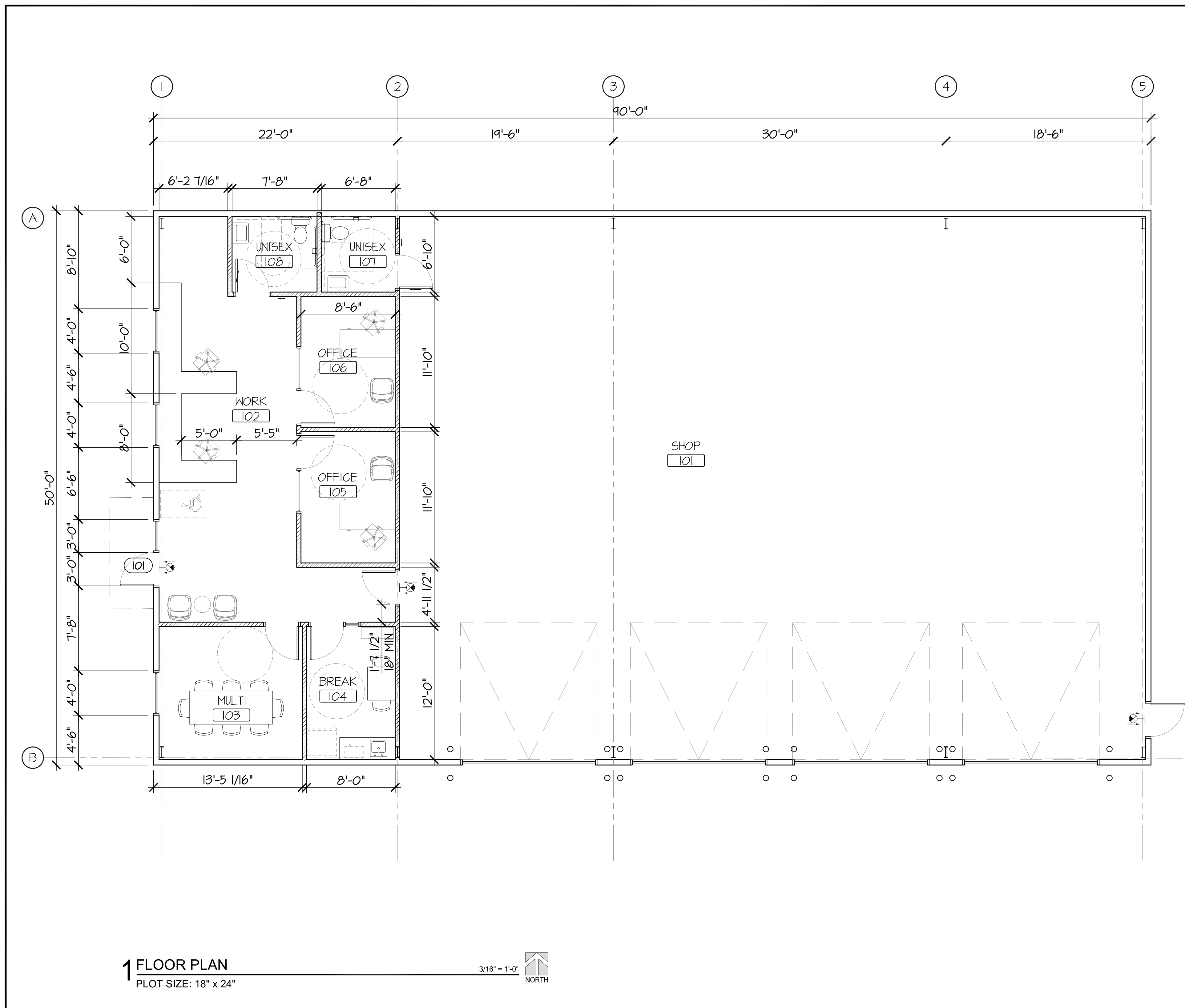
Floor Plan

Job Number

21-096

Sheet Number

A2.1



1 FLOOR PLAN
PLOT SIZE: 18" x 24"

3/16" = 1'-0"
NORTH

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: Orchard Walk West-Phase 2 Date: 3/25/21

Project Description: Site Plan Review for Orchard Walk West Phase 2 Tentative Parcel Map

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

Property Owner: Donahue Schriber Realty Group

Applicant(s) Name: Donahue Schriber Realty Group

Project Address/Location: NW Corner Intersection Riggins & Dinuba Blvd

Assessor Parcel Number: 000013376

Parcel Size (Acreage or Square Feet): 11.7 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: 03/25/2021

SPR Agenda: 03/31/2021 Item No. _____

Zone: C-MU SPR No. 21049

Historic District: Yes No

Flood Zone: X AE X/AE

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

Existing/Prior Building Use: Vacant Land

Proposed Building Use: Future Commercial Mix-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: _____

OPERATIONS & TRAFFIC INFORMATION

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>Michael Osborne</u>	Signature of Owner or Authorized Agent*	
Address: <u>200 E. Baker St., #100</u>		<u>3-25-21</u>
City, State, Zip: <u>Costa Mesa, CA 92626</u>	Owner	Date
Phone: <u>714.336.6204</u>		
Email: <u>mosborne@westernstatescmg.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

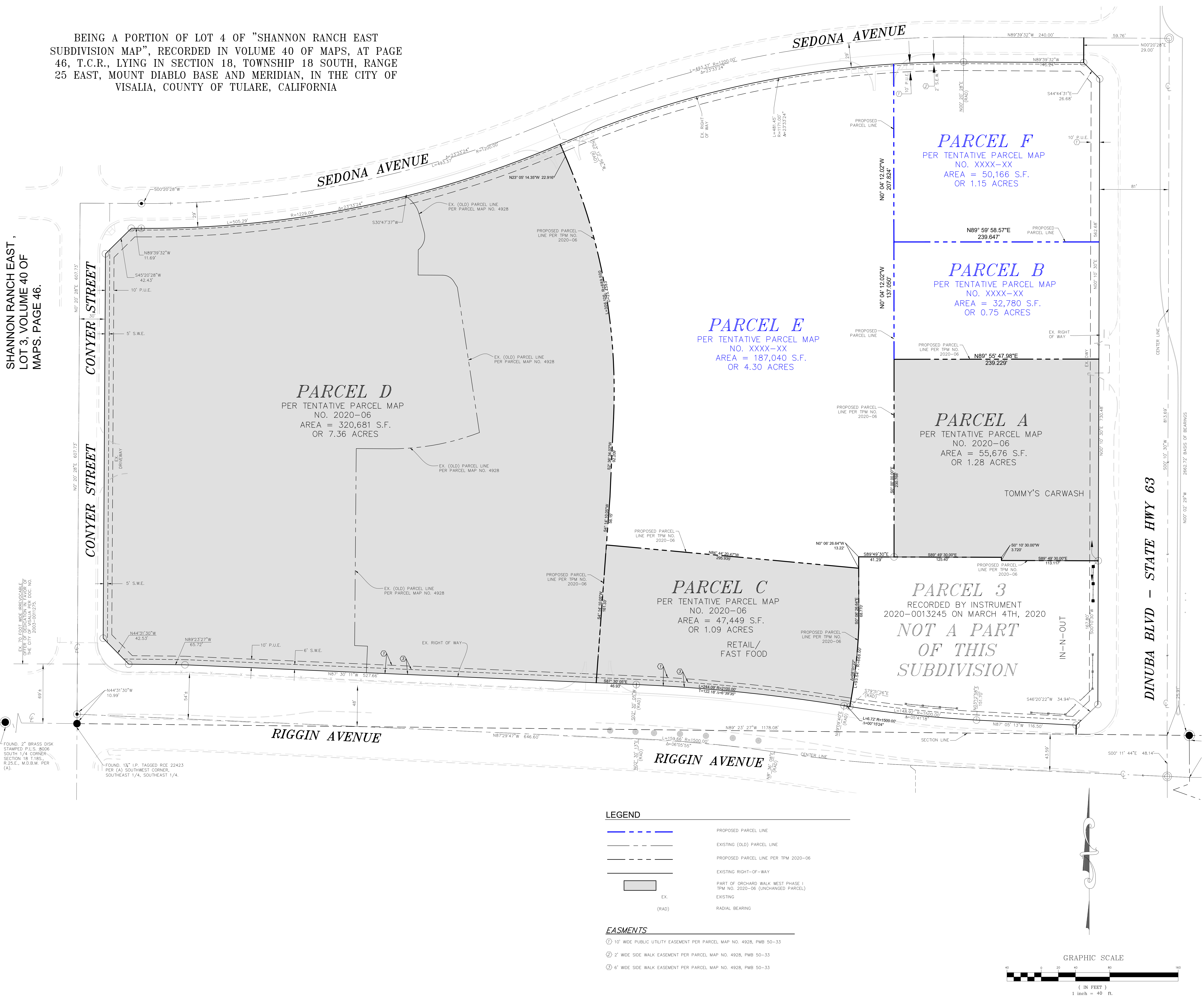
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

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

BEING A PORTION OF LOT 4 OF "SHANNON RANCH EAST SUBDIVISION MAP", RECORDED IN VOLUME 40 OF MAPS, AT PAGE 46, T.C.R., LYING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, CALIFORNIA

SHANNON RANCH EAST,
LOT 3, VOLUME 40 OF
MAPS, PAGE 46.



PARCEL F
PER TENTATIVE PARCEL MAP
NO. XXXX-XX
AREA = 50,166 S.F.
OR 1.15 ACRES

PARCEL B
PER TENTATIVE PARCEL MAP
NO. XXXX-XX
AREA = 32,780 S.F.
OR 0.75 ACRES

PARCEL E
PER TENTATIVE PARCEL MAP
NO. XXXX-XX
AREA = 187,040 S.F.
OR 4.30 ACRES

PARCEL D
PER TENTATIVE PARCEL MAP
NO. 2020-06
AREA = 320,681 S.F.
OR 7.36 ACRES

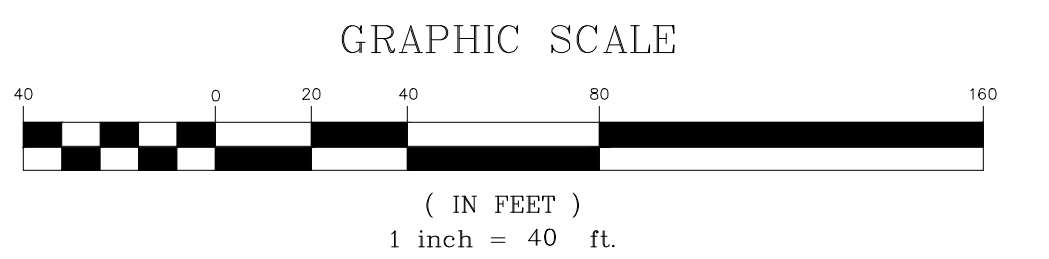
PARCEL C
PER TENTATIVE PARCEL MAP
NO. 2020-06
AREA = 47,449 S.F.
OR 1.09 ACRES
RETAIL/
FAST FOOD

PARCEL A
PER TENTATIVE PARCEL MAP
NO. 2020-06
AREA = 55,676 S.F.
OR 1.28 ACRES
TOMMY'S CARWASH

PARCEL 3
RECORDED BY INSTRUMENT
2020-0013245 ON MARCH 4TH, 2020
**NOT A PART
OF THIS
SUBDIVISION**

LEGEND	
	PROPOSED PARCEL LINE
	EXISTING (OLD) PARCEL LINE
	PROPOSED PARCEL LINE PER TPM NO. 2020-06
	EXISTING RIGHT-OF-WAY
	PART OF ORCHARD WALK WEST PHASE 1 TPM NO. 2020-06 (UNCHANGED PARCEL)
EX.	EXISTING
(RAD)	RADIAL BEARING

- EASEMENTS**
- Ⓐ 10' WIDE PUBLIC UTILITY EASEMENT PER PARCEL MAP NO. 4928, PMB 50-33
 - Ⓑ 2' WIDE SIDE WALK EASEMENT PER PARCEL MAP NO. 4928, PMB 50-33
 - Ⓒ 6' WIDE SIDE WALK EASEMENT PER PARCEL MAP NO. 4928, PMB 50-33



LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

1300 DONUT STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL: 949.551.1000 FAX: 949.551.1001
www.littleonline.com

This drawing and the design shown on the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without clear written consent is prohibited and any agreement will be subject to legal action.

© Little 2021

DONAHUE SCHRIBER
200 BAKER ST. SUITE 100
COSTA MESA, CA 92626
PHONE: 714.545.1400



FOR REVIEW ONLY

**ORCHARD WALK WEST - PHASE TWO
PROPOSED SUB-DIVISION MAP**
FOR APN: 078-120-030
NW CORNER - RIGGIN AV. & DINUBA BLVD.
VISALIA, CA 93291

NO.	REVISION	DATE

PROJECT TEAM

PRINCIPAL IN CHARGE
BBG
PROJECT MANAGER
ML
DESIGN TEAM
AT

PROJECT NO.
601.11814.02

**PROPOSED
SUB-DIVISION
MAP FOR SITE
PLAN REVIEW**

PROJECT SUMMARY

SITE AREA (PH. II) 6.2 ACRES

BUILDING AREAS

PAD B	2,400 S.F.
PAD F	3,500 S.F.
PAD E1	16,000 S.F.
PAD E2	18,400 S.F.
TOTAL G.L.A.	40,300 S.F.

DRIVE THRU STACKING
PAD B 200 L.F.

PARKING REQUIREMENTS

(SHOPPING CENTERS 1 SPC / 225 S.F. BLDG. AREA)

39,905 / 225 = 180 **SPCS REQ'D.**

PARCEL B 15 SPCS

PARCEL F 17 SPCS

PARCEL E 161 SPCS

TOTAL 193 SPCS PROVIDED

(10) ACCESSIBLE SPCS

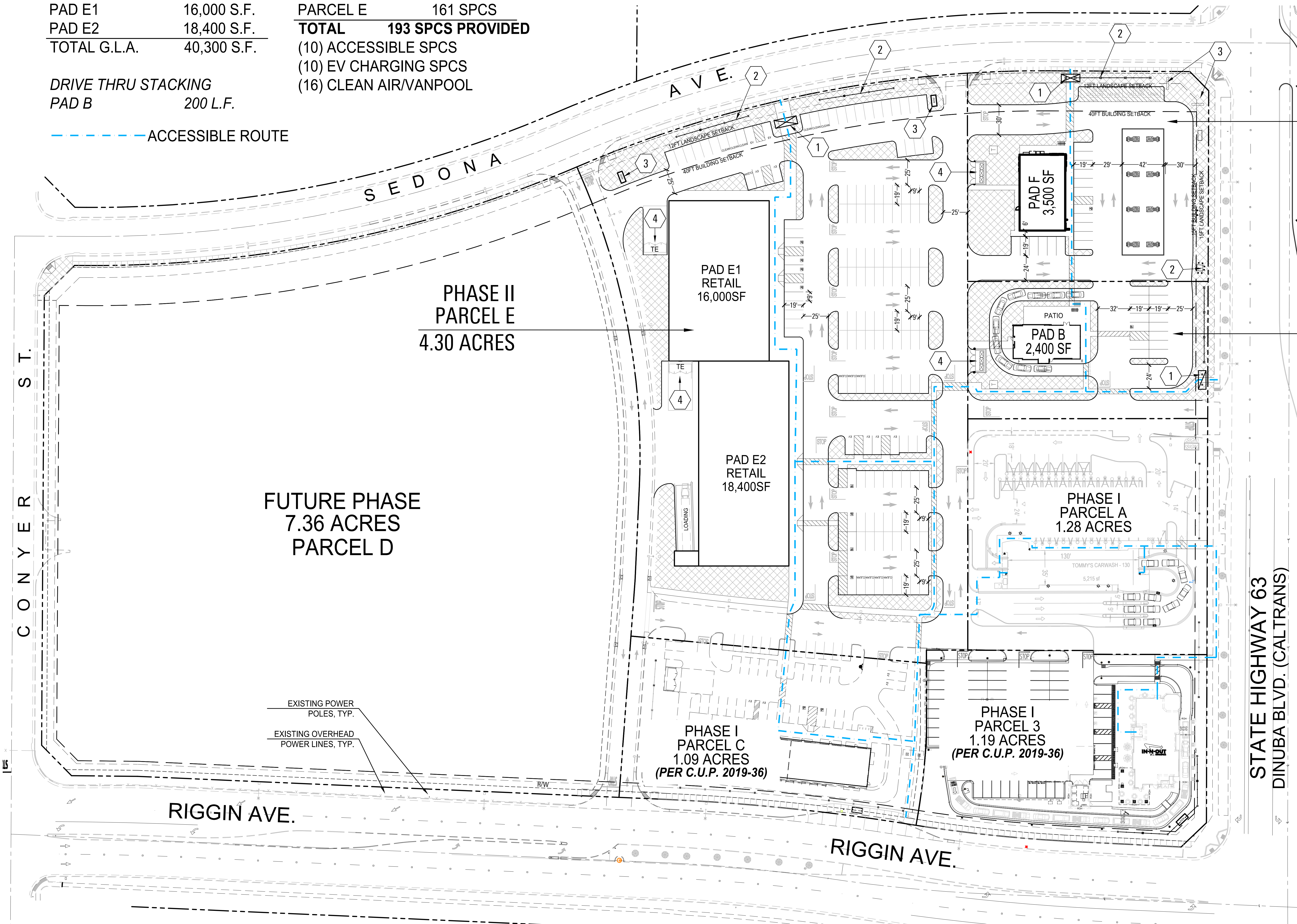
(10) EV CHARGING SPCS

(16) CLEAN AIR/VANPOOL

PROPOSED PH. II LANDSCAPE AREAS
ALL LANDSCAPING IN THESE AREAS
TO BE INSTALLED PER APPROVED
SPECIFIC PLAN TO MATCH EXISTING
ORCHARD WALK EAST.

PHASE I LIMITS
THESE AREAS TO BE INSTALLED PER
APPROVED CUP 2019-36.
DATED 11-12-19

ACCESSIBLE ROUTE



PHASE II
PARCEL E
4.30 ACRES

FUTURE PHASE
7.36 ACRES
PARCEL D

PHASE I
PARCEL C
1.09 ACRES
(PER C.U.P. 2019-36)

PHASE I
PARCEL 3
1.19 ACRES
(PER C.U.P. 2019-36)

PHASE I
PARCEL A
1.28 ACRES

PHASE II
PARCEL F
1.15 ACRES
FUEL CENTER

PHASE II
PARCEL B
0.75 ACRES
FAST FOOD W/
DRIVE THRU

LEGEND

- 1 NEW WOOD ARCHWAYS - TO MATCH EXISTING AT ORCHARD WALK EAST, TYPICAL. (3 TOTAL)
- 2 NEW STONE PILASTERS W/ WOOD RAILING - TO MATCH EXISTING AT ORCHARD WALK EAST, TYPICAL.
- 3 NEW MONUMENT SIGN - (4) TOTAL
- 4 NEW TRASH ENCLOSURE

STATE HIGHWAY 63
DINUBA BLVD. (CALTRANS)

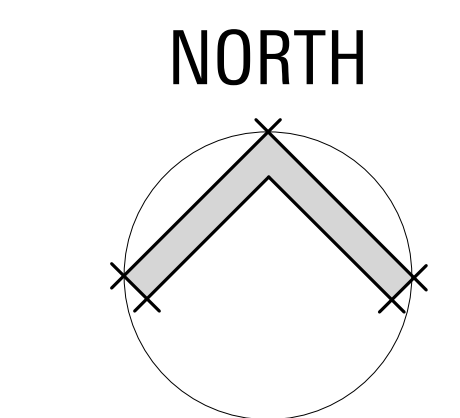
RIGGIN AVE.

RIGGIN AVE.

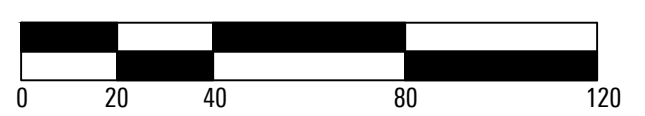
CONYER ST.

SEDONA AVE.

EXISTING POWER POLES, TYP.
EXISTING OVERHEAD POWER LINES, TYP.



SCALE=1"=40'-0"



**PROJECT: ORCHARD WALK WEST
NE CORNER RIGGIN & DINUBA
VISALIA, CA**

**SPR 20-135: 2ND SUBMITTAL
MARCH 11, 2021
SHEET 2 OF 2**

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
1300 Dove Street, Suite # 100
Newport Beach, CA. 92660
T: 949.698.1400 F: 949.698.1433
www.littleonline.com

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Mainland Renovation Date: March 22, 2021

Project Description: Create new retail spaces, including a 2500 sf quick service restaurant with drive thru

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

Property Owner: Fung Lee Trust

Applicant(s) Name: Walter Deisler

Project Address/Location: 3301 S. Mooney Blvd, Visalia, CA 93277

Assessor Parcel Number: 121-110-046 - _____

Parcel Size (Acreage or Square Feet): 34,533 sf Building or Suite Square Footage: 7500 sf

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: demise 7500 sf building for 3 new retail units, 1 of which will be a 2500 sf QSR with drive thru on northern end cap

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

Date Received: 03/22/2021

SPR Agenda: 03/31/2021 Item No. _____

Zone: C-R SPR No. 21-050

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: Originally Lyon's Restaurant in 1974, renovaed in 2011 to house Mainland Skate

Proposed Building Use: Quick Service Restarurant

Proposed Hours of Operation: 11.00 am - 12 am Monday - Saturday

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

Number of Employees Per Day: Existing _____ Proposed 10/shift

Number of Customers Per Day (Estimated): Existing _____ Proposed 100

Predicted Peak Operating Hour: Dinner 5-8 pm

Describe Any Truck Delivery Schedule & Operations: 4 x 's weekly btw 6-8 am

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)

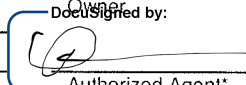
REQUIRED SIGNATURE

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

Name: Walter Deisler Signature of Owner or Authorized Agent*

Address: 2135 E. Harvard

City, State, Zip Visalia, CA 93292 DocuSigned by: _____ Date _____

Phone: 559-901-0500  3/23/2021

Email: wdeis1@hotmail.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

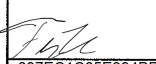
AGENCY AUTHORIZATION FORM

OWNER:
 I, Fung Lee Trust, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
121-110-046

AGENT:
 I designate Walter Deisler, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to remodel existing 7500 sf retail space with a QSR with drive thru relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

<u>DocuSigned by:</u>	<u>OWNER</u>	Signatures	<u>AGENT</u>
	<u>3/23/2021</u>		
<u>BY: Fung Lee, Trustee</u>			Signature of Agent
Owner Mailing Address <u>8027 W. Sunnyview, Visalia 93291</u>			Agent Mailing Address <u>see above</u>
<u>fungmlee@yahoo.com</u>			Agent Phone Number
Owner Phone Number <u>559-906-0831</u>			

AGENCY AUTHORIZATION

OWNER:

I, Fung Lee Trust, declare as follows:

I am the owner of certain real property bearing assessor's parcel number (APN):

121-110-045

AGENT:


I designate Walter Deisler, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to remodel existing retail store to quick service restaurant with drive thru relative to the property mentioned herein.

Action Sought)

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


Executed 3/23/2021 day of , 20 .

OWNER

Fung Lee Trust
DocuSigned by:

60E91C85E394BD
BY: Fung Lee It's Trustee

8027 W. Sunnyside
Visalia, CA 93291
fungmlee@yahoo.com
(559)906-0831

AGENT

DocuSigned by:

C6CD441DA79E47E
Walter Deisler

2135 E. Harvard Ct
Visalia, CA 93292
wdeis1@hotmail.com
559/901-0500

APPROVED:
CITY OF VISALIA

By: _____
(Signature)

Date: _____

*Note: Attach acknowledgment of signature(s) by Notary Public if executed outside the State of California.

WALTER DEISSLER
ARCHITECT
2135 E HARVARD COURT
VISALIA, CA 93292
PHONE:
559-901-0500
EMAIL:
WDEIS1@HOTMAIL.COM

**SITE PLAN REVIEW
PROPOSED SITE MODIFICATION**

3301 S MOONEY BLVD. VISALIA, CA 93277

- E-01 EXISTING LANDSCAPING TO REMAIN, PROTECT FROM DAMAGE, TYP.
- E-02 EXISTING PAVING TO REMAIN, PROTECT FROM DAMAGE, TYP.
- E-03 EXISTING TRANSFORMER TO REMAIN.
- E-04 EXISTING BOLLARD TO REMAIN.
- E-05 EXISTING CONC. CURB & SIDEWALK TO REMAIN.
- E-06 EXISTING PROPERTY LINE TO REMAIN.
- E-07 EXISTING GAS METERS TO REMAIN.
- E-08 EXISTING MONUMENT SIGN TO REMAIN.
- E-09 EXISTING STREET LIGHTING TO REMAIN.
- E-10 EXISTING SITE LIGHTING TO REMAIN.

- 02-01 NEW TRASH ENCLOSURE, PER CITY STANDARD R-3.
- 02-02 NEW 6" HIGH CONC. CURB.
- 02-03 NEW PARKING LOT STRIPING, PER CITY STANDARDS.
- 02-04 NEW DIRECTIONAL ARROWS.
- 02-05 NEW BIKE RACKS
- 02-70 NEW PORTION OF AC PAVING, TO BE FLUSH w/ ADJACENT EXIST. PAVING.
- 02-71 NEW CONC. SIDEWALK.
- 10-01 NEW MENU BOARD & SPEAKER.

KEYNOTES 2

ADDRESS:
3301 S. MOONEY BLVD.
VISALIA, CALIFORNIA 93277

SITE INFORMATION:
APN: 121-110-046
ZONING: REGIONAL COMMERCIAL
GENERAL PLAN: COMMERCIAL REGIONAL

BUILDING INFORMATION:
EXISTING: 7,490 S.F.

TENANT 1 AREA:	4,990 S.F.
TENANT 2 AREA:	2,500 S.F.
TOTAL:	7,490 S.F.

SITE INFORMATION 3



VICINITY MAP 4

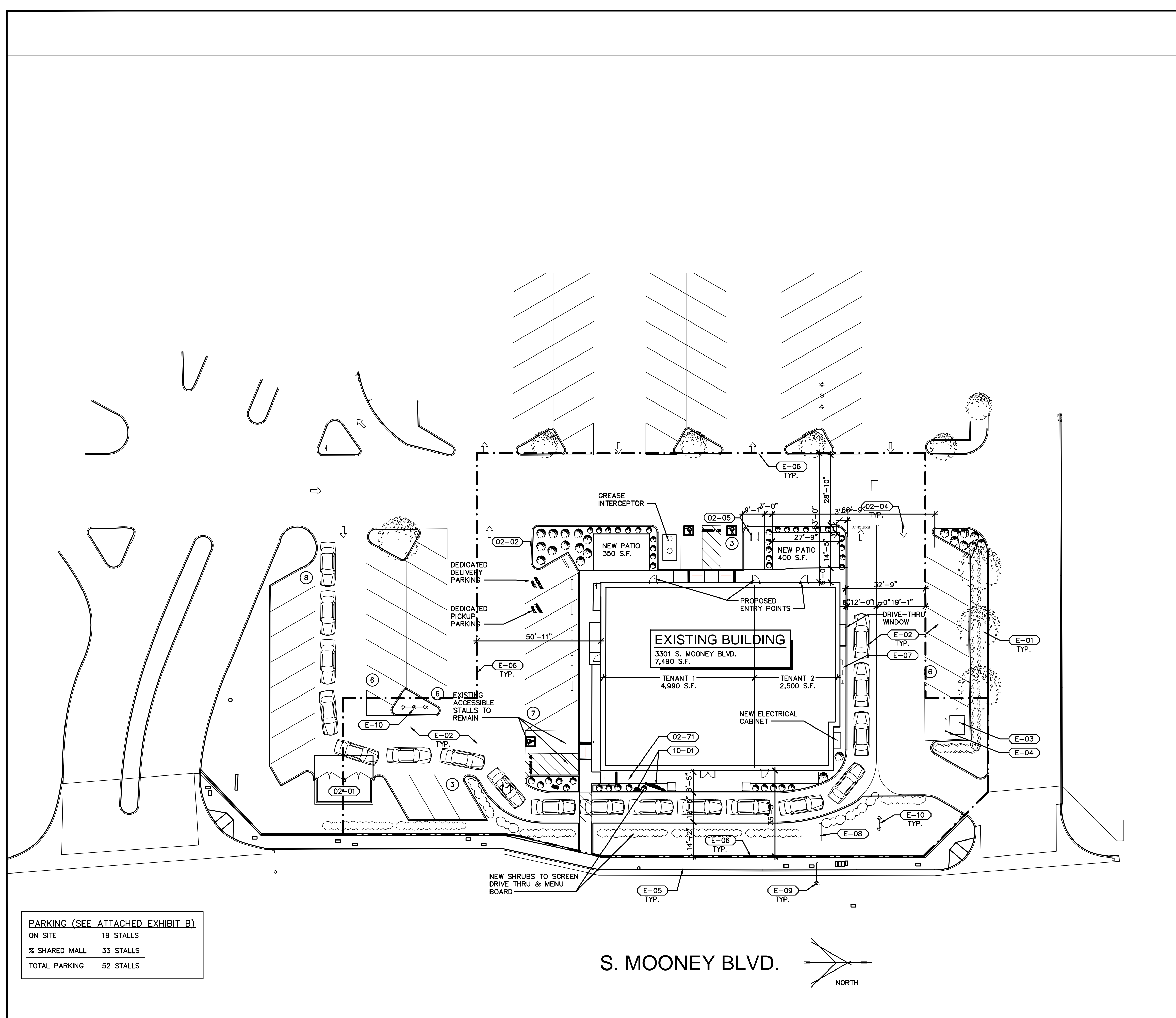
STAMP:



NO.	DATE	DESCRIPTION

DRAWN BY:
DWG. DATE: 03.21.21
REVIEWED BY:
PROJECT NUMBER:
SHEET:

SHEET TITLE:
A101



PARKING (SEE ATTACHED EXHIBIT B)	
ON SITE	19 STALLS
% SHARED MALL	33 STALLS
TOTAL PARKING	52 STALLS

PROPOSED SITE PLAN SCALE: 1"=20'-0" 8