

# SITE PLAN REVIEW AGENDA

4/7/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 1

SITE PLAN NO: SPR21017

PROJECT TITLE: Iron Ridge

DESCRIPTION: To Develop a 238 lot Residential Subdivision (R-1-20/R-1-5)

APPLICANT: Ernie Escobedo

OWNER: TULARE COUNTY PROPERTIES INC

ROAD 88 LLC

APN: 081030036

081030046

LOCATION: 945 N SHIRK ST

## ITEM NO: 2 Resubmit

SITE PLAN NO: SPR21030

PROJECT TITLE: FASTRIP

DESCRIPTION: Construction of a 4,940 SF FASTRIP Convenience Store and 12,365 SF Fuel Canopy with 24 Fueling Positions. The Existing Toy's R US Building and Parking to the South will Remain. (C-MU)

APPLICANT: Andy Erb

OWNER: TRU 2005 RE I LLC

APN: 122320078

LOCATION: 2800 S MOONEY BLVD

## ITEM NO: 3

SITE PLAN NO: SPR21051

PROJECT TITLE: Monarch Home Services

DESCRIPTION: New Office (I)

APPLICANT: Mark DeVries

OWNER: OLDFIELD CORWYN D & LOIS L

APN: 073220012

LOCATION: NW Coner of N. Patriot & Legacy

## ITEM NO: 4

SITE PLAN NO: SPR21052

PROJECT TITLE: TRD-3 Brackenwood, LLC

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

APPLICANT: John C Roberts

OWNER: CONGLETON GEORGE & PATRICIA(TRS)

APN: 126120065

126120066

LOCATION:

## ITEM NO: 5

SITE PLAN NO: SPR21053

PROJECT TITLE: Taquria Hermanos Barrera

DESCRIPTION: Outside Taco Cart/Food Cart (C-MU)

APPLICANT: Vensi A Barrera Ventura

OWNER: DHALIWAL BALWANT SINGH & BALJINDER P

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

4/7/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

APN: 090132023

LOCATION: 1500 W HOUSTON AVE

## ITEM NO: 6

SITE PLAN NO: SPR21054

PROJECT TITLE: Da City

DESCRIPTION: Event Renal, Yoga Classes/Fitness Classes, Small Gathering (Baby Showers, Office Luncheons (C-S)

APPLICANT: Kristen Jones

OWNER: LOVENBURG CHARLES A & KAY L (TRS)

APN: 097075006

LOCATION: 717 S BRIDGE ST

## ITEM NO: 7

SITE PLAN NO: SPR21055

PROJECT TITLE: Sequoia Surgery Center

DESCRIPTION: Replace Existing Mobile Office with Newer Model - Go from 12 x 44 to a 12 x 60 (Long Term Use).  
(O-PA)

APPLICANT:

OWNER: CYPRESS COMPANY LLC

APN: 087290028

LOCATION: 842 S AKERS ST

## ITEM NO: 8

SITE PLAN NO: SPR21056

PROJECT TITLE: Proposed Commercial Building

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

APPLICANT: Asael J. Balbuena

OWNER: ALCAUTER SALGADO RENE ROBERTO

APN: 097085006

LOCATION: 821 S BRIDGE ST

## ITEM NO: 9

SITE PLAN NO: SPR21057

PROJECT TITLE: SVBP II

DESCRIPTION: Proposed New Parcel for Financing of New Building Construction (I)

APPLICANT: Shawn Day

OWNER: CALIFORNIA OPPORTUNITY FUND I

APN: 077200011

LOCATION: 7427 W SUNNYVIEW AVE

## ITEM NO: 10

SITE PLAN NO: SPR21058

PROJECT TITLE: Multi-Family Project

DESCRIPTION: Five Plex Apartment Building (R-M-2)

APPLICANT: Jesus R. Gutierrez

OWNER: GRAJEDA MARY GLORIA (TR FAM TR)

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# **SITE PLAN REVIEW AGENDA**

**4/7/2021 - 9:00 A.M.  
Conference Room #4  
315 E. Acequia Avenue**

APN: 101041015  
LOCATION: 440 S VELIE ST

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

**SITE PLAN 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>Ernie Escobedo</u> <u>QK, INC.</u>	Signature of Owner or Authorized Agent*	
Address: <u>601 Pollasky Avenue, Suite 301</u>	_____	<u>2/4/2021</u>
City, State, Zip <u>Clovis, CA 93612</u>	Owner	Date
Phone: <u>559-449-2400</u>	_____	<u>2/4/2021</u>
Email: <u>Ernie.Escobedo@qkinc.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, Joe W. Russell, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

081-030-046 (10 AC)

**AGENT:**

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

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

Executed this 4<sup>th</sup> day of February, 2021

OWNER	AGENT
Signatures	Signatures
<u>Joe W. Russell</u> Signature of Owner	_____ Signature of Agent
<u>13603 Ave 352</u> Owner Mailing Address	_____ Agent Mailing Address
<u>Visalia, Ca. 93292</u> Owner Phone Number	_____ Agent Phone Number
<u>559 771 8200</u>	

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  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
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REQUIRED SIGNATURE

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

Name: <u>Ernie Escobedo QK, INC.</u>	Signature of Owner or Authorized Agent*	
Address: <u>601 Pollasky Avenue, Suite 301</u>	Owner	<u>2/4/2021</u> Date
City, State, Zip <u>Clovis, CA 93612</u>	Authorized Agent*	<u>2/4/2021</u> Date
Phone: <u>559-449-2400</u>		
Email: <u>Ernie.Escobedo@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**

AGENCY AUTHORIZATION FORM

**OWNER:**

I, Steve Etchegaray, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
081-030-036 (40 Ac.)

**AGENT:**

I designate QK, INC., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop a residential subdivision 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
<u>P.O. Box 964</u> Owner Mailing Address		 	Agent Mailing Address
<u>Visalia, CA 93279</u> Owner Phone Number		 	Agent Phone Number

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

GENERAL PROJECT INFORMATION

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

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

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

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

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

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

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

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

Are There Any Proposed Building Modifications: Yes  No

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

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

\_\_\_\_\_

\_\_\_\_\_

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

Date Received: 04/01/2021

SPR Agenda: 04/07/2021 Item No. \_\_\_\_\_

R-1-20/R-1-5

Zone: \_\_\_\_\_ SPR No. 21-017

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: \_\_\_\_\_

Proposed Building Use: \_\_\_\_\_

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

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

Number of Employees Per Day:                      Existing \_\_\_\_\_                      Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated):      Existing \_\_\_\_\_                      Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_

\_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

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  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

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

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

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

\_\_\_\_\_

AGENT:

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

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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



March 23, 2021

Paul Bernal, City Planner  
City of Visalia  
Community Development Dept. / Planning Division  
315 E. Acequia Avenue,  
Visalia, California 93291

**Subject: Iron Ridge Residential Community Site Plan Review**

Dear Mr. Bernal,

**Project Background**

We are submitting this conceptual lotting study for Site Plan Review primarily to explore the possibility of doing a Zone Change to eliminate the R-1-20 Zone, and develop the 10.31 acre site (APN: 081-030-46) adjacent to Shirk Road with forty-one (41) R-1-5 lots and the forty (40) acres (APN: 081-030-36) located west of this property and within the Tier One Urban Development Boundary with one hundred ninety-seven (197) R-1-5 lots. The northern half of the 10.3-acre property is zoned for R-1-20 and the southern half is zoned for R-1-5. The R-1-20 Zone was intended to be a buffer between residential development and the Light Industrial lots to the north. We are proposing to use the entry street to the proposed residential development along with a 51-foot wide linear park and landscape buffer (in a Landscaping and Lighting District) as the buffer, instead of R-1-20 lots. Our intent is to screen the light industrial uses with a masonry wall, trees, and landscaping. We've included detailed plan view sketches of the northern boundary and western boundary adjacent to Road 88 to show our intent.

Shirk Road is identified in the General Plan as a four-lane arterial roadway. The site is two-thirds of a mile to State Route 198 along Shirk Road. Road 88 is identified as a two lane collector. Right of way will need to be dedicated for both roadways. Access to the forty acres would be along the main east-west entry drive and Road 88 on the site's western boundary. We intend to include a stub street to our southern boundary in order to provide access to unsubdivided land to the south. APN: 081-030-36 also has R-1-20 zoning along its northern and western boundaries.

**Exhibit A – Iron Ridge (small lot)**

Exhibit A's design incorporates a complete development of the two parcels, including a linear park/buffer that runs the entire northern boundary line of the Project site. The total lot count is 238. The Project proposes to remove the Very Low Density Residential (and subsequent R-1-20 zone) and replace it with Low Density Residential (R-1-5 zone) in order to create a homogenous neighborhood. In the western portion of the site, Road 88, a ten-foot wide landscaped strip with masonry wall and required building setbacks will serve as the buffer



between residential development and any proposed industrial development west of Road 88.

The 3.82-acre linear park will include an approximately 2,400-foot trail with exercise stations spaced approximately 500-feet apart (six stations total). The linear park and adjacent light industrial properties will be separated by a 6-foot block wall as required by the City's Municipal Code. Small pocket parks, each with its own passive or active recreational character, will be located at three (3) locations along the linear park. One will include a tot playground, benches, and shade pavilion or gazebo. Another will provide picnicking opportunities with tables and trash containers, and a third will be the trail turnaround with an exercise station. The plan has been designed so that residents can easily access the park at the ends of seven north-south streets and along the 2,000 linear feet of local streets that parallel the park.

The closest possible distance from the nearest light industrial structure to a proposed residential dwelling in the Project site, will be approximately 151 feet.

### **Summary and Conclusion**

The current zoning north of the subject property is Light Industrial land uses. Some of the current uses include a preschool facility, property management, and wholesale suppliers of doors, medical equipment, and hardware. While Very Low Density Residential land use designation is meant to serve as a buffer between these industrial uses and future Low Density Residential land use designations, there is limited buffer from the Light Industrial use for as many as thirty future R-1-20 residences and their accessory dwelling units.

As the distance from the source increases, sound pressure level decreases exponentially. In other words, increased distance from the source results in a lower decibel measurement. The decibel of sound is also reduced as the distance increases. A solid block wall can provide 50 dB of sound reduction. The preferred design with its setbacks, linear park, landscaping, distance provided by local roadways provides better protection than strictly following the existing General Plan land use designation map. Therefore, we believe that using physical distance to buffer from the industrial uses would provide better protection than using lower density zoning.

We look forward to discussing our proposal with you to help move this project forward.

Sincerely,

Steve Brandt, Principal Planner, AICP

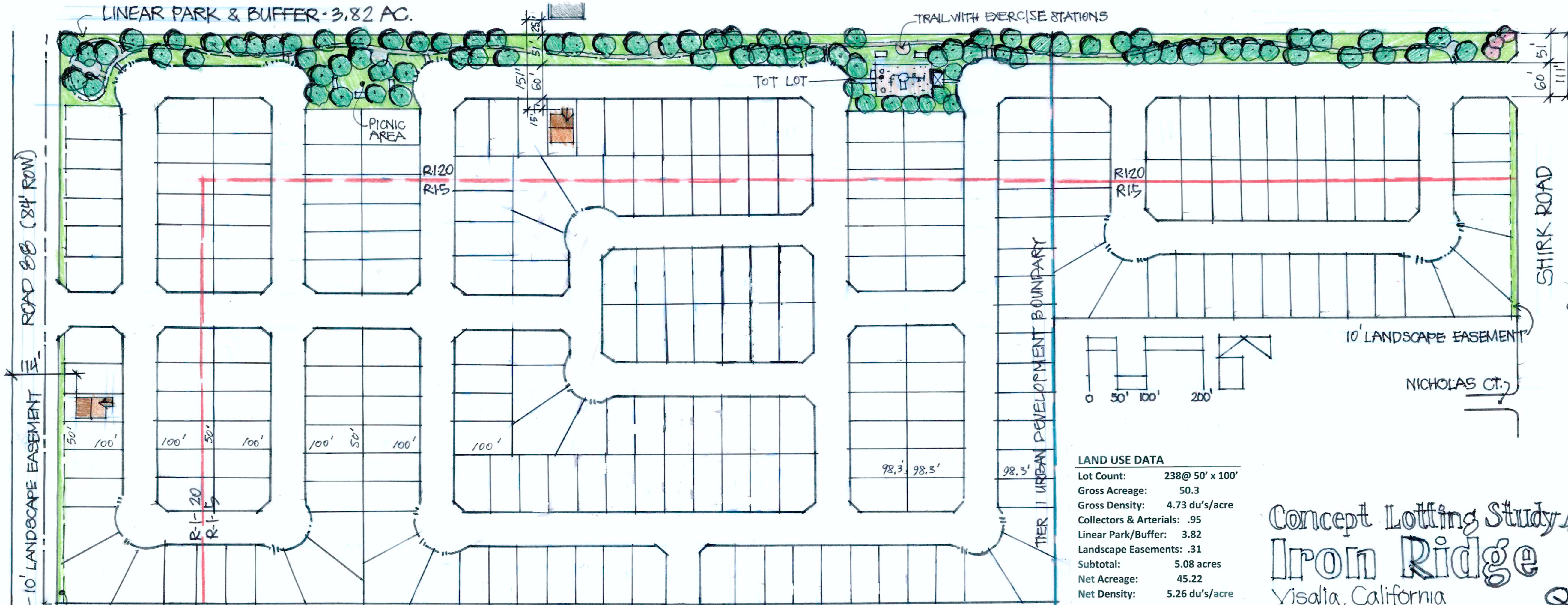
Attachments: Iron Ridge Concept Lotting Study A (5,000SF Lots + Linear Park)  
Iron Ridge Concept Lotting Study B (20,000SF and 5,000SF Lots)

March 23, 2021

Iron Ridge Typical North Boundary Plan View Detail  
Iron Ridge Typical West Boundary Plan View Detail

cc: Cliff Ronk, DR Horton  
Trevor Stearns, QK  
Mike Ratajski, QK

210112  
mr/ts

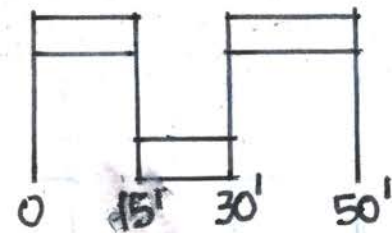
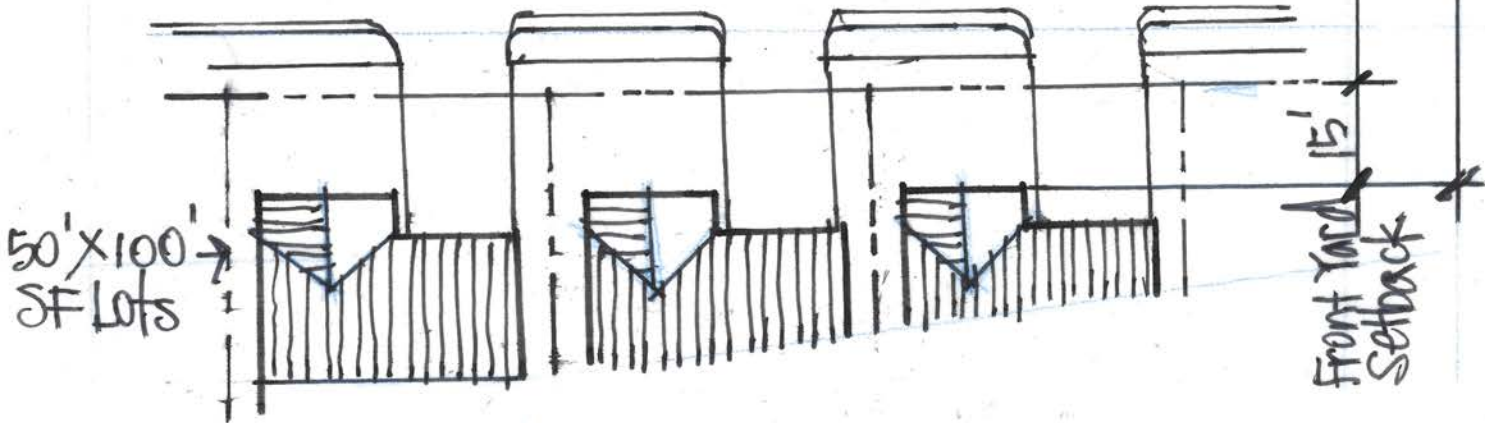
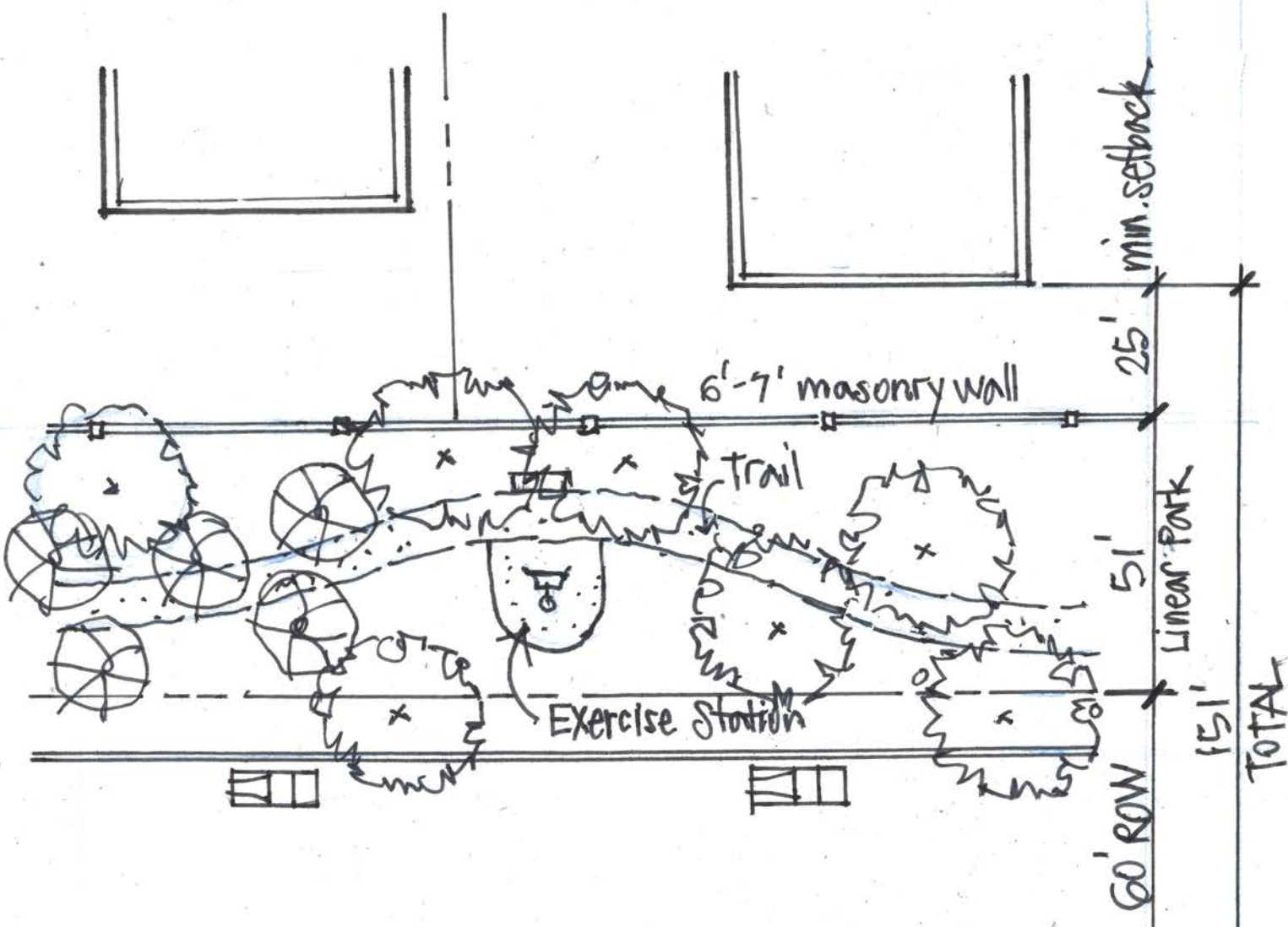


**LAND USE DATA**

Lot Count:	238@ 50' x 100'
Gross Acreage:	50.3
Gross Density:	4.73 du's/acre
Collectors & Arterials:	.95
Linear Park/Buffer:	3.82
Landscape Easements:	.31
Subtotal:	5.08 acres
Net Acreage:	45.22
Net Density:	5.26 du's/acre

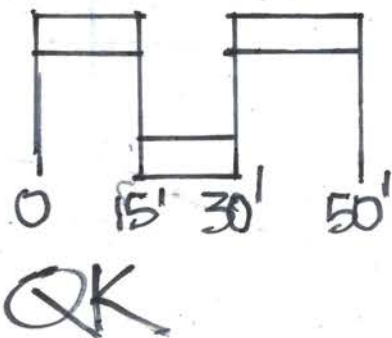
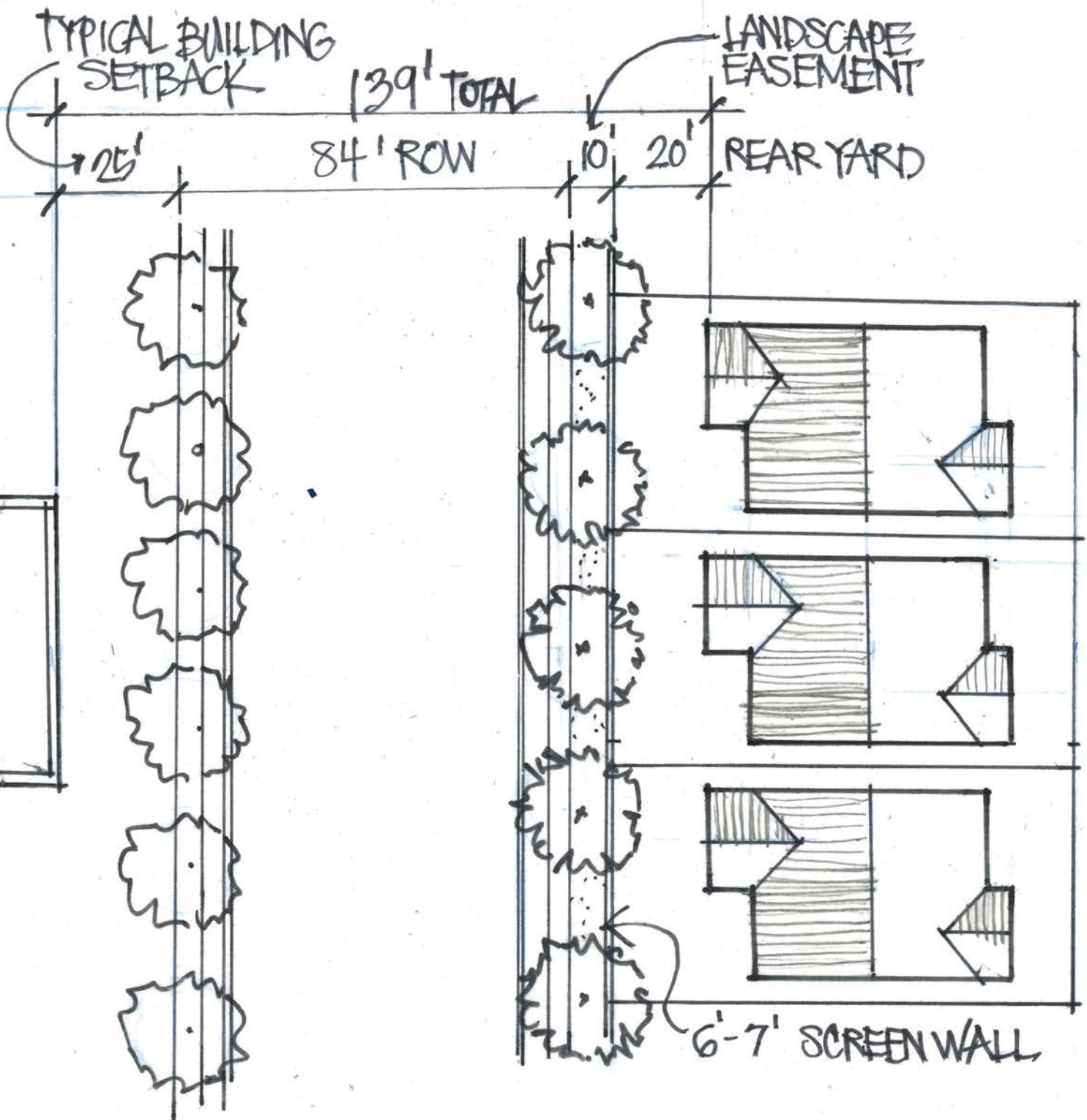
Concept Lotting Study A  
**Iron Ridge**  
 Visalia, California

Q



QK

TYPICAL NORTH BOUNDARY  
Plan View Detail  
**Iron Ridge**



TYPICAL WEST BOUNDARY  
 Plan View Detail  
 Iron Ridge

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

GENERAL PROJECT INFORMATION

Project/Business Name: FASTRIP Date: 03.25.21

Project Description: CONSTRUCTION OF A 4,940 FASTRIP CONVENIENCE STORE AND 12,365 SF FUEL CANOPY WITH 24 FUELING POSITIONS. THE EXISTING TOY'S R US BUILDING AND PARKING TO THE SOUTH WILL REMAIN.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 21-030

Property Owner: Fastrip Oil Company, LP

Applicant(s) Name: Paul Dhanens Architect, Inc. Contact: Andy Erb

Project Address/Location: 2800 S. Moonev Boulevard, Visalia, CA 93277

Assessor Parcel Number: 1 2 2 - 3 2 0 - 0 7 8

Parcel Size (Acreage or Square Feet): 3.74 ACRES Building or Suite Square Footage: 4,940 SF / 12,365 CANOPY

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ N/A (New Structures)

Describe All Proposed Building Modifications: N/A - Existing parking areas modified and new structures proposed.

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

Date Received: 03/25/2021

SPR Agenda: 04/07/2021 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 21-030

Historic District: Yes  No

Flood Zone:  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: THE EXISTING SITE AREA PROPOSED FOR RECONSTRUCTION IS CURRENTLY A PARKING LOT

Proposed Building Use: Convenience Store and Gas Station with a drive-thru

Proposed Hours of Operation: 24-HOUR

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 12

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed 200

Predicted Peak Operating Hour: 7:00 am - 9:00 am and 4:00 pm - 8:00 pm

Describe Any Truck Delivery Schedule & Operations: Truck deliveries are normally at night; Fuel deliveries from 7:00 am to 9:00 pm

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

(Provide Separate Attachment if Necessary): No unique traffic patterns anticipated.

Describe Any Special Events Planned for the Facility: Grand opening on opening day

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

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

**SITE PLAN MINIMUM REQUIREMENTS**

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  - 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: Paul Dhanens Architect, Inc. (Andy Erb) Signature of Owner or Authorized Agent\*

Address: 1330 22nd Street #100 Owner \_\_\_\_\_ Date \_\_\_\_\_

City, State, Zip Bakersfield, CA 93301 Authorized Agent\* \_\_\_\_\_ Date 2-17-21

Phone: (661) 326-8936

Email: andy@pdaarchitect.com

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


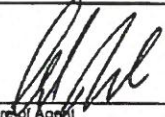
**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:  
I, Eastrip Oil Company, LP, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
122-320-078

AGENT:  
I designate Andy Erb of PDA, Inc. to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to construct a new convenience store and gas station relative to the property mentioned herein.

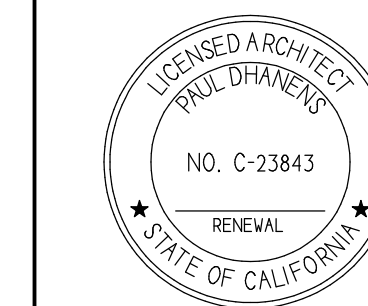
I declare under penalty of perjury the foregoing is true and correct.  
Executed this 17th day of February, 2021.

OWNER	Signatures	AGENT
		
Signature of Owner	Signature of Agent	
Owner Mailing Address	Agent Mailing Address	
<u>PO BOX 82515</u>	<u>1330 22nd Street #100</u>	
<u>BAKERSFIELD CALIF 93388</u>	<u>Bakersfield, CA 93301</u>	
Owner Phone Number	Agent Phone Number	
<u>661-393-7000</u>	<u>(661)326-8936</u>	



PAUL DHANENS • ARCHITECT

ARCHITECT



1330 23RD STREET, SUITE 100  
BAKERSFIELD, CALIFORNIA 93311  
TELEPHONE: (805) 328-8838  
FACSIMILE: (805) 328-8837

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NOTICE TO CONTRACTORS  
Written directions on these drawings shall take precedence over exact dimensions. Contractor shall verify and be responsible for confirming all dimensions and spot heights. The architect's liability for any omissions or field variations discovered.

PROJECT

FASTRIP

2800 S MOONEY BLVD  
VISALIA, CA

DATE ISSUED FOR

3-11-21 SITE PLAN REVIEW (2)

NO. REVISIONS

1	
2	
3	
4	

PROPOSED  
SITE PLAN

FILE NAME: 2693A1-0

SHEET

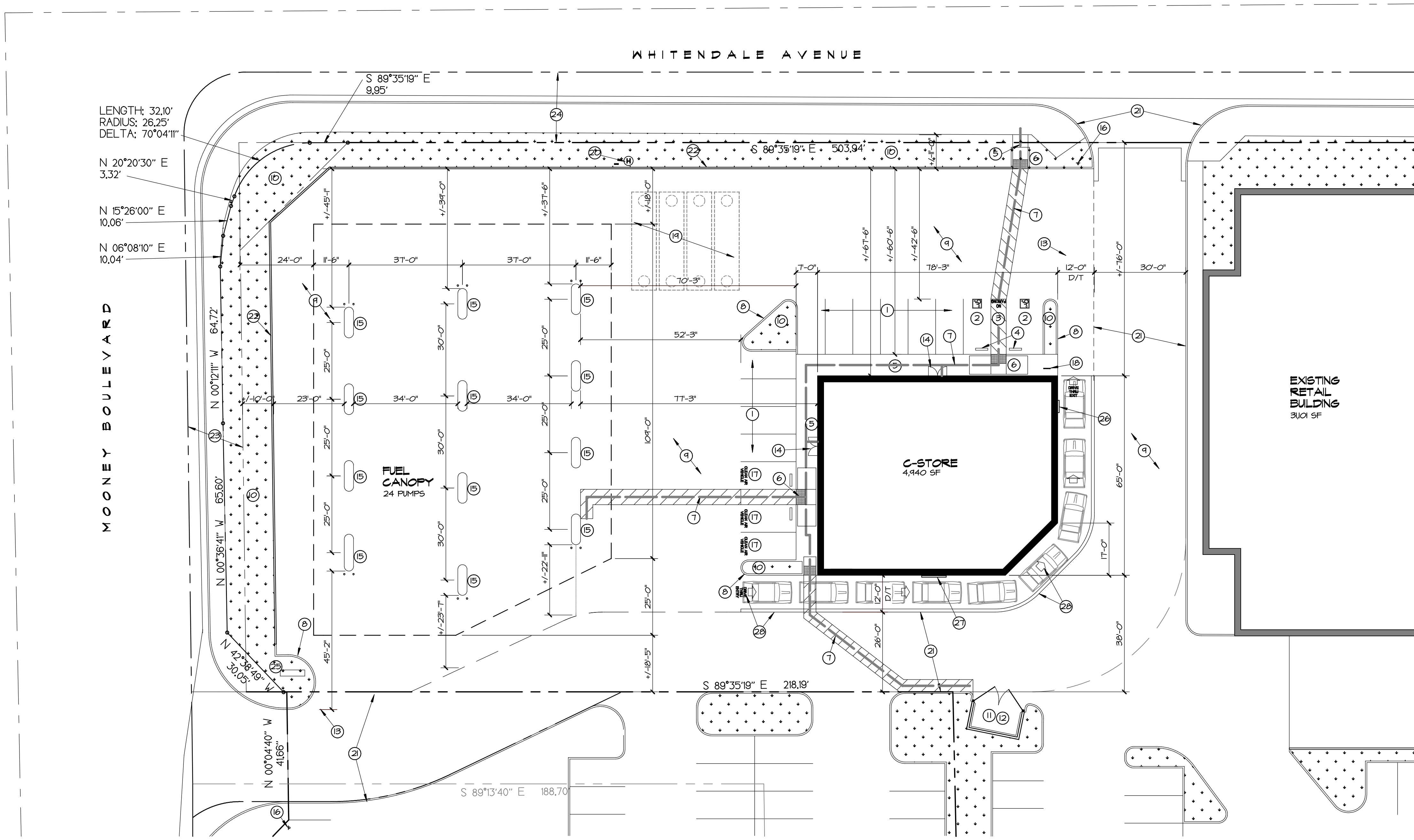
SPR-1.0

SITE ANALYSIS

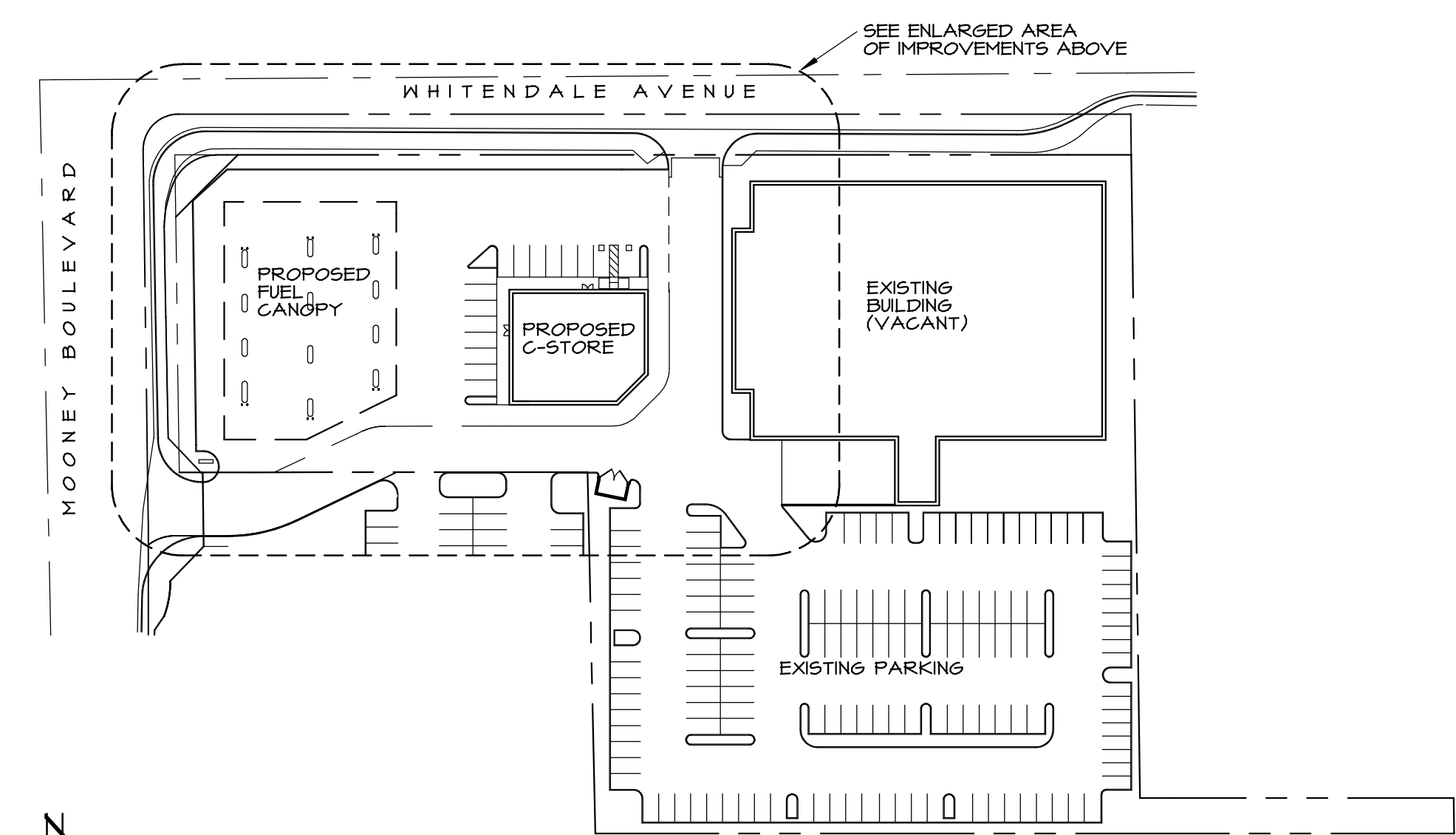
APN:	122-320-078
ZONING:	MU-C (MIXED USE COMMERCIAL)
SITE DRAINAGE:	EXISTING DRAINS TO STREETS
SITE AREA:	162,732 SF (3.74 ACRES)
BUILDING AREAS:	
EXISTING RETAIL (TOYS R US):	3,101 SF (1.9% OF SITE)
PROPOSED FASTRIP:	4,940 SF (3% OF SITE)
PROPOSED FUEL CANOPY:	12,365 SF (7.6% OF SITE)
NEW/EXISTING LANDSCAPE AREA:	47-22,446 SF (28.8% OF SITE)
NUMBER OF STORES:	1
BUILDING OCCUPANCY:	B/M
PARKING REQUIRED:	
EXISTING RETAIL BUILDING (3,101 SF/ 300):	104 SPACES
PROPOSED FASTRIP (4,940 SF/ 300):	16 SPACES
TOTAL NEW/EXISTING PARKING REQUIRED:	120 SPACES TOTAL
PARKING PROVIDED:	
EXISTING PARKING TO REMAIN (SOUTH OF RETAIL BLDG):	141 SPACES
PROPOSED NEW FASTRIP PARKING SPACES:	16 SPACES
TOTAL NEW/EXISTING PARKING PROVIDED:	155 SPACES TOTAL

KEYNOTES

- 1 9'-0" WIDE x 19'-0" DEEP PARKING STALL PER CITY OF VISALIA STANDARDS (INCLUDING 2'-0" OVERHANG WHERE SHOWN)
- 2 12'-0" x 19'-0" VAN OR 9'-0" x 20'-0" ACCESSIBLE PARKING STALL WITH 3'-0" x 3'-0" PAINTED STALL SIGN AND 10' SQ IN POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE PER CBC SECTION 124B- 80" MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS
- 3 5'-0" MINIMUM WIDE HANDICAP ACCESSIBLE AISLE PARKING SPACES WITH THE WORDS "NO PARKING" IN 1/2" HIGH CONTRASTING LETTERS- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
- 4 CONCRETE WHEEL STOPS TO PREVENT VEHICLES FROM OVERHANGING ACCESSIBLE CURB RAMP
- 5 4'-0" WIDE MINIMUM CONCRETE AND AC PAVED WALK WITH SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%
- 6 CURB RAMP WITH 3'-0" BORDER OF TRUNCATED DOME TILES AT FLUSH CONDITION BETWEEN CONCRETE WALKWAY AND VEHICULAR AREA FOR ACCESSIBLE PATH OF TRAVEL TO AND FROM PUBLIC WAY AND/OR ACCESSIBLE PARKING STALLS AND AISLES
- 7 DASHED LINE DENOTES ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY AND ACCESSIBLE PARKING SPACES. MAXIMUM SLOPE DOES NOT EXCEED 5% AND CROSS SLOPE DOES NOT EXCEED 2% - SEE CIVIL DRAWINGS FOR ACTUAL SLOPES AND GRADE CHANGES
- 8 NEW 6" CONCRETE CURB - SEE GRADING PLAN FOR ADDITIONAL INFORMATION
- 9 A.C. PAVING PER MINIMUM COUNTY STANDARDS VERIFY WITH FINAL SOILS REPORT
- 10 LANDSCAPE AREA / PLANTER WITH IRRIGATION, SHRUBS, GROUND-COVER, AND TREES PER CITY OF VISALIA STANDARDS
- 11 APPROXIMATE LOCATION OF 8'-0" x 15'-0" (INTERIOR DIMENSIONS CURB TO CURB) 3-BIN CONCRETE BLOCK TRASH ENCLOSURE ON CONCRETE PAD PER CITY OF VISALIA STANDARDS
- 12 APPROXIMATE LOCATION OF BUILDING OCCUPANT'S EXTERIOR RECYCLING STORAGE BINS(S) PER CALIFORNIA GREEN CODE SECTION 5.4101- VERIFY FINAL LOCATION WITH OCCUPANT
- 13 APPROXIMATE LOCATION EXISTING CURB AND LANDSCAPE AREA TO BE REMOVED
- 14 LEVEL CONCRETE LANDING WITH SLOPE NOT EXCEEDING 2% IN ANY DIRECTION AND 2'-0" CLEAR ON STRIKE SIDE OF DOOR- INTEGRATE INTO EXISTING CONCRETE WALKWAY
- 15 APPROXIMATE LOCATION OF MULTIPLE PRODUCT DISPENSER (MPD) WITH FUELING POSITIONS ON TWO (2) SIDES
- 16 17'-22" POLE MOUNTED SIGN WITH 11' HIGH LETTERS STATING THE FOLLOWING (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN): "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING Distinguishing PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT \_\_\_\_\_ BOTTOM OF SIGN AT 80" MIN \_\_\_\_\_ OR BY TELEPHONING \_\_\_\_\_"
- 17 PAINT IN THE PAINT USED FOR STALL STRIPING, THE WORDS "CLEAN AIR/VANPOOL/EV" IN 1/2" TALL LETTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE (PER CBCSC DIVISION 5106.5.2)(1) TOTAL SPACES REQUIRED AS SHOWN
- 18 APPROXIMATE LOCATION OF SHORT TERM U-STYLE LOOP BICYCLE PARKING RACK WITH LOCATIONS FOR (2) BIKES MINIMUM (5 PERCENT) TO BE PARKED AT ONE TIME ON 3 1/2" THICK CONCRETE PAD- SEE SITE PLAN FOR DIMENSIONS (PER CBCSC DIVISION 5106.41)
- 19 APPROXIMATE LOCATION OF UNDER-GROUND FUEL TANKS- FINAL LOCATION SHALL BE CONFIRMED WITH CHEVRON VENDOR DRAWINGS
- 20 APPROXIMATE LOCATION OF FUEL VENTS AND HEALY TANK AT 40'-0" ABOVE GRADE- VERIFY WITH FINAL FUEL DRAWINGS
- 21 EXISTING SHARED CURB RETURN AND VEHICULAR ACCESS EASEMENT TO REMAIN PER ACCESS AGREEMENT
- 22 EXISTING 3'-0" HIGH CONCRETE BLOCK LANDSCAPE WALL TO REMAIN
- 23 APPROXIMATE LINE DENOTING IRREVOCABLE OFFER OF DEDICATION (I&O) ALONG MOONEY BOULEVARD TO THE CITY OF VISALIA PER DOC 43-054767
- 24 APPROXIMATE LINE DENOTING IRREVOCABLE OFFER OF DEDICATION (23.0') ALONG WHITENDALE AVE TO THE CITY OF VISALIA PER DOC 43-054768
- 25 EXISTING MAIN WATER BACKFLOW DEVICE TO REMAIN
- 26 APPROXIMATE LOCATION OF DRIVE-THRU WINDOW
- 27 APPROXIMATE LOCATION OF DRIVE-THRU MENU BOARD
- 28 12" WIDE DRIVE-THRU LANE BOARDER PAINTED IN REFLECTORIZED YELLOW PAINT- INCLUDE DIRECTIONAL ARROWS AT ENTRY POINT, EXIT POINT AND EVERY 50' O.C. MAX

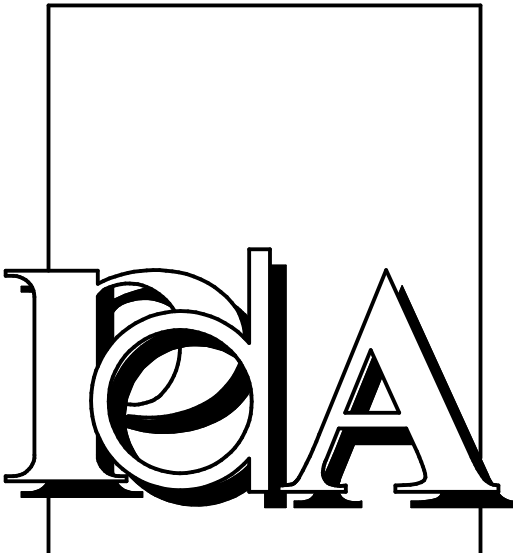


PROPOSED SITE PLAN



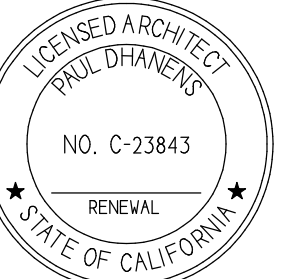
OVERALL SITE DIAGRAM





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DATE ISSUED FOR

3-11-21 SITE PLAN REVIEW (2)

NO. REVISIONS

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PROPOSED SITE DEMOLITION PLAN

FILE NAME: 2693A1-0

SHEET

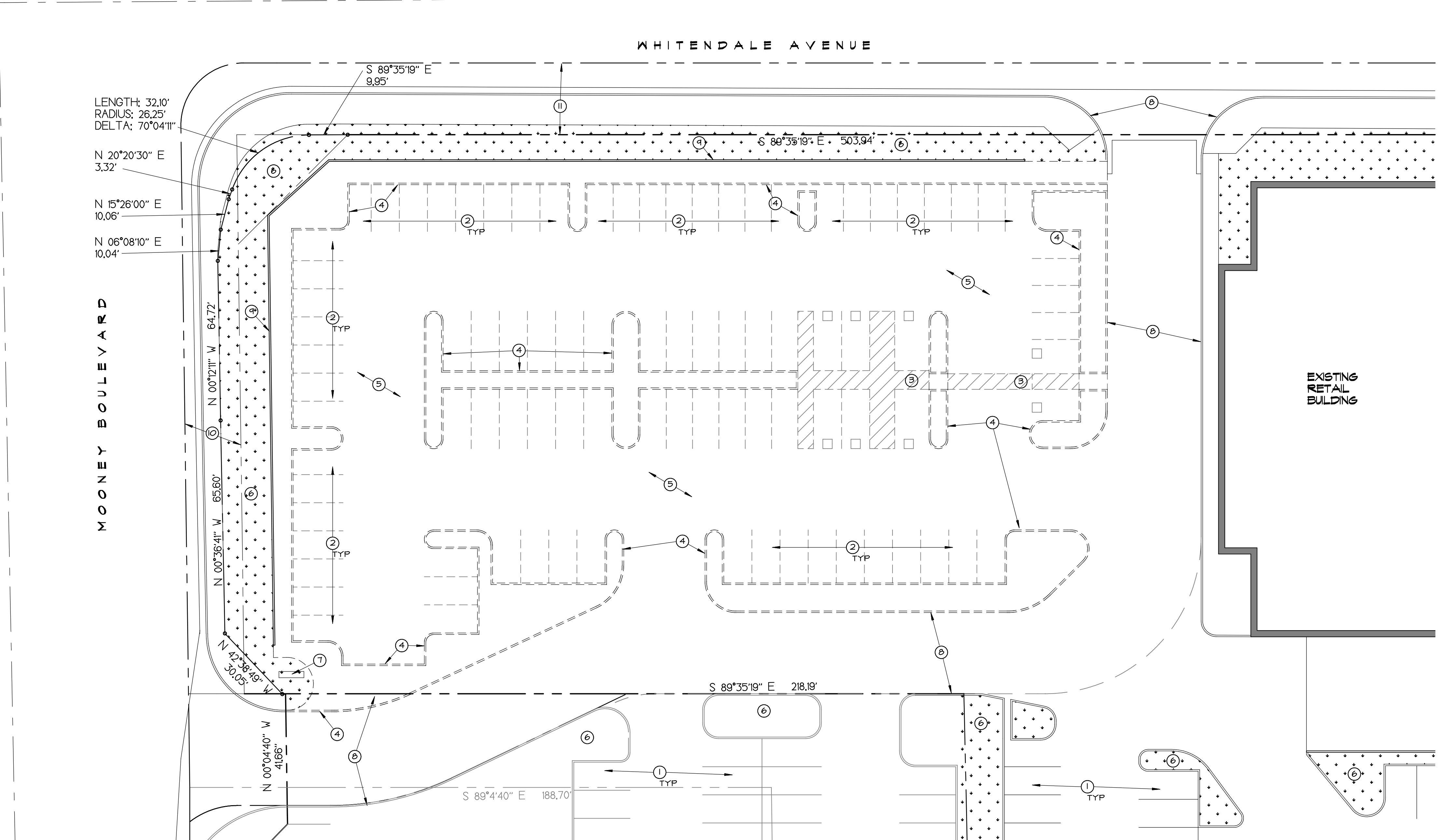
SPR-1.1

SITE ANALYSIS

APN:	122-320-078
ZONING:	MU-C (MIXED USE COMMERCIAL)
SITE DRAINAGE:	EXISTING DRAINS TO STREETS
SITE AREA:	162,732 SF (3.74 ACRES)
BUILDING AREA:	3101 SF (1.9% OF SITE)
EXISTING RETAIL (TOYS R US):	
EXISTING PARKING COUNTS:	232 SPACES
TOTAL EXISTING PARKING:	232 SPACES
PARKING PROPOSED TO BE REMOVED:	19 SPACES
TOTAL EXISTING PARKING REMAINING:	113 SPACES TOTAL

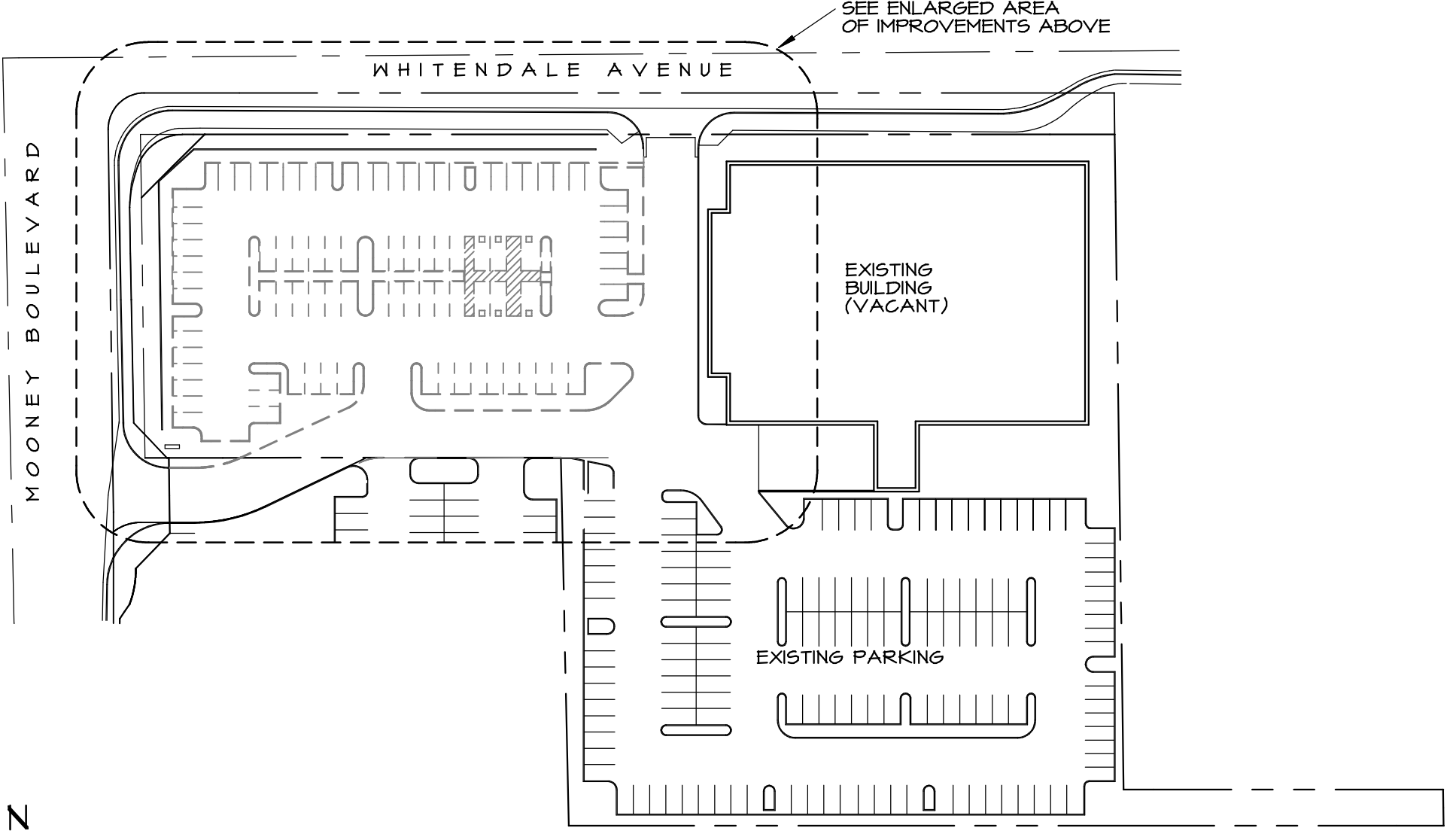
KEYNOTES

- 1 EXISTING 9'-0" WIDE x 11'-0" DEEP PARKING STALL PER CITY OF VISALIA STANDARDS TO REMAIN
- 2 EXISTING 9'-0" x 20'-0" ACCESSIBLE PARKING SPACE AND SIGNAGE TO BE REMOVED
- 3 EXISTING 4'-0" MINIMUM WIDE HANDICAP ACCESSIBLE AISLE / PATH OF TRAVEL
- 4 EXISTING CONCRETE CURB AND ADJACENT LANDSCAPE AREA TO BE REMOVED
- 5 EXISTING A.C. PAVING TO BE REMOVED
- 6 EXISTING TO REMAIN LANDSCAPE AREA / PLANTER WITH IRRIGATION, SHRUBS, GROUND-COVER, AND TREES TO REMAIN
- 7 EXISTING MAIN WATER BACKFLOW DEVICE TO REMAIN
- 8 EXISTING SHARED CURB RETURN AND VEHICULAR ACCESS EASEMENT TO REMAIN PER ACCESS AGREEMENT
- 9 EXISTING 3'-0" HIGH CONCRETE BLOCK LANDSCAPE WALL TO REMAIN
- 10 APPROXIMATE LINE DENOTING IRREVOCABLE OFFER OF DEDICATION (16.0') ALONG MOONEY BOULEVARD TO THE CITY OF VISALIA PER DOC 43-054767
- 11 APPROXIMATE LINE DENOTING IRREVOCABLE OFFER OF DEDICATION (23.0') ALONG WHITENDALE AVE TO THE CITY OF VISALIA PER DOC 43-054768



PROPOSED SITE DEMOLITION PLAN

1"=20'



OVERALL SITE DIAGRAM

# 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 requirement details below). 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: Monarch Home Services Date: 3/18/21  
 Project Description: New office  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: Mark DeVries  
 Applicant(s) Name: Mark DeVries  
 Project Address/Location: 721 N. Patriot N.W. corner of N. Patriot & Legacy  
 Assessor Parcel Number: 073-220-012  
 Parcel Size (Acreage or Square Feet): 20,038 Building or Suite Square Footage: Approx 5700

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$ \_\_\_\_\_  
 Describe All Proposed Building Modifications: New Building project

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

Date Received: 03/26/2021  
 SPR Agenda: 04/07/2021 Item No. \_\_\_\_\_  
 Zone: 1 SPR No. 21-051  
 Historic District: Yes  No   
 Flood Zone: X  AE  M/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: \_\_\_\_\_  
 Proposed Building Use: HVAC Service Business  
 Proposed Hours of Operation: 8 to 5 Monday - Friday  
 Days of Week In Operation (Circle): Su  M  T  W  Th  F  Sa   
 Number of Employees Per Day: Existing 0 Proposed 1 full time 5-8 in the morning to get trucks & return trucks in afternoon  
 Number of Customers Per Day (Estimated): Existing 0 Proposed 0  
 Predicted Peak Operating Hour: 7-8 & 4-5  
 Describe Any Truck Delivery Schedule & Operations: trucks (5-6) leave around 7:30 am and return between 4-5 in the afternoon. 1 shop truck is there at all times  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): None  
 Describe Any Special Events Planned for the Facility: None

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - 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: Mark DeVries Signature of Owner or Authorized Agent\*  
 Address: 301 Espee Street St B  
 City, State, Zip: Bakersfield CA 93301 Owner [Signature] Date: 3/18/21  
 Phone: 661-240-7508 Authorized Agent\* Mark DeVries Date: 3/18/21  
 Email: mark@thinkmonarch.com

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

073-220-012

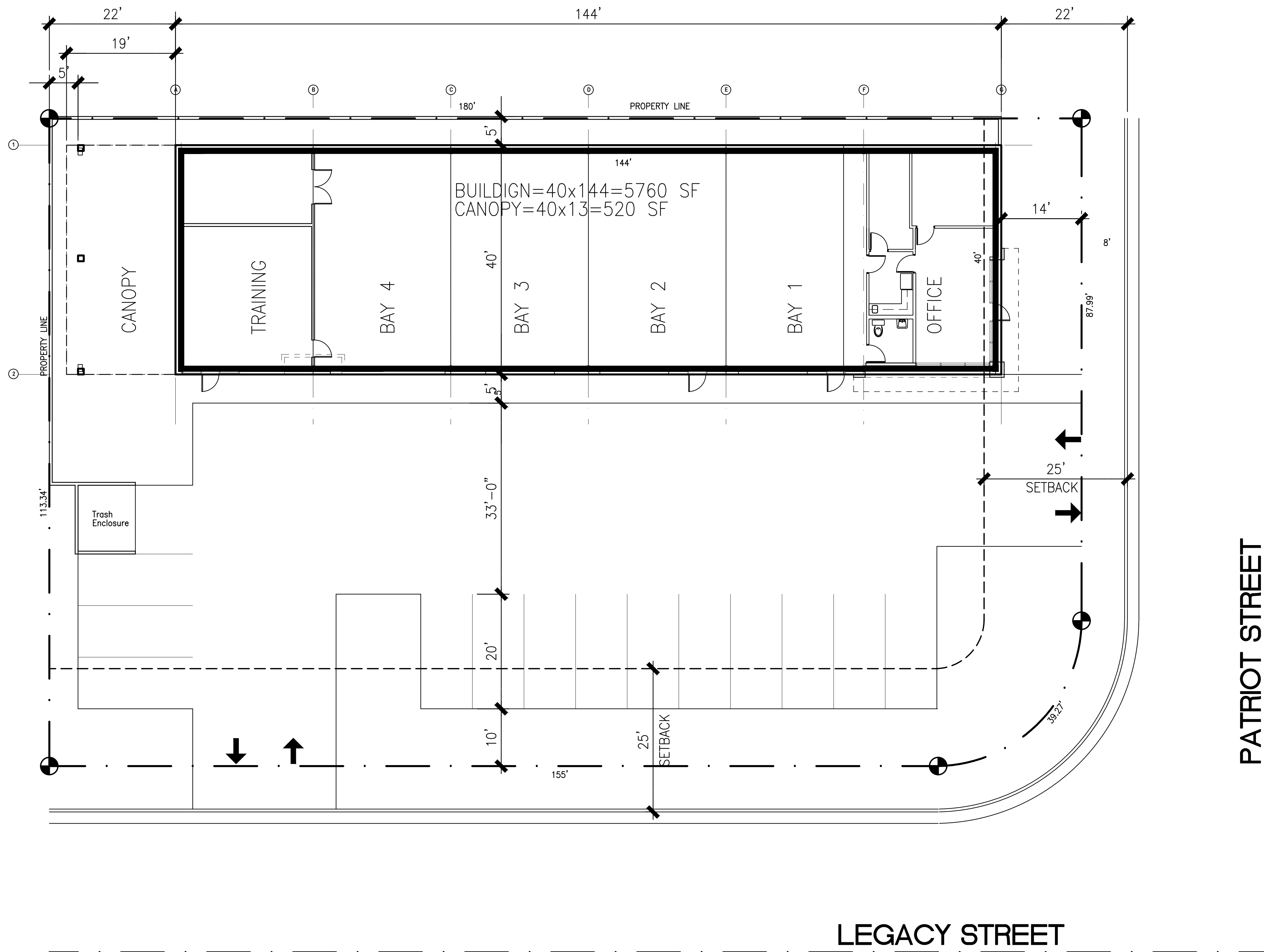
AGENT:

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.

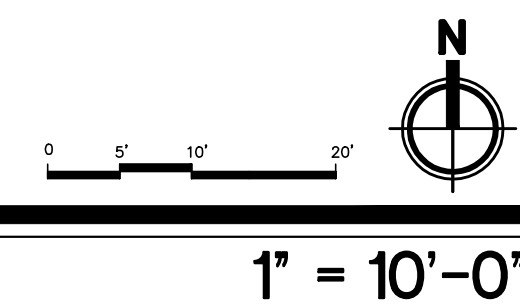
I declare under penalty of perjury the foregoing is true and correct.

Executed this 18<sup>th</sup> day of March, 2021.

OWNER	Signatures	AGENT
Signature of Owner <u>[Signature]</u>		Signature of Agent
Owner Mailing Address <u>301 Espee Street St B</u> <u>Bakersfield CA 93301</u>		Agent Mailing Address
Owner Phone Number <u>661-240-7508</u>		Agent Phone Number



**SITE PLAN**



Project:

**New Monarch Home Services Facility**

721 N. Patriot Street  
Visalia, CA

**GILMAR** Construction Inc  
Design-Construction Services

Gilbert M. Wong  
Architect/President  
C 12967  
608 DAVIES CT  
BAKERSFIELD, CA  
93309-1416  
(661) 631 2254  
Fax (661) 631 2254  
gmwarchitect@yahoo.com

SITE PLAN

DATE	ISSUED
3.18.21	CLIENT REVIEW
	CCR REVIEW
	PLAN CHECK
	COMPLIANCE LIST
	BUILDING PERMIT

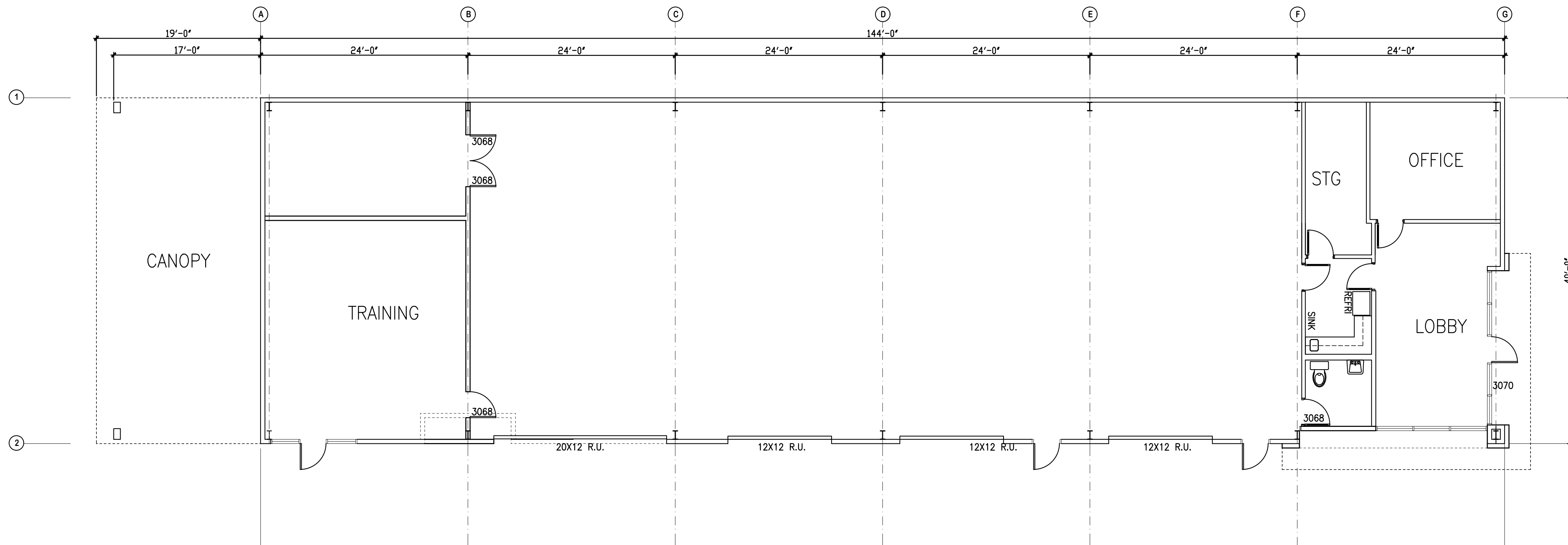
MARK	DATE	REVISION
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DATE	SHEET
10.20.20	
JOB NO.	20-015
DRAWN BY	
CHECKED BY	

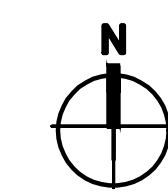
**A10**

Printed 3.18.21

ALL DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE CONDITIONS SHOWN ON THESE DRAWINGS AND CONDITIONS MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL. PROCEEDING WITH ANY VARIATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE AT THE CONTRACTOR'S RISK. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE FACILITY AS SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VARIATIONS FROM THE CONDITIONS SHOWN ON THESE DRAWINGS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE FACILITY AS SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VARIATIONS FROM THE CONDITIONS SHOWN ON THESE DRAWINGS.



# FLOOR PLAN



1/8"

Project:

# New Monarch Home Services Facility

721 N. Patriot Street  
Visalia, CA

**GILMAR** Construction Inc  
Design-Construction Services

Gilbert M. Wong  
Architect/President  
C 12967  
608 DAVIES CT  
BAKERSFIELD, CA  
93309-1416  
(661) 631 2254  
Fax (661) 631 2254  
gmwarchitect@yahoo.com

## FLOOR PLAN

DATE	ISSUED
3.18.21	CLIENT REVIEW
	OCR REVIEW
	PLAN CHECK
	COMPLIANCE LIST
	BUILDING PERMIT

MARK	DATE	REVISION
△		
△		
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△		
△		

DATE	SHEET
10.20.20	
JOB NO.	
20-015	
DRAWN BY	
CHECKED BY	

**A2.1**

OF SHEETS  
Printed 3.18.21

GILMAR ARCHITECTURE AND DESIGN SERVICES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: TRD-3 Brackenwood, LLC Date: 3/29/21

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: TRD-3 Brackenwood, LLC

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: 03/29/2021

SPR Agenda: 04/07/2021 Item No. \_\_\_\_\_

Zone: R-M-2 SPR No. 21-052

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: 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: \_\_\_\_\_

\_\_\_\_\_

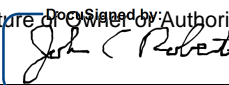
**SITE PLAN MINIMUM REQUIREMENTS**

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>TRD-3 Brackenwood, LLC</u>	Signature of Owner or Authorized Agent* 	Date: <u>3/29/2021</u>
Address: <u>P.O. BOX 6756</u>	Owner: <u>03A11DBA5830498...</u>	Date: _____
City, State, Zip: <u>VISALIA, CA 93290-6756</u>	Authorized Agent*	Date: _____
Phone: <u>760-707-4661</u>		
Email: <u>jcroberts100@gmail.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

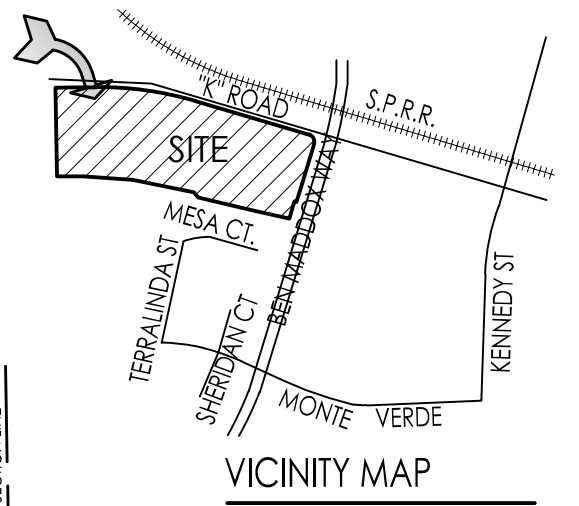
OWNER:  
I, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
\_\_\_\_\_

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 29 day of March, 2021.

<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

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

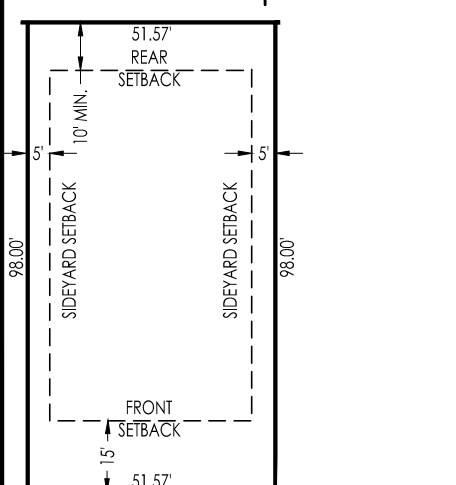
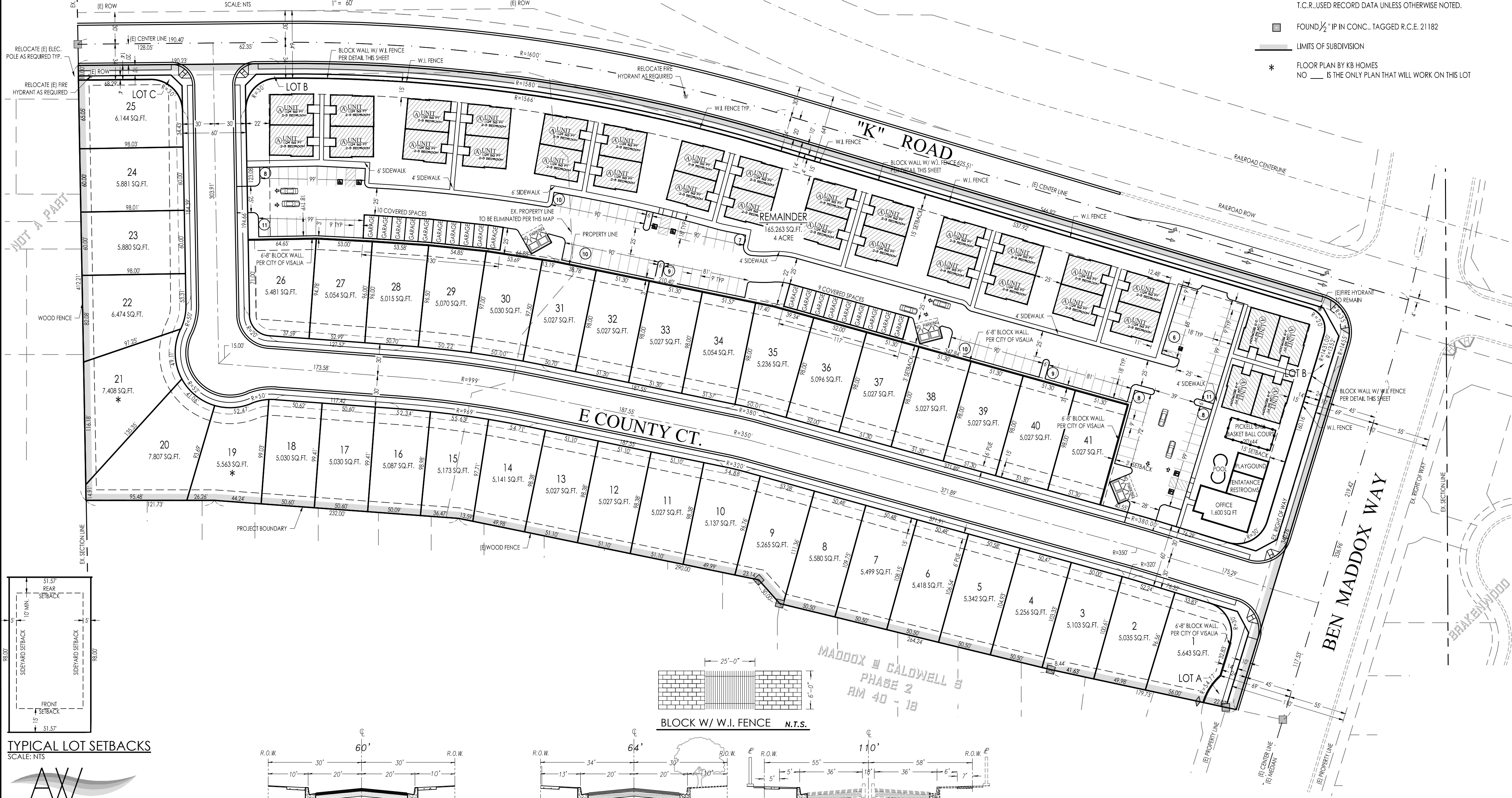
PUE PUBLIC UTILITY EASEMENT OFFERED TO PUBLIC PER THIS MAP

◆ 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.

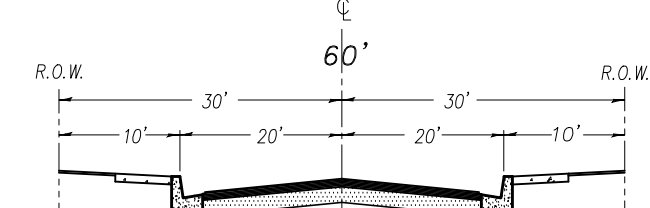
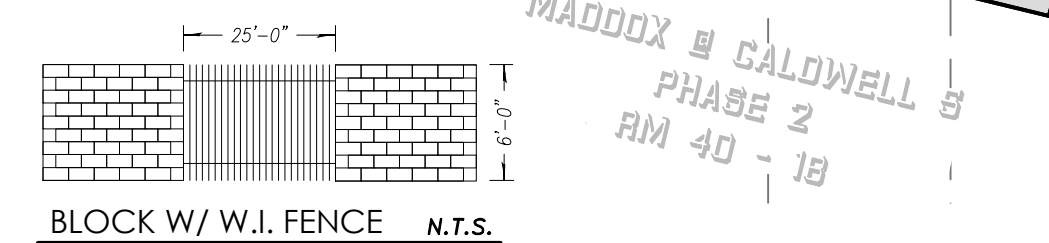
■ FOUND 1/2" IP IN CONC., TAGGED R.C.E. 21182

— LIMITS OF SUBDIVISION

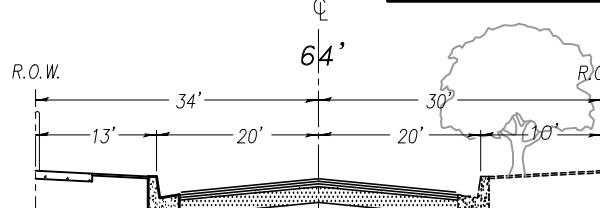
\* FLOOR PLAN BY KB HOMES  
NO \_\_\_\_\_ IS THE ONLY PLAN THAT WILL WORK ON THIS LOT



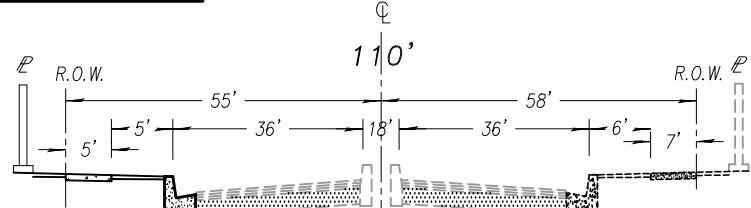
TYPICAL LOT SETBACKS  
SCALE: NTS



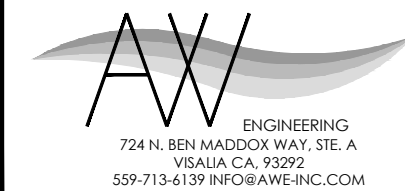
LOCAL STREETS N.T.S.



"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)



***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](mailto: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](http://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](http://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](http://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](http://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.

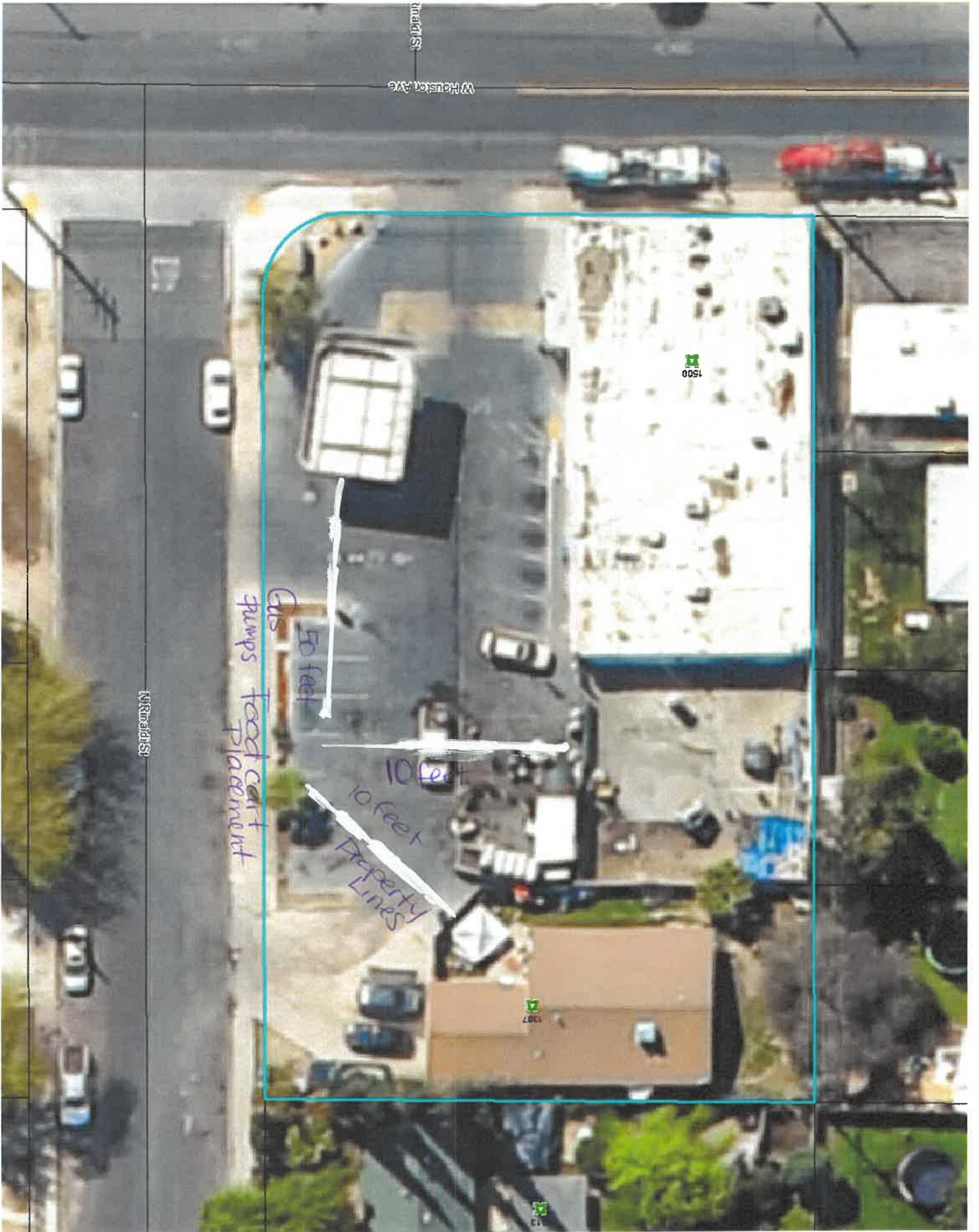
**Notice of Sale.** We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

**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>.



W Houston Ave

Kirkland St

1500

1307

13

50 feet  
pumps food cart  
placement

10 feet  
10 feet  
Property Lines

**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>Vensi A. Barrera Ventura</u>	Signature of Owner or Authorized Agent*	
Address: <u>1839 W. Connelly Ave</u>	<u>Barrera</u>	<u>3/26/21</u>
City, State, Zip: <u>Visalia, CA 93291</u>	Owner	Date
Phone: <u>(719) 217-0758</u>	<u>Vensi B</u>	<u>3/26/21</u>
Email: _____	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: see attached Agency Authorization Form &  
 I, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): Notarial Acknowledgement.

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

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). 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: Toqueria Hermanos Barrera Date: 3/26/2021

Project Description: OUTSIDE TACO CART / FOOD CART

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

Property Owner: Dhaliwal Balwant Singh

Applicant(s) Name: Vensi A Barrera ventura

Project Address/Location: 1500 W Houston Ave Visalia, CA 93291

Assessor Parcel Number: 090 - 132 - 023

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: \$ N/A

Describe All Proposed Building Modifications: N/A

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

Date Received: 03/26/2021

SPR Agenda: 04/07/2021 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 21-053

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: Convenience store

Proposed Building Use: Outside food vending/sales meeting all HHSFA guidelines

Proposed Hours of Operation: 2:00 pm - 9:00 pm

Days of Week In Operation (Circle): SU M T W TH F Sa

Number of Employees Per Day: Existing 2 Proposed \_\_\_\_\_

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

Predicted Peak Operating Hour: 7-9 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): Parking stalls ARE AVAILABLE FOR ACCOMODATING OUR CUSTOMERS.

Describe Any Special Events Planned for the Facility: NONE

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of \_\_\_\_\_)

On February 19, 2021 before me, Brissa Gomez, Notary Public  
(insert name and title of the officer)

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

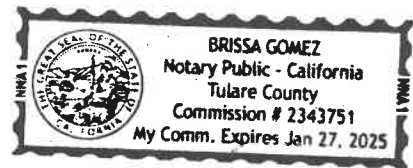
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



# AGENCY AUTHORIZATION

**OWNER:**

I, Balwant Dhalwal, declare as follows:  
(Owners Name)

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


**AGENT:**

I designate Vensi A Barrera Ventura, to act as my duly authorized  
(Agent's Name) (Please type or print)

agent for all purposes necessary to file an application for, and obtain a permit to

TCUP Permit  
(Action Sought)

relative to the property mentioned herein.

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

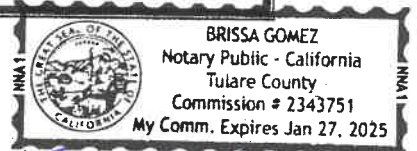
Executed this 19th day of February, 20 21.

<u>OWNER</u>	<u>AGENT</u>
<u>Balwant Dhalwal</u> <small>(Signature of Owner)</small>	<u>Vensi A</u> <small>(Signature of Agent)</small>
<u>1500 W. Houston Ave.</u> <small>(Owner Mailing Address)</small>	<u>1500 W. Houston ave</u> <small>(Agent Mailing Address)</small>
<u>Visalia, CA 93291</u>	<u>Visalia CA, 93291</u>
<u>559.732.3893</u> <small>(Owner Telephone)</small>	<u>(719)217-0758</u> <small>(Agent Telephone)</small>

**APPROVED:**  
CITY OF VISALIA

By: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_  
*See attached acknowledgment*

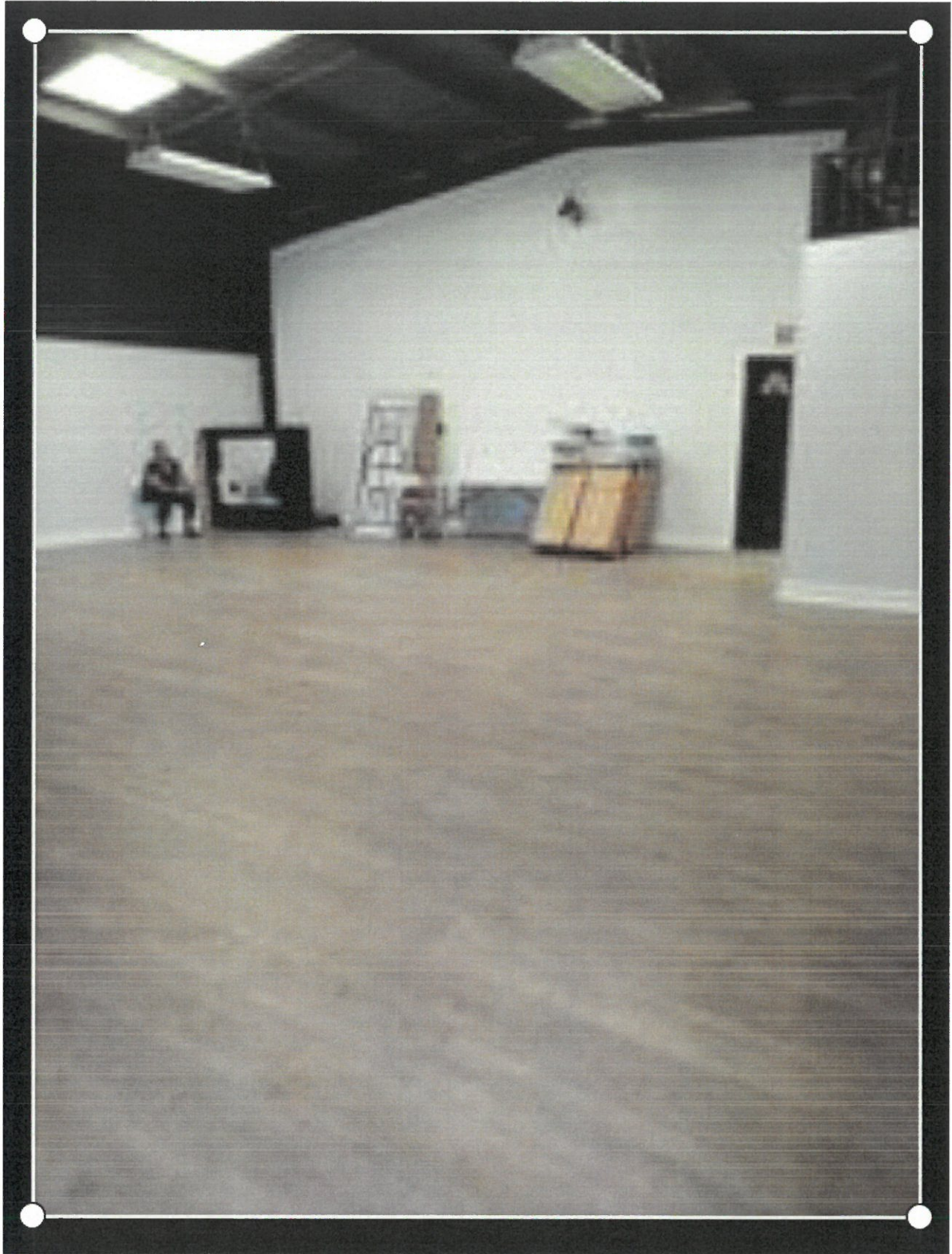


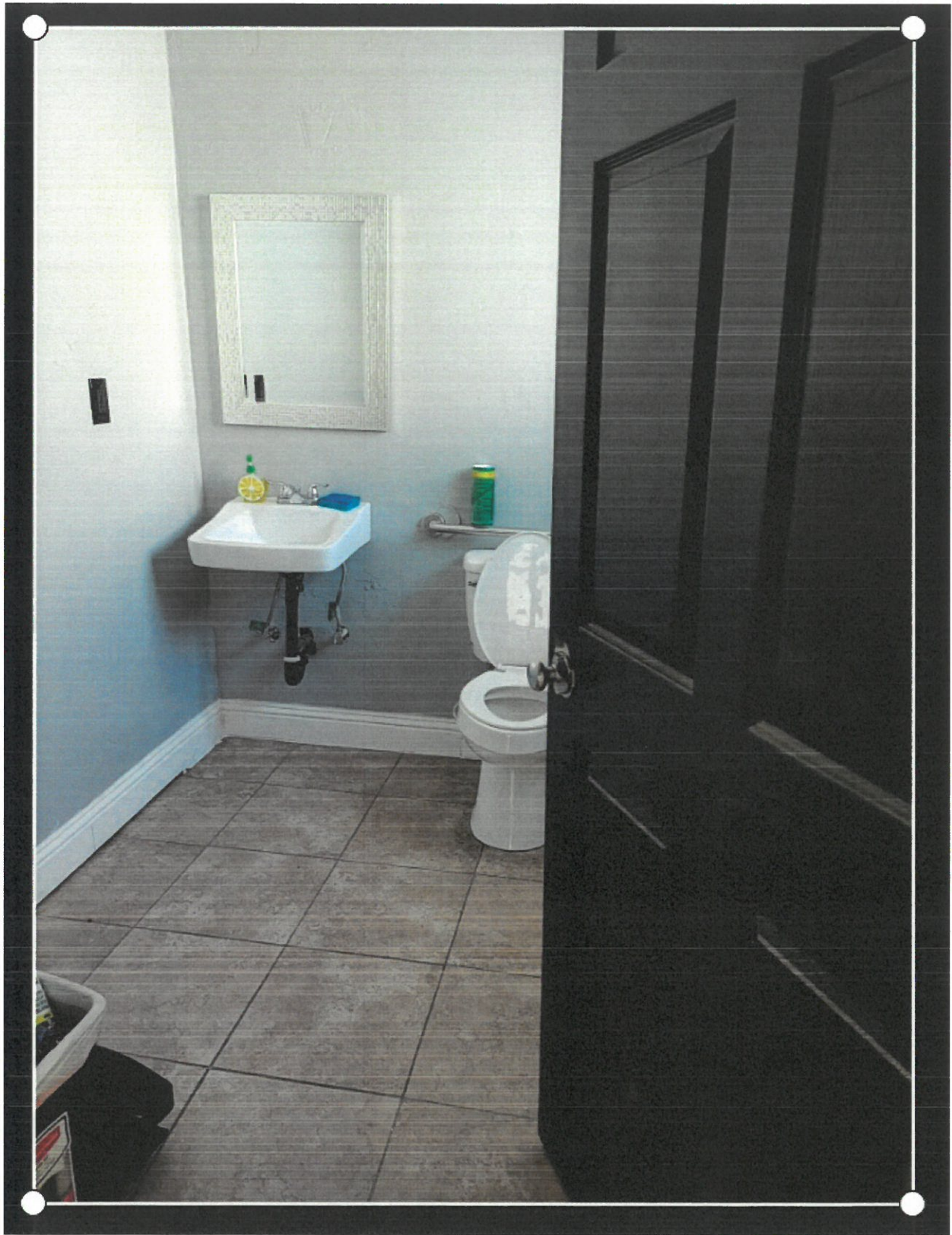
\*NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach acknowledgment of signature(s) by Notary Public.

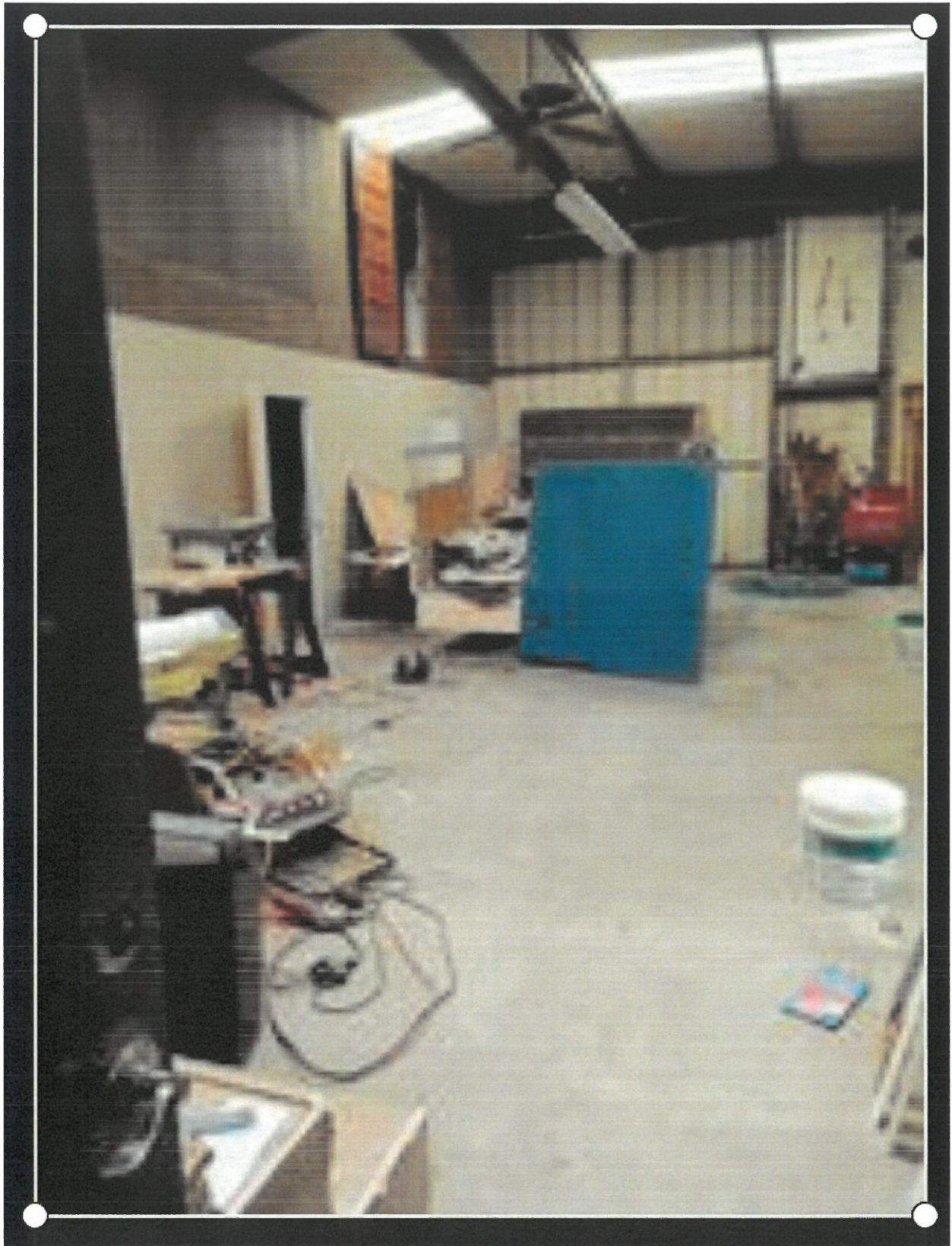
*Brissa Gomez*  
Notary Public



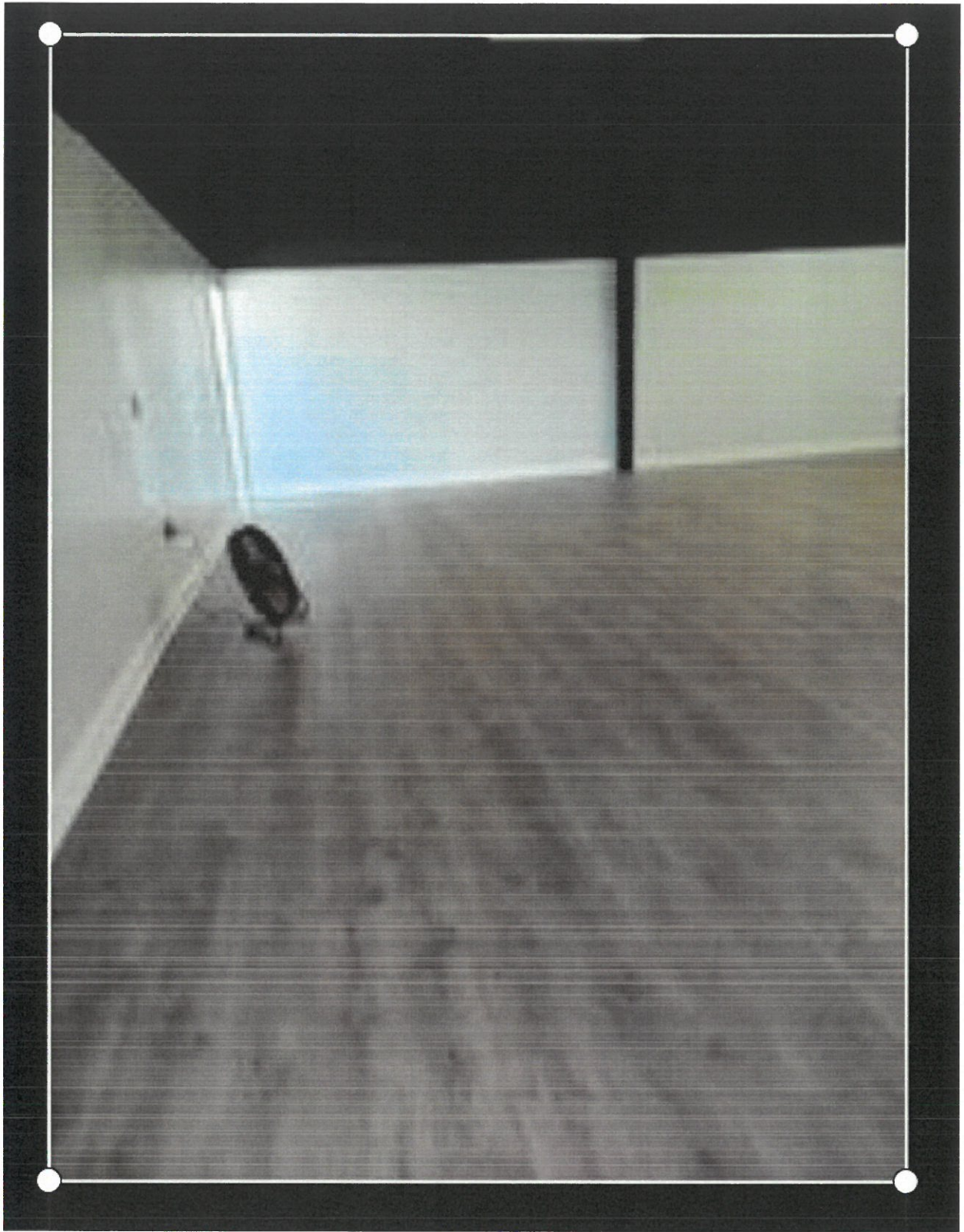












# CITY OF VISALIA SITE PLAN REVIEW APPLICATION



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

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). 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: Da City Date: 3-29-2021  
 Project Description: Event Rental. Yoga classes/Fitness classes. Small gathering (baby showers, office lunch in)  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: Chuck Lourenburg  
 Applicant(s) Name: KRISTEN JONES  
 Project Address/Location: 717 S. BRIDGE ST VISALIA CA 93277  
 Assessor Parcel Number: 097 - 075 - 006  
 Parcel Size (Acreage or Square Feet): \_\_\_\_\_ Building or Suite Square Footage: 1200

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: 03/29/2021  
 SPR Agenda: 04/07/2021 Item No. \_\_\_\_\_  
 Zone: C-S SPR No. 21-054  
 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: Church (previous renter)  
 Proposed Building Use: Event Rental  
 Proposed Hours of Operation: 7am - 10pm  
 Days of Week In Operation (Circle):  Su  M  T  W  Th  F  Sa  
 Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 2  
 Number of Customers Per Day (Estimated): Existing 0 Proposed \_\_\_\_\_  
 Predicted Peak Operating Hour: \_\_\_\_\_  
 Describe Any Truck Delivery Schedule & Operations: 0  
 \_\_\_\_\_  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): 0  
 \_\_\_\_\_  
 Describe Any Special Events Planned for the Facility: I would like to feed the community once a month.

**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>KRISTEN JONES</u>	Signature of Owner or Authorized Agent* <u><i>Kristen Jones</i></u>	
Address: <u>17465 Idaho Ave</u>	Owner	Date: <u>3.30.2021</u>
City, State, Zip: <u>Lemoore Ca 93245</u>	Authorized Agent*	Date
Phone: <u>559 731 5081</u>		
Email: <u>JKRISTEN89@yahoo.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, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
\_\_\_\_\_

AGENT:

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

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION



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GENERAL PROJECT INFORMATION

Project/Business Name: Sequoia Surgery Center Date: 3/26/21

Project Description: Replace existing mobile office w/newer model - go from 12x44 mobile office to 12x60 (long

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

Property Owner: Cypress Company LLC

Applicant(s) Name: Sequoia Surgery Center

Project Address/Location: 342 S WAKERS ST VISALIA

Assessor Parcel Number: D87-290-028

Parcel Size (Acreage or Square Feet): approx 1.93 ± Building or Suite Square Footage: 12,128 (existing main building)

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: Nothing to main building

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

Date Received: 03/26/2021

SPR Agenda: 04/07/2021 Item No. \_\_\_\_\_

Zone: O-PA SPR No. 21-055

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: mobile office 12x44

Proposed Building Use: mobile office 12x10

Proposed Hours of Operation: 7:00<sup>am</sup> - 4:30 pm

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

Number of Employees Per Day: Existing 0 Proposed 01

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

Predicted Peak Operating Hour: 7:00<sup>am</sup> - 3:00 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 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: Sequoia Surgery Center Signature of Owner or Authorized Agent\*

Address: 8425 AKERS ST

City, State, Zip: Visalia CA Owner \_\_\_\_\_ Date: 3/25/21

Phone: 559-740-4094 Authorized Agent\* \_\_\_\_\_ Date: 3/25/2021

Email: fvetter@sequoiasurgery.net  
raivaraz@sequoiasurgery.net

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

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

OWNER:

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

AGENT:

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

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

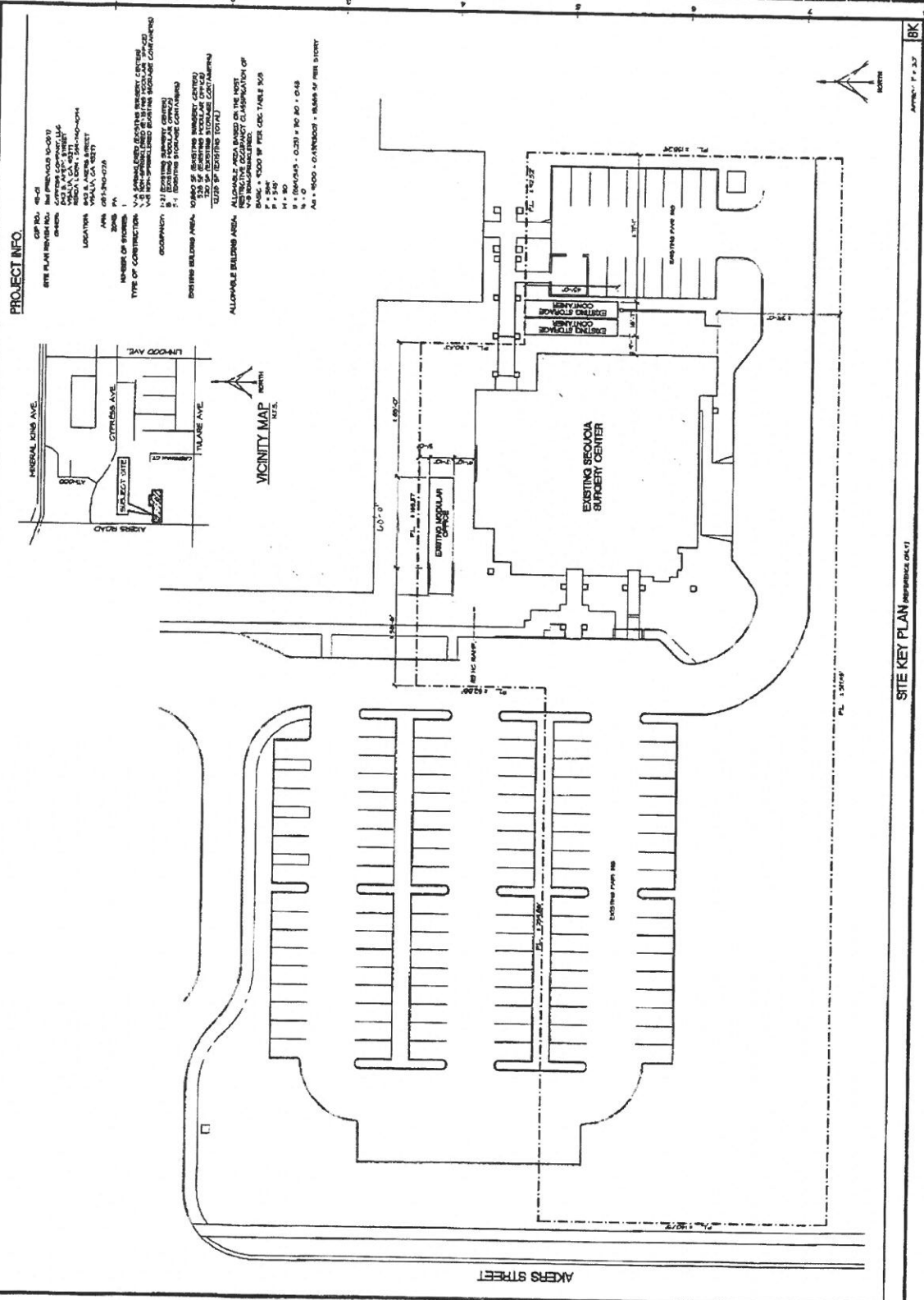
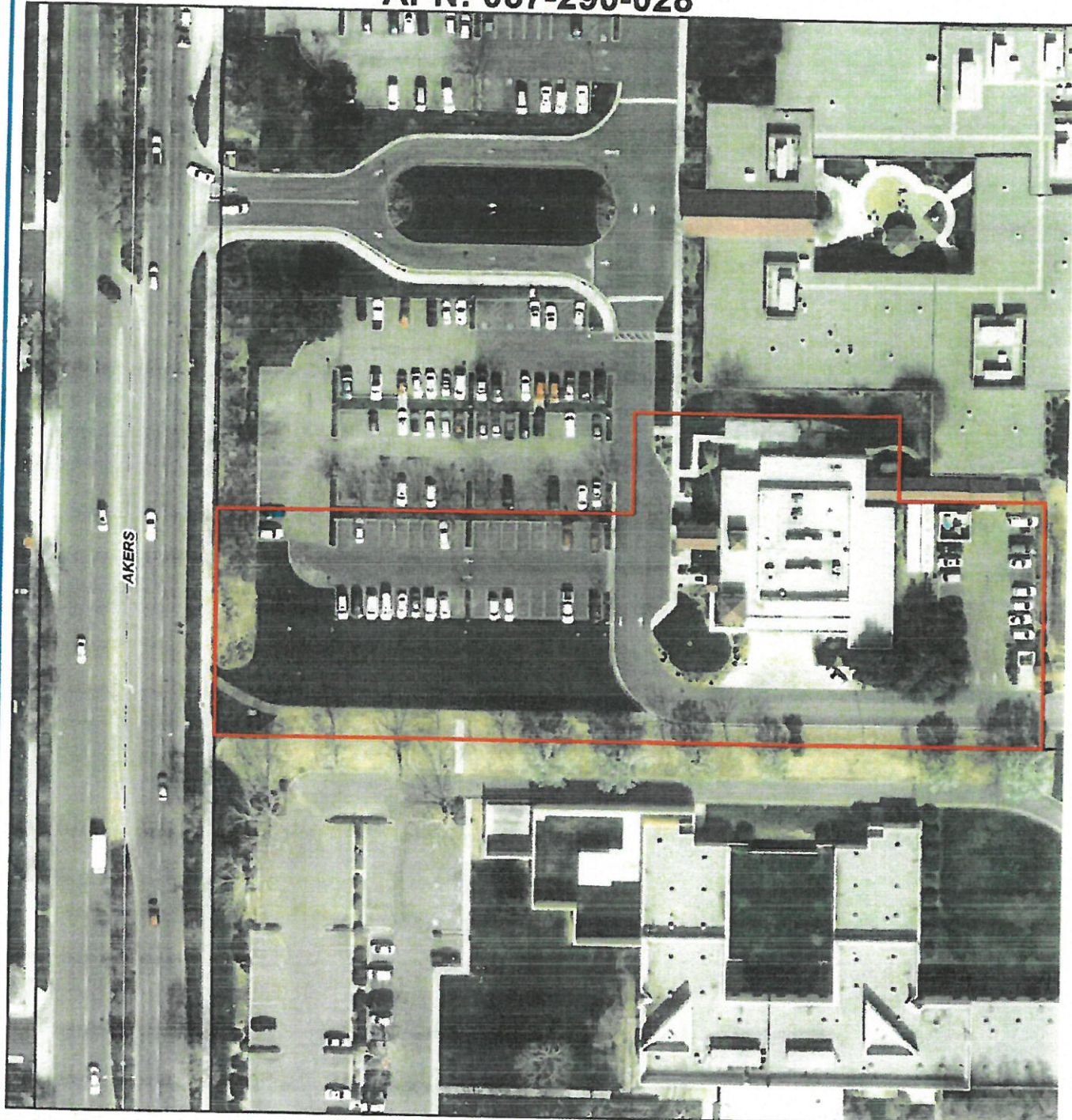


Exhibit "A"

SITE KEY PLAN (APPROVED, 04/17)

# Finding Of Consistency No. 2014-001

APN: 087-290-028

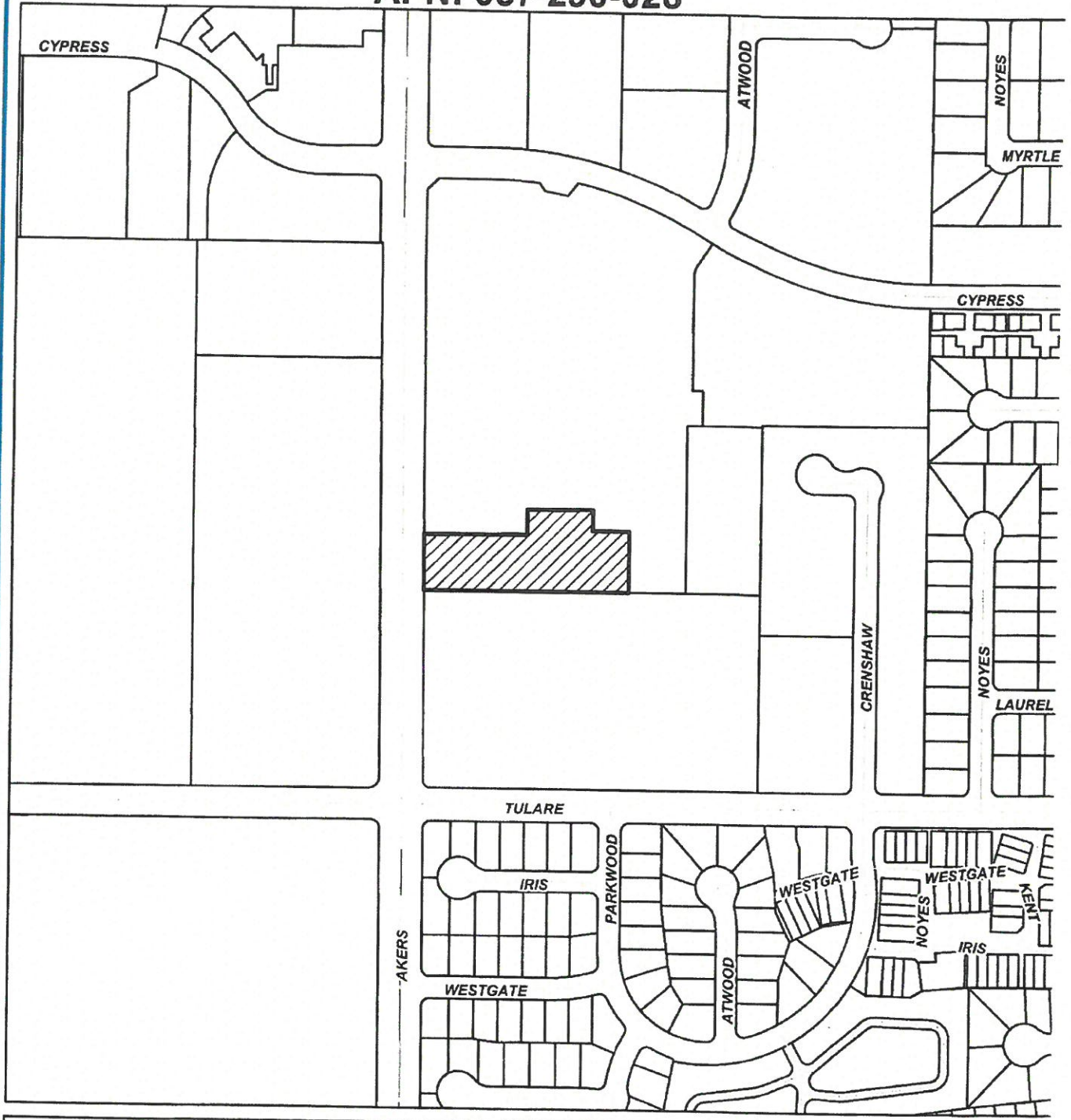


## Aerial Map

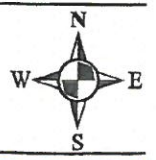
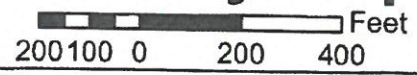


# Finding Of Consistency No. 2014-001

APN: 087-290-028



## Vicinity Map



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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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: 04/07/2021 Item No. \_\_\_\_\_

Zone: C-S SPR No. 21-056

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**

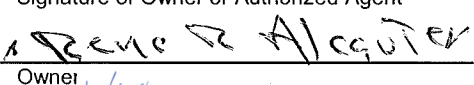

SITE PLAN REQUIREMENTS

- ⇨ 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>03/19/2021</u>
City, State, Zip: <u>Palmdale, CA 93550</u>	Owner	Date
Phone: <u>559-614-0377</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.

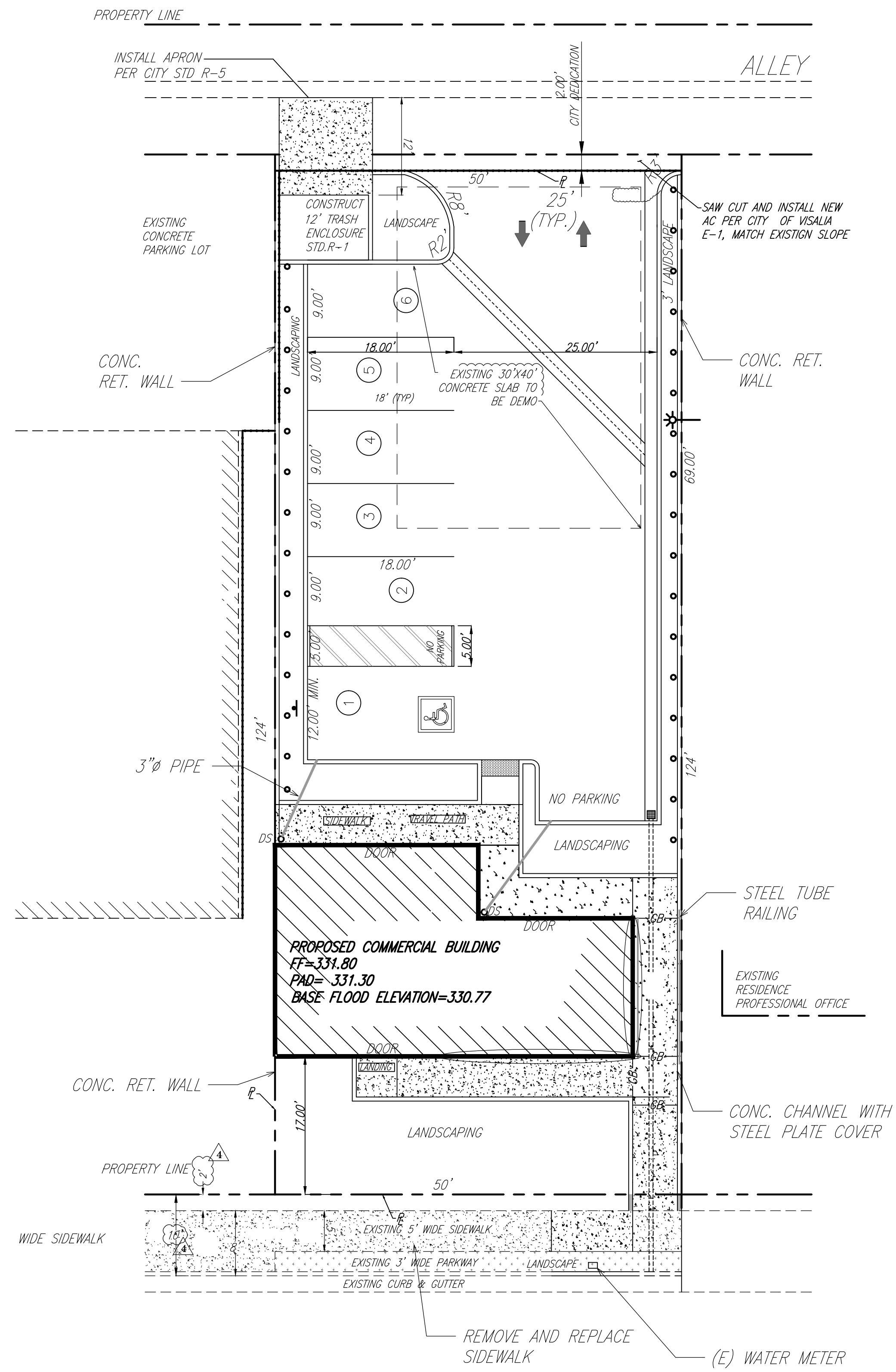
I declare under penalty of perjury the foregoing is true and correct.

Executed this 19th day of March, 2021.

OWNER	Signatures	AGENT
		<u>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	

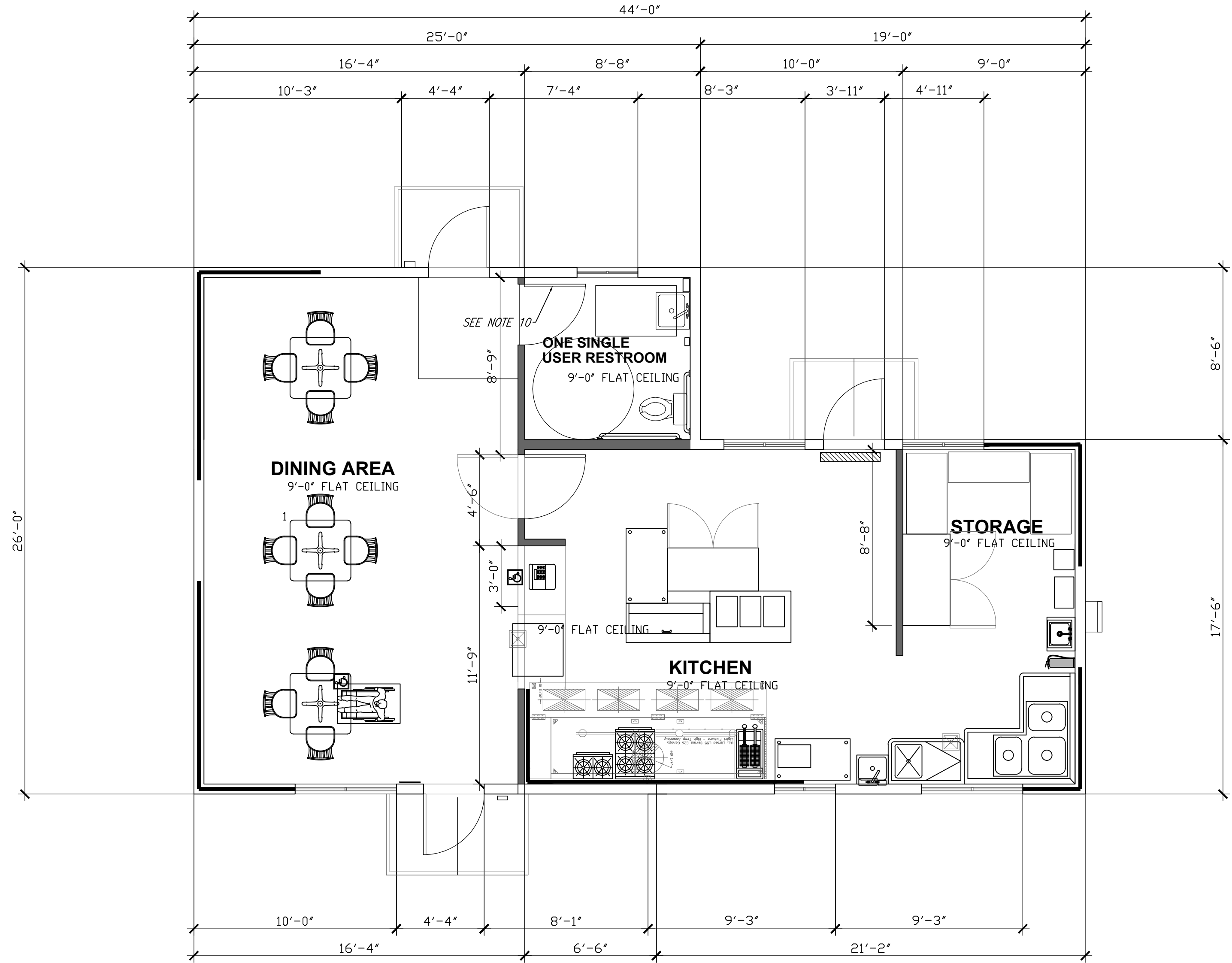
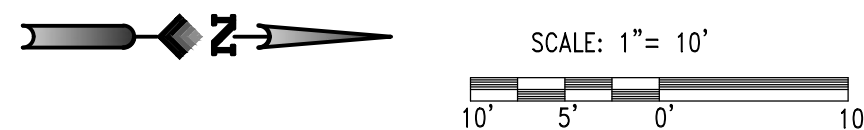
# SITE PLAN

821 SOUTH BRIDGE STREET  
VISALIA, CALIFORNIA 93277



SOUTH BRIDGE STREET

X  
P 329.95  
PK NAE



**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
		E1	EXISTING FENCE POST
			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) 681-0889

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.

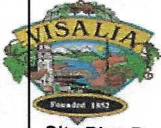
SHEET 2 OF 5

G-1.1



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GENERAL PROJECT INFORMATION

Project/Business Name: SVBP II Date: 3-31-21

Project Description: Proposed new Parcel for financing of new Bldg Construction

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

Property Owner: Foley Development

Applicant(s) Name: Randy Goodson

Project Address/Location: 7427 W. Sunnyview

Assessor Parcel Number: 077-200-011

Parcel Size (Acreage or Square Feet): 9.58 Acres Building or Suite Square Footage: \_\_\_\_\_

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: 03/31/2021

SPR Agenda: 04/07/2021 Item No. \_\_\_\_\_

Zone: I SPR No. 21-057

Historic District: Yes  No

Flood Zone:  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A

Proposed Building Use: N/A

Proposed Hours of Operation: N/A

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

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

(Provide Separate Attachment if Necessary): N/A

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

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
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  - 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: AW Engineering (Shawn Day) Signature of Owner or Authorized Agent\*  
 Address: 724 N. Ben Maddox Way St. A  
 City, State, Zip: Visalia, Ca. 93252 Owner R. Goodson Date 31 Mar 21  
 Phone: 559-805-4856 Authorized Agent\* [Signature] Date 3-31-21  
 Email: rsd.alc@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**

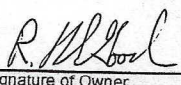

AGENCY AUTHORIZATION FORM

OWNER:  
Randy Goodson, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
077-200-011

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

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

Executed this 31st day of March, 2021.

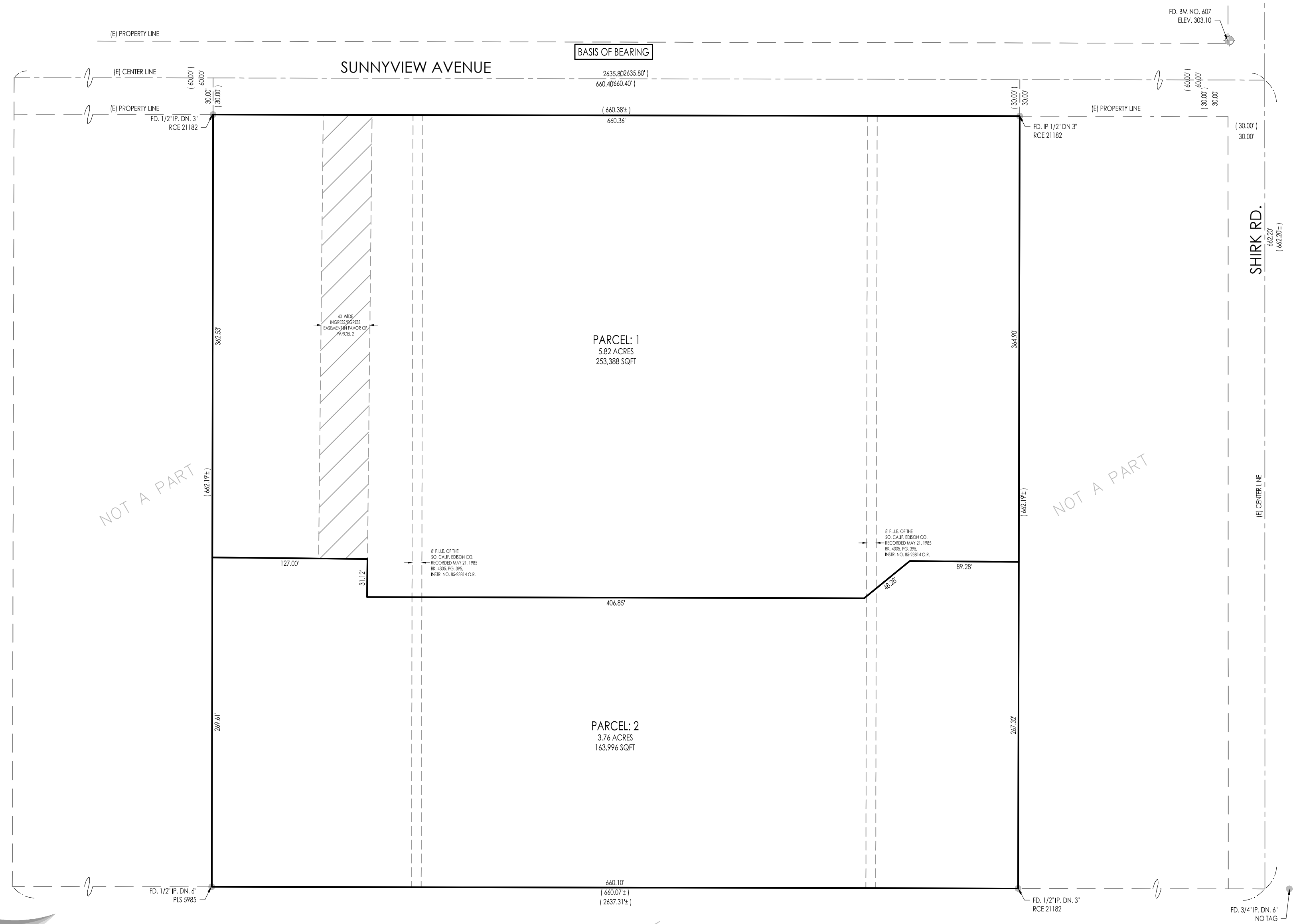
OWNER	AGENT
 by: <b>R. Randy Goodson, President</b>	
Signature of Owner	Signature of Agent
<b>Foley Development</b> Owner Mailing Address	<u>724 N. Ben Maddox Way Suite A</u> Agent Mailing Address
<u>P.O. Box 675725</u> <b>Rancho Santa Fe, CA 92067</b>	<u>Visalia, Ca. 93252</u>
Owner Phone Number	Agent Phone Number
<b>858-692-6262</b>	<u>559-805-4856</u>

PM 2981  
30/82  
PARCEL 2

# TENTATIVE PARCEL MAP

PARCEL NO. 3 OF PARCEL MAP NO. 3464, IN THE CITY OF VISALIA,  
IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP  
RECORDED IN BOOK 35, PAGE 66 OF PARCEL MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

MARCH 2021

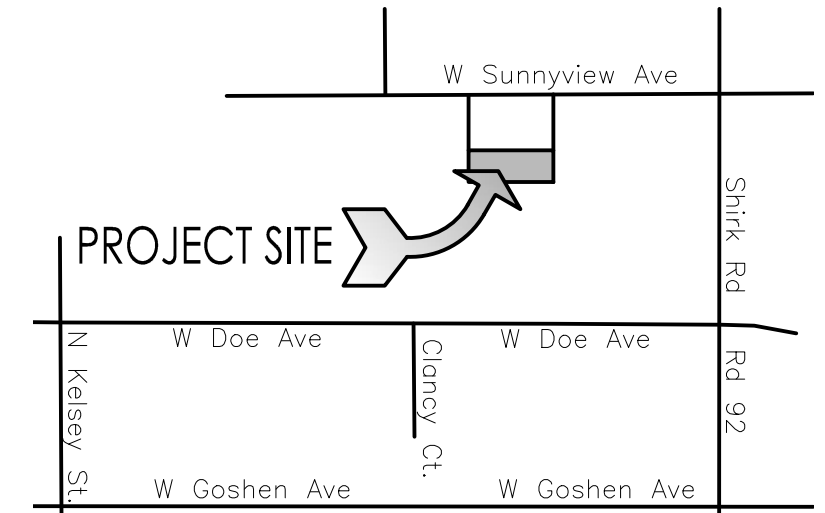


### LEGEND

- ( ) ALL DISTANCES ARE MEASURED AND IN FEET OR DECIMALS THEREOF UNLESS NOTED OTHERWISE
- ( ) RECORDED DATA PER PARCEL MAP NO. 3464, RECORDED IN BK. 35 PG. 66, T.C.R.
- ( ) FOUND MONUMENT AS DESCRIBED
- EXISTING PARCEL LINE
- PARCEL LINE
- SECTION LINE
- CENTER LINE

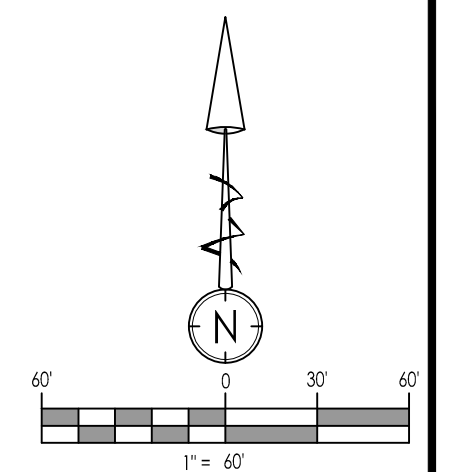
### BASIS OF BEARINGS

THE BEARING OF THE N 89° 53' 07" E ALONG THE NORTHERLY LINE OF PARCEL 2 OF PARCEL MAP 86-29 AS RECORDED IN BOOK 27 OF PARCEL MAPS AT PAGE 30, TULARE COUNTY RECORDS, AS SHOWN ON PARCEL MAP 2981 AS RECORDED IN BOOK 30 OF PARCEL MAPS AT PAGE 82, TULARE COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



VICINITY MAP

SCALE: NTS



**AW** ENGINEERING  
 724 N. BEN HADDIX WAY  
 VISALIA, CA 93292  
 559-713-6139 INFO@AW-INC.COM

NOT A PART

NOT A PART

NOT A PART



*First American Title*

## First American Title Company

7676 Hazard Center Drive, Ste 1100  
San Diego, CA 92108

California Department of Insurance License No. 151

Lisa Shultz  
First California Escrow  
1110 Camino Del Mar, Suite G  
Del Mar, CA 92014  
Phone: (858)793-0502  
Fax: (858)793-0921

Customer Reference: California Opportunity Fund I  
Order Number: DIV-6452641 (7)

Title Officer: David L. Smith  
Phone: (619)231-4659  
Fax No.: (714)689-5374  
E-Mail: titleunit7@firstam.com

Buyer: California Opportunity Fund I  
Property: 7401-7427 (7405) West Sunnyview Avenue  
Visalia, CA 93291

### 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 December 04, 2020 at 7:30 A.M.

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

To Be Determined

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:

California Opportunity Fund I, A California Limited Liability Company

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

A FEE AS TO PARCEL A, AN EASEMENT AS TO PARCEL B

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 2020-2021.  

First Installment:	\$17,493.84, PAID
Penalty:	\$0.00
Second Installment:	\$17,493.84, OPEN
Penalty:	\$0.00
Tax Rate Area:	006-065
A. P. No.:	077-200-011-000
2. Taxes and assessments, if any, of the THE CITY OF VISALIA FOR SEWER AND/OR REFUSE COLLECTION District.
3. Taxes and assessments, if any, of the ST. JOHNS WATER District.
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. ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE AND TRANSPORTATION OF ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS THEN, OR AT ANY TIME THEREAFTER, SITUATED IN A PORTION OF SAID LAND, AND THE EXPLORATION AND TESTING OF THE SAID REAL PROPERTY AND THE RIGHT TO DRILL FOR, PRODUCE AND USE WATER FROM SAID PROPERTY IN CONNECTION WITH ITS DRILLING OR MINING OPERATIONS THEREON, AS RESERVED BY HAZEL G. M. MONTAGUE, A WIDOW, IN THE DEED TO ALBERT F. BLAIN, BOBBIE JUNE BLAIN, FRED R. SHERMAN AND MARY ANN SHERMAN, FLORENCE M. DOE AND RUSSELL M. DOE, DATED AUGUST 8, 1958, RECORDED IN BOOK 2072, PAGE 5 OF OFFICIAL RECORDS OF TULARE COUNTY, DOCUMENT NO. 24388. REFERENCE BEING MADE TO THE RECORD THEREOF FOR FURTHER PARTICULARS.

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

6. ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE AND TRANSPORTATION OF ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS THEN, OR AT ANY TIME THEREAFTER, SITUATED IN A PORTION OF SAID LAND, AND THE EXPLORATION AND TESTING OF THE SAID REAL PROPERTY AND THE RIGHT TO DRILL FOR, PRODUCE AND USE WATER FROM SAID PROPERTY IN CONNECTION WITH ITS DRILLING OR MINING OPERATIONS THEREON, AS RESERVED BY ALBERT F. BLAIN AND BOBBIE JUNE BLAIN, IN THE DEED TO CLARENCE RITCHIE AND RUBY RITCHIE, DATED SEPTEMBER 16, 1963, RECORDED JANUARY 8, 1964 IN BOOK 2468, PAGE 358 OF OFFICIAL RECORDS OF TULARE COUNTY, DOCUMENT NO. 857. REFERENCE BEING MADE TO THE RECORD THEREOF FOR FURTHER PARTICULARS.

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

7. An easement for PUBLIC UTILITIES and incidental purposes, recorded May 21, 1985 as BOOK 4305, PAGE 396, INSTRUMENT NO. 85-23814 OF OFFICIAL RECORDS.

In Favor of: SOUTHERN CALIFORNIA EDISON COMPANY  
Affects: as described therein

The effect of a document entitled "TOTAL QUITCLAIM OF EASEMENT", recorded October 31, 1990 as INSTRUMENT NO. 90-72393 of Official Records.

The effect of a document entitled "PARTIAL QUITCLAIM EASEMENT", recorded October 15, 2019 as INSTRUMENT NO. 2019-0059723 of Official Records.

8. The following matters shown or disclosed by the filed or recorded map referred to in the legal description: FLOOD HAZARD ZONE
9. An easement for PUBLIC UTILITIES and incidental purposes, recorded October 31, 1990 as INSTRUMENT NO. 90-72394 OF OFFICIAL RECORDS.

In Favor of: SOUTHERN CALIFORNIA EDISON COMPANY  
Affects: as described therein

10. The Terms, Provisions and Easement(s) contained in the document entitled "PONDING BASIN EASEMENT" recorded November 10, 1995 as INSTRUMENT NO. 95-78172 of Official Records.

11. A deed of trust to secure an original indebtedness of \$3,815,000.00 recorded October 15, 2020 as INSTRUMENT NO. 20-65832 OF OFFICIAL RECORDS.  
Dated: October 08, 2020  
Trustor: CALIFORNIA OPPORTUNITY FUND I LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY  
Beneficiary: UNIFY FINANCIAL CREDIT UNION
- 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.
12. Any easements and/or servitudes affecting easement parcel(s) B herein described.
13. Water rights, claims or title to water, whether or not shown by the Public Records.
14. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.
15. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
16. Rights of parties in possession.

Prior to the issuance of a 2006 ALTA Extended Owner's Policy of Title without Western Regional Exceptions, The Company will require:

17. With respect to CALIFORNIA OPPORTUNITY FUND I LLC, a 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
  
18. Furnish Plat of Survey of the subject property of recent date by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" which became effective February 23, 2016. Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11, 16, 17, and 19 from Table A thereof. If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included.

NOTE: Exception may be made to any adverse matters disclosed by the ALTA/NSPS Land Title Survey.



**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. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 7401-7427 (7405) West Sunnyview Avenue, Visalia, California.
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 A:**

PARCEL NO. 3 OF PARCEL MAP NO. 3464, IN THE CITY OF VISALIA, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, ONE-HALF OF THE OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES FOR A PERIOD OF 25 YEARS AS RESERVED IN A DEED FROM HAZEL G. MOTAGUE TO ALBERT F. BLAIN, ET AL, DATED AUGUST 8, 1958 RECORDED AUGUST 22, 1958 IN BOOK 2072, PAGE 5 OF OFFICIAL RECORDS.

FURTHER EXCEPTING, ONE-HALF OF THE OIL, GAS AND MINERALS, AS RESERVED BY ALBERT F. BLAIN AND BOBBIE JUNE BLAIN, IN DEED RECORDED JANUARY 8, 1964, IN BOOK 2468 PAGE 358 OF OFFICIAL RECORDS.

### **PARCEL B:**

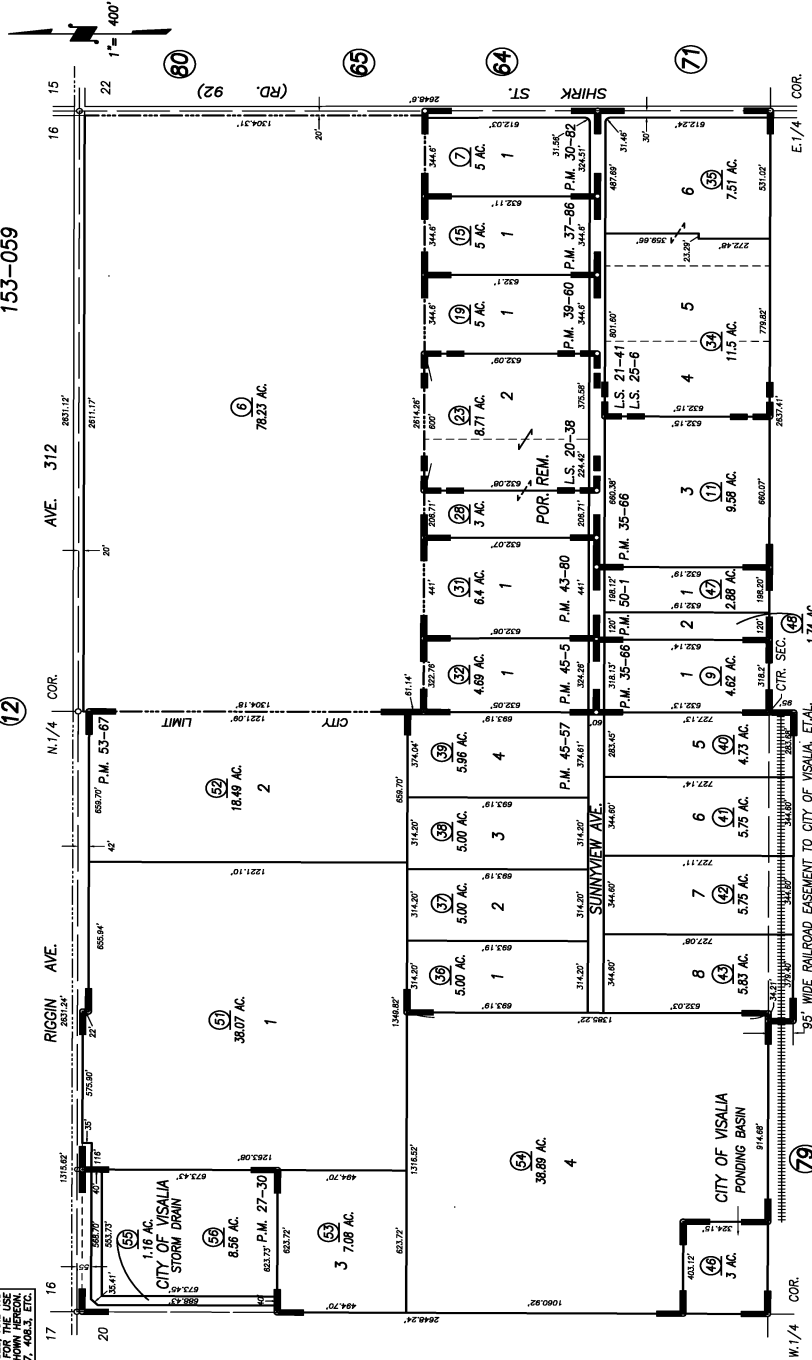
RECIPROCAL AND APPURTENANT EASEMENTS FOR INGRESS, EGRESS, AND DRIVEWAY PURPOSES, FOR SEWER LINES, STORM DRAIN PIPELINES, AND FOR DETENTION AND RETENTION OF STORM WATER AND SURFACE WATER DRAINAGE AS ESTABLISHED IN THAT CERTAIN PONDING BASIN EASEMENT DATED NOVEMBER 9, 1995, RECORDED NOVEMBER 10, 1995 AS INSTRUMENT NO. 95-078172, AS MODIFIED BY FIRST AMENDMENT TO PONDING BASIN EASEMENT, DATED MAY 16, 2002, RECORDED MAY 22, 2002, AS INSTRUMENT NO. 2002-0038588, TULARE COUNTY RECORDS.

APN: 077-200-011-000

Tax Area Code **077-20**  
 006-015 006-065  
 006-221 006-225  
 153-059

**N1/2 SEC.21, T.18S., R.24E., M.D.B.&M.**

**DISCLAIMER**  
 THIS MAP WAS PREPARED FOR LOCAL  
 PROPERTY ASSESSMENT PURPOSES ONLY  
 AND DOES NOT CONSTITUTE A GUARANTEE  
 OF THE ACCURACY OF THE INFORMATION  
 SHOWN HEREON. THE INFORMATION  
 SHOWN HEREON IS BASED ON THE  
 BEST AVAILABLE INFORMATION AND  
 IS NOT TO BE USED FOR ANY OTHER  
 PURPOSES. THE CITY OF VISALIA  
 ASSUMES NO LIABILITY FOR ANY  
 ERRORS OR OMISSIONS. THE CITY OF  
 VISALIA IS NOT A PROFESSIONAL  
 SURVEYOR. THE CITY OF VISALIA  
 IS NOT A PROFESSIONAL ENGINEER.  
 P. & T. CODE SEC. 327, 408.3, ETC.



**CITY OF VISALIA**  
**ASSESSOR'S MAPS BK. 077, PG. 20**  
**COUNTY OF TULARE, CALIFORNIA, U.S.A.**

NOTE: Assessor's Parcel Numbers Shown in Circles (1) 123  
 Assessor's Block Numbers Shown in Ellipses (1) 123  
 2019-0448329 10/15/2019 CFC  
 REVISION DATE TECH

- PARCEL MAP NO. 2629, P.M. 27-30
- PARCEL MAP NO. 2981, P.M. 30-82
- PARCEL MAP NO. 3464, P.M. 35-66
- PARCEL MAP NO. 3683, P.M. 37-86
- PARCEL MAP NO. 3857, P.M. 39-60
- PARCEL MAP NO. 4276, P.M. 43-80
- PARCEL MAP NO. 4400, P.M. 45-5
- RECORD OF SURVEY, L.S. 21-41
- RECORD OF SURVEY, L.S. 25-6
- RECORD OF SURVEY, L.S. 25-6
- PARCEL MAP NO. 4452, P.M. 45-57
- PARCEL MAP NO. 4896, P.M. 50-1
- RECORD OF SURVEY, L.S. 20-38
- PARCEL MAP NO. 5260, P.M. 53-67

***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:** January 1, 2020

**Notice Last Updated:** January 1, 2020

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. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. 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 both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

**How Do We Collect Your Information?** We collect your **personal** and **non-personal 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 personal 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. We may use your **non-personal information** for any purpose.

**How Do We Share Your Personal Information?** We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal 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. If you have any questions about how First American shares your **personal information**, you may contact us at [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

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

**How Long Do We Keep Your Personal Information?** We keep your **personal 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 **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

**International Jurisdictions:** Our Products are hosted and 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 **personal information** to us in the US, and you consent to that transfer and use of your **personal 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](mailto: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 of your personal information; (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](http://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](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com).

**Right of Deletion.** You also have a right to request that we delete the **personal information** we have collected from 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](http://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](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com).

**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 personal 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.

**Right to Opt-Out.** We do not sell your personal information to third parties, and do not plan to do so in the future.

**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.

**Collection Notice.** The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

<b>Categories of Personal Information Collected</b>	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
<b>Categories of Sources</b>	Categories of sources from which we've collected <b>personal information</b> include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties
<b>Business Purpose for Collection</b>	The business purposes for which we've collected <b>personal information</b> include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity



<b>Categories of Third Parties Shared</b>	The categories of third parties with whom we've shared <b>personal information</b> include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties
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*Categories of Personal Information We Have Sold In The Past Year.* We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

*Categories of Personal Information Disclosed For A Business Purpose In The Past Year.* The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.

# 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: multi family project Date: 3/31/21

Project Description: FIVE plex Apartments BLDG

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: N/A

Property Owner: FRANCISCO NAVARRO

Applicant(s) Name: FRANCISCO NAVARRO/JESUS Gutierrez, SKYLAB

Project Address/Location: Along Delic Rd, SW of 198

Assessor Parcel Number: 101-041-015

Parcel Size (Acreage or Square Feet): 13,862 s.f. Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

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

Describe All Proposed Building Modifications: all new construction

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

Date Received: 03/31/2021

SPR Agenda: 04/07/2021 Item No. \_\_\_\_\_

Zone: R-M-2 SPR No. 21-058

Historic District: Yes  No

Flood Zone: X  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A

Proposed Building Use: NEW Apartment Bldg

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
  - 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: JESUS GUTIERREZ SKRAB Signature of Owner or Authorized Agent\*  
 Address: 1004 W. MAIN ST. #A  
 City, State, Zip: VISALIA, CA. Owner  
 Phone: (559) 280-0909 Authorized Agent\*  
 Email: SKRAB1004@sbcglobal.net Date: 3/31/21  
 Date: 3/31/21

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

101-041-019

AGENT:

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

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

Executed this 31st day of MARCH, 2021.

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

**PROJECT DESCRIPTION:**

SPR - NEW 5 PLEX

OWNER: FRANCISCO NAVARRO

OWNER ADDRESS: 32494 RD. 156  
IVANHOE, CA. 93235

SITE ADDRESS: NOT YET ASSIGNED

PHONE NUMBER: (559) 799-2278

APN: 101-041-015

FLOOD ZONE: "X"

ZONING: R-M-2

PARKING REQUIRED: 9  
(1.75 X 5)

PARKING PROVIDED: 11

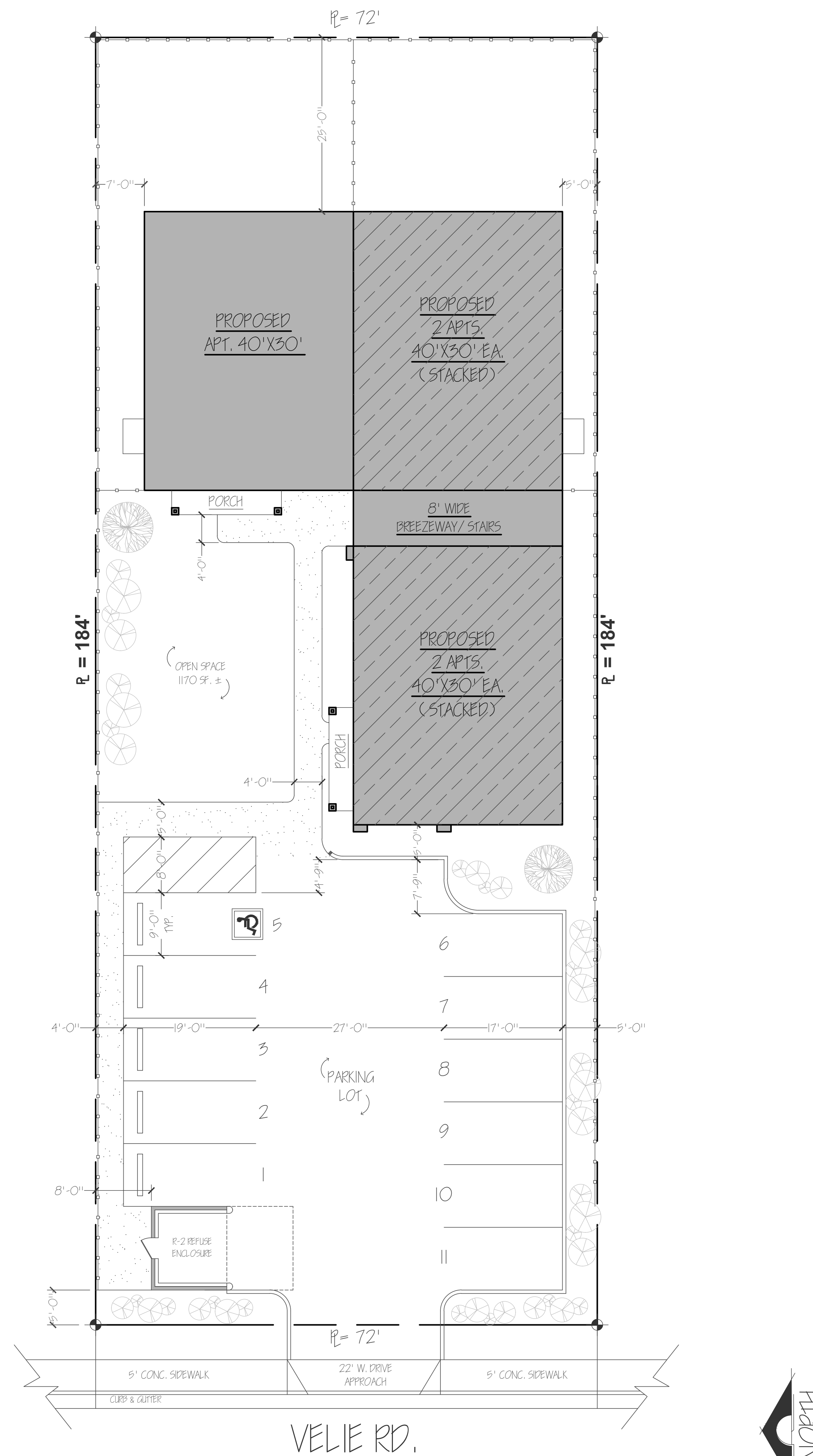
**SITE / PROJECT DATA**

1. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, WORK OR COMPLIANCE, REGULATIONS, CODES SET FORTH BY ANY AGENCY, & TO FOLLOW THE 2019 C.B.C. & 2019 C.R.C. CHECK ALL DIMENSIONS AT THE JOB SITE & REPORT ANY DISCREPANCIES TO THE CONTRACTOR/JOB SUPERINTENDENT. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED.
3. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
4. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN 1) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, 2) INTERIOR DOOR AND FIREPLACE RELOCATION SHOWN ON THE APPROVED PLAN, 3) A SINGLE NON-BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM, AND 4) INTERIOR NONSTRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN SHOWING CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.
5. SITE ADDRESS (2019 C.R.C. SECTION R319.1): BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
6. SUITABLE TOILET(S) SHALL BE PROVIDED & MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION (2019 C.P.C., SECTION 422.5).
7. FIRE SPRINKLERS SHALL BE DESIGNED BY A C-16 CONTRACTOR OR A COMBINED C-16/C-36 CONTRACTOR OR A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE FOLLOWING CODES: 2019 CALIFORNIA FIRE CODE (SECTION 903), 2019 CALIFORNIA RESIDENTIAL CODE (SECTION R313), 2019 N.F.P.A. 13 (SECTION 8.4.3), 2019 N.F.P.A. 13D, 2019 CALIFORNIA ELECTRICAL CODE ARTICLE 760, 2019 N.F.P.A. 72 CHAPTER 29 & CALIFORNIA HEALTH & SAFETY CODE 13114.7, AND ALL MANUFACTURER SPECIFICATIONS.
- SEPARATE PERMITS AND SUBMITTALS REQUIRED FOR ALL AUTOMATIC SPRINKLER SYSTEMS.
8. C.R.C. 401.3 DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

- ALL WORK MATERIAL ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE CITY BUILDING OFFICE. NOTHING IN THESE DOCUMENTS IS TO BE CONSTRUED AS TO PERMIT ANY WORK OR PRODUCT NOT IN ACCORDANCE WITH THESE CODES:
1. CALIFORNIA RESIDENTIAL CODE (C.R.C., 2019 EDITION)
  2. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CC-TITLE-24 & 25)
  3. CALIFORNIA BUILDING CODE (C.B.C., 2019 EDITION)
  4. CALIFORNIA PLUMBING CODE (C.P.C., 2019 EDITION)
  5. CALIFORNIA MECHANICAL CODE (C.M.C., 2019 EDITION)
  6. CALIFORNIA FIRE CODE (C.F.C., 2019 EDITION)
  7. CALIFORNIA ELECTRICAL CODE (C.E.C., 2019 EDITION)
  8. CALIFORNIA ENERGY CODE (2019 C.E.C. STANDARDS)
  9. CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.C., 2019 EDITION)
- THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE ABOVE REGULATIONS AND CODES. THE CONTRACTOR AND SUB-CONTRACTOR(S) MUST BE FAMILIAR WITH ALL REGULATIONS AFFECTING THEIR PORTION OF THE WORK. SKYLAB INC., A RESIDENTIAL DESIGN COMPANY ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTOR(S) CONFORMANCE TO THE ABOVE CODES AND REGULATIONS. THESE PLANS WERE PREPARED UNDER THE CONVENTIONAL FRAMING PROVISIONS OF THE 2019 CALIFORNIA BUILDING CODE, SECTION 2308 & THE CALIFORNIA RESIDENTIAL CODE.

**GENERAL NOTES**

**SITE PLAN**



SCALE: 1" = 10'

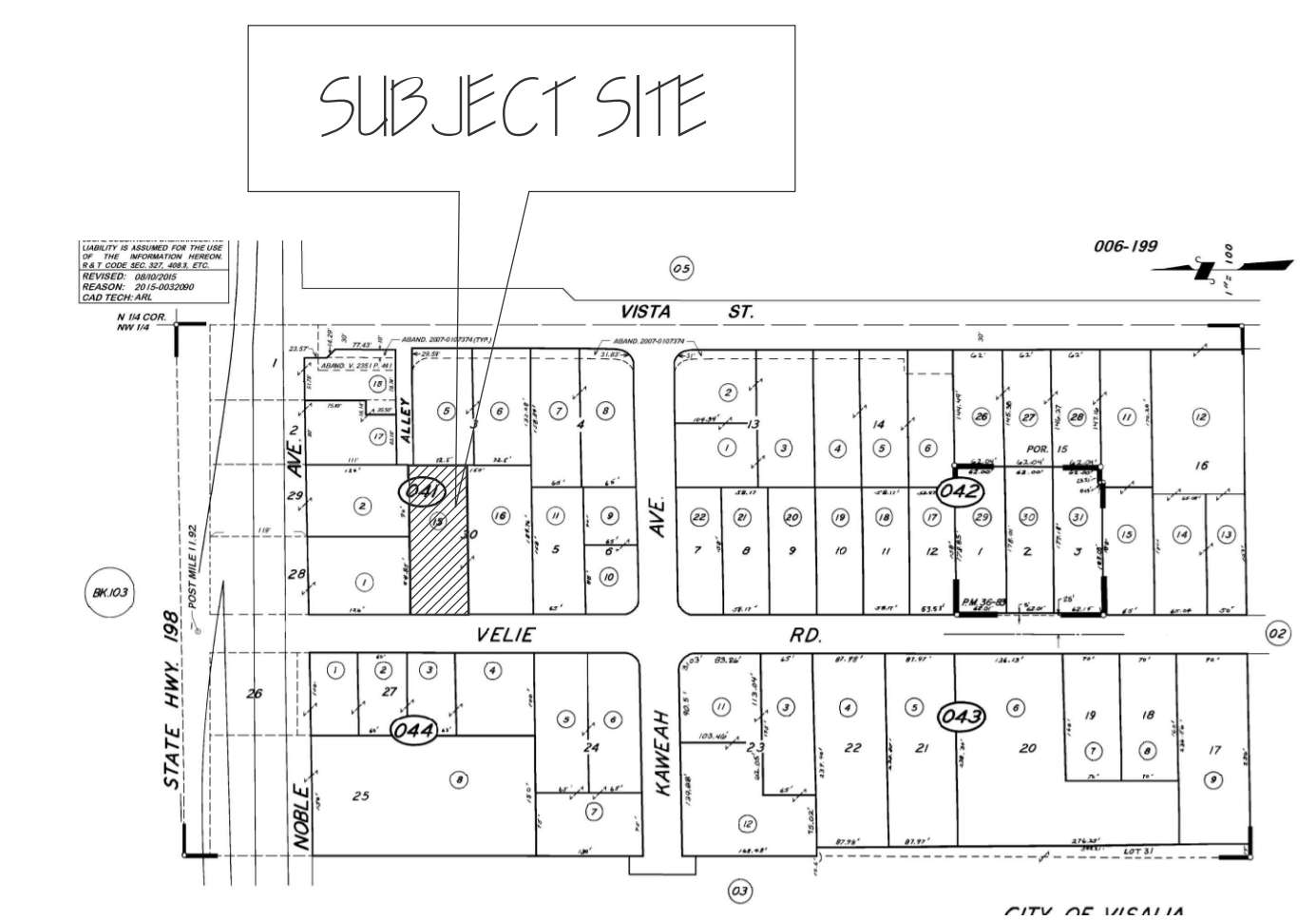
**G1- SITE / PROJECT DATA, SITE PLAN, VICINITY MAP & NOTES**

A1- FLOOR PLAN  
A2- ELEVATIONS

**SHEET INDEX**

PL	PROPERTY LINE	W.M.	WATER METER
CL	CENTER LINE	P.P.	POWER POLE
(E)	EXISTING	F/H	FIRE HYDRANT
(N)	NEW	STDS.	STANDARDS
(P)	PROPOSED	DTL.	DETAIL
W	WITH	V.T.R.	VENT THROUGH ROOF
S	SEWER	C.O.	CASED OPENING
W	WATER	CW	COLD WATER
W.I.	WROUGHT IRON	HW	HOT WATER
C.J.	CEILING JOIST	TYP.	TYPICAL
F.J.	FLOOR JOIST	STL.	STEEL
O.C.	ON CENTER		
BM	BEAM		
WH	WATER HEATER		

**ABBREVIATIONS**



4D VICINITY MAP

NOT TO SCALE

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skylab1004@sbglobal.net

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REVISIONS	

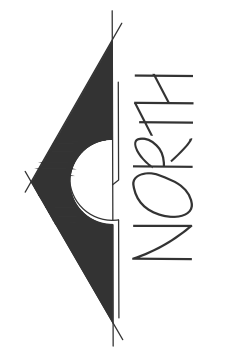
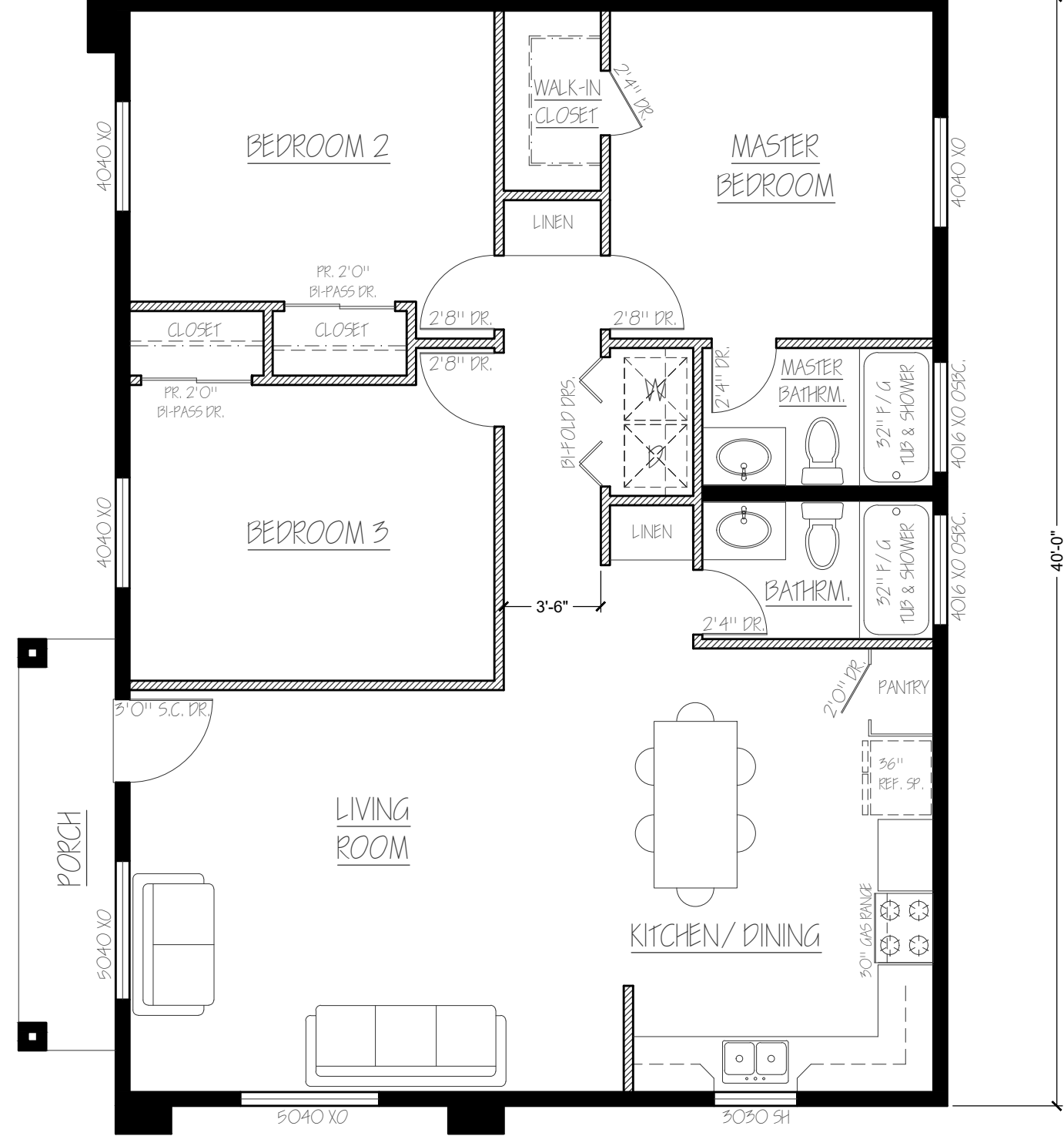
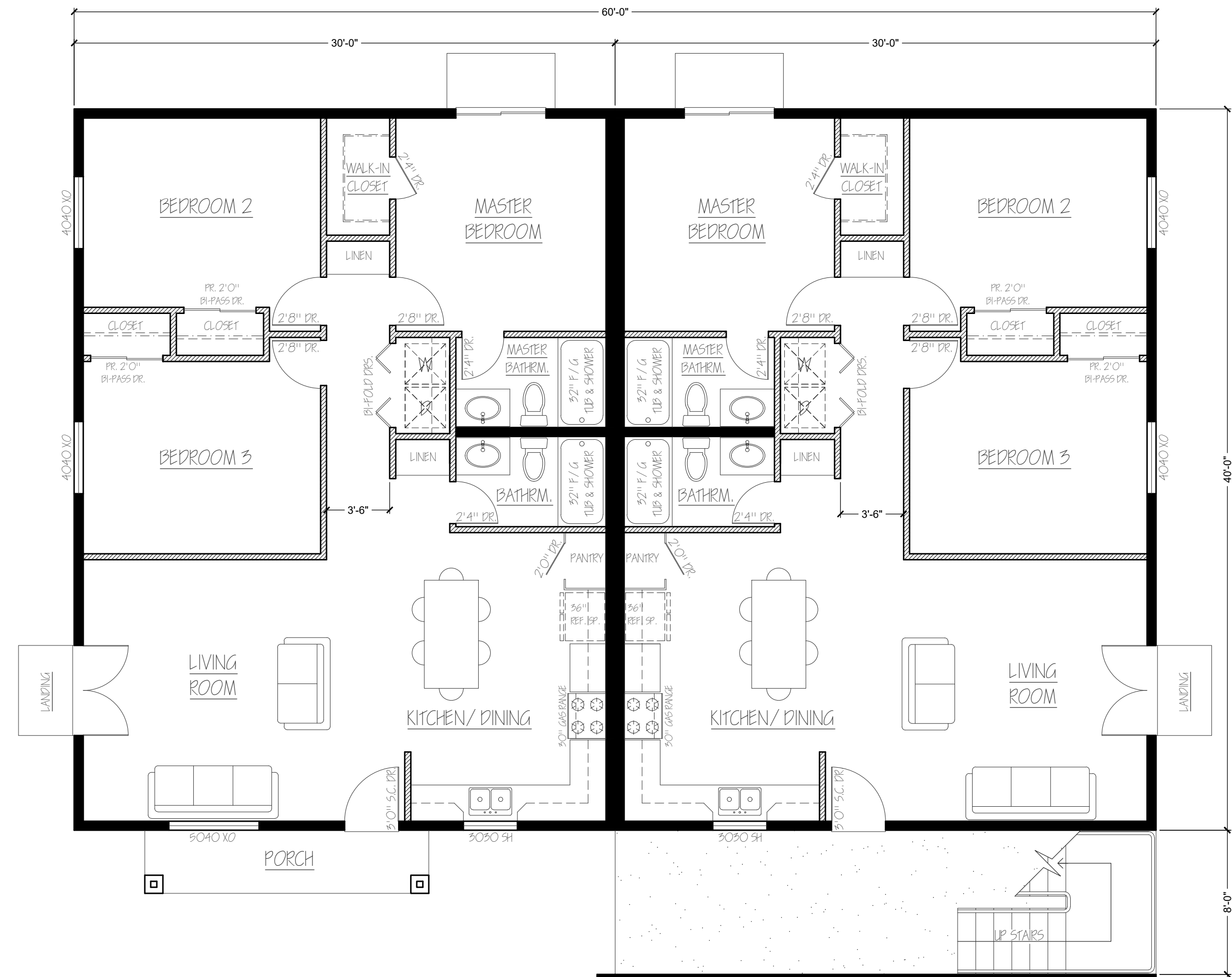
SPR-5 PLEX FOR:  
**FRANCISCO NAVARRO**  
VELIE RD. VISALIA, CA. 93221

Date: 03-01-2021  
Drawn by: C.G.  
Checked by: J.G.  
Scale: AS NOTED  
Job #  
Sheet

**G1**

**DO NOT SCALE**

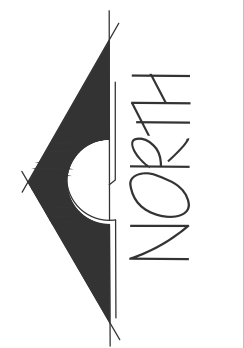
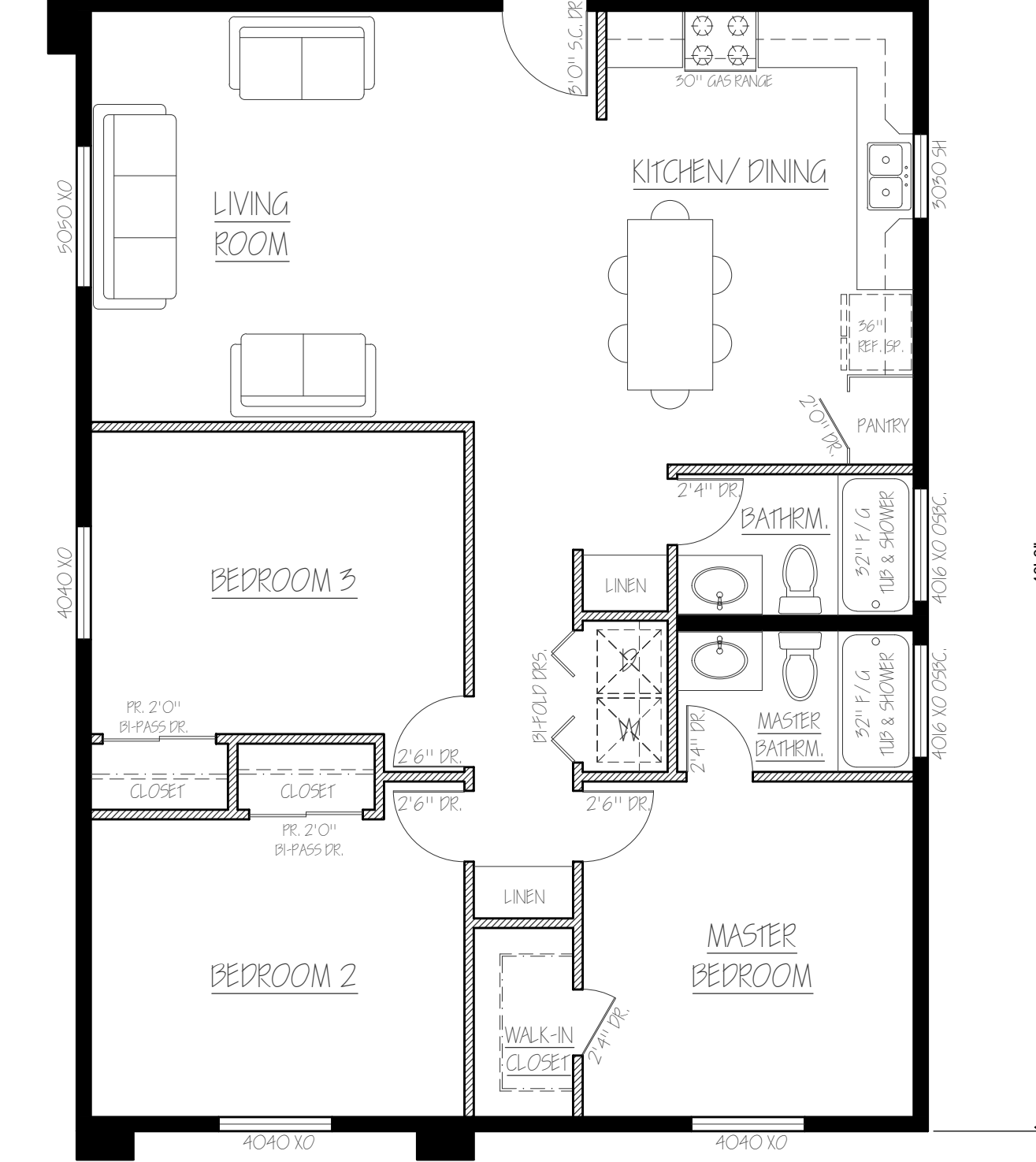
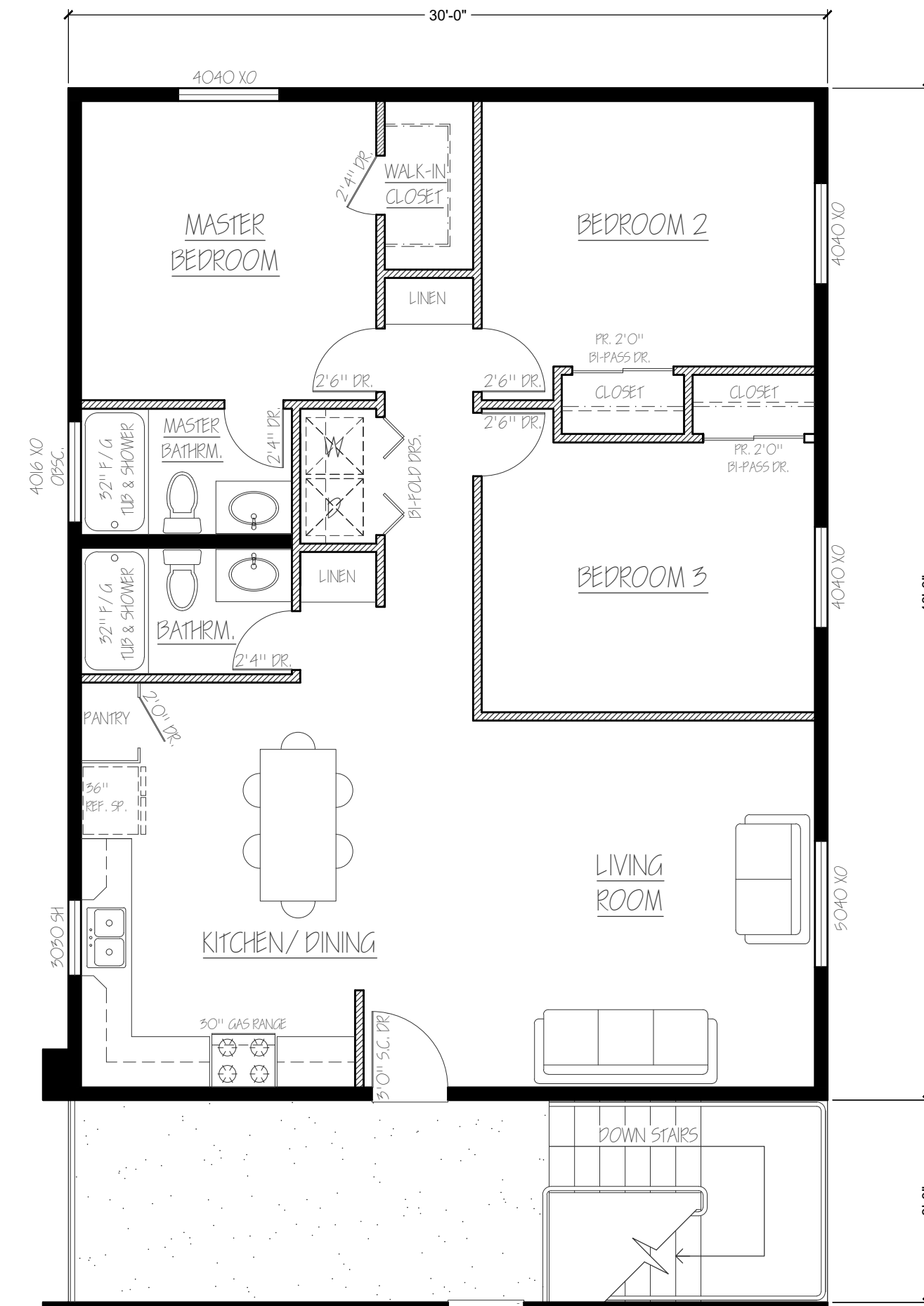
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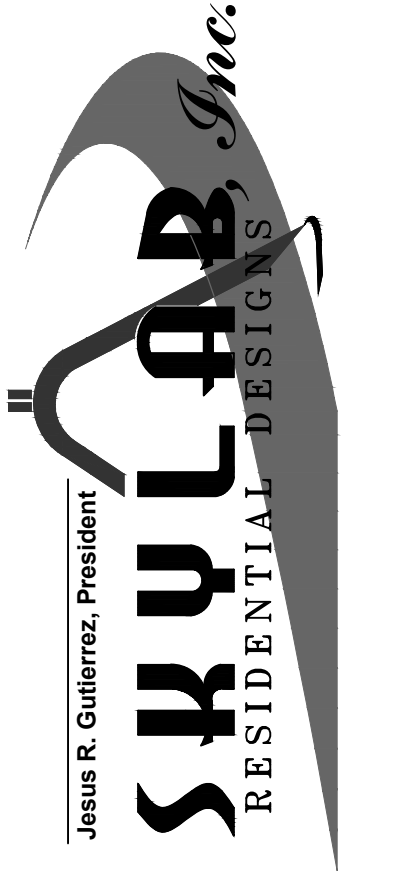
1ST. FLOOR PLAN

SCALE:  $\frac{3}{16}'' = 1'-0''$

2ND. FLOOR PLAN



SCALE:  $\frac{3}{16}'' = 1'-0''$



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NO.	REVISIONS
1	
2	
3	

SPR-5 PLEX ON APN 101-041-015:  
**FRANCISCO NAVARRO**  
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 Sheet

**A1**

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FRONT ELEVATION (WEST)

SCALE:  $\frac{1}{4}'' = 1'-0''$

2F



SIDE ELEVATION (NORTH)

SCALE:  $\frac{1}{4}'' = 1'-0''$

4F

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 Job #  
 Sheet

**A2**