

SITE PLAN REVIEW AGENDA

2/23/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21224

PROJECT TITLE: Pearl Woods

DESCRIPTION: Subdivision to create 274 single-family residential lots and a 9.2 acre combination General Plan - designated Neighborhood Park and Reginal Basin on 67.49 acre parcel in southeast Visalia. (X)

APPLICANT: Timothy Odom

OWNER: CLEMENTS KEVIN

APN: 127030038

LOCATION: Cherry Ave & McAuliff St (East of S. Lovers Lane)

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR21227

PROJECT TITLE: Duarte Industrial

DESCRIPTION: Proposed - 320,000SF Office/Warehouse Building and Associated Parking Lot. (I)

APPLICANT: Susan Gladding

OWNER: DUARTE EDWARD M & STACEY M (TRS LIV 1

APN: 081030077

LOCATION: East of N. Kelsey St & South of W. Goshen Avenue

ITEM NO: 3 Resubmit

SITE PLAN NO: SPR21229

PROJECT TITLE: Iron Ridge II

DESCRIPTION: To Develop a 199 Lot Subdivision (R-1-20 / X)

APPLICANT: Ernie Escobedo

OWNER: ROAD 88 LLC

APN: 081030036

LOCATION: Between Shirk Road and Road88, South of W. Goshen Ave

ITEM NO: 4 Resubmit

SITE PLAN NO: SPR22017

PROJECT TITLE: Xtreme Green Recycling

DESCRIPTION: Collect, Store and Ship Electronics For Recycling (IL)

APPLICANT: Marc Marmolejo

OWNER: FERRERO ROBERT GUY JR & CAROLYN M(

APN: 085520010

LOCATION: 6709 W PERSHING AVE

ITEM NO: 5

SITE PLAN NO: SPR22034

PROJECT TITLE: DKJ Architects New Fencing and Drivegates

DESCRIPTION: Addition of new Tube Steel Fencing and Drive Gates at 1736 S. Central (O-PA)

APPLICANT: Douglas K Janzen

OWNER: JANZEN DOUGLAS K & DEBORAH L (TRS)

APN: 096302030

LOCATION:

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

2/23/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR22035

PROJECT TITLE: 849 N. Freedom St

DESCRIPTION: 10,350 SF Premanufactured Metal Building with Sitework (I)

APPLICANT: Joe Pickett

OWNER: OLDFIELD CORWYN D & LOIS L

APN: 073190004

LOCATION:

ITEM NO: 7

SITE PLAN NO: SPR22036

PROJECT TITLE: 745 Patriot St

DESCRIPTION: 7,250 st Premanufactured Metal Building with Sitework. (I)

APPLICANT: Paul O'Neal

OWNER: OLDFIELD CORWYN D & LOIS L

APN: 073220010

LOCATION:

ITEM NO: 8

SITE PLAN NO: SPR22037

PROJECT TITLE: 733 Patriot St

DESCRIPTION: 7,250 sf Premanufactured Metal Building with Sitework (I)

APPLICANT: Paul O'Neal

OWNER: OLDFIELD CORWYN D & LOIS L

APN: 073220011

LOCATION:

ITEM NO: 9

SITE PLAN NO: SPR22038

PROJECT TITLE: New Professional Office

DESCRIPTION: 1606 sf Single Story Office (O-PA)

APPLICANT: Thom Black

OWNER: MANUELE JOHN D (TR)

APN: 097281073

LOCATION:

ITEM NO: 10

SITE PLAN NO: SPR22039

PROJECT TITLE: Espinosa Market

DESCRIPTION: Construct a New Meat Market with Parking (C-N)

APPLICANT: Duval Espinoza

OWNER: MERIT LOAN PLAN INC

APN: 090084020

LOCATION:

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

2/23/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 11

SITE PLAN NO: SPR22040

PROJECT TITLE: Espinoza Restaurant

DESCRIPTION: Remodel Existing Building into Restaurant with Full Bar (CMU)

APPLICANT: Walter Deisler

OWNER: BERRY JOE & NANCY (TRS)

APN: 095160081

LOCATION:

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.

February 17, 2022

City of Visalia Community Development Department
315 East Acequia Avenue
Visalia, CA 93291

RE: Site Plan Review Application for the Pearl Woods Project

Dear City of Visalia Community Development Department:

Provost & Pritchard Consulting Group respectfully submits the enclosed Site Plan Review Application on behalf of D.R. Horton for the proposed Pearl Woods project. The 67.49-acre project site is located around the southwest corner of South McAuliff Street and East Cherry Avenue, in Visalia's southeast quadrant. The Assessor's Parcel Number (APN) associated with the project site is 127-030-038. The project site contains an orchard and oak trees.

The applicant proposes to subdivide and develop the property into 273 single-family residences. The project, to our understanding, would require to be rezoned to R-1-5 and annexed into the City of Visalia.

Pursuant to the General Plan and the Waterways and Trails Master Plan, we are proposing to dedicate the subject property's portion of the Segment 4 Preferred Trail Alignment.¹

The project proposes additionally proposes a regional-serving stormwater drainage basin with its watershed being the quarter-section that this project is located in. This location reduces the necessity of further-increasing diameter storm mains at further-increasing depths, in addition to avoiding crossing under a railroad. Adjacent to the above-mentioned basin and trail, we are proposing a General Plan-designated Neighborhood Park. The park and basin would be approximately 8.96 acres in size.

The General Plan Land Use Map shows an area east of Cameron Creek as being the approximate area of this park. Upon further review, we found that the designated area is significantly obstructed by a maintenance yard owned by Southern California Edison and transmission lines running in both north-south and east-west directions. It's proposed location across Cameron Creek and the trail from the neighborhoods it is intended to serve. Given the unlikelihood of being to create a successful park at the location identified in the General Plan, we are proposing an alternative location of this Neighborhood Park. The area east of Cameron Creek contains an existing residence which is intended to remain, and would be a Designated Remainder.

It is our understanding that the City desires a stub connection to the area west of the subject property. Our proposed design provides a frontage road that allows the developer on the adjacent property more flexibility in designing their stub connection.

¹ <https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=31829>

The application and supporting documentation are included in the application package. A letter of authorization from DR Horton and the property owner for P&P to act on their behalf for the project's Site Plan Review process is also included in the submittal.

If you have any questions or concerns regarding this application, please contact me at (559) 636-1166 or via email at jolsen@ppeng.com. Matt Barnes is also available to answer questions at mbarnes@ppeng.com. P&P will expedite any request for additional information or clarification and is available to meet at any time to quickly resolve issues if they arise.

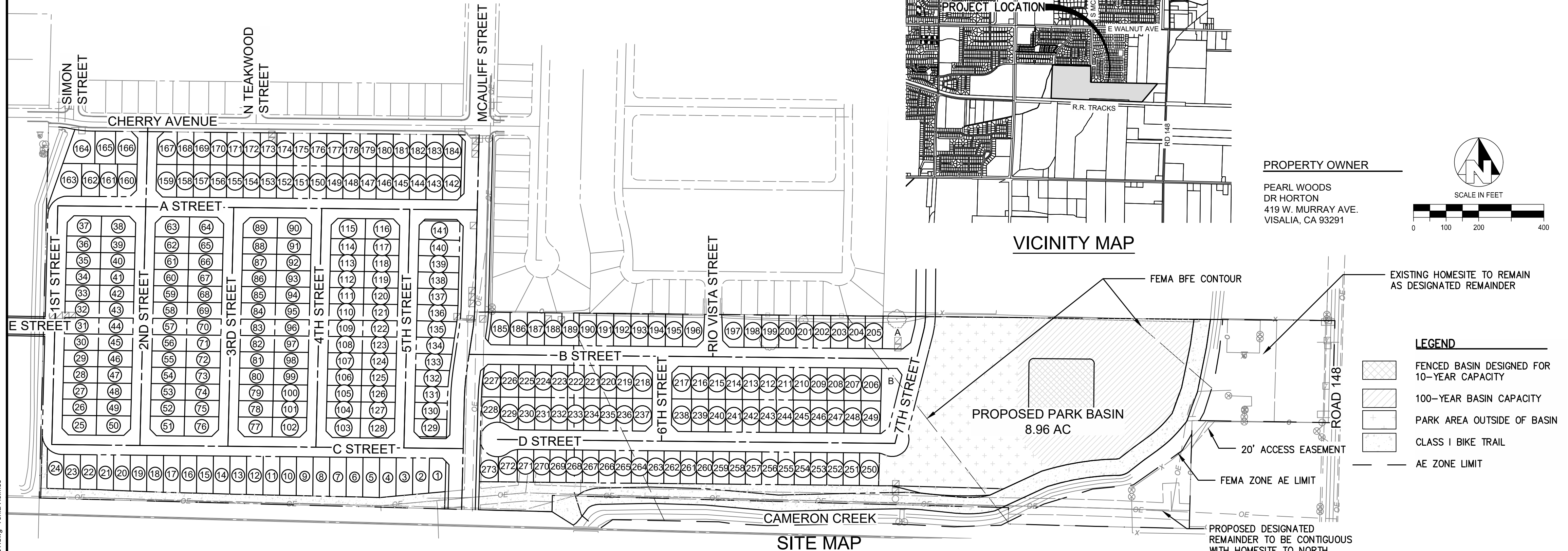
Respectfully,

Jarred Olsen, AICP
Associate Planner

TENTATIVE SUBDIVISION MAP

PEARL WOODS

VISALIA, CALIFORNIA



PROJECT INFO.

- APN: 127-030-038
- SITE AREA: 67.70 AC
- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- CURRENT ZONING: AE-20
- PROPOSED ZONING: R-1-5
- EXISTING USE: AGRICULTURE/VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, PARKS/RECREATION AND RESERVOIRS/CANALS.
- SITE DRAINAGE: DRAIN TO PROPOSED ON-SITE REGIONAL BASIN.
- TRASH COLLECTION: CITY OF VISALIA
- PROPOSED SEWERAGE: CITY OF VISALIA PUBLIC WORKS. CONNECT TO EXISTING MAIN IN MCAULIFF STREET AND CHERRY AVENUE.
- WATER: CALIFORNIA WATER SERVICE. CONNECT TO EXISTING MAIN IN RIO VISTA STREET AND CHERRY AVENUE.
- FIRE PROTECTION: CITY OF VISALIA FIRE DEPARTMENT
- FLOOD ZONE: ZONE AE & X
- TOTAL LOTS: 273
- LOT AREA: 5,000 MIN/ 12,134 MAX
- DENSITY: 4.04 UNITS/GROSS AC
- GROSS AREA: 67.70 AC. NET AREA: 34.08 AC
- PARK BASIN AREA: 8.96 AC. PERCENTAGE OF AREA DEDICATED TO COMMUNITY PARK COMP. TO NET AREA: 26.3%
- REMAINDER PARCEL AREA: 5.07 AC
- ZONING SETBACKS FOR R-1-5:
 - FRONT: 15 FEET FOR LIVING SPACE AND SIDE LOADING GARAGE
 - FRONT/CORNER: 22 FEET FOR FRONT-LOADING GARAGE
 - CORNER: 10 FEET
 - REAR: 25 FEET
 - SIDE: 5 FEET

LEGAL DESCRIPTION OF SUBJECT PARCEL
 BASED UPON THE PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. 0131-624802a, DATED JUNE 10, 2021, FOR APN: 127-030-038:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
 THAT PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, THENCE EAST 80 RODS, THENCE NORTH 45-1/2 RODS, THENCE WEST 80 RODS, THENCE SOUTH 45-1/2 RODS TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION RECORDED OCTOBER 9, 2006, FILE NO. 2006-0103968, OFFICIAL RECORDS.

PARCEL 2: (APN: PORTION 127-030-038-000)
 THAT PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, THENCE NORTH 45.40 RODS, THENCE WEST 80 RODS, THENCE SOUTH 45.40 RODS, THENCE EAST 80 RODS TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THAT PORTION WHICH WAS CONVEYED TO PACIFIC LIGHT AND POWER CORPORATION BY A DEED DATED JUNE 22, 1916, RECORDED JULY 8, 1916 IN BOOK 238, PAGE 174 OF DEEDS, RECORDS OF SAID COUNTY OF TULARE.
 ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION RECORDED OCTOBER 9, 2006, FILE NO. 2006-0103968, OFFICIAL RECORDS.

PARCEL 3: (APN: PORTION 127-030-038-000)
 THAT PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF, DESCRIBED AS FOLLOWS:
 THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3,
 EXCEPTING THEREFROM FROM ALL OF THE ABOVE DESCRIBED REAL PROPERTY, THOSE PORTIONS THEREOF LYING WITHIN THE SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, AS SAME IS NOW ESTABLISHED ALONG THE SOUTH SIDE OF SAID REAL PROPERTY.
 ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION RECORDED OCTOBER 9, 2006, FILE NO. 2006-0103968, OFFICIAL RECORDS.

PREPARED BY
PROVOST & PRITCHARD
 CONSULTING GROUP
 An Employee Owned Company
 455 W FIR AVENUE
 CLOVIS, CALIFORNIA 96111
 559/446-2700 FAX 559/449-2715
<https://provostandpritchard.com/>
 DATE: 01/20/2022
 JOB NO.: 0159421003

2/17/2022 2:46 PM G:\DR Horton - 159410159421003-Pearl Woods\300 CAD\340 Sheet Set\08_TTM01 COVER SHEET.dwg -Tonia Holmes

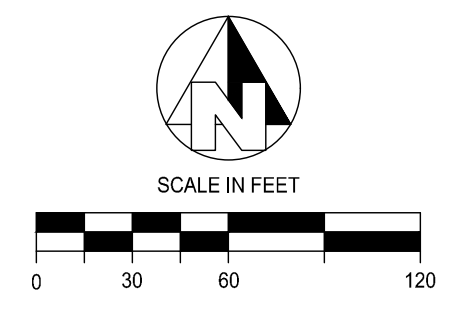
2/17/2022 3:50 PM G:\DR Horton - 1594015942\1003-Pearl Woods\300 CAD\340 Sheet Sets\08_TTM2 TENTATIVE TRACT MAP.dwg - Tonia Holmes



MATCHLINE
 PROPOSED ROW
 DEDICATED TO TULARE IRRIGATION COMPANY ACCESS EASEMENT

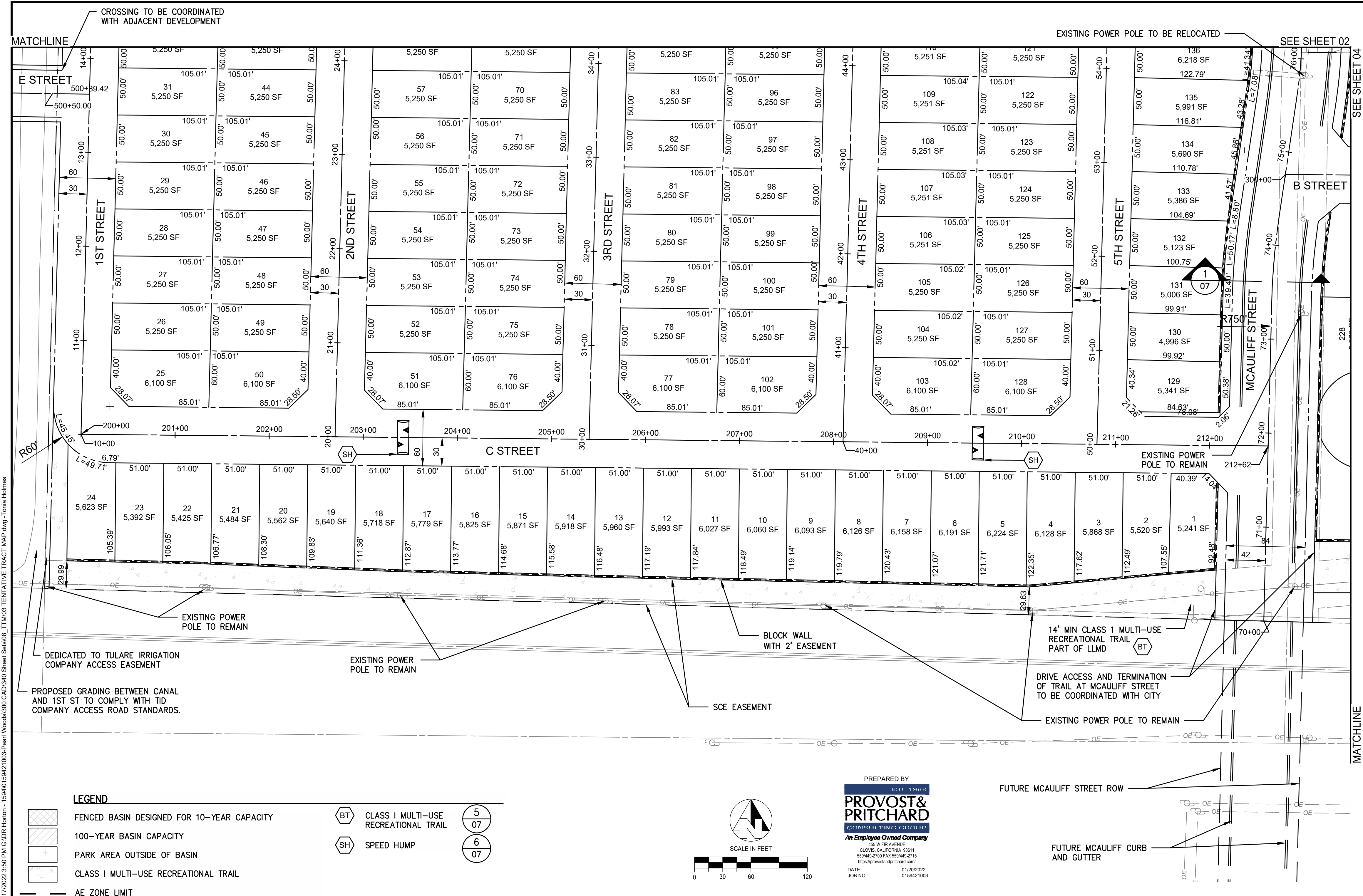
LEGEND

	FENCED BASIN DESIGNED FOR 10-YEAR CAPACITY		RAISED INTERSECTION	
	100-YEAR BASIN CAPACITY		SPEED HUMP	
	PARK AREA OUTSIDE OF BASIN			
	CLASS I BIKE TRAIL			
	AE ZONE LIMIT			



PREPARED BY
PROVOST & PRITCHARD
 CONSULTING GROUP
An Employee Owned Company
 455 W FIR AVENUE
 CLOVIS, CALIFORNIA 93611
 559/449-2700 FAX 559/449-2715
<https://provostandpritchard.com/>
 DATE: 01/20/2022
 JOB NO.: 0159421003

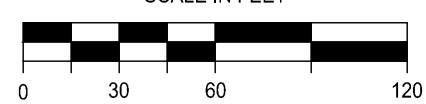
SEE SHEET 03



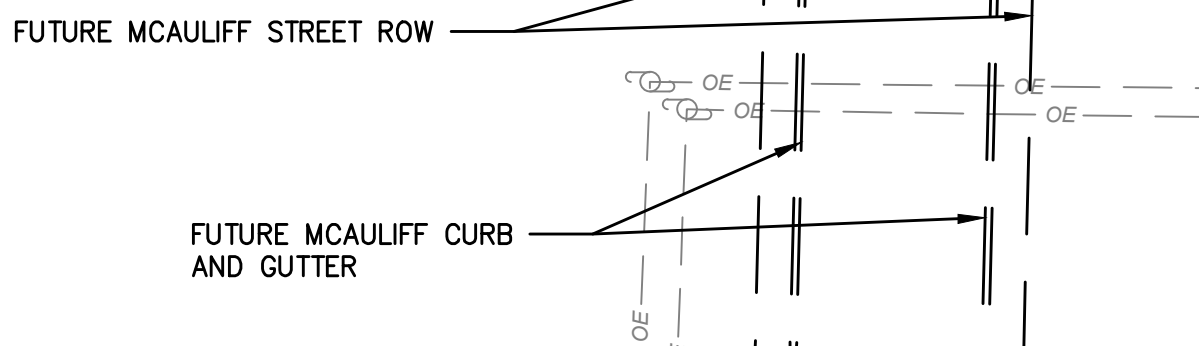
2/17/2022 3:50 PM G:\DR Horton - 1594015942\1003-Pearl Woods\300 CAD\340 Sheet Sets\08_TTM03 TENTATIVE TRACT MAP.dwg -Tonia Holmes

LEGEND

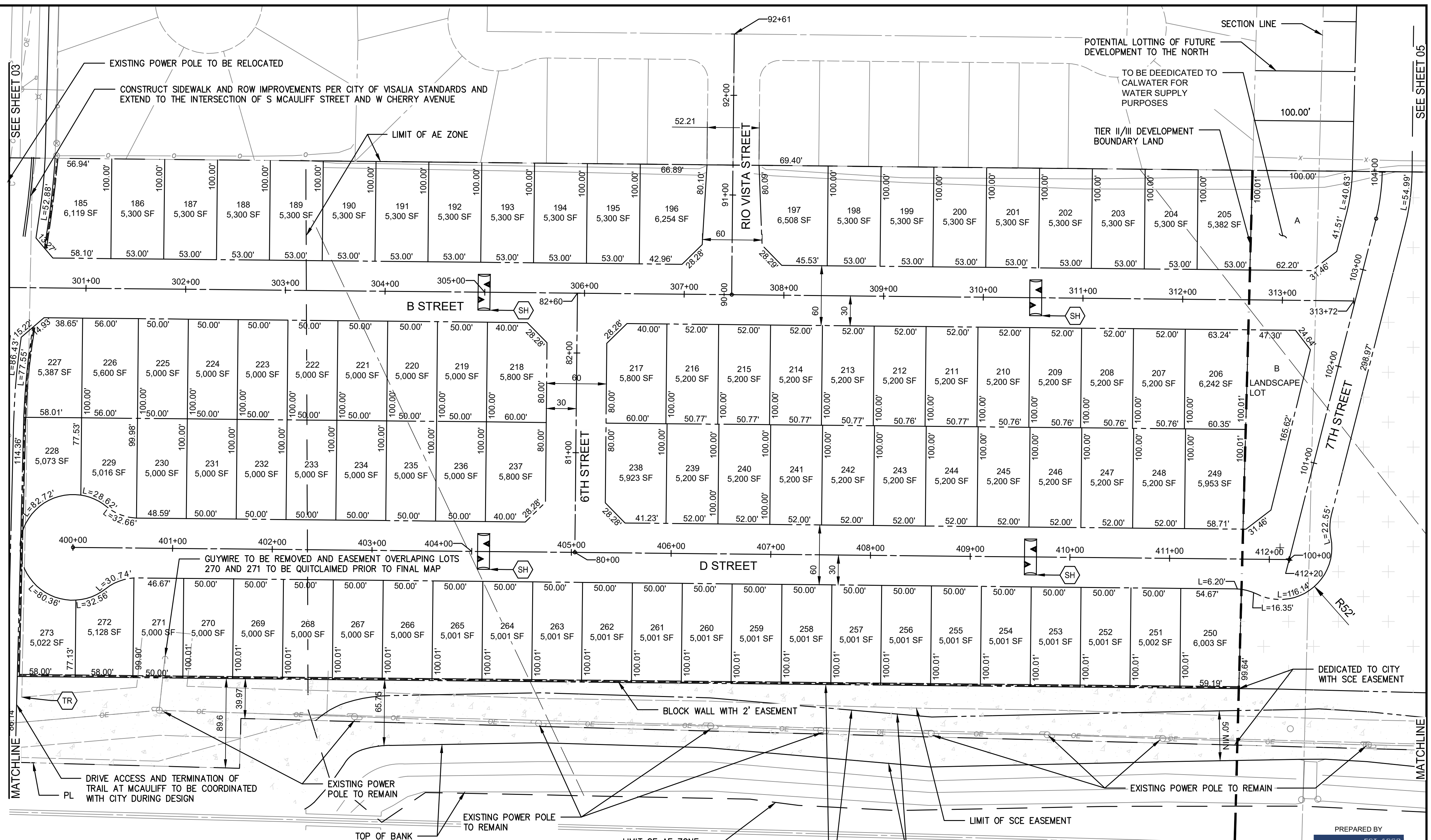
- | | | | | | |
|--|--|--|--------------------------------------|--|----|
| | FENCED BASIN DESIGNED FOR 10-YEAR CAPACITY | | CLASS I MULTI-USE RECREATIONAL TRAIL | | 5 |
| | 100-YEAR BASIN CAPACITY | | SPEED HUMP | | 07 |
| | PARK AREA OUTSIDE OF BASIN | | | | 6 |
| | CLASS I MULTI-USE RECREATIONAL TRAIL | | | | 07 |
| | AE ZONE LIMIT | | | | |



PREPARED BY
PROVOST & PRITCHARD
 CONSULTING GROUP
An Employee Owned Company
 455 W FIR AVENUE
 CLOVIS, CALIFORNIA 93611
 559/449-2700 FAX 559/449-2715
<https://provostandpritchard.com/>
 DATE: 01/20/2022
 JOB NO.: 0159421003



2/17/2022 3:28 PM G:\DR Horton - 159410159421003-Pearl Woods\300 CAD\340 Sheet Sets\08_TTM04 TENTATIVE TRACT MAP.dwg -Tonia Holmes

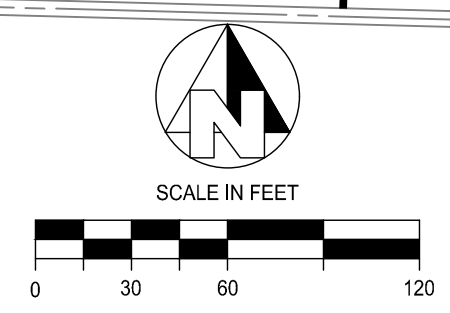


LEGEND

	FENCED BASIN DESIGNED FOR 10-YEAR CAPACITY		SPEED HUMP		6 07
	100-YEAR BASIN CAPACITY		TRAIL CROSSING		3 07
	PARK AREA OUTSIDE OF BASIN				
	CLASS I BIKE TRAIL				
	AE ZONE LIMIT				

NOTE
 GENERAL PLAN BIKE TRAIL TO OVERLAP WITH SCE EASEMENT, PRECISE TRAIL DETAILS TO BE COORDINATED AT TIME OF DESIGN.

50' FROM TOP OF BANK TO PROVIDE FOR RIPARIAN SETBACK AND GENERAL PLAN BIKE TRAIL
 ADDITIONAL CLASS 1 MULTI-USE RECREATIONAL TRAIL AREA TO BE DEDICATED TO LLMD



PREPARED BY
PROVOST & PRITCHARD
 CONSULTING GROUP
 An Employee Owned Company
 435 W FIR AVENUE
 CLOVIS, CALIFORNIA 93611
 559/449-2700 FAX 559/449-2715
 https://provostandpritchard.com/
 DATE: 01/20/2022
 JOB NO.: 0159421003

SEE SHEET 03






SEE SHEET 05

2/17/2022 3:28 PM G:\DR Horton - 15940159421003-Pearl Woods\300 CAD\340 Sheet Sets\08_TTM05 TENTATIVE TRACT MAP.dwg -Tonia Holmes

SEE SHEET 04

MATCHLINE

LEGEND

-  FENCED BASIN DESIGNED FOR 10-YEAR CAPACITY
-  100-YEAR BASIN CAPACITY
-  PARK AREA OUTSIDE OF BASIN
-  CLASS I BIKE TRAIL
-  AE ZONE LIMIT

FINAL PLAN FOR PARK TO PROVIDE ACCESS TO BASIN

(P) CHAIN LINK FENCE

FINAL SIZE AND LOCATION SUBJECT TO PERCOLATION TEST RESULTS.
STORM DRAIN PRETREATMENT TO BE COORDINATED WITH PUBLIC WORKS WASTE WATER DIVISION

PROPOSED PARK BASIN
8.96 AC

50' MIN
GENERAL
PLAN
CLASS I
BIKE TRAIL

TRAIL SIDE REST FACILITY.
FINAL LOCATION TO BE COORDINATED WITH CITY.

CLASS 1 MULTI-USE RECREATIONAL
TRAIL AREA TO BE DEDICATED TO LLMD

50' FROM TOP OF BANK TO
PROVIDE FOR RIPARIAN SETBACK
AND GENERAL PLAN BIKE TRAIL

80'

TOP OF BANK

SCE EASEMENT

EXISTING POWER POLE TO REMAIN

TOP OF BANK

LIMIT OF AE ZONE

EXISTING HOME SITE AS
DESIGNATED REMAINDER

EXISTING RESIDENCE TO REMAIN

EXISTING POWER POLE TO REMAIN

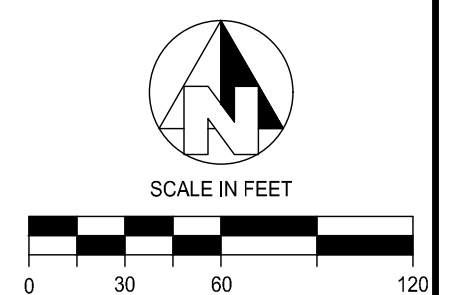
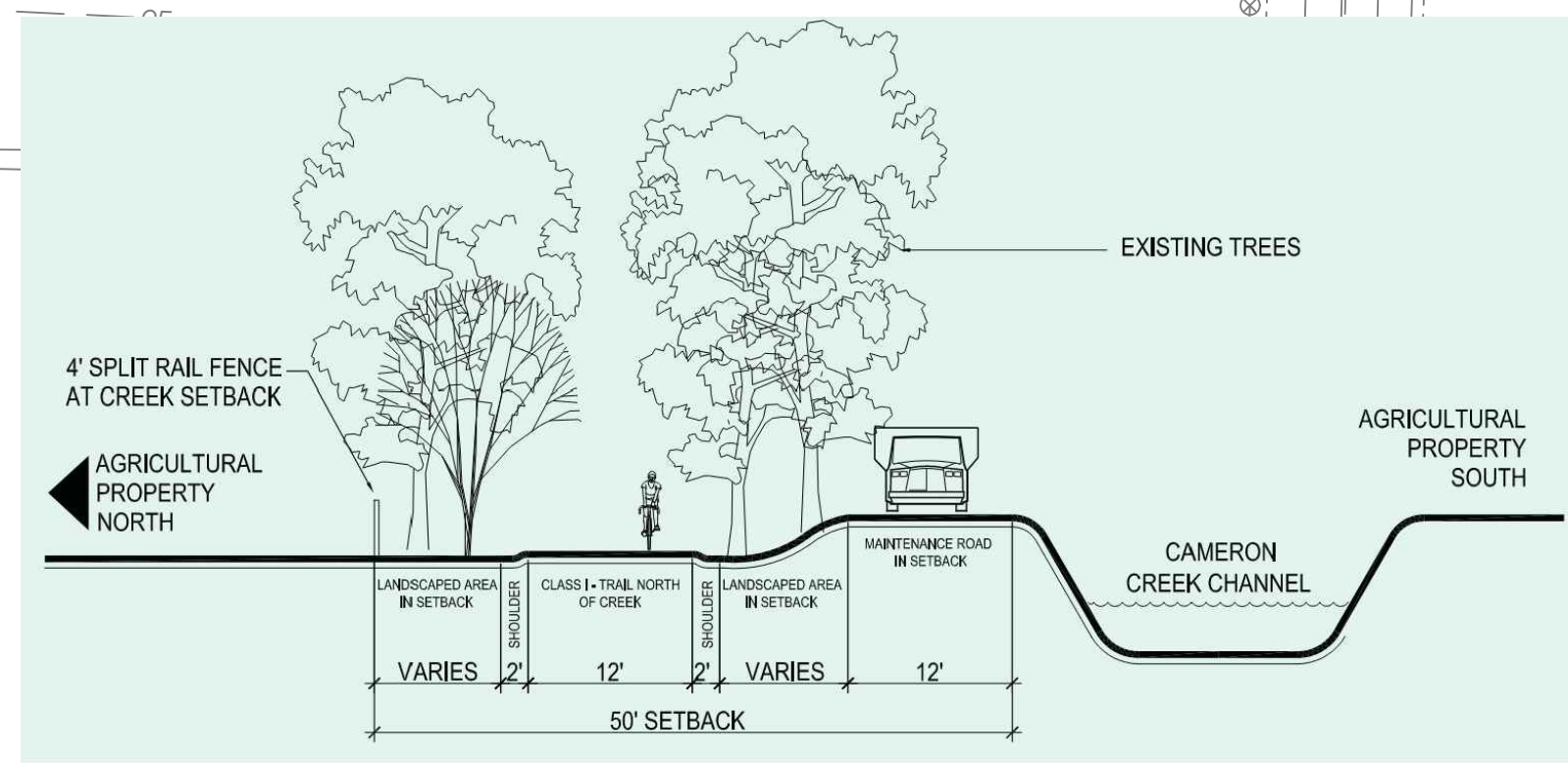
(E) 20' PRIVATE ROAD EASEMENT
RESERVED BY LUCINDA MATHEWSON

LIMIT OF AE ZONE

SCE MAINTENANCE YARD

EXISTING POWER POLE TO REMAIN

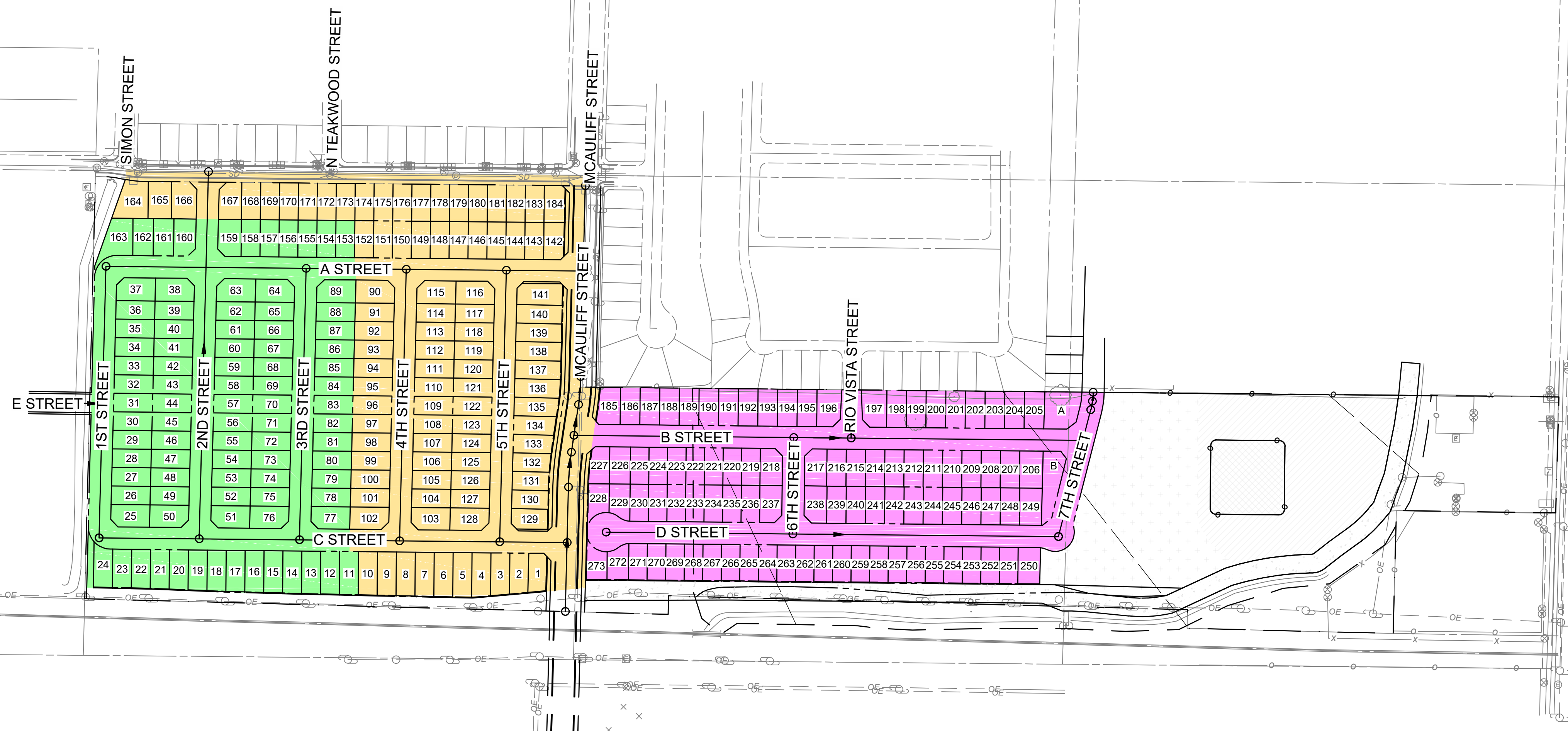
ROAD 148





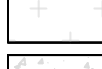

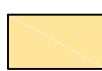



PREPARED BY
EST. 1988
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
435 W FIR AVENUE
CLOVIS, CALIFORNIA 93611
559/449-2700 FAX 559/449-2715
https://provostandpritchard.com/

DATE: 01/20/2022
JOB NO.: 0159421003

2/17/2022 3:51 PM G:\DR Horton - 15940159421003-Pearl Woods\300 CAD\340 Sheet Sets\08_TTM06 PHASING BOUNDARIES.dwg -Tonia Holmes



LEGEND

-  FENCED BASIN DESIGNED FOR 10-YEAR CAPACITY
-  100-YEAR BASIN CAPACITY
-  PARK AREA OUTSIDE OF BASIN
-  CLASS I BIKE TRAIL
-  AE ZONE LIMIT
-  PHASE 1
-  PHASE 2
-  PHASE 3

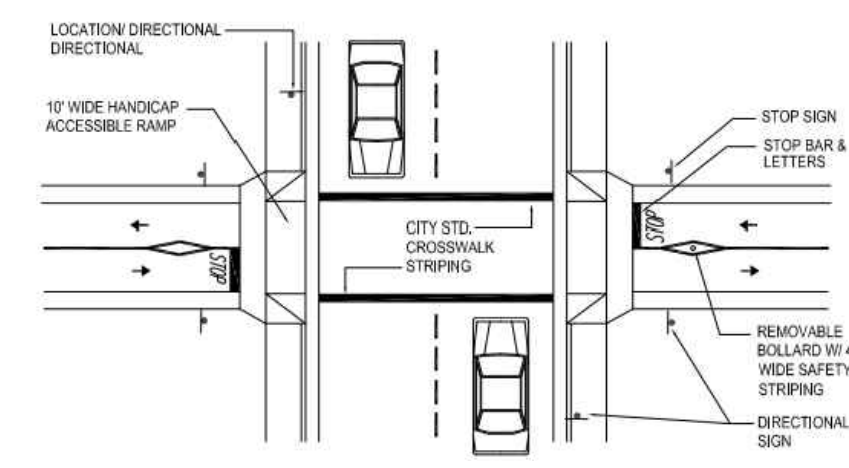
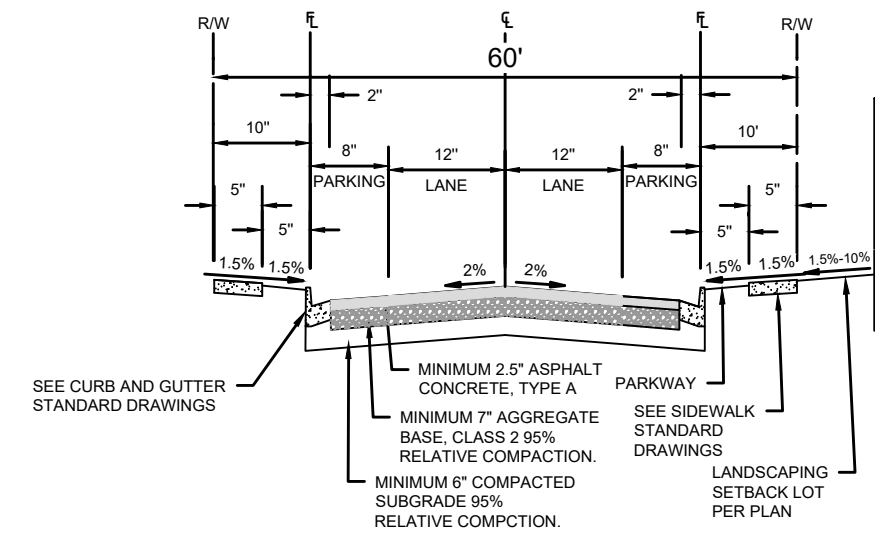
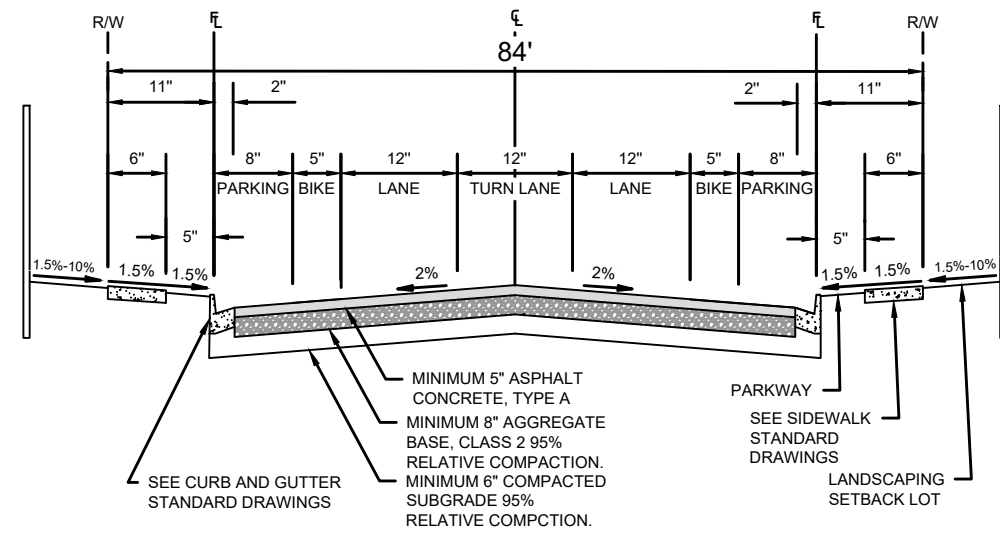
PROJECT INFO
 SITE AREA: 67.70 AC
 TOTAL LOTS: 273



SCALE IN FEET



PREPARED BY
PROVOST & PRITCHARD
 CONSULTING GROUP
An Employee Owned Company
 435 W FIR AVENUE
 CLOVIS, CALIFORNIA 93611
 559/449-2700 FAX 559/449-2715
<https://provostandpritchard.com/>
 DATE: 01/20/2022
 JOB NO.: 0159421003



NOTE
FINAL DETAILS TO BE COORDINATED WITH CITY DURING DESIGN.

1
07

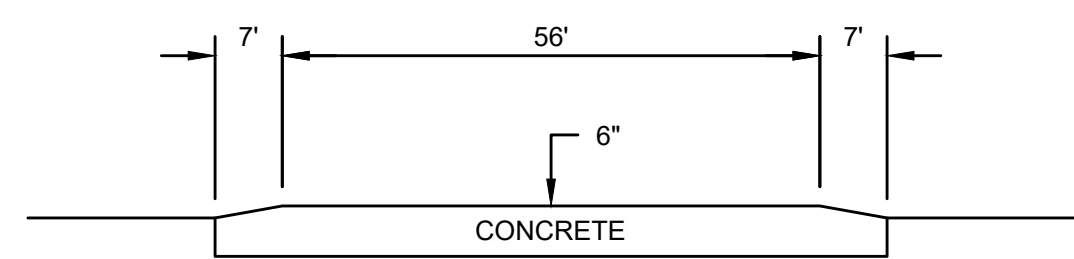
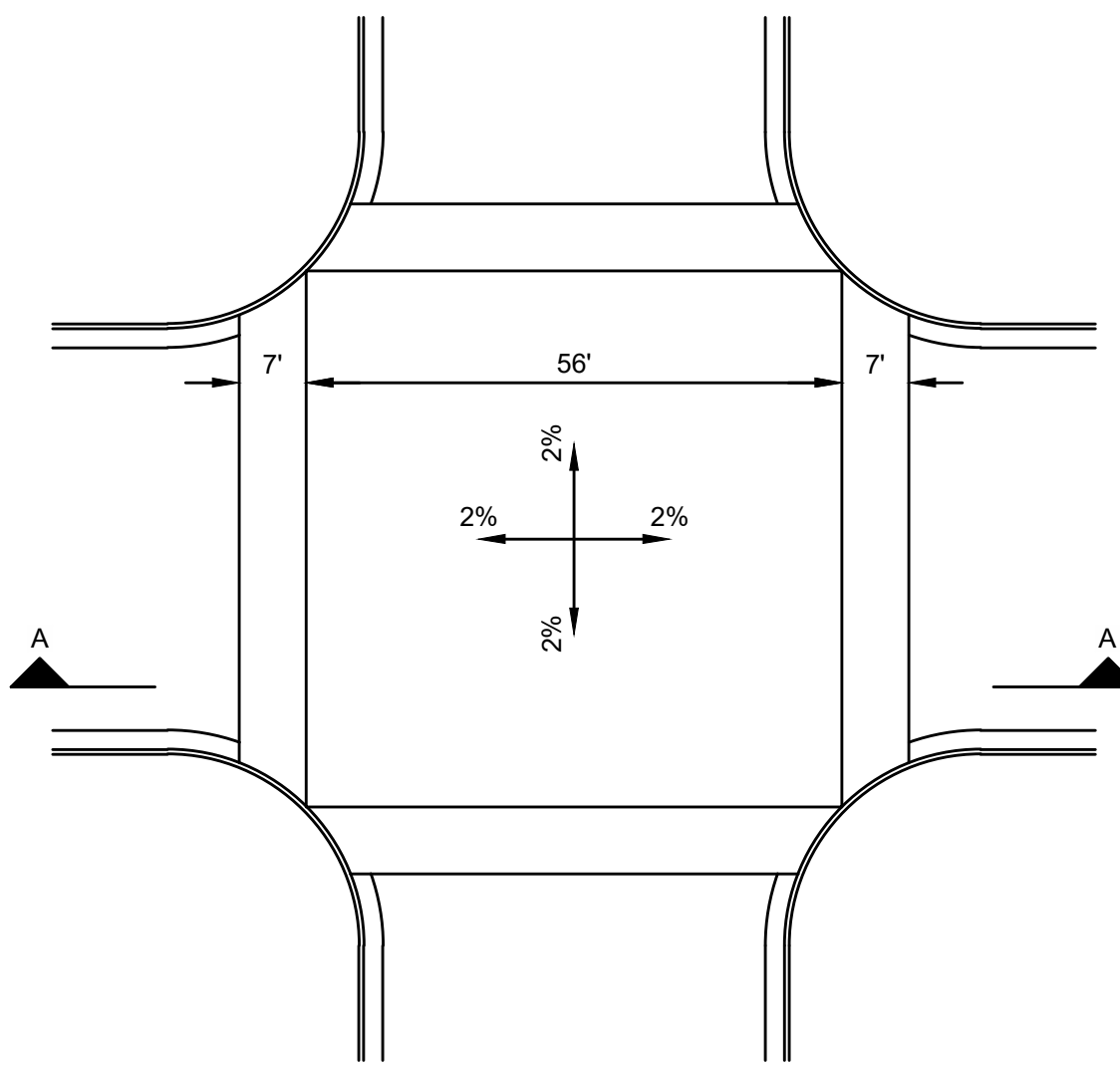
MCAULIFF STREET

2
07

TYPICAL INTERIOR STREET

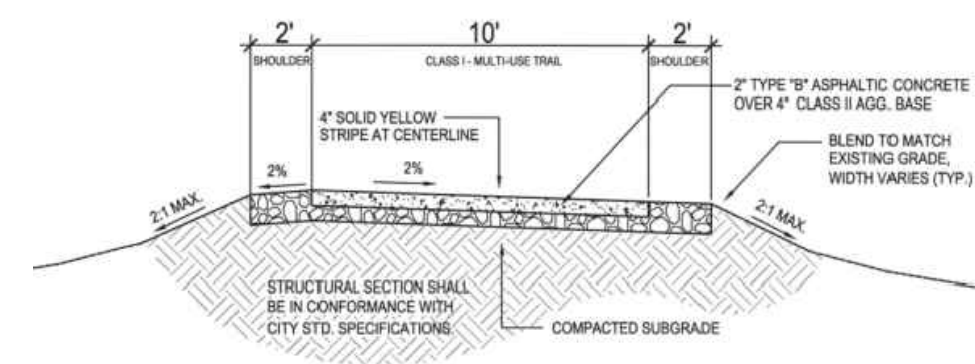
3
07

CLASS I TRAIL CROSSING



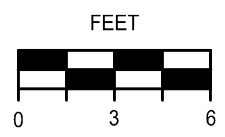
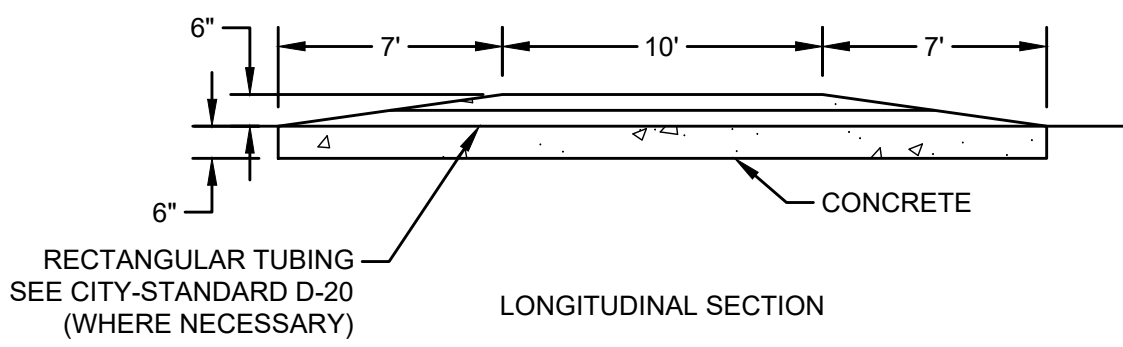
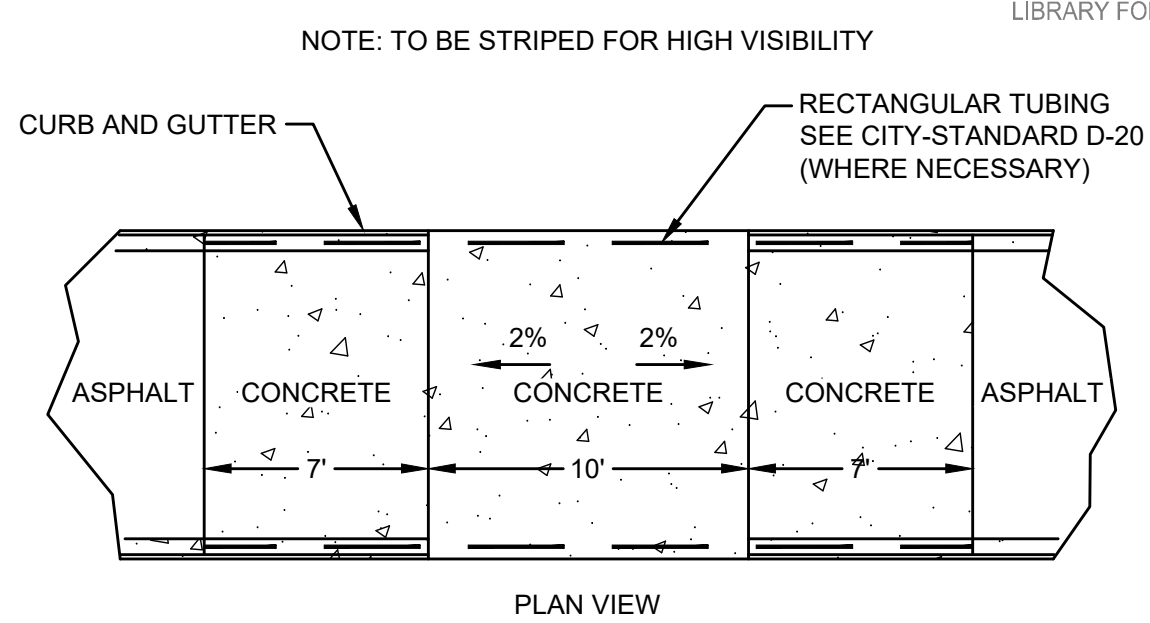
SECTION A-A

RAISED INTERSECTION



5
07

CLASS I MULTI-USE RECREATION TRAIL

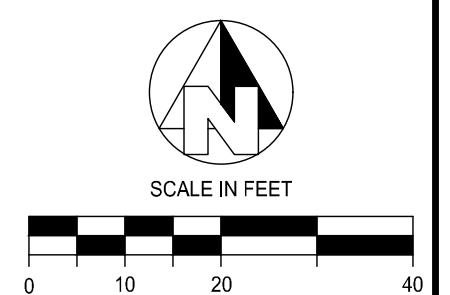


SPEED HUMP

6
07

LIBRARY FOLDER NAME

NOTE: TO BE STRIPED FOR HIGH VISIBILITY



PREPARED BY
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
435 W FIR AVENUE
CLOVIS, CALIFORNIA 93611
559/449-2700 FAX 559/449-2715
https://provostandpritchard.com/

DATE: 01/20/2022
JOB NO.: 0159421003

2/17/2022 3:30 PM G:\DR Horton - 15940159421003-Pearl Woods\300 CAD\340 Sheet Sets\04_Civil_Details\07 DETAILS.dwg -Tonia Holmes

4
07

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: Pearl Woods Date: February 17, 2022
 Project Description: Subdivision to create 273 single-family residential lots and and 8.96-acre combination
General Plan - designated Neighborhood Park and regional basin on 67.49-acre parcel in southeast Visalia
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: D.R. Horton
 Applicant(s) Name: Matt Barnes, Provost & Pritchard
 Project Address/Location: West of Northwest Corner of North Demaree St and West Ferguson Ave
 Assessor Parcel Number: 1 2 7 - 0 3 0 - 0 3 8
 Parcel Size (Acreage or Square Feet): 67.49 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: 02/17/2022
 SPR Agenda: 02/23/2022 Item No. _____
 Zone: X SPR No. 21-224
 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: Farming / Orchard
 Proposed Building Use: Single Family Residential, Neighborhood Park
 Proposed Hours of Operation: N/A
 Days of Week In Operation (Circle): ~~Su~~ ~~M~~ ~~T~~ ~~W~~ ~~Th~~ ~~F~~ ~~Sa~~
 Number of Employees Per Day: Existing N/A Proposed N/A
 Number of Customers Per Day (Estimated): Existing N/A Proposed N/A
 Predicted Peak Operating Hour: 7 to 9 am, 4 to 6 pm
 Describe Any Truck Delivery Schedule & Operations: Typical solid waste delivery schedule

 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): Extension of McAuliff as a collector through middle of subdivision,
circulation element shows future RR crossing.

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:

- North arrow	- Existing & proposed structures	- Loading/unloading areas
- All existing & proposed site features	- Adjacent street names	- Accessible path of travel from right of way
- Site dimensions, including building	- Refuse enclosures & containers	- Accessible path of travel from ADA stall
- Existing and proposed fencing at site	- Valley oak trees (show drip line)	- Location and width of drive approaches to site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)	- Existing & proposed landscaping	- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
	- Parking stalls (include ADA)	

REQUIRED SIGNATURE

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

Name: _____	Signature of Owner or Authorized Agent*	
Address: _____	Owner _____	Date _____
City, State, Zip _____	Matt Barnes	2/17/22
Phone: _____	Authorized Agent* _____	Date _____
Email: _____		

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

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

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: Duarte Industrial Date: 02/17/22

Project Description: Proposed ~313,000 square foot office/warehouse building and associated parking lot. See attached Operational Statement.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-227

Property Owner: G4 Enterprises, LTD

Applicant(s) Name: G4 Enterprises, LTD

Project Address/Location: East of N. Kelsey Street & South of W. Goshen Avenue, Visalia, CA

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

Parcel Size (Acreage or Square Feet): Approximately 15 acres Building or Suite Square Footage: Approximately 313,000

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: _____

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

Date Received: 02/17/2022

SPR Agenda: 02/23/2022 Item No. _____

Zone: I SPR No. 21-227

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: Agricultural Use

Proposed Building Use: Office/Warehouse Industrial Use

Proposed Hours of Operation: 24 hours/day & 7 days/week

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

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

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

Predicted Peak Operating Hour: TBD

Describe Any Truck Delivery Schedule & Operations: TBD

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

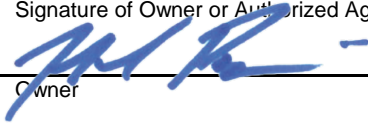
SITE PLAN REQUIREMENTS

- ⇒ 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>Susan Gladding</u>	Signature of Owner or Authorized Agent*	
Address: <u>8570 S. Cedar Avenue</u>		<u>02/17/22</u>
City, State, Zip: <u>Fresno, CA 93725</u>	Owner	Date
Phone: <u>559-349-4058</u>		
Email: <u>susan@fowlerpacking.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, 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

Duarte Industrial -Operational Statement:

The Proposed Project is being submitted by G4 Enterprises, LTD and pertains to approximately 15 acres of property located east of N. Kelsey Street and south of W. Goshen Avenue in Visalia, CA. The Assessor's Parcel Number (APN) associated with the project site is 081-030-077. The site is currently zoned for Industrial use with a similar planned use.

The proposed development consists of the construction and operation of an office/warehouse style, concrete tilt-up shell building that is approximately 313,000 square feet. The proposed building will have four (4) offices and approximately 48 loading docks on the south side of the building. The project will provide approximately 382 standard parking stalls for employee parking including eight (8) ADA stalls and future EV charging stations. The proposed parking spaces and drive aisles will be constructed of asphalt concrete (AC) pavement and the proposed loading docks will be constructed of Portland cement concrete (PCC) pavement.

Access to the site is provided off of N. Kelsey Street. The site will have pole lighting to illuminate the parking areas and exterior building lighting to illuminate the loading docks. Landscaping will be provided in all undeveloped areas such that the potential for erosion and dust is limited. Seven-foot chain-link security fencing will be provided around the north, east, and south perimeter of the site.

Operational times are typical of warehouse style facilities and may operate up to 24 hours a day and 7 days a week. Trip Generation is unknown at this time however the project will be in conformance with the requirements of the General Plan. Customer visits to the property are limited since these buildings are not typically sales buildings, but rather warehouses for distribution of goods.

DEVELOPMENT STANDARDS:

ZONING: 1

MAX. BLDG. HT.: 75 FT

BUILDING SETBACKS:
 FRONT: 25 FT 2
 SIDE: 0 FT 4
 REAR: 0 FT 4

LANDSCAPE SETBACKS:
 FRONT: 25 FT 2
 SIDE: 0 FT 4
 REAR: 0 FT 4

LANDSCAPE REQ: 10% 3

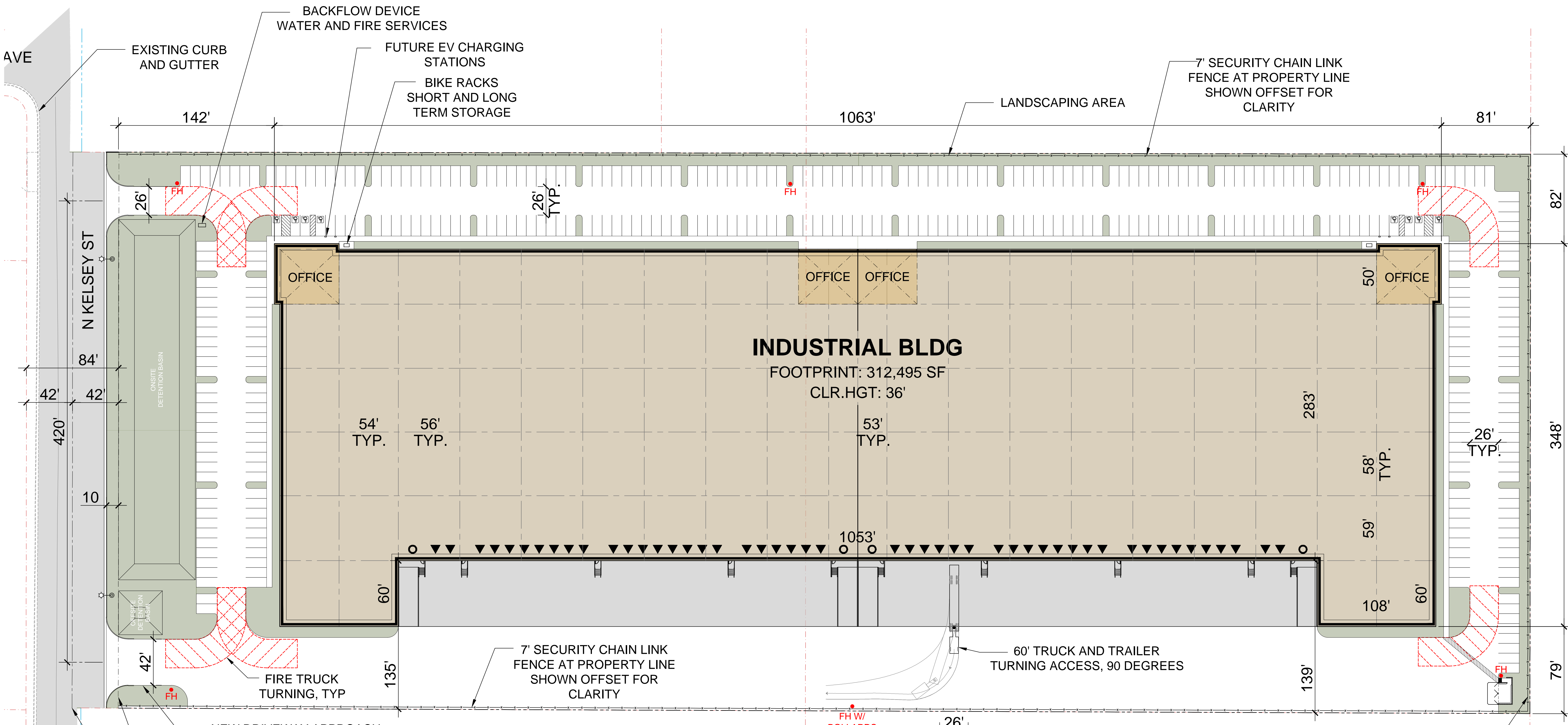
OFF-STREET PARKING:
 STANDARD: 9X19 1
 COMPACT: 7.5X15 2
 COMPACT %: 30%
 DRIVE AISLE: 25 FT 1
 TREE WELL: 80 SF

REQ. PARKING RATIO BY USE:
 WAREHOUSE: 1/1000 SF
 MANUF.: 1/EMP
 OFFICE: 1/250 SF

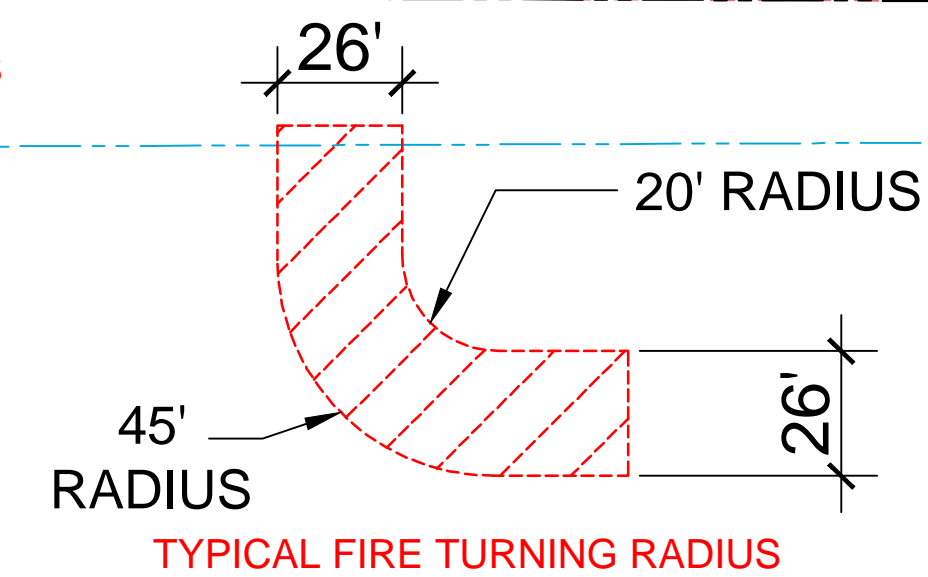
NOTES:
 1 Visalia Engineering Design & Improvement Standards
 2 15 feet facing minor roads, 10 foot facing interior roads.
 3 Not less than 10% of a parking lot comprising more than 20 spaces shall be landscaped.
 4 20 feet when adjacent to R-1 or R-M zone.

Stormwater Management Design:
 AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source:
 SURVEY, GIS MAP & AERIAL IMAGE

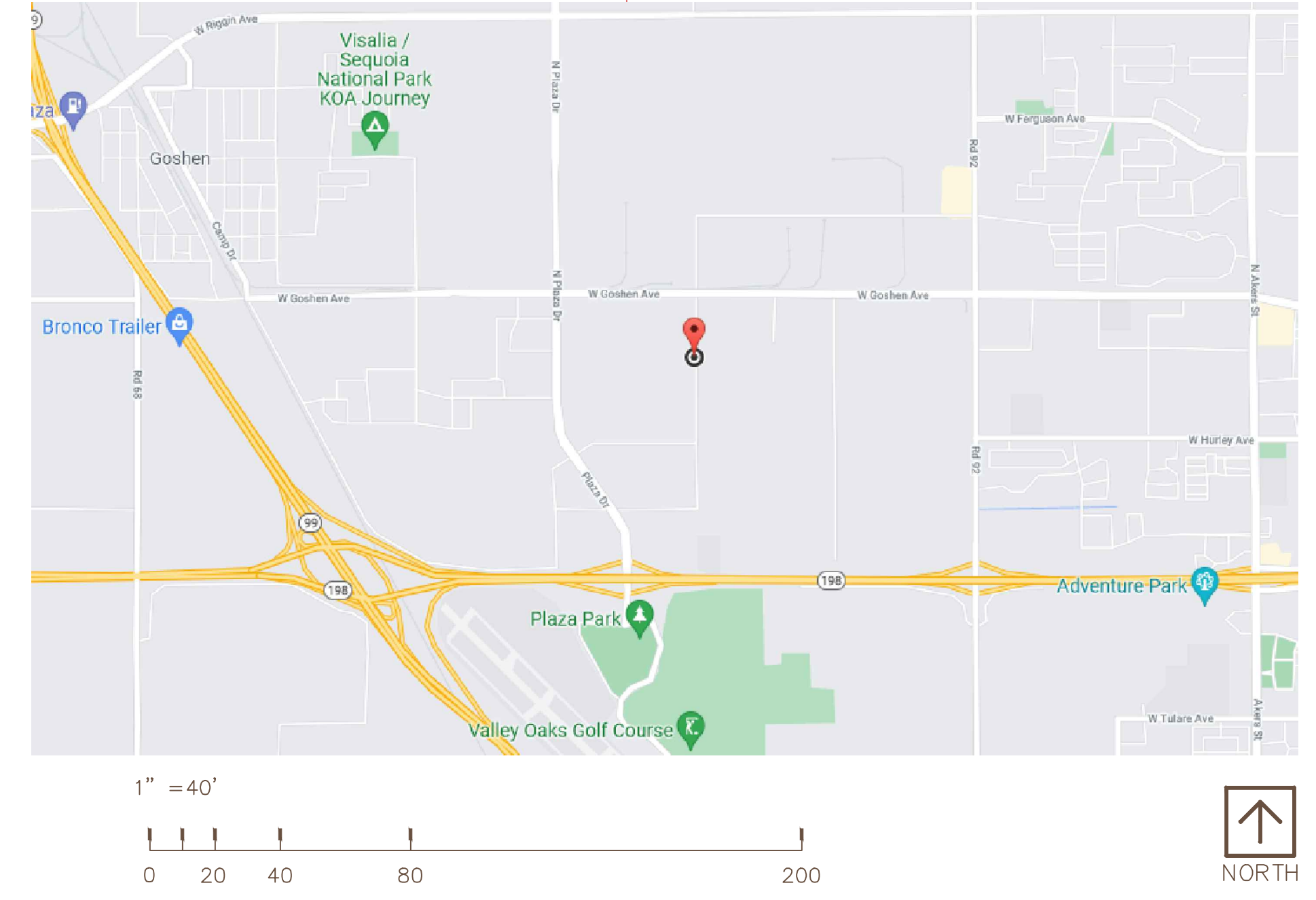
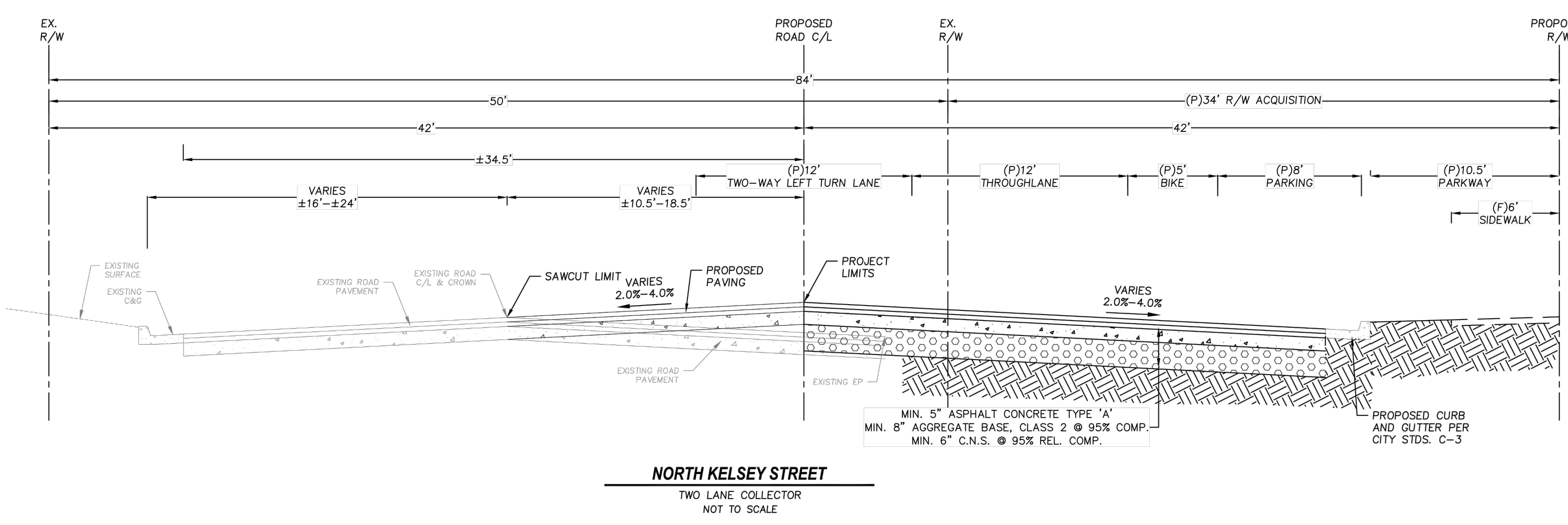


- NOTES:**
1. MINIMUM OF 10% OF PARKING LOT LANDSCAPED
 2. INSTALL CURB PER CITY STANDARD C-4
 3. SITE WILL BE DEVELOPED PER FEMA FLOODPLAIN REQUIREMENTS FOR AE FLOOD ZONE
 4. BUILDING WILL BE FULLY SPRINKLERED
 5. PROJECT WILL RETAIN ALL STORM WATER RUN-OFF ONSITE



PROJECT DATA:

SITE AREA:	
GROSS:	15.08 AC
LANDSCAPING: @ 11%	656,686 SF
DETENTION: @ 4%	74,337 SF
NET:	24,560 SF
BUILDING FOOTPRINT:	
WAREHOUSE	14,511 SF
OFFICE @ 4%	312,495 SF
COVERAGE:	
GROSS:	48%
NET:	49%
PARKING REQUIRED:	
WAREHOUSE 1/1000 SF	301 STALLS
OFFICE 1/250 SF	48 STALLS
TOTAL	348 STALLS
PARKING PROVIDED:	
AUTO:	382 STALLS
REQ. ACCESSIBLE @ 1.22/1000 SF	8 STALLS
TRUCK DOCKS:	
▲ DOCK-HIGH DOORS	48
○ GRADE-LEVEL DOORS	4



DUARTE INDUSTRIAL SITE PLAN 2021-227

N Kelsey St.
 Visalia, CA 93291

WARE MALCOMB

SNR21-0154-00
 2.17.22 SHEET 1

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: Iron Ridge II Date: _____

Project Description: 198 lot subdivision TSM & TPM

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR21229

Property Owner: Road 88 LLC

Applicant(s) Name: DR Horton

Project Address/Location: _____

Assessor Parcel Number: 0 8 1 - 0 3 0 - 0 3 6

Parcel Size (Acreage or Square Feet): 40-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: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: APN: 081-030-036 was an orchard

Proposed Building Use: The project proposes a single family residential subdivision

Proposed Hours of Operation: _____

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

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

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

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

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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>Ernie Escobedo</u>	Signature of Owner or Authorized Agent*	
Address: <u>601 Pollasky Avenue, Suite 301</u>	_____	_____
City, State, Zip <u>Clovis, CA 93612</u>	Owner	Date
Phone: <u>559-449-2400</u>	_____	<u>4/1/2021</u>
Email: <u>Ernie.Escobedo@qkinc.com</u>	Authorized Agent*	Date
	_____	_____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Road 88, LLC by Steve Etchegaray, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):


APN: 081-030-036

AGENT:

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

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

Executed this 10th day of December, 2021.

OWNER	Signatures	AGENT
 Signature of Owner		_____ Signature of Agent
<u>P.O. Box 964</u> Owner Mailing Address		_____ Agent Mailing Address
<u>Visalia, CA 93279</u> Owner Phone Number		_____ Agent Phone Number
<u>(559) 786-1996</u> Owner Phone Number		_____ Agent Phone Number



First American Title

First American Title Company
4750 Willow Road, Suite 275
Pleasanton, CA 94588

File No.: 0131-624447ala (kp)

This report has been amended/updated to reflect the following matters:

- No changes made to the report other than the Effective Date
- Property address has been revised
- Vesting has been revised
- Legal Description has been revised
- Taxes have been updated
- Original item number(s) have been removed
- New item number(s) have been added
- Original item number(s) have been revised
- Other: Title Officer re-assignment

Updated 9/21/2021



First American Title

First American Title Company

4750 Willow Road, Suite 275
Pleasanton, CA 94588

California Department of Insurance License No. 151

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

Title Officer: Kevin Puchalski
Phone: (951)256-5880
Fax No.: (909)476-2401
E-Mail: kpuchalski@firstam.com

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

Buyer: D.R. Horton CA3, Inc.
Owner: Road 88, LLC
Property: APN: 081-030-036-000
Visalia, CA

PRELIMINARY REPORT

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

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

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

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

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

Dated as of September 15, 2021 at 7:30 A.M.

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

ALTA Extended Loan Policy - 2006

ALTA Extended Owner Policy - 2006

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

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

ROAD 88, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

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

1. General and special taxes and assessments for the fiscal year 2021-2022, a lien not yet due or payable.
2. Intentionally Deleted
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. Intentionally Deleted
5. An easement for POLES AND POLE LINES and incidental purposes, recorded December 12, 1960 as INSTRUMENT NO. [36367](#), BOOK 2230, PAGE 626 of Official Records.
In Favor of: THE SOUTHERN CALIFORNIA EDISON COMPANY
Affects: THE NORTHERLY 6 FEET OF THE SOUTHERLY 336 FEET OF THE WESTERLY 1030 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28.

6. An easement for OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS and incidental purposes, recorded December 19, 1969 as INSTRUMENT NO. [40648](#), BOOK 2871, PAGE 971 of Official Records.
In Favor of: THE SOUTHERN CALIFORNIA EDISON COMPANY
Affects: AS DESCRIBED THEREIN

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

7. A deed of trust to secure an original indebtedness of \$1,170,000.00 recorded July 06, 2020 as INSTRUMENT NO. [2020-0039322](#) OF OFFICIAL RECORDS.
Dated: June 23, 2020
Trustor: ROAD 88, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
Trustee: FRESNO-MADERA FEDERAL LAND BANK ASSOCIATION, FLCA, A FEDERALLY CHARTERED INSTRUMENTALITY EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
Beneficiary: FRESNO-MADERA FEDERAL LAND BANK ASSOCIATION, FLCA, A FEDERALLY CHARTERED INSTRUMENTALITY EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

The above deed of trust states that it secures an equity line/revolving line of credit.

- 7a. The terms and provisions contained in the document entitled "Memorandum of Purchase and Sale Agreement" recorded August 12, 2021 as Instrument No. [20210058961](#) of Official Records.
8. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
9. Water rights, claims or title to water, whether or not shown by the Public Records.
10. Rights of parties in possession.
11. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

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

12. With respect to ROAD 88, LLC, a California limited liability company:
 - a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require

13. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.

INFORMATIONAL NOTES

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

1. General and special taxes and assessments for the fiscal year 2020-2021.

First Installment:	\$3,768.89, PAID
Penalty:	\$0.00
Second Installment:	\$3,768.89, PAID
Penalty:	\$0.00
Tax Rate Area:	153-003
A. P. No.:	081-030-036-000

2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as NO SITUS FOUND, , CALIFORNIA.

3. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded July 06, 2020 as INSTRUMENT NO. [2020-0039320](#) OF OFFICIAL RECORDS
From: FEWER RANCH, A CALIFORNIA LIMITED PARTNERSHIP
To: ROAD 88, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Tulare, State of California, described as follows:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 0°00'04" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 330.00 FEET;

THENCE SOUTH 89°48'40" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 880.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°48'40" WEST, 1760.00 FEET;

THENCE NORTH 0°00'04" WEST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 990.00 FEET;

THENCE NORTH 89°48'40" EAST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 1760.00 FEET;

THENCE SOUTH 0°00'04" EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 990.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 081-030-036-000

NOTICE

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

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

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

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

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

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

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

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

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

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

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

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

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

LIMITATIONS ON COVERED RISKS

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

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

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

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

[PART I

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

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

PART II

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

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

EXCLUSIONS FROM COVERAGE

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

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

EXCLUSIONS FROM COVERAGE

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

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

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

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

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

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

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



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

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

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

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

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

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

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

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

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

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

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

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



For California Residents

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

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

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

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

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

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

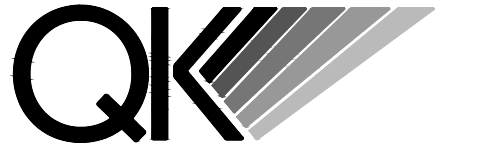
Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected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

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

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

VESTING TENTATIVE SUBDIVISION MAP SHEPHERDS RANCH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, T.18S., R.24E., MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA.



601 POLLASKY AVE., STE. 301
CLONS, CA 95812
LAND SURVEYOR: ANTONIO WESTERLIND, PLS

PROJECT SITE INFORMATION

APN: 081-030-046-000

RECORD OWNERSHIP:
ROAD 88, LLC
P.O. BOX 964
VISALIA, CA 93279

SUBDIVIDER/APPLICANT:
D.R. HORTON CA3, INC.
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850

LEGAL DESCRIPTION

PER PRELIMINARY TITLE REPORT ORDER NO. 0181-62447-ALA DATED AUGUST 25, 2021 (AMENDED SEPTEMBER 1, 2021):

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 0°00'04" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 330.00 FEET; THENCE SOUTH 89°48'40" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 880.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°48'40" WEST, 1760.00 FEET; THENCE NORTH 0°00'04" WEST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 990.00 FEET; THENCE NORTH 89°48'40" EAST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 1760.00 FEET; THENCE SOUTH 0°00'04" EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 990.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 081-030-036-000

UTILITIES

SOUTHERN CALIFORNIA EDISON:
MISAEI IBARRA
2425 S. BLACKSTONE STREET, TULARE, CA 93274
C: 559-739-2317
C: 559-801-1272
misaei.ibarra@sce.com

SOUTHERN CALIFORNIA GAS COMPANY:
JUAN MEJORADO
404 N. TIPTON STREET, VISALIA, CA 93292
C: 559-739-2317
jmejrado@socalgas.com

AT&T:
ERIN PECTOL
217 W. ACOQUA AVENUE, VISALIA, CA 93291
C: 559-739-6849
C: 559-737-1637
ep8545@att.com

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE, VISALIA, CA 93291
C: 559-735-2104
C: 559-217-9003
Michael_Corral@comcast.com

PHASING & LOT INFORMATION

THE APPLICANT RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASE LINES SHOWN HEREON ARE PLANNED, AND SUBJECT TO CHANGE.

PHASE 1	PHASE 2	PHASE 3
4000 SF LOTS - 11	4000 SF LOTS - 2	4000 SF LOTS - 13
5,000+ SF - 70	5,000+ SF - 35	5,000+ SF - 65
81	37	78
TOTAL LOTS - 199		

LOTS UNDER 5,000 SF

2, 3, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 128, 129, 132, 191, 192, 193, 194, 195, 196, 197, 198

SETBACKS

5,000 SF LOTS

FRONT: 15' TO LIVING
22' TO GARAGE
SIDE: 10' FOR CORNER LOTS
5' EVERYWHERE ELSE
REAR: 25'

4,000 SF LOTS

FRONT: 12' TO LIVING
20' TO GARAGE
SIDE: 10' FOR CORNER LOTS
5' EVERYWHERE ELSE
REAR: 15'

ACREAGE AND LAND USE

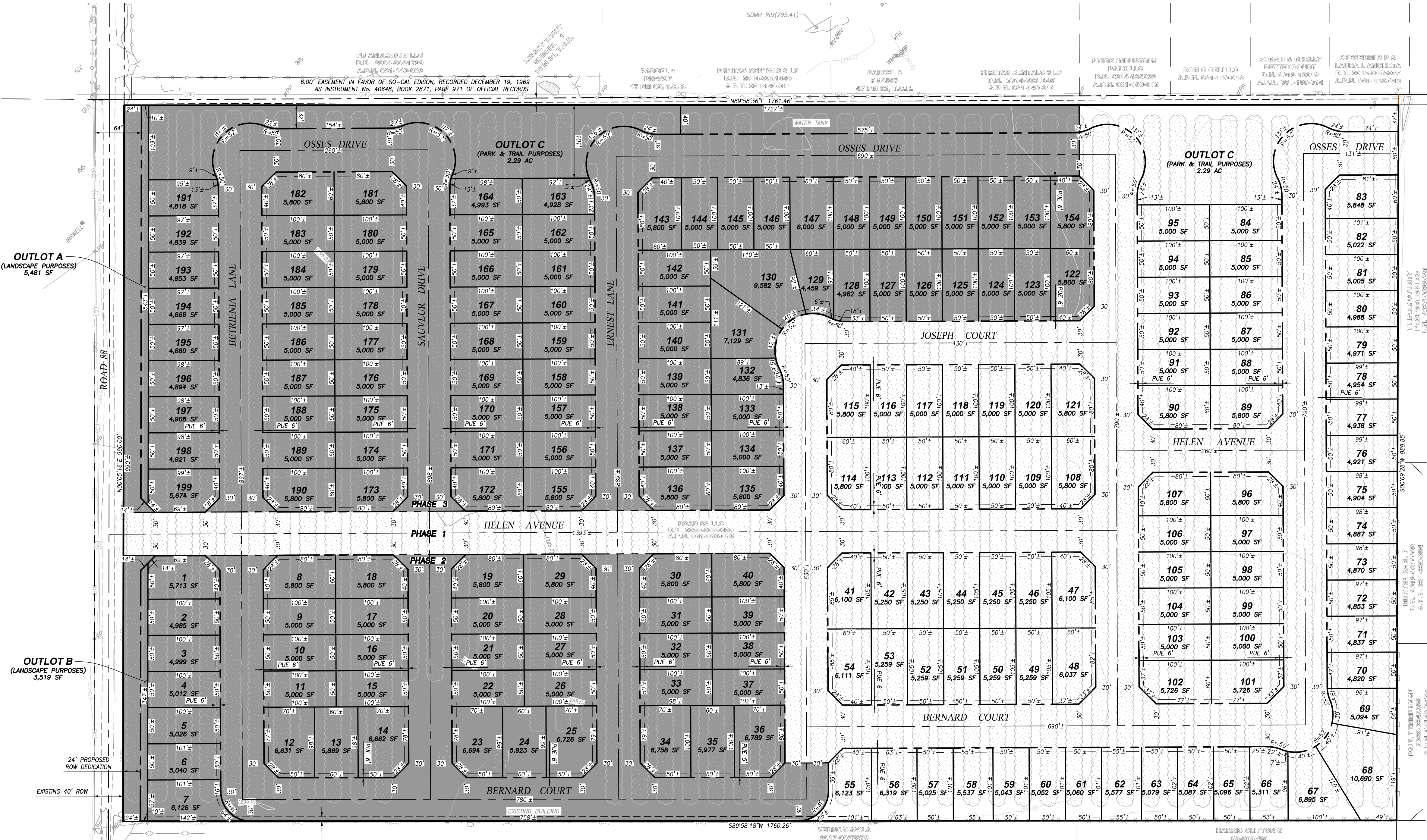
	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	PROPOSED ZONE
4,000 SF LOTS:	23	2.92	7.98	R-1-5
5,000 SF LOTS:	176	21.31	8.24	R-1-5
OUTLOTS A & B - LANDSCAPE:	2	0.21	N/A	VARIOUS
OUTLOT C - PARK & TRAIL (PUBLIC):	1	2.28	N/A	QP
RIGHT OF WAY:		13.30	N/A	VARIOUS
TOTALS:	202	40.02		

NOTES

- DATE OF PREPARATION: DECEMBER 16, 2021
- ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF AND ARE APPROXIMATE
- EXISTING LAND USE: AG
- PROPOSED LAND USE: R-1-5 (100% OF SITE)
- IMPROVEMENTS TO CONFORM TO APPLICABLE ORDINANCES & STATUTES
- EASEMENTS FOR PUBLIC UTILITIES TO BE PROVIDED AS REQUIRED
- AREA OF OUTLOT C = 8.6% OF AREA OF RESIDENTIAL LOTS PLUS OUTLOT C

FLOOD ZONE NOTE

THE SUBJECT SITE IS WITHIN FLOOD ZONES AE AND X AS SHOWN ON FEMA FIRM PANEL 06107C0928E, EFFECTIVE 6/16/2009.

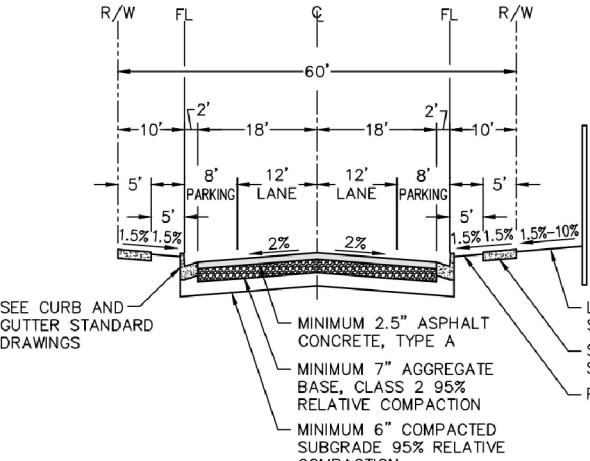


LEGEND

- GUY WIRE
- IRRIGATION WELL
- HOSE BIB
- MAILBOX (SINGLE)
- PALM TREE
- POWER POLE
- STORM DRAIN MANHOLE
- STAND PIPE
- TELEPHONE PEDESTAL
- TELEPHONE POLE
- TREE
- DOMESTIC WELL
- WATER VALVE
- WATER METER
- WALNUT TREE ROW
- ASSESSOR'S PARCEL NUMBER
- DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY
- TULARE COUNTY RECORDS
- VOLUME XX OF M, PAGE YY, T.C.R.
- BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.
- SUBDIVISION BOUNDARY
- PROPOSED PARCEL LINE
- PROPOSED CENTER LINE
- EXISTING RIGHT OF WAY LINE
- ADJACENT PARCEL LINES
- SOUTHERN CALIFORNIA EDISON EASEMENT
- PUBLIC UTILITY EASEMENT
- PHASE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING CONTOUR
- EXISTING EDGE OF DIRT ROAD
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD ELECTRIC LINE
- FENCE, WIRE
- FENCE, BARBED WIRE
- FENCE, CHAINLINK
- FENCE, WOOD
- FENCE, PIPE
- ELECTRICAL LINE (OVERHEAD)
- HIGH-PRESSURE GAS LINE
- STORM DRAIN LINE
- TELEPHONE LINE (OVERHEAD)
- PHASE 1
- PHASE 2
- PHASE 3

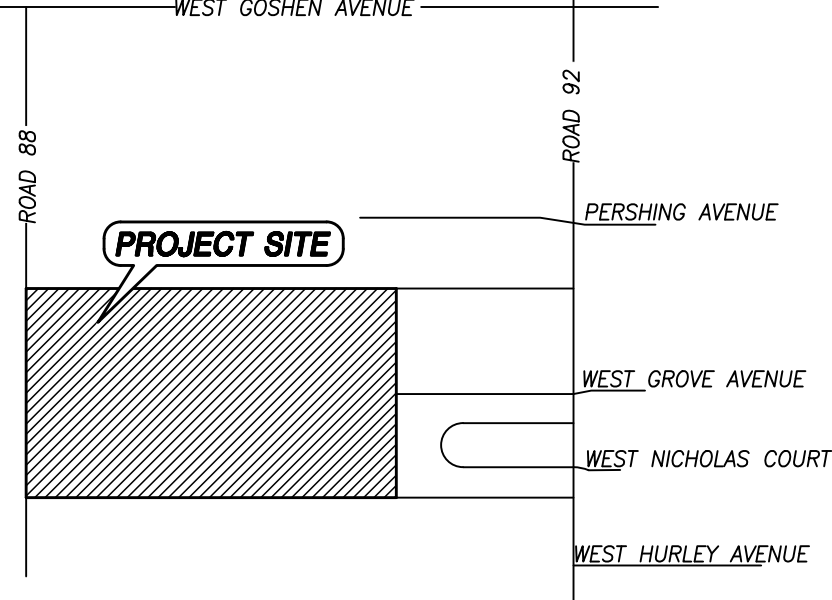
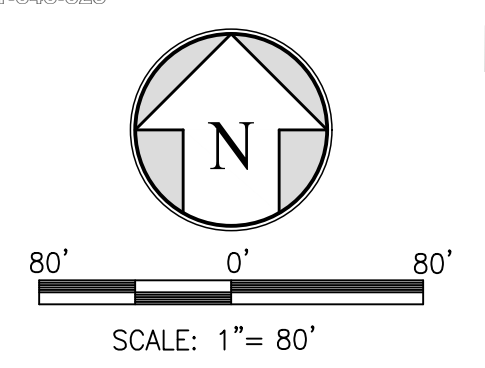
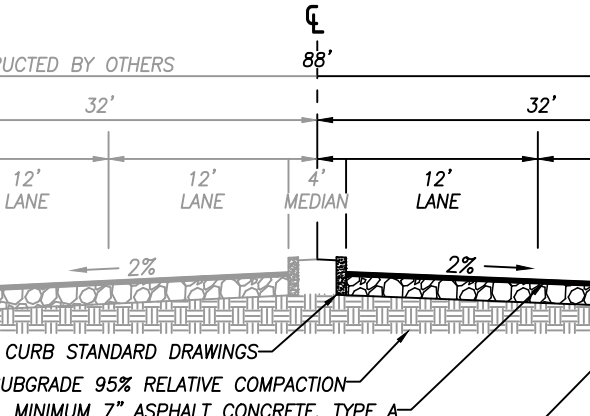
INTERIOR STREETS

NOT TO SCALE PER CITY STD. P-1



4 LANE ARTERIAL

ROAD 88 (LOOKING NORTH)
NOT TO SCALE PER CITY STD. P-5



LOCATION MAP
NOT TO SCALE

E:\PROJECTS\2021\12\01\15\ACAD\TENTATIVE_MAP\210315 - ISLANDS_12/29/2021_4:20 PM

VESTING TENTATIVE SUBDIVISION MAP SHEPHERDS RANCH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, T.18S., R.24E., MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA.



PROJECT SITE INFORMATION

APN: 081-030-046-000
 RECORD OWNERSHIP: ROAD 88, LLC
 P.O. BOX 964
 VISALIA, CA 93279

LEGAL DESCRIPTION

PER PRELIMINARY TITLE REPORT ORDER NO. 0181-024447-ALA DATED AUGUST 25, 2021 (AMENDED SEPTEMBER 1, 2021):
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 0°00'04" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 330.00 FEET;
 THENCE SOUTH 89°48'40" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 880.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89°48'40" WEST, 1760.00 FEET;
 THENCE NORTH 0°00'04" EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 990.00 FEET;
 THENCE NORTH 89°48'40" EAST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 1760.00 FEET TO THE TRUE POINT OF BEGINNING.

UTILITIES

SOUTHERN CALIFORNIA EDISON: 2425 S. BLACKSTONE STREET, TULARE, CA 93274
 SOUTHERN CALIFORNIA GAS COMPANY: 404 N. TIPTON STREET, VISALIA, CA 93292
 AT&T: 217 W. ACEQUA AVENUE, VISALIA, CA 93291
 COMCAST: 1031 N. PLAZA DRIVE, VISALIA, CA 93291

PHASING & LOT INFORMATION

PHASE 1	PHASE 2	PHASE 3
4,000 SF LOTS - 0	4,000 SF LOTS - 0	4,000 SF LOTS - 13
5,000+ SF - 81	5,000+ SF - 40	5,000+ SF - 65
81	40	78
TOTAL LOTS - 199		

LOTS UNDER 5,000 SF

128, 129, 132, 155, 172, 191, 192, 193, 194, 195, 196, 197, 198

SETBACKS

5,000 SF LOTS	4,000 SF LOTS
FRONT: 15' TO LIVING 22' TO GARAGE	FRONT: 12' TO LIVING 20' TO GARAGE
SIDE: 10' FOR CORNER LOTS 5' EVERYWHERE ELSE	SIDE: 10' FOR CORNER LOTS 5' EVERYWHERE ELSE
REAR: 25'	REAR: 15'

ACREAGE AND LAND USE

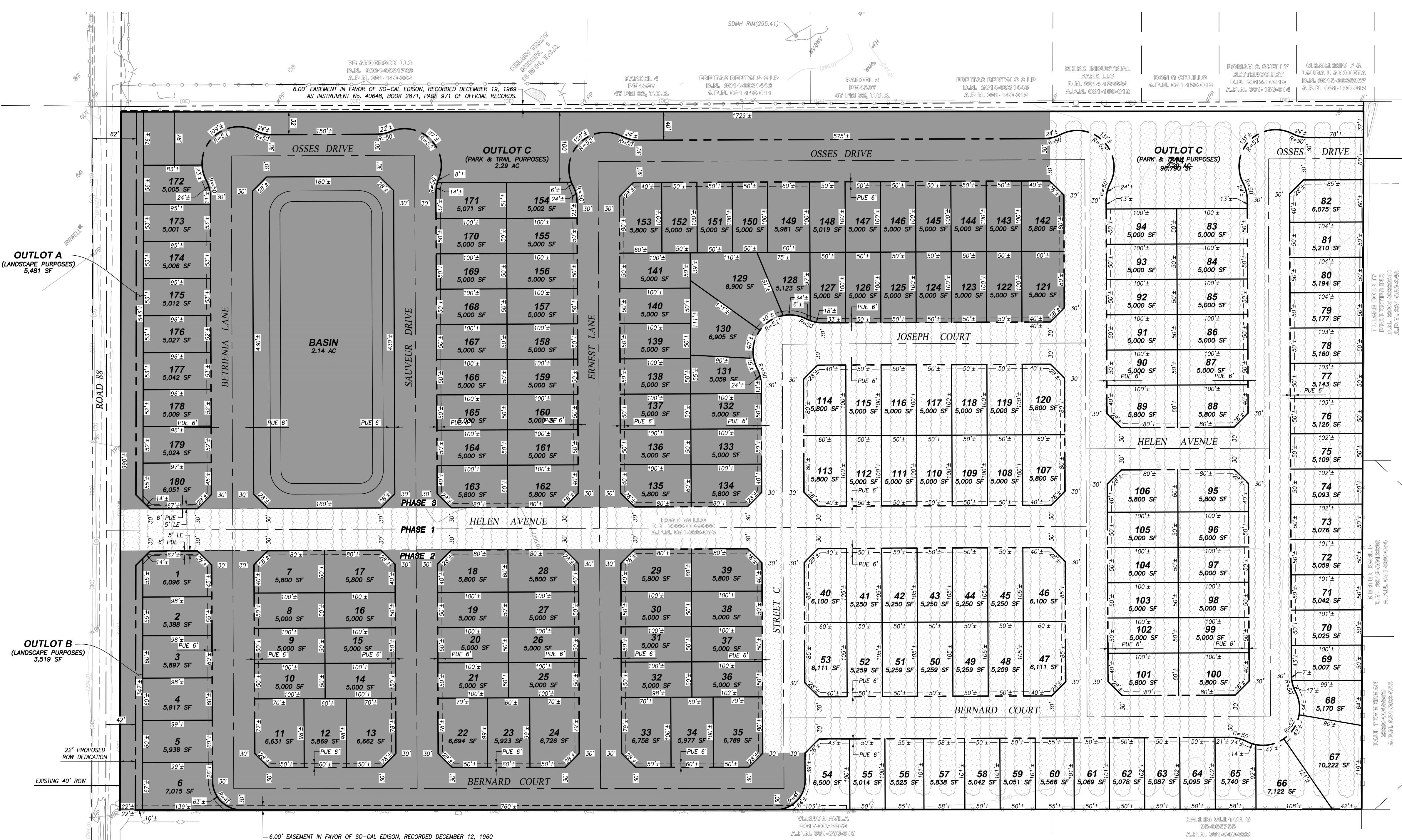
	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	PROPOSED ZONE
UNDER 5,000 SF LOTS:	13	2.92	7.98	R-1-5
5,000 SF LOTS:	186	21.31	8.24	R-1-5
OUTLOTS A & B - LANDSCAPE:	2	0.21	N/A	VARIOUS
OUTLOT C - PARK & TRAIL (PUBLIC):	1	2.28	N/A	QP
RIGHT OF WAY:		13.30	N/A	VARIOUS
TOTALS:	202	40.02		

NOTES

- DATE OF PREPARATION: DECEMBER 16, 2021
- ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF AND ARE APPROXIMATE
- EXISTING LAND USE: AG
- PROPOSED LAND USE: R-1-5 (100% OF SITE)
- IMPROVEMENTS TO CONFORM TO APPLICABLE ORDINANCES & STATUTES
- EASEMENTS FOR PUBLIC UTILITIES TO BE PROVIDED AS REQUIRED
- AREA OF OUTLOT C = 8.6% OF AREA OF RESIDENTIAL LOTS PLUS OUTLOT C

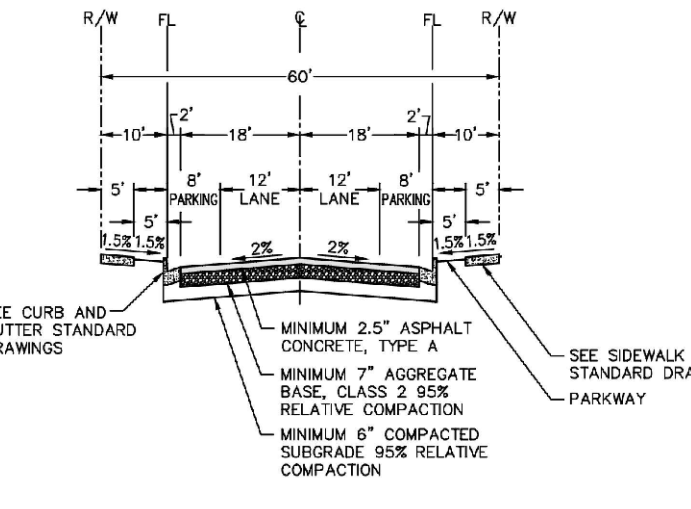
FLOOD ZONE NOTE

THE SUBJECT SITE IS WITHIN FLOOD ZONES AE AND X AS SHOWN ON FEMA FIRM PANEL 06107C0928E, EFFECTIVE 6/16/2009.



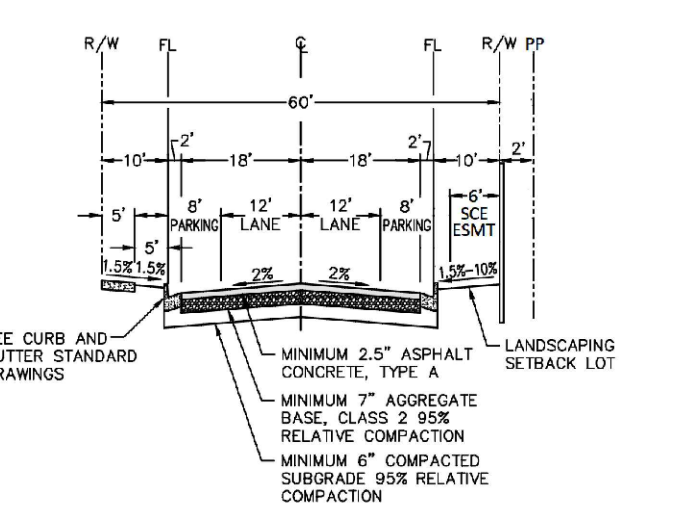
INTERIOR STREETS

NOT TO SCALE
 PER CITY STD. P-1



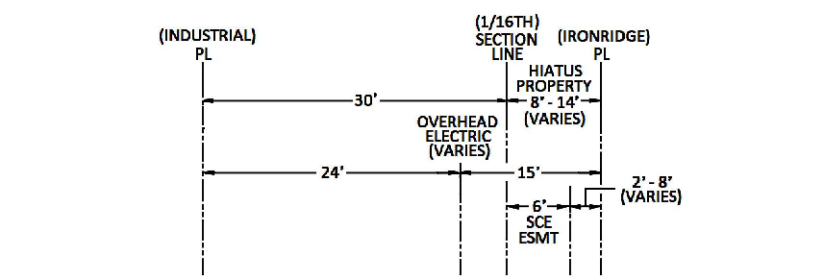
BERNARD COURT STREET

NOT TO SCALE



NORTH BOUNDARY DETAIL

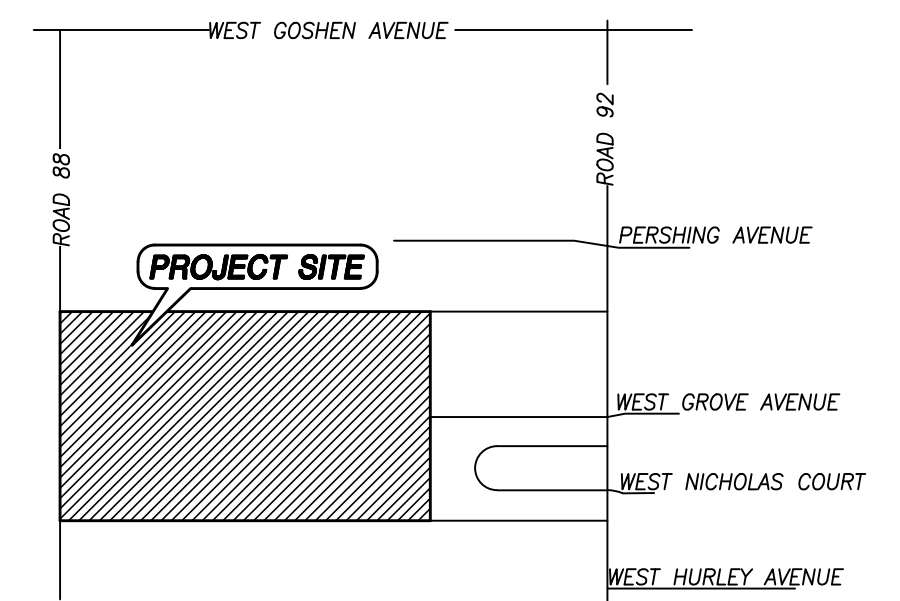
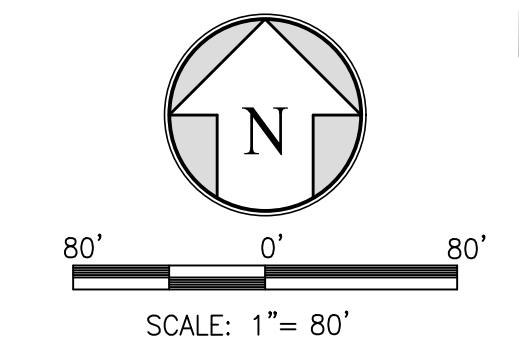
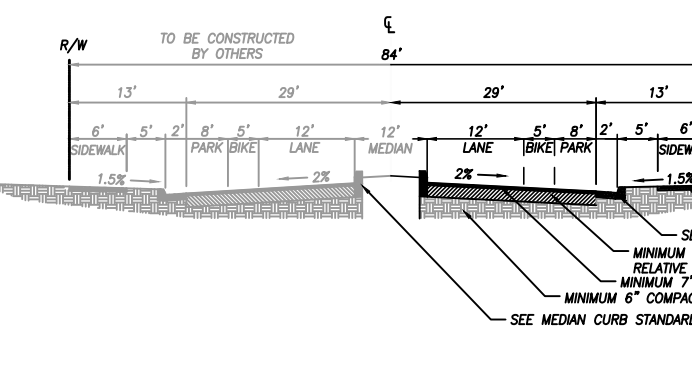
NOT TO SCALE
 APPROXIMATE VALUES



2 LANE COLLECTOR

ROAD 88 (LOOKING NORTH)

NOT TO SCALE
 PER CITY STD. P-3



LOCATION MAP

NOT TO SCALE

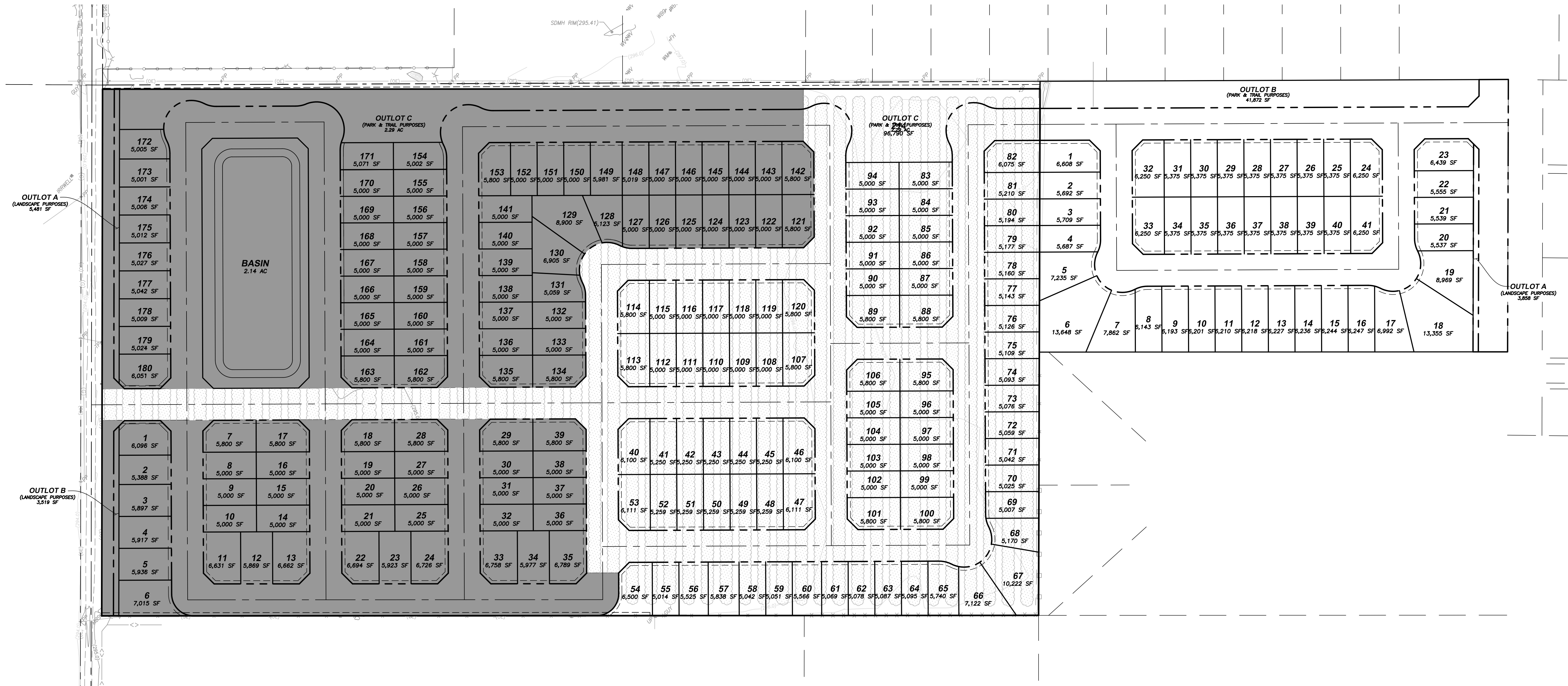
LEGEND

- GUY WIRE
- IRRIGATION WELL
- HOSE BIB
- MAILBOX (SINGLE)
- PALM TREE
- POWER POLE
- STORM DRAIN MANHOLE
- STAND PIPE
- TELEPHONE PEDESTAL
- TELEPHONE POLE
- TREE
- DOMESTIC WELL
- WATER VALVE
- WATER METER
- WALNUT TREE ROW
- ASSESSOR'S PARCEL NUMBER
- DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY
- TULARE COUNTY RECORDS
- VOLUME XX OF M, PAGE YY, T.C.R.
- BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.
- SUBDIVISION BOUNDARY
- PROPOSED PARCEL LINE
- PROPOSED CENTER LINE
- EXISTING RIGHT OF WAY LINE
- ADJACENT PARCEL LINES
- SOUTHERN CALIFORNIA EDISON EASEMENT
- PUBLIC UTILITY EASEMENT
- PHASE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING CONTOUR
- EXISTING EDGE OF DIRT ROAD
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD ELECTRIC LINE
- FENCE, BARBED WIRE
- FENCE, WIRE
- FENCE, CHAINLINK
- FENCE, WOOD
- FENCE, PIPE
- ELECTRICAL LINE (OVERHEAD)
- HIGH-PRESSURE GAS LINE
- STORM DRAIN LINE
- TELEPHONE LINE (OVERHEAD)
- PHASE 1
- PHASE 2
- PHASE 3

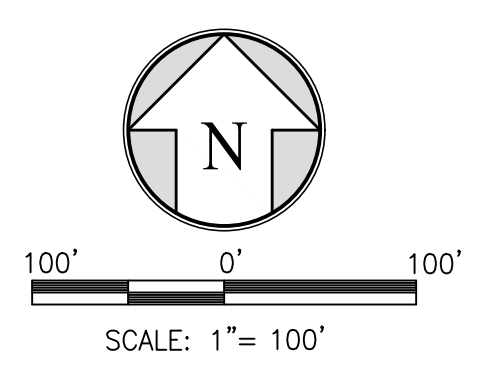
E:\PROJECTS\2021\12\15\ACAD\TENTATIVE_MAP\210315 - ISLANDS 2/17/2022 3:45 PM

VESTING TENTATIVE SUBDIVISION MAP SHEPHERDS RANCH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, T.18S., R.24E., MOUNT DIABLO BASE AND MERIDIAN,
IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA.



E:\PROJECTS\2021\210115\ACAD\TENTATIVE MAP\210115 - TSM.DWG 2/17/2022 3:45 PM



TENTATIVE PARCEL MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, T.18S., R.24E., MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA.

FOR:
D.R. HORTON, AMERICA'S BUILDER
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850

BY:



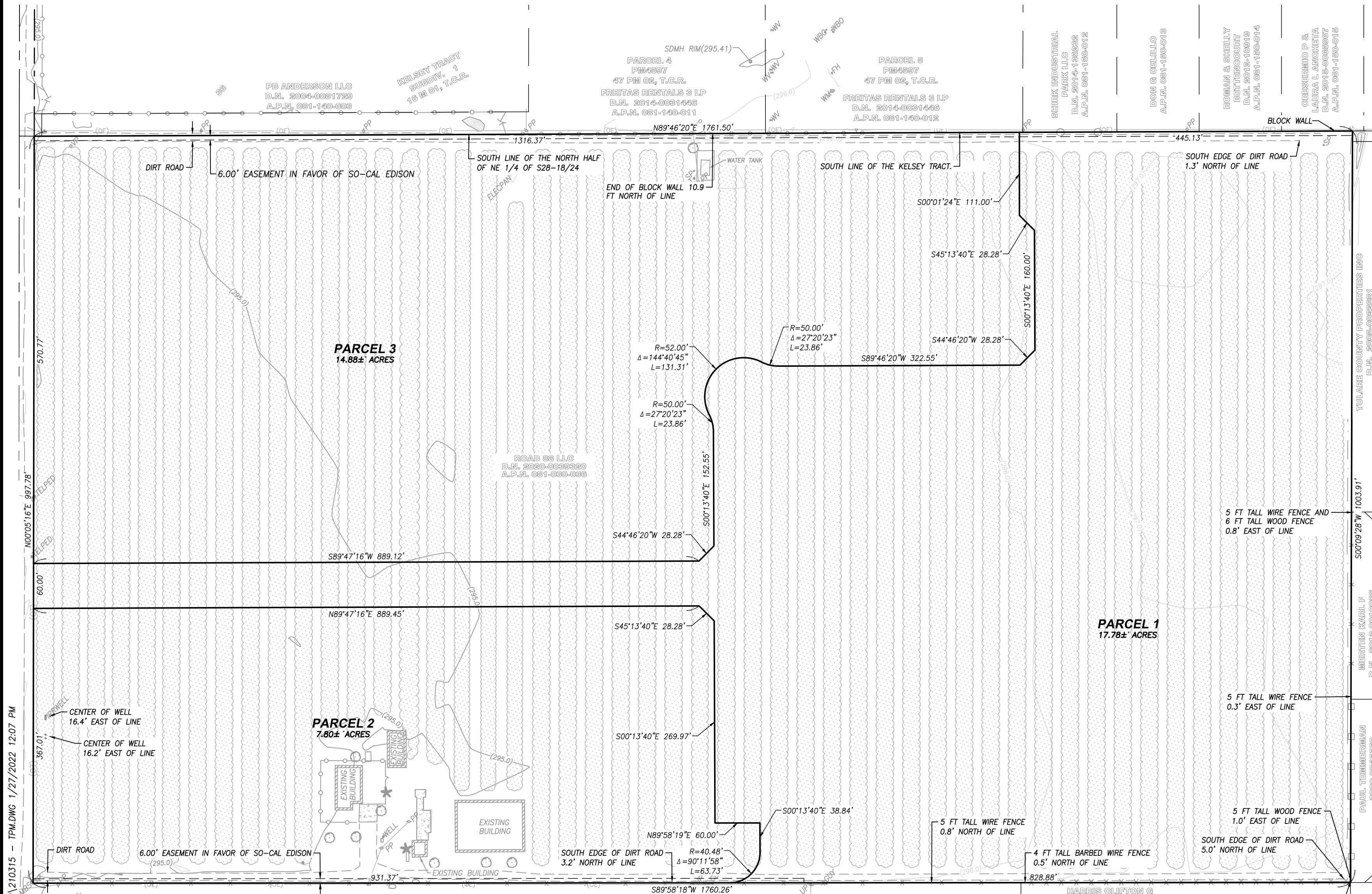
150 WEST MORTON AVENUE
PORTERVILLE, CA 93257
TEL: (559) 781-2700
WWW.QKINC.COM

LEGEND

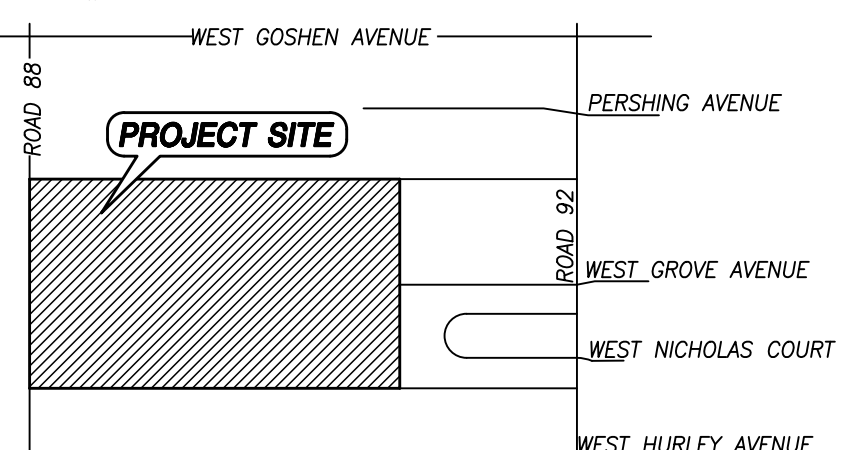
GUY	←	GUY WIRE
IRRWELL	■	IRRIGATION WELL
HB	⋮	HOSE BIB
MBS	⊞	MAILBOX (SINGLE)
PALM	★	PALM TREE
PP	◇	POWER POLE
SDMH	⊕	STORM DRAIN MANHOLE
SP	○	STAND PIPE
TEL PED	⊞	TELEPHONE PEDESTAL
TP	⊞	TELEPHONE POLE
TREE	⊙	TREE
WELL	■	DOMESTIC WELL
WV	⊞	WATER VALVE
WM	⊞	WATER METER
	⊞	WALNUT TREE ROW
A.P.N.		ASSESSOR'S PARCEL NUMBER
D.N.		DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY
T.C.R.		TULARE COUNTY RECORDS
XX M YY		VOLUME XX OF M, PAGE YY, T.C.R.
T.C.S. XX PM YY		BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.
---		SITE BOUNDARY
---		PROPOSED PARCEL LINE
---		EXISTING RIGHT OF WAY LINE
---		ADJACENT PARCEL LINES
---		SECTION LINE
---		PUBLIC UTILITY EASEMENT
(252.0)		EXISTING CONTOUR
---		EXISTING EDGE OF DIRT ROAD
---		EXISTING EDGE OF PAVEMENT
---		EXISTING OVERHEAD ELECTRIC LINE
x x x x x		FENCE, BARBED WIRE
x		FENCE, WIRE
○		FENCE, CHAINLINK
(OE)		ELECTRICAL LINE (OVERHEAD)
(SD)		STORM DRAIN LINE
(OT)		TELEPHONE LINE (OVERHEAD)

NOTES

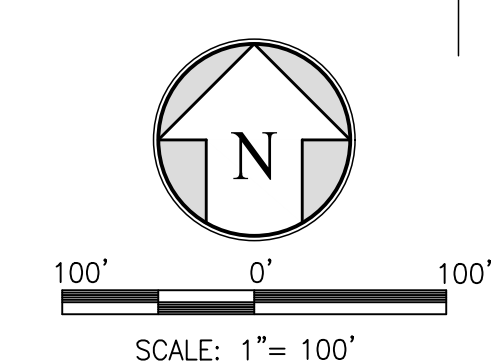
- DATE: JANUARY 27, 2022
- APN: 081-030-036
- EXISTING USE: AG
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL (R-1-5)
- DOMESTIC WATER: CITY OF VISALIA
- SEWAGE DISPOSAL: CITY OF VISALIA
- INUNDATION OR OVERFLOW: FIRM ZONE AE
- WILLIAMSON ACT CONTRACT: NONE
- PRELIM. GEOLOGICAL-HYDROLOGICAL REPORT: WAIVER REQUESTED
- PROPOSED IMPROVEMENTS, PUBLIC UTILITIES, & TIME OF COMPLETION: NONE



L:\PROJECTS\2021\210315\ACAD\TENTATIVE MAP\210315 - TPM.DWG 1/27/2022 12:07 PM



LOCATION MAP
NOT TO SCALE



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: Xtreme Green Recycling Date: 1.20.2022

Project Description: WE WILL COLLECT, STORE AND SHIP ELECTRONICS FOR RECYCLING

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 22-017

Property Owner: _____

Applicant(s) Name: Marc Marmolejo

Project Address/Location: 6709 PERSHING SUITE B VISALIA, CA 93291

Assessor Parcel Number: 085-520-010

Parcel Size (Acreage or Square Feet): 32859 SQFT Building or Suite Square Footage: 1600 SQFT

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: _____

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 22-017

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: STORE, COLLECT, RECYCLE ELECTRONICS

Proposed Hours of Operation: MONDAY - SATURDAY 10AM - 2PM

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

Number of Employees Per Day: Existing 1 Proposed _____

Number of Customers Per Day (Estimated): Existing 10 Proposed _____

Predicted Peak Operating Hour: 1pm

Describe Any Truck Delivery Schedule & Operations: WE ON AVERAGE, SHIP OUT ONCE A MONTH A FREIGHT TRUCK WILL PARK AND WE WILL SHIP OUT MATERIAL

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

(Provide Separate Attachment if Necessary): NO SPECIFIC PATTERNS NEEDED

Describe Any Special Events Planned for the Facility: NO SPECIAL EVENTS PLANNED

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

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

REQUIRED SIGNATURE

Name: Maec Marmolejo Signature of Owner or Authorized Agent*
 Address: 2232 GOLDEN AVE
 City, State, Zip: CLONS, CA 93611 Date: 2/15/22
 Phone: (559) 475-3932
 Email: XTRMEGREENRECYCLING@GMAIL.COM Authorized Agent* Date:

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

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

01/20/22

Overview of business activity

We plan to use the warehouse located at 6672 Pershing Ave Unit B Visalia 93291 for collecting, storing, and shipping electronics for recycling purposes. We will offer a E-waste pick up service to both residential and commercial customers.

Hours of Operation

Monday-Saturday 10am-2pm

Items we will accept

Computers, Monitor, Televisions, laptops w/wo batteries tablets w/wo batteries, Cell Phones w/wo batteries, (employees are trained spot bloating batteries bare and in devices. All bloated batteries are stored in a fire proof trash bin) routers, keyboards and mice, stereos, servers networks switches, tablets, audio devices, Misc. power cords and wires, check scanners, debit card readers, QR code readers, label printers, gaming consoles.

Items we do not accept

Large industrial equipment, washers dryers, refrigerators , dish washers, nickel cadmium batteries , Florent lighting, alkaline batteries.

Storage

All items will be stored at ground level on standard sized 40"x 40" wood pallets and shrink wrap or in cardboard bins. Material is then wrapped in shrink wrap and stacked on pallets for shipping. There is no need for shelving or multi-level stacking of material. On average we generate 10 pallets a month of electronic waste.

Breakdown of Material

We do not disassemble any material at our location other than the removal of bloated batteries into a fire safe container. All items are palletized whole. For example, PC's. We do not remove the motherboards, power supplies and other components all components are left intact. The PC is placed on a pallet whole as are servers, network switches, laptops and other material.

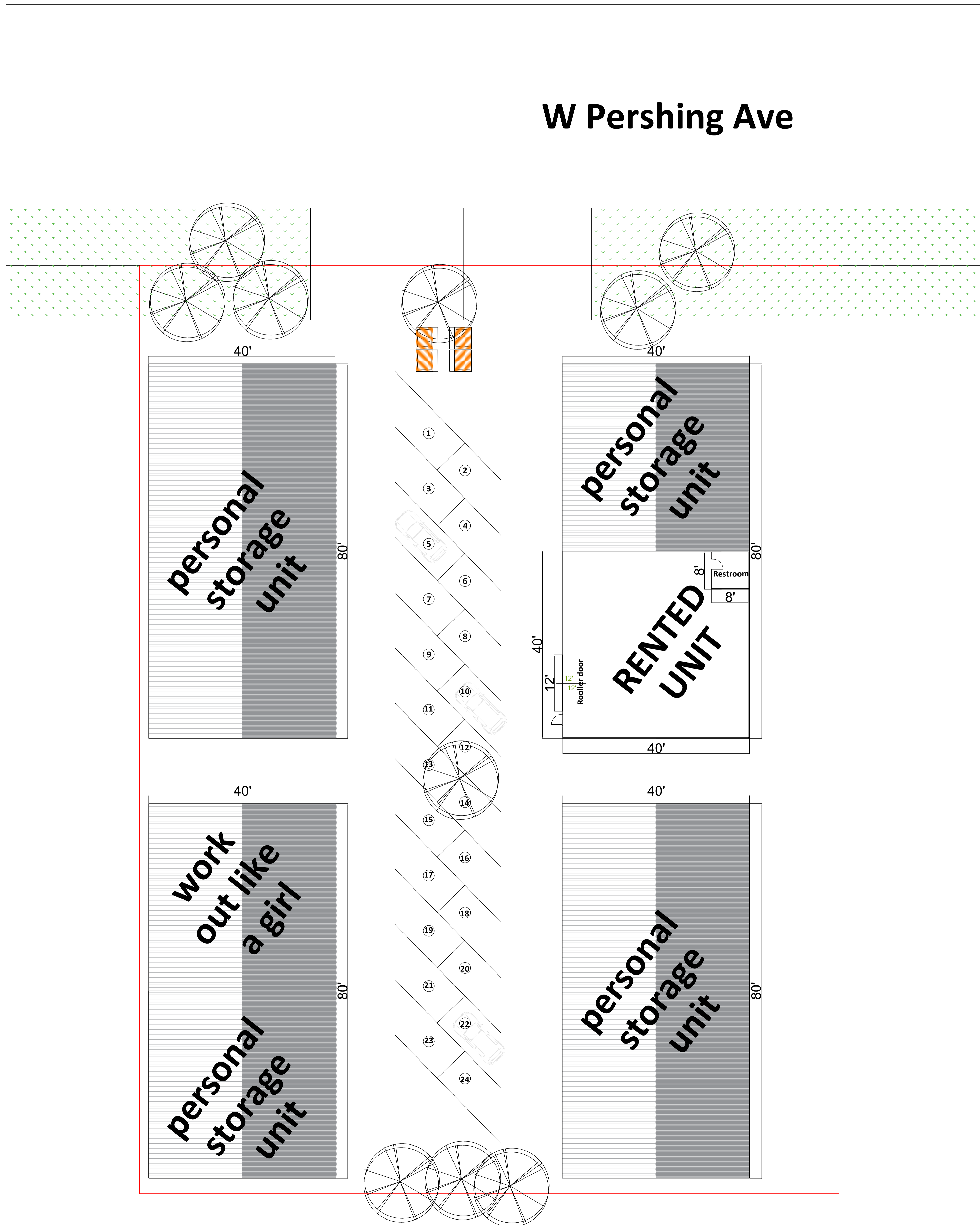
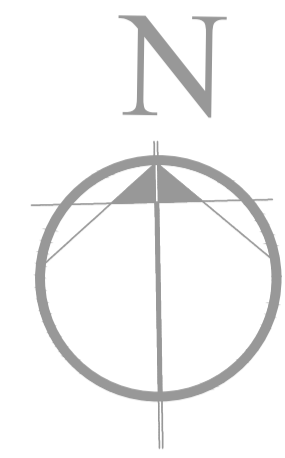
Shipment and processing of material

Once material is palletized IQA Metals Inc. located at 13825 Norton ave, Chino CA 91710. Will send out a truck to come pick up our material all items shipped are then broken down and processed by IQA metal company. We on average send out shipment once every other month.

Our Pick up Service

We offer pick up service to both commercial and residential clients. Clients will call to schedule a time for pick up. Our company will send an employee out in full size pick up truck to load up clients material, haul it off, and drop the material back off at the warehouse for palletizing.

Robert Ferrero, Landlord/ The Equity Group
Total lot size is 32,859 Square ft.
The address is 6709 Pershing Ave Visalia CA 93291.
1"=10'



ABBREVIATIONS

ABBREVIATIONS WHEN USED IN THESE DOCUMENTS SHALL CONFORM TO THE FOLLOWING LIST UNLESS OTHERWISE NOTED. OTHER DISCIPLINES (SUCH AS CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL) MAY CONTAIN SPECIFIC REFERENCES AND LEGENDS WITH INTERPRETATIONS ONLY FOR THOSE DRAWINGS.

SYMB.	DESCRIPTION	ABBRV.	DESCRIPTION
∠	AND	KIT.	KITCHEN
~	ANGLE (DEGREES)	LAB.	LABORATORY
⊕	APPROXIMATELY	LAM.	LAMINATE
⊕	AT	LAV.	LAVATORY
⊕	CENTERLINE	LKR.	LOCKER
⊕	DIAMETER OR ROUND	LMB.	LIQUID MARKER BOARD
+	PLUS OR MINUS	LT.	LIGHT
(#)	FOUND(S) OR NUMBER	MAX.	MAXIMUM
(E)	EXISTING	M.B.	MACHINE BOLT
(N)	NEW	M.C.	MEDICINE CABINET
ABBRV.	DESCRIPTION	MECH.	MECHANICAL
ABV.	ABOVE	MEMB.	MEMBRANE
ACOUS.	ACOUSTICAL	MET.	METAL
ACS.	ACCESS COMPLIANCE SECTION	MFR.	MANUFACTURER
A.D.	AREA DRAIN	MH.	MANHOLE
ADJ.	ADJUSTABLE	MIN.	MINIMUM
A.F.F.	ABOVE FINISHED FLOOR	MIR.	MIRROR
ASGR.	AGGREGATE	MISC.	MISCELLANEOUS
AL.	ALUMINUM	M.O.	MASONRY OPENING
ALT.	ALTERNATE	MTD.	MOUNTED
APPL.	APPLICATION	MILL.	MILLION
APPROX.	APPROXIMATE	N.	NORTH
ARCH.	ARCHITECTURAL (OR ARCHITECT)	NE.	NORTHEAST
ASB.	ASEBESTOS	N.I.C.	NOT IN CONTRACT
ASPH.	ASPHALT	NO.	NUMBER
A/C	ASPHALTIC CONCRETE	NOM.	NOMINAL
		NOT TO SCALE	NOT TO SCALE
		N.W.	NORTHWEST
BD.	BOARD	O.A.	OVERALL
BITUM.	BITUMINOUS	OBS.	OBSOLETE
BLDG.	BUILDING	O.C.	ON CENTER
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER
BLKS.	BLOCKING	OFF.	OFFICE
BM.	BEAM	O.H.	OPPOSITE HAND
BOT.	BOTTOM	OPNG.	OPENING
BUR.	BUILT UP ROOF SYSTEM	OPP.	OPPOSITE
		OH.	OVERHANG
CR.	CLASSROOM	P.H.	PANG HARDWARE
CAB.	CABINET	P.H.H.	PAN HEAD (SCREW)
C.B.	CATCH BASIN	PL.	PLATE
CEM.	CEMENT	P.LAM.	PLASTIC LAMINATE
CEM.PLAS.	CEMENT PLASTER	PLMB.	PLUMBING
C.G.	CORNER GUARD	PLAS.	PLASTER
C.I.	CAST IRON	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	PR.	PAIR
CLG.	CEILING	PRC-CAST	PREF-CAST
CLO.	CLOSET	PT.	POINT
C.M.U.	CONCRETE MASONRY UNIT	P.T.	PRESSURE TREATED
CNTR.	COUNTER	P.T.D.	PAPER TOWEL DISPENSER
C.O.	CASED OPENING	PTN.	PARTITION
COL.	COLUMN	P.T.	PAPER TOWEL RECEPTACLE
CONC.	CONCRETE	R.	RISER
CONC.BLK.	CONCRETE BLOCK	Q.T.	QUARRY TILE
CONN.	CONNECTION	R.	RISER
CONSTR.	CONSTRUCTION	R.A.	RETURN AIR
CONT.	CONTINUOUS	RAD.	RADIUS
CORR.	CORRIDOR	R.D.	ROOF DRAIN
C.S.	CONTROL SCREED	REF.	REFERENCE
C.T.	CERAMIC TILE	REFR.	REFRIGERATOR
CTR.	CENTER	REINF.	REINFORCED (OR REINFORCING)
CTS.K.	COUNTERSUNK	REQ.	REQUIRED
		RESIL.	RESILIENT
DSA	DIVISION OF THE STATE ARCHITECT	RGSTR.	REGISTER
DBL.	DOUBLE	R.H.	ROUND HEAD (SCREW)
DEPT.	DEPARTMENT	RM.	ROOM
DET.	DETAIL	R.O.	ROUGH OPENING
D.F.	DRINKING FOUNTAIN	R.T.B.	RESILIENT TOPSET BASE
DIA.	DIAMETER	REDWD.	REDWOOD
DISP.	DISPENSER	R.W.L.	RAIN WATER LEADER
DN.	DOWN	S.	SOUTH
D.O.	DOOR OPENING	S.A.	SUPPLY AIR
DR.	DRAWER	S.C.	SOLID CORE
DWR.	DRAIN	S.C.D.	SEAT COVER DISPENSER
D.S.	DOWNSPOUT	SCHED.	SCHEDULE
D.S.P.	DRY STANDPIPE	S.D.	SOAP DISPENSER
DNG.	DRAINING	SE	SECTION
		SECT.	SECTION
E.	EAST	S.F.	SQUARE FEET (OR FOOT)
EA.	EACH	SFM.	STATE FIRE MARSHAL
EF	EXHAUST FAN	SH.	SHIELD
EJ.	EXPANSION JOINT	SHR.	SHOWER
ELEV.	ELEVATION	SHT.	SHEET
ELC.	ELECTRICAL	SHTG.	SHEATHING
EMER.	EMERGENCY	SIM.	SIMILAR
ENCL.	ENCLOSURE	S.M.	SHEET METAL
ENGR.	ENGINEER	S.M.S.	SHEET METAL SCREW
EP	ELECTRICAL PANELBOARD	S.N.D.	SANITARY NAPKIN DISPENSER
EQ.	EQUAL	S.N.R.	SANITARY NAPKIN RECEPTACLE
EQPT.	EQUIPMENT	SPEC.	SPECIFICATIONS
E.S.	EXPANSION SCREED	SQ.	SQUARE
EXPO.	EXPOSED	S.A.B.	STATE ALLOCATION BOARD
EXP.	EXPANSION	ST.STL.	STAINLESS STEEL
EXIST.	EXISTING	S.S.	SERVICE SINK
EXT.	EXTERIOR	S.T.	SELF TAPPING (SCREW)
F.A.	FIRE ALARM	STA.	STATION
F.B.	FLAT BAR	STD.	STANDARD
F.D.	FLOOR DRAIN	STL.	STEEL
F.F.	FINISH FLOOR	STOR.	STORAGE
F.G.	FINISH GRADE	STR.	STRUCTURAL
F.D.G.	FIRE DEPARTMENT CONNECTION	SUSP.	SUSPENDED
FDN.	FOUNDATION	SW.	SOUTHWEST
F.E.	FIRE EXTINGUISHER	SYM.	SYMMETRICAL
F.E.C.	FIRE EXTINGUISHER CAB.	SYS.	SYSTEM
F.H.	FLAT HEAD (SCREW)	S.V.	SHEET VINYL (FLOORING)
F.H.C.	FIRE HOSE CABINET	T.B.	TOWEL BAR
FIN.	FINISH	T.O.	TOP OF
FL.	FLOOR	T.O.C.	TOP OF CONCRETE (OR CURB)
FLASH.	FLASHING	TEL.	TELEPHONE
FLUOR.	FLUORESCENT	TER.	TERRAZZO
F.O.	FACE OF	T&G	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	THK.	THICK
F.O.F.	FACE OF FINISH	THRU.	THROUGH
F.O.M.	FACE OF MASONRY	T.O.P.	TOP OF PAVEMENT
F.O.S.	FACE OF STUDS	T.P.D.	TOILET PAPER DISPENSER
F.R.	FIRE RESISTIVE	TRD.	TREAD
FRFP.	FIREPROOF	T.S.	TUBE STEEL
F.R.P.	FIBERGLASS REINFORCED	T.V.	TELEVISION
		TY.P.	TYPICAL
		UON	UNLESS OTHERWISE NOTED
F.S.	FULL SIZE	V.S.	VENT SCREED
FT.	FOOT OR FEET	VCT.	VINYL COMPOSITION TILE
FTG.	FOOTING	VERT.	VERTICAL
FURR.	FURRING	VEST.	VESTIBULE
FUT.	FUTURE	VCTB.	VINYL COVERED TACKBOARD
GA.	GAGE	M.	MET
GALV.	GALVANIZED	M.	MET
G.B.	GRAB BAR	M/C.	MATERIAL
G.I.	GALV. IRON	M.D.	MOOD
GL.	GLASS	M/D/M.	MATERIAL
GND.	GROUND	M/O.	MATERIAL
GR.	GRADE	M.P.	MATERIAL
GYP.	GYP-SUM BOARD	M.R.	MATERIAL
GYP.BD.	GYP-SUM BOARD	M.S.	MATERIAL
		M.S.G.	MATERIAL
		M.T.	MATERIAL
H.	HIGH	XFMR.	TRANSFORMER
H.B.	HOSE BIBB	X.S.	CROSS SECTION
H.C.	HOLLOW CORE	X.SITION	TRANSITION
HDWD.	HARDWOOD		
HDWR.	HARDWARE		
HGT.	HEIGHT		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HR.	HOOR		
HVAC.	HEATING, VENTILATING & AIR CONDITIONING		
HDR.	HEADER		
I.D.	INSIDE DIAMETER (DIM)		
INSUL.	INSULATION		
INT.	INTERIOR		

NEW FENCING AND GATES

PROJECT INFORMATION

OWNER/BUILDER: DOUGLAS K. JANZEN
1736 S. CENTRAL ST. SUITE A
VISALIA, CA. 93271
554/730-0301

ARCHITECT: DOUGLAS K. JANZEN
1736 S. CENTRAL ST. SUITE A
VISALIA, CA. 93271
554/730-0301

PROJECT ADDRESS: 1736 S. CENTRAL ST.
VISALIA, CA. 93271

A.P.N.: 046-302-024
046-302-030

BUILDING OCCUPANCY: B

CONSTRUCTION TYPE: V-B SPRINKLERED

ZONING: P

SQUARE FOOTAGE:
EXISTING S.F. 7,160 S.F.

PARKING:
EXISTING S.F. = 7,160
3 PER 1000 S.F. REQUIRED
3 x 7.2 = 21.6 : 22
23 SPACES + 2 ACCESSIBLE SPACES PROVIDED

JURISDICTION: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE ADDITION OF TUBE STEEL FENCING MOUNTED ON CMU PILLARS AND TUBE STEEL ENTRY / EXIT GATES. GATES TO BE MOTOR OPERATED AND CONTROLLED WITH A KEY PAD. GATES SHALL REMAIN OPEN DURING NORMAL BUSINESS HOURS (800 AM TO 500 PM).

DRAWING INDEX

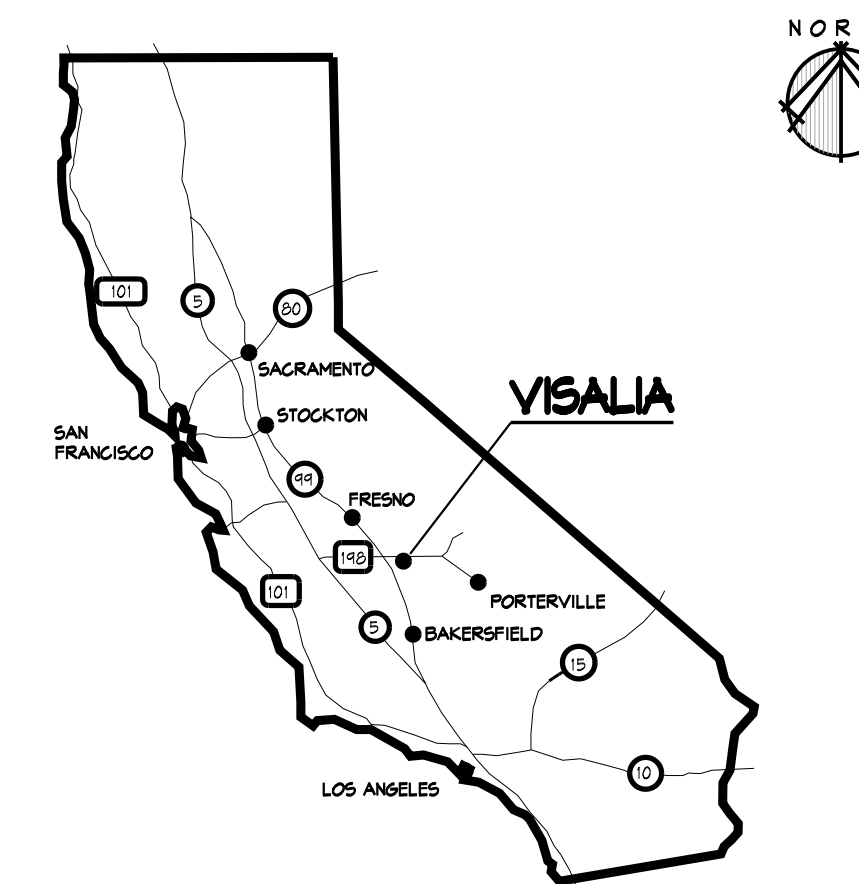
61 GENERAL INFORMATION
AS1 SITE PLAN

TOTAL SHEET COUNT = 2 SHEETS

APPLICABLE CODES

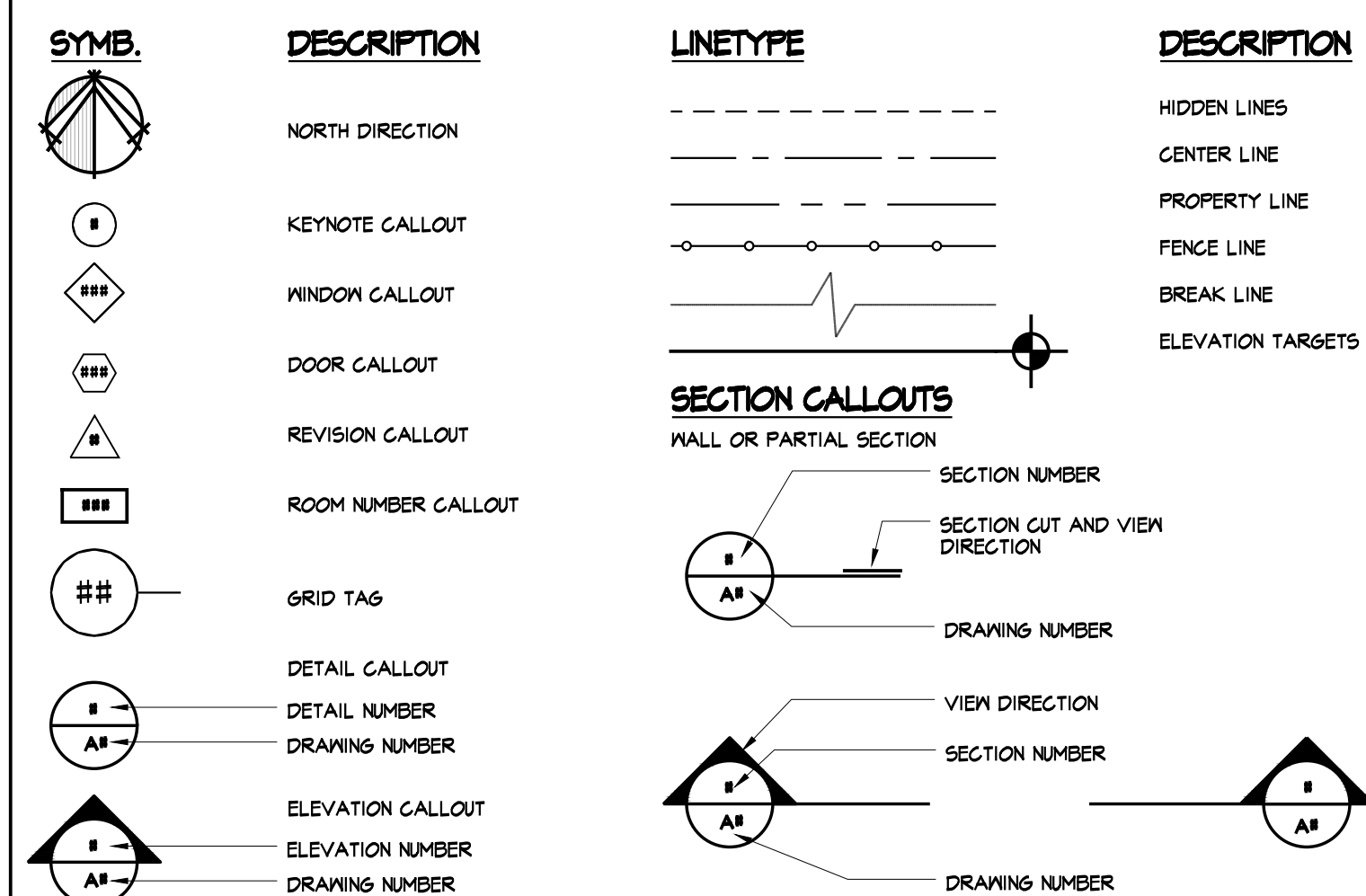
TITLE 19 CCR 2019 PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
TITLE 24 CCR PART 1-2019 CALIFORNIA ADMINISTRATIVE CODE
TITLE 24 CCR PART 2-2019 CALIFORNIA BUILDING CODE VOL. 1 & 2 (CBC) (2018 IBC AS AMENDED BY CA)
TITLE 24 CCR PART 3-2019 CALIFORNIA ELECTRICAL CODE (CEC) (2011 NEC AS AMENDED BY CA)
TITLE 24 CCR PART 4-2019 CALIFORNIA MECHANICAL CODE (CMC) (2018 IAPMO UMC AS AMENDED BY CA)
TITLE 24 CCR PART 5-2019 CALIFORNIA PLUMBING CODE (CPC) (2018 IAPMO UPC AS AMENDED BY CA)
TITLE 24 CCR PART 6-2019 CALIFORNIA ENERGY CODE
TITLE 24 CCR PART 7-2019 CALIFORNIA FIRE CODE (CFC) (2018 IFC AS AMENDED BY CA)
TITLE 24 CCR PART 8-2019 CALIFORNIA GREEN BUILDING STD. CODE
TITLE 24 CCR PART 12-2019 CALIFORNIA REFERENCED STANDARDS (PARTIAL LIST-SEE CBC CH 35 AND CFC CH 80)
2011 NFPA 17, DRY CHEMICAL EXTINGUISHING SYSTEMS
2011 NFPA 17A, WET CHEMICAL EXTINGUISHING SYSTEMS
2018 NFPA 12, NATIONAL FIRE ALARM CODE (CA AMENDED) SEE UL STANDARD 1911 FOR VISUAL DEVICES
2016 UL 464, AUDIBLE SIGNAL APPLIANCES
1989 UL 521, HEAT DETECTORS FOR FIRE PROTECTION SIGNALING SYSTEMS

VICINITY MAP

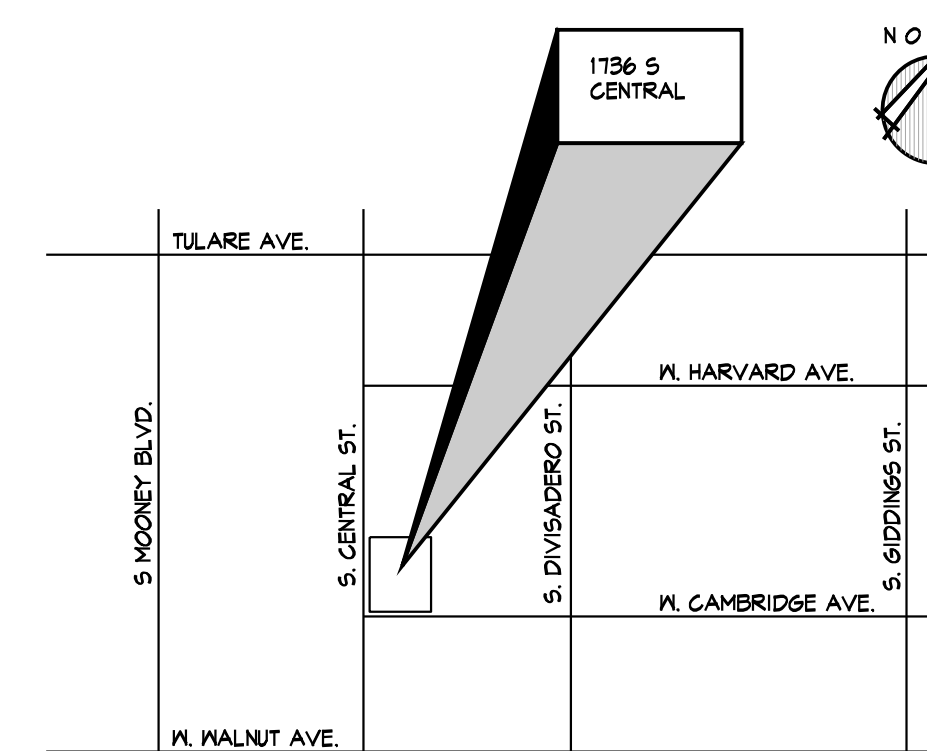


COMMON GRAPHICS AND SYMBOLS

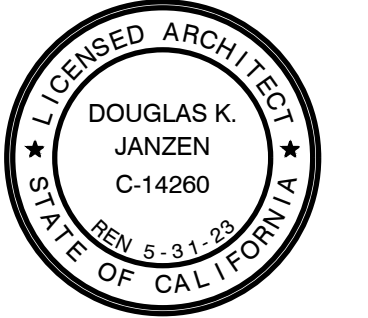
*** NOT INTENDED TO BE EXHAUSTIVE. OTHER DISCIPLINES CONTAIN GRAPHICS AND SYMBOLS SPECIFIC TO THOSE DRAWINGS.



LOCATION MAP



1736 S. Central Street, Suite A
Visalia, CA 93277
P: 559.738.0309 • info@dkjarchitects.com

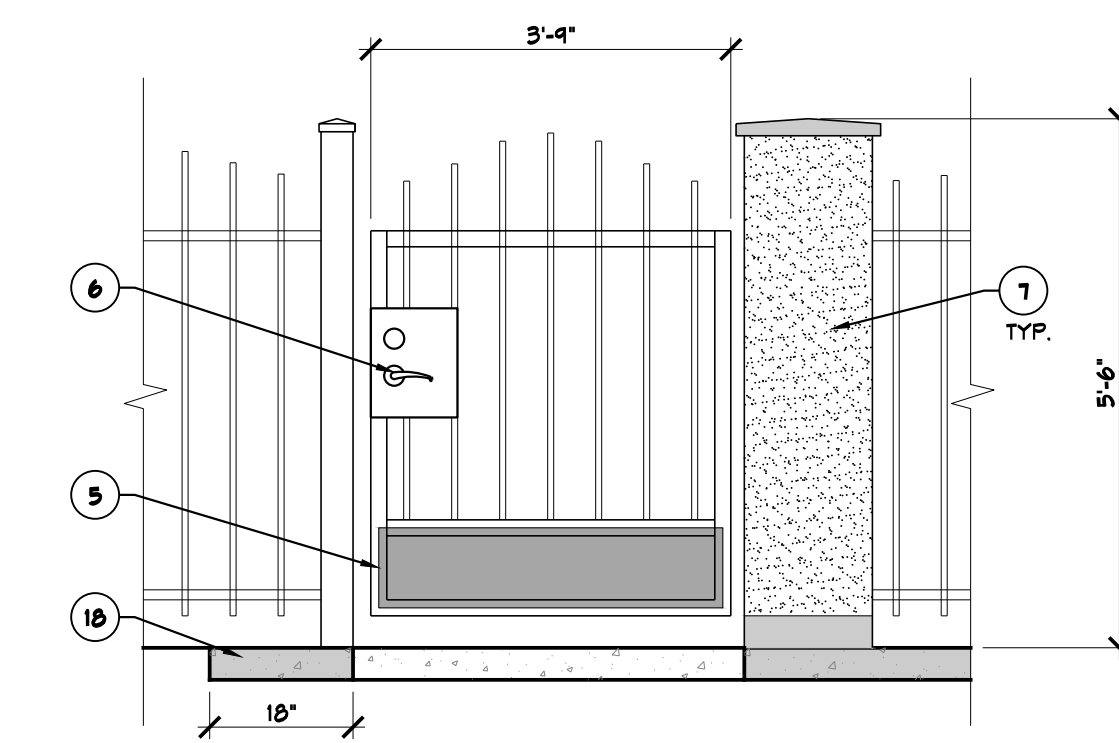


DRAWN BY: DA
DATE: 9/16/2021
REVISED:

NEW FENCING AND DRIVEGATE
DKJ OFFICE

PROJECT NUMBER: 202113.10
DRAWING TITLE
GENERAL INFORMATION

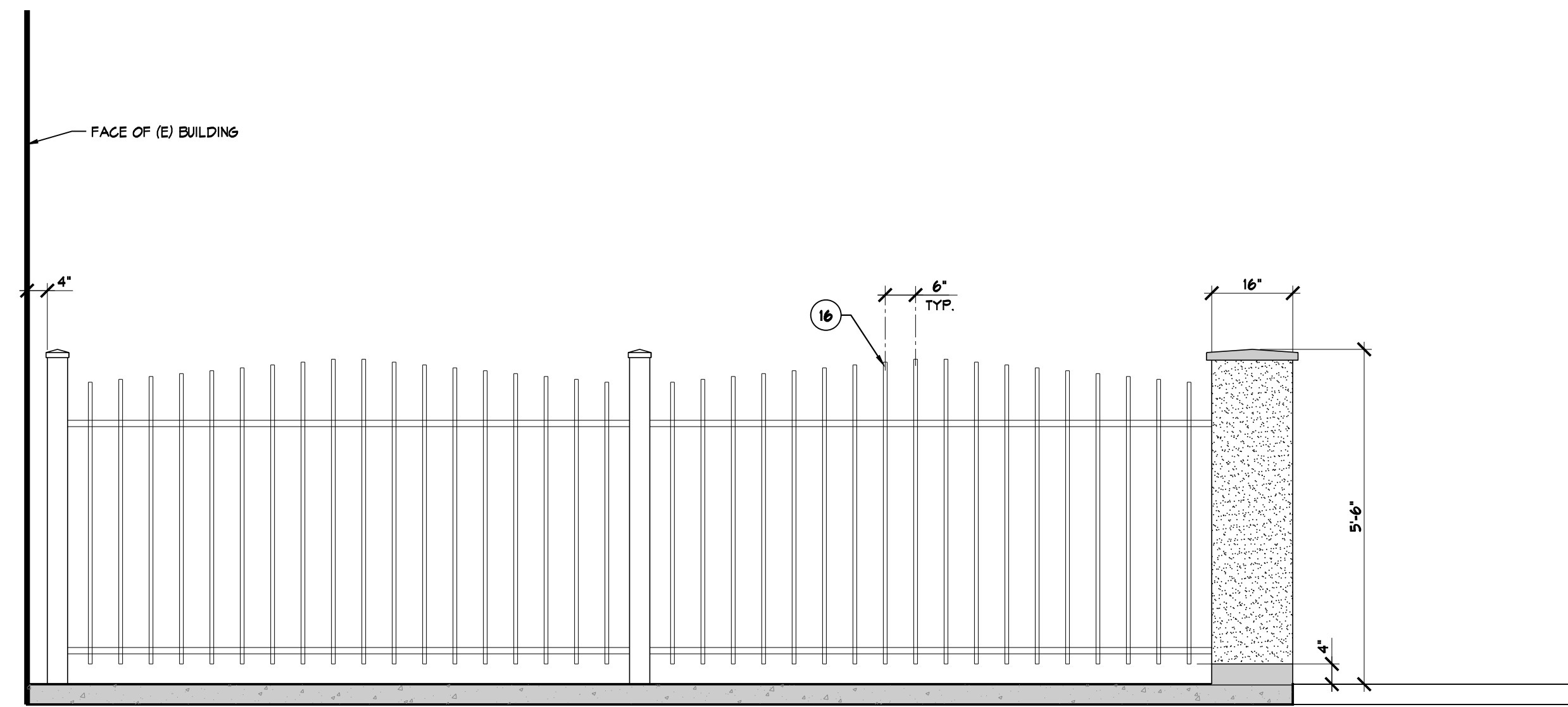
DRAWING NUMBER
G1



ACCESSIBLE GATE

SCALE : 1/2" = 1'-0"

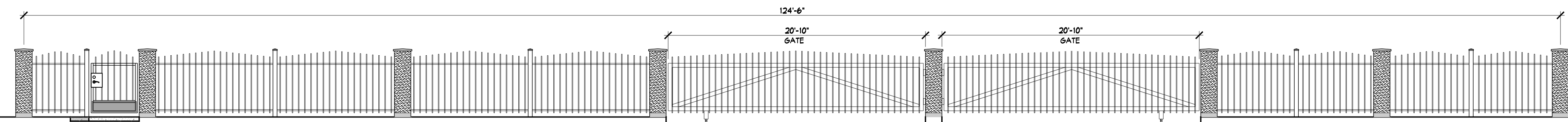
1



NORTH FENCE

SCALE : 1/2" = 1'-0"

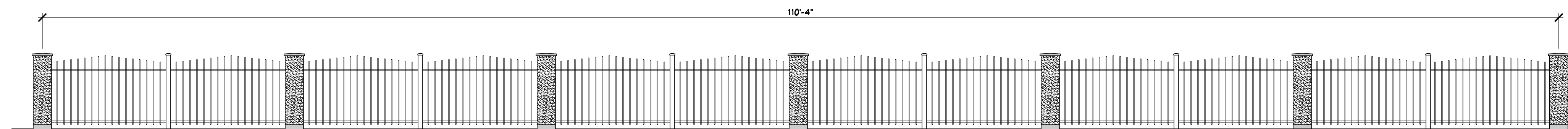
2



WEST FENCE ELEVATION

SCALE : 3/16" = 1'-0"

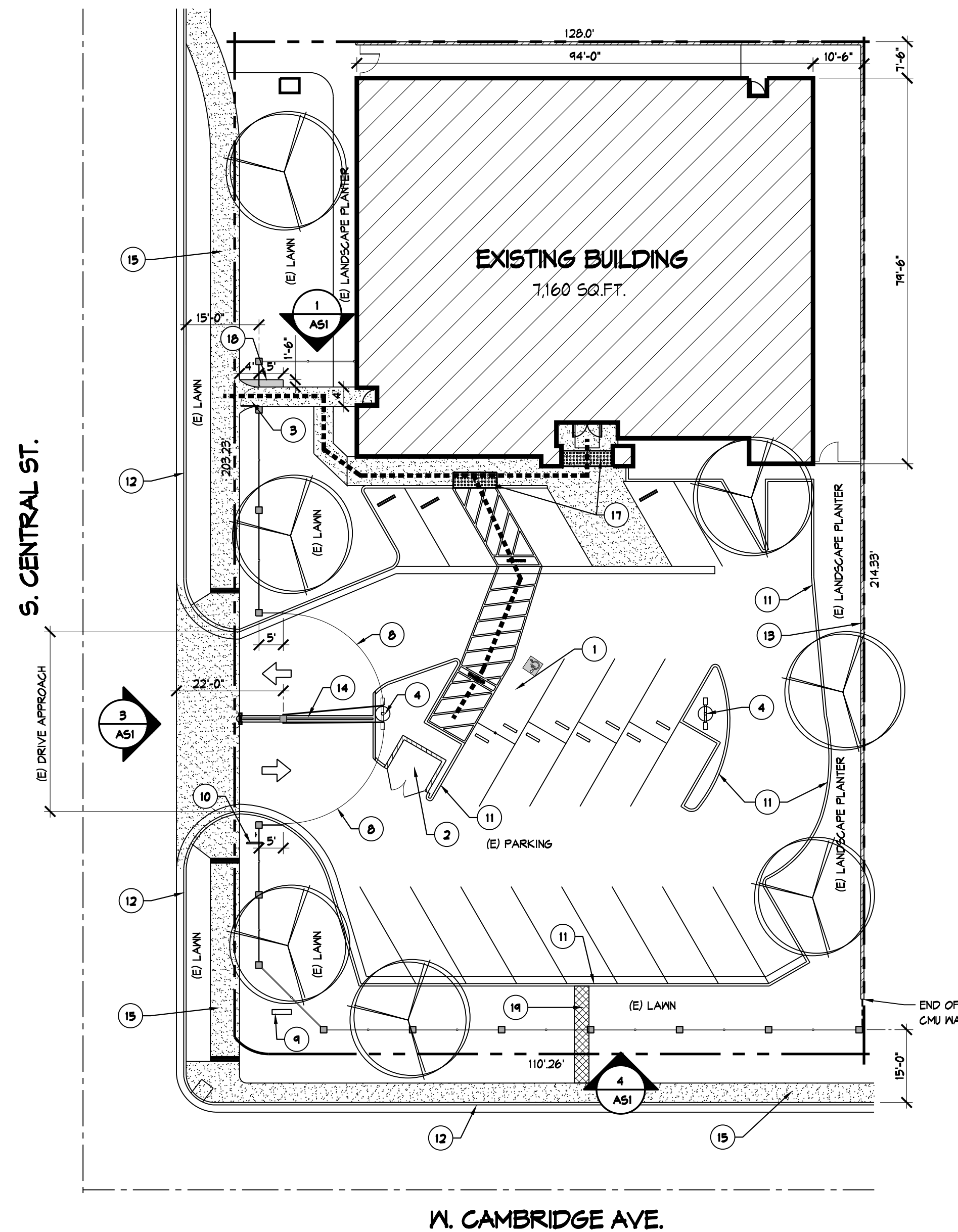
3



SOUTH FENCE ELEVATION

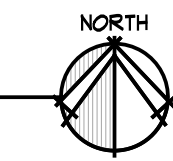
SCALE : 3/16" = 1'-0"

4



SITE PLAN

SCALE : 1" = 20'-0"



KEYNOTES

- 1 (E) ACCESSIBLE PARKING PER CITY OF VISALIA PLANNING PERMIT B14297B
- 2 (E) 5'-6" HIGH CMU TRASH ENCLOSURE TO REMAIN
- 3 (N) ACCESSIBLE GATE, SEE DETAIL 2/AS1
- 4 (E) 30' HIGH LIGHT POLE
- 5 10' KICK PLATE
- 6 ACCESSIBLE LEVER HARDWARE TO BE UNLOCKED DURING OFFICE HOURS
- 7 PAINTED PLASTER OVER CMU BLOCK, TYPICAL AT PILLARS.
- 8 (N) TUBE STEEL SWING GATES (2) - MORTORIZED WITH KEYPAD AND KNOXBOX.
- 9 (E) MONUMENT TO REMAIN, SIGN / MONUMENT TO BE INTERIOR LIT.
- 10 (E) WATER BACKFLOW DEVICE
- 11 (E) 6" CURB
- 12 (E) CURB AND GUTTER
- 13 (E) 7" HIGH CMU WALL TO REMAIN
- 14 (N) 6" CONCRETE CURB
- 15 (E) CITY SIDEWALK
- 16 4"x4" TUBE STEEL POST, TYP.
- 17 (E) TRUNCATED DOMES
- 18 (N) CONCRETE FOR GATE SIDE CLEARANCE.
- 19 (E) CONCRETE WALK TO BE REMOVED

LEGEND

- (E) BUILDING
- (E) TREE TO REMAIN
- PROPERTY LINE

NOTES

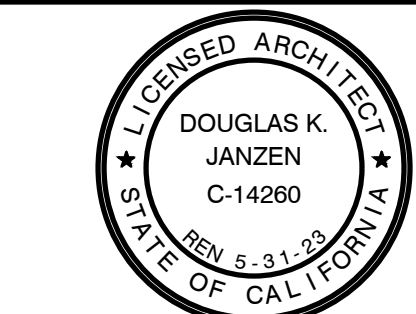
FENCE COLORS:
PILLARS TO BE PAINTED JENSEN ORANGE TO MATCH BUILDING.
TUBE STEEL PICKETS AND RUNNERS TO RECEIVE BLACK POWDER COATING.

ACCESSIBLE PATH OF TRAVEL

PATH OF TRAVEL (P.O.T.)
ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" IN WIDTH, SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.



1736 S. Central Street, Suite A
Visalia, CA 93277
P: 559.738.0309 • info@dkjarchitects.com



DRAWN BY: DA
DATE: 2/14/2022
REVISED:

NEW FENCING AND DRIVEGATE
DKJ OFFICE
DKJ ARCHITECTS
1736 S CENTRAL, VISALIA, CA.

PROJECT NUMBER: 202113.10
DRAWING TITLE

SITE PLAN

DRAWING NUMBER

AS1

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: DKJ ARCHITECTS NEW FENCING AND DRIVEGATES Date: 2-14-2022

Project Description: ADDITION OF NEW TUBE STEEL FENCING AND DRIVE GATES AT 1736 S. CENTRAL

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

Property Owner: DOUGLAS K. JANZEN

Applicant(s) Name: DOUGLAS K. JANZEN

Project Address/Location: 1736 S. CENTRAL, VISALIA, CA.

Assessor Parcel Number: 096 - 302 - 030

Parcel Size (Acreage or Square Feet): 27,044 s.f. Building or Suite Square Footage: 7,160 s.f.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ FENCING & GATES =\$ 35,000.00

Describe All Proposed Building Modifications: NO BUILDING MODIFICATIONS

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

Date Received: 02/14/2022

SPR Agenda: 02/23/2022 Item No. _____

Zone: O-PA SPR No. 22-034

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: OFFICE

Proposed Building Use: OFFICE

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

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

Number of Employees Per Day: Existing 16 Proposed 16

Number of Customers Per Day (Estimated): Existing none Proposed none

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: DAILY MAIL SERVICE

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

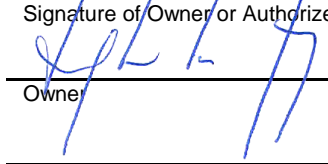
SITE PLAN MINIMUM REQUIREMENTS

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>DOUGLAS K. JANZEN</u>	Signature of Owner or Authorized Agent*	
Address: <u>1736 S. CENTRAL</u>		9-16-21
City, State, Zip: <u>VISALIA, CA. 93291</u>	Owner	Date
Phone: <u>559-738-0309</u>	Authorized Agent*	Date
Email: <u>DOUG@DKJARCHITECTS.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:

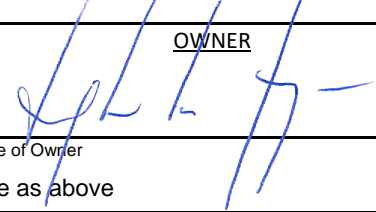
I, DOUGLAS K. JANZEN, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
096-302-030

AGENT:

I designate DOUGLAS K. JANZEN, 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 14th day of February, 2022.

<u>OWNER</u>	<u>AGENT</u>
	
Signature of Owner	Signature of Agent
<u>same as above</u>	
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) 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: 849 N. Freedom St Date: 02/17/2022

Project Description: 10,350 SF premanufactured metal building with sitework

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

Property Owner: Mark Fisher

Applicant(s) Name: Paul O'Neal

Project Address/Location: 849 N Freedom St.

Assessor Parcel Number: 0 7 3 - 1 9 0 - 0 0 4

Parcel Size (Acreage or Square Feet): 30,483 SF Building or Suite Square Footage: 10,350 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: 02/17/2022

SPR Agenda: 02/23/2022 Item No. _____

Zone: I SPR No. 22-035

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 improved land

Proposed Building Use: Spec Building

Proposed Hours of Operation: Unkown

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

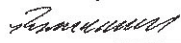
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Paul O'Neal</u>	Signature of Owner or Authorized Agent*	
Address: <u>7310 N. Remington Ave</u>		
City, State, Zip <u>Fresno, CA 93711</u>	Owner	Date
Phone: <u>559-225-2500</u>		<u>02/16/22</u>
Email: <u>po@pickettandsons.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, Mark Fisher, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
073-190-004 073-220-010 073-220-011

AGENT:

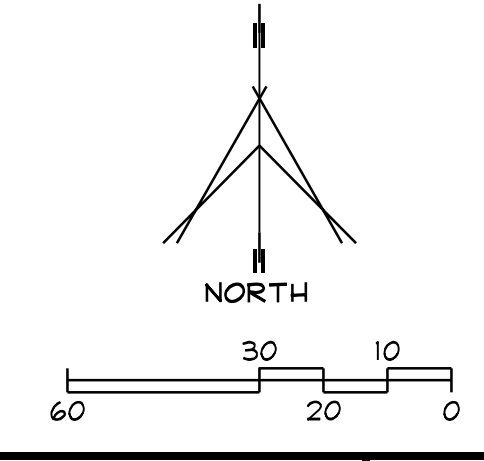
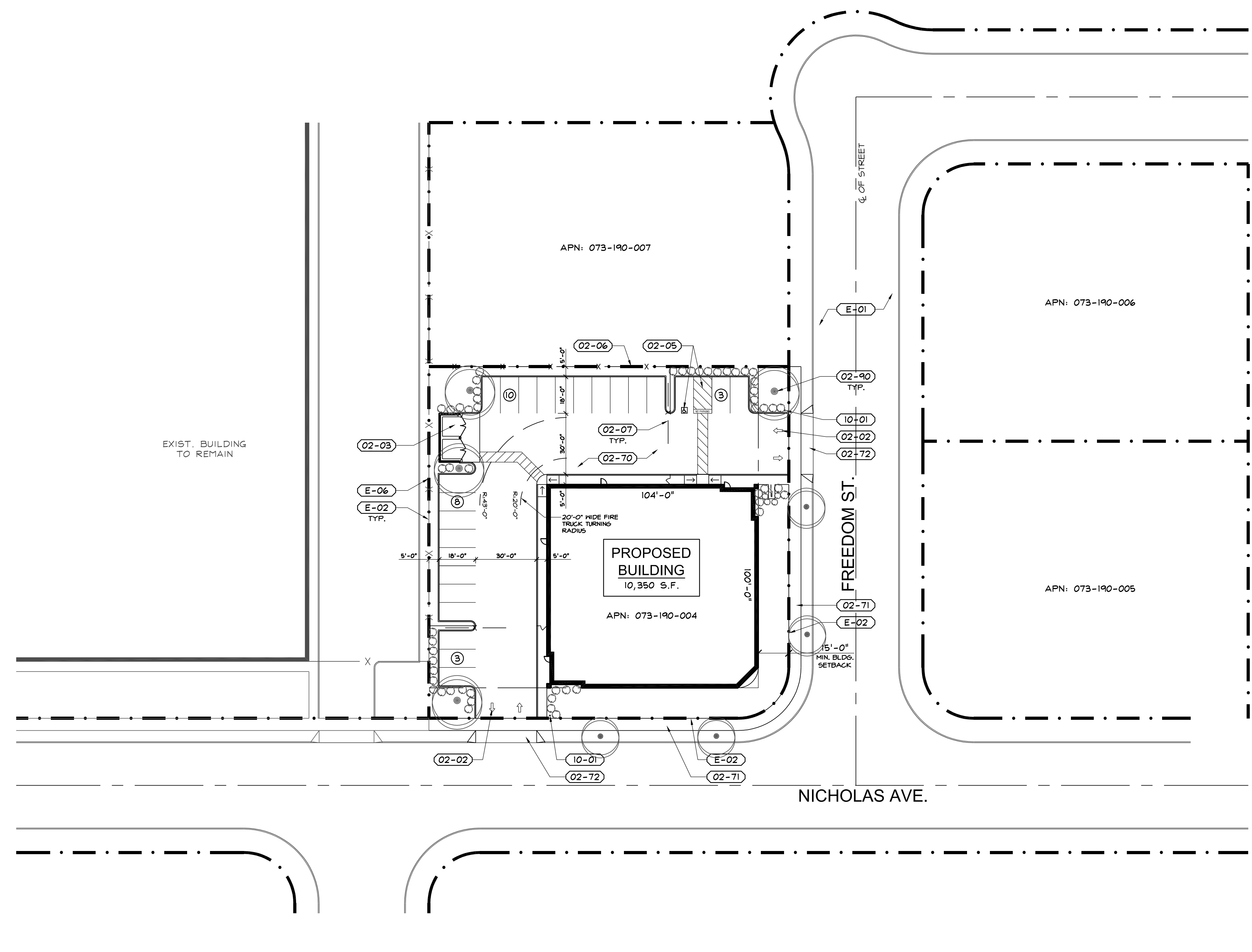
I designate Paul O'Neal, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Construct onsite building and improvements relative to the property mentioned herein.

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

Executed this 17 day of February, 2022

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>P.O. Box 6039</u>	<u>7310 N. Remington</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93290-6039</u>	<u>Fresno, CA 93711</u>
<u>559-972-6090</u>	<u>559-225-2500</u>
Owner Phone Number	Agent Phone Number

- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF CBC.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF RED BLUFF SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE TEHAMA COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/NORTHEAST INFORMATION CENTER (PHONE: (530) 848-6256) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT &, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.



PROPOSED SITE PLAN (LOT #4)

SCALE: 1"=30'-0" 3

- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50').
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL IMPROVEMENTS SHALL BE TO THE CITY RED BLUFF "LAND DIVISION AND ENGINEERING DESIGN STANDARDS", UNLESS APPROVED VIA A SUBMITTAL PRIOR TO ISSUANCE OF PERMIT.
- ANY WORK OR PLACEMENT OF EQUIPMENT OR MATERIAL OCCURRING IN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPT.
- ALL NEW UTILITY SERVICES SHALL BE CONSTRUCTED UNDERGROUND.

ADDRESS:
849 FREEDOM STREET
VISALIA, CALIFORNIA 93291

SITE INFORMATION:
APN: 073-190-004
SITE AREA: 0.70 ACRES (30,483 S.F.)
ZONING: LI - LIGHT INDUSTRIAL
EXIST. LAND USE: VACANT PARCEL
GENERAL PLAN: LIGHT INDUSTRIAL

BUILDING AREA:
PROPOSED BUILDING: 10,350 S.F.
LOT COVERAGE: 33.95%

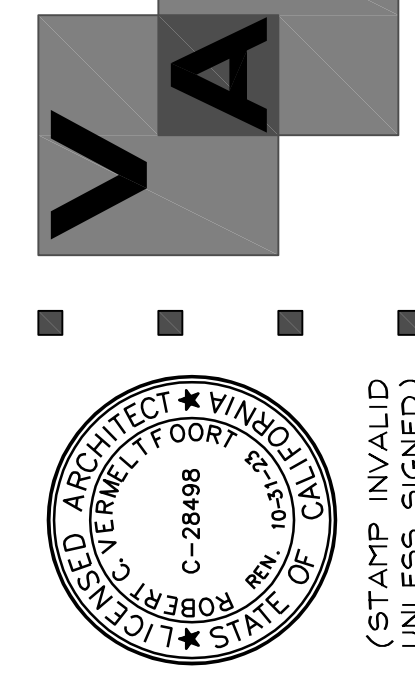
PARKING:
PROVIDED: 23 STANDARD STALLS
1 VAN ACCESSIBLE STALL
24 TOTAL PARKING STALLS

- | | | | |
|---------|---|---------|--|
| (E-01) | EXIST. PAVING TO REMAIN. | (02-72) | 30'-0" DRIVE APPROACH, SEE CIVIL DRAWINGS. |
| (E-02) | EXIST. PROPERTY LINE TO REMAIN. | (02-90) | LANDSCAPING, SEE LANDSCAPE DRAWINGS. |
| (E-03) | EXIST. CONC. CURB & SIDEWALK TO REMAIN. | (10-01) | "UNAUTHORIZED VEHICLE" SIGN, SEE 13/A101. |
| (E-04) | EXIST. LIGHT POLE TO REMAIN. | | |
| (E-05) | EXIST. DRIVEWAY TO REMAIN. | | |
| (E-06) | EXIST. CHAIN-LINK FENCING TO REMAIN, PROTECT FROM DAMAGE. | | |
| (E-07) | EXIST. FIRE HYDRANT TO REMAIN. | | |
| (02-01) | PARKING LOT STRIPING PER CITY STANDARDS. | | |
| (02-02) | DIRECTIONAL ARROW STRIPING, PER CITY STANDARDS. | | |
| (02-03) | TRASH ENCLOSURE, PER CITY STANDARD R-3. | | |
| (02-04) | CONC. RAMP W/ TRUNCATED DOMES. | | |
| (02-05) | ACCESSIBLE PARKING STALL - PROVIDE 12" HIGH LETTER "NOT PARKING" & 3'-0" SQ. SYMBOL. | | |
| (02-06) | CHAIN-LINK FENCING, WITH PRIVACY SLATS, 6'-0" TALL (MATCH FENCING AT ADJACENT PARCELS). | | |
| (02-07) | CHAIN-LINK GATE, TO MATCH ADJACENT FENCING. | | |
| (02-70) | AG PAVING, SEE CIVIL DRAWINGS. | | |
| (02-71) | CONC. SIDEWALK, SEE CIVIL DRAWINGS. | | |

NO.	DATE	REVISION

This document, the ideas and designs incorporated herein, are solely the property of VAI and is not to be used, in whole or in part, for any other application, without written authorization. © COPYRIGHT 2022 @ VAI

Vermeltoft Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@vaifresno.com



PROPOSED SITE DEVELOPMENT
VISALIA, CA
PROPOSED SITE PLAN (LOT #4)

ISSUE DATE:	1-24-22
REV. DATE:	
PROJECT NO.:	22004
DRAWN BY:	NL
SHEET:	
A100	

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: 745 Patriot St Date: 02/17/2022

Project Description: 7,250 SF premanufactured metal building with sitework

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

Property Owner: Mark Fisher

Applicant(s) Name: Paul O'Neal

Project Address/Location: 745 Patriot St.

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

Parcel Size (Acreage or Square Feet): 21,600 SF Building or Suite Square Footage: 7,250 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: 02/17/2022

SPR Agenda: 02/23/2022 Item No. _____

Zone: I SPR No. 22-036

Historic District: Yes No

Flood Zone: X AE X/AE

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

Existing/Prior Building Use: Vacant improved land

Proposed Building Use: Spec Building

Proposed Hours of Operation: Unkown

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

OPERATIONS & TRAFFIC INFORMATION

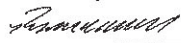
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇓ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇓ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇓ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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>Paul O'Neal</u>	Signature of Owner or Authorized Agent*	
Address: <u>7310 N. Remington Ave</u>	_____	_____
City, State, Zip <u>Fresno, CA 93711</u>	Owner	Date
Phone: <u>559-225-2500</u>		<u>02/16/22</u>
Email: <u>po@pickettandsons.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, Mark Fisher, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
073-190-004 073-220-010 073-220-011

AGENT:

I designate Paul O'Neal, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Construct onsite building and improvements relative to the property mentioned herein.

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

Executed this 17 day of February, 2022

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>P.O. Box 6039</u>	<u>7310 N. Remington</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93290-6039</u>	<u>Fresno, CA 93711</u>
<u>559-972-6090</u>	<u>559-225-2500</u>
Owner Phone Number	Agent Phone Number

- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF CBC.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF RED BLUFF SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE TEHAMA COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/EAST INFORMATION CENTER (PHONE: (530) 948-6256) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50').
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL IMPROVEMENTS SHALL BE TO THE CITY RED BLUFF "LAND DIVISION AND ENGINEERING DESIGN STANDARDS", UNLESS APPROVED VIA A SUBMITTAL PRIOR TO ISSUANCE OF PERMIT.
- ANY WORK OR PLACEMENT OF EQUIPMENT OR MATERIAL OCCURRING IN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPT.
- ALL NEW UTILITY SERVICES SHALL BE CONSTRUCTED UNDERGROUND.

APN: 073-200-004
(VACANT DIRT LOT)

APN: 073-200-012
(VACANT DIRT LOT)

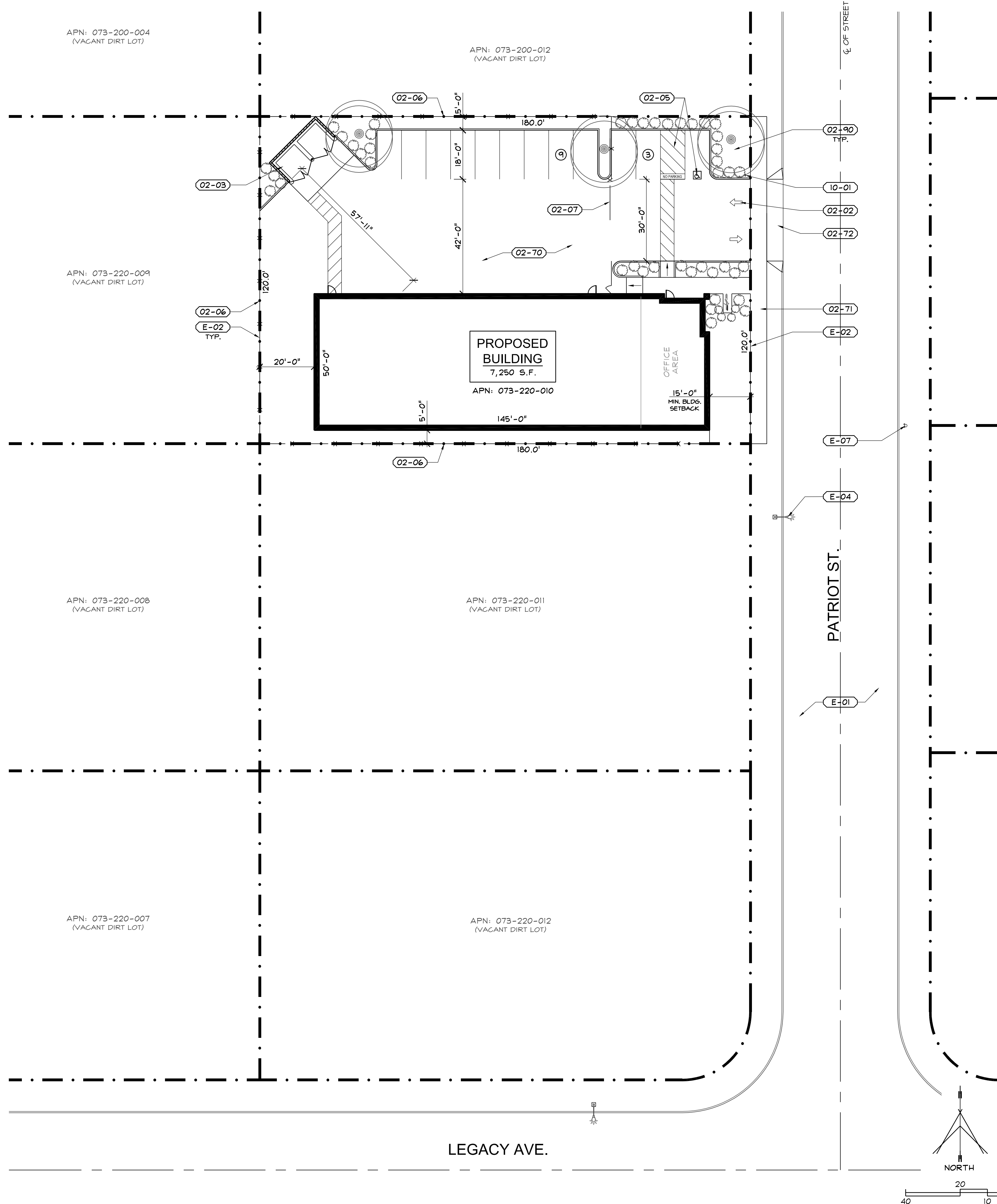
APN: 073-220-009
(VACANT DIRT LOT)

APN: 073-220-008
(VACANT DIRT LOT)

APN: 073-220-011
(VACANT DIRT LOT)

APN: 073-220-007
(VACANT DIRT LOT)

APN: 073-220-012
(VACANT DIRT LOT)



- (E-01) EXIST. PAVING TO REMAIN.
- (E-02) EXIST. PROPERTY LINE TO REMAIN.
- (E-03) EXIST. CONC. CURB & SIDEWALK TO REMAIN.
- (E-04) EXIST. LIGHT POLE TO REMAIN.
- (E-05) EXIST. DRIVEWAY TO REMAIN.
- (E-06) EXIST. CHAIN-LINK FENCING TO REMAIN, PROTECT FROM DAMAGE.
- (E-07) EXIST. FIRE HYDRANT TO REMAIN.

- (02-01) ∞ PARKING LOT STRIPING PER CITY STANDARDS.
- (02-02) ∞ DIRECTIONAL ARROW STRIPING, PER CITY STANDARDS.
- (02-03) ∞ TRASH ENCLOSURE, PER CITY STANDARD R-3.
- (02-04) ∞ CONC. RAMP W/ TRUNCATED DOMES.
- (02-05) ∞ ACCESSIBLE PARKING STALL - PROVIDE 12" HIGH LETTER "NOT PARKING" & 3'-0" SQ. SYMBOL.
- (02-06) ∞ CHAIN-LINK FENCING, WITH PRIVACY SLATS, 6'-0" TALL (MATCH FENCING AT ADJACENT PARCELS).
- (02-07) ∞ CHAIN-LINK GATE, TO MATCH ADJACENT FENCINGS.
- (02-70) ∞ AC PAVING, SEE CIVIL DRAWINGS.
- (02-71) ∞ CONC. SIDEWALK, SEE CIVIL DRAWINGS.
- (02-72) ∞ 30'-0" DRIVE APPROACH, SEE CIVIL DRAWINGS.
- (02-90) ∞ LANDSCAPING, SEE LANDSCAPE DRAWINGS.
- (10-01) ∞ "UNAUTHORIZED VEHICLE" SIGN, SEE 13/A101.

KEYNOTES 2

ADDRESS:
745 PATRIOT STREET
VISALIA, CALIFORNIA 93291

SITE INFORMATION:
APN: 073-220-010
SITE AREA: 0.50 ACRES (21,600 S.F.)
ZONING: LI - LIGHT INDUSTRIAL
EXIST. LAND USE: VACANT PARCEL
GENERAL PLAN: LIGHT INDUSTRIAL

BUILDING AREA:
PROPOSED BUILDING: 7,250 S.F.
LOT COVERAGE: 33.56%

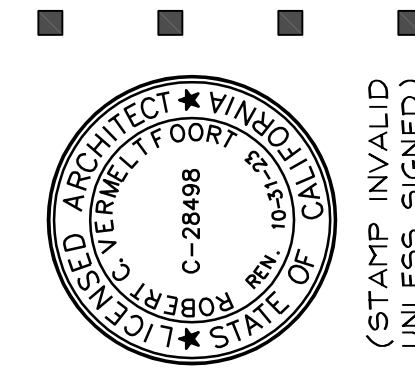
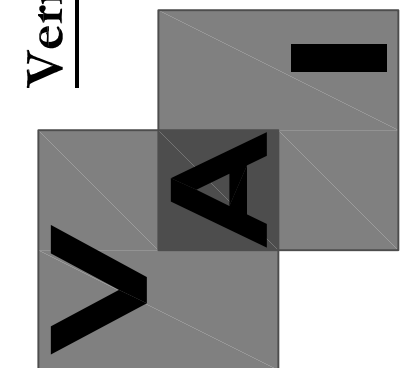
PARKING PROVIDED:
11 STANDARD STALLS
1 VAN ACCESSIBLE STALL
12 TOTAL PARKING STALLS

SITE INFORMATION 3

NO.	DATE	REVISION

This document, the ideas and designs incorporated herein, are solely the property of VAI and is not to be used, in whole or in part, for any other application, without written authorization. © COPYRIGHT 2022

Vermelfoot Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@vaifresno.com



PROPOSED SITE DEVELOPMENT
VISALIA, CA
PROPOSED SITE PLAN (LOT #10)

ISSUE DATE:	1-24-22
REV. DATE:	
PROJECT NO.:	22004
DRAWN BY:	NL
SHEET:	
A100	

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: 733 Patriot St Date: 02/17/2022

Project Description: 7,250 SF premanufactured metal building with sitework

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

Property Owner: Mark Fisher

Applicant(s) Name: Paul O'Neal

Project Address/Location: 733 Patriot St.

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

Parcel Size (Acreage or Square Feet): 21,600 SF Building or Suite Square Footage: 7,250 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: 02/17/2022

SPR Agenda: 02/23/2022 Item No. _____

Zone: ! SPR No. 22-037

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 improved land

Proposed Building Use: Spec Building

Proposed Hours of Operation: Unkown

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Paul O'Neal</u>	Signature of Owner or Authorized Agent*	
Address: <u>7310 N. Remington Ave</u>	Owner _____	Date _____
City, State, Zip <u>Fresno, CA 93711</u>	<i>Paul O'Neal</i>	<u>02/16/22</u>
Phone: <u>559-225-2500</u>	Authorized Agent* _____	Date _____
Email: <u>po@pickettandsons.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, Mark Fisher, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
073-190-004 073-220-010 073-220-011

AGENT:

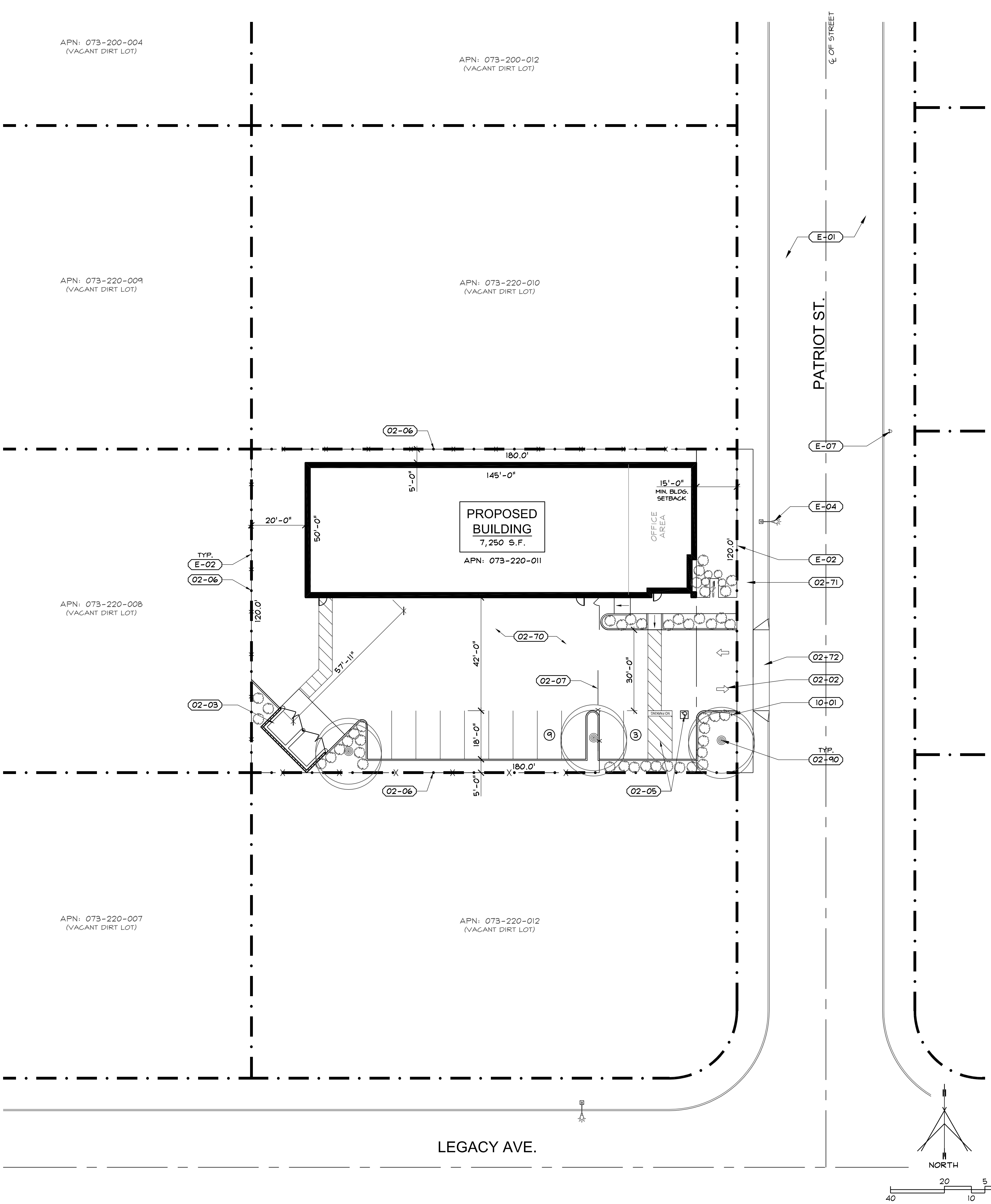
I designate Paul O'Neal, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Construct onsite building and improvements relative to the property mentioned herein.

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

Executed this 17 day of February, 2022

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>P.O. Box 6039</u>	<u>7310 N. Remington</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93290-6039</u>	<u>Fresno, CA 93711</u>
<u>559-972-6090</u>	<u>559-225-2500</u>
Owner Phone Number	Agent Phone Number

- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF CBC.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF RED BLUFF SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE TEHAMA COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/NORTHEAST INFORMATION CENTER (PHONE: (530) 948-6256) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50').
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL IMPROVEMENTS SHALL BE TO THE CITY RED BLUFF "LAND DIVISION AND ENGINEERING DESIGN STANDARDS", UNLESS APPROVED VIA A SUBMITTAL PRIOR TO ISSUANCE OF PERMIT.
- ANY WORK OR PLACEMENT OF EQUIPMENT OR MATERIAL OCCURRING IN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPT.
- ALL NEW UTILITY SERVICES SHALL BE CONSTRUCTED UNDERGROUND.



- (E-01) EXIST. PAVING TO REMAIN.
 - (E-02) EXIST. PROPERTY LINE TO REMAIN.
 - (E-03) EXIST. CONC. CURB & SIDEWALK TO REMAIN.
 - (E-04) EXIST. LIGHT POLE TO REMAIN.
 - (E-05) EXIST. DRIVEWAY TO REMAIN.
 - (E-06) EXIST. CHAIN-LINK FENCING TO REMAIN, PROTECT FROM DAMAGE.
 - (E-07) EXIST. FIRE HYDRANT TO REMAIN.
-
- (02-01) PARKING LOT STRIPING PER CITY STANDARDS.
 - (02-02) DIRECTIONAL ARROW STRIPING, PER CITY STANDARDS.
 - (02-03) TRASH ENCLOSURE, PER CITY STANDARD R-3.
 - (02-04) CONC. RAMP W/ TRUNCATED DOMES.
 - (02-05) ACCESSIBLE PARKING STALL - PROVIDE 12" HIGH LETTER "NOT PARKING" & 3'-0" SQ. SYMBOL.
 - (02-06) CHAIN-LINK FENCING, WITH PRIVACY SLATS, 6'-0" TALL (MATCH FENCING AT ADJACENT PARCELS).
 - (02-07) CHAIN-LINK GATE, TO MATCH ADJACENT FENCINGS.
 - (02-70) AC PAVING, SEE CIVIL DRAWINGS.
 - (02-71) CONC. SIDEWALK, SEE CIVIL DRAWINGS.
 - (02-72) 30'-0" DRIVE APPROACH, SEE CIVIL DRAWINGS.
 - (02-90) LANDSCAPING, SEE LANDSCAPE DRAWINGS.
 - (10-01) "UNAUTHORIZED VEHICLE" SIGN, SEE 13/A101.

KEYNOTES 2

ADDRESS:
733 PATRIOT STREET
VISALIA, CALIFORNIA 93291

SITE INFORMATION:
APN: 073-220-011
SITE AREA: 0.50 ACRES (21,600 S.F.)
ZONING: LI - LIGHT INDUSTRIAL
EXIST. LAND USE: VACANT PARCEL
GENERAL PLAN: LIGHT INDUSTRIAL

BUILDING AREA:
PROPOSED BUILDING: 7,250 S.F.
LOT COVERAGE: 33.56%

PARKING PROVIDED:
11 STANDARD STALLS
1 VAN ACCESSIBLE STALL
12 TOTAL PARKING STALLS

SITE INFORMATION 3

PROPOSED SITE DEVELOPMENT
VISALIA, CA
PROPOSED SITE PLAN (LOT #11)

Vermeltoft Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@valfresno.com

V A I

PROPOSED SITE DEVELOPMENT
VISALIA, CA
PROPOSED SITE PLAN (LOT #11)

ISSUE DATE: 1-24-22
REV. DATE:
PROJECT NO.: 22004
DRAWN BY: NL
SHEET:
A100

REVISION

DATE

STAMP INVALID UNLESS SIGNED

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: New Professional Office Date: 2/17/2022

Project Description: 1,606 sq ft single story office

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

Property Owner: Mayra Dagio

Applicant(s) Name: Thom Black

Project Address/Location: 1916 S Court St

Assessor Parcel Number: 097-281-073 (a parcel located in 097-281-083)

Parcel Size (Acreage or Square Feet): 1,606 sq ft (within 1.35 ac common area) Building or Suite Square Footage: 1,606 sq ft

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: 02/17/2022

SPR Agenda: 02/23/2022 Item No. _____

Zone: O-PA SPR No. 22-038

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: Professional services

Proposed Hours of Operation: 8 am - 5 pm

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing _____ Proposed 5

Number of Customers Per Day (Estimated): Existing _____ Proposed 8 (individually paced in scheduled appointments)

Predicted Peak Operating Hour: varies

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>Thom Black</u>	Signature of Owner or Authorized Agent*	2 17 2022
Address: <u>P O Box 3424</u>	Owner _____	Date _____
City, State, Zip <u>Visalia, CA 93278</u>	<u>Thom Black</u>	_____
Phone: <u>550 967-0850</u>	Authorized Agent*	Date _____
Email: <u>thomabg1@gmail.com</u>		

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

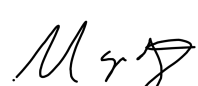
I, Mayra Dagio, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
097-281-073

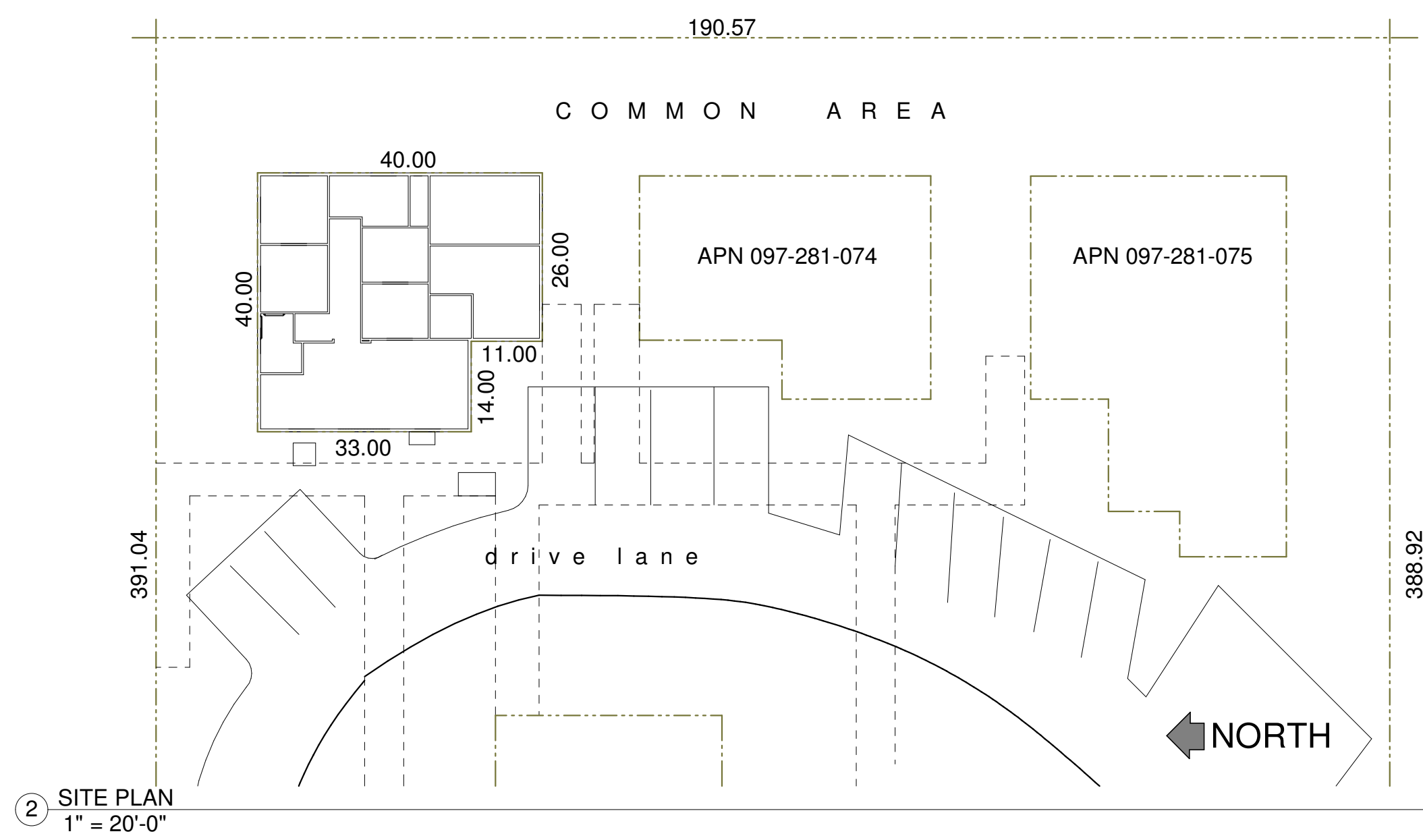
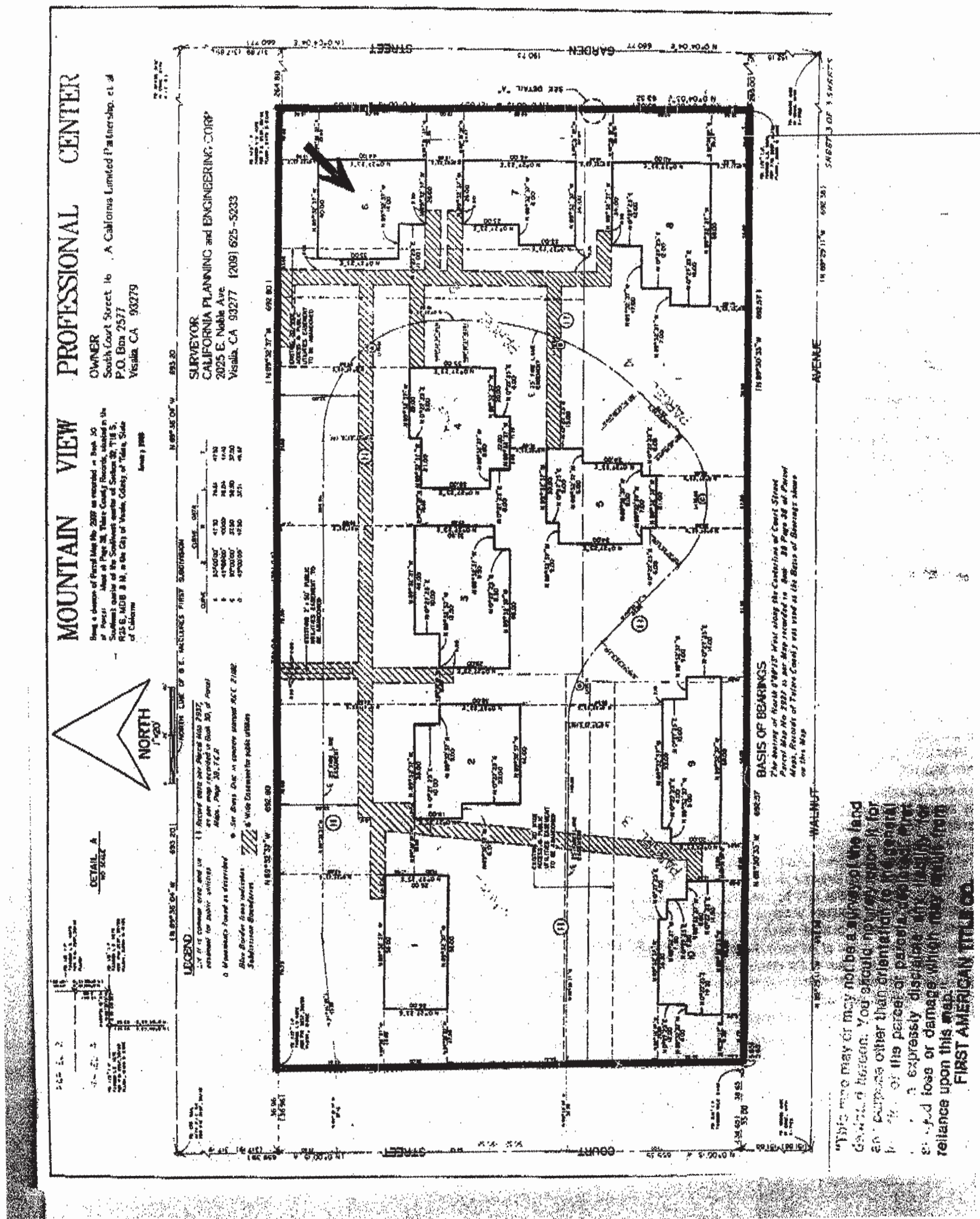
AGENT:

I designate Thom Black, 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.

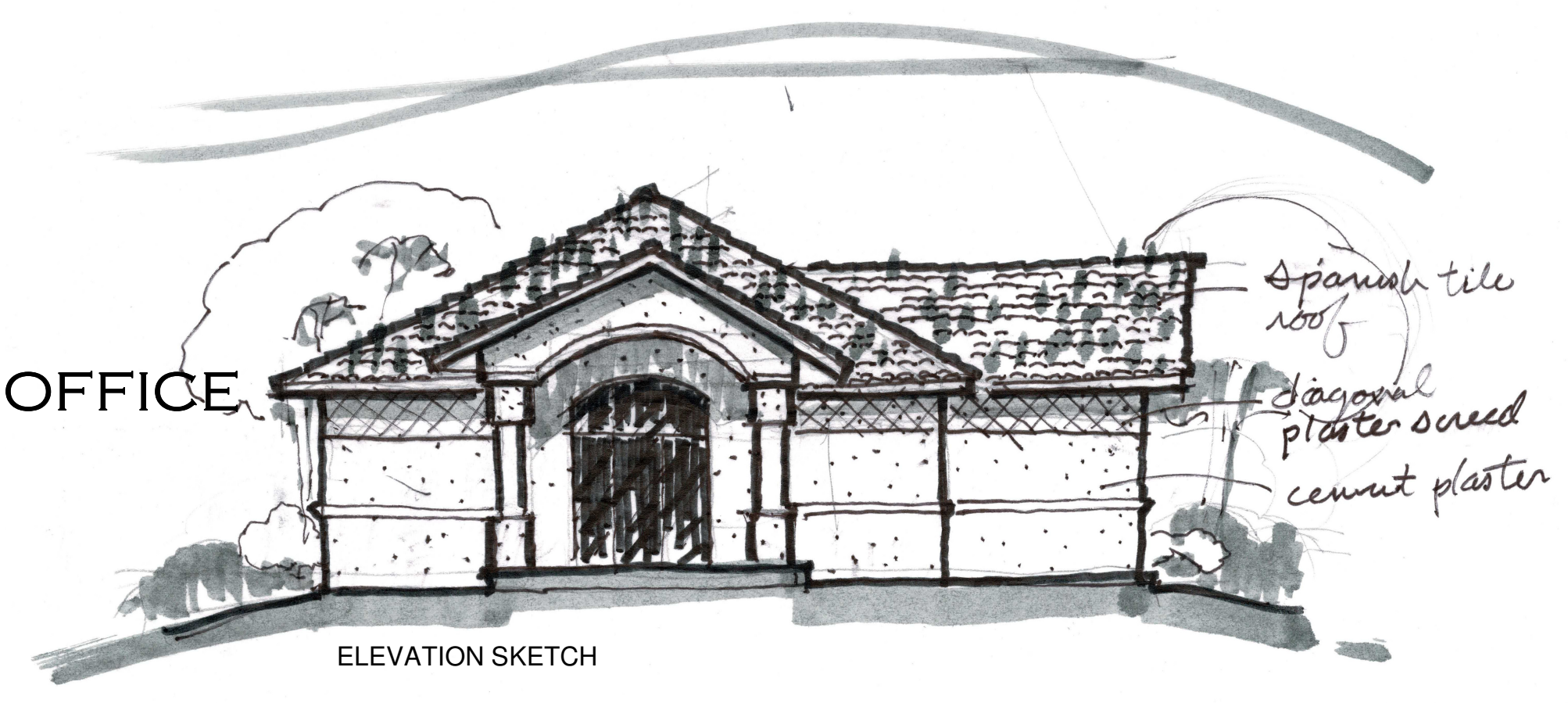
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
		<u>Thom Black</u>
Signature of Owner		Signature of Agent
<u>30904 Tadpole St</u>		<u>P O Box 3424</u>
Owner Mailing Address		Agent Mailing Address
<u>Visalia, CA 93291</u>		<u>Visalia, CA 93278</u>
<u>559-679-1366</u>		<u>559 967-0850</u>
Owner Phone Number		Agent Phone Number



PROPOSED PROFESSIONAL OFFICE
1916 S COURT ST
APN 097-281-073



1,606 SQ FT

Space sq ft
 MAIN OFFICE SPACE 1153
 TENANT LEASE SPACE 453
 TOTAL 1606

Porch roof 8 x 12 96
 Archive storage 12 x 22 264

← NORTH
Preliminary Design

rev 2 17 2022



1916 S COURT ST

No.	Description	DATE
A	DRAFT RELEASE	02/08/2022
B		
1	SPR APPLICATION	02/17/2022
2		
3		

Project number
2137.2
 Drawn by
Author
 Checked by
Checker

PD-1

SET DATE
11/12/2020

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: ESPINOSA MARKET Date: 2-17-22

Project Description: CONSTRUCT A NEW MEAT MARKET WITH PARKING

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 22020

Property Owner: DUVAL ESPINOZA

Applicant(s) Name: DUVAL ESPINOZA

Project Address/Location: 1635 N DINOBA BLVD.

Assessor Parcel Number: 090-084-XXXXXX 020

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: PROPOSED 3000 SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: 3000 S.F. NEW BUILDING

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

Date Received: 02/17/2022

SPR Agenda: 02/23/2022 Item No. _____

Zone: C-N SPR No. 22-039

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: NA - VACANT LOT

Proposed Building Use: MEAT MARKET

Proposed Hours of Operation: 8am -> 9pm

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

Number of Employees Per Day: Existing NA Proposed 5

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

Predicted Peak Operating Hour: 11am -> 4pm

Describe Any Truck Delivery Schedule & Operations: 8am -> 9am

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

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: Duval Espinoza Signature of Owner or Authorized Agent*
 Address: 21201 Ave 296 Duval Espinoza 1/26/22
 City, State, Zip Exeter Ca 93221 Owner Date
 Phone: (559) 679-5667 Authorized Agent*
 Email: duval.espinoza80@gmail.com Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

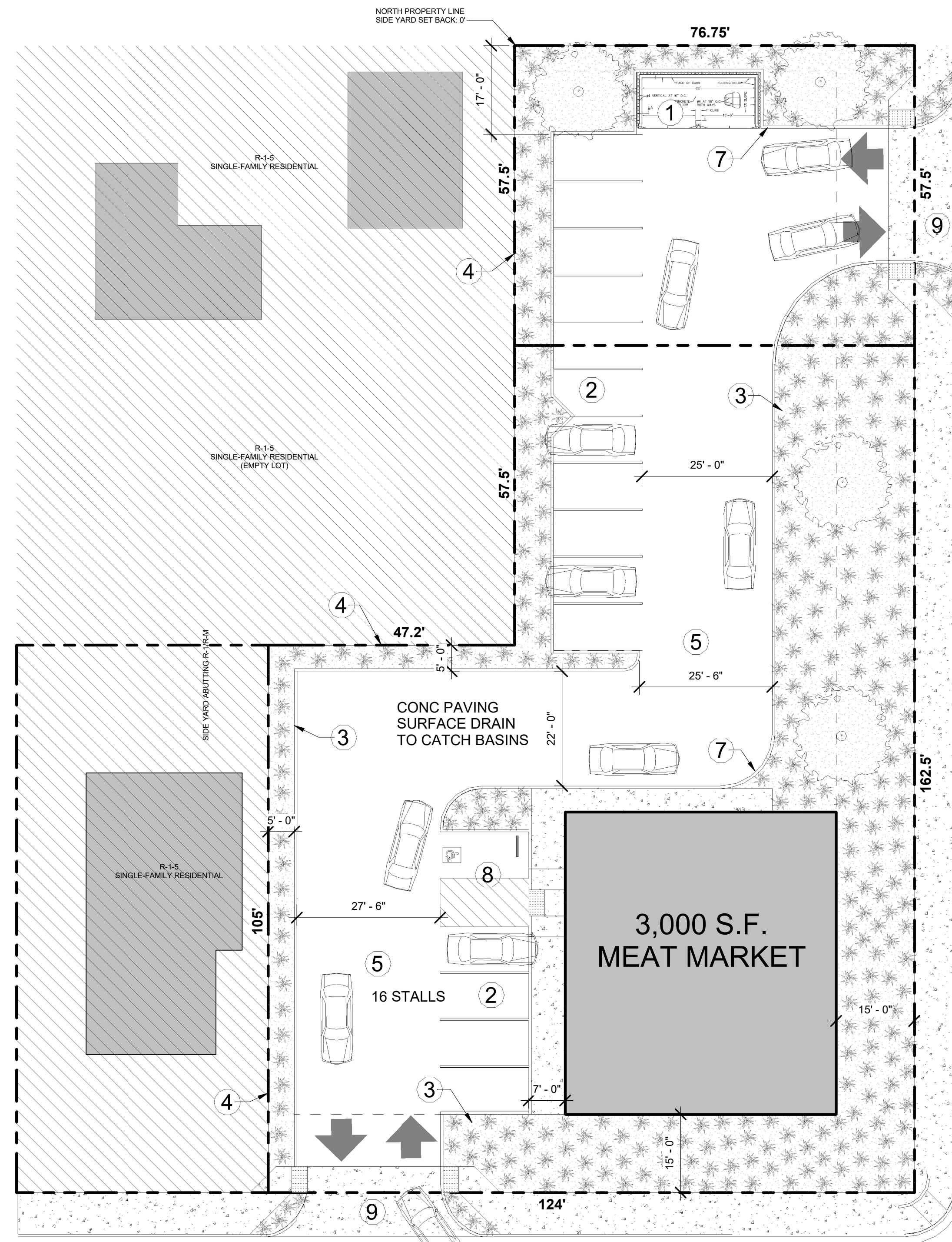
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20__.

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

SITE PLAN REVIEW ESPINOZA MEAT MARKET

APN 090-084-020
SPR: 22020



SITE KEYNOTES

- 1 CITY TRASH ENCLOSURE R-3 w/ CONC APRON DIRECT -STAB
- 2 17' DEEP PARKING STALLS
- 3 LANDSCAPE AREAS
- 4 7 FT TALL CMU FENCE AT PROPERTY LINES ALONG RESIDENTIAL
- 5 CONC PAVING AT DRIVE LANE AND PARKING, SURFACE DRAIN TO CATCH BASINS
- 6 DETECTABLE WARNING SURFACE AT PARKING: PARKING PAVING LEVEL w/ PEDESTRIAN PAVING (NO CURB)
- 7 6" CONC CURB AT BOUNDARY OF LANDSCAPING AREAS
- 8 9' x 19' ACCESSIBLE STALL AND 8' x 19' AISLE, PARALLEL CURB RAMP
- 9 25' WIDE DRIVE APPROACH PER CITY DESIGN STANDARDS C-24

PROJECT OUTLINE

PROJECT: ESPINOZA MEAT MARKET
 OWNER: DUVAL ESPINOZA
 ARCHITECT: THOM BLACK, ARCHITECT C 24899
 (559) 967-0850
 CARLOS REYNOSO
 PRODUCTION:
 REPRODUCTION: CARA'S BLUEPRINT EXPRESS
 (559) 636-2459
 PROPERTY APN: 10,688 SQ FT
 SITE AREA: 090-084-020
 ZONE:
 FLOOD ZONE:
 USE:
 OCCUPANCY:
 CONSTRUCTION TYPE:

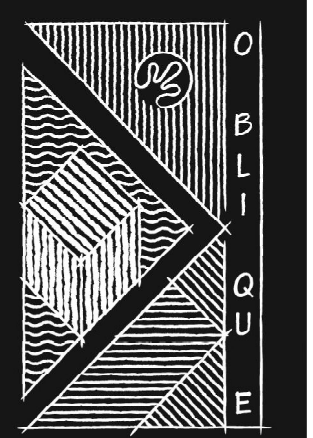
N. DINUBA BLVD.

W. HAROLD AVE.

SCALE: 1/16" = 1' - 0"
REV 2 16 2022



1 SITE PLAN - 3000
1/16" = 1'-0"



Thom Black
ARCHITECT



MEAT MARKET
N DINUBA BLVD.
SPR: 22020

No.	Description	DATE
1	DRAFT RELEASE	02/16/2022
2		
3		

Project number
2122.2
Drawn by
Carlos
Checked by
Thom

SPR
SET DATE
2/16/2022

PRELIMINARY

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 Aequia 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: ESPINOZA RESTAURANT Date: 2-17-22
 Project Description: REMODEL EXISTING BUILDING INTO RESTAURANT WITH FULL BAR
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: JOSEPH P BERRY
 Applicant(s) Name: WALTER DEISSLER, ARCHITECT
 Project Address/Location: 1515 S. MOONEY BLVD.
 Assessor Parcel Number: 095-160-081
 Parcel Size (Acreage or Square Feet): 8941 Building or Suite Square Footage: 3042

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 200,000
 Describe All Proposed Building Modifications: REMODEL FOR RESTAURANT, EXTERIOR MODIFICATION, OUTDOOR PATIO

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

Date Received: 02/17/2022
 SPR Agenda: 02/23/2022 Item No. _____
 Zone: C-MU SPR No. _____
 Historic District: Yes No
 Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: BLOOD BANK
 Proposed Building Use: RESTAURANT WITH FULL BAR
 Proposed Hours of Operation: 10 am → 10 pm
 Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)
 Number of Employees Per Day: Existing _____ Proposed 10
 Number of Customers Per Day (Estimated): Existing _____ Proposed 300
 Predicted Peak Operating Hour: 11 am → 2 pm 5 pm → 8 pm
 Describe Any Truck Delivery Schedule & Operations: 7 AM → 9 AM

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

Describe Any Special Events Planned for the Facility: _____

AGENCY AUTHORIZATION

OWNER:

I, Joseph F. Berry, declare as follows:

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

095-160-081 & 083_____

AGENT:

I designate Walter Deisler, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to submit application for a 3,700 sf sit-down restaurant with liquor license relative to the property mentioned herein. (Action Sought)

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

Executed: 1/24/2022

OWNER

DocuSigned by:
Joseph F. Berry
4FE14E71A6AB466...
(Signature of Owner)


Joe Berry
(Owner Mailing Address)

32077 Road 144

Visalia, CA 93292

(805) 882-3479
(Owner Telephone)

AGENT


(Signature of Agent)

Walter Deisler, Architect
(Agent Mailing Address)

2135 E. Harvard

Visalia, CA 93292

(559) 901-0500
(Agent Telephone)

APPROVED:

CITY OF VISALIA

By: _____
(Signature)

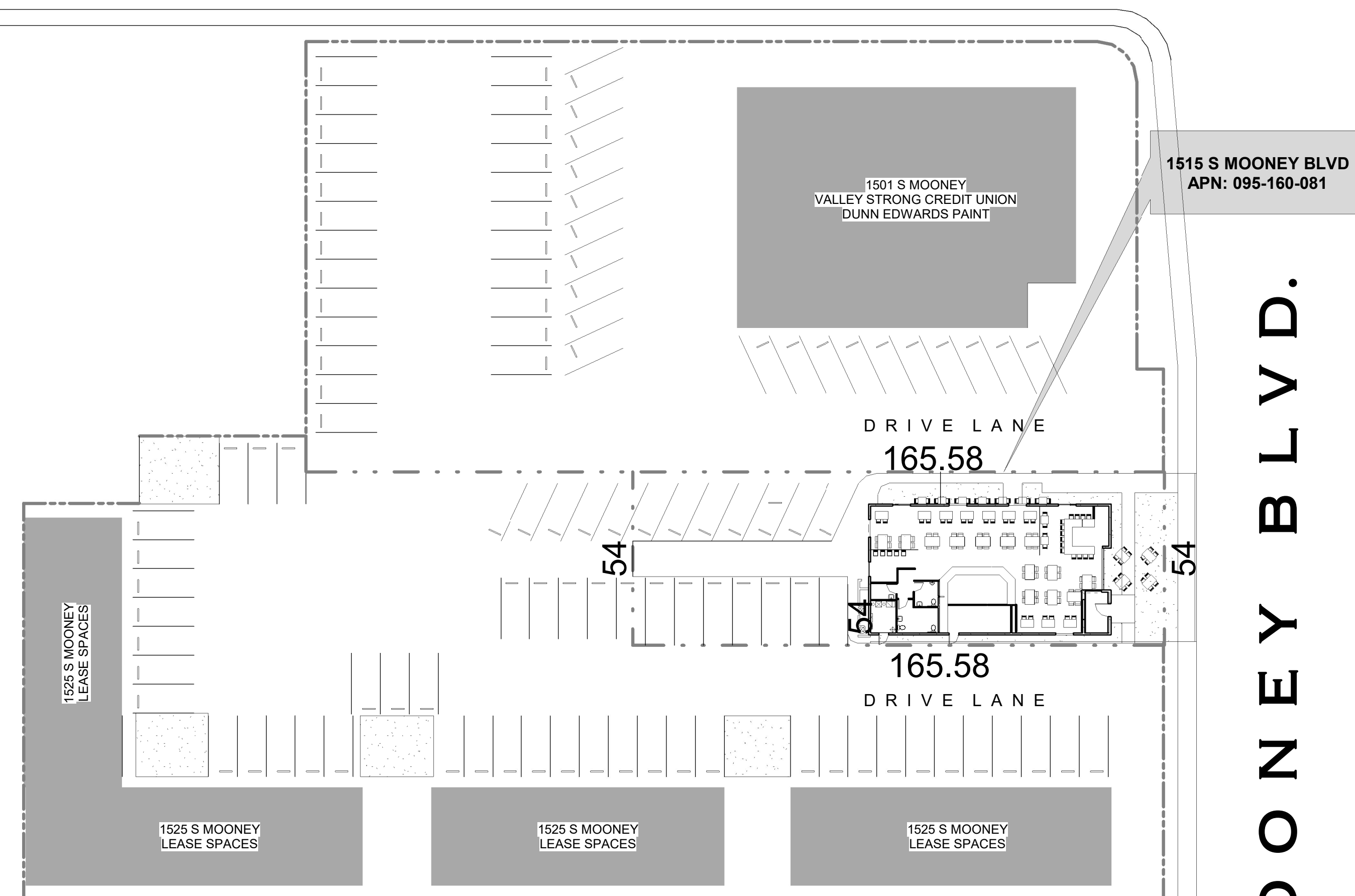
Date: _____

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

NEW RESTAURANT TENANT 1515 S MOONEY BLVD

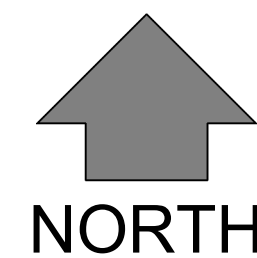
1515 MOONEY BLVD. VISALIA, CA 93291

F E E M S T E R



106 PARKING STALLS SHARED IN
RECIPROCAL ACCESS WITH
095-160-081, 095-160-083, 095-160-092

MOONEY BLVD.

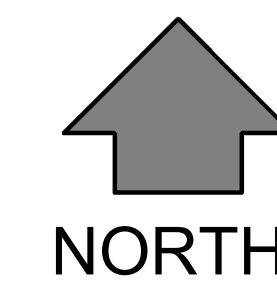


SITE PLAN

SCALE: 1" = 30'-0"



NEW RESTAURANT RENANT IN EXISTING 3,042 SQ FT LEASE SPACE
25% 75" BAR/DINING ALLOCATION
WALK UP ORDERING/ STAFF SERVES MEALS TO DINERS



PRELIMINARY FLOOR PLAN

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

PRELIMINARY DESIGN



NEW
RESTAURANT
TENANT
1515 S MOONEY

MOONEY BLVD.

No.	Description	DATE
A	SPR SUBMITTAL	02/18/2022
B		
1		
2		
3		

Project number
2205.2
Drawn by
Carlos
Checked by
Thom

PD-1

SET DATE
2/18/2022