

# **SITE PLAN REVIEW AGENDA**

**7/21/2021 - 9:00 A.M.**

**Conference Room #4**

**315 E. Acequia Avenue**

## **ITEM NO: 1      Resubmit**

SITE PLAN NO: SPR20180

PROJECT TITLE: Emerald Creek Multifamily Subdivision

DESCRIPTION: A New Multifamily Subdivision Consisting of Duplex and Single Units (R-1-5)

APPLICANT: Kevin Fisolera

OWNER: EMERALD CREEK DEVELOPMENT

APN: 101370001

101370002

101370003

101370004

101370005

101370006

LOCATION: 4102 E KAWEAH AVE

4104 E KAWEAH AVE

4106 E KAWEAH AVE

4108 E KAWEAH AVE

4112 E KAWEAH AVE

4114 E KAWEAH AVE

4116 E KAWEAH AVE

4118 E KAWEAH AVE

4122 E KAWEAH AVE

4124 E KAWEAH AVE

4126 E KAWEAH AVE

4132 E KAWEAH AVE

4134 E KAWEAH AVE

4136 E KAWEAH AVE

4140 E KAWEAH AVE

4142 E KAWEAH AVE

4200 E KAWEAH AVE

4202 E KAWEAH AVE

## **ITEM NO: 2      Resubmit**

SITE PLAN NO: SPR21109

PROJECT TITLE: Sequoia Bend Estates TSM

DESCRIPTION: Proposed 138 Lot Tentative Subdivision Map (R-1-5)

APPLICANT: Matt Ainley

OWNER: VANDERWEERD RON ALAN & ROSALINDA K

VANDER WEERD INVESTMENTS

APN: 098330006

098142057

LOCATION: 2103 E GOSHEN AVE

## **ITEM NO: 3      Resubmit**

SITE PLAN NO: SPR21119

PROJECT TITLE: Los Arbolitos #2

DESCRIPTION: Addition of a Covering Over the Existing Outdoor Dining Patio - 728 SF (C-N)

APPLICANT: Art Lucas

OWNER: ESPINOZA RAMOS LLC

APN: 098180029

LOCATION: 1315 N CAIN ST

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

# SITE PLAN REVIEW AGENDA

7/21/2021 - 9:00 A.M.

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315 E. Acequia Avenue

## ITEM NO: 4 Resubmit

SITE PLAN NO: SPR21122

PROJECT TITLE: Rocha's Undate Floor Plan

DESCRIPTION: Change the usage of building by dividing into smaller spaces, change is to convert the total space of 12,286 st into three seperate spaces. Spaces will be 614 sf., 6,119 sf. and 6,193 sf. (C-MU).

APPLICANT: Alvin Lee Rocha

OWNER: ROCHA NED JR (TR) (REVOC TRUST)

APN: 094034011

LOCATION: 202 NE 2ND AVE

## ITEM NO: 5

SITE PLAN NO: SPR21124

PROJECT TITLE: United Health Centers

DESCRIPTION: Repurpose of an existing commercial building for the purpose of a new medical office featuring medical & dental services. CR

APPLICANT: Rosemary Lozano

OWNER: UNITED HEALTH CENTERS OF THE S J V

APN: 126730020

LOCATION: 4038 S MOONEY BLVD

## ITEM NO: 6

SITE PLAN NO: SPR21125

PROJECT TITLE: Irma Apartments

DESCRIPTION: Apartment Units (R-M2)

APPLICANT: Jagtar Singh

OWNER: GOWANI SALEEM KARIM & SALIMA SALEEM

APN: 098040009

LOCATION: 1132 N IRMA ST

## ITEM NO: 7

SITE PLAN NO: SPR21126

PROJECT TITLE: US Foods Chef Store

DESCRIPTION: Remodel/tenant improvement of an existing retail building, for a US Foods Chef Store.

APPLICANT: Daniel Hinson

OWNER: PACKWOOD OUTPARCEL LLC

APN: 126730005

LOCATION: 4236 S MOONEY BLVD

## ITEM NO: 8

SITE PLAN NO: SPR21127

PROJECT TITLE: Visalia Fire Station 56

DESCRIPTION: Fire Station with 2 apparatus bays, 3 dorm rooms, living, office and support space

APPLICANT: Mike Porter

OWNER: WATTERS LLC

APN: 100190069

LOCATION:

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**315 E. Acequia Avenue**

## **ITEM NO: 9**

SITE PLAN NO: SPR21128

PROJECT TITLE: Sonic Buldings Parcel Map

DESCRIPTION: City intends to split the existing parcel into three separate parcels. Parcel 1 will be surplus-sold. Buliding will be occupied by Public Works Department.

APPLICANT: Mike Porter

OWNER: VISALIA CITY OF

APN: 098142064

LOCATION: 442 N BEN MADDOX WAY  
444 N BEN MADDOX WAY  
446 N BEN MADDOX WAY  
448 N BEN MADDOX WAY

# 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: Emerald Creek Duplex Date: 7/9/21  
 Project Description: Lot 1 thru 6 Emerald Creek, PM 44-S

Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 2020-180

Property Owner: Emerald Creek Development

Applicant(s) Name: Kevin Fistolera

Project Address/Location: East Kaweah Ave & Casablanca St.

Assessor Parcel Number: LO 1-370-006, 005, 004, 003, 002, 001

Parcel Size (Acreage or Square Feet): 8,536 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: 07/15/2021

SPR Agenda: 07/21/2021 Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. \_\_\_\_\_

Historic District: Yes ☐ No ☐

Flood Zone: X ☐ AE ☐ X/AE ☐

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

OPERATIONS & TRAFFIC INFORMATION

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

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

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

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

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

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

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

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

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

(Provide Separate Attachment if Necessary): \_\_\_\_\_  
 \_\_\_\_\_

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

### SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - 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: Kevin Fistolera Signature of Owner or Authorized Agent\*  
 Address: 420 N. Court St 91200 K. Fistolera  
 City, State, Zip Visalia CA 93291 Owner Date 7/9/21  
 Phone: (559) 625-8372  
 Email: Kevin@Fistolera.com Authorized Agent\* Date

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

### AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

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

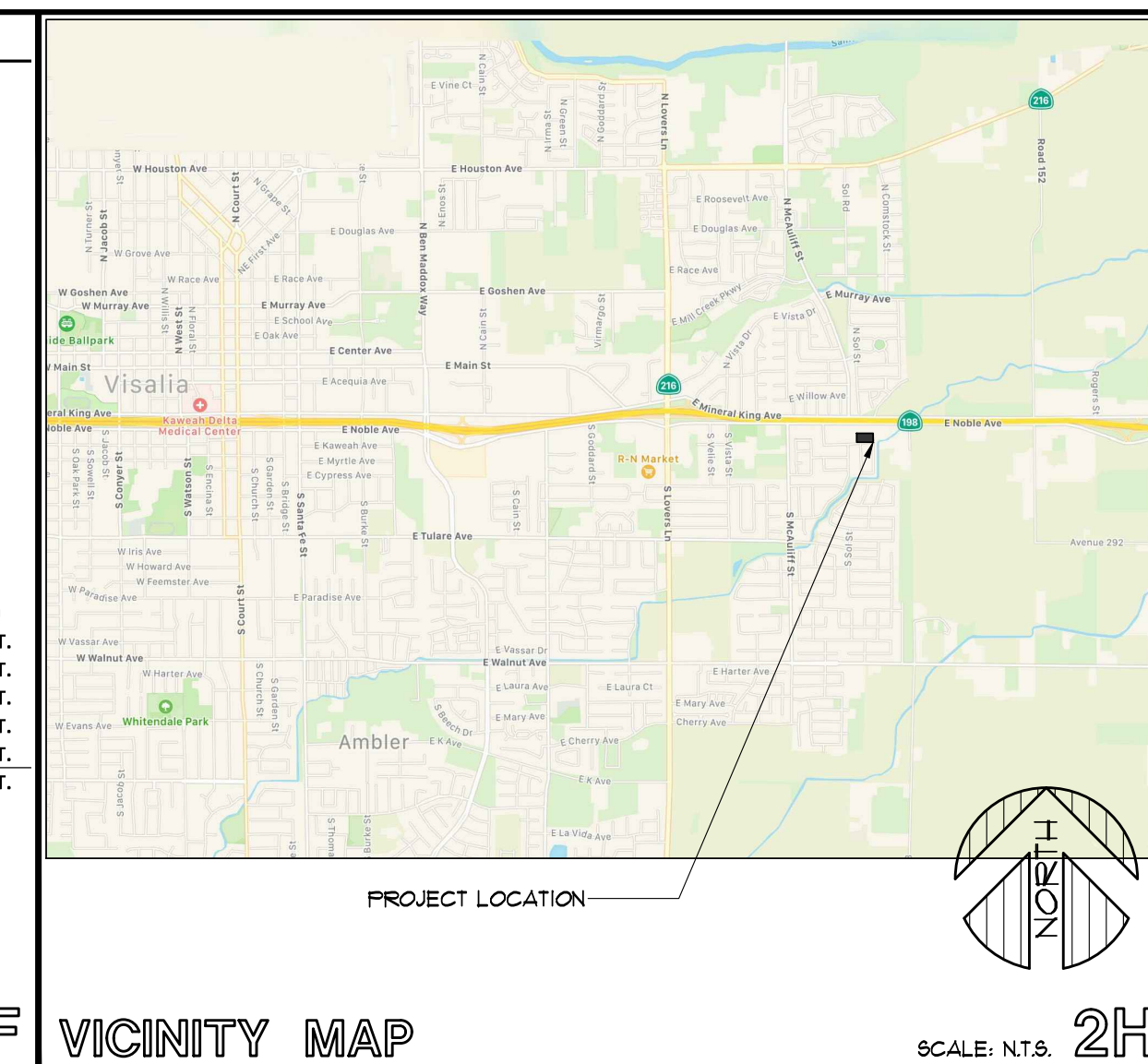
| OWNER                 | Signatures | AGENT                 |
|-----------------------|------------|-----------------------|
| Signature of Owner    |            | Signature of Agent    |
| Owner Mailing Address |            | Agent Mailing Address |
| Owner Phone Number    |            | Agent Phone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



| PARKING INFORMATION                  |    |                             |              |                                       |
|--------------------------------------|----|-----------------------------|--------------|---------------------------------------|
| SPACES REQUIRED:                     |    |                             |              |                                       |
| MULTI-FAMILY DWELLING: 1.5 PARKING   | 29 | 19                          | / 1.5        | (17.34,920.A.2) MULTI-FAMILY DWELLING |
| SPACES PER DWELLING                  |    |                             |              |                                       |
| SPACES REQUIRED (TOTAL):             | 29 |                             |              |                                       |
| COMPACT SPACES ALLOWED               | 9  | 30%                         | TOTAL SPACES | (17.34,030.1)                         |
| ACCESSIBLE SPACES REQUIRED, PER 2019 | 0  | 50                          | TO 75        |                                       |
| CBC TABLE 11B-208.2 PARKING SPACES   |    |                             |              |                                       |
| SPACES PROVIDED:                     |    |                             |              |                                       |
|                                      | 0  | ACCESSIBLE (a)              |              |                                       |
|                                      | 16 | STANDARD (PARKING SPACES)   |              |                                       |
|                                      | 19 | RESIDENTIAL DRIVEWAY/GARAGE |              |                                       |
|                                      | 1  | COMPACT                     |              |                                       |
|                                      | 36 | TOTAL                       |              |                                       |

|                                                                                                                                      |                         |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>CITY OF VISALIA</b>                                                                                                               |                         |
| <b>PUBLIC WORKS</b>                                                                                                                  | <b>FIRE DEPARTMENT</b>  |
| 315 EAST ACEQUIA AVENUE                                                                                                              | 707 WEST ACEQUIA AVENUE |
| VISALIA, CA 93291                                                                                                                    | VISALIA, CA 93291       |
| 559-713-4444                                                                                                                         | 559-713-4300            |
| <b>COMMUNITY DEVELOPMENT</b>                                                                                                         | <b>BUILDING SAFETY</b>  |
| 315 EAST ACEQUIA AVENUE                                                                                                              | 315 EAST ACEQUIA AVENUE |
| VISALIA, CA 93291                                                                                                                    | VISALIA, CA 93291       |
| 559-621-2489                                                                                                                         | 559-621-2489            |
| <b>INSPECTIONS</b>                                                                                                                   |                         |
| <b>PROVIDE 24 HOURS NOTICE TO APPLICABLE AGENCIES BEFORE INSPECTIONS ARE REQUIRED. NO WORK SHALL BEGIN UNTIL A PERMIT IS ISSUED.</b> |                         |

| PROJECT INFORMATION                       |  |                                                               |  |
|-------------------------------------------|--|---------------------------------------------------------------|--|
| SITE ADDRESS:                             |  | EAST KAWEAH AVENUE AND CASABLANCA STREET<br>VISALIA, CA 93292 |  |
| A.P.N.:                                   |  | 101-370-006, 005, 004, 003, 002 AND 001                       |  |
| LEGAL DESCRIPTION:                        |  | LOT 1 THRU 6 EMERALD CREEK, PM 44-5                           |  |
| PARCEL SIZE:                              |  | LOT 1 - 11,478 SQ. FT.                                        |  |
|                                           |  | LOT 2 - 14,436 SQ. FT.                                        |  |
|                                           |  | LOT 3 - 12,468 SQ. FT.                                        |  |
|                                           |  | LOT 4 - 13,186 SQ. FT.                                        |  |
|                                           |  | LOT 5 - 14,642 SQ. FT.                                        |  |
|                                           |  | LOT 6 - 15,322 SQ. FT.                                        |  |
| ZONING:                                   |  | R-1.5 (SINGLE-FAMILY RESIDENTIAL 5,000 SF MIN. LOT SIZE)      |  |
| GENERAL PLAN:                             |  | RLD (RESIDENTIAL LOW DENSITY)                                 |  |
| FLOOD ZONING (FEMA):                      |  | X02                                                           |  |
| FIRE SPRINKLERS                           |  | RESIDENTIAL, TYPE 13D FIRE SPRINKLER SYSTEM                   |  |
| PROPOSED USE                              |  | NEW MULTIFAMILY RESIDENCES                                    |  |
| BUILDING HEIGHT                           |  | 15'-0"±                                                       |  |
| NUMBER OF STORIES                         |  | 1                                                             |  |
| RESIDENCE AREA BREAKDOWN Unit "A" (DUPEX) |  | RESIDENCE AREA BREAKDOWN Unit "B" (SINGLE)                    |  |
| CONDITIONED AREA:                         |  | 930 SQ. FT.                                                   |  |
| COVERED PORCH:                            |  | 20 SQ. FT.                                                    |  |
| COVERED PATIO:                            |  | 50 SQ. FT.                                                    |  |
| MECHANICAL:                               |  | 10 SQ. FT.                                                    |  |
| SINGLE CAR GARAGE:                        |  | 235 SQ. FT.                                                   |  |
| TOTAL:                                    |  | 1245 SQ. FT.                                                  |  |



- 1 PROPERTY LINE (TYPICAL)
- 2 EXISTING CONCRETE CURB, REPLACE IF NEEDED, SEE CITY OF VISALIA C-5
- 3 NEW 5'-0" WIDE CONCRETE SIDEWALK WITH PARKWAY, SEE CITY OF VISALIA C-9
- 4 INSTALL NEW CITY STANDARD DRIVE APPROACH C-25, PAVEMENT AND BACKFILL PER CITY STANDARDS E-1
- 5 EXISTING PHONE SERVICE (VERIFY EXACT LOCATION, RELOCATED OUT OF DRIVE APPROACH IF NEEDED)
- 6 EXISTING CABLE TV SERVICE (VERIFY EXACT LOCATION, RELOCATED OUT OF DRIVE APPROACH IF NEEDED)
- 7 WATER MAIN (SHOWN FOR REFERENCE ONLY, VERIFY LOCATION IN FIELD)
- 8 POINT OF CONNECTION TO NEW WATER METER/SERVICE (FIELD VERIFY EXACT LOCATION) REMOVE ABANDONED METER BOX, IF NOT USED
- 9 PROVIDE (4) NEW WATER METERS, ONE FOR EACH UNIT AND ONE FOR COMMON AREA LANDSCAPING
- 9a PROVIDE (2) NEW WATER METERS, ONE FOR EACH UNIT
- 9b PROVIDE (3) NEW WATER METERS, ONE FOR EACH UNIT
- 9c PROVIDE (4) NEW WATER METERS, ONE FOR EACH UNIT
- 10 FIRE SPRINKLER CONTROL BOX LOCATION, VERIFY WITH FIRE SPRINKLER INSTALLER
- 11 EXISTING SANITARY SEWER STUB, VERIFY LOCATION IN FIELD
- 12 NEW SEWER LINE
- 13 COVERED CONCRETE PORCH/PATIO
- 14 SEE ELEVATIONS (SHEET A3.1/A3.2) FOR ROOF PITCH, METAL ROOFING (COLOR AND DESIGN AS SELECTED BY OWNER), TOP OF FINISH RESIDENCE PAD TO BE A +8" MINIMUM ABOVE FINISH PAD GRADE
- 15 CONDENSER UNIT FOR FAF ON A CONCRETE PAD (VERIFY SIZE) CONDENSERS TO BE A MINIMUM OF 3" ABOVE FINISH GRADE
- 16 42"x42" MINIMUM CONCRETE STOOP AT EXTERIOR DOORS (TYPICAL AT EXTERIOR DOORS)
- 17 CONCRETE DRIVEWAY PROVIDE CONTROL JOINTS AT 10'-0" ON CENTER MAXIMUM EACH WAY
- 18 9'-0"x18'-0" CONCRETE PARKING SPACES, SEE PLAN FOR QUANTITY
- 19 EXISTING WOOD FENCE, REMOVE AND REPLACE AS NEEDED, AT NORTH AND WEST PROPERTY LINES, TO BE A MINIMUM OF 6'-0" HIGH
- 20 NEW CEDAR PICKET FENCE, TO MATCH EXISTING (VERIFY IN FIELD)
- 21 3660 WOOD FRAMED GATE WITH WOOD INSERTS AND WOOD FENCE TO MATCH EXISTING
- 22 200 AMP ELECTRICAL METER/PANEL (SEE ELECTRICAL PLAN (SHEET E.1.1)
- 23 CABLE TV (CATV) OR SATELLITE ENTRANCE (IF AVAILABLE)
- 24 TELEPHONE ENTRANCE (IF AVAILABLE)
- 25 GAS METER LOCATION VERIFY LOCATION WITH GAS COMPANY
- 26 3" PVC SLEEVE UNDER DRIVEWAY FOR FUTURE CONTROL CABLES OR LIGHTING CONDUCTORS
- 27 3" PVC SLEEVE UNDER DRIVEWAY FOR FUTURE LANDSCAPE WATER LINES
- 28 VERIFY LOCATION OF LANDSCAPING VALVES ON LANDSCAPING PLANS ) LANDSCAPING SHALL MEET THE STATE OF CALIFORNIA MWEL0 REQUIREMENTS
- 29 INSTALL NEW CITY STANDARD LI-1 BACKFLOW PREVENTER - INSTALL OUTSIDE CITY RIGHT OF WAY (BACKFLOW PREVENTION DEVICE SHALL BE PLACED ON PRIVATE PROPERTY)
- 30 LOTS ARE TO BE GRADED PER THE CITY OF VISALIA STANDARD D-21
- 31 SANITARY SEWER MAIN (SHOWN FOR REFERENCE ONLY, VERIFY LOCATION IN FIELD)
- 32 10'-0" LANDSCAPE EASEMENT NOT A PART, SHOWN FOR REFERENCE ONLY
- 33 LANDSCAPE, SHOWN FOR REFERENCE ONLY, DESIGN BY OTHERS, IRRIGATION IS TO BE DESIGNED TO MEET THE CURRENT STATE OF CALIFORNIA MELLO REQUIREMENTS
- 34 CONCRETE HAMMERHEAD FOR GARAGES
- 35 FUTURE CMU BLOCK WALL, SHOWN FOR REFERENCE ONLY
- 36 EXISTING STREET LIGHT SHOWN FOR REFERENCE ONLY
- 37 EXISTING FIRE HYDRANT SHOWN FOR REFERENCE ONLY, LOCATED ON THE SOUTH CORNER OF KAWAHE AVENUE AND CASABLANCA STREET
- 38 EXISTING CURB CUT SHOWN FOR REFERENCE ONLY
- 39 CITY OF VISALIA 12'-0" TRASH ENCLOSURE (R-1), CONCRETE APRON (R-5) AND ENCLOSURE GATE (R-6)

[illegible]

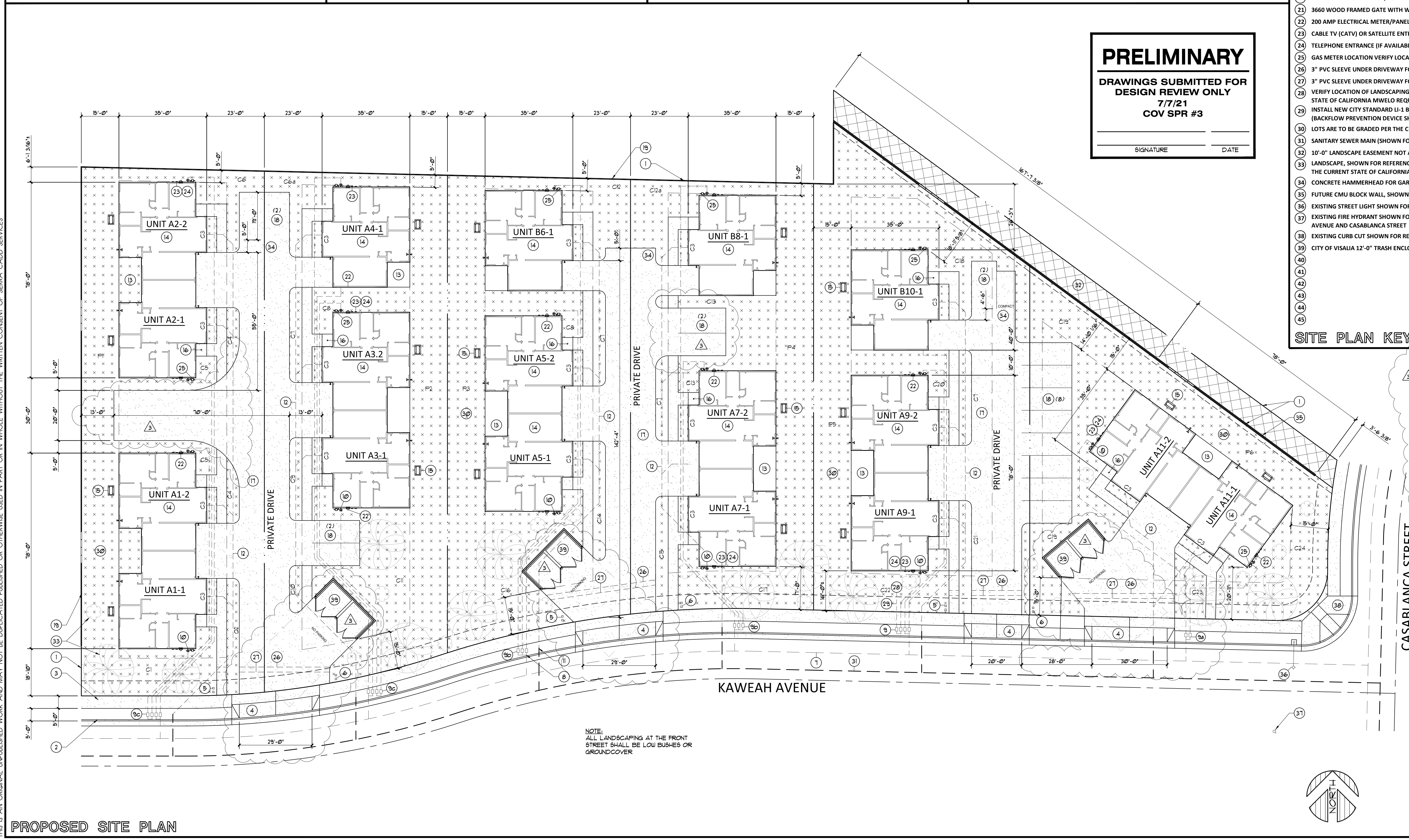
**SIERRA**  
CADD SERVICES

*R. H. ...*

Voice 559-967-6667  
FAX 559-967-6668  
Boss Lake, CA 93504  
russe@sierracadd.com

|         |                                                                                       |
|---------|---------------------------------------------------------------------------------------|
| DATE    |  |
| DRAWN   |                                                                                       |
| JOB NO. |                                                                                       |

**SHEET**  
**A0.1**  
**OF**





# CITY OF VISALIA SITE PLAN REVIEW APPLICATION



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GENERAL PROJECT INFORMATION

Project/Business Name: SEQUOIA BEND ESTATES TSM Date: 6-9-21

Project Description: PROPOSED 138 LOT TENTATIVE SUBDIVISION MAP

Site Plan Review Resubmittal: Yes ☒ No ☐ If Resubmittal, Previous Site Plan Review Number: 21109

Property Owner: RON VANDER WEERD

Applicant(s) Name: 4 CREEKS, INC.

Project Address/Location: GOSHEN AVENUE, BETWEEN CAIN STREET AND LOVERS LANE

Assessor Parcel Number: 098-142-003, 047

Parcel Size (Acreage or Square Feet): 30+ 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Date Received: 07/15/2021

SPR Agenda: 07.21.21 Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. 21-109

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: \_\_\_\_\_

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

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

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

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

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

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

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

(Provide Separate Attachment if Necessary): \_\_\_\_\_

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

\_\_\_\_\_

### SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
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  - North arrow
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  - 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: MATT AINLEY  
 Address: 324 S. SANTA FE ST.  
 City, State, Zip: VISALIA, CA 93292  
 Phone: 559-802-3052  
 Email: matt.a@4-creeks.com

Signature of Owner or Authorized Agent\*

Owner

Date

Authorized Agent\*

Date

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

### AGENCY AUTHORIZATION

OWNER:

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

098-142-003, 047

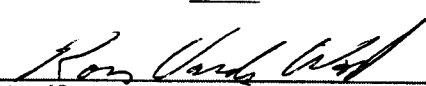
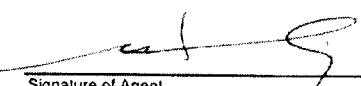
AGENT:

I designate 4 CREEKS, INC (MATT AINLEY) to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to subdivide property relative to the property mentioned herein.

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

Executed this 9th day of June, 2021.

AGENCY AUTHORIZATION FORM

| OWNER                                                                               | Signatures | AGENT                                                                                |
|-------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------|
|  |            |  |
| Signature of Owner                                                                  |            | Signature of Agent                                                                   |
| <u>837 Commercial Ave</u>                                                           |            | <u>324 S Santa Fe St., Ste. A</u>                                                    |
| Owner Mailing Address                                                               |            | Agent Mailing Address                                                                |
| <u>Tulare CA 93274</u>                                                              |            | <u>Visalia, CA 93292</u>                                                             |
| <u>559) 805-4101</u>                                                                |            | <u>(559) 802-3052</u>                                                                |
| Owner Phone Number                                                                  |            | Agent Phone Number                                                                   |





SEQUOIA BEND ESTATES  
TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19  
SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF  
VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

ENGINEER/PLANNER: 4-CREEKS INC.  
APN: 098-142-57 & 098-330-006  
ACREAGE: 30 ±  
PROPOSED LOTS: 136  
FLOOD ZONE: AE & X  
EXISTING ZONING: R-1-5  
EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
WATER: CAL WATER  
TELEPHONE: AT&T  
REFUSE DISPOSAL: CITY OF VISALIA  
NATURAL GAS: SOUTHERN CALIFORNIA GAS  
EXISTING USE: VACANT  
PROPOSED USE: LOW DENSITY RESIDENTIAL

DENSITY:

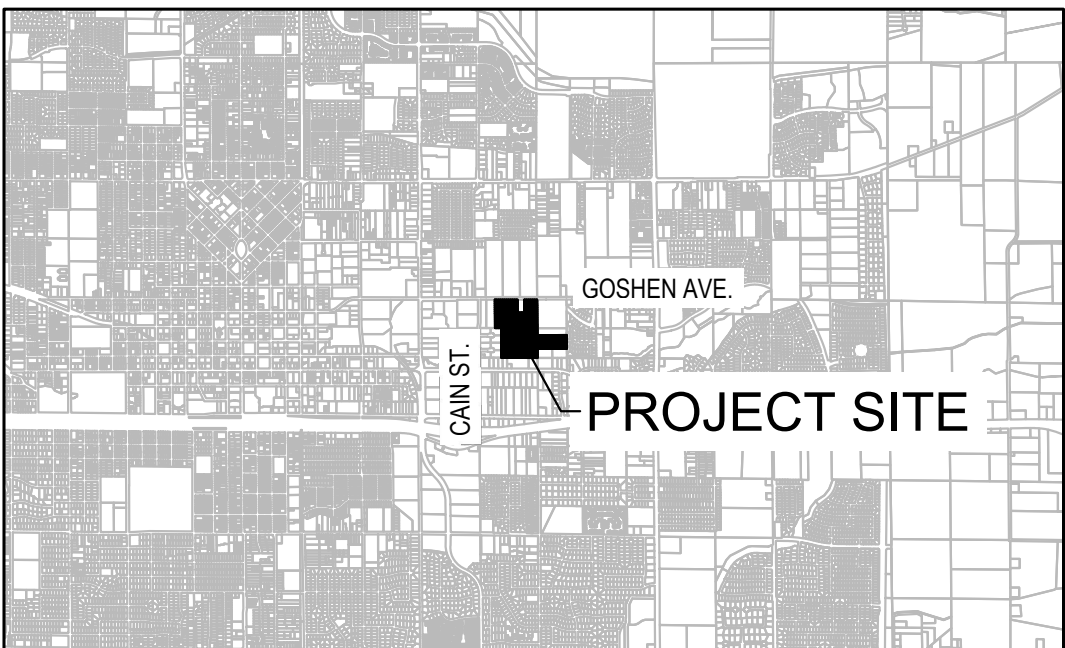
LOTS: 136

GROSS ACREAGE: 30  
GROSS DENSITY: 4.5 DU/AC

NET ACREAGE: 18.3  
NET DENSITY: 7.4 DU/AC

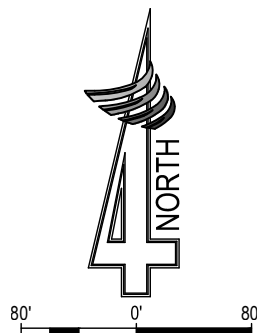
SETBACKS (MINIMUM):

FRONT YARD: 22' TO GARAGE, 15' TO LIVING SPACE  
SIDE YARD: 5'  
CORNER LOTS: 10' (22' GARAGE STREET SIDE)  
REAR YARD: 25'

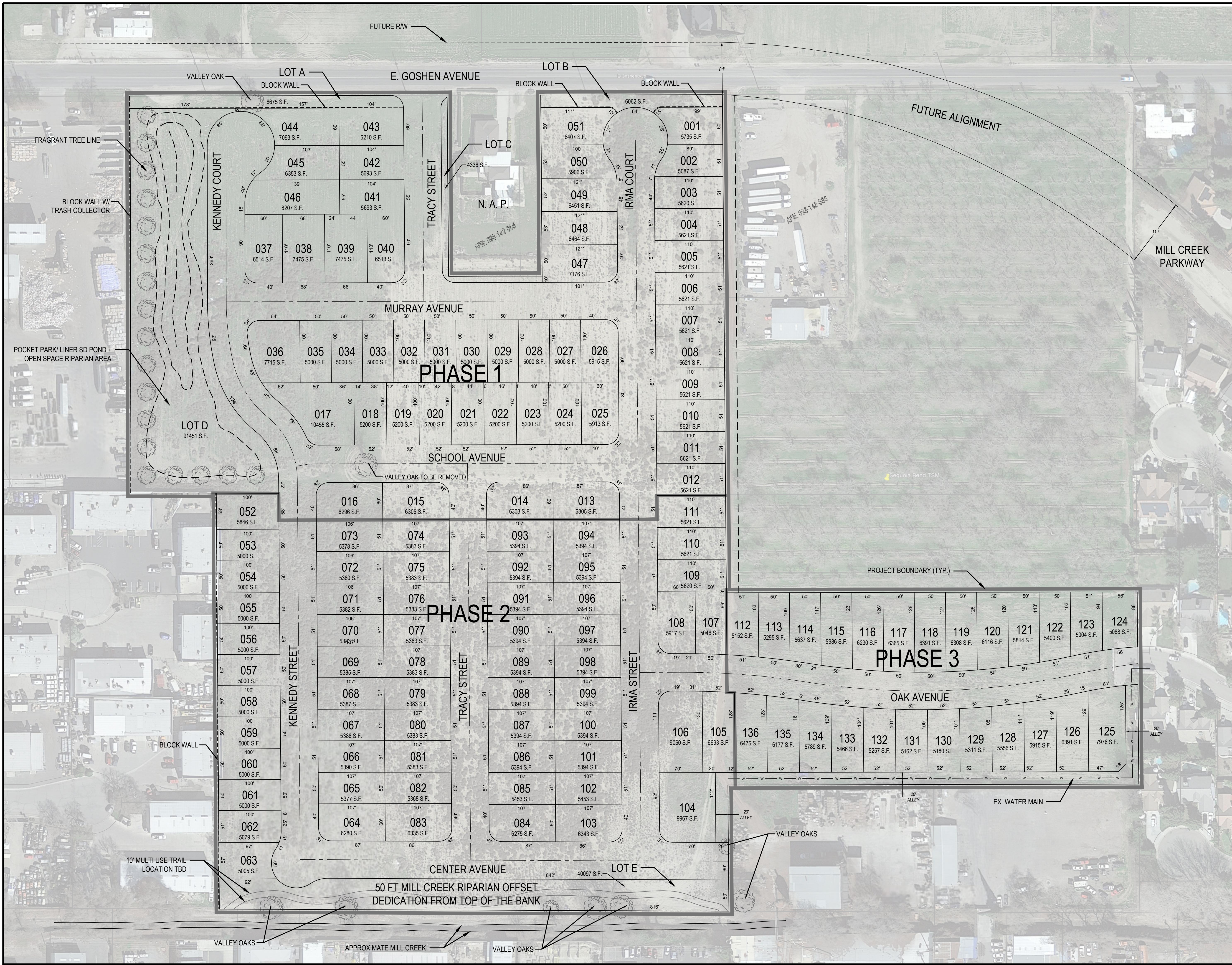


VICINITY MAP

PREPARED BY:



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







# SEQUOIA BEND ESTATES TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19  
SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF  
VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

ENGINEER/PLANNER: 4-CREEKS INC.  
APN: 098-142-57 & 098-330-006  
ACREAGE: 30 ±  
PROPOSED LOTS: 136  
FLOOD ZONE: AE & X  
EXISTING ZONING: R-1-5  
EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
WATER: CAL WATER  
TELEPHONE: AT&T  
REFUSE DISPOSAL: CITY OF VISALIA  
NATURAL GAS: SOUTHERN CALIFORNIA GAS  
EXISTING USE: VACANT  
PROPOSED USE: LOW DENSITY RESIDENTIAL

## DENSITY:

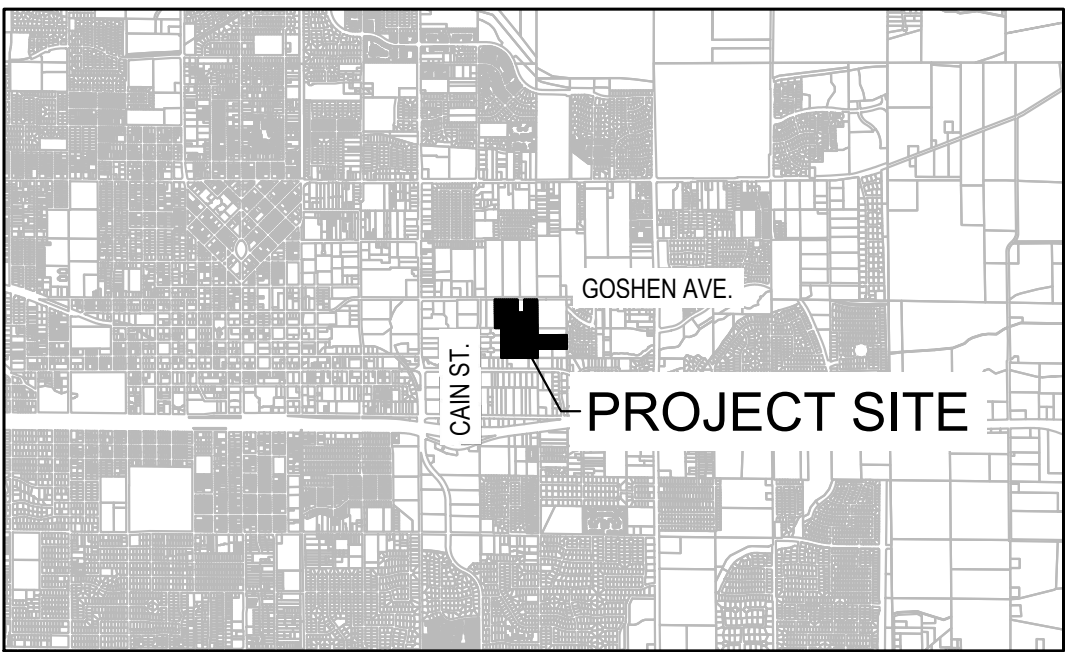
LOTS: 136

GROSS ACREAGE: 30  
GROSS DENSITY: 4.5 DU/AC

NET ACREAGE: 18.3  
NET DENSITY: 7.4 DU/AC

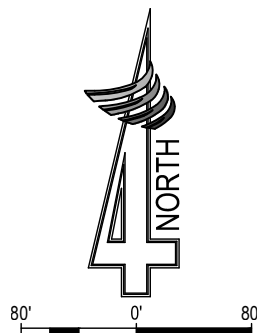
## SETBACKS (MINIMUM):

FRONT YARD: 22' TO GARAGE, 15' TO LIVING SPACE  
SIDE YARD: 5'  
CORNER LOTS: 10' (22' GARAGE STREET SIDE)  
REAR YARD: 25'

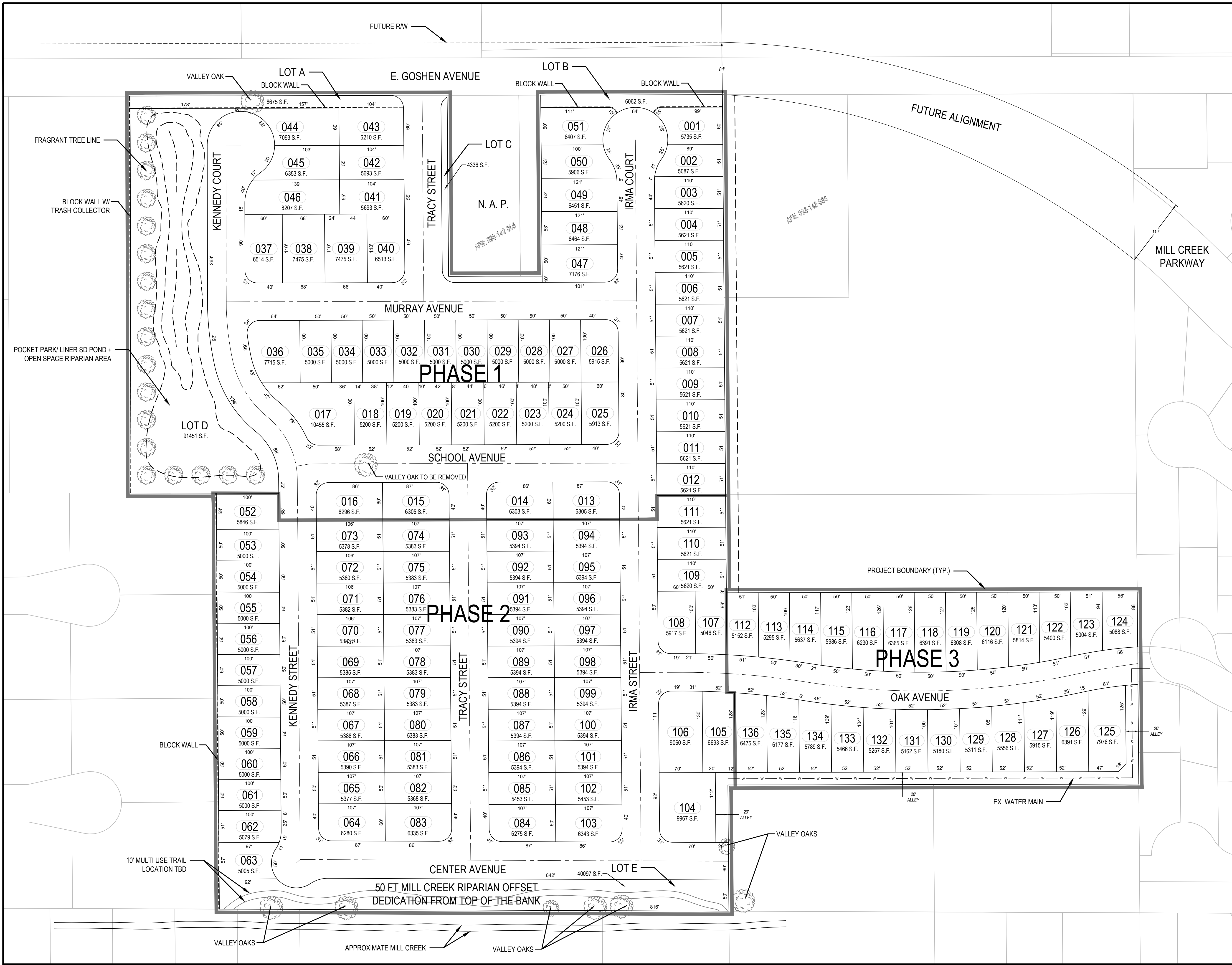


VICINITY MAP

PREPARED BY:

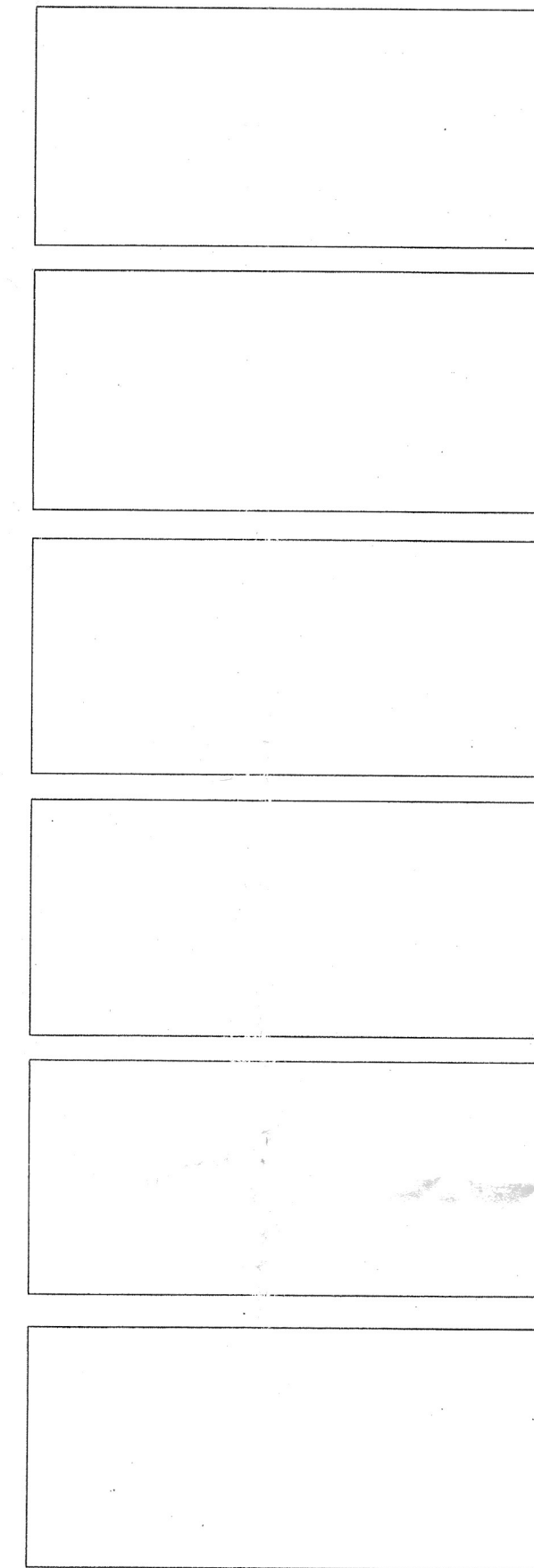
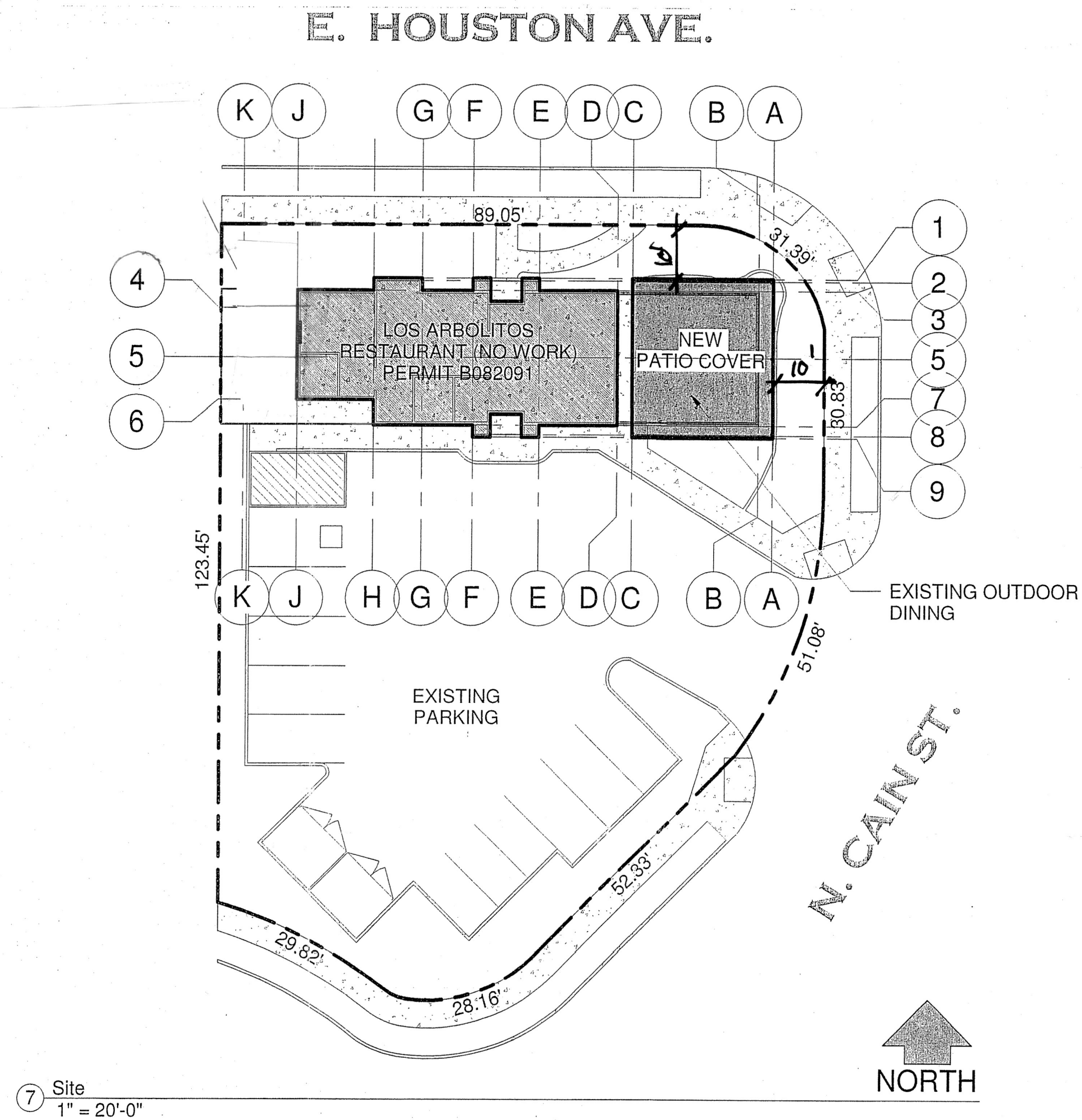


324 S. SANTA FE, STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215





## VICINITY MAP



NEW PATIO COVER



# 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: LOS ARBOLITOS #2 Date: \_\_\_\_\_

Project Description: ADDITION OF A COVERING OVER THE EXISTING OUTDOOR DINING PATIO = 728 S.F.

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

Property Owner: FABIAN M. ESPINOZA / ESPINOZA RAMOS LLC

Applicant(s) Name: CUITLACHUAC ESPINOZA

Project Address/Location: 1315 N. CAIN ST. VISALIA, CA. 93292

Assessor Parcel Number: 098-180-029

Parcel Size (Acreage or Square Feet): 21,000 SFT Building or Suite Square Footage: 1,200<sup>sq</sup> SF

Are There Any Proposed Building Modifications: Yes ☐ No ☒

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

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

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

Date Received: 07/01/2021

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

Zone: C-N SPR No. 21-119

Historic District: Yes ☐ No ☒

Flood Zone: X ☐ AE ☐ X/AE ☒

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: RESTAURANT

Proposed Building Use: OUTDOOR PATIO (COVERING ONLY)

Proposed Hours of Operation: 9 am - 8 pm

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

Number of Employees Per Day: Existing 4 Proposed SAME

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

Predicted Peak Operating Hour: LUNCH / DINNER TIME

Describe Any Truck Delivery Schedule & Operations: M-F DURING OPERATING HOURS (NO CHANGES)

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

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**

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: RFMC - ART LUCAS Signature of Owner or Authorized Agent\*  
 Address: 5935 E. CLINTON AVE  
 City, State, Zip: FRESNO, CA 93727 Owner: [Signature] Date: 7/1/2021  
 Phone: (559) 797-5899 Authorized Agent\*  
 Email: rtarch44@yahoo.com Date: 7/1/2021

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

## **AGENCY AUTHORIZATION**

OWNER:

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

098-180-029

AGENT:

I designate RFMC - ART LUCAS, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to SUBMIT FOR SPR relative to the property mentioned herein.

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

Executed this 1<sup>ST</sup> day of JULY, 20 21

AGENCY AUTHORIZATION FORM

| OWNER                                         | Signatures                                          | AGENT |
|-----------------------------------------------|-----------------------------------------------------|-------|
| <u>[Signature]</u><br>Signature of Owner      | <u>[Signature]</u><br>Signature of Agent            |       |
| <u>20215 Ave 264</u><br>Owner Mailing Address | <u>5935 E. Clinton Ave</u><br>Agent Mailing Address |       |
| <u>Exeter, CA 93221</u>                       | <u>Fresno Ca. 93727</u>                             |       |
| <u>(559) 308-9020</u><br>Owner Phone Number   | <u>559. 299. 7613</u><br>Agent Phone Number         |       |



# 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:                         | <u>Rocha's Update Floor Plan</u>                                                                                                                                                                            | Date:                                                                       | <u>7/5/2021</u>                  |
| Project Description:                           | <u>Change the usage of building by dividing into smaller spaces, change is to convert the total space of 12,286 sq ft into three separate spaces. Spaces will be 614 sq ft, 6,119 sq ft and 6,193 sq ft</u> |                                                                             |                                  |
| Site Plan Review Resubmittal:                  | Yes <input checked="" type="radio"/> No <input type="radio"/>                                                                                                                                               | If Resubmittal, Previous Site Plan Review Number:                           | <u>2021-122</u>                  |
| Property Owner:                                | <u>Alvin &amp; Renee Rocha, Ned Rocha Jr</u>                                                                                                                                                                |                                                                             |                                  |
| Applicant(s) Name:                             | <u>Alvin Lee Rocha</u>                                                                                                                                                                                      |                                                                             |                                  |
| Project Address/Location:                      | <u>202 NE 2nd Ave Visalia 93291</u>                                                                                                                                                                         |                                                                             |                                  |
| Assessor Parcel Number:                        | <u>0 9 4 - 0 3 4 - 0 1 1</u>                                                                                                                                                                                |                                                                             |                                  |
| Parcel Size (Acreage or Square Feet):          |                                                                                                                                                                                                             | Building or Suite Square Footage:                                           | <u>Approx 16,000/12,286sq ft</u> |
| Are There Any Proposed Building Modifications: | Yes <input checked="" type="radio"/> No <input type="radio"/>                                                                                                                                               |                                                                             |                                  |
| Estimated Cost of Modifications to Building:   | <u>\$ 5,000</u>                                                                                                                                                                                             |                                                                             |                                  |
| Describe All Proposed Building Modifications:  | <u>Installing a double door in place of single door on street side, Adding enclave to add space for door swing, Close two opening to divide into three spaces.</u>                                          |                                                                             |                                  |
| --- THIS AREA FOR CITY STAFF USE ONLY ---      |                                                                                                                                                                                                             |                                                                             |                                  |
| Date Received:                                 |                                                                                                                                                                                                             | <u>07/05/2021</u>                                                           |                                  |
| SPR Agenda:                                    |                                                                                                                                                                                                             | <u>07/21/2021</u> Item No. _____                                            |                                  |
| Zone:                                          |                                                                                                                                                                                                             | SPR No. <u>21-122</u>                                                       |                                  |
| Historic District:                             |                                                                                                                                                                                                             | Yes <input type="radio"/> No <input type="radio"/>                          |                                  |
| Flood Zone:                                    |                                                                                                                                                                                                             | X <input type="radio"/> AE <input type="radio"/> X/AE <input type="radio"/> |                                  |

OPERATIONS & TRAFFIC INFORMATION

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

|                                                                                                                                  |                                                                                      |          |                       |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------|-----------------------|
| Existing/Prior Building Use:                                                                                                     | <u>Visalia Adult Day Care Center</u>                                                 |          |                       |
| Proposed Building Use:                                                                                                           | <u>Office Space, 98 Cent Store/Asian Market, Not Lease. Will be listed for lease</u> |          |                       |
| Proposed Hours of Operation:                                                                                                     | <u>8AM to 8PM</u>                                                                    |          |                       |
| Days of Week In Operation (Circle):                                                                                              | Su                                                                                   | M        | T W Th F Sa           |
| Number of Employees Per Day:                                                                                                     | Existing                                                                             | <u>0</u> | Proposed <u>3</u>     |
| Number of Customers Per Day (Estimated):                                                                                         | Existing                                                                             | <u>0</u> | Proposed <u>20-40</u> |
| Predicted Peak Operating Hour:                                                                                                   | <u>12pm to 4pm</u>                                                                   |          |                       |
| Describe Any Truck Delivery Schedule & Operations:                                                                               | <u>once every two weeks, owner transported products twice to three times a week</u>  |          |                       |
| Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees |                                                                                      |          |                       |
| (Provide Separate Attachment if Necessary):                                                                                      | <u>None</u>                                                                          |          |                       |
| Describe Any Special Events Planned for the Facility:                                                                            |                                                                                      |          |                       |
| <u>None</u>                                                                                                                      |                                                                                      |          |                       |



### SITE PLAN MINIMUM 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)      |                                                                                    |

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

|                                           |                                                                                                                               |                 |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name: <u>Alvin Lee Rocha</u>              | Signature of Owner or Authorized Agent*<br> | <u>7/5/2021</u> |
| Address: <u>27448 Road 140, L</u>         | Owner                                                                                                                         | Date            |
| City, State, Zip <u>Visalia, CA 93292</u> |                                                                                                                               |                 |
| Phone: <u>559-732-0839</u>                |                                                                                                                               |                 |
| Email: <u>AlvinAPM@Earthlink.net</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

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    |



# **Operational statement**

## **SPR 2021-122 Rocha's update floor plan for 202 NE 2<sup>nd</sup> Ave.**

- **Conversion an area of 12,286 sq ft that is in a building approx. of 16,000 sq ft.**
- **Changes include closing off three opening to divide into three separate areas.**
- **Area A Will be 6,196 sq ft. No renter at this time. Offer for rent.**
- **Area B Will be 6,119 and will be new business, 98 Cent Store/Asian Market**
- **Area C will be 614 sq ft and offer for office space. Possible my new office**
- **Area B Add Enclave and change a single door that swing onto the sidewalk to a recess double glass doors.**

Alvin Lee Rocha

27448 Road 140, L

Visalia, CA 93292

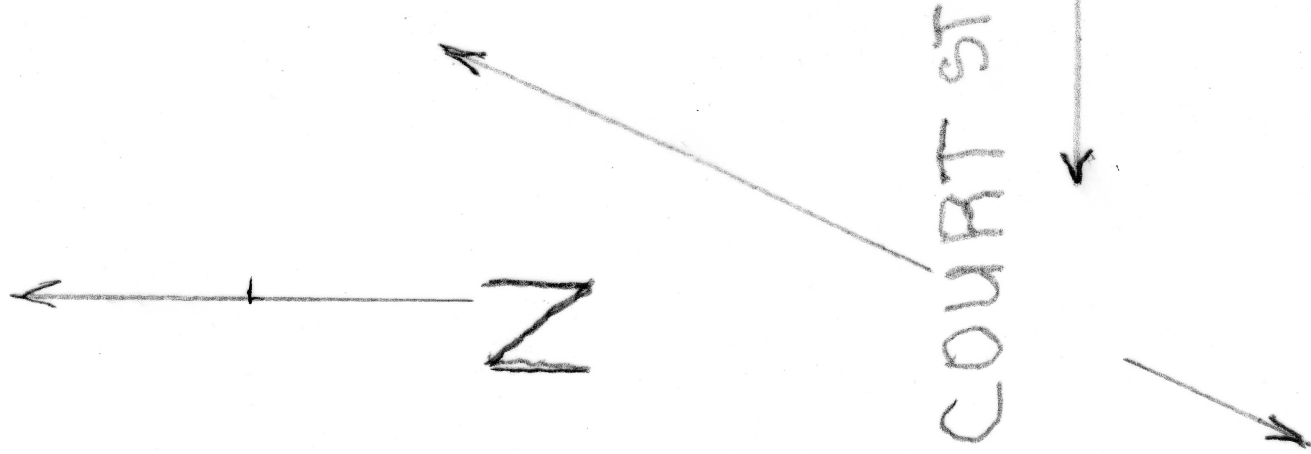
559-732-0839 Office



Building Total Area 16,000 sq ft

Area Being Changed 12,286 total sq ft

A 6,193 sq ft B 6,119 sq ft C 614 sq ft





← ENCLAVE ADDED FOR SIDEWALK CLEARANCE

ADDING DOUBLE GLASS DOORS

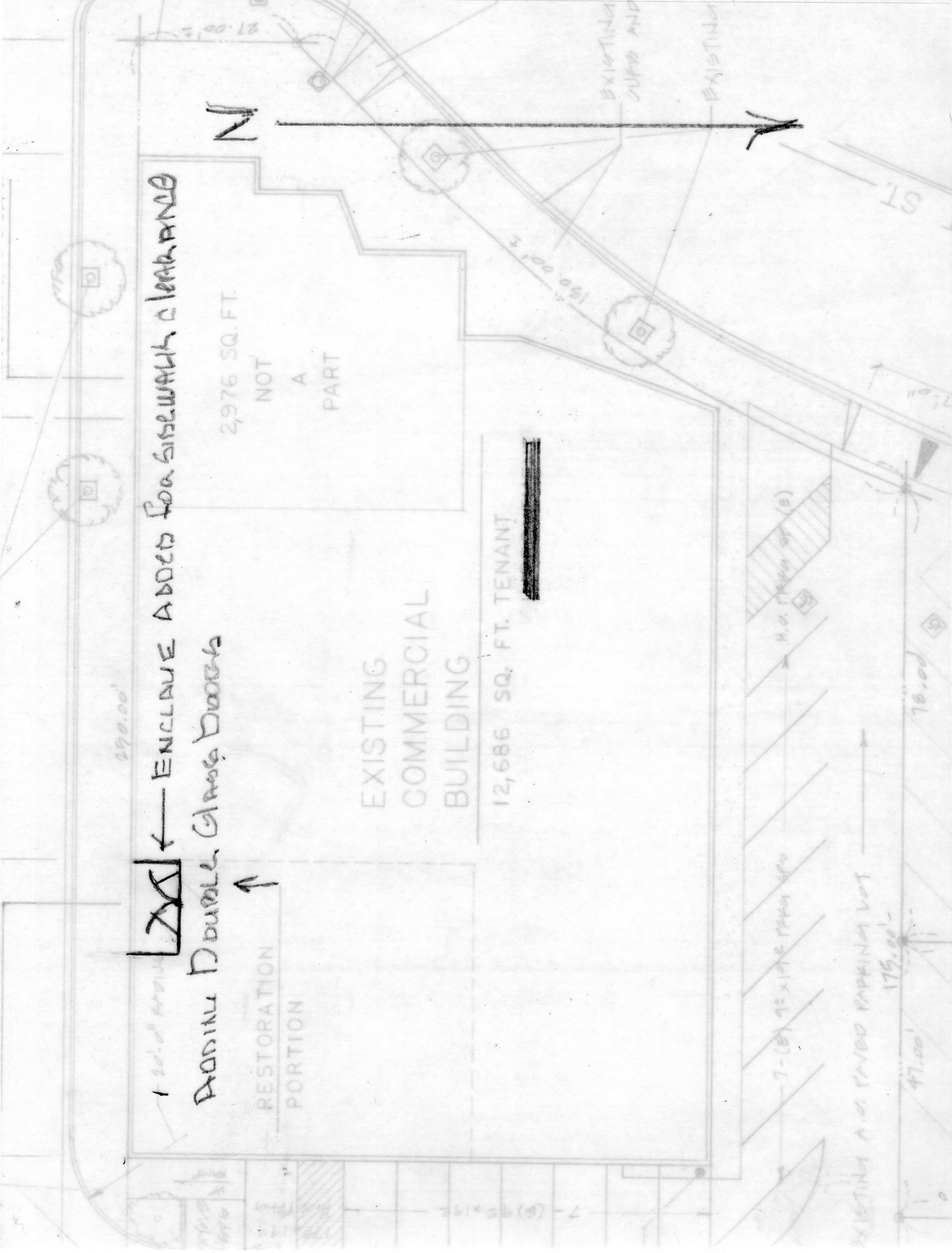
RESTORATION  
PORTION

2,976 SQ. FT.

NOT  
A  
PART

EXISTING  
COMMERCIAL  
BUILDING

12,686 SQ. FT. TENANT





# 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: United Health Centers Date: 7/9/21

Project Description: Repurpose of an existing commercial building for the purpose of a new medical office featuring medical and dental services.

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

Property Owner: United Health Centers

Applicant(s) Name: Legacy Construction

Project Address/Location: 4038 S Mooney Blvd Visalia CA 93277

Assessor Parcel Number: 126-730-020 - \_\_\_\_\_

Parcel Size (Acreage or Square Feet): 1.52 Building or Suite Square Footage: 18,306

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$ 3,000,000.00

Describe All Proposed Building Modifications: Remodel of existing interior, repaint exterior. No additional site work

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

Date Received: 07/12/2021

SPR Agenda: 07/21/2021 Item No. \_\_\_\_\_

Zone: CR SPR No. 21-124

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: Commercial Retail

Proposed Building Use: Medical Office

Proposed Hours of Operation: 8:30 am to 5:30 pm

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

Number of Employees Per Day: Existing 0 Proposed 55

Number of Customers Per Day (Estimated): Existing 0 Proposed 150

Predicted Peak Operating Hour: TBD

Describe Any Truck Delivery Schedule & Operations: None - normal deliveries only

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

Describe Any Special Events Planned for the Facility: None



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
- 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: Legacy ConstructionAddress: 5390 E Pine AveCity, State, Zip Fresno, CA 93727Phone: 559-267-6504Email: rosemary@legacy.com

Signature of Owner or Authorized Agent\*

Justin Pras

Owner ID383780459...

7/10/2021

Date

Rosemary Lozano

Authorized Agent

7/9/21

Date

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

**AGENCY AUTHORIZATION**

OWNER:

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

126-730-020

AGENT:

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

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

Executed this 9th day of July, 2021.

AGENCY AUTHORIZATION FORM

| OWNER                                                                 | AGENT                                                            |
|-----------------------------------------------------------------------|------------------------------------------------------------------|
| DocuSigned by:<br><u>Justin Pras</u><br>Signature ID383780459...      | <u>Rosemary Lozano</u><br>Signature of Agent                     |
| <u>3875 W Beechwood Ave Fresno, CA 93722</u><br>Owner Mailing Address | <u>5390 E Pine Ave Fresno, CA 93727</u><br>Agent Mailing Address |
| <u>800-492-4227</u><br>Owner Phone Number                             | <u>559-267-6504</u><br>Agent Phone Number                        |





**Thursday July 8, 2021**

**Department of Planning and Development  
City Planner  
City of Visalia  
315 East Acequia Avenue  
Visalia, CA 93291**

**Re:** Operational statement for proposed Urgent Care Center at 4038 S Mooney Blvd

**Site Details:** Repurpose of an existing commercial building for the purpose of a new medical office with medical and dental offices.

**Project Address** – 4038 S Mooney Blvd

**APN** – 126-730-020

**Property Size** – 1.52 Acres/ 18,306 Sq Ft

**Zone District** – CR

**Current Use** – Existing Business Office Building

**Proposed Use** – Medical Office

**Project Description:**

The proposed project consists of the tenant improvement of an 18,306 sq. ft. building and existing parking lot located at S Mooney Blvd & W Cameron Ave, physical address 4038 S Mooney Blvd in Visalia, California. The proposed facility will provide medical and dental services to the community. The proposed project will also include 92 onsite standard and ADA parking stalls. No patients will be rendered unconscious or sedated at any time. The facility will offer outpatient services only. The facility will employ approximately 55 employees daily and patient visits will average 150 per day M-F 8:30 am – 5:30 pm.

Rosemary Lozano  
Planning and Development Manger  
Legacy Construction



TOTAL RESTROOMS:

- 6 STAFF RESTROOMS, 2 PER SEX (6 REQUIRED BY CODE - 3 PER SEX)
- 2 WAITING RESTROOMS, 1 PER SEX (2 REQUIRED BY CODE - 1 PER SEX)
- 1 MEDICAL RESTROOM PER PROGRAM
- 1 DENTAL RESTROOM PER PROGRAM

| EXIT ACCESS  |                |
|--------------|----------------|
| PATH NUMBER  | PATH OF EGRESS |
| EXIT PATH 1  | 65'-6"         |
| EXIT PATH 2  | 131'-6"        |
| EXIT PATH 3  | 103'-0"        |
| EXIT PATH 4  | 62'-11"        |
| EXIT PATH 5  | 108'-3"        |
| EXIT PATH 6  | 134'-0"        |
| EXIT PATH 7  | 137'-4"        |
| EXIT PATH 8  | 75'-1"         |
| EXIT PATH 9  | 101'-9"        |
| EXIT PATH 10 | 133'-7"        |
| EXIT PATH 11 | 88'-7"         |

EXITS REQUIRED (2)  
EXITS PROVIDED (4)  
2019 CBC TABLE 1006.3.2

-  ACCESSORY STORAGE
-  ASSEMBLY - STANDING SPACE (A-3)
-  BUSINESS AREAS

REQUIRED STAIR WIDTH  
(NOT APPLICABLE)

PER 1005.3 REQUIRED CLEAR  
WIDTH AT DOORS = OCC LOAD X 2  
(SPRINKLERED BLDG.)  
(PER 1010.1.1: MINIMUM CLEAR  
WIDTH OF 32" REQ'D.)

| EXIT #      |      |
|-------------|------|
| REQ'D       | PROV |
| N/A         | N/A  |
| X"          | X"   |
| # OCCUPANTS |      |

STAIR WIDTH PROVIDED  
(NOT APPLICABLE)

DOOR WIDTH  
PROVIDED  
(NOMINAL  
WIDTH 36" MIN)

1. BUILDING CODE: 2019 CALIFORNIA BUILDING CODE  
NOTE: PROJECT IS FULLY SPRINKLERED
2. CONSTRUCTION TYPE V-B FOR ALL OCCUPANCY GROUPS A-3, B, S-2.
3. REQUIRED EGRESS WIDTH FACTORS:  
PER 1005.3 EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM  
STAIRS: .3 INCHES PER OCCUPANT  
DOORS: .2 INCHES PER OCCUPANT  
CORRIDORS: .2 INCHES PER OCCUPANT
4. ALL PUBLIC RAMPS MAX 1:12 SLOPE.
5. G.C. TO PROVIDE TEMPORARY EXTINGUISHERS PER SECTION 906.1.4
6. ASSEMBLY OCCUPANCIES OVER 100 PEOPLE ARE REQUIRED TO DEVELOP A FIRE SAFETY AND EVACUATION PLAN PER CFC 404. THE PLAN IS TO BE INCORPORATED INTO THE BUILDING'S FIRE SAFETY & EVACUATION PLAN.

| TRAVEL DISTANCE          |                            |                              |
|--------------------------|----------------------------|------------------------------|
|                          | CBC 2019 TABLE 1006.2      |                              |
|                          | SPRINKLERED                |                              |
| OCCUPANCY CLASSIFICATION | MAX OCCUPANT LOAD OF SPACE | COMMON PATH OF EGRESS TRAVEL |
| ASSEMBLY                 | 49                         | 75'                          |
| BUSINESS                 | 49                         | 100'                         |
| STORAGE (S-2)            | 29                         | 100'                         |

MG2

04/09/2021

MITCHELL C. SMITH

*Mitchell C. Smith*

MITCHELL C.  
SMITH  
C-27800

3/31/2023  
RENEWAL  
DATE

04/08/2021

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| △ | DATE | DESCRIPTION |
|---|------|-------------|
|---|------|-------------|

| △ | DATE | DESCRIPTION |
|---|------|-------------|
|---|------|-------------|

[illegible]

20-5533-01  
RM: J. J. FLUCK

DRAWN BY: A. PINCHUK

04/09/2021

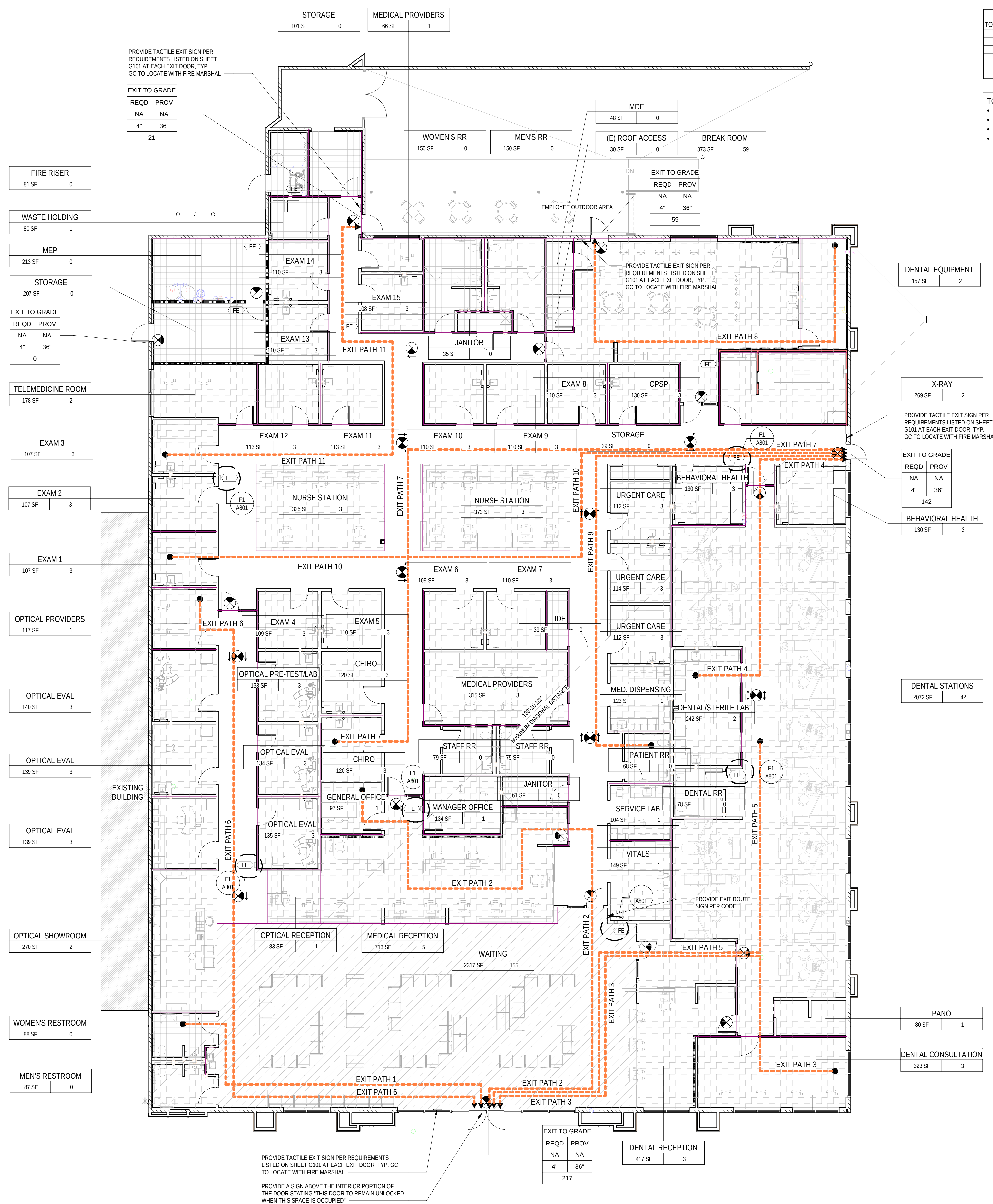
## FIRE LIFE SAFETY

## PLAN

G201

\_\_\_\_\_

COV Plan Check Intake Date 8/24/2021


**LEVEL 1 - FIRE LIFE SAFETY PLAN**

SCALE: 1/8" = 1'-0"

BIM 360://Legacy-Mooney-20-6040-01A/A-20-6040-01A\_Legacy Mooney-R20.rvt

4/7/2021 10:50:48 PM

COV Plan Check Intake Date 6/24/2021



04/09/2021



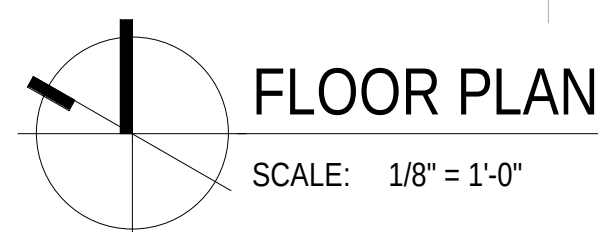
20-5533-01  
PM: J. LEUCK  
DRAWN BY: A. PINCHUK  
04/09/2021

A001



# MG2

04/09/2021

[illegible]

## FLOOR PLAN

A101



# 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 -

Project/Business Name: IRMA APARTMENTS Date: 7-15-21  
Project Description: To Build 4 units of self-prop.

Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number:                     

Property Owner: \* SALIM GOWAN

Applicant(s) Name: JAGTAR SINGH

Project Address/Location: 1132 N. IRMA VISALIA

Assessor Parcel Number: 098.040.009 000

Parcel Size (Acreage or Square Feet): 1.04 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:                     

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

Date Received:                     

SPR Agenda:                      Item No.                     

Zone: R-M-2 SPR No. 21-125

Historic District: Yes ☐ No ☒

Flood Zone: X ☐ AE ☒ X/AE ☐

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

Existing/Prior Building Use:                     

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:                     

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**

- ⇒ 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)

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

Name: JAGTAR SINGH Signature of Owner or Authorized Agent\*Address: 3201 W. PLYOR STCity, State, Zip: VISALIA CA 93277 OwnerPhone: 559 679 4322Email: Singh.jagtar@yahoo.com Authorized Agent\*Date: 7.15.21Date: 7.15.21

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

**AGENCY AUTHORIZATION**OWNER: Saleem GowaniI, Saleem Gowani, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):098-040-009.000

AGENT:

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

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

Executed this 15<sup>th</sup> day of July, 2021

OWNER

Signatures

AGENT

Saleem Gowani

7/15/2021 | 2:00 PM PDT

JLH

Signature of Owner

Signature of Agent

Owner Mailing Address

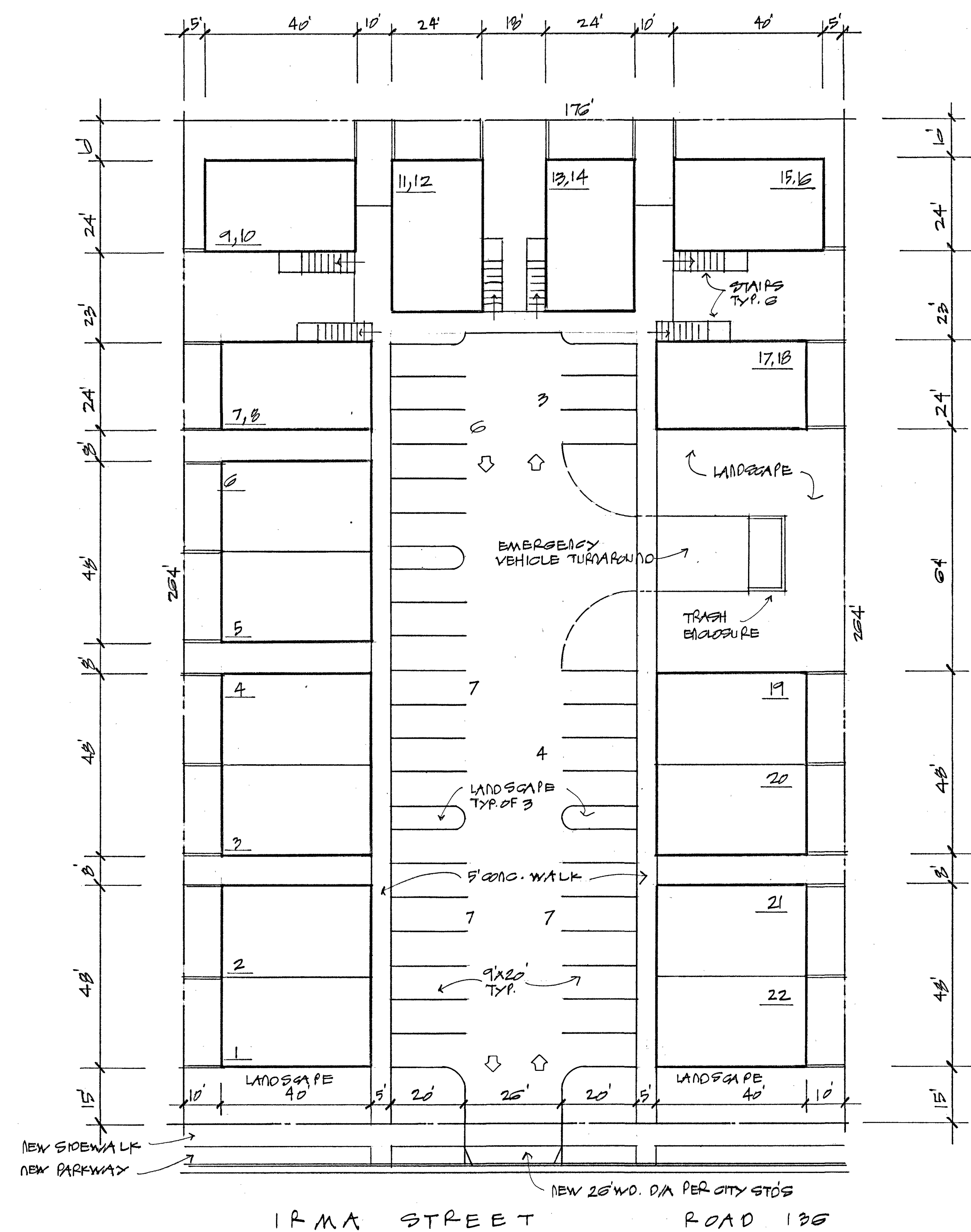
Agent Mailing Address

559.901.80113201 W. PLYOR ST

Owner Phone Number

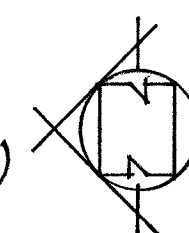
Agent Phone Number





# LOT INFO

|                  |                                            |
|------------------|--------------------------------------------|
| LOT SIZE         | 42,424 S.F.                                |
| BUILDING SIZE    | 24x40=960 S.F. (16) 15,360 S.F. (22 UNITS) |
| LOT COVERAGE     | 37% COVER                                  |
| REQUIRED PARKING | 1.5/UNIT * 22 * 1.5 = 33 STALLS (22 UNITS) |
| PARKING PROVIDED | 34 STALLS, 22 COVER'D STALLS               |



# SITE PLAN 1"=20'

APN 070-040-009  
1132 N. IRMA STREET

OCCUPANCY CLASS R-2  
CONSTRUCTION TYPE V-B

NEW APARTMENTS FOR:  
(22 UNITS)

JAGTAR SINGH  
1132 N. IRMA STREET

GARY WEAVER DRAFTING  
1210 LOTS WAY BARTERVILLE  
784-4789 GAWM

# 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: US Foods ChefStore Date: 7/14/2021  
 Project Description: Remodel/tenant improvement of an existing retail building, for a US Foods ChefStore. Work primarily consists of an interior remodel with minor exterior modifications, mainly consisting of new paint scheme.  
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: Packwood Outparcel, LLC.  
 Applicant(s) Name: Daniel Hinson  
 Project Address/Location: 4236 S Mooney Blvd, Visalia, CA  
 Assessor Parcel Number: 1 2 6 - 7 3 0 - 0 0 5  
 Parcel Size (Acreage or Square Feet): 120,106 S.F. Building or Suite Square Footage: 30,029 S.F.

Are There Any Proposed Building Modifications: Yes ☒ No ☐

Estimated Cost of Modifications to Building: \$ 900,000

Describe All Proposed Building Modifications: Interior remodel, exterior paint

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

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

SPR Agenda: \_\_\_\_\_ Item No. \_\_\_\_\_

Zone: CR SPR No. 21-126

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: Furniture store

Proposed Building Use: US Foods ChefStore

Proposed Hours of Operation: 8AM - 6PM

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

Number of Employees Per Day: Existing N/A Proposed 6-8

Number of Customers Per Day (Estimated): Existing N/A Proposed 350

Predicted Peak Operating Hour: 9am-11am and 3pm-6pm

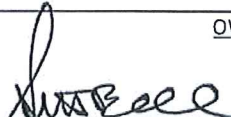
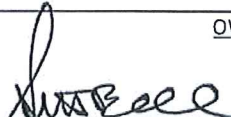
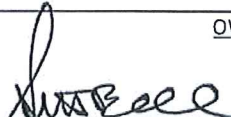
Describe Any Truck Delivery Schedule & Operations: Receive trucks all day with peak between 5am-9am. 2-3 warehouse trucks per day plus vendor deliveries in box trucks to full size (53ft) trailers

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

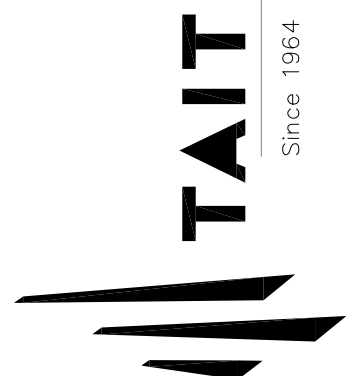
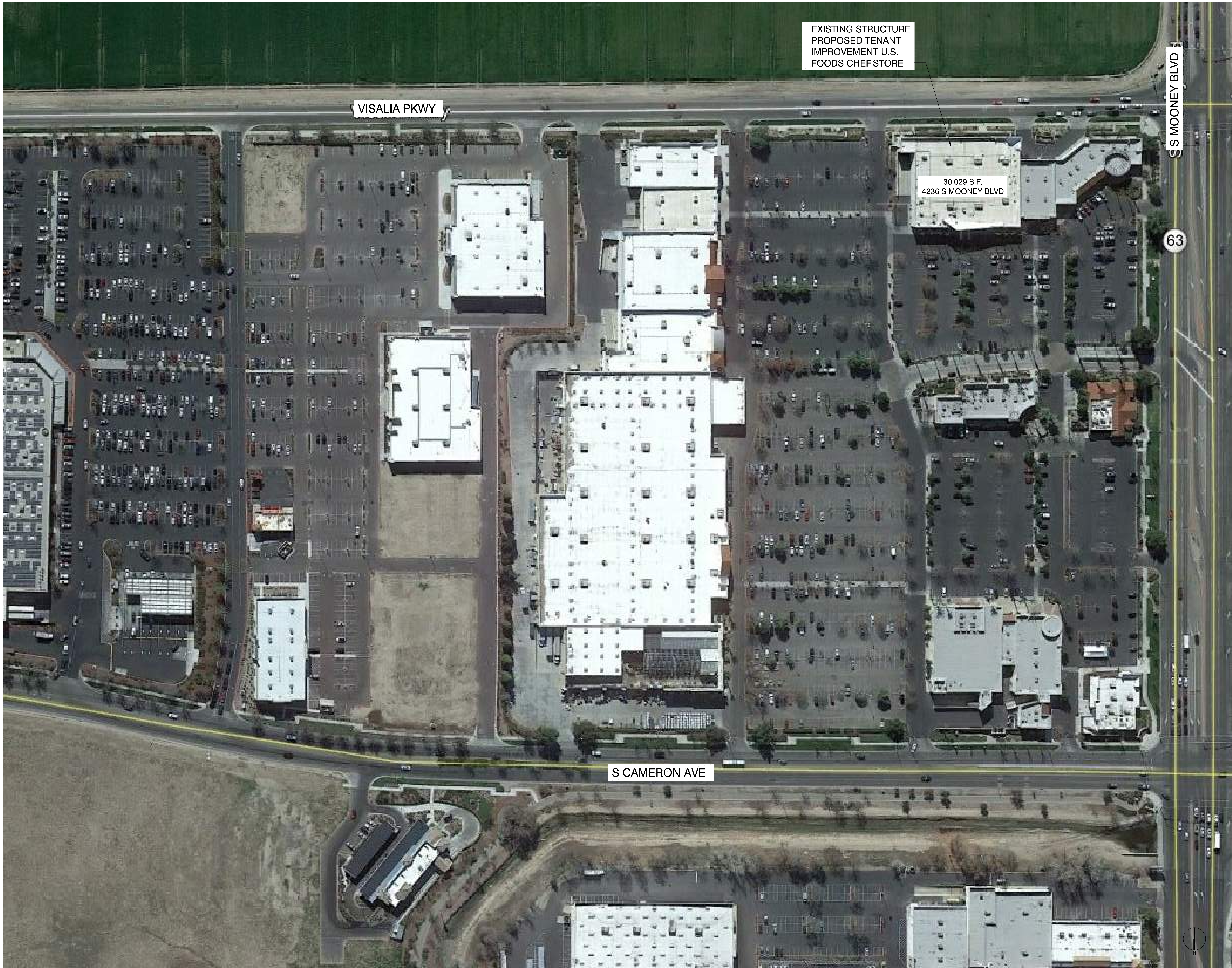
(Provide Separate Attachment if Necessary): N/A

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



|                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |                                |  |  |                                          |             |            |                            |                                                                                    |                |                                |                   |      |
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| <b>SITE PLAN REQUIREMENTS</b>                                                                                                                                                                                                                                                                                        | <b><u>SITE PLAN MINIMUM REQUIREMENTS</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |                                |  |  |                                          |             |            |                            |                                                                                    |                |                                |                   |      |
|                                                                                                                                                                                                                                                                                                                      | <p>⇒ 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).</p> <p>⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.</p> <p>⇒ Site plan shall provide for and indicate all of the following:</p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top; width: 33%;"> <ul style="list-style-type: none"> <li>- North arrow</li> <li>- All existing &amp; proposed site features</li> <li>- Site dimensions, including building</li> <li>- Existing and proposed fencing at site</li> <li>- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)</li> </ul> </td> <td style="vertical-align: top; width: 33%;"> <ul style="list-style-type: none"> <li>- Existing &amp; proposed structures</li> <li>- Adjacent street names</li> <li>- Refuse enclosures &amp; containers</li> <li>- Valley oak trees (show drip line)</li> <li>- Existing &amp; proposed landscaping</li> <li>- Parking stalls (include ADA)</li> </ul> </td> <td style="vertical-align: top; width: 33%;"> <ul style="list-style-type: none"> <li>- Loading/unloading areas</li> <li>- Accessible path of travel from right of way</li> <li>- Accessible path of travel from ADA stall</li> <li>- Location and width of drive approaches to site</li> <li>- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16</li> </ul> </td> </tr> </table> |                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>- North arrow</li> <li>- All existing &amp; proposed site features</li> <li>- Site dimensions, including building</li> <li>- Existing and proposed fencing at site</li> <li>- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)</li> </ul> | <ul style="list-style-type: none"> <li>- Existing &amp; proposed structures</li> <li>- Adjacent street names</li> <li>- Refuse enclosures &amp; containers</li> <li>- Valley oak trees (show drip line)</li> <li>- Existing &amp; proposed landscaping</li> <li>- Parking stalls (include ADA)</li> </ul> | <ul style="list-style-type: none"> <li>- Loading/unloading areas</li> <li>- Accessible path of travel from right of way</li> <li>- Accessible path of travel from ADA stall</li> <li>- Location and width of drive approaches to site</li> <li>- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16</li> </ul> |                                |  |  |                                          |             |            |                            |                                                                                    |                |                                |                   |      |
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| <b>REQUIRED SIGNATURE</b>                                                                                                                                                                                                                                                                                            | <p>Applicant Information (Final comments will be mailed to the name and address provided below)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Name: <u>Daniel Hinson</u></td> <td colspan="2">Signature of Owner or Authorized Agent*</td> </tr> <tr> <td>Address: <u>707 N. 27th St</u></td> <td colspan="2"></td> </tr> <tr> <td>City, State, Zip: <u>Boise, ID 83702</u></td> <td>Owner _____</td> <td>Date _____</td> </tr> <tr> <td>Phone: <u>951-475-3300</u></td> <td></td> <td><u>7/15/21</u></td> </tr> <tr> <td>Email: <u>DHinson@TAIT.com</u></td> <td>Authorized Agent*</td> <td>Date</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                              | Name: <u>Daniel Hinson</u>                                                                                                                                                                                                                                                                                           | Signature of Owner or Authorized Agent*                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                              | Address: <u>707 N. 27th St</u> |  |  | City, State, Zip: <u>Boise, ID 83702</u> | Owner _____ | Date _____ | Phone: <u>951-475-3300</u> |  | <u>7/15/21</u> | Email: <u>DHinson@TAIT.com</u> | Authorized Agent* | Date |
|                                                                                                                                                                                                                                                                                                                      | Name: <u>Daniel Hinson</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Signature of Owner or Authorized Agent*                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |                                |  |  |                                          |             |            |                            |                                                                                    |                |                                |                   |      |
| Address: <u>707 N. 27th St</u>                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |                                |  |  |                                          |             |            |                            |                                                                                    |                |                                |                   |      |
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| <p>* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.</p>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |                                |  |  |                                          |             |            |                            |                                                                                    |                |                                |                   |      |
| <b>AGENCY AUTHORIZATION FORM</b>                                                                                                                                                                                                                                                                                     | <b>AGENCY AUTHORIZATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |                                |  |  |                                          |             |            |                            |                                                                                    |                |                                |                   |      |
|                                                                                                                                                                                                                                                                                                                      | <p>OWNER:</p> <p>I, <u>Packwood Outparcel, LLC</u>, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):</p> <p><u>126-730-005-000</u></p> <p>AGENT:</p> <p>I designate <u>TAIT &amp; Associates</u>, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to <u>Remodel the existing interior improvements for US Foods Chef's Store</u> relative to the property mentioned herein.</p> <p>I declare under penalty of perjury the foregoing is true and correct.</p> <p>Executed this <u>14th</u> day of <u>July</u>, 20<u>21</u>.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p><u>OWNER</u></p> <p></p> <p>Signature of Owner</p> <p><u>1901 Avenue of the Stars, Suite 630</u></p> <p>Owner Mailing Address</p> <p><u>Los Angeles, CA 90067</u></p> <p><u>310-961-2002</u></p> <p>Owner Phone Number</p> </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p><u>Signatures</u></p> <p><u>AGENT</u></p> <p></p> <p>Signature of Agent</p> <p><u>707 N. 247th St, Boise, ID 83702</u></p> <p>Agent Mailing Address</p> <p><u>951-475-3300</u></p> <p>Agent Phone Number</p> </td> </tr> </table>                                                       |                                                                                                                                                                                                                                                                                                                                              | <p><u>OWNER</u></p> <p></p> <p>Signature of Owner</p> <p><u>1901 Avenue of the Stars, Suite 630</u></p> <p>Owner Mailing Address</p> <p><u>Los Angeles, CA 90067</u></p> <p><u>310-961-2002</u></p> <p>Owner Phone Number</p>     | <p><u>Signatures</u></p> <p><u>AGENT</u></p> <p></p> <p>Signature of Agent</p> <p><u>707 N. 247th St, Boise, ID 83702</u></p> <p>Agent Mailing Address</p> <p><u>951-475-3300</u></p> <p>Agent Phone Number</p>       |                                                                                                                                                                                                                                                                                                                                              |                                |  |  |                                          |             |            |                            |                                                                                    |                |                                |                   |      |
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STAMP

A Project for:

# U.S. FOODS CHEF'SSTORE #7211

4236 S MOONEY BLVD.  
VISALIA, CALIFORNIA

Client:

U.S. FOODS  
9399 W HIGGINS RD, Ste 100  
ROSEMONT, IL 60018  
Contact: Ted Tzegelemakis  
Tel. No.: 708-369-8718

## REVISIONS

| No. | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

## SHEET INFORMATION

|                 |          |
|-----------------|----------|
| Project No.:    | SP8641A  |
| Drawn By:       | SLO      |
| Reviewed By:    | DJZ      |
| Date:           | 4.21.21  |
| Bld Issue Date: | 06.25.21 |

Sheet Title:

OVERALL  
SITE PLAN

Sheet #:

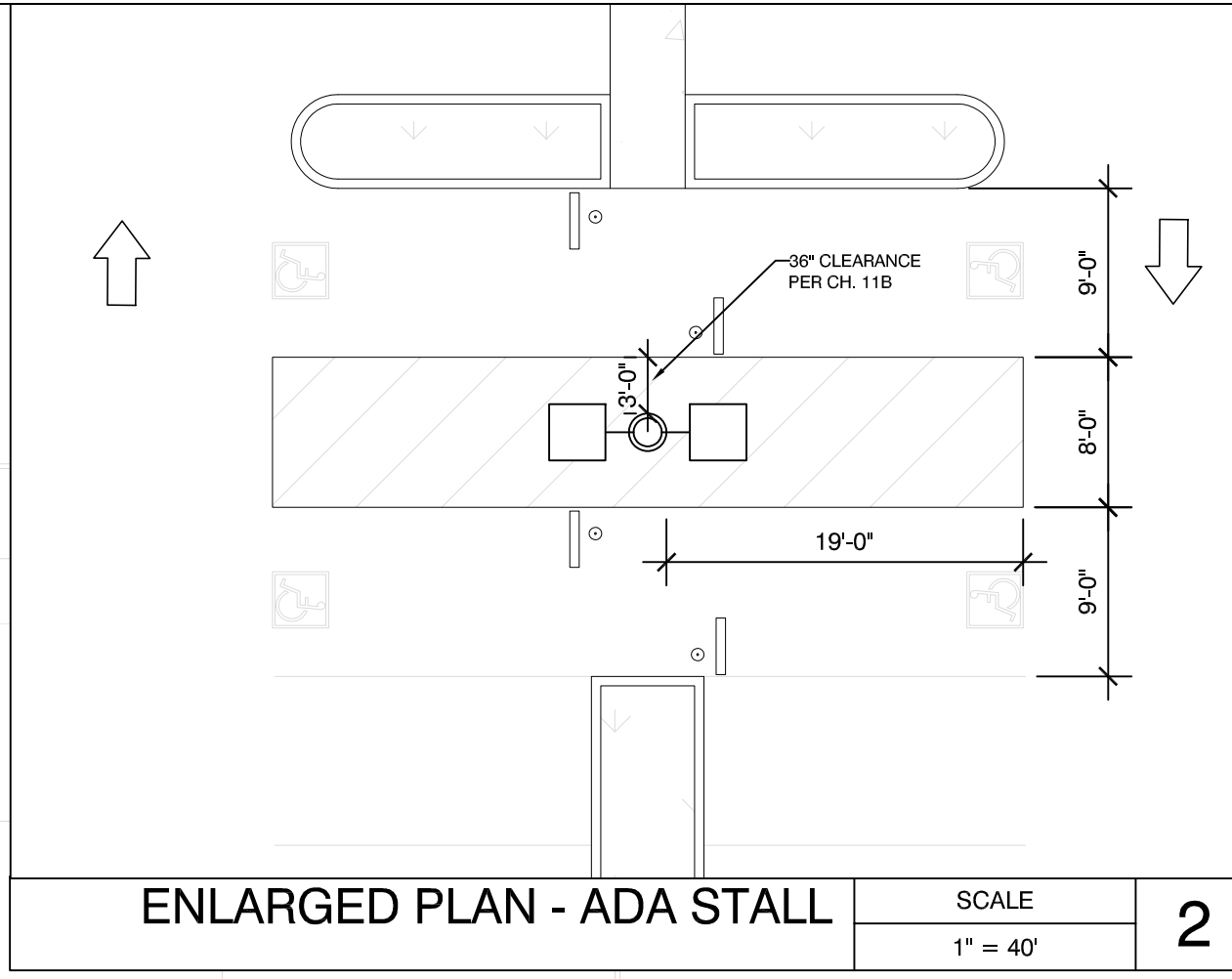
AS0.1

707 N. 27th Street, Boise, ID 83702  
p:208/345/2428 fax:208/345/3757  
www.tait.com

Denver  
Dallas  
Los Angeles  
New York  
San Francisco  
Seattle  
Washington, DC

Since 1964





AS1.0



2

FLOUR  
SUGAR  
YEAST

3

FLOUR  
TISSUE  
PANCAKE MIX  
BAKING MIX

4

FLOUR  
ROLL TOWELS  
BAKING MIX

5

EGGS  
LARGE TOWELS  
BAYONNETTE  
KETCHUP

6

EGGS  
LARGE TOWELS  
BAYONNETTE  
KETCHUP

7

EGGS  
LARGE TOWELS  
BAYONNETTE  
KETCHUP

Hot Sheet Special

31<sup>55</sup> each

Hot Sheet Special

62<sup>73</sup>44<sup>34</sup>





# Potatoes



Party  
Appetizers























HEAT LAMP

THUNDER GROUP

8.99 10.49 9.99 10.99 11.99 12.99 13.99 14.99 15.99 16.99 17.99 18.99 19.99 20.99 21.99 22.99 23.99 24.99 25.99 26.99 27.99 28.99 29.99 30.99 31.99 32.99 33.99 34.99 35.99 36.99 37.99 38.99 39.99 40.99 41.99 42.99 43.99 44.99 45.99 46.99 47.99 48.99 49.99 50.99 51.99 52.99 53.99 54.99 55.99 56.99 57.99 58.99 59.99 60.99 61.99 62.99 63.99 64.99 65.99 66.99 67.99 68.99 69.99 70.99 71.99 72.99 73.99 74.99 75.99 76.99 77.99 78.99 79.99 80.99 81.99 82.99 83.99 84.99 85.99 86.99 87.99 88.99 89.99 90.99 91.99 92.99 93.99 94.99 95.99 96.99 97.99 98.99 99.99

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Save Time  
Save Money  
7 Days A Week

Vegetables



# Desserts

Juice

Dessert

Dessert

Dessert

Dessert

Dessert

Novelties





2

|                 |
|-----------------|
| Sugar           |
| Flour           |
| Pasta           |
| Canned Tomatoes |

### Breakfast

**Sausage**

### Sausage

## Meat

## Meat

## Meat

## Meat

**Halal Chicken**

- Chicken Shish Kebabs
- Chicken Shish Kababs
- Chicken Fried Rice
- Chicken Fried Noodles
- Chicken Fried Potatoes
- Chicken Fried Bread
- Chicken Fried Onions
- Chicken Fried Apples
- Chicken Fried Bananas
- Chicken Fried Peaches
- Chicken Fried Plums
- Chicken Fried Grapes
- Chicken Fried Raisins
- Chicken Fried Dates
- Chicken Fried Figs
- Chicken Fried Kiwis
- Chicken Fried Mangoes
- Chicken Fried Pineapples
- Chicken Fried Watermelons
- Chicken Fried Cantaloupes
- Chicken Fried Honeydews
- Chicken Fried Pomegranates
- Chicken Fried Avocados
- Chicken Fried Tomatoes
- Chicken Fried Cucumbers
- Chicken Fried Carrots
- Chicken Fried Potatoes
- Chicken Fried Onions
- Chicken Fried Apples
- Chicken Fried Bananas
- Chicken Fried Peaches
- Chicken Fried Plums
- Chicken Fried Grapes
- Chicken Fried Raisins
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- Chicken Fried Cantaloupes
- Chicken Fried Honeydews
- Chicken Fried Pomegranates
- Chicken Fried Avocados
- Chicken Fried Tomatoes
- Chicken Fried Cucumbers
- Chicken Fried Carrots

West



# Chicken



## Chicken

## Breaded Chicken

## Breaded Chicken

## Breaded Chicken

## Chicken

## Meat

## Meat



# Sausage



## Breakfast

## Sausage

## Sausage

## Meat

## Meat

## Meat

## Meat

1  
Sausage  
Cool & Carry  
Baking Soda  
Deli/Dairy





To whom it may concern:

CHEF'STORE® is your destination for the best in restaurant shopping, serving both professional chefs and home-chefs' alike. Operating hours are from 8 am to 6 pm (M-S), focused on servicing our business customers and consistent with neighboring retailers such as Costco.

CHEF'STORE is a national wholesale retailer with a regional draw servicing both Visalia, CA and outlying markets such as Tulare, CA. In fact, we chose this location because of our similar business model as Costco, providing regional access and capturing the greater MSA market that already frequents this shopping hub. Additionally, we are focused on bulk foods and non-food items such as paper products and restaurant supply equipment as depicted in the attached photos.

Unlike neighborhood grocery concepts such as Grocery Outlet, Aldi's, and Smart & Final, CHEF'STORE's primary customer base are independent restaurants, various community service providers such as Churches, Firehouses, and Sporting Groups. Our wholesale prices and bulk foods attract the household customer preparing for family activities such as barbeques, picnics, and large gatherings.

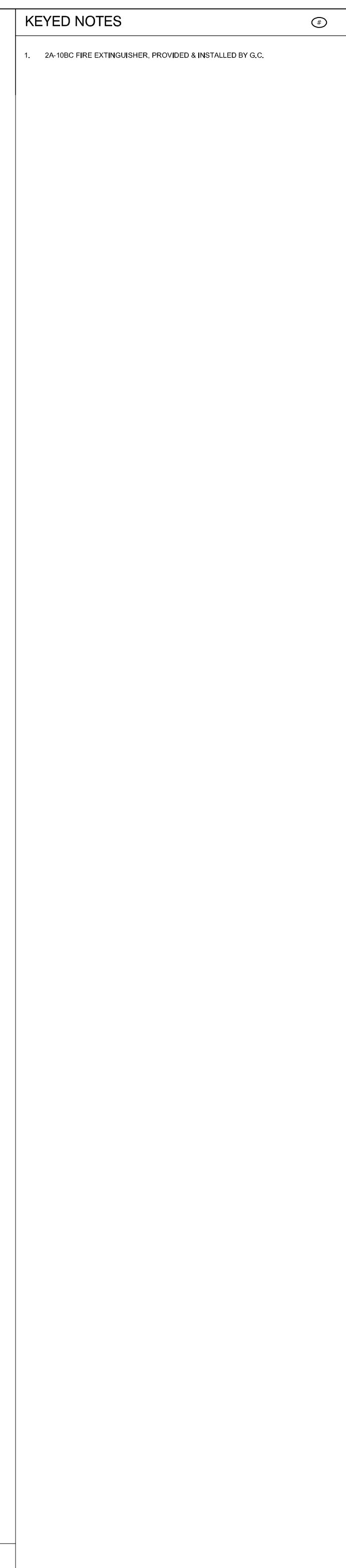
For these reasons and the tremendous opportunity to re-purpose and existing building, it is our position that CHEF'STORE's fits within the Regional Commercial Zone (C-R) and is very complimentary to the existing retailers within this area.

Sincerely,

**Morgan Randis** | Manager, Real Estate  
1800 Blankenship Road ste. 250 | West Linn, OR 97068  
| M 208.685.9793  
[Morgan.Randis@CHEFSTORE.COM](mailto:Morgan.Randis@CHEFSTORE.COM)









# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website ([www.visalia.city](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: Visalia Fire Station 56 Date: 7/12/21  
 Project Description: Fire Station with 2 apparatus bays, 3 dorm rooms, living, office and support space  
CIP#1410-72000/CP0346-999  
 Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: N/A  
 Property Owner: City of Visalia  
 Applicant(s) Name: Visalia Fire Department  
 Project Address/Location: 1321 S. Lovers Lane  
 Assessor Parcel Number: 100-190-069  
 Parcel Size (Acreage or Square Feet): 0.82 acres Building or Suite Square Footage: 6,844

Are There Any Proposed Building Modifications: Yes ☒ No ☐  
 Estimated Cost of Modifications to Building: \$ 4M  
 Describe All Proposed Building Modifications: New Fire Station and Sitework

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

Date Received: 07/12/2021  
 SPR Agenda: 07/21/2021 Item No. \_\_\_\_\_  
 Zone: O-PA SPR No. 21-127  
 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: Undeveloped parcel  
 Proposed Building Use: Fire Station  
 Proposed Hours of Operation: 24 hours - 7 days per week  
 Days of Week In Operation (Circle): Su M T W Th F Sa  
 Number of Employees Per Day: Existing 0 Proposed 4  
 Number of Customers Per Day (Estimated): Existing 0 Proposed 0-1  
 Predicted Peak Operating Hour: 24 hour service, no peak identified  
 Describe Any Truck Delivery Schedule & Operations: Fire truck response and return as needed  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): Three firefighters changing shifts with 3 on duty firefighters, other  
traffic for emergency response as needed  
 Describe Any Special Events Planned for the Facility: N/A



### SITE PLAN MINIMUM 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

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

|                                           |                                                                                                                              |                |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------|
| Name: <u>Mike Porter</u>                  | Signature of Owner or Authorized Agent*<br> | <u>7/12/21</u> |
| Address: <u>315 E. Acequia</u>            | Owner                                                                                                                        | Date           |
| City, State, Zip <u>Visalia, CA 93291</u> |                                                                                                                              |                |
| Phone: <u>(559) 713-4412</u>              | Authorized Agent*                                                                                                            | Date           |
| Email: <u>mike.porter@visalia.city</u>    |                                                                                                                              |                |

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

### 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.

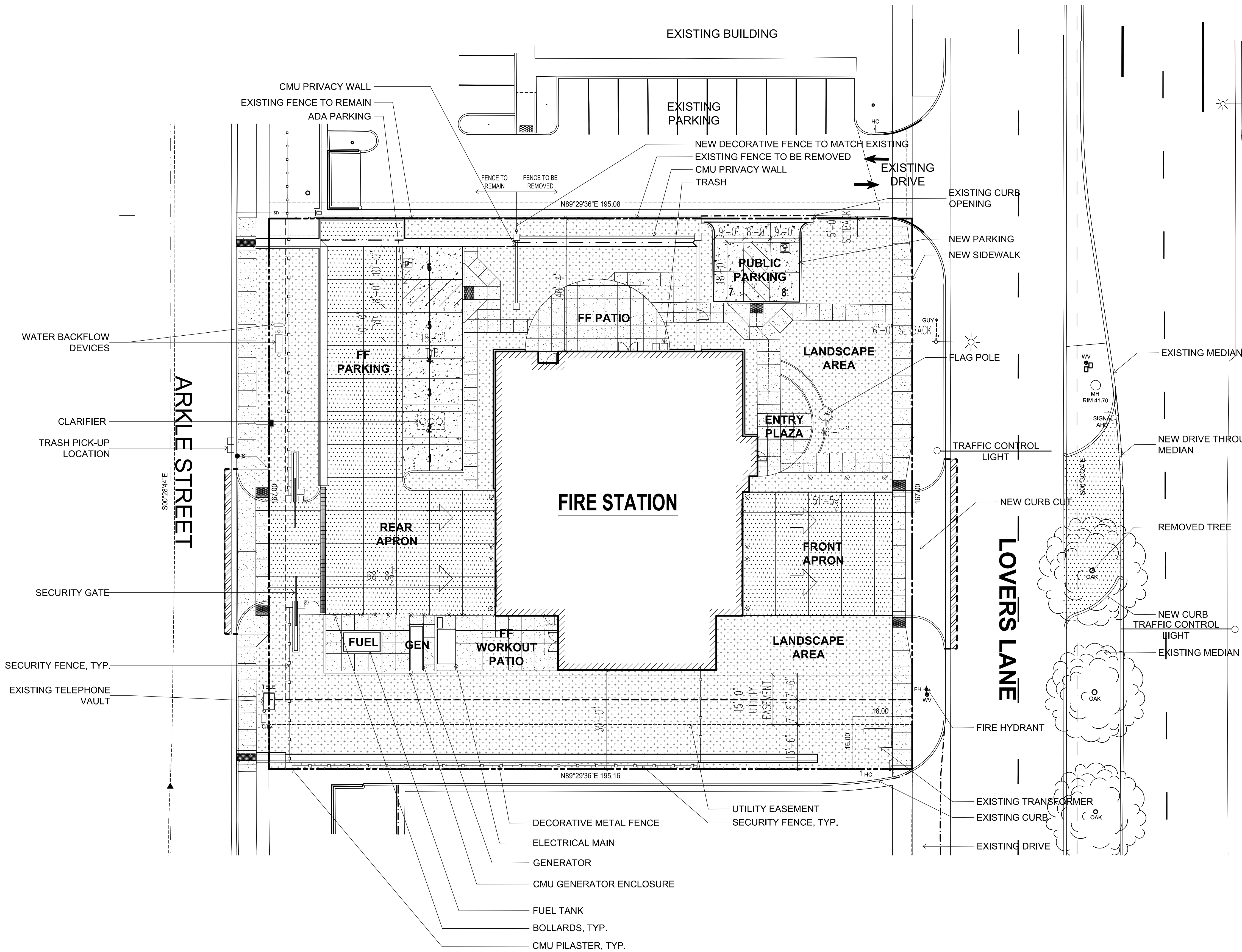
I declare under penalty of perjury the foregoing is true and correct.

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    |



\\corg\lrm\on-site\1600\1605-01-CI19-Visalia-FS-No-56\Architecture Model\Current Task - Copy\Sheets\ConDocs\1113028-A-1.1 Architectural Site Plan.dwg, 1106509-A-1.1 Architectural Site Plan, Jun 17, 2021 2:06pm, pascok



OVERALL ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

1

## PROJECT SUMMARY

### PROJECT DESCRIPTION

Construction of a new fire station facility on a .82 acre site off Lovers lane in the city of Visalia. The work includes (but is not limited to) on-site improvements with paved areas, building landscape, structural, mechanical, plumbing, electrical, fire protection, alarm, and communications systems. Work also includes off-site work on Lovers Lane

### DESIGN DISTRICT

NONE

### ZONE

RLD

### PROJECT ADDRESS

LOVERS LANE (TBD)

### APN

100-190-069

### SITE AREA

35,155 S.F. (.82 ac)

### LANDSCAPE PARKING/PAVING

12,347 S.F.

### BUILDING AREA

6,844 S.F.

OCCUPANCY "R-2" 1,944 S.F.

OCCUPANCY "S" 3,644 S.F.

OCCUPANCY "B" 1,296 S.F.

### OCCUPANCY

B, R2, S2

### # OF STORIES

1

### BUILDING USE

FIRE STATION

### FLOOD ZONE

X

### PARKING REQUIRED

3 ON-DUTY FIREFIGHTERS  
3 ADDITIONAL AT SHIFT CHANGE  
6 TOTAL F.F.  
2 TOTAL VISITOR (1 IS ACCESSIBLE)  
7 F.F. PARKING  
3 VISITOR PARKING (1 IS ACCESSIBLE)  
10 TOTAL

### PROVIDED

### CONSTRUCTION TYPE

V-B SPRINKLERED

## VICINITY MAP



## LEGEND

|  |                                                                     |
|--|---------------------------------------------------------------------|
|  | LANDSCAPING                                                         |
|  | CONCRETE VEHICULAR PAVING, REFER TO CIVIL                           |
|  | CONCRETE VEHICULAR PAVING, REFER TO CIVIL                           |
|  | CONCRETE PEDESTRIAN PAVING, REFER TO CIVIL                          |
|  | DECORATIVE WROUGHT IRON FENCING WITH CMU COLUMNS, REFER TO DETAILS. |
|  | PROPERTY LINE                                                       |
|  | SETBACK                                                             |
|  | EGRESS                                                              |



rrmdesign.com | (805) 543-1794  
3765 S. Higuera, San Luis Obispo, CA 93401

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CITY OF VISALIA  
FIRE STATION #56



ARCHITECTURAL SITE PLAN

|                                                       |                   |         |
|-------------------------------------------------------|-------------------|---------|
| NO.                                                   | REVISION          | DATE    |
| 1                                                     | PLAN CHECK #1     | 4/24/20 |
| PROJECT MANAGER<br>MICHAEL SCOTT                      |                   |         |
| DRAWN BY<br>PC                                        | CHECKED BY<br>MLS |         |
| DATE<br>14 JUNE 2021                                  |                   |         |
| CAD FILE<br>1113028-A-1.1 Architectural Site Plan.dwg |                   |         |
| JOB NUMBER<br>1605-01-CI19                            |                   |         |
| SHEET<br>A-1.1                                        |                   |         |

2ND PLAN CHECK SUBMITTAL



# 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: Sonic Buildings Parcel Map Date: 7/15/21  
Project Description: City intends to split the existing parcel into three separate parcels.  
Parcel 1 will be surplusd (sold). Buildings on Parcel 2 will be occupied by Public Works Department.  
Site Plan Review Resubmittal: Yes ☐ No ☒ If Resubmittal, Previous Site Plan Review Number: 1st Submittal  
Property Owner: City of Visalia  
Applicant(s) Name: City of Visalia  
Project Address/Location: 442, 444, 446 & 448 N. Ben Maddox Way  
Assessor Parcel Number: 098 - 142 - 064  
Parcel Size (Acreage or Square Feet): 41,083 SF Building or Suite Square Footage: 10,688 (total)

Are There Any Proposed Building Modifications: Yes ☒ No ☐

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

Describe All Proposed Building Modifications: See attached Exhibits

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

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

SPR Agenda: \_\_\_\_\_ Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. 21-128

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: Unoccupied "shell" buildings

Proposed Building Use: Commercial/Office

Proposed Hours of Operation: M-F 8:00 to 5:00

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

Number of Employees Per Day: Existing N/A Proposed N/A

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

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

(Provide Separate Attachment if Necessary): N/A

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



### SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ 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>Mike Porter</u>                   | Signature of Owner or Authorized Agent* <u></u> | <u>7/15/21</u> |
| Address: <u>314 E. Acequia</u>             | Owner _____                                                                                                                      | Date _____     |
| City, State, Zip <u>Visalia, CA, 93291</u> |                                                                                                                                  |                |
| Phone: <u>(559) 713-4412</u>               | Authorized Agent* _____                                                                                                          | Date _____     |
| Email: <u>mike.porter@visalia.city</u>     |                                                                                                                                  |                |

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

### AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

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

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



# Exhibit A

Hi Mike,

We will be doing the following:

1. Locating the proposed property lines to allow both buildings to remain in place.
2. Based upon the distance from the proposed property line, remove windows to meet code allowable.
3. Remove venting at soffit and infill with plaster.
4. Modify wall line to roof decking to attain a 1 hour rating.
5. Modify insulation at envelope of building.

Thanks,

Eric McConnaughey  
Principal Architect



4412 W. Ferguson Ave.  
Visalia, CA 93291  
(559) 732-9236  
<http://ebmdesigngroup.com>

On Mar 3, 2021, at 8:31 AM, Mike Porter <[Mike.Porter@visalia.city](mailto:Mike.Porter@visalia.city)> wrote:

Eric,

Can you please provide a brief description of the modifications you and Val agreed upon were required?

**From:** Eric McConnaughey <[eric@ebmdesigngroup.com](mailto:eric@ebmdesigngroup.com)>

**Sent:** Thursday, February 25, 2021 2:50 PM

**To:** Mike Porter <[Mike.Porter@visalia.city](mailto:Mike.Porter@visalia.city)>

**Subject:** Re: SONIC



Hi Mike,

Here is the revised proposal.

Thanks,

Eric McConnaughey  
Principal Architect

<image001.jpg>

4412 W. Ferguson Ave.  
Visalia, CA 93291  
(559) 732-9236  
<http://ebmdesigngroup.com>



# TENTATIVE PARCEL MAP & CONDITIONAL USE PERMIT

LEGAL DESCRIPTION:  
PARCEL 3 OF LOT LINE ADJUSTMENT 2006-24, RECORDED OCTOBER 16, 2007 AS DOC. NO. 2007-0090452, OFFICIAL RECORDS TULARE COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP, 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNER:  
CITY OF VISALIA  
220 N. SANTA FE ST.  
VISALIA, CA 93291

SITE INFO:  
APN: 098-142-064

WATER: CALIFORNIA WATER SERVICE

SEWAGE: CITY OF VISALIA

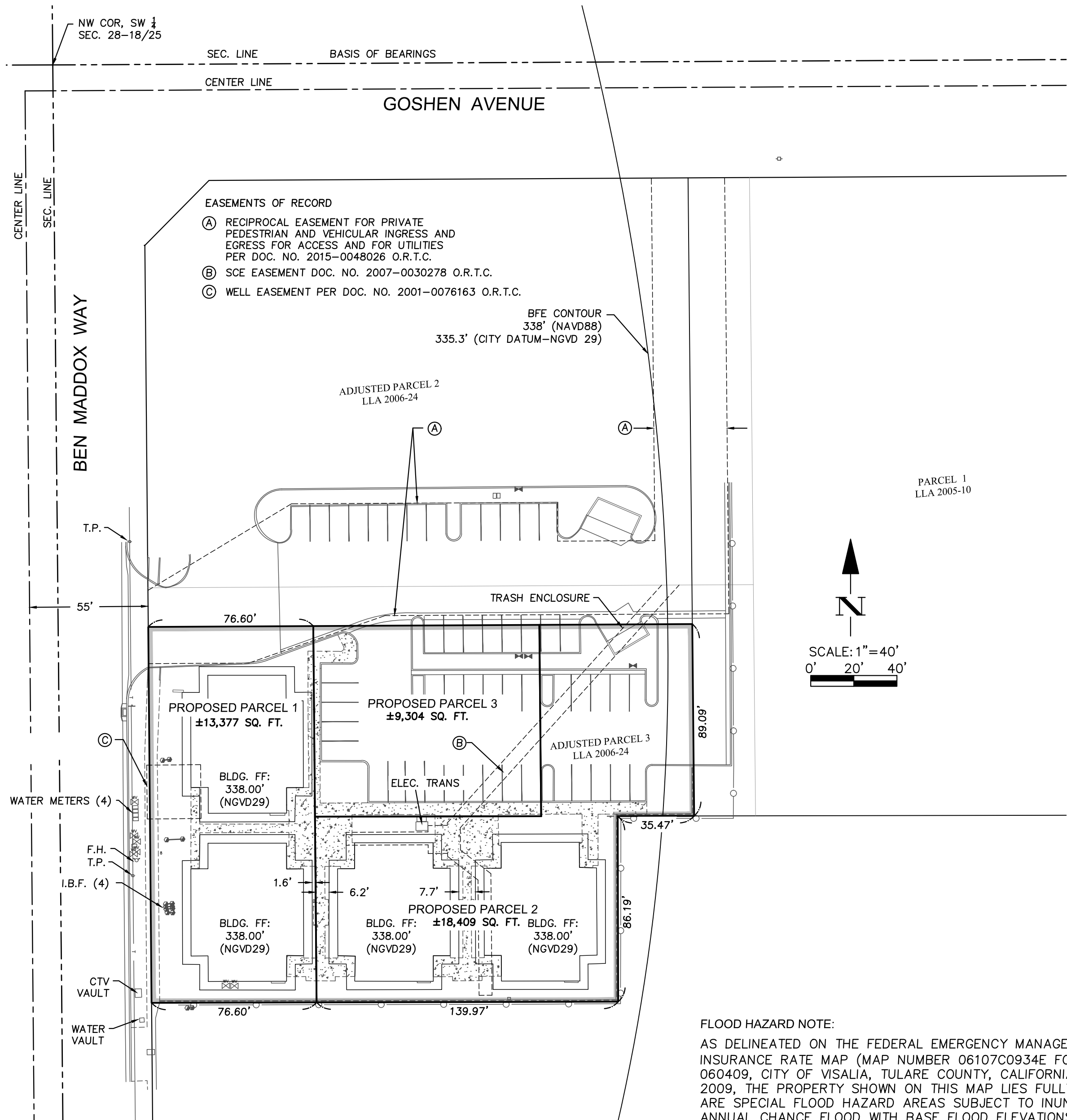
STORM WATER: DRAINS TO INLET ON BEN MADDOX WAY

ZONING: MIXED USE COMMERCIAL

FLOOD ZONE: AE (BASE FLOOD ELEVATIONS DETERMINED)-MAP NO. 06107C0934E

PARKING STALS: 35 STANDARD, 2 ACCESSIBLE

NOTES:  
PEDESTRIAN ACCESS EASEMENTS TO BE CREATED  
UTILITY/ACCESS EASEMENTS TO BE CREATED  
SHARED PARKING/MAINTENANCE TO BE ADDRESSED IN C.C.R.'S

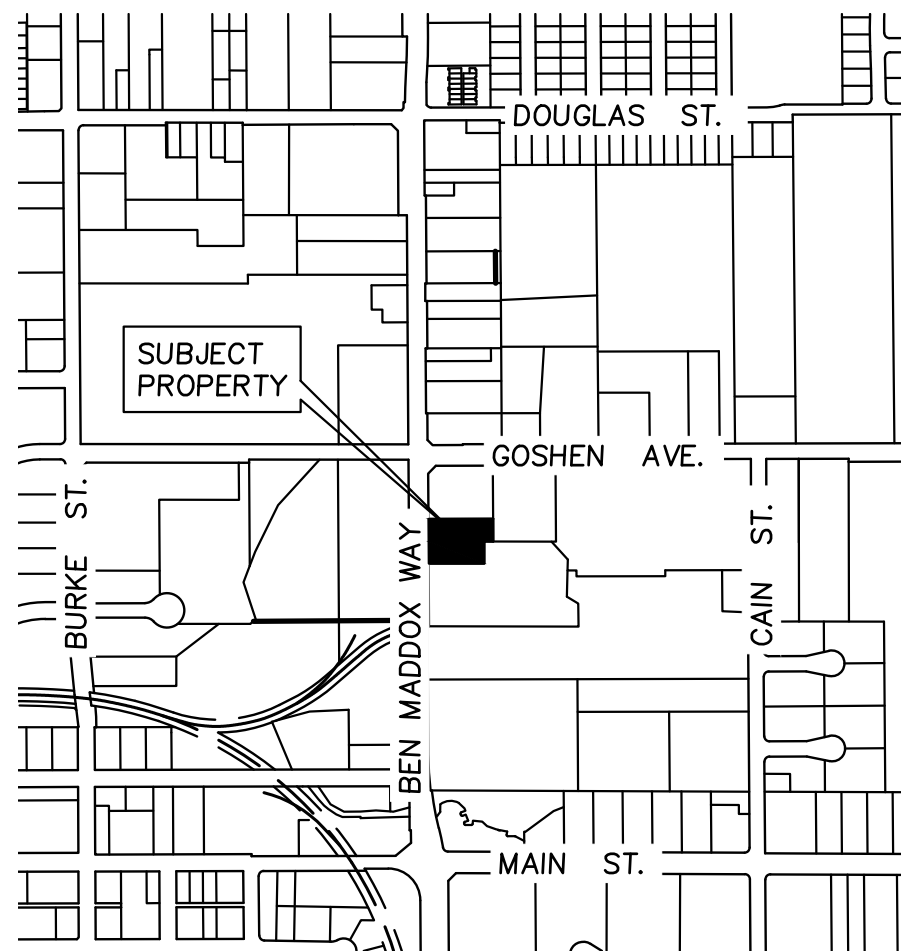


BASIS OF BEARINGS:  
THE NORTH LINE OF THE SW QUARTER OF SEC. 28-18/25, PER PARCEL MAP NO. 4568, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 73, T.C.R.  
TAKEN TO BEAR N89°41'40"E

BENCHMARK:  
CITY OF VISALIA BENCHMARK NO. 136:  
A P-K NAIL IN THE TOP OF CURB AT THE WEST RADIUS POINT AN THE NORTHWEST CORNER OF BEN MADDOX WAY AND CENTER AVENUE  
ELEV = 334.87 FEET (NGVD29 DATUM)

FLOOD HAZARD NOTE:  
AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0934E FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITHIN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION LINES, VALUES AND THE CALCULATED MINIMUM FINISHED FLOOR ELEVATIONS ARE SHOWN ON THIS MAP.

BASE FLOOD ELEVATIONS SHOWN ON THIS MAP ARE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO THE CITY OF VISALIA DATUM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE STUDY DATED JUNE 16, 2009. THE CONVERSION FACTOR OF 2.73 IS SUBTRACTED FROM THE NAVD88 VALUE TO OBTAIN THE EQUIVALENT NGVD29 VALUE.



VICINITY MAP  
NOT TO SCALE



# Parcel Map Exhibit



1 inch = 107 feet

CITY OF VISALIA

