

# SITE PLAN REVIEW AGENDA

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

Conference Room #4

315 E. Acequia Avenue

**ITEM NO: 1          Resubmit**

SITE PLAN NO: SPR21147

PROJECT TITLE: Rack Rubbers BBQ

DESCRIPTION: BBQ Restaurant

APPLICANT: Sergio Castrejon

OWNER: PRADO ERIKA

APN: 090132017

LOCATION: 1536 W HOUSTON AVE

**ITEM NO: 2          Resubmit**

SITE PLAN NO: SPR21149

PROJECT TITLE: New Admin, Office Build, Garage & Storage Building

DESCRIPTION: A New 2 Story 23,500 sf Administrative Office Building & a 4,080 sf Garage & Storage Building. (D-MU)

APPLICANT: Eric McConnaughey

OWNER: FAMILY HEALTHCARE NETWORK

FISHER INVESTMENT GROUP LLC

FISHER INVESTMENT GROUP

APN: 094273003

094273004

094273005

094274006

LOCATION: 414 N BRIDGE ST  
409 N SANTA FE ST  
314 E SCHOOL AVE  
312 E SCHOOL AVE

**ITEM NO: 3**

SITE PLAN NO: SPR21151

PROJECT TITLE: Proposed Fast Food Restaurant

DESCRIPTION: A new fast food restaurant, playland and drive-thru (C-MU) Ref: SPR 19-013

APPLICANT:

OWNER: CRS FARMING LLC

APN: 078430005

LOCATION: W. Riggan Ave & N. Mooney Blvd.

**ITEM NO: 4**

SITE PLAN NO: SPR21152

PROJECT TITLE: Cemex Ready Mix Concrete

DESCRIPTION: Portable, Air permitted, Fully Self Contained Concrete Batching Operation. (I)

APPLICANT: Tony Skulick

OWNER: FREITAS RENTALS 4 LP

APN: 077790003

LOCATION: 8444 W DOE AVE

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

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315 E. Acequia Avenue

## ITEM NO: 5

SITE PLAN NO: SPR21153

PROJECT TITLE: Housley Corporation

DESCRIPTION: Concrete Recycling, Trucking, Transport, General Engineering (I) Ref: 17-161

APPLICANT:

OWNER: HOUSLEY CORPORATION

APN: 081180002

LOCATION: 1220 N KELSEY ST

## ITEM NO: 6

SITE PLAN NO: SPR21154

PROJECT TITLE: Visalia Affordable Senior Housing

DESCRIPTION: Senior Housing Apartments with 70 Units and 49 Parking Spaces. Three Story in Height; Landscaped Courts Connect Units Across Site. Supported by Amenity and Office Spaces (C\_MU)

APPLICANT: Gilbert Rocca

OWNER: NGPA LLC

APN: 090060058

LOCATION: 2400 Block of N. Highland St

## ITEM NO: 7

SITE PLAN NO: SPR21155

PROJECT TITLE: Donut Shop

DESCRIPTION: Donut Sales Drive - Thru (C-N)

APPLICANT: Steve Sparshott

OWNER: TAING SIEN

APN: 091161009

091161047

091161052

LOCATION: 1526 N DINUBA BLVD

1538 N DINUBA BLVD

426 W SWEET AVE

420 W SWEET AVE

## ITEM NO: 8

SITE PLAN NO: SPR21156

PROJECT TITLE: Less Schwab Tire Center

DESCRIPTION: New Construction of Less Schwab Tire Center Within the Visalia Parkway Development (C-R) Ref: 2019-105

APPLICANT: Terry J. Mortensen, Galloway

OWNER: VISCA INVESTMENT CO

APN: 126960001

LOCATION: 4425 S MOONEY BLVD

4607 S MOONEY BLVD

# **SITE PLAN REVIEW AGENDA**

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

**Conference Room #4**

**315 E. Acequia Avenue**

## **ITEM NO: 9**

SITE PLAN NO: SPR21157

PROJECT TITLE: Higgins Ranch

DESCRIPTION: New Subdivision with 179 Lots SF (X)

APPLICANT: Greg Nunley

OWNER: NASH LIMITED PARTNERSHIP

APN: 127030018

LOCATION: Lovers Lane & Cherry SEC

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

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION



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

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum 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: Rack Rubens BBQ Date: 8/19/21  
 Project Description: BBQ Restaurant  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2021-147  
 Property Owner: Erika Prado  
 Applicant(s) Name: Sergio Castrejon  
 Project Address/Location: 1536 W Houston Ave. Visalia CA  
 Assessor Parcel Number: 090132017-000  
 Parcel Size (Acreage or Square Feet): 16 Acres Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$ est. 4,000  
 Describe All Proposed Building Modifications:  
wall to separate kitchen  
and Dining Area

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

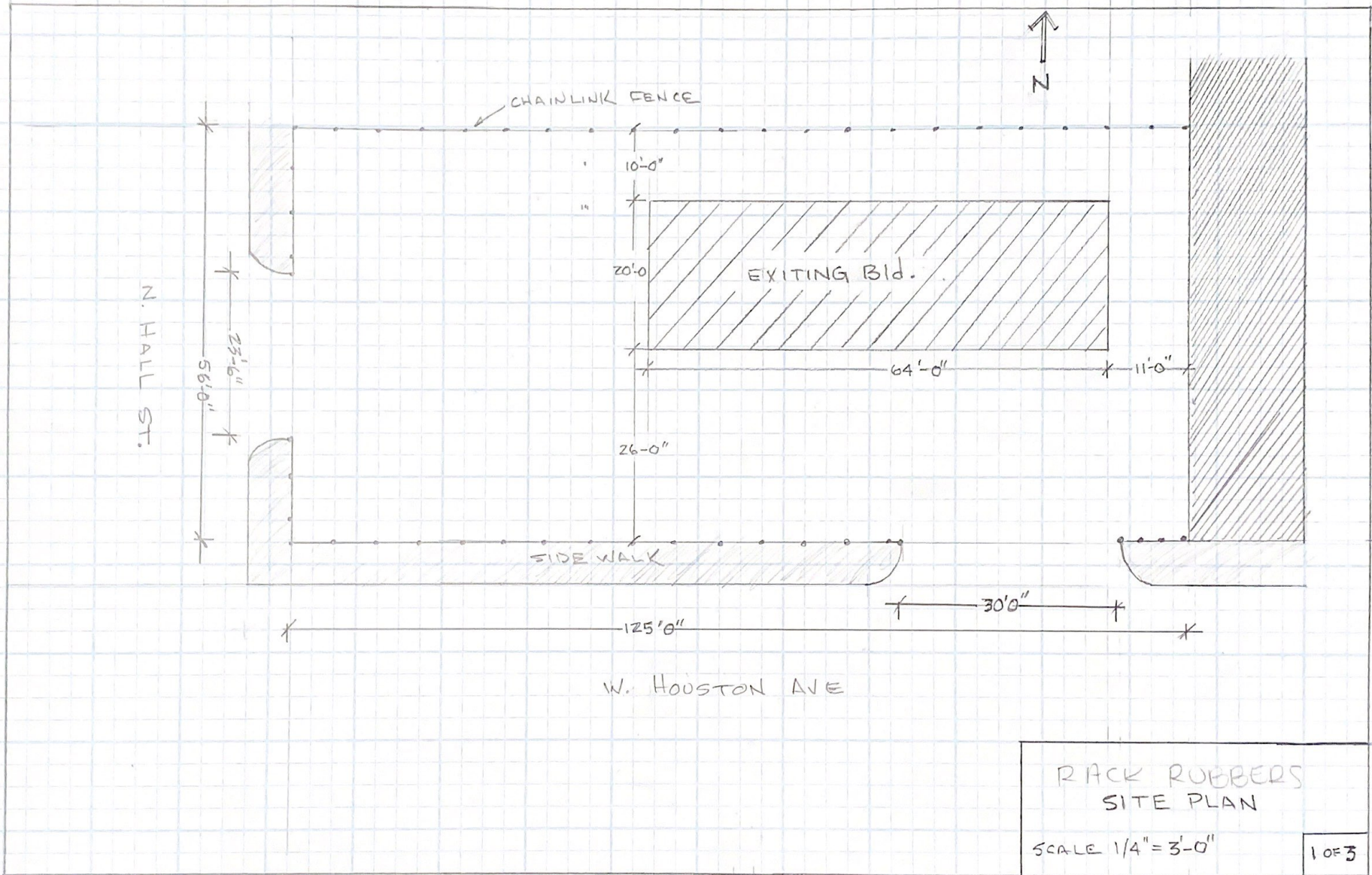
Date Received: 08/20/2021  
 SPR Agenda: 09/01/2021 Item No. \_\_\_\_\_  
 Zone: \_\_\_\_\_ SPR No. 21-147  
 Historic District: Yes  No   
 Flood Zone: X  AE  X/AE

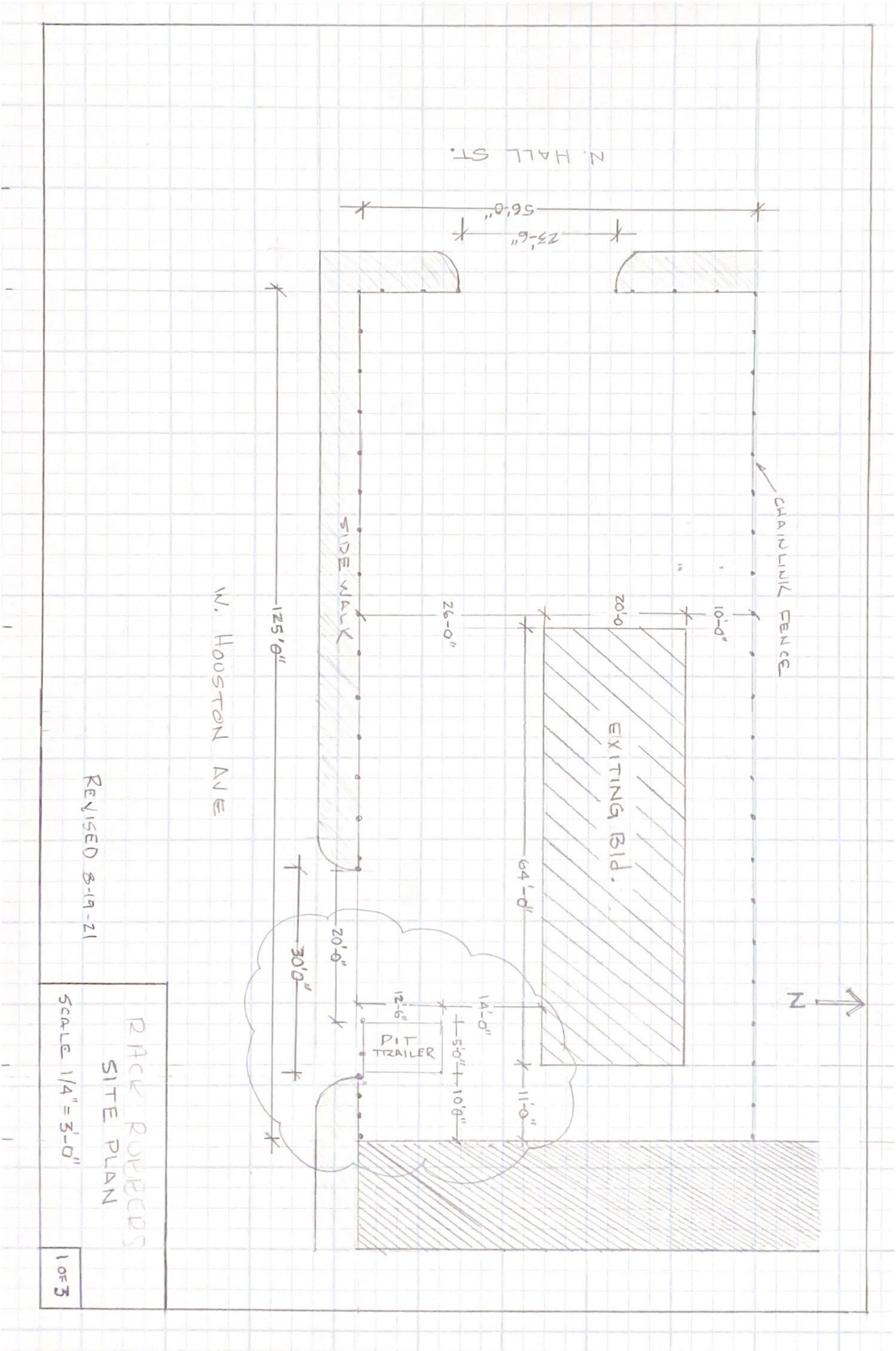
-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: \_\_\_\_\_  
 Proposed Building Use: BBQ Restaurant  
 Proposed Hours of Operation: 10 AM - 3 PM  
 Days of Week In Operation (Circle): Su  M  T  W  Th  F  Sa  Su   
 Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 4  
 Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed 50  
 Predicted Peak Operating Hour: 11 AM - 1 PM  
 Describe Any Truck Delivery Schedule & Operations: None  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): None  
 Describe Any Special Events Planned for the Facility: None







REVISED 8-19-21

RACE ROVE  
SITE PLAN

SCALE 1/4" = 3'-0"

1 OF 3



# 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.

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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: A new garage & Storage building Date: 8/26/21

Project Description: A new 4,080 s.f. garage and storage building.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 21149

Property Owner: Family Health Care Network

Applicant(s) Name: Family Health Care Network

Project Address/Location: 416 E. School Ave.

Assessor Parcel Number: 094,274-006

Parcel Size (Acreage or Square Feet): 32,910 s.f. Building or Suite Square Footage: 4,080

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ none

Describe All Proposed Building Modifications: none

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

Date Received: 08/26/2021

SPR Agenda: 09/01/2021 Item No.     

Zone:      SPR No. 21-149

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: None

Proposed Building Use: The proposed buildings are a professional office building and a garage / storage building.

Proposed Hours of Operation: 8am - 5pm

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

Number of Employees Per Day: Existing 0 Proposed 0

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

Predicted Peak Operating Hour: 8-9am & 5-6pm

Describe Any Truck Delivery Schedule & Operations: none scheduled, periodic medical supply deliveries.

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**

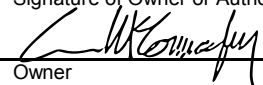
SITE PLAN REQUIREMENTS

- ⇓ 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	- 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>Eric McConnaughey</u>	Signature of Owner or Authorized Agent*	
Address: <u>4412 W. Ferguson Ave.</u>		<u>8/26/21</u>
City, State, Zip <u>Visalia, CA 93291</u>	Owner	Date
Phone: <u>732-9236</u>		
Email: <u>Eric@ebmdesigngroup.com</u>	Authorized Agent*	Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

\_\_\_\_\_

AGENT:

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

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

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

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



**DESIGN GROUP  
INCORPORATED**  
ARCHITECTS

**PARKING:**

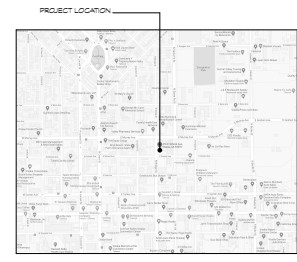
PARKING REQUIREMENT	2,000 SQ. FT. @ 1000	= 2
STORAGE		= 2
PARKING REQUIREMENT		= 4
ACCESSIBLE PARKING REQUIREMENT		= 1
GENERAL (2% (1 TO 25))		= 1
VAN ACCESSIBLE REQUIRED (1 REQD)		= 1
PARKING PROVIDED		= 30
STANDARD		= 1
CONVICT		= 2
ACCESSIBLE (VAN)		= 1
TOTAL PARKING PROVIDED		= 33

**PROJECT INFORMATION:**

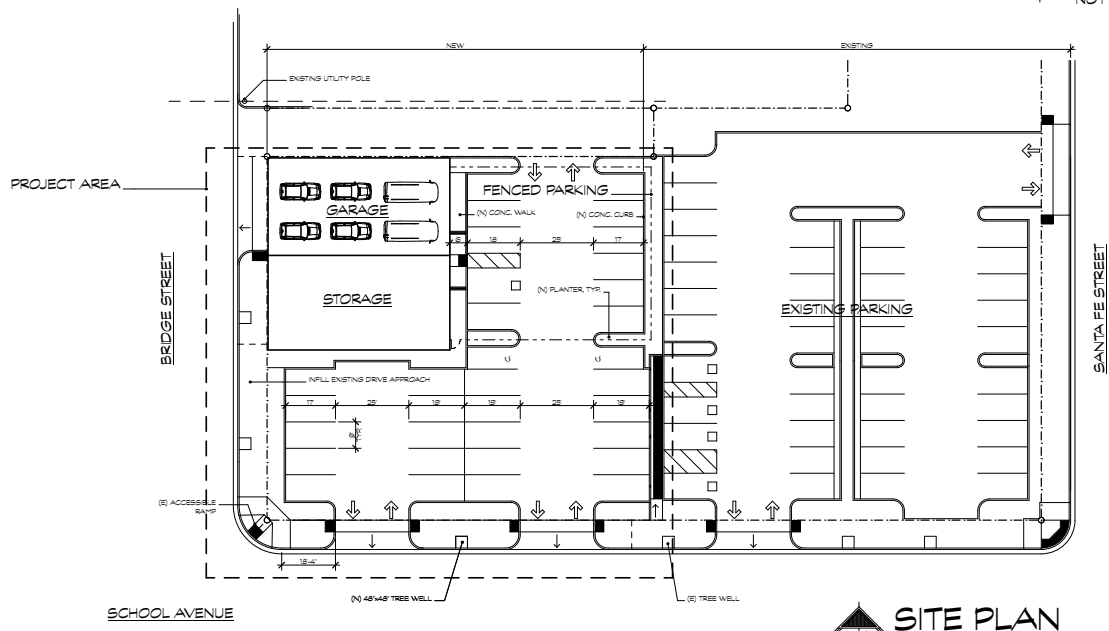
ADDRESS: 418 E. SCHOOL AVE., VISALIA, CA, 93291  
 APN: 094-274-008  
 OCCUPANCY: B  
 CONSTRUCTION TYPE: V-S  
 ZONING: C-MU  
 FLOOD ZONE: AE  
 GROSS ACRES: 0.38 ACRES  
 BUILDING AREA: 4080 SF.

**PROJECT NARRATIVE:**

THIS FACILITY IS A 4,080 GARAGE AND STORAGE BUILDING WITH PARKING FOR COMPANY VEHICLES AND STORAGE FOR MEDICAL SUPPLIES. SOLID WASTE IS NOT NEEDED FOR THE GARAGE / STORAGE BUILDING AS THIS BUILDING WILL NOT BE OCCUPIED AND NOT GENERATE WASTE.



**VICINITY MAP**  
NOT TO SCALE



**SITE PLAN**  
SCALE: 1" = 20'-0"

4412 W. FERGUSON  
 VISALIA, CA, 93291  
 (509) 732-9236  
 FAX: 732-5836

SCALE: AS SHOWN  
 JOB #: 20-012

A NEW GARAGE & STORAGE BUILDING FOR:  
**FAMILY HEALTHCARE  
 NETWORK**  
 VISALIA, CA

DATE: 8-23-21  
 REVISIONS:  
 REVISION:  
 REVISION:  
 REVISION:  
 REVISION:

Sheet:  
**A-1**



# 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 details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Proposed Fast Food Restaurant Date: 8/24/21

Project Description: A new Fast Food Restaurant, Playland and Drive-Thru

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: SPR19013

Property Owner: Big Bidness

Applicant(s) Name: Tricon Building Solutions

Project Address/Location: ~~2050~~ West Riggin Avenue ~~(West)~~ @ N. Mooney Blvd.

Assessor Parcel Number: ~~078-120-034~~ 078-430-005

Parcel Size (Acreage or Square Feet): 39,825 SQ. FT. ± Building or Suite Square Footage: 4110

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 750,000

Describe All Proposed Building Modifications: Construct New Fast Food Restaurant, and Drive-Thru. The property will require a modification to the (E) (Proposed?) parcel map a lot line adjustment, see site plan attached. This is for a revision to the site traffic and a move of the trash enclosure.

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

Date Received: 08/24/2021

SPR Agenda: 09/01/2021 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 21-151

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: ~~EXISTING HOMEHOOD COMMERCIAL~~ Empty Lot

Proposed Building Use: Fast Food Restaurant and Drive-Thru,

Proposed Hours of Operation: Mon - Fri 6:00 AM - 12:00 PM Sat 7:00 AM - 12:00 PM

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

Number of Employees Per Day: Existing 0 Proposed 32

Number of Customers Per Day (Estimated): Existing 0 Proposed 1000±

Predicted Peak Operating Hour: 7:00 AM to 9:00 AM, 12:00 PM to 1:30 and 5:30 PM to 7:00 PM

Describe Any Truck Delivery Schedule & Operations: All Deliveries are made during Business hours Mon-Friday

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

(Provide Separate Attachment if Necessary): See Site Plan for Traffic Patterns, Four Creeks is providing the CUP Package and traffic study

Describe Any Special Events Planned for the Facility: None

OPERATIONS & TRAFFIC INFORMATION

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: <u>Tricon Building Solutions</u>	Signature of Owner or Authorized Agent*	
Address: <u>Post Office Box 7353</u>		
City, State, Zip <u>Visalia, CA 93290</u>	Owner	Date
Phone: <u>559-730-2212</u>		
Email: <u>triconbuilding@sbcglobal.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 complete

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

\_\_\_\_\_

AGENT:

I designate \_\_\_\_\_, to act as my duty authorized agent for all purposes necessary to fill 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 (Notary Required)		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

Approved by City of Visalia:

By: \_\_\_\_\_ Date: \_\_\_\_\_



**OWNERS INFORMATION:**  
 LOVE IN AN ELEVATOR  
 POST OFFICE BOX 7180  
 VISALIA, CA 93290  
 PHONE: (559) 738-8476  
 EMAIL: loveinanelevator@globalnet.net

**CONTRACTORS INFORMATION:**  
 TRACON BUILDING SOLUTIONS  
 POST OFFICE BOX 7353  
 VISALIA, CA 93290  
 PHONE: (559) 635-0300  
 EMAIL: tracconbuilding@globalnet.net

**ENGINEER'S INFORMATION:**  
 JMS ENGINEERING  
 JASON SCOTT  
 1001 NORTH DEMAREE, SUITE 7  
 VISALIA, CA 93291  
 PHONE: (559) 738-0968  
 EMAIL: jmsengineering@comcast.net

**MECHANICAL ENGINEER**  
 NCA CONSULTANTS GROUP  
 4885 14TH AVE. NORTH, SUITE #1009  
 CLEARWATER, FL 33762  
 PHONE: (877) 638-8078  
 EMAIL: design@ncaconsultants.com

**ELECTRICAL ENGINEER**  
 EASTHAM ELECTRICAL ENGINEERING  
 STEVE EASTHAM  
 1738 SOUTH CENTRAL STREET, SUITE C  
 VISALIA, CA 93291  
 PHONE: (559) 635-0300  
 EMAIL: steve@eastham-eng.com

**TRUSS MANUFACTURE**  
 CV TRUSS  
 DAN DOLLAR  
 10713 EAST AMERICAN AVENUE  
 DEL REY, CA 93616  
 PHONE: 889-888-2160  
 EMAIL: ddollar@centralvalleytruss.com

**PROJECT INFORMATION**  
 SITE ADDRESS: 2050 WEST RIGGIN AVENUE (VERIFY)  
 VISALIA, CA 93291  
 078-120-034 (VERIFY)  
 LEGAL DESCRIPTION: POR LOT 2, SHANNON RANCH CENTRAL SUB, RM 40-99 (VERIFY)  
 PARCEL SIZE: 38,825 SQ. FT. ±  
 ZONING: C-MU (MIXED USE COMMERCIAL)  
 DESIGN DISTRICT: C-MU  
 FLOOD ZONING (FEWA): X02  
 FIRE SPRINKLERS: REQUIRED - SEE FIRE SPRINKLER DESIGN DRAWINGS  
 PROPOSED USE: RESTAURANT WITH DRIVE-THRU AND PLAYLAND  
 BUILDING OCCUPANCY: A-2 (CBC 303.3 RESTAURANTS) (SEE ALSO OCCUPANT LOAD BELOW)  
 CONSTRUCTION TYPE: II-B

Area Description	Square Footage	Occupant Load		Occupant Load
Playland Dining (Fixed)	113	Seating	Fixed	18.00
Playland Dining	113	Unconcentrated (tables & chairs)	15 Net	7.67
Playland/Accessory to Dining (Fixed)	62	Seating	Fixed	6.00
Dining Area	580	Exercise Rooms	50 Gross	11.60
Customer Pick-Up	883	Seating	Fixed	50.00
Office Area	148	Standing Space (Assembly)	5 Gross	20.00
Office Area	188	Business	100 Gross	1.88
Employee Lounge/Crew Area	40	Business	50 Gross	0.80
Kitchen/Preparations/Serving Area	950	Kitchens, commercial	200 Gross	4.75
Cooler/Freezer Area	224	Storage	300 Gross	0.75
Storage	183	Storage	300 Gross	0.61
Restroom/Vestibule	556	Storage	0 Gross	0.00
Gross Building Area	4110			122.73
Exits Required (1 Story)	Table 1014.3	48 Occupants & 75' Travel Distance		3
(3) Exits Provided				

**PUBLIC WORKS**  
 315 EAST ACEQUIA AVENUE  
 VISALIA, CA 93291  
 559-713-4444

**FIRE DEPARTMENT**  
 707 WEST ACEQUIA AVENUE  
 VISALIA, CA 93291  
 559-713-4300

**BUILDING SAFETY**  
 315 EAST ACEQUIA AVENUE  
 VISALIA, CA 93291  
 559-621-2489

**COMMUNITY DEVELOPMENT**  
 315 EAST ACEQUIA AVENUE  
 VISALIA, CA 93291  
 559-621-2489

**INSPECTIONS**  
 PROVIDE 24 HOURS NOTICE TO APPLICABLE AGENCIES BEFORE INSPECTIONS ARE REQUIRED. NO WORK SHALL BEGIN UNTIL A PERMIT IS ISSUED.

**CITY OF VISALIA MUNICIPAL CODE 17.34.020.B.1**

THE BELOW REQUIREMENTS ARE PER BUILDING (TOTAL SPACES DIVIDED BY 4)

CLEAN AIR VEHICLES (CGBS TABLE 5.106.5.2)	3	REQ'D (26-50 SPACES)
EV CHARGING SPACES (CGBS TABLE 5.106.5.3.3)	2	REQ'D (26-50 SPACES)
SHORT-TERM BICYCLE PARKING (CGBC 5.106.4.1.1)	0	REQ'D (5% OF PARKING SPACES)

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:  
 2016 CALIFORNIA BUILDING CODE (CBC)  
 2016 CALIFORNIA ELECTRICAL CODE (CEC)  
 2016 CALIFORNIA MECHANICAL CODE (CMC)  
 2016 CALIFORNIA PLUMBING CODE (CPC)  
 2016 CALIFORNIA ENERGY CODE (CEC)  
 2016 CALIFORNIA FIRE CODE (CFC)  
 2016 CALIF. GREEN BUILDING STANDARDS CODE (CGBS)  
 PLANS SHALL COMPLY WITH 2016 TITLE 24 ENERGY CODES  
 CITY OF VISALIA LOCAL ORDINANCES (EFFECTIVE APRIL 5, 2017)

SPACES REQUIRED (17.34.020. F.10 SCHEDULE OF OFF-STREET PARKING SPACE REQUIREMENTS (RESTAURANTS)):	27	4110	150	38,955/200 (17.34.020.B.1)
SPACES REQUIRED (TOTAL):	27			
COMPACT SPACES ALLOWED	8	30% TOTAL SPACES (17.34.030.I)		
ACCESSIBLE SPACES REQUIRED, PER 2016 CBC TABLE 11B-208.2 PARKING SPACES	2	26 to 50		
SPACES PROVIDED:	2	ACCESSIBLE (a)		
	1	COMPACT (c)		
	33	STANDARD		
	36	TOTAL		

CITY OF VISALIA MUNICIPAL CODE 17.34.020.B.1

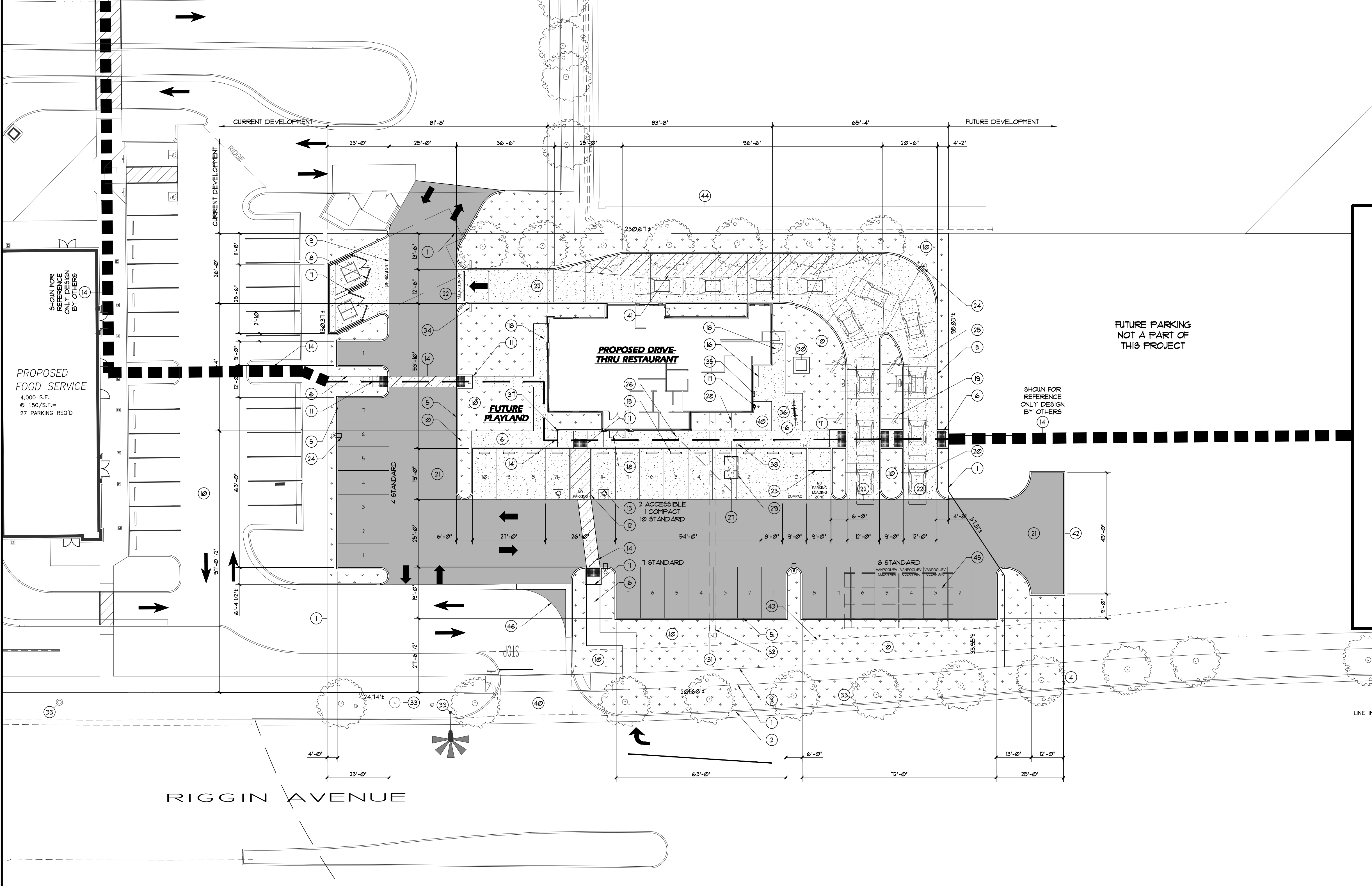
THE BELOW REQUIREMENTS ARE PER BUILDING (TOTAL SPACES DIVIDED BY 4)

CLEAN AIR VEHICLES (CGBS TABLE 5.106.5.2)	3	REQ'D (26-50 SPACES)
EV CHARGING SPACES (CGBS TABLE 5.106.5.3.3)	2	REQ'D (26-50 SPACES)
SHORT-TERM BICYCLE PARKING (CGBC 5.106.4.1.1)	0	REQ'D (5% OF PARKING SPACES)

- 1 PROPERTY LINE TYPICAL
- 2 CURB AND GUTTER, VERIFY PARTY RESPONSIBLE FOR INSTALLATION
- 3 NEW 6'-0" WIDE CITY OF VISALIA STANDARD CONCRETE SIDEWALK, VERIFY PARTY RESPONSIBLE FOR INSTALLATION
- 4 CITY OF VISALIA STANDARD DRIVE APPROACH, 20'-0" RADIUS MAJOR COMMERCIAL DRIVE APPROACH, VERIFY PARTY RESPONSIBLE FOR INSTALLATION
- 5 6" WIDE LANDSCAPE CURB (TYPICAL)
- 6 4" THICK CONCRETE SIDEWALK WITH 1.2% MINIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE. NO ADDITIONAL CONSTRUCTION TOLERANCE IS ALLOWED
- 7 CITY OF VISALIA STANDARD TRASH BIN ENCLOSURE, SEE CIVIL DRAWINGS
- 8 CITY OF VISALIA STANDARD TRASH ENCLOSURE GATE, SEE CIVIL DRAWINGS
- 9 CITY OF VISALIA STANDARD TRASH ENCLOSURE CONCRETE APRON, SEE CIVIL DRAWINGS
- 10 LANDSCAPING PER LANDSCAPING PLAN
- 11 ACCESSIBLE RAMP, SEE CIVIL DRAWINGS
- 12 ACCESSIBLE PARKING STALL AND SIGNAGE
- 13 ACCESSIBLE SYMBOL FOR ACCESSIBLE
- 14 ADA ACCESSIBLE PATH OF TRAVEL, SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
- 15 6" CONCRETE PARKING STOP (TYPICAL) AT PATH OF TRAVEL
- 16 ELECTRICAL SWITCH LOCATION
- 17 NATURAL GAS METER LOCATION, VERIFY WITH NATURAL GAS SUPPLIER
- 18 4" THICK CONCRETE ENTRY DOOR LANDING WITH 1.2% MINIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE. NO ADDITIONAL CONSTRUCTION TOLERANCE IS ALLOWED, HEATED
- 19 DIGITAL MENU BOARD AND ORDER BOARD, SEE ORDER BOARD DRAWINGS (TYPICAL 2 PLACES)
- 20 CLEARANCE BAR, SEE ORDER BOARD DRAWINGS (TYPICAL 2 PLACES)
- 21 ASPHALT PAVING, SEE CIVIL DRAWINGS
- 22 7" THICK BLACK CONCRETE DRIVE THRU PAVING, DOUBLE MESH ROD REINFORCED ON A 6" CRUSHED SURFACING TOP COURSE
- 23 LOADING RAMP FROM PARKING LOT ELEVATION TO SIDEWALK ELEVATION (1":12" MAXIMUM SLOPE)
- 24 SHIELDED LED LIGHT FIXTURES, SEE PARKING LOT LIGHTING PLAN
- 25 VEHICLE STACKING, MEASURED FROM PICKUP WINDOW TO THE DESIGNATED ENTRANCE TO THE DRIVE-THRU LANE. 6 VEHICLES AT THE ORDER STATION AND 7 AT THE PAY/PICKUP WINDOWS
- 26 SANITARY SEWER LINE TIE TO EXISTING SEWER LINE IN STREET/PARKING LOT (APPROXIMATE) (VERIFY WITH THE CITY OF VISALIA, SEE CIVIL DRAWINGS)
- 27 VERIFY LOCATION OF THE SANITARY SEWER LINE LOCATION FOR THE DEVELOPMENT
- 28 GREASY WASTE SEWER LINE
- 29 NEW 1500 GALLON GREASE INTERCEPTOR LOCATION
- 30 72"x72" TRANSFORMER PAD PER ELECTRICAL UTILITY REQUIREMENTS (REFERENCE CONCRETE PAD FOR THREE-PHASE, LOOP-STYLE, PAD-MOUNTED TRANSFORMERS); CONFIRM LOCATION WITH UTILITY
- 31 WATER MAIN LOCATION (APPROXIMATE) (VERIFY WITH THE CALIFORNIA WATER SERVICE FOR MAIN LINE) (SEE CIVIL DRAWINGS)
- 32 NEW WATER METERS AND BACKFLOW PREVENTERS FOR DOMESTIC WATER AND LANDSCAPING (VERIFY WITH THE CITY OF VISALIA, SEE CIVIL DRAWINGS)
- 33 EXISTING POWER POLE AND STREET LIGHT, VERIFY LOCATION, SEE CIVIL DRAWINGS
- 34 BURGER KING STANDARD S-13 DIRECTIONAL SIGNAGE WITH THE "DO NOT ENTER" OPTION
- 35 ROOF ACCESS LADDER LOCATION, SEE SHEET AS.1 FOR MORE INFORMATION
- 36 ROUND BIKE RACK, SURFACE MOUNTED, POWDER-COATED BLACK, 2 BICYCLE MINIMUM PARKING
- 37 ACCESSIBILITY PARKING SIGN ON POLE/OR WALL
- 38 FUTURE LOCATION OF VEHICLE CHARGING STATION AND ADA PARKING
- 39 EXISTING CITY OF VISALIA STANDARD DRIVE APPROACH AND RAMPS, SEE CIVIL DRAWINGS
- 40 DRIVE THRU BY-PASS LANE
- 41 ASPHALT DIKE/CURB INSTALLED PER CITY OF VISALIA STANDARD
- 42 SETBACK LINE
- 43 EXISTING CMU BLOCK WALL, PLANTER AND LANDSCAPE CURB
- 44 LOCATION OF FUTURE SOLAR PANEL STRUCTURE
- 45 SAWCUT EXISTING DRIVEWAY ASPHALT AND PATCH AS REQUIRED FOR NEW DRIVEWAY

NO.	DATE	REVISIONS

**2B PROJECT INFORMATION**      **2D CITY INFORMATION**      **2F PARKING INFORMATION**      **2H**

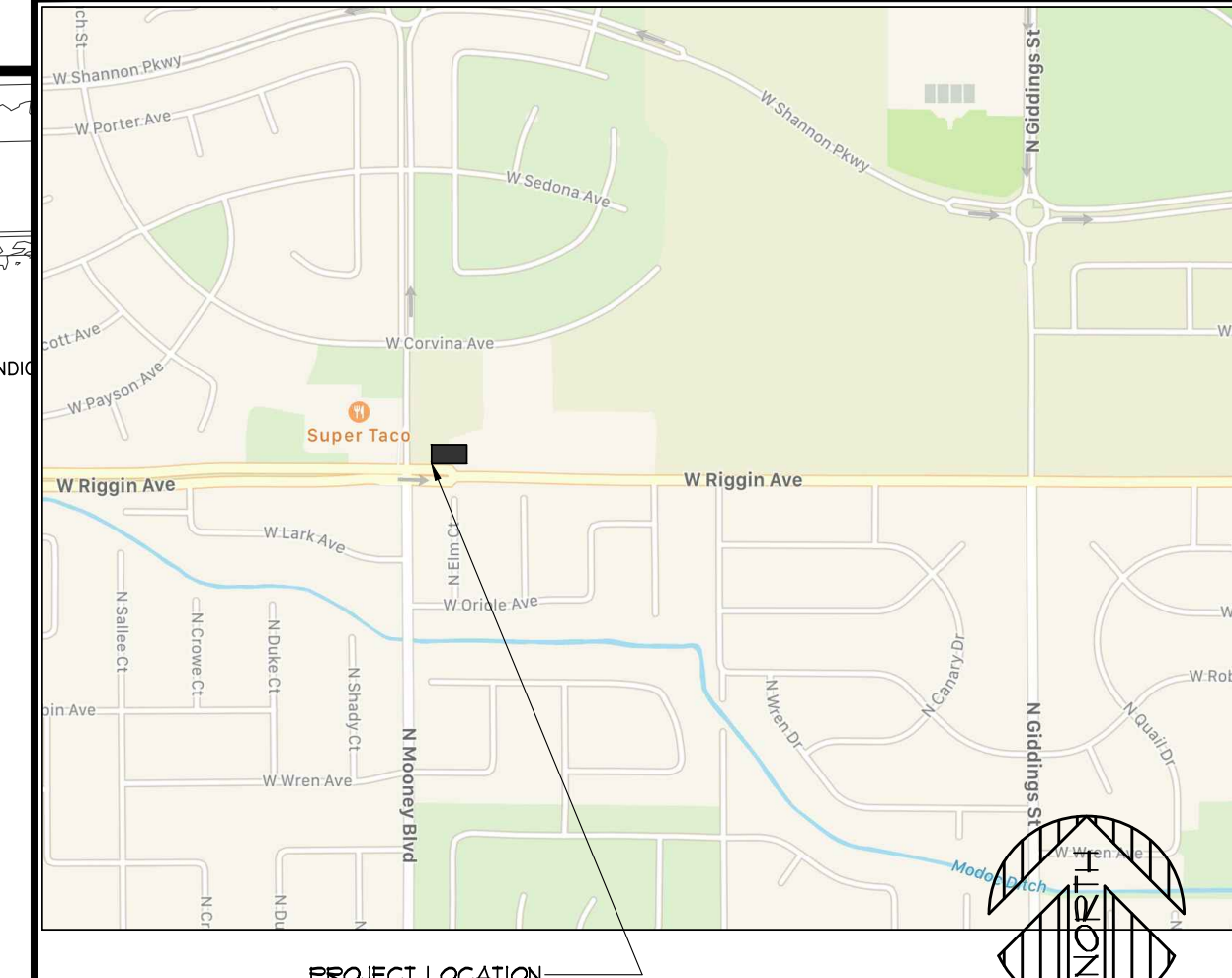


- PRELIMINARY**  
 DRAWINGS SUBMITTED FOR DESIGN REVIEW ONLY  
 8/24/21  
 CITY OF VISALIA SPR
- SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_
- SITE PLAN KEY NOTES**
- 23 LOADING RAMP FROM PARKING LOT ELEVATION TO SIDEWALK ELEVATION (1":12" MAXIMUM SLOPE)
  - 24 SHIELDED LED LIGHT FIXTURES, SEE PARKING LOT LIGHTING PLAN
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  - 44 LOCATION OF FUTURE SOLAR PANEL STRUCTURE
  - 45 SAWCUT EXISTING DRIVEWAY ASPHALT AND PATCH AS REQUIRED FOR NEW DRIVEWAY

**TRACON BUILDING SOLUTIONS, INC.**  
 Contractor's License Number: 787271  
 Post Office Box 7353  
 Visalia, California 93290

Voice: 559-635-0300  
 Fax: 559-635-0303  
 Cell: 559-730-2222

REG. ISTEED PROFESSIONAL ENGINEER  
 JASON M. SCOTT  
 No. C 63181  
 Exp. 8/30/22  
 CIVIL  
 STATE OF CALIFORNIA



**JOB NO.:** 1620/6      **DRAWN:** R.A.M.      **DATE:**      **SCALE:** N.T.S.      **8K**

**SITE PLANS AND NOTES (60/PLAYLAND)**

**A NEW RESTAURANT FOR:**

**BIG BIDNESS**  
 2050 WEST RIGGIN AVENUE (VERIFY)  
 VISALIA, CA 93291      078-120-034 (VERIFY)

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



# 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 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: Cemex Ready Mix Concrete Date: 08/25/2021

Project Description: Portable, Air permitted, fully site contained concrete batching operation

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

Property Owner: Danny S. Freitas - Freitas Rentals 4, UP

Applicant(s) Name: Cemex + Jeanette Freitas

Project Address/Location: 8444 W. Doc Ave

Assessor Parcel Number: 077-790-003

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

Are There Any Proposed Building Modifications: Yes  No

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

Describe All Proposed Building Modifications: N/A

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

Date Received: 08/25/2021

SPR Agenda: 09/01/2021 Item No. \_\_\_\_\_

Zone: I SPR No. 21-152

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: open lot

Proposed Building Use: Portable Concrete batch plant

Proposed Hours of Operation: 12:00 AM - 5:00 PM

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

Number of Employees Per Day: Existing 0 Proposed 12-20

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

Predicted Peak Operating Hour: 12:00 AM - 5:00 PM

Describe Any Truck Delivery Schedule & Operations: Incoming Raw material trucks (Rock, Sand, CMT) Out going Ready Mix Trucks

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): Attached Document Shows Lay out & Traffic patterns

Describe Any Special Events Planned for the Facility: Just manufacturing of Concrete Ready Mix



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: <u>Tony Skulick</u>	Signature of Owner or Authorized Agent*	
Address: <u>133 Vultee St</u>	Owner	Date
City, State, Zip: <u>Shafter, CA 93263</u>	<u>Tony Skulick</u>	<u>08-23-2021</u>
Phone: <u>916.934.8276</u>	Authorized Agent*	Date
Email: <u>tony.skulick@cemex.com</u>		

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

**AGENCY AUTHORIZATION**

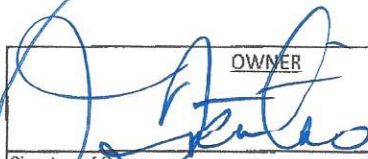
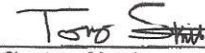
AGENCY AUTHORIZATION FORM

OWNER:  
I, Jeanette Freitas, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
077 - 790 - 003

AGENT:  
I designate Cemex, 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 23rd day of August, 2021.

<b>OWNER</b>	<b>AGENT</b>
	
Signature of Owner	Signature of Agent
<u>983 E. Levin Avenue</u>	<u>131 Vultee St, Shafter, CA 93263</u>
Owner Mailing Address	Agent Mailing Address
<u>Inlarc, CA 93274</u>	
<u>559-686-9572</u>	<u>916-934-8276</u>
Owner Phone Number	Agent Phone Number



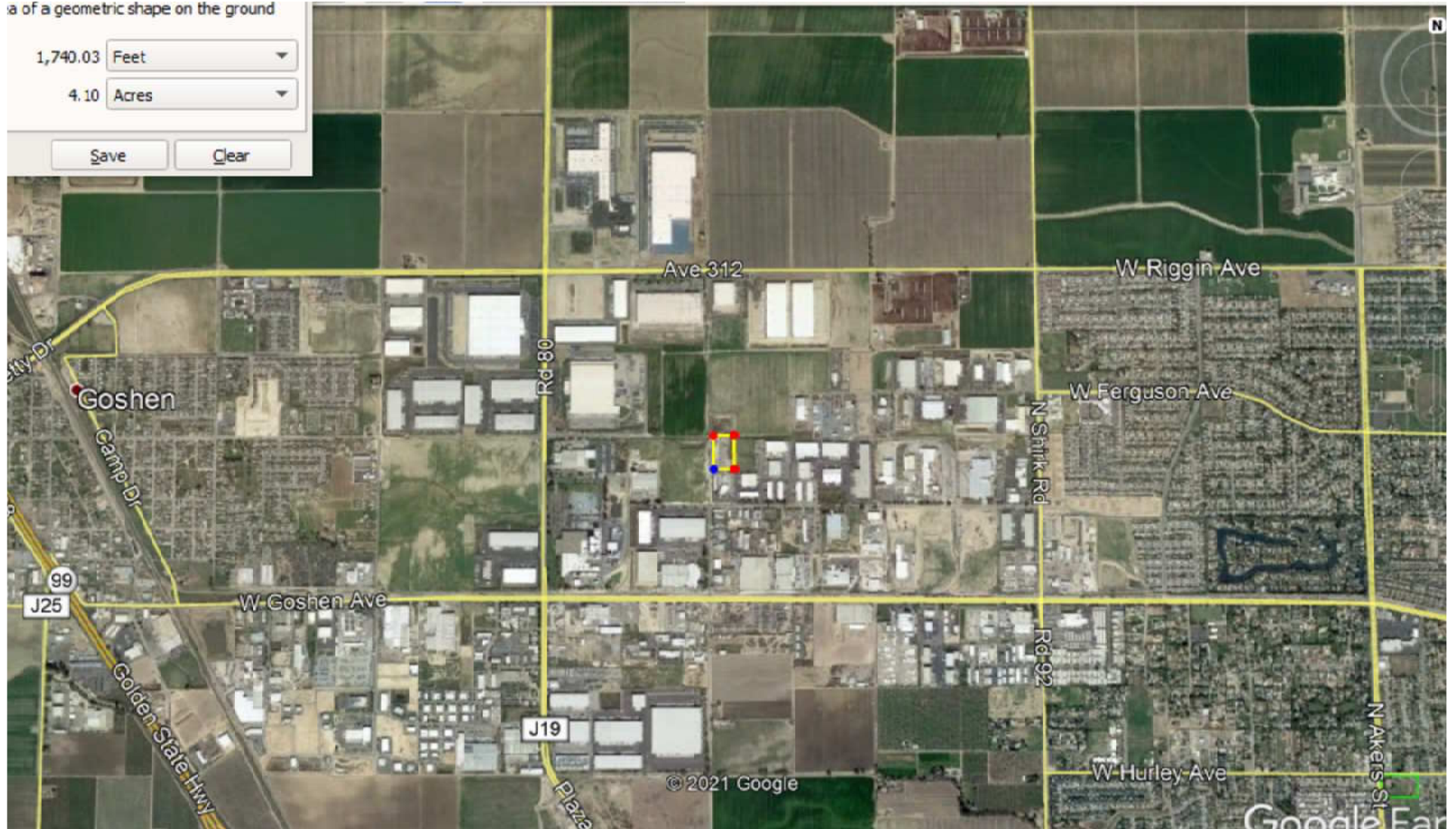
Area of a geometric shape on the ground

1,740.03 Feet

4.10 Acres

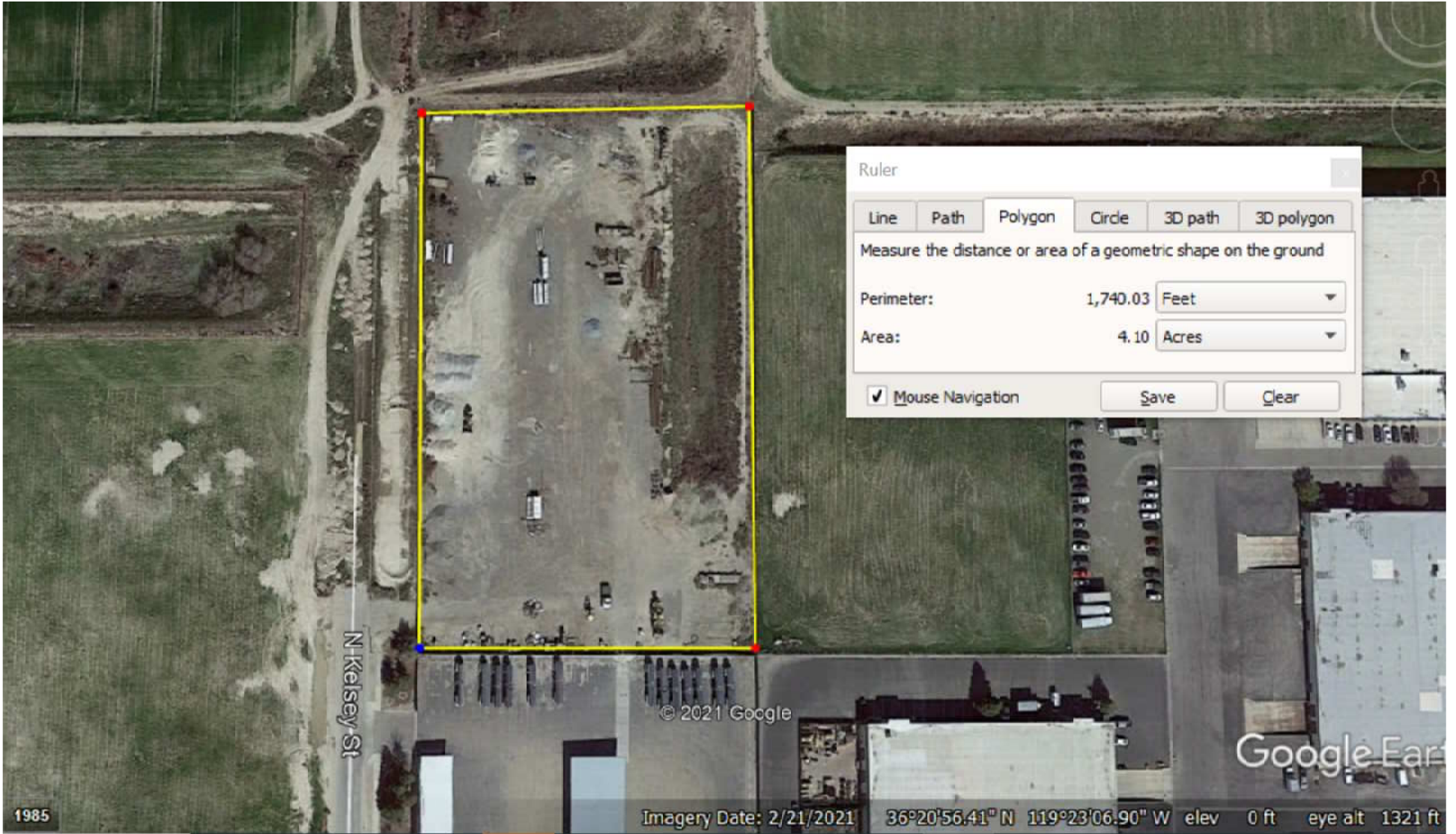
Save

Clear



© 2021 Google

Google Earth



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 1,740.03 Feet

Area: 4.10 Acres

Mouse Navigation

Save

Clear

N Kelsey St

© 2021 Google

Google Earth

1985

Imagery Date: 2/21/2021 36°20'56.41" N 119°23'06.90" W elev 0 ft eye alt 1321 ft



Plant Serial # MCG-7264  
Verified



# MCG-11T

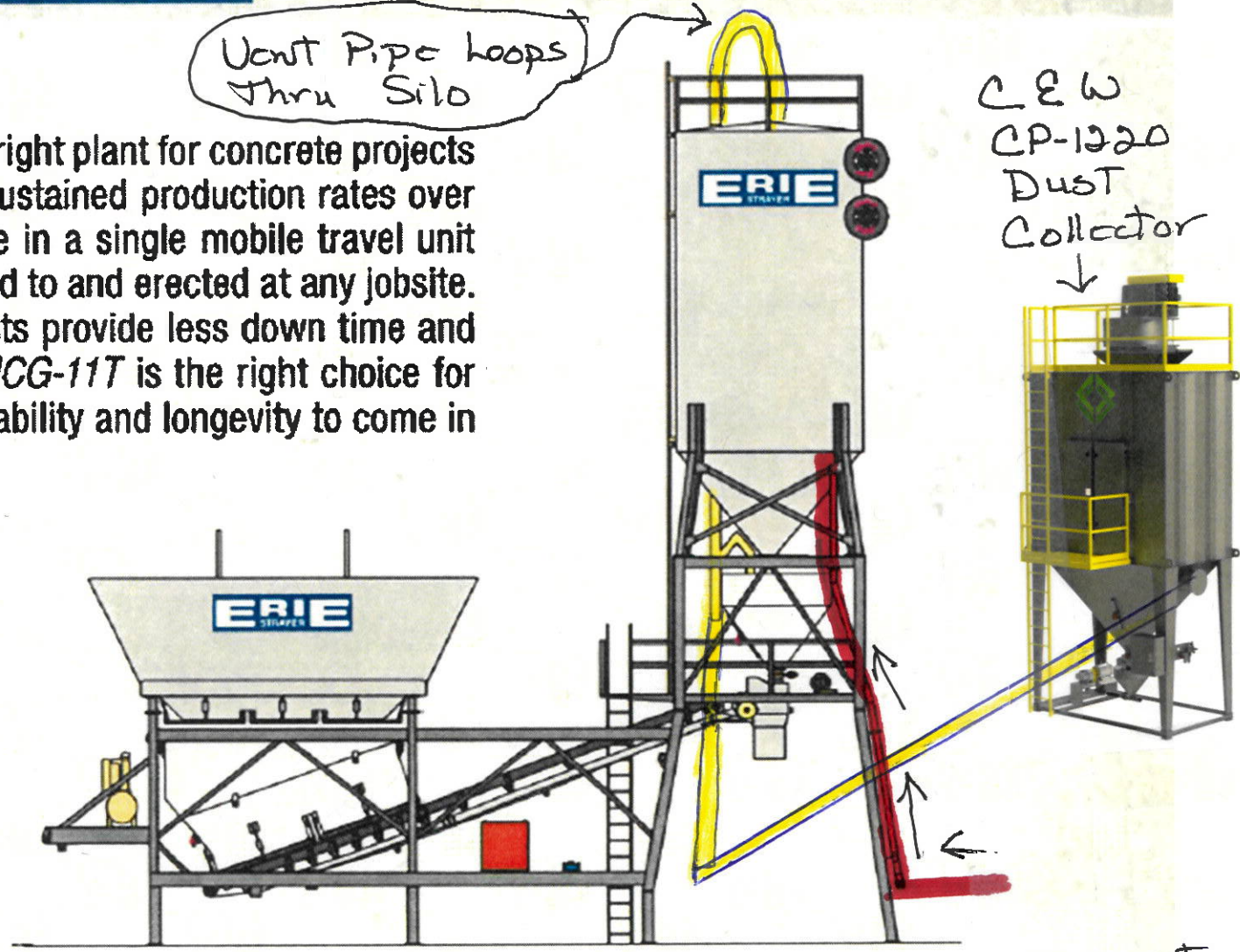
## Mobile Combo Transit Mix Plant

The *ERIE MCG-11T* is the right plant for concrete projects & ready mix operations. Sustained production rates over 200 cu yds per hour come in a single mobile travel unit which can quickly be towed to and erected at any jobsite. Reduced maintenance costs provide less down time and greater profitability. The *MCG-11T* is the right choice for producers who expect reliability and longevity to come in one package.

Went Pipe loops Thru Silo



C E W  
CP-1220  
DUST  
Collector

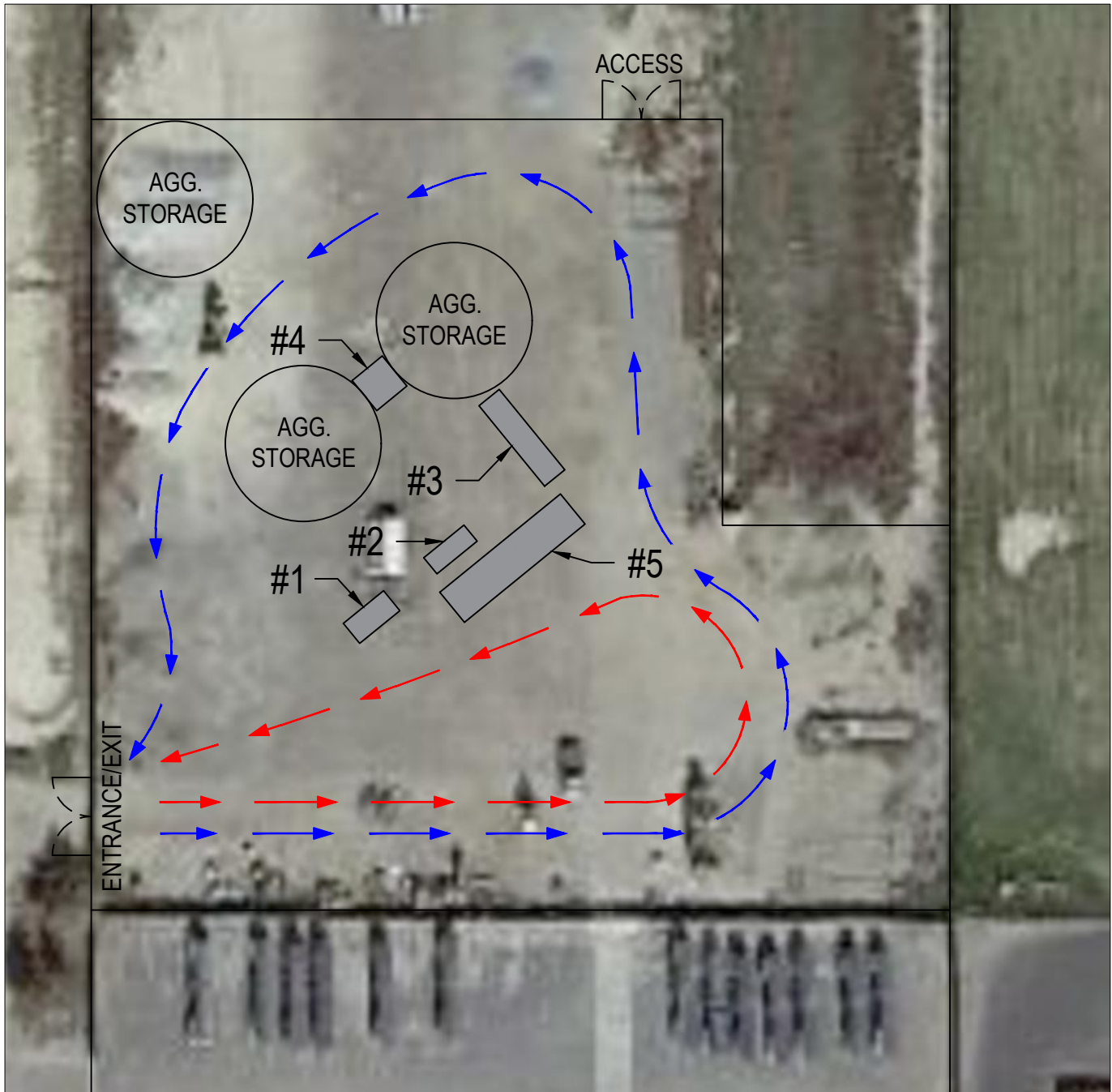
- = Cementitious material fill
- = Went of Air From Silo & GMT Weigh Batcher



Cement  
Fill

## LEGEND

- #1 - OFFICE (10'x20')
- #2 - GEN SET (8'x20')
- #3 - WATER TANK (10'x40')
- #4 - HOPPER SLAB (15'x15')
- #5 - PLANT (15'x60')
-  MIXER PATTERN
-  DELIVERY PATTERN



# 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: HOUSLEY CORPORATION Date: 08-25-2021

Project Description: CONCRETE RECYCLING, TRUCKING, TRANSPORT, GENERAL ENGINEERING

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 17-161

Property Owner: HOUSLEY CORPORATION

Applicant(s) Name: HOUSLEY CORPORATION

Project Address/Location: 1220 N KELSEY STREET VISALIA CA 93291

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

Parcel Size (Acreage or Square Feet): 7.2 ACRES Building or Suite Square Footage: 2280

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 15,000.00

Describe All Proposed Building Modifications:

DEMOLITION OF OFFICE BUILDING FRONT OF PROPERTY

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

Date Received: 08/25/2021

SPR Agenda: 09/01/2021 Item No. \_\_\_\_\_

Zone: I SPR No. 21-153

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: OFFICE

Proposed Building Use: PARKING

Proposed Hours of Operation: 7AM - 4PM

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

Number of Employees Per Day: Existing 4 Proposed 1

Number of Customers Per Day (Estimated): Existing 0 Proposed 4

Predicted Peak Operating Hour: 7AM-9AM TO 3PM-4PM

Describe Any Truck Delivery Schedule & Operations: DELIVERY OF SMALL PARTS, CONCRETE DISPOSAL, PARKING OF TRUCKS AND EQUIPMENT

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

(Provide Separate Attachment if Necessary): N/A

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



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: HOUSLEY CORPORATION Signature of Owner or Authorized Agent\*  
 Address: 1220 N KELSEY STREET  
 City, State, Zip: VISALIA, CA 93291 Owner Date: 08-25-2021  
 Phone: 559-909-5212 Authorized Agent\* Date: 08-25-2021  
 Email: INFO@HOUSLEYDEMO.COM

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

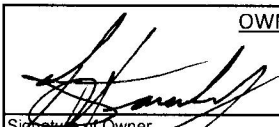
I, TODD HOUSLEY, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
081-180-002

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 25TH day of AUGUST, 2021.

OWNER	Signatures	AGENT
 Signature of Owner		 Signature of Agent
<u>1220 N KELSEY STREET</u> Owner Mailing Address		 Agent Mailing Address
<u>VISALIA CA 93291</u> Owner Phone Number		 Agent Phone Number



ADJACENT PROPERTY

LANDSCAPING THROUGHOUT  
138' FROM CURB

HOUSE TO REMOVE

SHOP  
2280 S.F.

EXISTING SHADE STRUCTURE

EQUIPMENT PARKING

ASPHALT PAVING THROUGHOUT

98' FROM CURB

6" ASPHALT ROAD FOR EMERGENCY VEHICLES

PATH OF TRAVEL FOR CUSTOMERS DISPOSING OF CLEAN CONCRETE

BIN ENCLOSURE

2.5 CY REFUSE BIN

ADJACENT PROPERTY

PROPERTY



PROPERTY LINE

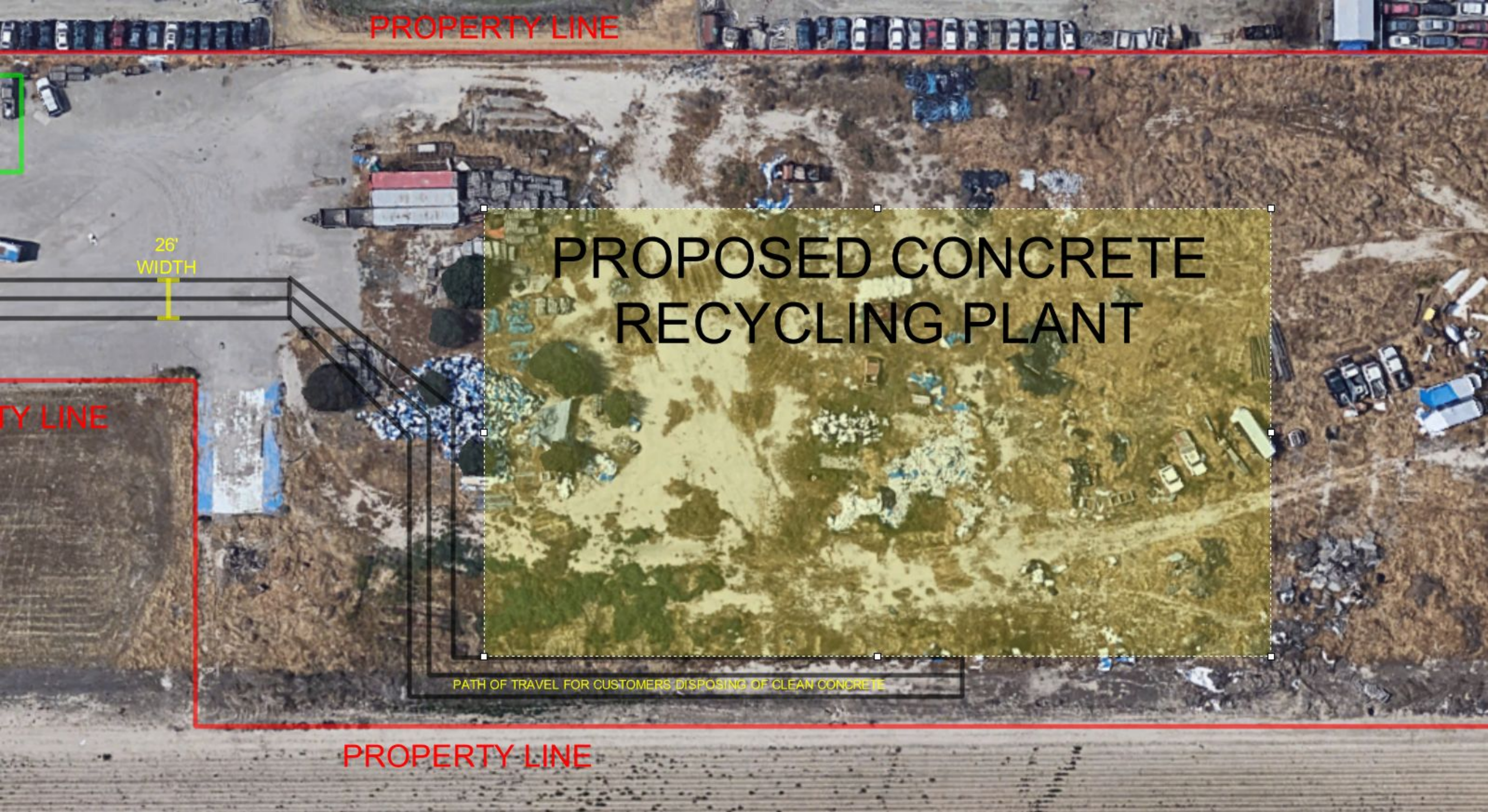
PROPERTY LINE

PROPERTY LINE

# PROPOSED CONCRETE RECYCLING PLANT

26'  
WIDTH

PATH OF TRAVEL FOR CUSTOMERS DISPOSING OF CLEAN CONCRETE





# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Visalia Affordable Senior Housing Date: 08/04/21

Project Description: Senior housing apartments with 70 units and 49 parking spaces. Three story in height. Landscaped courts connect units across site. Supported by amenity and office spaces.

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

Property Owner: Christian Church Homes (CCH)

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

Project Address/Location: 2400 Block of North Highland Street, Visalia, CA

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

Parcel Size (Acreage or Square Feet): 2.06 Ac Building or Suite Square Footage: 55,119 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: 08/25/2021

SPR Agenda: 09/01/2021 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 21-154

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: Mixed Use Commercial

Proposed Building Use: Residential - allowed with a CUP

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: Gilbert Rocca Signature of Owner or Authorized Agent\* \_\_\_\_\_

Address: 601 W 6th Street \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Owner \_\_\_\_\_ Date \_\_\_\_\_

Phone: 213 607 0062 \_\_\_\_\_ 8/11/2021

Email: grocca@tortigallas.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, RAMAN VERMA NGPA LLC declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
090-060-058

AGENT:  
 I designate sidney stone to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop a 70 unit affordable senior housing project relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.  
 Executed this 8/6/2021 day of \_\_\_\_\_, 20\_\_.

OWNER	AGENT
DocuSigned by: <u>OWNER</u>	DocuSigned by: <u>AGENT</u>
<u>Sidney Stone</u>	<u>Raman Verma</u>
Signature of Owner <u>AGENT</u>	Signature of Agent <u>OWNER</u>
303 Hegenberger Road, Suite 201	<u>315 E. TULARA AVE</u>
Owner Mailing Address <u>AGENT</u> Oakland, CA 94621-1419	Agent Mailing Address <u>OWNER</u> VISALIA CA 93277
(510) 632-6712	<u>559-651-1788</u>
Owner Phone Number <u>AGENT</u>	Agent Phone Number <u>OWNER</u>





**Project Description:**  
 Residential buildings consisting of stacked dwelling units with exterior stairs between units and 3 story in height. Landscaped courts connect the units across the site. The centrally-located lobby, amenities, and office core links the two residential wings and fronts the parking lot.

Site Area: 2.06 Ac  
 Zone: Mixed Use Commerical  
 Front Yard 15'  
 Side Yard 0'  
 Rear Yard 0'

**Building Program:**  
 Dwelling Units 70  
 DU area 504 gsf  
 Amenity 1,950 sf  
 Office 960 sf

**PARKING**  
 Residential spaces 47\*  
 Manager's space 1  
 Common Use EV 1  
 Total Spaces 49

Parking Ratio 0.70  
 \* Includes 4 future EV

# VISALIA AFFORDABLE SENIOR HOUSING

## Christian Church Homes (CCH)

### 2400 Block of North Highland Street, Visalia, CA



August 4, 2021





**EXCEPTIONS PER PRELIMINARY REPORT ORDER  
NO. FWVI-TO-20002334-LM, DATED 10/09/2020**

(SURVEYOR COMMENTS IN BOLD)

- PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES ARE AS FOLLOWS:  
 CODE AREA: 006-000  
 TAX IDENTIFICATION NO.: 090-060-058-000  
 FISCAL YEAR: 2020-2021  
 1ST INSTALLMENT: \$2,843.09 OPEN  
 2ND INSTALLMENT: \$2,843.09 OPEN  
 EXEMPTION: \$0.00  
 LAND: \$534,033.00  
 IMPROVEMENTS: \$0.00  
 PERSONAL PROPERTY: \$0.00  
 BILL NO.: 090060058000

PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.  
**(NOT A SURVEY MATTER)**

- SAID PROPERTY HAS BEEN DECLARED TAX DEFAULTED FOR NON-PAYMENT OF DELINQUENT TAXES FOR THE FISCAL YEAR 2013-2014.  
 APN NO.: 090-060-058-000  
 DEFAULT NO.: NONE SHOWN  
 DEFAULT DATE: JUNE 30, 2014

THE DEFAULTED TAXES ARE BEING PAID ON A 5-YEAR PAYMENT PLAN. THE AMOUNTS NECESSARY TO COMPLETE THE 5-YEAR PLAN OR TO BRING IT CURRENT MUST BE OBTAINED FROM THE TAX COLLECTOR'S OFFICE.

PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.  
**(NOT A SURVEY MATTER)**

- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.  
**(NOT A SURVEY MATTER)**

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 PURPOSE: PUBLIC UTILITIES  
 RECORDING DATE: DECEMBER 31, 1947  
 RECORDING NO.: 33198, BOOK 1276, PAGE 486, OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.  
**(AFFECTS EASTERLY ADJOINER)**

- WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE FREEMAN ADJOINING SAID PROPERTY, AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 7, 1971, INSTRUMENT NO. 35308, BOOK 2985, PAGE 576, OF OFFICIAL RECORDS.  
**(AFFECTS EASTERLY ADJOINER)**

- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILY STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
 RECORDING DATE: MAY 10, 1985  
 RECORDING NO.: 22246, BOOK 4302, PAGE 461, OF OFFICIAL RECORDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.  
**(NOT A SURVEY MATTER)**

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.  
**(NOT A SURVEY MATTER)**

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 ENTITLED: "AGREEMENT"  
 DATED: NOVEMBER 19, 1959  
 RECORDING DATE: MARCH 16, 1967  
 RECORDING NO.: 7976, BOOK 2703, PAGE 27, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(NOT A SURVEY MATTER)**

- A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT  
 RECORDING DATE: DECEMBER 21, 1989  
 RECORDING NO.: 73949, BOOK 4925, PAGE 537, OF OFFICIAL RECORDS  
 REDEVELOPMENT AGENCY: CENTRAL VISALIA REDEVELOPMENT PROJECT  
**(NOT A SURVEY MATTER)**

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; PURPOSE: EXISTING PONDING BASIN  
 AFFECTS: SAID LAND  
**(PLOTTED)**

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 PURPOSE: 56 FOOT IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF VISALIA FOR HIGHLAND STREET  
 AFFECTS: SAID LAND  
**(PLOTTED)**

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY  
 PURPOSE: PUBLIC UTILITIES  
 RECORDING DATE: NOVEMBER 7, 2011  
 RECORDING NO.: 2011-0089615, OF OFFICIAL RECORDS  
 AFFECTS: AS CONTAINED THEREIN

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(PLOTTED)**

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 ENTITLED: "DECLARATION OF RESTRICTIVE COVENANTS"  
 DATED: JULY 29, 2011  
 EXECUTED BY: NGPA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SEQUOIA VALLEY PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND RED LIZARD HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
 RECORDING DATE: AUGUST 31, 2011  
 RECORDING NO.: 2011-0051286, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(NOT A SURVEY MATTER)**

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 ENTITLED: "GRANT OF NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, LANDSCAPE AND UTILITY LINES AND MAINTENANCE AGREEMENTS RE EASEMENTS"  
 DATED: JULY 29, 2011  
 EXECUTED BY: RED LIZARD HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, NGPA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND SEQUOIA VALLEY PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
 RECORDING DATE: AUGUST 31, 2011  
 RECORDING NO.: 2011-0051287, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(NOT A SURVEY MATTER)**

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
 ENTITLED: "GRANT OF NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, LANDSCAPE AND UTILITY LINES AND MAINTENANCE AGREEMENTS RE EASEMENTS"  
 DATED: JULY 29, 2011  
 EXECUTED BY: RED LIZARD HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, NGPA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND SEQUOIA VALLEY PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
 RECORDING DATE: AUGUST 31, 2011  
 RECORDING NO.: 2011-0051286, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(NOT A SURVEY MATTER)**

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: CITY OF VISALIA, A MUNICIPAL CORPORATION  
 PURPOSE: SANITARY SEWER  
 RECORDING DATE: SEPTEMBER 13, 2011  
 RECORDING NO.: 2011-0053537, OF OFFICIAL RECORDS  
 AFFECTS: AS CONTAINED THEREIN

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(PLOTTED)**

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY  
 PURPOSE: PUBLIC UTILITIES  
 RECORDING DATE: NOVEMBER 7, 2011  
 RECORDING NO.: 2011-0089615, OF OFFICIAL RECORDS  
 AFFECTS: AS CONTAINED THEREIN

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(PLOTTED)**

- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,  
 AMOUNT: \$225,000.00  
 DATED: JANUARY 9, 2014  
 TRUSTOR/GRANTOR: NGPA, LLC, AS TO AN UNDIVIDED 50% INTEREST AND SEQUOIA VALLEY PROPERTIES, LLC, AS TO AN UNDIVIDED 50% INTEREST

TRUSTEE: BANK OF THE SIERRA  
 BENEFICIARY: BANK OF THE SIERRA  
 LOAN NO.: 0719079001  
 RECORDING DATE: JANUARY 23, 2014  
 RECORDING NO.: 2014-0003846, OF OFFICIAL RECORDS  
**(NOT A SURVEY MATTER)**

- A LIEN IN FAVOR OF THE CITY/TOWN OF CITY OF VISALIA,  
 FOR: STATEMENT OF ABATEMENT CHARGES  
 NAME OF OWNER: NGPA LLC  
 AMOUNT: \$264.05  
 RECORDING DATE: MAY 23, 2017  
 RECORDING NO.: 2017-0029240, OF OFFICIAL RECORDS  
**(NOT A SURVEY MATTER)**

- A LIEN IN FAVOR OF THE CITY/TOWN OF CITY OF VISALIA,  
 FOR: STATEMENT OF ABATEMENT CHARGES  
 NAME OF OWNER: NGPA LLC  
 AMOUNT: \$548.30  
 RECORDING DATE: JUNE 22, 2017  
 RECORDING NO.: 2017-0035999, OF OFFICIAL RECORDS  
**(NOT A SURVEY MATTER)**

- A LIEN IN FAVOR OF THE CITY/TOWN OF CITY OF VISALIA,  
 FOR: STATEMENT OF ABATEMENT CHARGES  
 NAME OF OWNER: NGPA LLC  
 AMOUNT: \$264.05  
 RECORDING DATE: DECEMBER 20, 2017  
 RECORDING NO.: 2017-0024242, OF OFFICIAL RECORDS  
**(NOT A SURVEY MATTER)**

- A LIEN IN FAVOR OF THE CITY/TOWN OF CITY OF VISALIA,  
 FOR: STATEMENT OF ABATEMENT CHARGES  
 NAME OF OWNER: NGPA LLC  
 AMOUNT: \$23,339.13  
 RECORDING DATE: JUNE 23, 2018  
 RECORDING NO.: 2018-0034028, OF OFFICIAL RECORDS  
**(NOT A SURVEY MATTER)**

- A LIEN IN FAVOR OF THE CITY/TOWN OF CITY OF VISALIA,  
 FOR: STATEMENT OF ABATEMENT CHARGES  
 NAME OF OWNER: NGPA LLC  
 AMOUNT: \$237.00  
 RECORDING DATE: JUNE 27, 2019  
 RECORDING NO.: 2019-0034180, OF OFFICIAL RECORDS  
**(NOT A SURVEY MATTER)**

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

END OF EXCEPTIONS

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

- ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

- THE COMPANY WILL REQUIRE THAT AN OWNER'S AFFIDAVIT BE COMPLETED BY THE PARTY(S) NAMED BELOW BEFORE THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE.

PARTY(ES): NGPA, LLC AND SEQUOIA VALLEY PROPERTIES, LLC  
 THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT.

- THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW.  
 LIMITED LIABILITY COMPANY: NGPA, LLC AND SEQUOIA VALLEY PROPERTIES, LLC

- A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.

- IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENTS THERETO WITH THE APPROPRIATE FILING STAMPS.

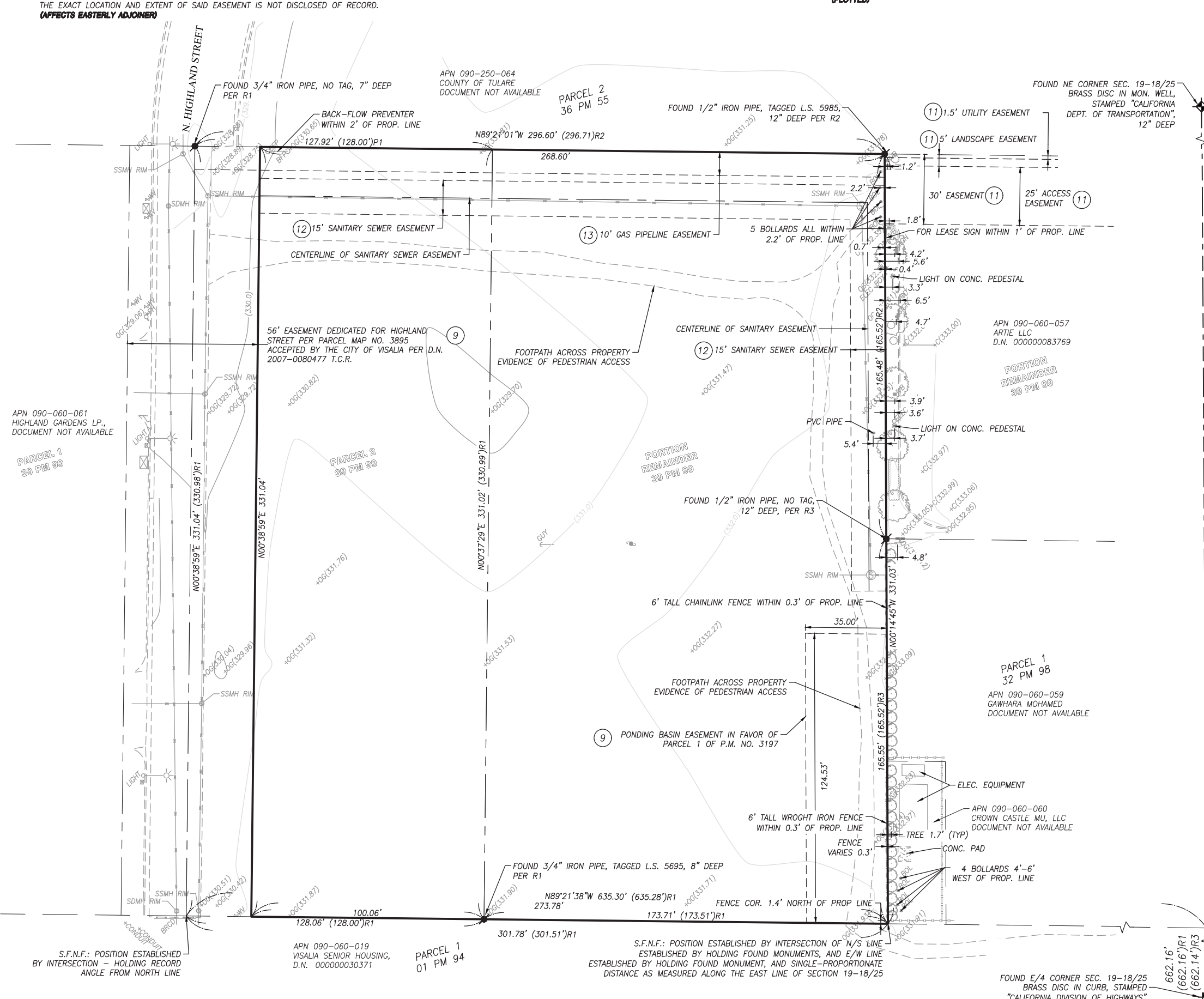
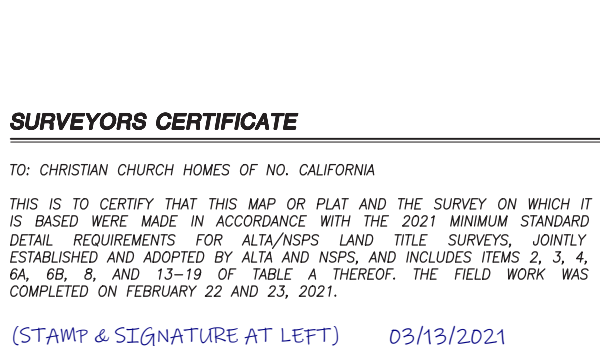
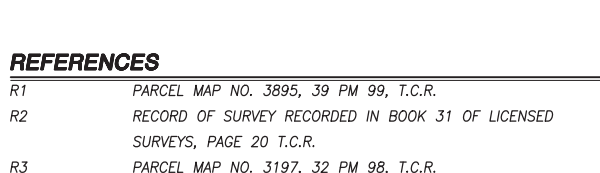
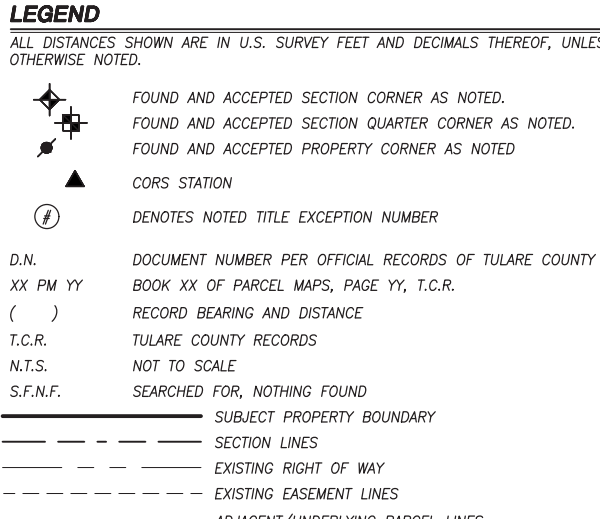
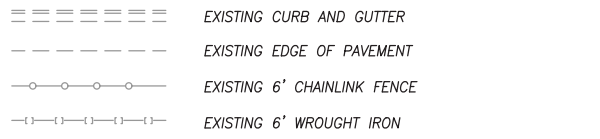
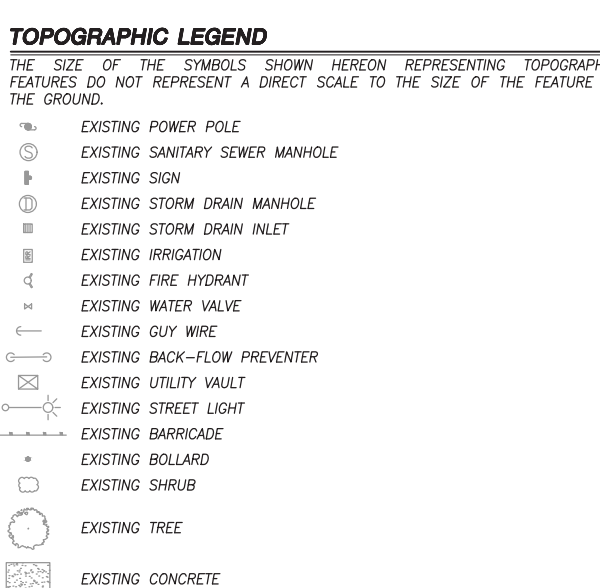
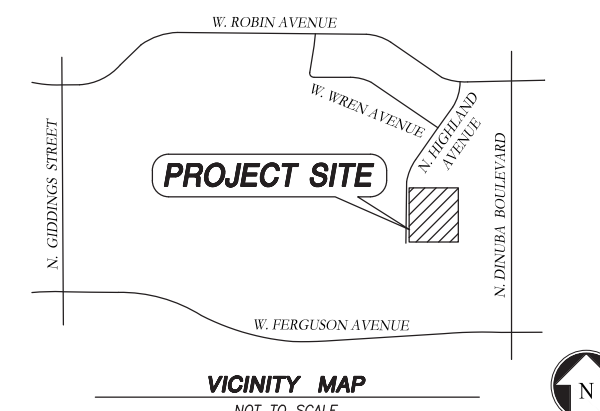
- IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.

- A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED.

- IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.

- IF LIMITED LIABILITY COMPANY IS A SINGLE MEMBER ENTITY, A STATEMENT OF INFORMATION FOR THE SINGLE MEMBER WILL BE REQUIRED.

- EACH MEMBER AND MANAGER OF THE LLC WITHOUT AN OPERATING AGREEMENT MUST EXECUTE IN THE PRESENCE OF A NOTARY PUBLIC THE CERTIFICATE OF CALIFORNIA LLC (WITHOUT AN OPERATING AGREEMENT) STATUS AND AUTHORITY FORM.



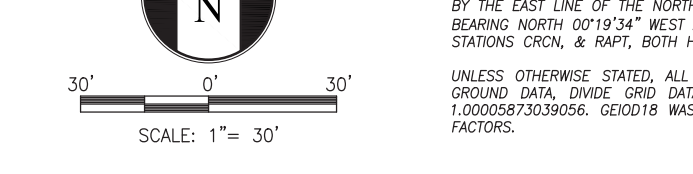
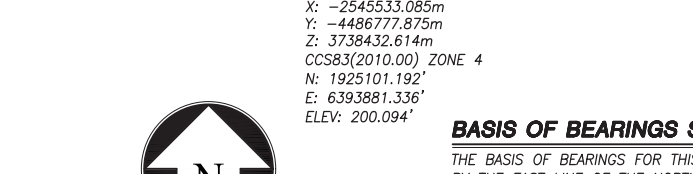
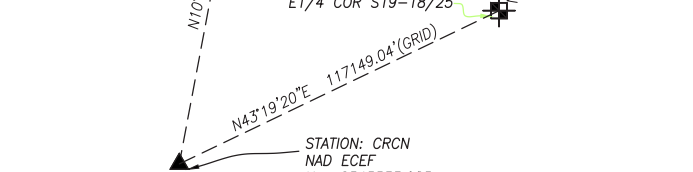
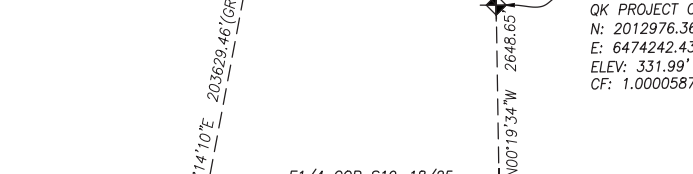
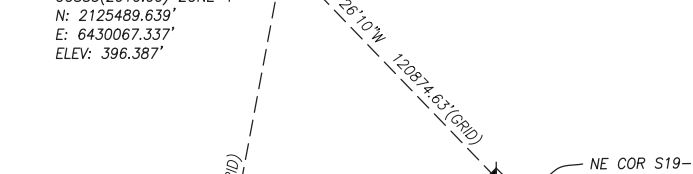
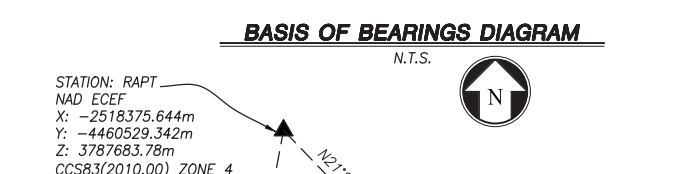
**LEGAL DESCRIPTION PER PRELIMINARY REPORT ORDER  
NO. FWVI-TO20002334-LM, DATED 10/09/2020.**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL OF PARCEL 2 AND THAT PORTION OF THE REMAINDER OF PARCEL MAP NO. 3895, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGE 99 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID TULARE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE S 89°10'07" EAST 296.71 FEET ALONG THE NORTH LINE OF SAID PARCEL 2 AND REMAINDER PARCEL, THENCE SOUTH 165.53 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF PM 3197 PER MAP RECORDED IN BOOK 32 OF PARCEL MAPS AT PAGE 98, TULARE COUNTY RECORDS; THENCE SOUTH 165.52 FEET ALONG THE WEST LINE OF PARCEL 1 OF SAID PM 3197 TO THE SOUTH LINE THEREOF, THENCE NORTH 89°09'48" WEST 301.51 FEET ALONG THE SOUTH LINE OF SAID REMAINDER AND PARCEL 2, THENCE NORTH 00°49'53" EAST 330.98 FEET ALONG THE WEST LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING.

APN: 090-060-058



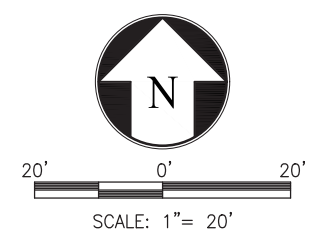




- TOPOGRAPHIC LEGEND**  
 THE SIZE OF THE SYMBOLS SHOWN HEREON REPRESENTING TOPOGRAPHIC FEATURES DO NOT REPRESENT A DIRECT SCALE TO THE SIZE OF THE FEATURE ON THE GROUND.
- ⊕ EXISTING POWER POLE
  - ⊙ EXISTING SANITARY SEWER MANHOLE
  - ⊠ EXISTING SIGN
  - ⊕ EXISTING STORM DRAIN MANHOLE
  - ⊕ EXISTING STORM DRAIN INLET
  - ⊕ EXISTING IRRIGATION
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING GUY WIRE
  - ⊕ EXISTING BACK-FLOW PREVENTER
  - ⊕ EXISTING UTILITY VAULT
  - ⊕ EXISTING STREET LIGHT
  - ⊕ EXISTING BARRICADE
  - ⊕ EXISTING BOLLARD
  - ⊕ EXISTING SHRUB
  - ⊕ EXISTING TREE
  - ⊕ EXISTING CONCRETE
- ⊕ EXISTING CURB AND GUTTER
  - ⊕ EXISTING EDGE OF PAVEMENT
  - ⊕ EXISTING 6\"/>

- LEGEND**  
 ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- ⊕ FOUND AND ACCEPTED SECTION CORNER AS NOTED.
  - ⊕ FOUND AND ACCEPTED SECTION QUARTER CORNER AS NOTED.
  - ⊕ FOUND AND ACCEPTED PROPERTY CORNER AS NOTED.
  - ⊕ CORS STATION
  - ⊕ DENOTES NOTED TITLE EXCEPTION NUMBER
- D.N. DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY  
 XX PM YY BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.  
 ( ) RECORD BEARING AND DISTANCE  
 T.C.R. TULARE COUNTY RECORDS  
 N.T.S. NOT TO SCALE  
 S.F.N.F. SEARCHED FOR, NOTHING FOUND
- ⊕ SUBJECT PROPERTY BOUNDARY
  - ⊕ SECTION LINES
  - ⊕ EXISTING RIGHT OF WAY
  - ⊕ EXISTING EASEMENT LINES
  - ⊕ ADJACENT/UNDERLYING PARCEL LINES

- REFERENCES**
- R1 PARCEL MAP NO. 3895, 39 PM 99, T.C.R.
  - R2 RECORD OF SURVEY RECORDED IN BOOK 31 OF LICENSED SURVEYS, PAGE 20 T.C.R.
  - R3 PARCEL MAP NO. 3197, 32 PM 98, T.C.R.



**ALTA/NSPS LAND TITLE SURVEY**

A PORTION OF THE EAST HALF OF SECTION 19, T.18S., R.25E.,  
 MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA,  
 COUNTY OF TULARE, STATE OF CALIFORNIA,  
 FEBRUARY-MARCH 2021

CONSISTING OF TWO SHEETS

**SITE ADDRESS:**  
 2400 BLOCK OF NORTH HIGHLAND STREET  
 VISALIA, CALIFORNIA

ASSESSOR'S PARCEL NUMBER:  
 090-060-058



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

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# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website ([www.visalia.city](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:           DONUT SHOP           Date:           8/26/21          

Project Description:           DONUT SALES DRIVE-THRU          

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

Property Owner:           Sien Taing          

Applicant(s) Name:           STEVE SPARSHOT          

Project Address/Location:           1526 N. DINUBA BLVD          

Assessor Parcel Number:           091-161-052, 047, 009          

Parcel Size (Acreage or Square Feet):           26,136<sup>±</sup>           Building or Suite Square Footage:           4786+1176=5962          

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$                     

Describe All Proposed Building Modifications:           NEW BUILDING            
          4786            
          RELOCATED/MODIFIED BUILDING            
          1176<sup>±</sup>          

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

Date Received:           08/26/2021          

SPR Agenda:           09/01/2021           Item No. \_\_\_\_\_

Zone:           C-N           SPR No.           21-155          

Historic District: Yes  No

Flood Zone: X  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use:           VACANT / NEW          

Proposed Building Use:           DONUT SHOP, RETAIL          

Proposed Hours of Operation:           DONUT 6:30-10:00 RETAIL 9:00-9:00          

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed           3          

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

Predicted Peak Operating Hour:           DONUT 7-10 AM          

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:           M/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: STEVE SPARSHOT Signature of Owner or Authorized Agent\* [Signature] Date 08/25/21  
 Address: 1204 W. EVANS Owner [Signature] Date 08/26/21  
 City, State, Zip VISALIA, CA Authorized Agent\* [Signature] Date \_\_\_\_\_  
 Phone: 679-7565  
 Email: FOURSHOT2@YAHOO.COM

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, Sien Taing, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
091-161-052,047,009

AGENT:

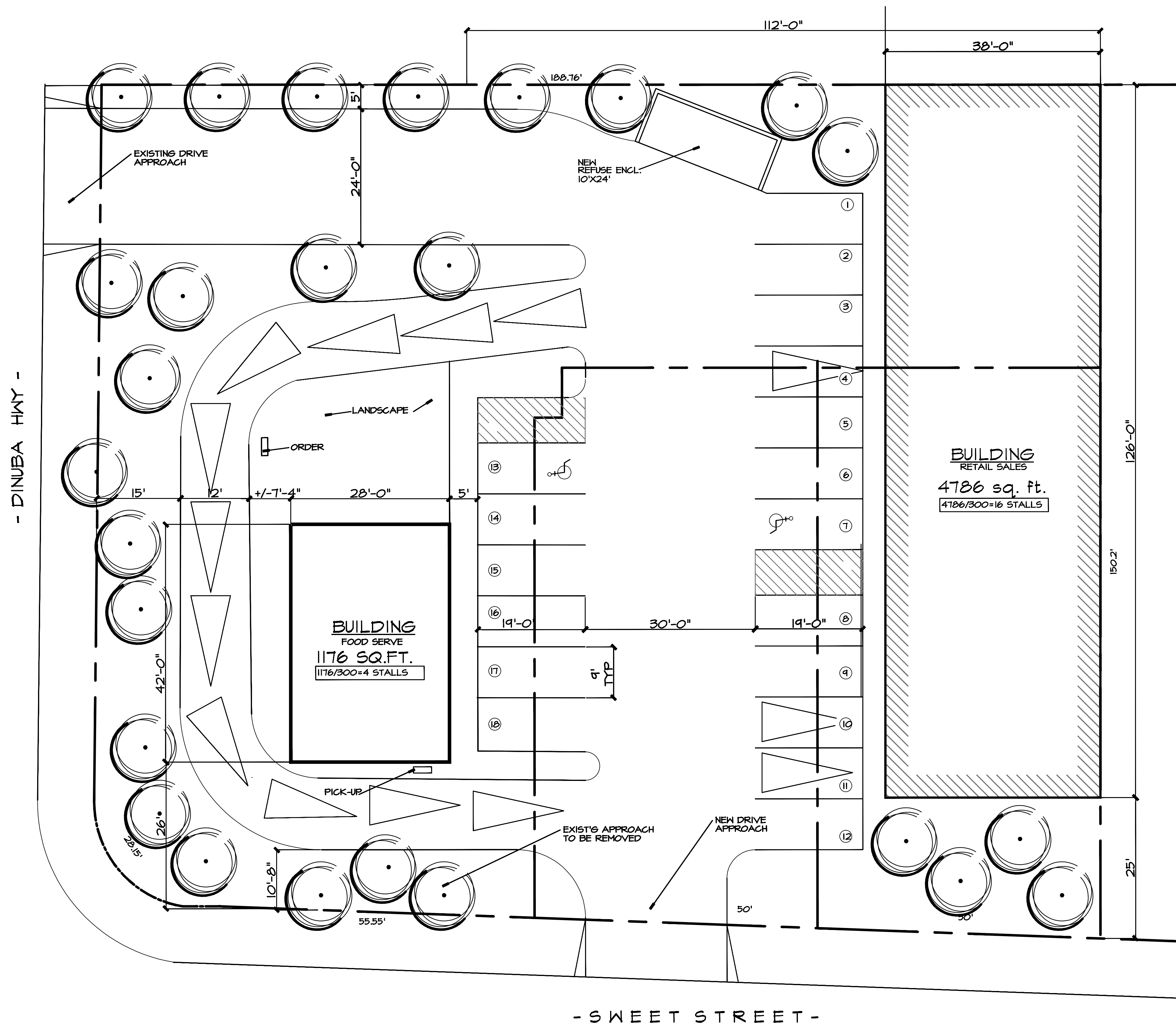
I designate STEVE SPARSHOT to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to PROCESS SITE PLAN REVIEW relative to the property mentioned herein.


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

Executed this 25 day of August, 2021

OWNER	AGENT
Signatures	Signatures
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Owner	Signature of Agent
<u>3531 W. Buena Vista Ave</u>	<u>1204 W. EVANS</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93291</u>	<u>VISALIA, CA, 93277</u>
<u>559-<del>0000</del> 936-3465</u>	<u>559-679-7565</u>
Owner Phone Number	Agent Phone Number





VICINTY MAP  NO SCALE

**SITE INFO:**

EXISTING USE: VACANT BUILDING TO BE REMOVED  
 (2) RESIDENCES TO BE REMOVED  
 PROPOSED: DRIVE-THRU DONUT SHOP, NO INDOOR EATING  
 GENERAL PLAN: NEIGHBORHOOD COMMERCIAL  
 EXISTING ZONING: NEIGHBORHOOD COMMERCIAL  
 APN 091-161-052, 047 & 009  
 SITE AREA: ..... +/-26,136 SQ. FT.

**OWNER:**

SIEN Y TANG  
 3531 W. BUENA VISTA AVE  
 VISALIA, CA.

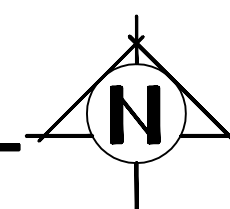
**PARKING**

4786 SQ. FT. RETAIL BUILDING/300=16 STALLS  
 1176 SQ. FT. DRIVE-UP/300=4 STALLS  
 DRIVE THRU

TELEPHONE: SBC TELEPHONE CO.  
 WATER: CALIFORNIA WATER SERVICE CO.  
 REFUSE: CITY OF VISALIA  
 SEWER: CITY OF VISALIA  
 STORM: CITY OF VISALIA  
 SOLID WASTE: CITY OF VISALIA  
 GAS: THE GAS CO.  
 POWER: SOUTHERN CALIF. EDISON CO.

**SITE PLAN**

1526 N. DINUBA BLVD.  
 VISALIA, CALIF.  
 APN 091-161-052, 047 & 009



Scale: 1" = 10'-0"

STEPHEN O. SPARSHOTT

DESIGN & DRAFTING  
 1206 N. EVANS  
 VISALIA, CALIF. 93278  
 554-694-7565

A DRIVE THRU & RETAIL BUILDING FOR:

**SIEN Y TANG**  
 1526 N. DINUBA BLVD. VISALIA, CA.

SHEET

OF



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Les Schwab Tire Center Date: 8/26/2021  
 Project Description: New construction of Les Schwab Tire Center within the Visalia Parkway development  
SPR Resubmittal wasn't required in 2019, but assuming R&P expired and would like to check in with City regardless  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2019-105 (REF)  
 Property Owner: SFP-E, LLC, a limited liability company  
 Applicant(s) Name: SFP-E, LLC, a limited liability company  
 Project Address/Location: SWC of Visalia Parkway & Mooney Boulevard  
 Assessor Parcel Number: 126 - 960 - 001 (Portion)  
 Parcel Size (Acreage or Square Feet): 1.38 acres Building or Suite Square Footage: ~9,530 sf

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

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

Date Received: 08/26/2021  
 SPR Agenda: 09/01/2021 Item No. \_\_\_\_\_  
 Zone: C-R SPR No. 21-156  
 Historic District: Yes  No   
 Flood Zone: X  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant Land  
 Proposed Building Use: Tire Sales & Service  
 Proposed Hours of Operation: 8:00 am - 6:00pm (M-F), 8:00 am - 5:00 pm (Sat)  
 Days of Week In Operation (Circle): Su  ~~M~~  ~~T~~  ~~W~~  ~~Th~~  ~~F~~  ~~Sa~~   
 Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 15-20  
 Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed 250  
 Predicted Peak Operating Hour: \_\_\_\_\_  
 Describe Any Truck Delivery Schedule & Operations: Deliveries occur outside or normal business hours  
 \_\_\_\_\_  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): None  
 \_\_\_\_\_  
 Describe Any Special Events Planned for the Facility: None  
 \_\_\_\_\_

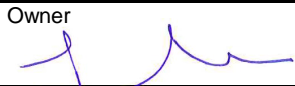
**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

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  - 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>Terra J. Mortensen, Galloway</u>	Signature of Owner or Authorized Agent*	
Address: <u>8050 North Palm, Suite 300</u>	<u>See attached letter of agency</u>	
City, State, Zip <u>Fresno, CA 93711</u>	Owner	Date
Phone: <u>559-721-5030</u>		<u>8/26/21</u>
Email: <u>Fresno, CA 93711</u>	Authorized Agent*	Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

\_\_\_\_\_

AGENT:

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

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

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

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



4/26/2017

RE: SWC Visalia Pkwy & S Mooney Blvd, identified as APN 126-960-001 ("Property")

To Whom It May Concern:

SFP-E, LLC ("Purchaser") is under contract to purchase the Property from VISCA INVESTMENT COMPANY, A LIMITED PARTNERSHIP ("Owner").

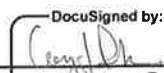
Purchaser is developing on the Property a Les Schwab Tire Center and hereby appoints Galloway and Company, Inc. ("Galloway") as its agent for purposes of submitting to and processing with the City of Visalia all necessary document, forms, and applications as they pertain to such development.

By separate statement submitted herewith, Purchaser has been authorized by Owner to facilitate such development.

Galloway is not authorized to execute any binding documents on behalf of Purchaser.

This letter confirms that the undersigned represents the sole contract purchaser of the Property and that no other party's consent is required to represent said contract purchaser for required development and permitting applications.

SFP-E, LLC

By:  \_\_\_\_\_  
Corey J. Parks, Secretary

DEVELOPED BY:



**SITE ANALYSIS TABLE:**

SWC VISALIA PARKWAY AND S. MOONEY BLVD.

**SITE AREA**  
LES SCHWAB SITE: APPROX 1.38 AC.

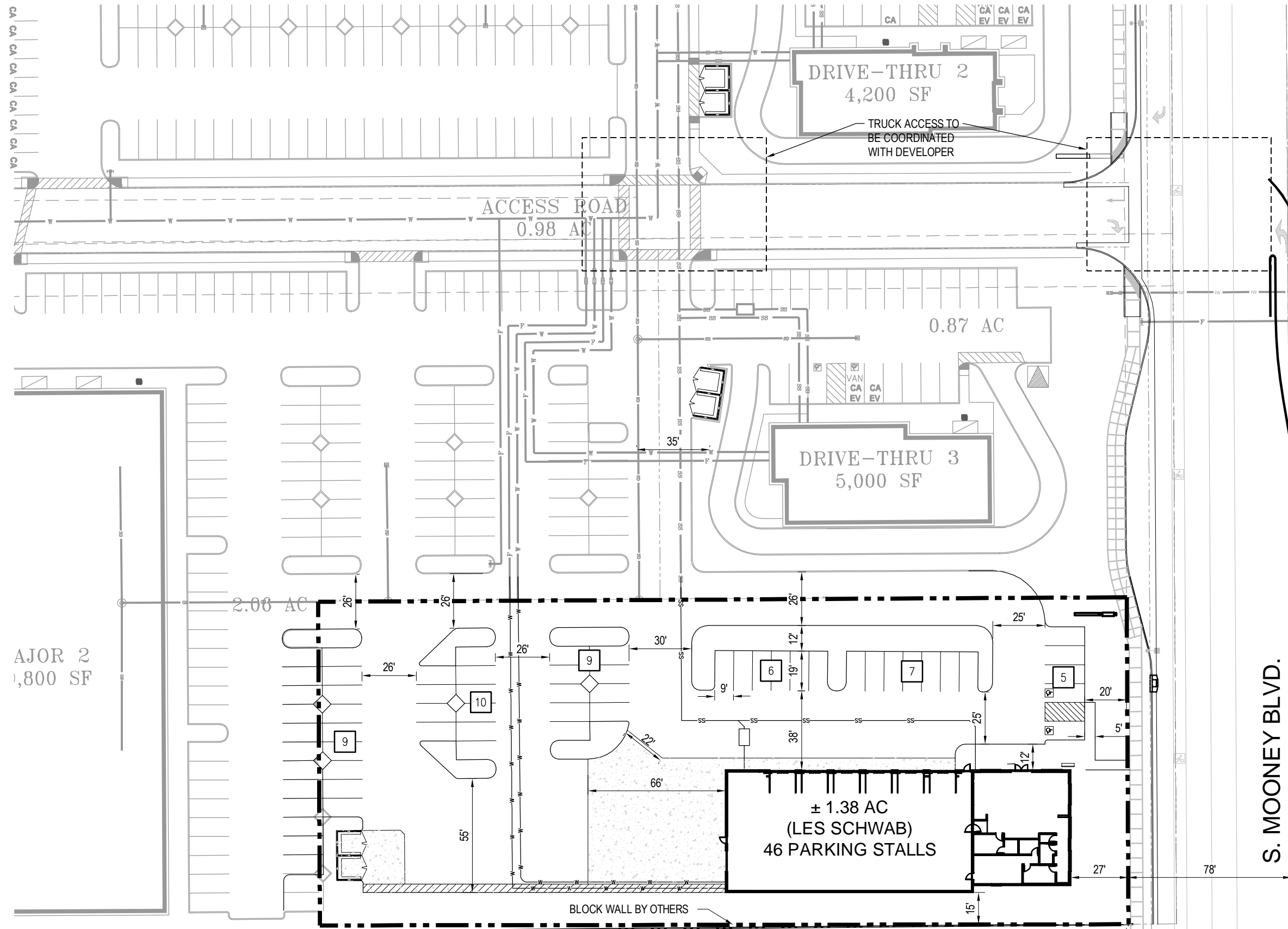
**BUILDING AREA** ~9,530 sf  
TYPE:

**PARKING COUNT:**  
REQUIRED: 30 SPACES  
PROPOSED: 44 SPACES (INCLUDING 2 ACCESSIBLE)

**SETBACKS:**  
BUILDING FRONT - 20'  
BUILDING REAR - 0' (15' IF ABUTTING RESIDENTIAL)  
BUILDING SIDE - 0' (15' IF ABUTTING RESIDENTIAL)  
BUILDING SIDE - 0' (15' IF ABUTTING RESIDENTIAL)

LANDSCAPE FRONT - 20'  
LANDSCAPE REAR - 5'  
LANDSCAPE SIDE - 5'  
LANDSCAPE SIDE - 5'

**GENERAL NOTES:**  
• PLAN FOR ILLUSTRATIVE PURPOSES ONLY.



AJOR 2  
1,800 SF

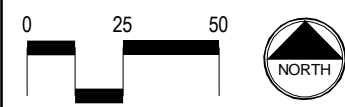
S. MOONEY BLVD.

**NOTE:**  
THE BOUNDARIES OF THIS DRAWING WERE DEVELOPED FROM SCALED INFORMATION AND SHOULD NOT BE CONSTRUED AS ACCURATE.

**COPYRIGHT NOTICE**  
THIS DRAWING IS THE PROPERTY OF THE ABOVE REFERENCED COMPANIES AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ISSUING COMPANY.

PROPERTY LINE

PROPOSED IMPROVEMENTS  
PROPOSED PARKING SPACES SYSL/4"  
PROPOSED PAVING



**Galloway**  
Planning. Architecture. Engineering.

7591 N. Ingram Avenue, Suite 101  
Fresno, CA 93711  
559.721.5030  
303.770.3636  
www.gallowayUS.com



**VISALIA, CA**

COMMONS AT VISALIA PARKWAY

DEVELOPED BY:



**SITE ANALYSIS TABLE:**

SWC VISALIA PARKWAY AND S. MOONEY BLVD.

**SITE AREA**  
LES SCHWAB SITE: APPROX 1.38 AC.

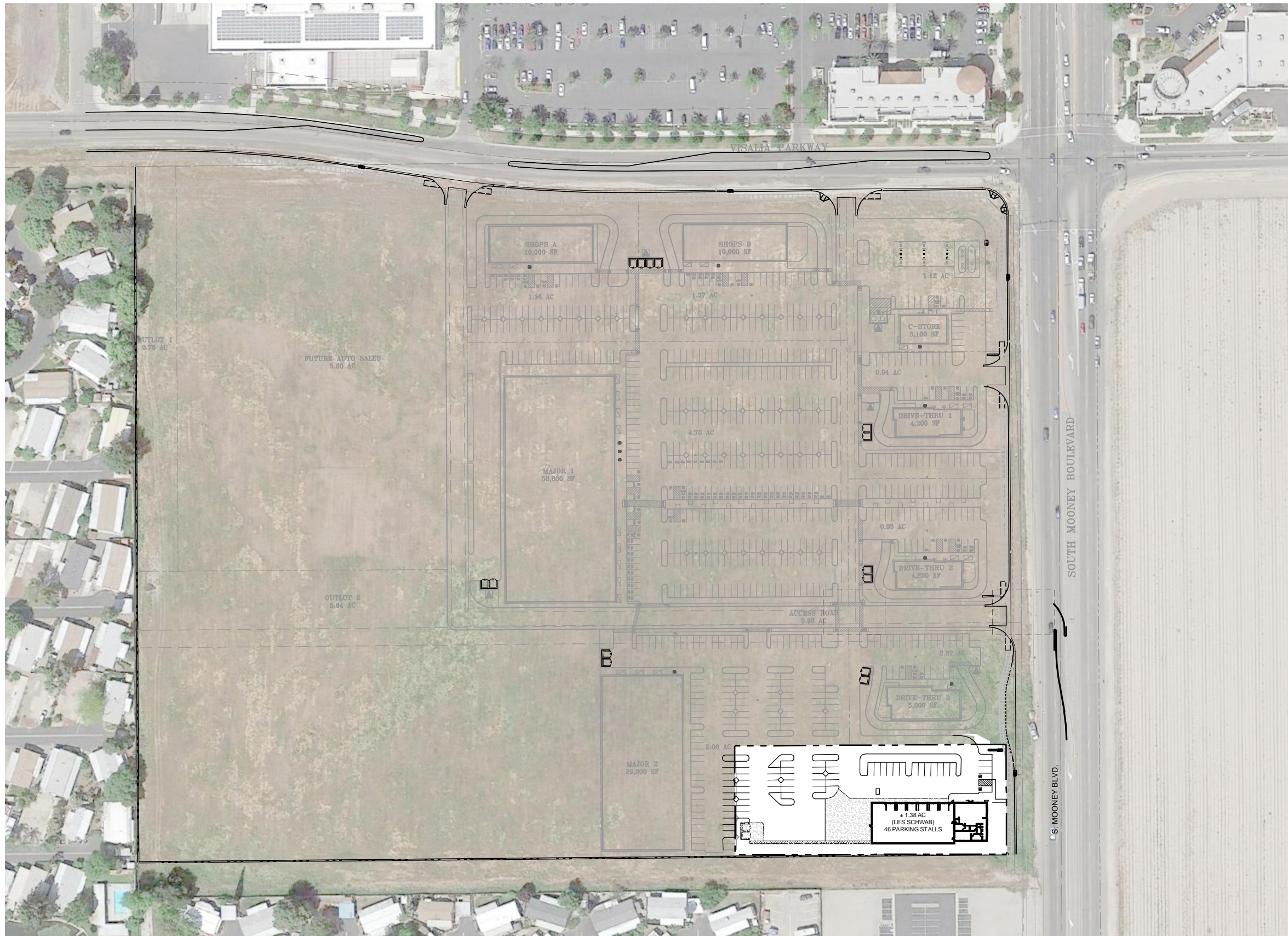
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LANDSCAPE SIDE - 5'  
LANDSCAPE SIDE - 5'

**GENERAL NOTES:**  
• PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

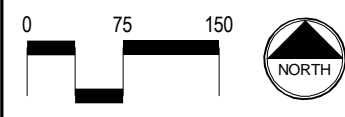


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PROPERTY LINE

PROPOSED IMPROVEMENTS  
PROPOSED PARKING SPACES SYSL/4"  
PROPOSED PAVING

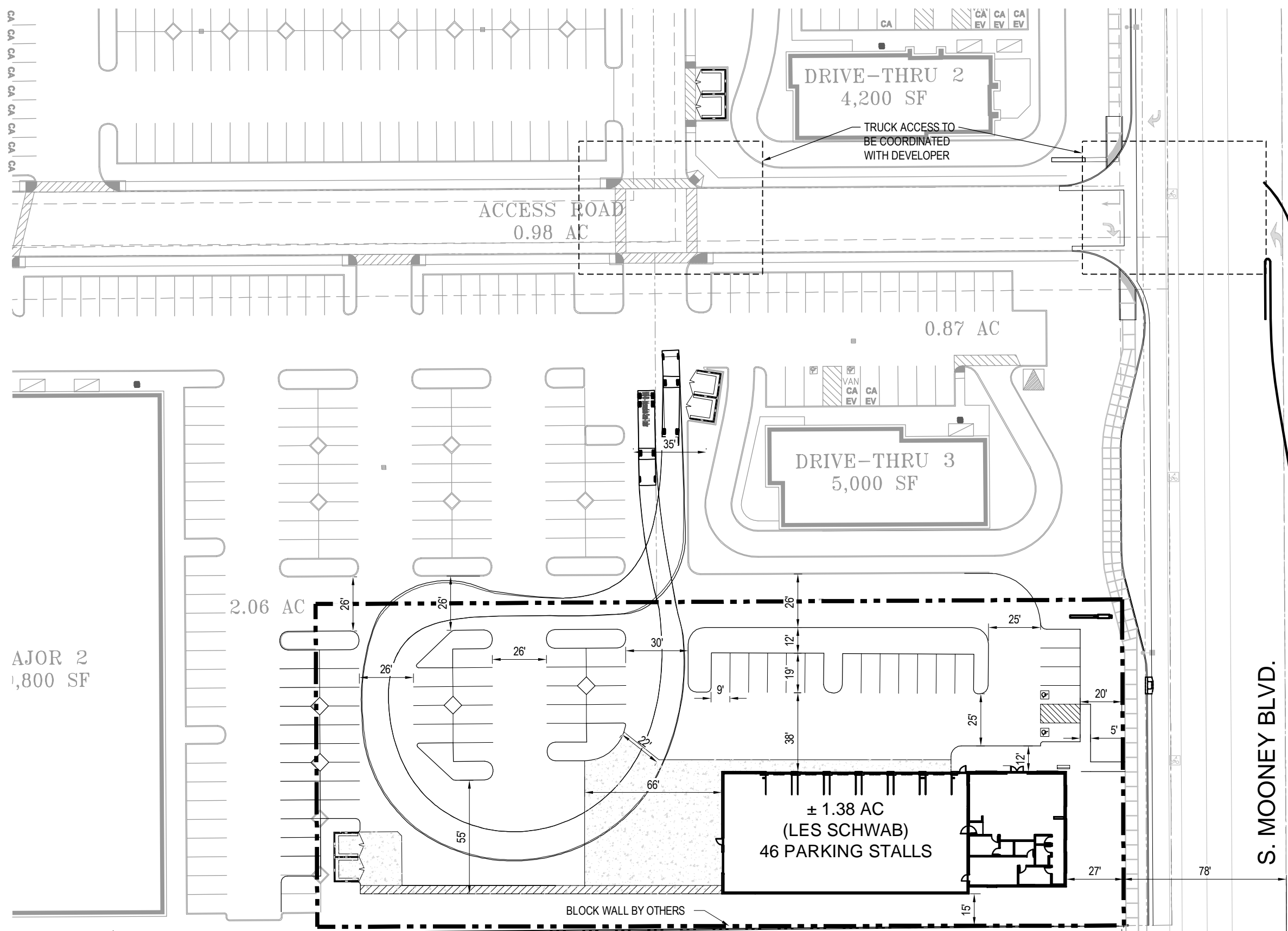


LAYOUT B6  
08/09/21

AERIAL PLAN  
2 OF 2



DEVELOPED BY:



S. MOONEY BLVD.

AJOR 2  
1,800 SF

2.06 AC

0.87 AC

DRIVE-THRU 2  
4,200 SF

DRIVE-THRU 3  
5,000 SF

± 1.38 AC  
(LES SCHWAB)  
46 PARKING STALLS

ACCESS ROAD  
0.98 AC

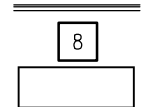
BLOCK WALL BY OTHERS

TRUCK ACCESS TO  
BE COORDINATED  
WITH DEVELOPER

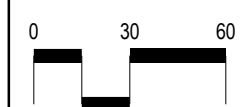
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AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE  
EXPRESS WRITTEN PERMISSION FROM THE ISSUING COMPANY.

PROPERTY LINE



PROPOSED IMPROVEMENTS  
PROPOSED PARKING SPACES SYS/L4"  
PROPOSED PAVING



7581 N. Ingram Avenue, Suite 101  
Fresno, CA 93711  
558 721 5030  
303 776 3636  
www.gallowayUS.com

LAYOUT B6  
08/09/21

TRUCK PLAN  
NOT A PART

# 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: Higgins Ranch Date: 8/25/21

Project Description: New Subdivision w/ 179 lots SF

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

Property Owner: Richard Nash

Applicant(s) Name: Quest Equity LLC

Project Address/Location: Lover Lane & cherry south east corner

Assessor Parcel Number: 127-030-018

Parcel Size (Acreage or Square Feet): 32 Acres Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

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

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

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

Date Received: 08/25/2021

SPR Agenda: 09/01/2021 Item No. \_\_\_\_\_

Zone: X SPR No. 21-157

Historic District: Yes  No

Flood Zone: X  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: AG

Proposed Building Use: Residential

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

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

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

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

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

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

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

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

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



<b>SITE PLAN REQUIREMENTS</b>	<b>SITE PLAN MINIMUM REQUIREMENTS</b>																		
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<b>REQUIRED SIGNATURE</b>	<p>Applicant Information (Final comments will be mailed to the name and address provided below)</p> <p>Name: _____ Signature of Owner or Authorized Agent*                  Address: _____ <u>Richard Nash</u> _____ 8/26/2021  <small>A70905C13DEC43D</small> Date                  City, State, Zip _____ Owner Date                  Phone: _____ Authorized Agent* _____ Date                  Email: _____</p> <p><small>* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.</small></p>																		
<b>AGENCY AUTHORIZATION FORM</b>	<b>AGENCY AUTHORIZATION</b>																		
	<p>OWNER:                  I, <u>Richard Nash</u>, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  <u>127,030,018</u></p> <p>AGENT:                  I designate <u>Greg Nonly (Agent)</u> 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.</p> <p>I declare under penalty of perjury the foregoing is true and correct.</p> <p>Executed this <u>25</u> day of <u>Aug</u>, 20<u>21</u></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">OWNER</td> <td style="width: 50%; text-align: center;">AGENT</td> </tr> <tr> <td style="text-align: center;">DocuSigned by: <u>Richard Nash</u> <small>A70905C13DEC43D</small> Signature of Owner</td> <td style="text-align: center;">Signatures <u>Greg Nonly</u> Signature of Agent</td> </tr> <tr> <td>Owner Mailing Address</td> <td><u>1878 N. Moony Suite J</u> Agent Mailing Address</td> </tr> <tr> <td>Owner Phone Number</td> <td><u>TULARE CA 93224</u> Agent Phone Number <u>559-799-6993</u></td> </tr> </table>	OWNER	AGENT	DocuSigned by: <u>Richard Nash</u> <small>A70905C13DEC43D</small> Signature of Owner	Signatures <u>Greg Nonly</u> Signature of Agent	Owner Mailing Address	<u>1878 N. Moony Suite J</u> Agent Mailing Address	Owner Phone Number	<u>TULARE CA 93224</u> Agent Phone Number <u>559-799-6993</u>										
OWNER	AGENT																		
DocuSigned by: <u>Richard Nash</u> <small>A70905C13DEC43D</small> Signature of Owner	Signatures <u>Greg Nonly</u> Signature of Agent																		
Owner Mailing Address	<u>1878 N. Moony Suite J</u> Agent Mailing Address																		
Owner Phone Number	<u>TULARE CA 93224</u> Agent Phone Number <u>559-799-6993</u>																		
	Page 2 of 2																		



# TENTATIVE SUBDIVISION FOR HIGGINS RANCH

VISALIA CALIFORNIA

REVISIONS	DATE	BY
1		BN
2	AUGUST 2021	
3		
4		

## OWNER

NASH LIMITED PARTNERSHIP

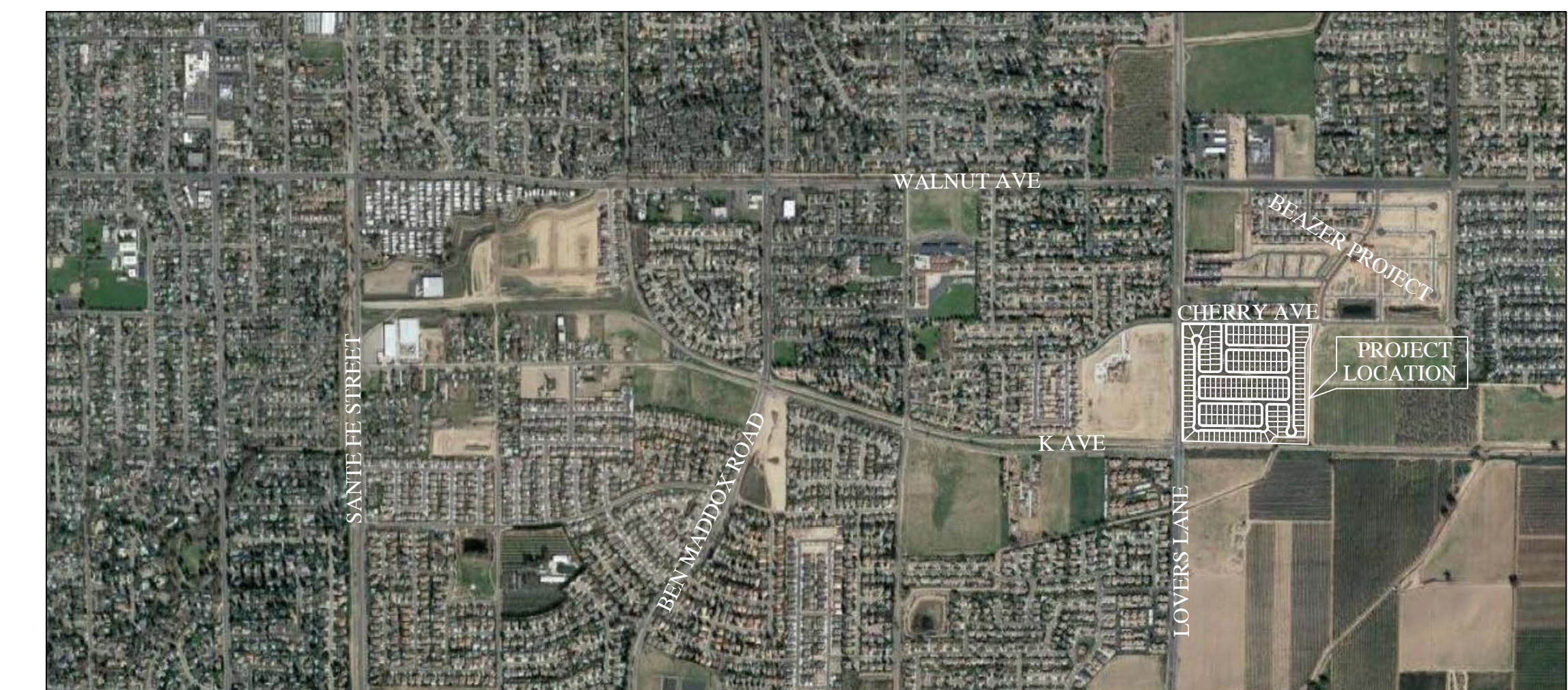
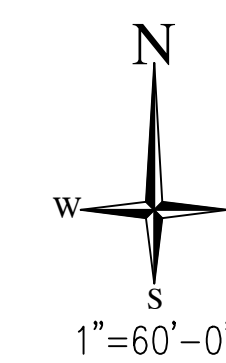
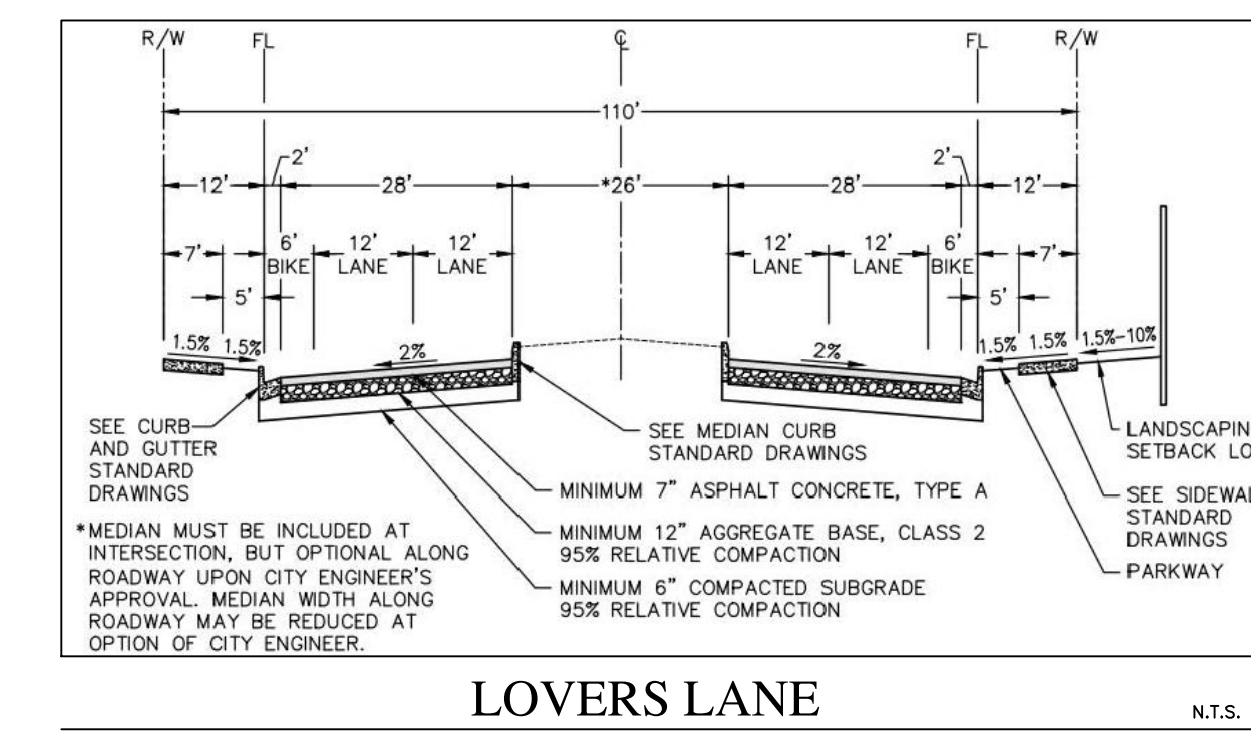
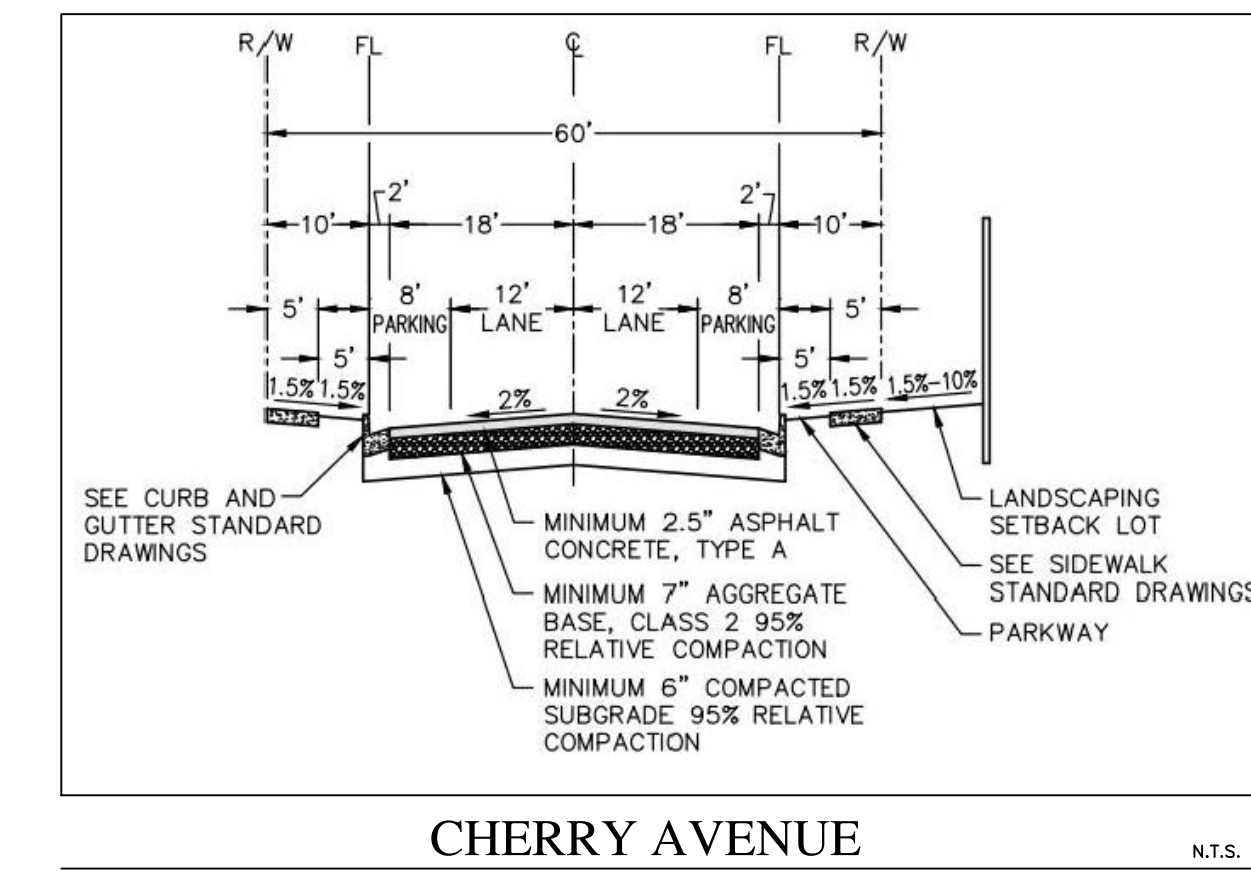
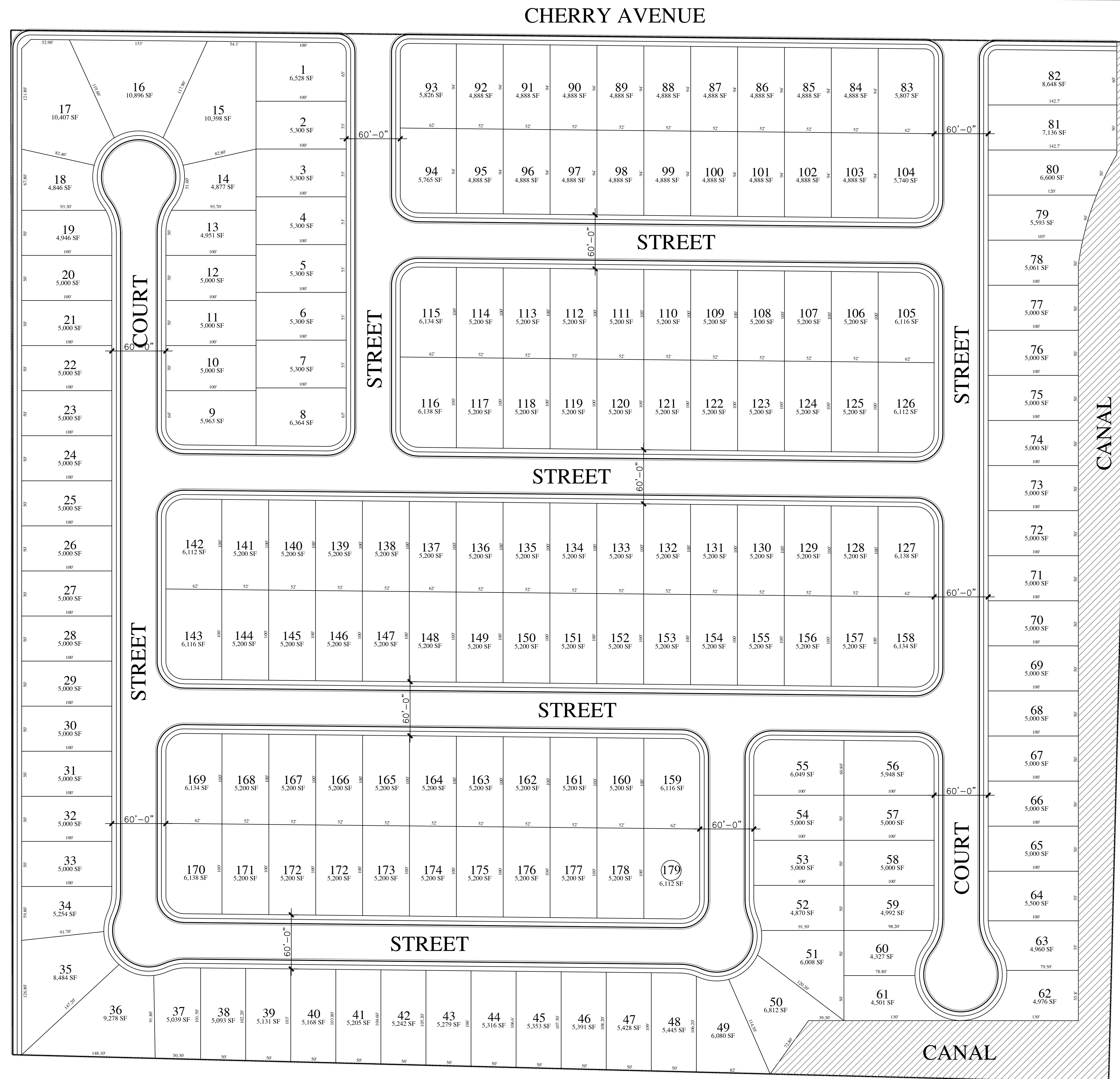
## DEVELOPER

QUEST EQUITY LLC  
 GREG NUNLEY (559)799-6993  
 1878 N. MOONEY BLVD SUITE J  
 TULARE, CA 93214  
 APN: 127-030-018

## PROJECT INFO

SOUTH EAST CORNER OF LOVERS LANE AND CHERRY AVENUE  
 APN: 127-030-018  
 TOTAL AREA: 32.35 AC  
 EXIST. USE: AGRICULTURE  
 PROPOSED USE: RESIDENTIAL  
 FLOOD ZONE: X  
 TOTAL LOTS: 179  
 LOT AREA: 4,321 MIN/ 10,896 MAX  
 ZONING: R-1  
 DENSITY: 5.53 UNITS/AC

LOVERS LANE



**A.W. ENGINEERING**  
 VISALIA, CA 93292  
 724 N. BEN MADDOX WAY SUITE A  
 (559) 713-6139  
 oengineering09@gmail.com

TENTATIVE SUBDIVISION FOR  
**HIGGINS RANCH**  
 VISALIA CALIFORNIA

SHEET  
**SITE**  
 JOB NUMBER: