

SITE PLAN REVIEW AGENDA

12/15/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1

SITE PLAN NO: SPR21217

PROJECT TITLE: Starbucks on McAullif

DESCRIPTION: Tenant Improvement for a new Starbucks Restaurant with Drive-thru. Extended hours of operation from 4 am to 12:00 am. (C-MU)

APPLICANT: Elizabethh Valerio

OWNER: MCAULIFF CENTER LP

APN: 103120084

LOCATION: 1322 N MC AULIFF ST

ITEM NO: 2

SITE PLAN NO: SPR21218

PROJECT TITLE: The Sequoia-Fire/Solid Waste Access

DESCRIPTION: Solid Waste and Fire Access from S. Central St (C-MU) Ref: SPR 20-173

APPLICANT: Paul N. Miller

OWNER: RAGHU NEIL(TR REV TR)

APN: 096321012

LOCATION:

ITEM NO: 3

SITE PLAN NO: SPR21219

PROJECT TITLE: Higgins Ranch

DESCRIPTION: Proposing to split 1 (one) 32.25 acer parcel into 2 (two) parcels. Parcel 1 18.50 ac and Parcel 2 being 13.84 ac. (X)

APPLICANT: Greg Nunley

OWNER: NASH LIMITED PARTNERSHIP

APN: 127030018

LOCATION: Southeast Corner of Lovers Lane & Cherry Ave

ITEM NO: 4

SITE PLAN NO: SPR21220

PROJECT TITLE: Mission Oak Phase 2

DESCRIPTION: Develop and Construct phase 2 of new office complex, Proposed 4 new buildings, Office Buildings totalir 27,000 sf and supporting Civil Facilities. (O-PA)

APPLICANT: Jim Robinson

OWNER: COREVAL LLC

APN: 000014854

LOCATION: 5645 W DE LAS ROBLES

ITEM NO: 5

SITE PLAN NO: SPR21221

PROJECT TITLE: Lubisich Office Warehouse Lots 20 & 21

DESCRIPTION: New Multi-tenant Office/Warehouse site and building development. Lots 20 & 21 of American Business Park to be merged to form a single lot. (I)

APPLICANT: Nicholas Crawford AIA

OWNER: GARFIELD PARK HIGHLANDS LP

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

12/15/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

APN: 081130081
081130080

LOCATION: North Gateway St. between W. Nicholas Ave & W. Lgeacy 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.

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: Starbucks Date: 12/01/21

Project Description: Tenant Improvement for a new Starbucks Restaurant with Drive-thru.
Extended hours of operation from 4:30am to 12:00am Midnight.

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

Property Owner: McAuliff Center, LP

Applicant(s) Name: Elizabeth Valerio

Project Address/Location: 1322 N. McAuliff Street

Assessor Parcel Number: 1 0 3 - 1 2 0 - 0 8 4

Parcel Size (Acreage or Square Feet): 2.45 Building or Suite Square Footage: 2000

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 275,00

Describe All Proposed Building Modifications: _____

Interior TI and extended hours of op from 4:30am to 12:00am Midnight

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

Date Received: 12/07/2021

SPR Agenda: 12/15/2021 Item No. _____

Zone: C-MU SPR No. 21-217

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 but Approved for restaurant with Drive-thru.

Proposed Building Use: Starbucks

Proposed Hours of Operation: 4:30am to 12:00am Midnight

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

Number of Employees Per Day: Existing _____ Proposed 4

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

Predicted Peak Operating Hour: 6:30am to 9:00am and 12:00pm to 1:30pm

Describe Any Truck Delivery Schedule & Operations: 12:00am to 4:00am daily

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: <u>McAuliff Center LLP</u> Address: <u>PO Box 1958</u> City, State, Zip: <u>Corona, CA 92878</u> Phone: _____ Email: _____ | Signature of Owner or Authorized Agent*  Owner _____ Authorized Agent* _____ | _____ Date <u>12-6-2021</u> _____ 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, McAuliff Center, LP, declare as follows; I am the owner of certain real property

bearing assessor's parcel number (APN):


103-120-084

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 6th day of December, 2021.

| OWNER | Signatures | AGENT |
|-----------------------------------------------------------------------------------------------------------|------------|--------------------------------|
|  Signature of Owner | | _____ Signature of Agent |
| <u>P.O. Box 1958</u> Owner Mailing Address | | _____ Agent Mailing Address |
| <u>Corona, CA 92878</u> Owner Phone Number | | _____ Agent Phone Number |

ACKNOWLEDGMENT

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

State of California
County of Riverside)

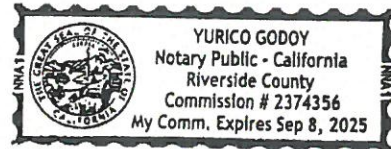
On November 6, 2021 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Yurico Godoy (Seal)



ACKNOWLEDGMENT

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

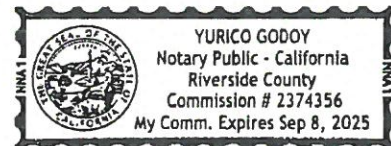
State of California
County of Riverside)

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(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature *Yurico Godoy* (Seal)

Memo**Re: Drive-Thru Sound Pressure Levels From the Menu Board or Speaker Post**

The sound pressure levels from the menu board or speaker post are as follows:

1. Sound pressure level (SPL) contours (A weighted) were measured on a typical HME SPP2 speaker post. The test condition was for pink noise set to 84 dBA at 1 foot in front of the speaker. All measurements were conducted outside with the speaker post placed 8 feet from a non-absorbing building wall and at an oblique angle to the wall. These measurements should not be construed to guarantee performance with any particular speaker post in any particular environment. They are typical results obtained under the conditions described above.
2. The SPL levels are presented for different distances from the speaker post:

| Distance from the Speaker (Feet) | SPL (dBA) |
|----------------------------------|-----------|
| 1 foot | 84 dBA |
| 2 feet | 78 dBA |
| 4 feet | 72 dBA |
| 8 feet | 66 dBA |
| 16 feet | 60 dBA |
| 32 feet | 54 dBA |

3. The above levels are based on factory recommended operating levels, which are preset for HME components and represent the optimum level for drive-thru operations in the majority of the installations.

Also, HME incorporates automatic volume control (AVC) into many of our Systems. AVC will adjust the outbound volume based on the outdoor, ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system. See below for example:

| Distance from Outside Speaker | Decibel Level of standard system with 45 dB of outside noise <u>without</u> AVC | Decibel level of standard system with 45 dB of outside noise <u>with</u> AVC active |
|-------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1 foot | 84 dBA | 60 dBA |
| 2 feet | 78 dBA | 54 dBA |
| 4 feet | 72 dBA | 48 dBA |
| 8 feet | 66 dBA | 42 dBA |
| 16 feet | 60 dBA | 36 dBA |

If there are any further questions regarding this issue please contact HME customer service at 1-800-848-4468.

Thank you for your interest in HME's products.

Starbucks
1322 N. Mcauliff Street
Site Plan Review - Operational Letter

Starbucks is proposing a new tenant improvement for a 2,000 sq.ft. Drive-thru restaurant space 3708 E. Houston Ave., Chevron Gas Station Shopping Center.

Resolution #2016-10 to construct a gas station development on 2.45 acres of a 3.84-acre site; and, consisting of a 7,700 square foot commercial building, 4,408 square foot fuel canopy and a 1,000 square foot automated carwash building. The 7,700 square foot commercial building will be divided into three tenant spaces comprised of a 3,000 square foot convenience store, 2,000 square foot fast food tenant space with a drive-thru lane, 2,700 square foot retail tenant space

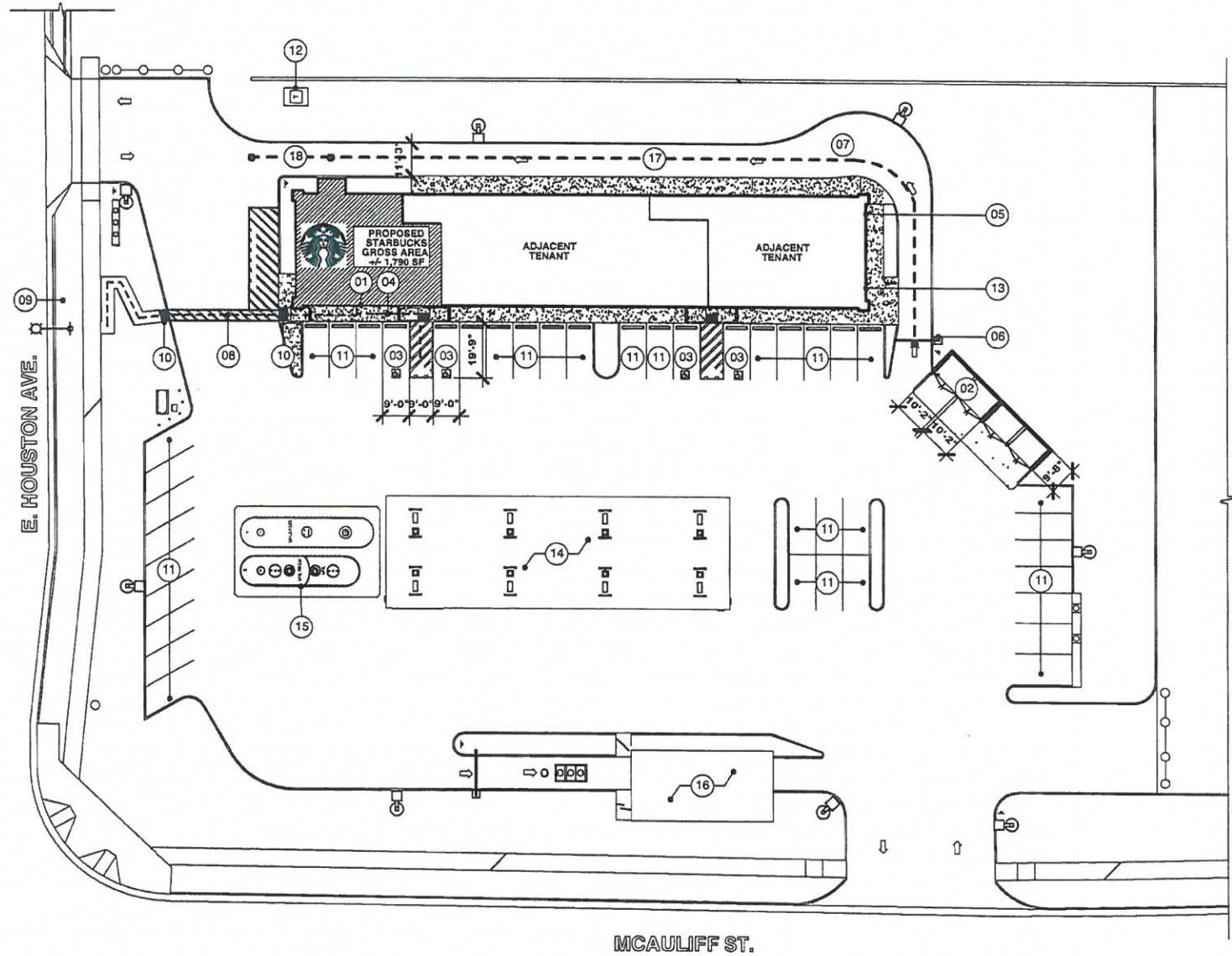
One of the conditions of approval limits the Drive-thru hours from 7:00am to 10:00pm. Starbucks is requesting the hours to be extended from 5:30am to 12:00am Midnight.

Starbucks's proposed Drive-thru speaker is well within or below the City of Visalia's Noise Ordinance Standards. The attached Manufacturer's documentation notes that the speaker's decibel level is well below the City Standards based the 250 feet requirement from any R zones. The Speaker also has an Automatic Volume Control system which will adjust the outbound volume based on the outdoor ambient noise level.

These special features installed in the Speaker should not exceed the noise standards per the City Noise Ordinance and will not adversely affect any residential areas.

SITE PLAN KEYNOTES

- 01. ENTRANCE
- 02. TRASH ENCLOSURE- NO ROOF, NO HOSE BIB
- 03. COMPLIANT ACCESSIBLE PARKING STALL
- 04. PATH OF TRAVEL FROM ADA STALL
- 05. GAS METER
- 06. CLEARANCE BAR
- 07. DT LANE
- 08. PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY
- 09. PUBLIC SIDEWALK
- 10. TRUNCATED DOMES
- 11. STANDARD PARKING
- 12. TRANSFORMER
- 13. ROOF ACCESS LADDER
- 14. GAS STATION PUMPS
- 15. GASOLINE CONTAINER REFILL VALVES
- 16. CAR WASH
- 17. DISTANCE BETWEEN CLEARANCE BAR TO DT WINDOW: 264'-0"
- 18. DISTANCE BETWEEN CLEARANCE BAR TO END: 283'-6"



HOUSTON & MCAULIFF

6709 East Houston Avenue,
Visalia, CA 93292

*1322 N.
Mcauliff St.*

STORE #: TBD PROJECT #: TBD

EXISTING CONDITIONS

Site Plan

EC-1

valerio

architecture
and interiors

Scale: 1" = 50'-0"

Date: 12/15/2020

Project No.: 2813-20-140



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GENERAL PROJECT INFORMATION

Project/Business Name: The Sequoia - Fire/Solid Waste Access Date: 12/06/21

Project Description: Solid Waste and Fire Access from S. Central St.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: Reference (20-173)

Property Owner: RH Community Builders

Applicant(s) Name: RH Community Builders

Project Address/Location: 1400 S. Mooney Blvd., Visalia, CA 93277

Assessor Parcel Number: 0 9 6 - 3 2 1 - 0 1 2

Parcel Size (Acreage or Square Feet): 14,438 SF Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ \$25,000 (Site Work)

Describe All Proposed Building Modifications: Solid Waste and Fire Access from S. Central St. to service "The Sequoia" Hotel to Dwelling conversion on adjacent parcel.

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

Date Received: 12/08/2021
 SPR Agenda: 12/15/2021 Item No. _____
 Zone: C-MU SPR No. 21-218
 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: Unimproved lot

Proposed Building Use: Part of "The Sequoia" Hotel to Dwelling conversion on adjacent parcel

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

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, RH Community Builders, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
096-321-012

AGENT:

I designate Paul N. Miller, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Improve site for fire and solid waste access. relative to the property mentioned herein.

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

Executed this 7 day of December, 2021.

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>OWNER</p> <p style="font-size: 1.5em; font-family: cursive;">Brad Harie</p> <p>Signature of Owner</p> <p>2550 W Clinton Ave #142, Fresno, CA 93705</p> <p>Owner Mailing Address</p> <p>+1 (559) 433 - 7613</p> <p>Owner Phone Number</p> | <p>AGENT</p> <p style="font-size: 1.5em; font-family: cursive;">Paul</p> <p>Signature of Agent</p> <p>554 E. Sussex Way, Fresno, CA 93704</p> <p>Agent Mailing Address</p> <p>559-786-3304</p> <p>Agent Phone Number</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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GENERAL PROJECT INFORMATION

Project/Business Name: Higgins Ranch Date: 12/8/2021

Project Description: Proposing to split 1(one) 32.25± ac parcel into 2(two) parcels. Parcel 1 being 18.50 ac and parcel 2 being 13.84 ac

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

Property Owner: Nash Limited Partnership - Richard Nash

Applicant(s) Name: Quest Equity, LLC

Project Address/Location: Southeast Corner of Lovers Lane & Cherry Ave

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

Parcel Size (Acreage or Square Feet): 32.25± 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: 12/08/2021

SPR Agenda: 12/15/2021 Item No. _____

Zone: X SPR No. 21-219

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: 1 existing Residence, remainder is vacant land

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: _____

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.
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 - North arrow
 - All existing & proposed site features
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 - 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: Quest Equity, LLC
 Address: 1878 N Mooney Blvd., Ste J
 City, State, Zip Tulare, Ca 93274
 Phone: 559-799-6993
 Email: greg@swifthomesinc.com

Signature of Owner or Authorized Agent*

Owner

Authorized Agent*

Date

Date

[Handwritten Signature]

[Handwritten Signature]

 12-9-21

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Nash Limited Partnership - Richard Nash declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

127-030-018

AGENT:

I designate AW Engineering - Allen Williams, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Tentative Parcel Map relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

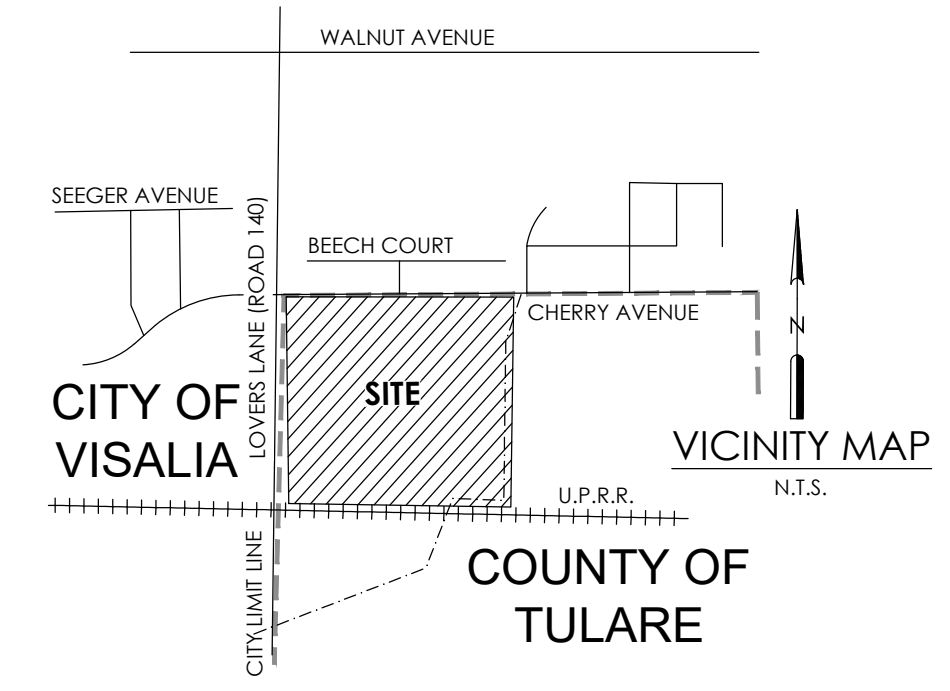
| OWNER | Signatures | AGENT |
|--------------------------------|------------|-------------------------------------|
| <i>[Handwritten Signature]</i> | | <i>[Handwritten Signature]</i> |
| Signature of Owner | | Signature of Agent |
| <u>291 Shasta Ave.</u> | | <u>704 N. Ben Maddox Way, Ste A</u> |
| Owner Mailing Address | | Agent Mailing Address |
| <u>Morro Bay, CA</u> | | <u>Visalia, CA 93292</u> |
| <u>415-960-4080</u> | | <u>559-967-8089</u> |
| Owner Phone Number | | Agent Phone Number |

12-9-21



TENTATIVE PARCEL MAP

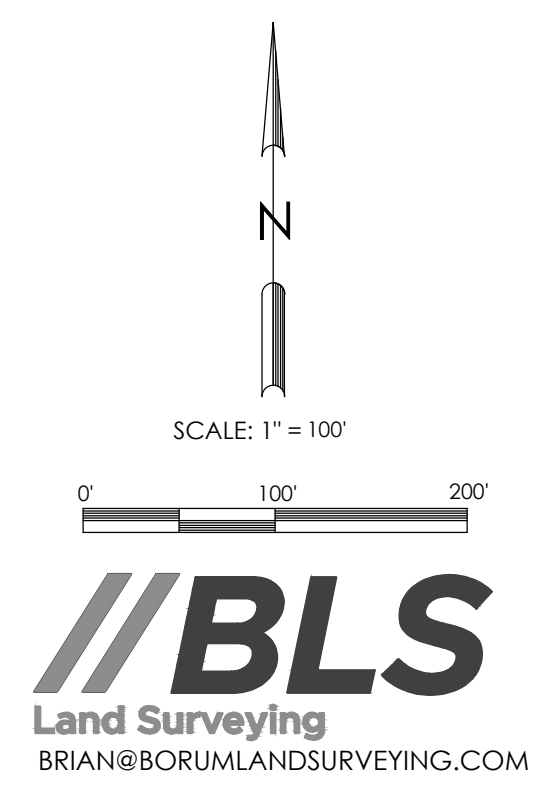
BEING A DIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA. NOVEMBER 2021



OWNER:
NASH LIMITED PARTNERSHIP

AGENT:
AW ENGINEERING
ALLEN WILLIAMS PE
724 NORTH BEN MADDOX WAY
VISALIA CA, 93292
EMAIL: AWILLIAMS@AWE-INC.COM
PHONE: 559-967-8089

SITE INFORMATION:
EXISTING USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: AE-20
PROPOSED ZONING: R-1
TOTAL AREA: 32.34 ± ACRES
TOTAL PARCELS: 4
SEWAGE DISPOSAL: CITY OF VISALIA
WATER SUPPLY: CITY OF VISALIA
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
FLOOD ZONE: ZONE X
APN: 127-030-018



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GENERAL PROJECT INFORMATION

Project/Business Name: Mission Oak Phase 2 Date: 12.9.21

Project Description: Develop and Construct phase 2 of new office complex, Proposed 4 new buildings
Office Buildings totaling 27,000 Sf and supporting Civil Facilities

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

Property Owner: Central Valley Land Co. LLC.

Applicant(s) Name: Central Valley Land Co. LLC.

Project Address/Location: N/A

Assessor Parcel Number: ~~0xx5xxx0x1xx0xx0xx1~~ 000-014-854

Parcel Size (Acreage or Square Feet): 2.77 ac Building or Suite Square Footage: 27,000 SF (total)

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: 12.09.21

SPR Agenda: 12.15.21 Item No. _____

Zone: O-PA SPR No. 21-220

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A

Proposed Building Use: New Office Space

Proposed Hours of Operation: 8:00am - 5:00pm

Days of Week In Operation (Circle): Su Sa

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

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

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

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

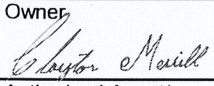
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

| | | |
|--------------------------------------------|-----------------------------------------------------------------------------------|----------------|
| Name: <u>Jim Robinson</u> | Signature of Owner or Authorized Agent* | |
| Address: <u>5607 Avenida de los Robles</u> | | <u>12.9.21</u> |
| City, State, Zip <u>Visalia CA. 93292</u> | Owner | Date |
| Phone: <u>559-732-2660</u> |  | <u>12.9.21</u> |
| Email: <u>Jrobinson@sjvhomes.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, Jim Robinson, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

085-010-104 085-010-089 085-010-091

AGENT:

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

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

Executed this 9th day of December, 2021.

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><u>OWNER</u></p> <p align="center">Signatures</p>  <p>Signature of Owner</p> <p><u>5607 Avenida de los Robles</u></p> <p>Owner Mailing Address</p> <p><u>Visalia CA. 93292</u></p> <p><u>559-732-2660</u></p> <p>Owner Phone Number</p> | <p><u>AGENT</u></p>  <p>Signature of Agent</p> <p><u>324 S. Santa Fe St. Suite A.</u></p> <p>Agent Mailing Address</p> <p><u>Visalia CA. 93292</u></p> <p><u>559-802-3052</u></p> <p>Agent Phone Number</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

MISSION OAKS

TENTATIVE SITE PLAN

BEING A DIVISION OF A PORTION OF THE S 1/4 SECTION 14, TOWNSHIP 18S, RANGE 24E, M.D.B.&M. IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

Required Entitlements:

Site Plan Review

| | |
|--------------------------|----------------------------|
| LEGEND: | |
| APN: | 085-010-086,089,091 |
| ACREAGE: | 3.57 AC |
| FLOOD ZONE: | ZONE X |
| ZONING (EXISTING): | O-PA |
| ZONING (PROPOSED): | O-PA |
| GENERAL PLAN (EXISTING): | OFFICE |
| GENERAL PLAN (PROPOSED): | OFFICE |
| ELECTRICITY: | SOUTHERN CALIFORNIA EDISON |
| TELEPHONE: | AT&T |
| REFUSE: | CITY OF VISALIA |
| NATURAL GAS: | SOUTHERN CALIFORNIA EDISON |
| EXISTING USE: | VACANT |
| PROPOSED USE: | OFFICE BUILDINGS |

SETBACKS (BUILDING):

| | |
|-------------------------------|-----|
| FRONT YARD: | 15' |
| SIDE YARD: | 0' |
| SIDE YARD (ABUTTING R-1/R-M): | 15' |
| REAR YARD: | 0' |
| REAR YARD (ABUTTING R-1/R-M): | 15' |

SETBACKS (LANDSCAPE):

| | |
|-------------|-----|
| FRONT YARD: | 15' |
| SIDE YARD: | 5' |
| REAR YARD: | 5' |

BUILDING FOOTPRINT

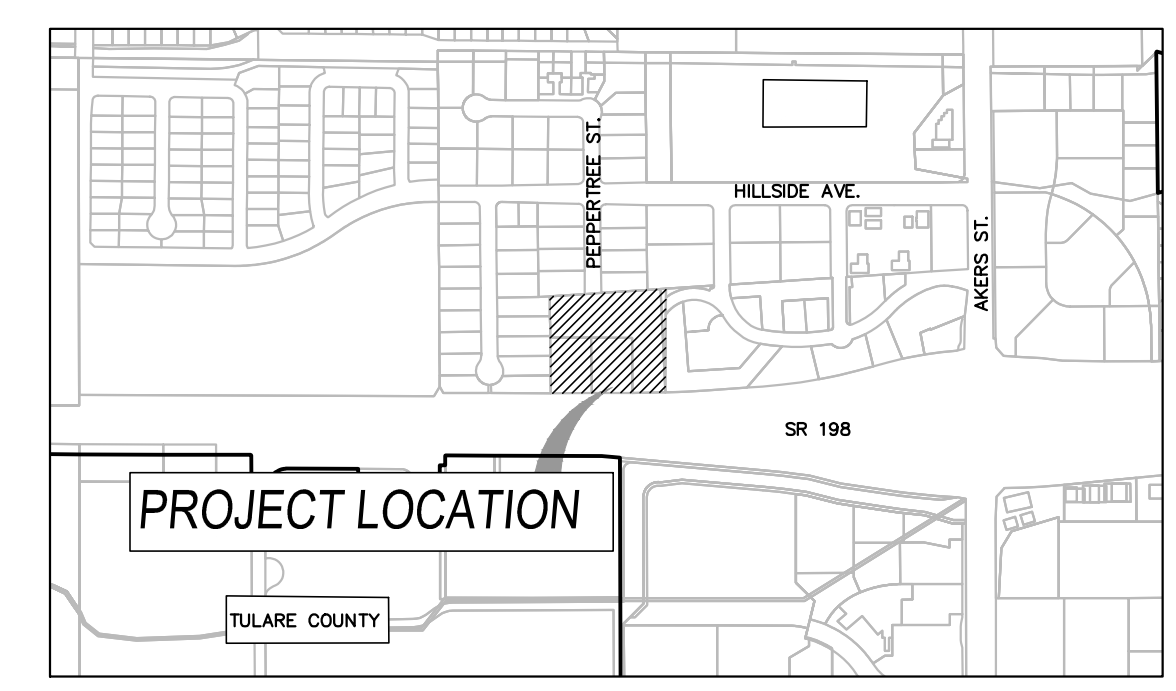
| | |
|---------------|-----------------------------|
| BUILDING 'H': | 5,500 SQ. FT. (FIRST PHASE) |
| BUILDING 'J': | 6,000 SQ. FT. |
| BUILDING 'K': | 6,700 SQ. FT. |
| BUILDING 'L': | 8,000 SQ. FT. |
| BUILDING 'M': | 6,000 SQ. FT. |
| TOTAL: | 32,200 SQ. FT. |

PARKING REQUIREMENTS:

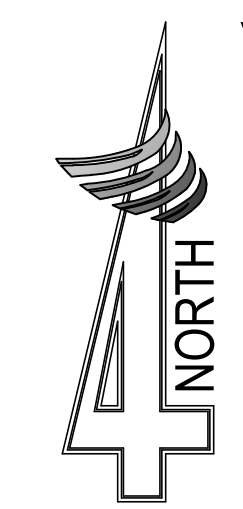
| | |
|-------------|---------------------------------------------------------------|
| OFFICE: | 1 SPACE PER 250 SQ. FT. |
| MEDICAL: | 1 SPACE PER 200 SQ. FT. |
| ACCESSIBLE: | 1 PER EVERY 25 PARKING SPACES 6 ACCESSIBLE SPACES REQUIRED |
| ON-STREET: | 10 STALLS (PARALLEL) |

132 STALLS NEEDED FOR 33,000 SQ. FT. OF OFFICE SPACE

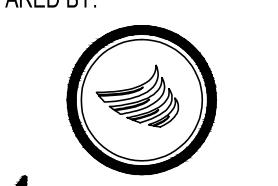
TOTAL PROPOSED: 141 STALLS



VICINITY MAP

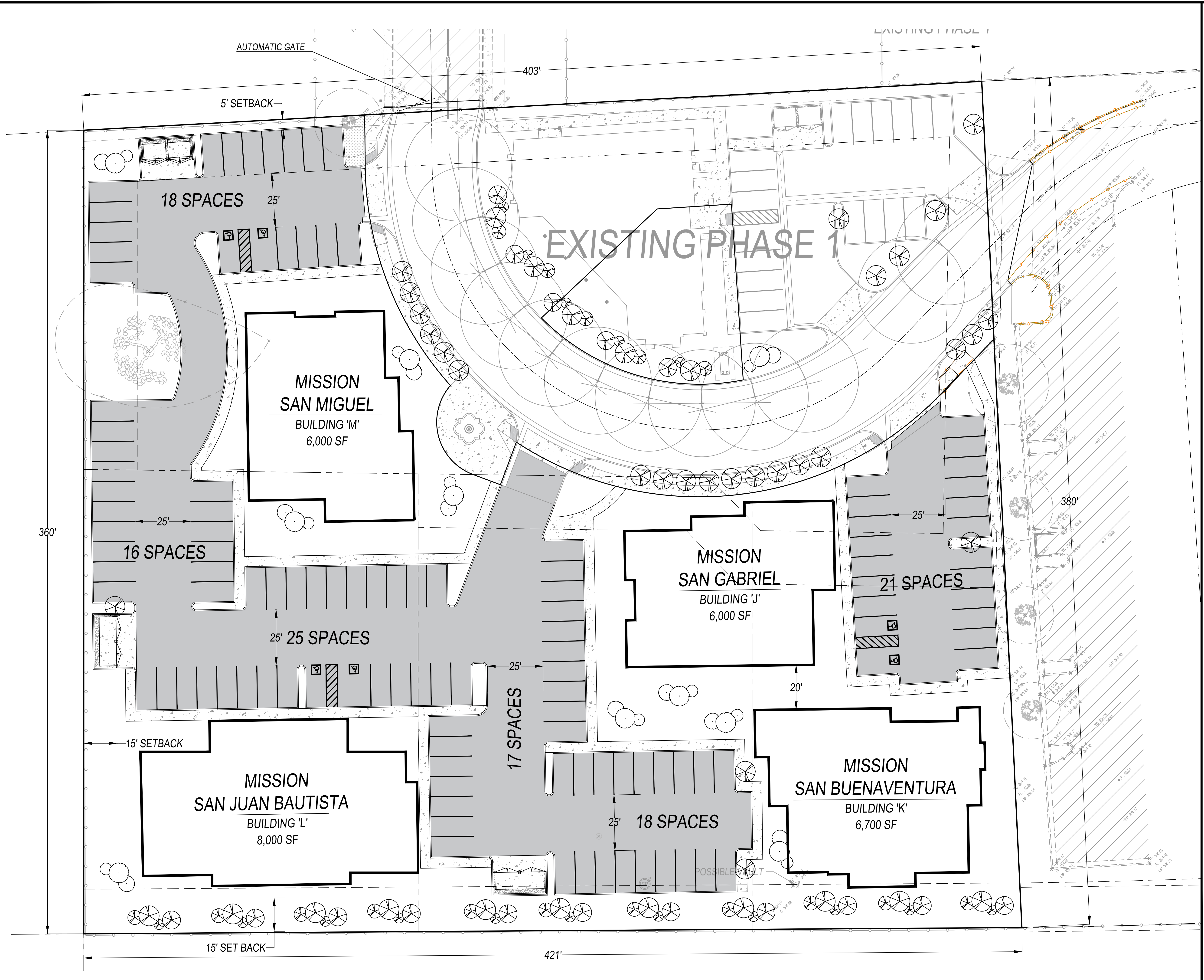


PREPARED BY:



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

4CREEKS



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>Nicholas Crawford, AIA</u> | Signature of Owner or Authorized Agent* | |
| Address: <u>1755 Herndon Ave, Ste 103</u> | Owner _____ | Date _____ |
| City, State, Zip <u>Clovis, CA 93611</u> | | <u>12-09-21</u> |
| Phone: <u>559-977-9779</u> | | Authorized Agent* _____ |
| Email: <u>nicholas@crawfordap.com</u> | | |

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Melvin Lubisich, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
081-130-080 081-130-081

AGENT:

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

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

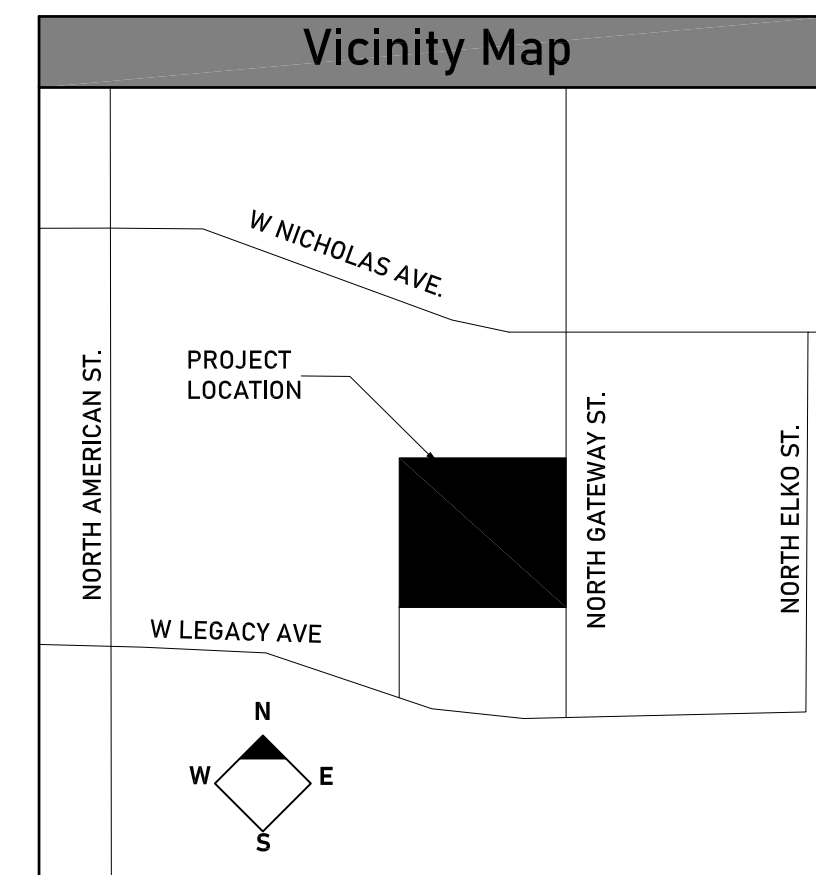
Executed this 9th day of Dec., 2021.

| | |
|------------------------------------------|---------------------------------------------------|
| <p>OWNER</p> | <p>AGENT</p> |
| Signature of Owner | Signature of Agent |
| <u>2824 E Nees Ave, Clovis, CA 93611</u> | <u>1755 Herndon Ave, Ste 103, Clovis CA 93611</u> |
| Owner Mailing Address | Agent Mailing Address |
| <u>559-217-2000</u> | <u>559-977-9779</u> |
| Owner Phone Number | Agent Phone Number |

NOTES:

| Site Legend | |
|-------------|----------------------------------------------------|
| Symbol | Description |
| | Existing Curb/Gutter |
| | Street Centerline |
| | Property Line |
| | Proposed Concrete Pavement |
| | (E) Area to demolished |
| | Proposed Asphalt Concrete |
| | Building Footprint |
| | CMU Wall |
| | SETBACK |
| | Curb/Gutter |
| | Path of Travel |
| | Street Tree Per City Standards - Species T.B.D. |

| Project Data | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Description: New multi-tenant Office/Warehouse site and building development. Lots 20 and 21 of American Business Park to be merged to form a single lot. | |
| Site Data: | |
| Site Address: | N. Gateway Street Visalia, CA, 93291 |
| APN: | 081-130-080 (Lot 20) 081-130-081 (Lot 21) |
| Zoning: | Industrial |
| Site Area: | Lot 20: 26,044 SF Lot 21: 26,744 SF Total : 52,788 SF |
| Building Data: | Construction Type: 2-B Sprinkler System: NFPA-13 No. of Stories: 1 Occupancy: B/S-1 Use: Office/Warehouse |
| Building Areas: | Areas (SF): Tenant A Office: 2,256 Tenant A Warehouse: 7,896 Total Tenant A: 10,152 Tenant B Office: 1,264 Tenant B Warehouse: 5,304 Total Tenant B: 6,568 Total Gross Building: 16,720 Office floor area: 21% |
| Parking Data: | Office (1 stall/250) = 3520/250 = 14 Warehouse (1 stall/1000) = 13,200 = 14 Parking Required = 28 Stalls Parking Provided = 28 Stalls |



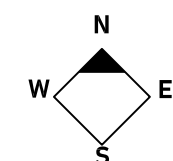
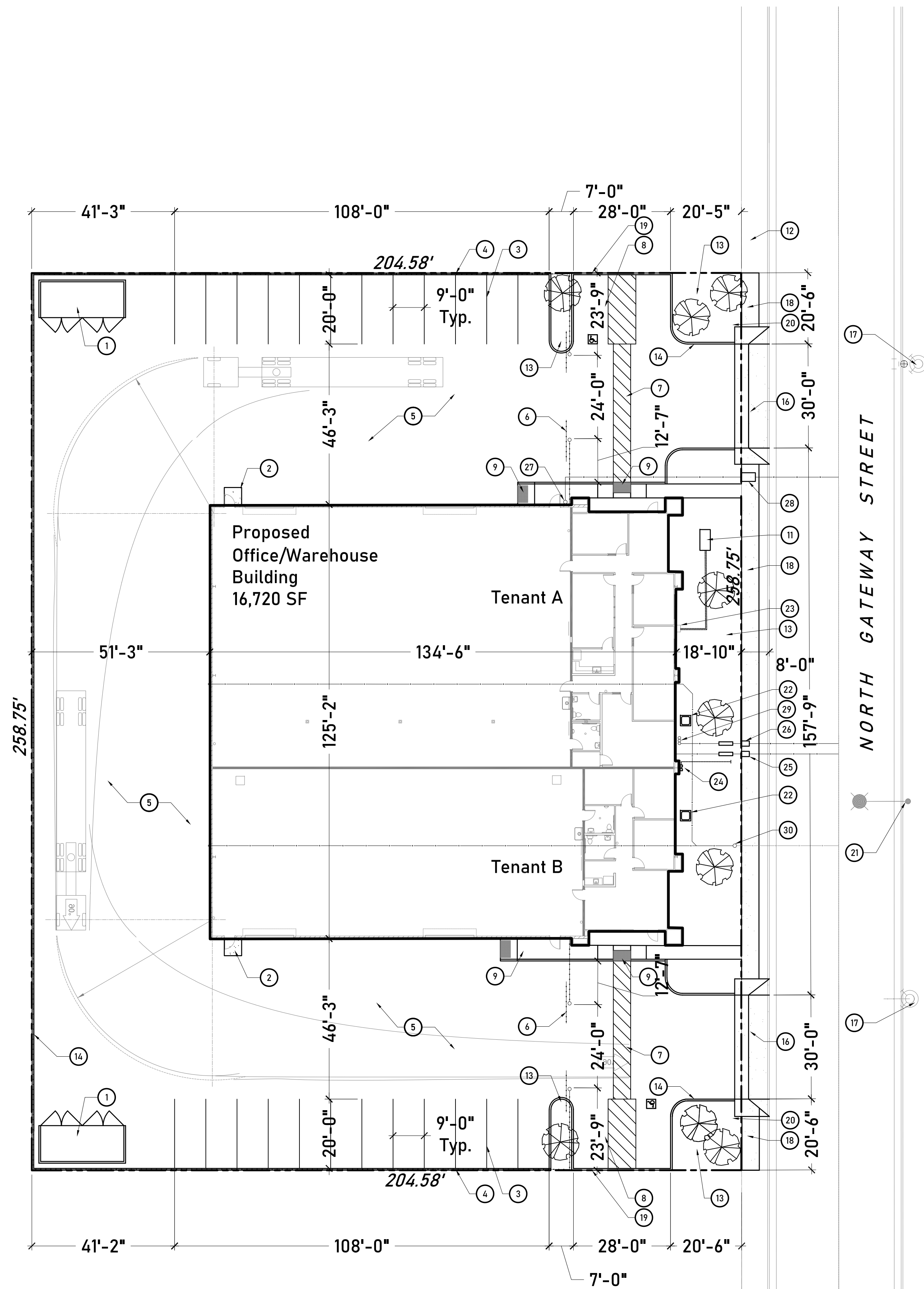
DATE Dec 09, 2021
PROJECT NO. 21035
REVISION DATE

**Architectural
Site Plan**

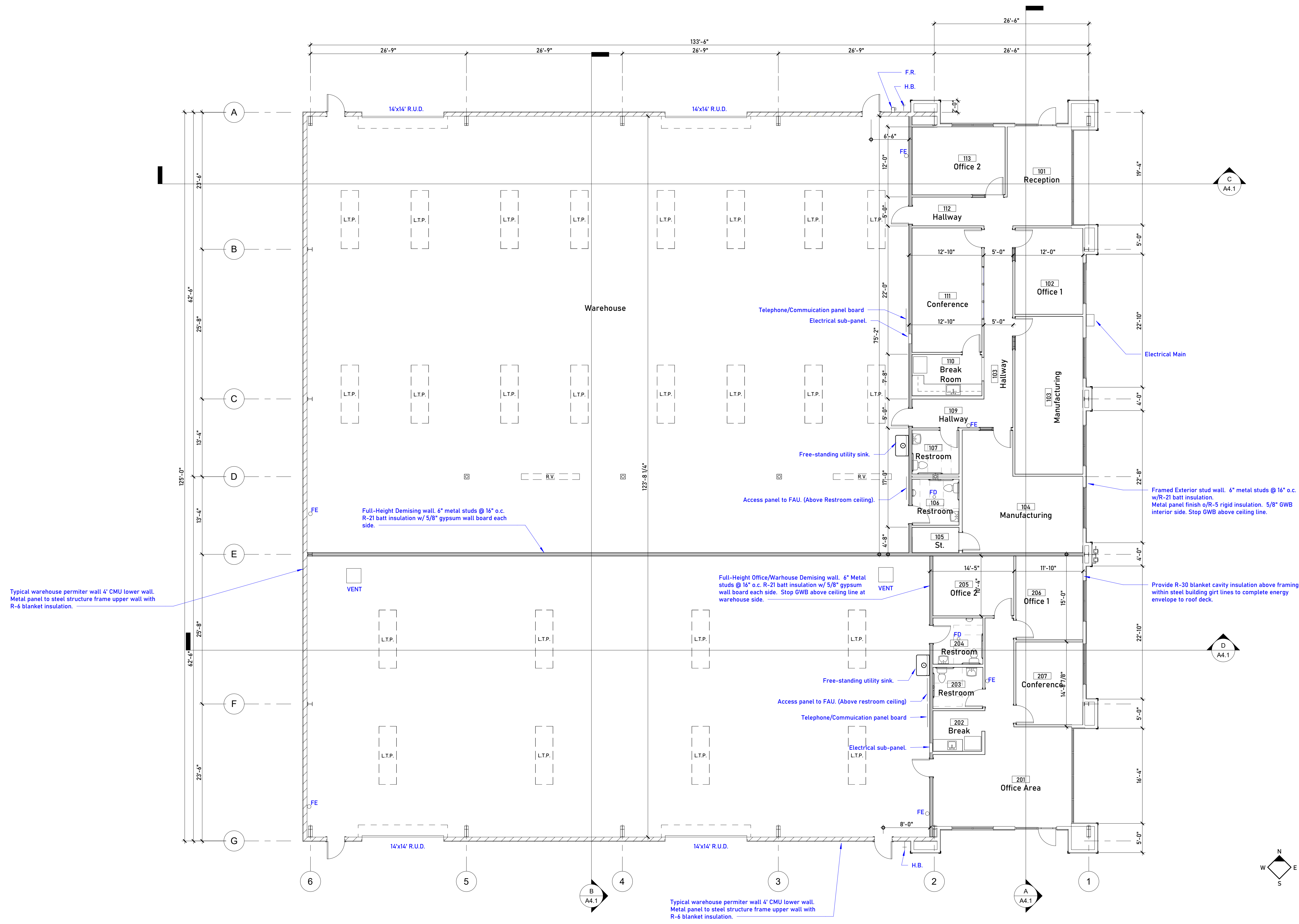
SCALE 1" = 20'

A0.1

| Keynotes | |
|----------|---------------------------------------------------------------------------------------------------------------------|
| Sym | Description |
| 1 | (N) Concrete trash enclosure per city standards. |
| 2 | (N) Concrete landing. |
| 3 | (N) Parking stall striping. |
| 4 | (E) Chain link fence with privacy slats. (Existing north property line only.) |
| 5 | (N) A/C Pavement. Refer to Civil Engineering drawings for specifications. |
| 6 | (N) Motorized rolling gates and track. |
| 7 | (N) Painted Striping indicating pedestrian walkway. |
| 8 | (N) Accessible parking stall and access aisle. |
| 9 | (N) Accessible curb ramp. Refer to Civil Engineering drawings for additional information. |
| 10 | (N) Chain Link fence with privacy slats. |
| 11 | (E) Electrical Transformer |
| 12 | (E) Sidewalk |
| 13 | (N) Landscape planter area. Refer to Civil Engineering and Landscape & Irrigation plans for additional information. |
| 14 | (N) 6" concrete curb. Refer to Civil Engineering drawings for additional information. |
| 15 | (N) Electric gate motor. |
| 16 | (N) Concrete drive approach per city standards. |
| 17 | (E) Fire Hydrant |
| 18 | (N) 5' wide sidewalk per city standards. |
| 19 | (N) Van accessible parking stall sign. |
| 20 | (N) Accessible Tow-Away sign. |
| 21 | (E) Street Light. |
| 22 | (N) Ground-mount air condenser equipment. |
| 23 | (N) Electrical Main Location |
| 24 | (N) Gas Meter Location. 2 Meters. |
| 25 | (N) 1.5" Domestic Water Service, Meter, and RP Device. |
| 26 | (N) 1" Landscape Water Service, Meter, and RP device. |
| 27 | (N) Fire Sprinkler Riser. |
| 28 | (N) 6" Fire Sprinkler Water Service and Detector Check Valve. |
| 29 | (N) Landscape Irrigation Valves. |
| 30 | (N) Sanitary Sewer point of connection. Contractor to confirm location and depth of existing lateral. |
| 31 | -Not Used- |



NOTES:



PRELIMINARY BID SET - NOT FOR CONSTRUCTION

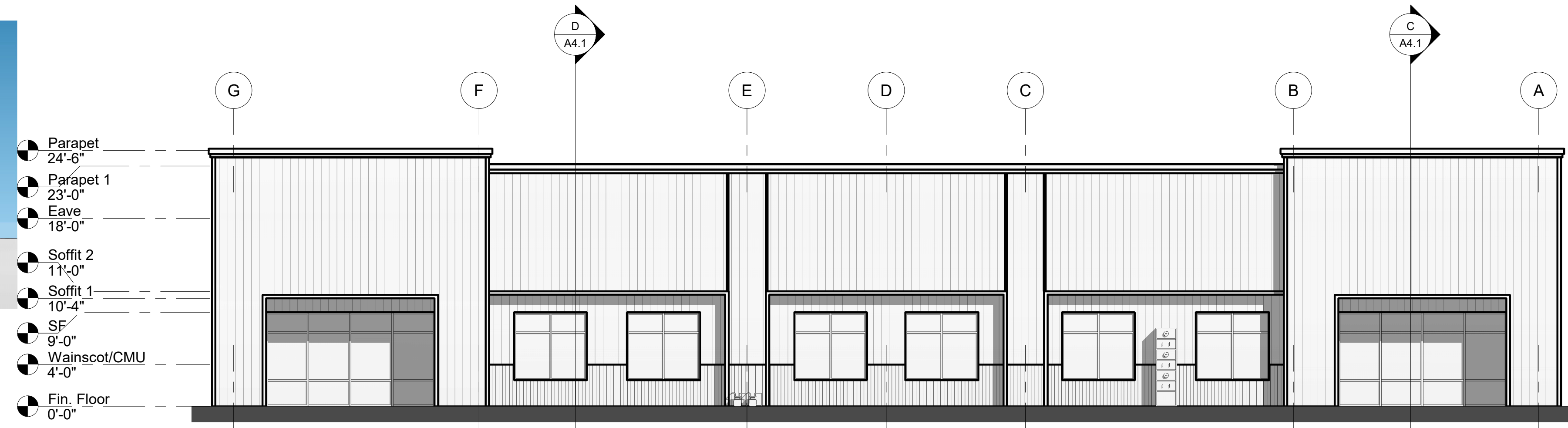
| | |
|-------------|--------------|
| DATE | Dec 09, 2021 |
| PROJECT NO. | 21035 |
| REVISION | DATE |
| | |
| | |

Floor Plan

| | |
|------------------------------|---------------|
| Areas (SF): | |
| Tenant A Office: | 2,256 |
| Tenant A Warehouse: | 7,876 |
| Total Tenant A: | 10,132 |
| Tenant B Office: | 1,244 |
| Tenant B Warehouse: | 5,304 |
| Total Tenant B: | 6,548 |
| Total Gross Building: | 16,720 |

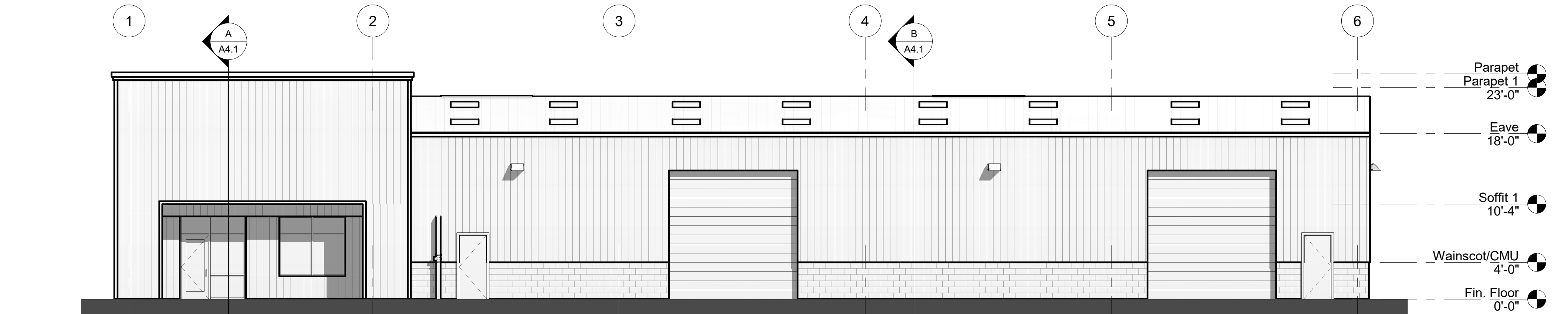
SCALE 1/8" = 1'-0"

A1.1



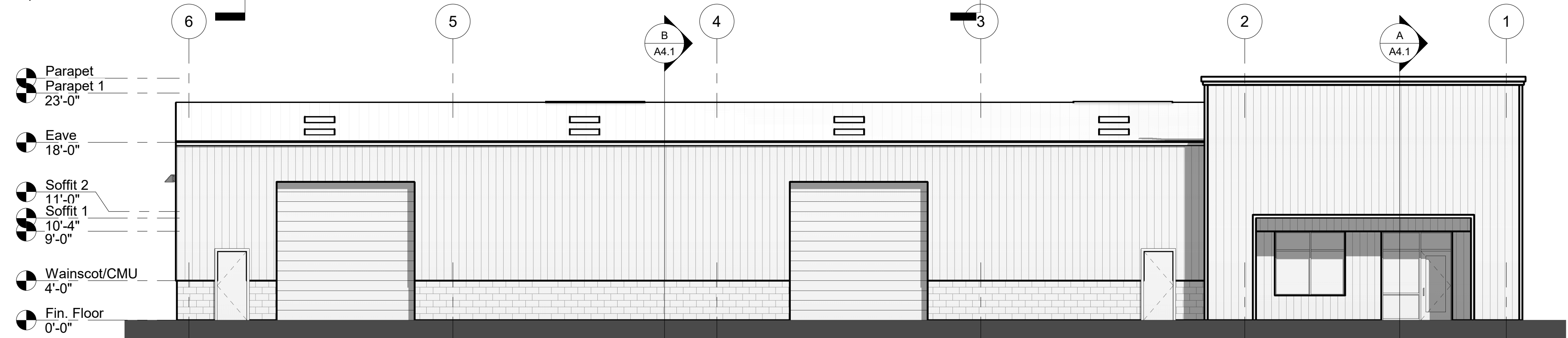
East Exterior Elevation

1/8" = 1'-0"



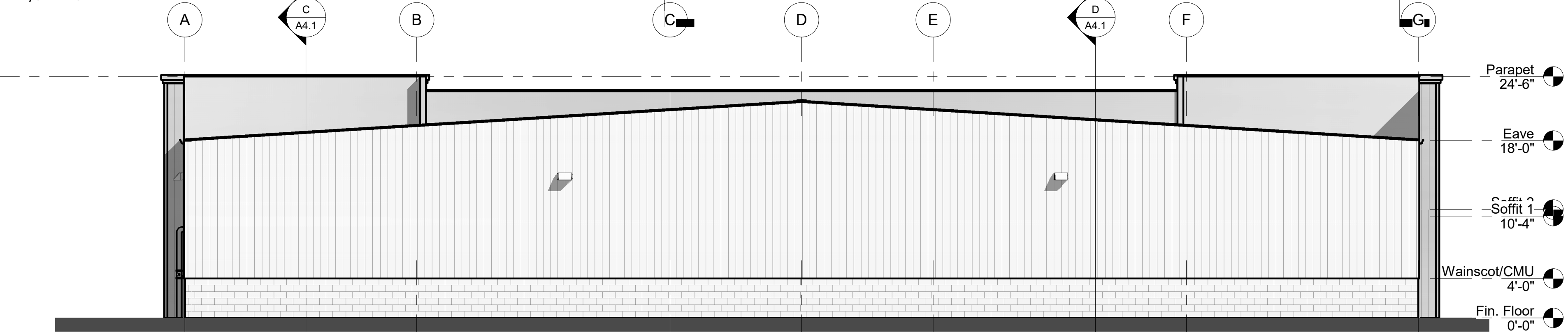
North Exterior Elevation

1/8" = 1'-0"



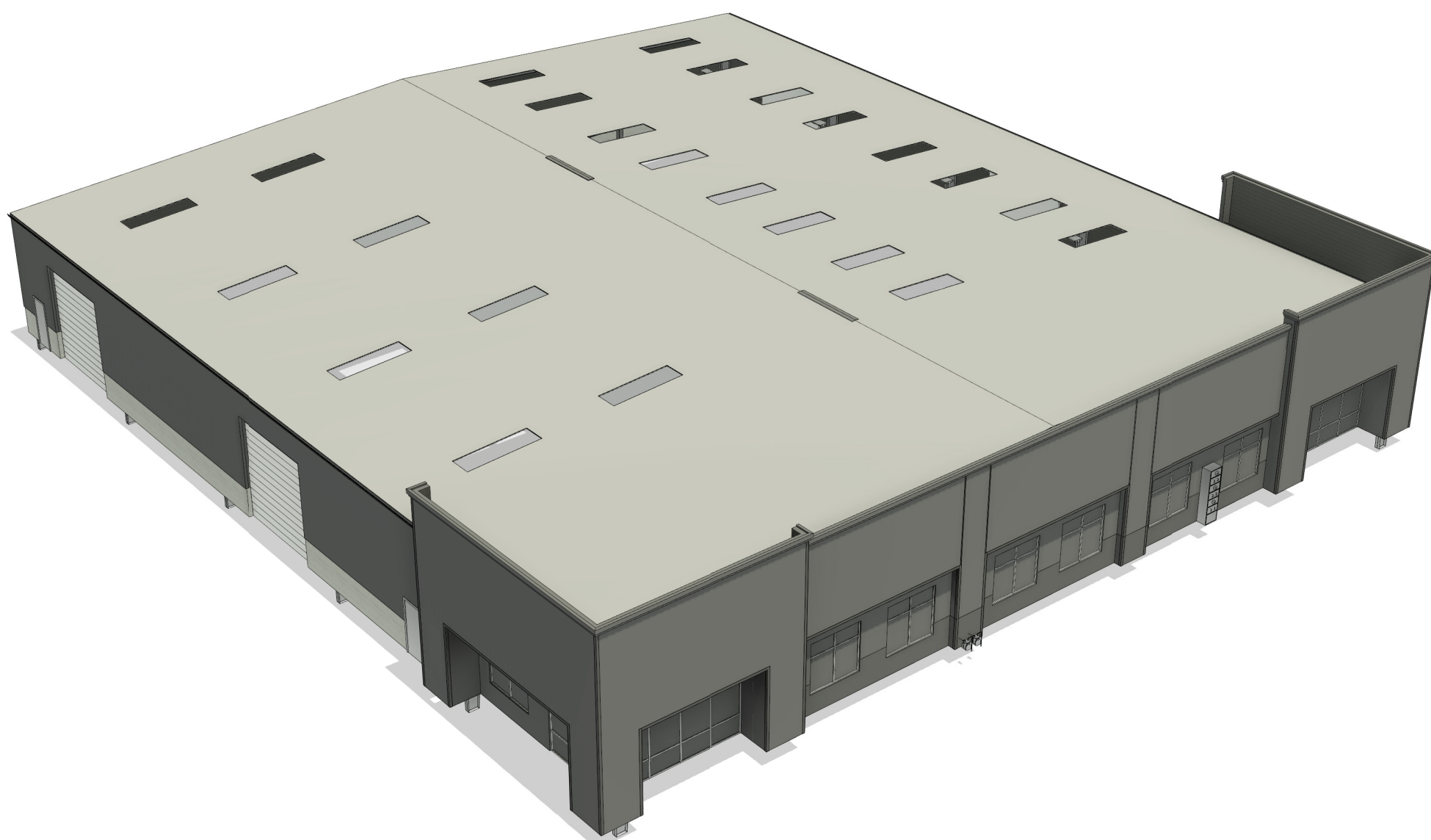
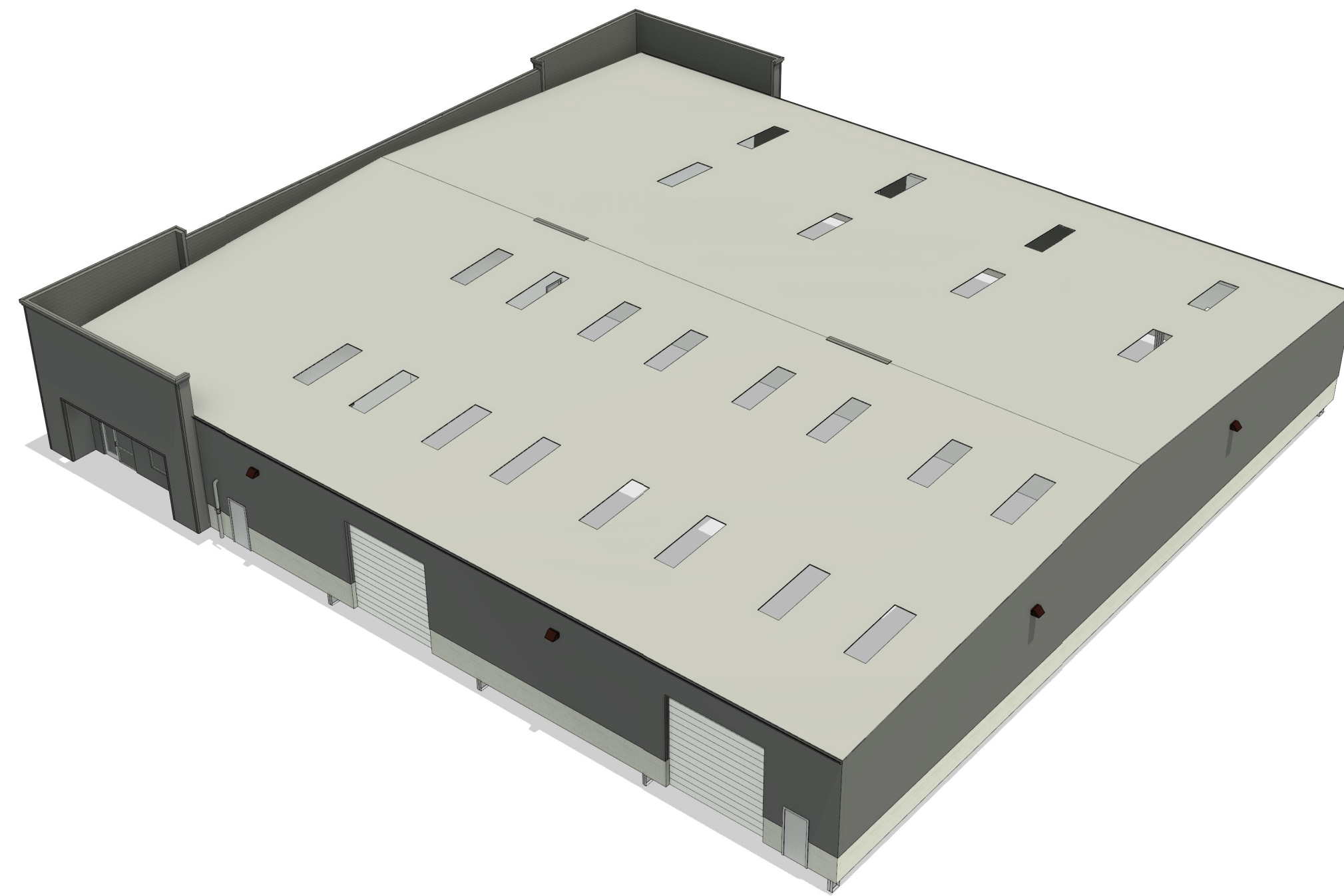
South Exterior Elevation

1/8" = 1'-0"



West Exterior Elevation

1/8" = 1'-0"



NOTES:

- Parapet 24'-6"
- Parapet 1 23'-0"
- Eave 18'-0"
- Soffit 1 10'-4"
- Wainscot/CMU 4'-0"
- Fin. Floor 0'-0"

- Parapet 24'-6"
- Parapet 1 23'-0"
- Eave 18'-0"
- Soffit 2 11'-0"
- Soffit 1 10'-4"
- 9'-0"
- Wainscot/CMU 4'-0"
- Fin. Floor 0'-0"

- Parapet 24'-6"
- Eave 18'-0"
- Soffit 2 11'-0"
- Soffit 1 10'-4"
- Wainscot/CMU 4'-0"
- Fin. Floor 0'-0"

PRELIMINARY BID SET - NOT FOR CONSTRUCTION

| | |
|-------------|--------------|
| DATE | Dec 09, 2021 |
| PROJECT NO. | 21035 |
| REVISION | DATE |
| | |
| | |

Exterior Elevations

SCALE 1/8" = 1'-0"

A3.1

Operational Statement for SPR Submittal

Dec. 09, 2021

| Project Data | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Description: New multi-tenant Office/Warehouse site and building development. Lots 20 and 21 of American Business Park to be merged to form a single lot. | |
| Site Data: | |
| Site Address: | N. Gateway Street Visalla, CA, 93291 |
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