

SITE PLAN REVIEW AGENDA

3/16/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 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: 2 Resubmit

SITE PLAN NO: SPR22021

PROJECT TITLE: 1145 N. Nevada St

DESCRIPTION: 12,225 sf Pre-manufactured Metal Building with Sitework. (I)

APPLICANT: Joe Pickett

OWNER: TODD JAMES WILLIAM SR & PAMELA LISA(T

APN: 081100056

LOCATION:

ITEM NO: 3 Resubmit

SITE PLAN NO: SPR22023

PROJECT TITLE: 1115 N. Nevada St

DESCRIPTION: 12225 sf Pre-manufactured Metal Building with Sitework (I)

APPLICANT: Joe Pickett

OWNER: TODD JAMES WILLIAM SR & PAMELA LISA(T

APN: 081100057

LOCATION:

ITEM NO: 4 Resubmit

SITE PLAN NO: SPR22024

PROJECT TITLE: 1105 N Nevada St

DESCRIPTION: 12,225 sf Pre-Manufactured Metal Building with Site Work. (I)

APPLICANT: Joe Pickett

OWNER: TODD JAMES WILLIAM SR & PAMELA LISA (

APN: 081100058

LOCATION: 1105 N NEVADA ST

ITEM NO: 5

SITE PLAN NO: SPR22047

PROJECT TITLE: Smokin' Barrel Firearms

DESCRIPTION: Proposed 27 Shooting Lanes, a Firearms Educations Classroom, Lounge with Outdoor Patio. (C-MU)

APPLICANT: Eric McConnaughey

OWNER: C R S FARMING LLC

APN: 078210023

LOCATION: Inside The Village at Willow Creek Sopping Center on North Demaree

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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

GENERAL PROJECT INFORMATION

Project/Business Name: _____ Date: _____

Project Description: _____

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

Property Owner: _____

Applicant(s) Name: _____

Project Address/Location: _____

Assessor Parcel Number: _____ - _____ - _____

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

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 03/10/2022

SPR Agenda: 03/16/2022 Item No. _____

Zone: _____ SPR No. 21-009

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

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;

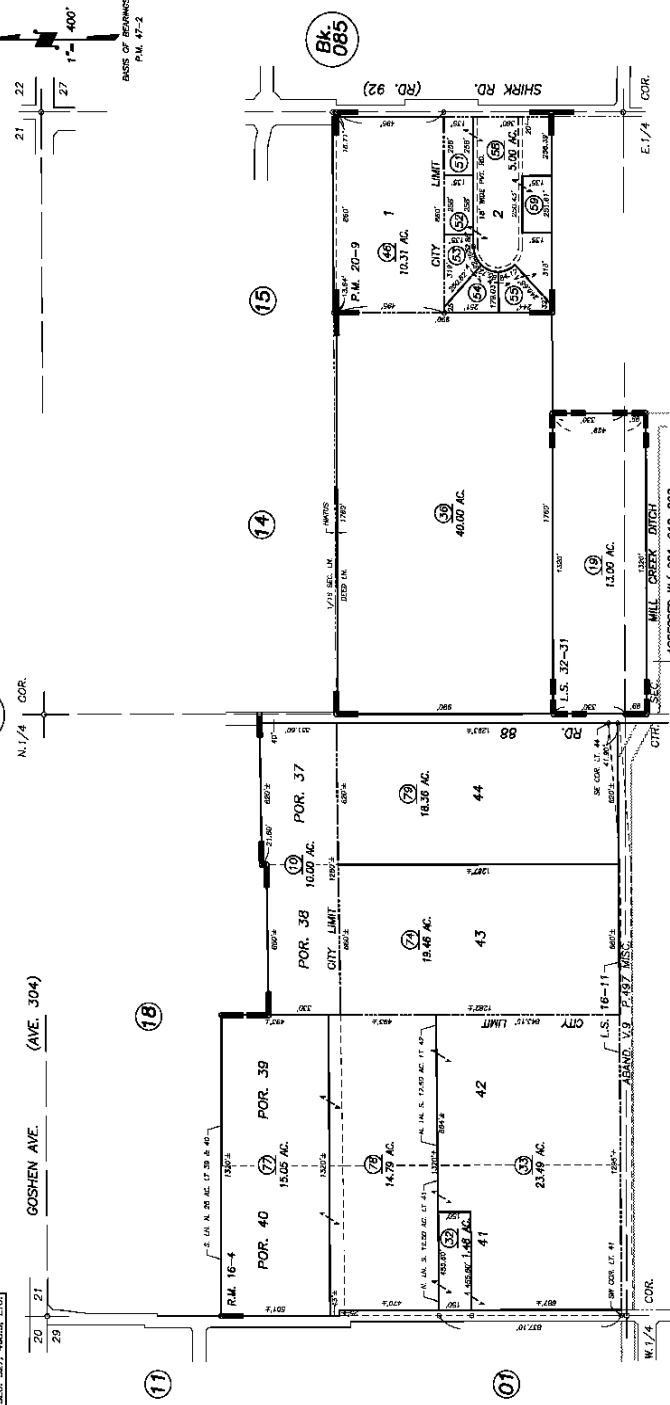
THENCE SOUTH 0°00'04" EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 990.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 081-030-036-000

Tax Area Codes **081-03**
 006-006 006-209
 006-210 153-003

N1/2 SEC.28, T.18S., R.24E., M.D.B.&M.

DISCLAIMER
 THIS MAP IS FOR INFORMATION ONLY.
 PROPERTY ASSESSMENT PURPOSES ONLY.
 NOT TO BE USED FOR TITLE OR LOCAL
 GOVERNMENT PURPOSES. THE USER
 ASSUMES ALL LIABILITY FOR ANY LOSS
 OF ANY KIND, INCLUDING ATTORNEY'S
 FEES, ARISING FROM THE USE OF
 THIS MAP.



VICINITY OF VISALIA
ASSESSOR'S MAPS BK.081 , PG.03
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) 123
 Assessor's Block Numbers Shown in Ellipse (1) 123

REV.	DATE	REVISION
2019-0008527	10/31/2019	123

POR. KELSEY TRACT, R.M. 16-4
 PARCEL MAP NO. 1908, P.M. 20-9
 POR. RECORD OF SURVEY, L.S. 20-17 (SEC.28, ETC.)
 POR. RECORD OF SURVEY, L.S. 16-11
 RECORD OF SURVEY, L.S. 32-31

Description: Tulare, CA Assessor Map 81.3 Page: 1 of 1
 Order: 624447ala Comment:

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>.



MEMO

Date: March 10, 2021
To: City of Visalia Planning Division
From: Trevor Stearns, Associate Planner
Subject: Iron Ridge I and II Project Description

INTRODUCTION/BACKGROUND

The following information pertains to the proposed Iron Ridge I (Project 1) and Iron Ridge II (Project 2) subdivision projects being filed with the City of Visalia (City) Planning Department. The Iron Ridge I project includes a Tentative Subdivision Map, General Plan Amendment, and Change of Zone. Iron Ridge II includes an Annexation, General Plan Amendment, Prezone, Tentative Subdivision Map and a Tentative Parcel Map. For the purpose of this project description, the Iron Ridge I and II General Plan Amendment and Change of Zone/Prezone will be combined under one application.

This Project description describes the details of the proposal and expands on information not within the development application for the subdivision within the Project site. The proposed Project would allow the applicant, D.R. Horton, the ability to construct a single-family residential community.

The Change of Zone/Prezone and General Plan Amendment that will alter the land use designations and zoning districts of the Project 1 10.31-acre parcel (APN: 081-030-46) and the Project 2, 40.02-acre parcel (APN: 081-030-36) between Road 88 south of Goshen Avenue and Shirk Street, within the Tier One and Tier Two Urban Growth Boundary. The client will process one Tentative Subdivision Map as a part of Project 1. Project 2 will propose a Tentative Parcel Map that will create three parcels due in order to adequately finance restrictions when purchasing property. Direction from the City of Visalia staff includes environmental review of both Projects in a single document to satisfy California Environmental Quality Act (CEQA). The northern half of the 10.3-acre property (Project 1) is currently planned and zoned for Very Low Density (R-1-20) and the southern half is zoned for Low Density (R-1-5). Similarly, Project 2 is currently planned for Very Low Density along the northern and western property boundaries and on the interior, it is planned for Low Density Residential. The General Plan Amendment proposes to change the existing Very Low-Density Residential land use designation to Residential Low Density land use designation. In addition, a park strip will along the entire northern property lines will be designated as Park/Recreation. In order to maintain consistency with the General Plan a Change of Zone/Prezone is also proposed and will result in a change from all R-1-20 to R-1-5 and the addition of the Quasi-Public designation for the park strip, within the projects' site.

The R-1-20 zone was intended to be a buffer between residential development and the Light Industrial lots to the north. We are proposing to use the entry street to the proposed residential development along with a 51-foot wide linear park and landscape buffer (in a Landscaping and Lighting Maintenance District) as the buffer, instead of R-1-20 lots. Our intent is to screen the light industrial uses with a masonry wall, trees, and landscaping.

The western 40-acre parcel (Project 2) abutting Road 88 is located within the City of Visalia's sphere of influence and will require annexation. Once annexed the parcel will be zoned to R-1-5 along with Project 1.



PROJECT LOCATION

The Project 1 is located adjacent to the current City limits in the western portion of the city. The Project is south of developed light industrial properties rural residential/ agricultural land to the east and west and south. The Project 1 area consists of APN 081-030-46.

Project 2 is located within the City of Visalia's sphere of influence on the east side of Road 88 South of Goshen extending to the western portion of Project 1. The combined area of both projects is located south of Goshen between Road 88 and Shirks Avenue. The total Project area consists of APN 081-030-46 and 081-030-36, which is approximately 50 acres.

PROJECT CHARACTERISTICS

The Project intends to create residential lots and the appurtenant infrastructure consistent with the General Plan designation of Residential Low Density. Future zoning designations will be consistent with the aforementioned land use designations, respectively R-1-5. The Project will be evaluated by the city, through the scope of the General Plan, Municipal Code, and subsequently through the building permit submittal.

The approximate density for the Project 1 proposed subdivision is 3.97 dwelling units per gross acre. Both Projects propose to remove the Very Low Density Residential (and subsequent R-1-20 zone) and replace it with Low Density Residential (R-1-5 zone) in order to create a homogenous neighborhood. Along the adjacent streets, a ten-foot-wide landscaped strip with masonry wall and required building setbacks will serve as the buffer between residential development and the existing roadways (Road 88 and Shirk Street). The approximate density for the Project 2 proposed subdivision is 4.99 dwelling units per gross acre. In addition, Project 2 proposes to subdivide the overall 40.02-acre parcel into three separate parcels for the purpose of financing. Phase 1 will be approximately 17.48 acres, Phase 2 will be approximately 12.92 acres, and Phase 3 will be approximately 10.06 acres.

The 2.09-acre linear park will meander across both project sites which will include an approximately 2,000-foot trail with exercise stations. The linear park and adjacent light industrial properties will be separated by a 6-foot block wall as required by the City's Municipal Code.

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

CIRCULATION

Shirk Street is identified in the General Plan as a four-lane arterial roadway. The eastern site (Iron Ridge I) is two-thirds of a mile to State Route 198 along Shirk Street. Access to the 10-acre site would be along the main east-west entry drive and Shirk Street on the site's eastern boundary. We intend to include a stub street to the west in order to provide access to unsubdivided land to the west. Access to the western site (Iron Ridge II) site would be located on the east side of Road 88, which is identified as a 2-lane collector road in the General Plan. The site entry is approximately 1.25 miles from the nearest access point of State Route 198 along Shirk Street.

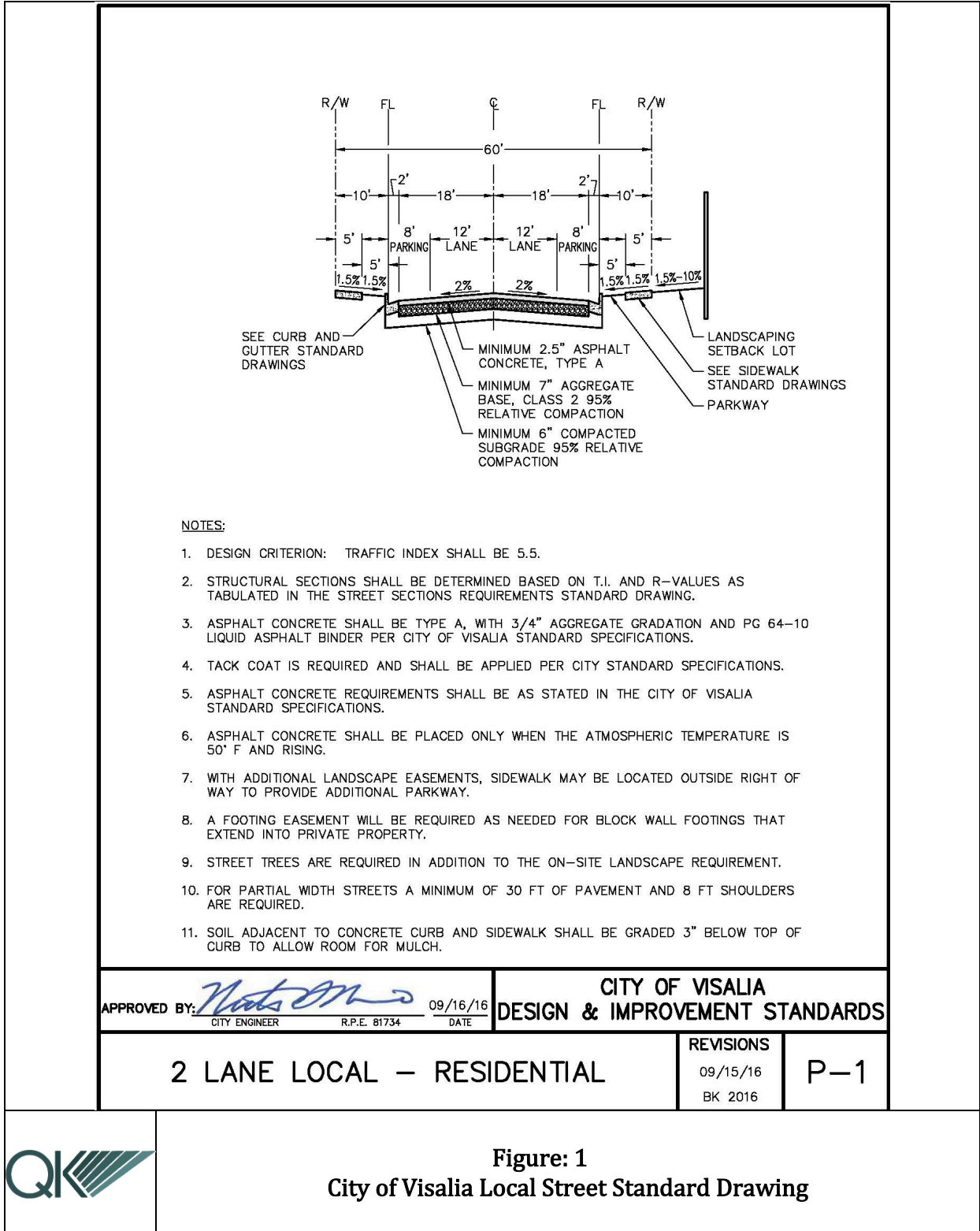


Figure: 1
City of Visalia Local Street Standard Drawing



UTILITIES

WATER

Water service will be provided by the California Water Service. The City of Visalia will provide sewer and storm drain services to the project. Both sewer and storm drain lines for (Project 1) are located within Shirk Street. Sewer and storm drain lines for (Project 2) will be extended on Road 88 to the project site.

SANITARY SEWER

Project 1 will be served by an existing 8-inch sewer lateral located within Shirk Street. The sewer laterals will be extended north, until it reaches the Project's extent. Since the Project consists of only residential uses, sewer lateral upsizing will not be necessary. City standard 8-inch sewer lines will be required in all local streets depicted within the interior of the Plan Area. Each development proposal will be reviewed by the City of Visalia, and subsequent requirements will be conditioned for the development. These requirements shall supersede the Specific Plan.

Once developed, Project 2 will be required to connect to the nearest sewer lateral located in Road 88.

STORM DRAIN

Storm drainage service is provided by the City of Visalia. There is an existing 12-inch storm drain trunk line in Shirk Street, adjacent to the Project site. The existing trunk line will be extended into the Project site in order to adequately serve each development. Similarly, since there are only residential uses being proposed, storm drain lateral upsizing will not be necessary. Each development proposal will be reviewed by the City of Visalia, and subsequent requirements will be conditioned for the development. These requirements shall supersede the Specific Plan.

In the event, that the project can not connect to the nearest adequately sized storm drain lateral, a onsite storm drain basin will be developed.

SOLID WASTE

City of Visalia will provide Solid Waste removal services for the entire Project site. The standard three trash bin service will be provided.

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:



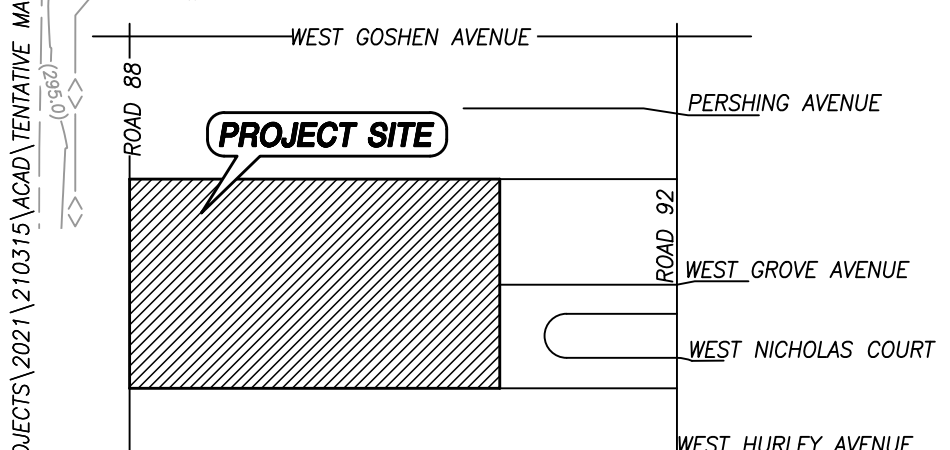
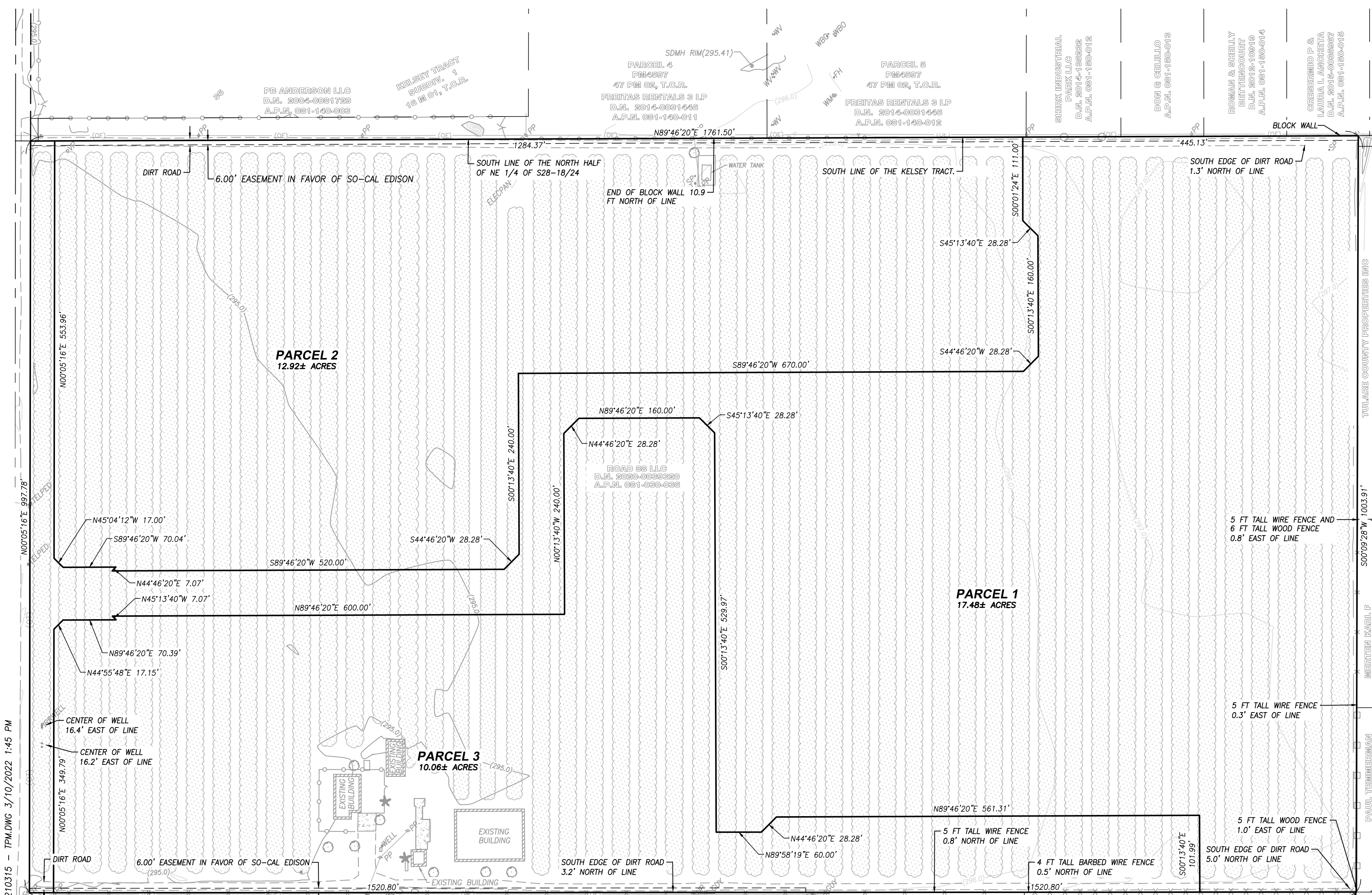
150 WEST MORTON AVENUE
PORTERVILLE, CA 93257
TEL: (559) 781-2700
WWW.QKINC.COM

LEGEND

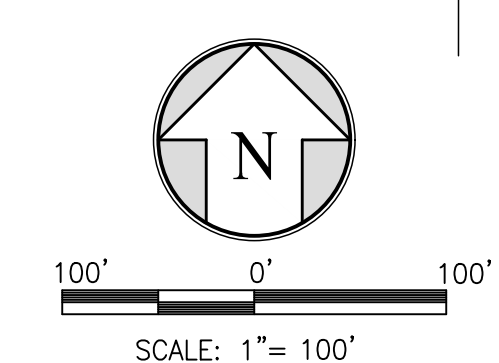
GUY	←	GUY WIRE
IRRWELL	■	IRRIGATION WELL
HB	⋮	HOSE BIB
MBS	⊕	MAILBOX (SINGLE)
PALM	★	PALM TREE
PP	◇	POWER POLE
SDMH	⊙	STORM DRAIN MANHOLE
SP	○	STAND PIPE
TEL PED	⊕	TELEPHONE PEDESTAL
TP	⊕	TELEPHONE POLE
TREE	⊙	TREE
WELL	■	DOMESTIC WELL
WV	⊕	WATER VALVE
WM	⊕	WATER METER
	⊕	WALNUT TREE ROW
A.P.N.		ASSESSOR'S 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: MARCH 10, 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



LOCATION MAP
NOT TO SCALE



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

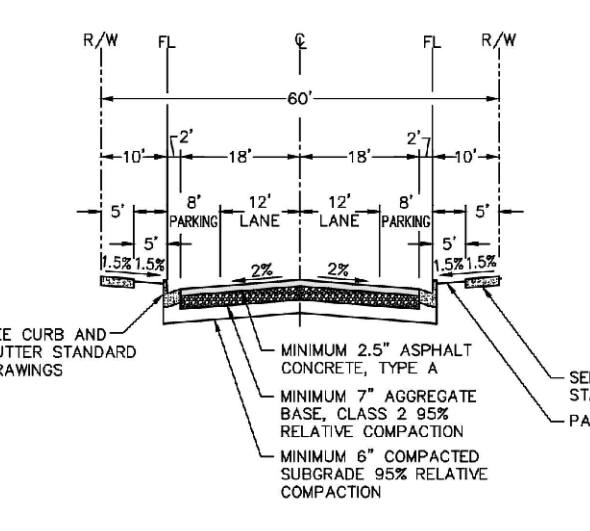
FLOOD ZONE NOTE

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



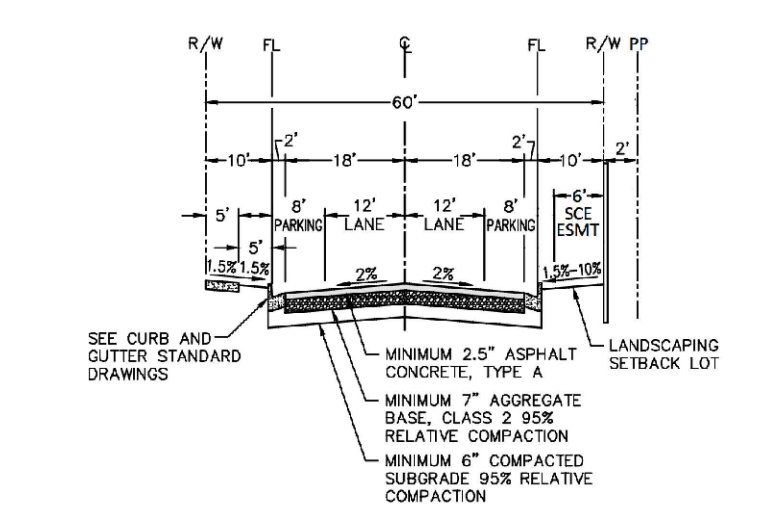
INTERIOR STREETS

NOT TO SCALE
 PER CITY STD. P-1



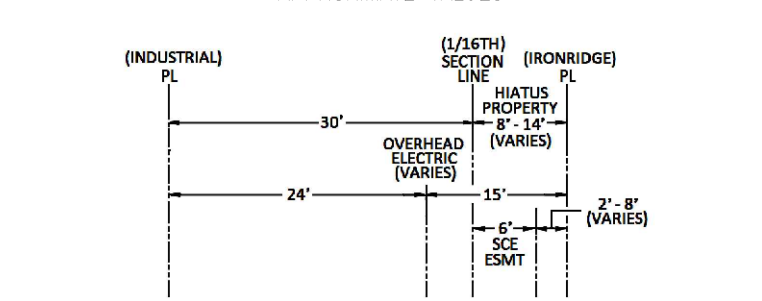
BERNARD COURT STREET

NOT TO SCALE



NORTH BOUNDARY DETAIL

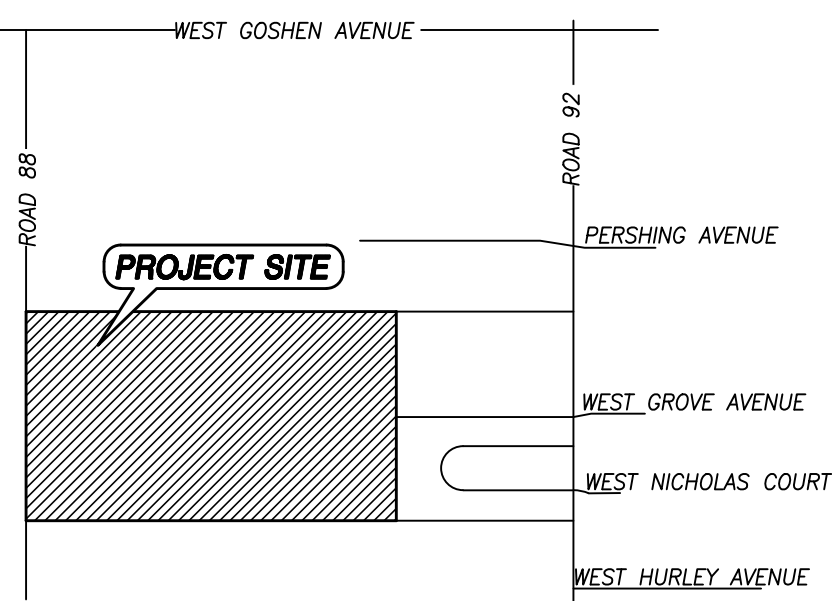
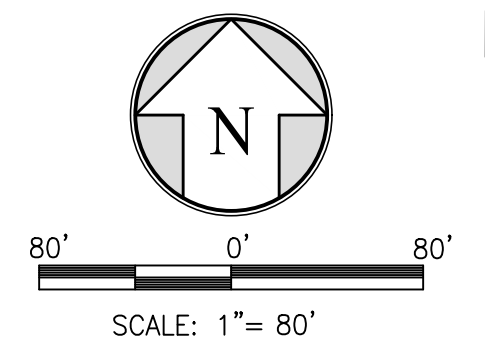
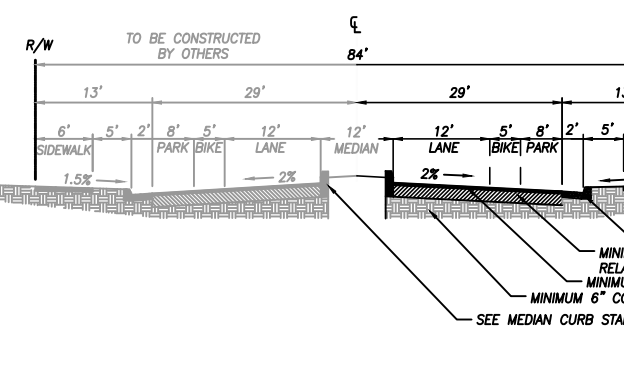
NOT TO SCALE
 APPROXIMATE VALUES



2 LANE COLLECTOR

ROAD 88 (LOOKING NORTH)

NOT TO SCALE
 PER CITY STD. P-3



LOCATION MAP

NOT TO SCALE

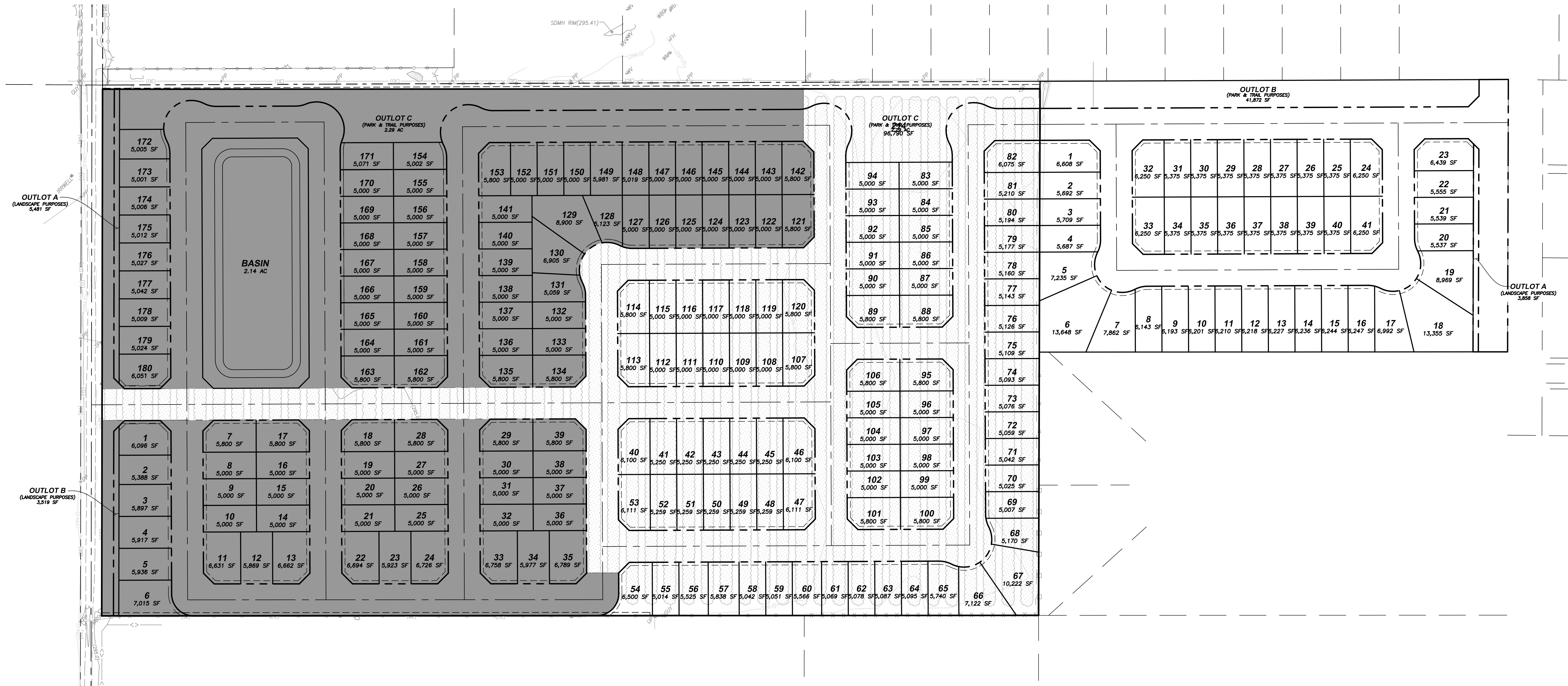
LEGEND

- 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

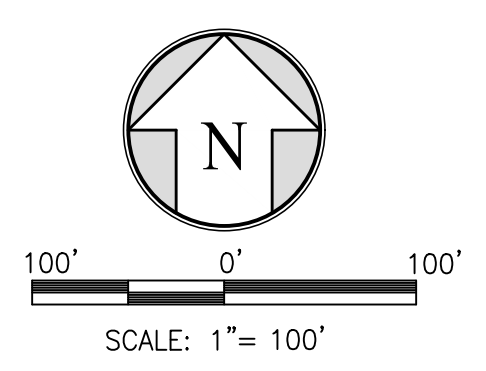
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VESTING TENTATIVE SUBDIVISION MAP SHEPHERDS RANCH

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.



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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 POLASKY 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 CALIF., INC.
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850

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" 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
O: 559-739-8532
C: 559-801-1272
misaei.ibarra@sce.com

SOUTHERN CALIFORNIA GAS COMPANY:
JUAN MEJORADO
404 N. TIPTON STREET, VISALIA, CA 93292
O: 559-739-2317
C: 559-217-9003
jmejrado@socalgas.com

AT&T:
ERIN PECTOL
217 W. ACEQUIA AVENUE, VISALIA, CA 93291
O: 559-739-8549
C: 559-737-1637
ep8545@att.com

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE, VISALIA, CA 93291
O: 559-739-2104
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
72	88	80

TOTAL LOTS - 200

SETBACKS

5,000 SF LOTS

FRONT: 15' TO LIVING
22' TO GARAGE

SIDE: 10' FOR CORNER LOTS
5' EVERYWHERE ELSE

REAR: 25'

ACREAGE AND LAND USE

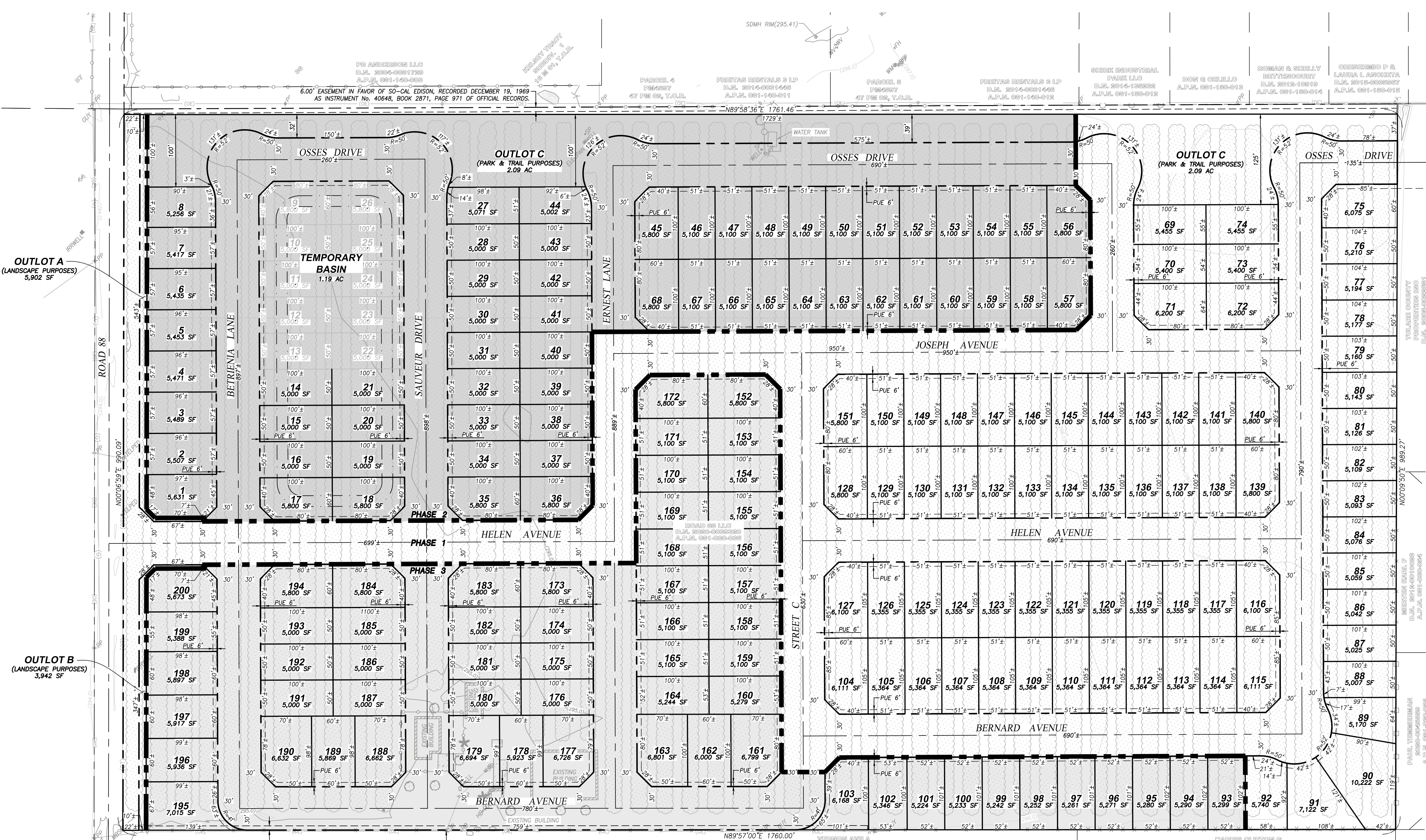
	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	PROPOSED ZONE
5,000 SF LOTS:	200	24.80	8.07	R-1-5
OUTLOTS A & B - LANDSCAPE:	2	0.23	N/A	VARIOUS
OUTLOT C - PARK & TRAIL (PUBLIC):	1	2.09	N/A	QP
RIGHT OF WAY:		12.90	N/A	VARIOUS
TOTALS:	203	40.02		

NOTES

- DATE OF PREPARATION: MARCH 9, 2022
- 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

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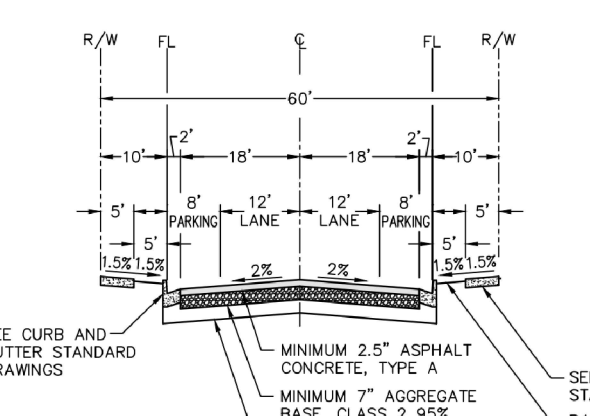


LEGEND

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

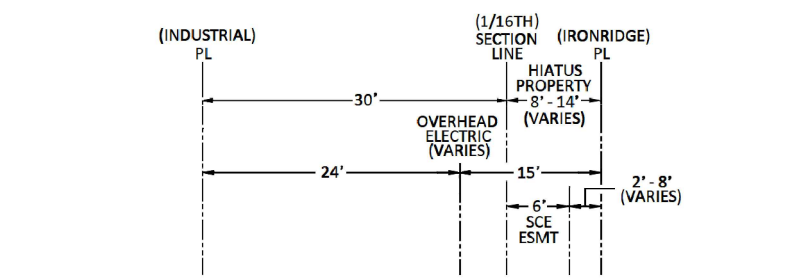
INTERIOR STREETS

NOT TO SCALE
PER CITY STD. P-1



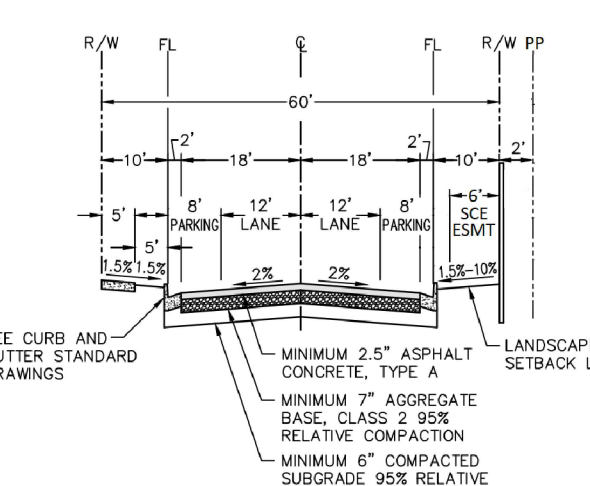
NORTH BOUNDARY DETAIL

NOT TO SCALE
APPROXIMATE VALUES



BERNARD AVENUE

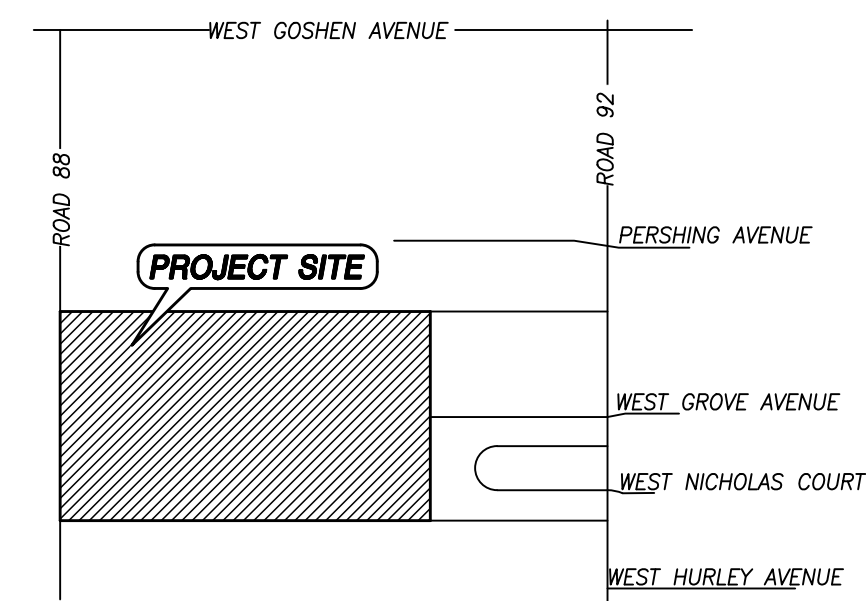
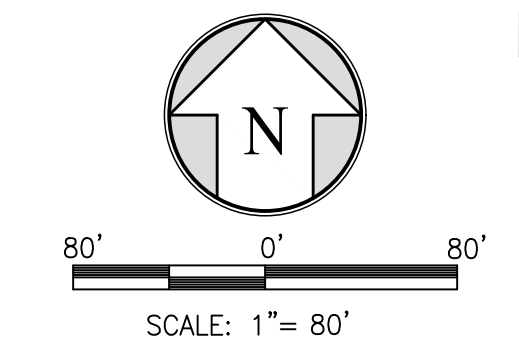
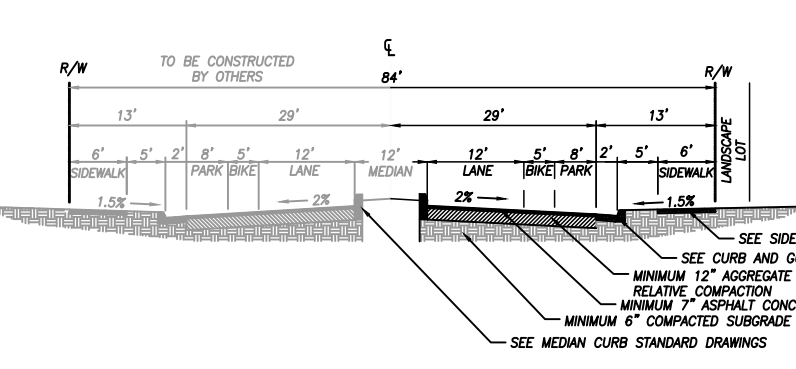
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2 LANE COLLECTOR

ROAD 88 (LOOKING NORTH)

NOT TO SCALE
PER CITY STD. P-3



LOCATION MAP
NOT TO SCALE

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CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

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

GENERAL PROJECT INFORMATION

Project/Business Name: _____ Date: 03/10/22

Project Description: 12,225sf premanufactured metal building with sitework.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 22021

Property Owner: Todd Revocable Living Trust

Applicant(s) Name: FANE Investments, LLC

Project Address/Location: 1145 N. Nevada St

Assessor Parcel Number: 0 8 1 - 1 0 0 - 0 5 6

Parcel Size (Acreage or Square Feet): 33,170sf Building or Suite Square Footage: 12,225sf

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

-- 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: Unknown

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)

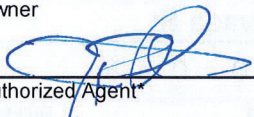
Applicant Information (Final comments will be mailed to the name and address provided below)

REQUIRED SIGNATURE

Name: Joe Pickett Signature of Owner or Authorized Agent*

Address: 7310 N. Remington Ave

City, State, Zip Fresno, CA 93711 Owner _____ Date _____

Phone: 559 225-2500 Authorized Agent*  Date 1 26 22

Email: jfp@pickettandsons.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, James W. Todd, Sr., declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

081-100-056 081-100-057 081-100-058

AGENT:

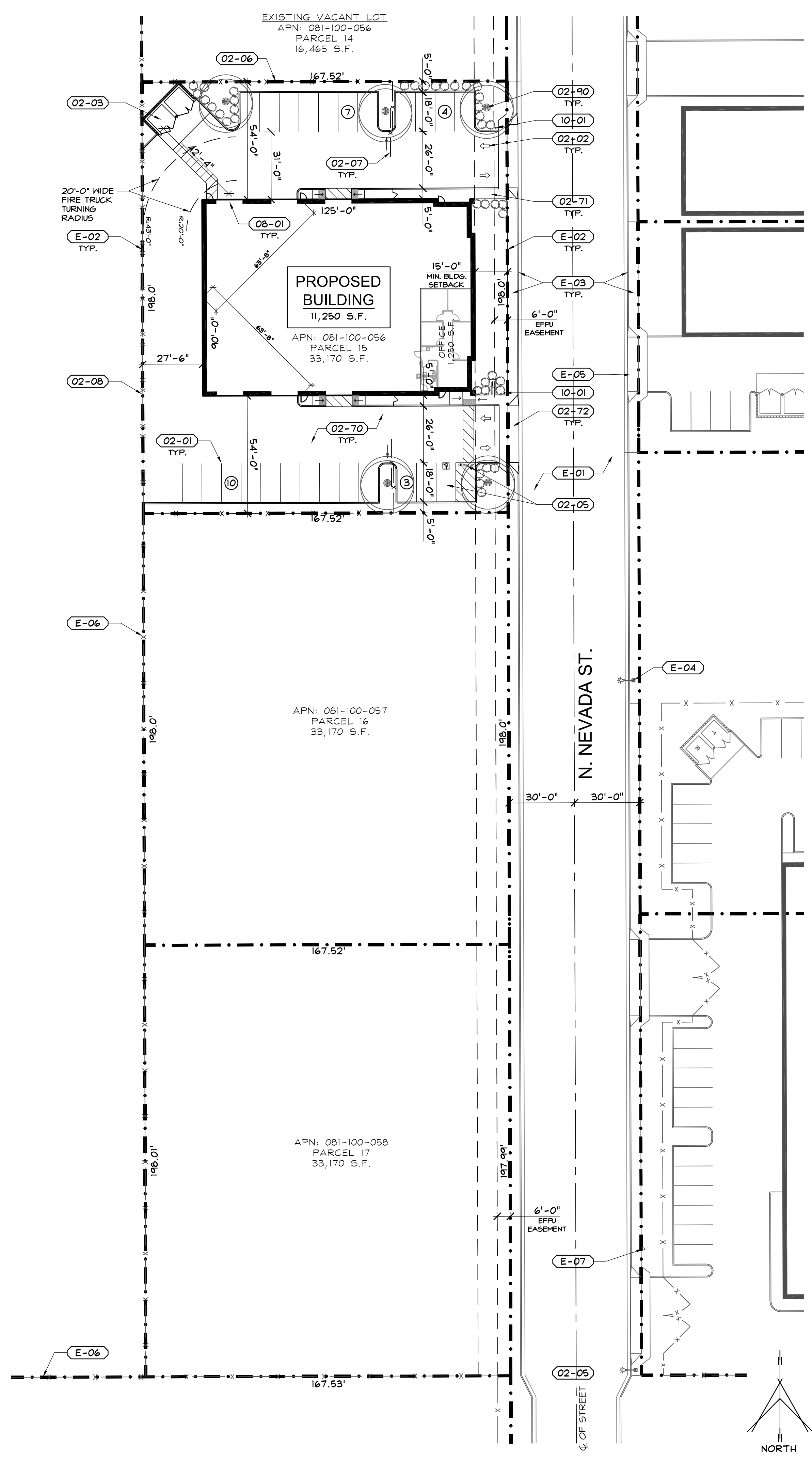
I designate Joe Pickett, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to construct onsite building and improvements relative to the property mentioned herein.

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

Executed this _____ day of _____, 20_____.

OWNER	Signatures	AGENT
DocuSigned by: 		
02C5A1D3E1514D9... 289 High Sierra Dr		Signature of Agent 7310 N Remington Ave
Owner Mailing Address Exeter Ca 93221		Agent Mailing Address Fresno, CA 93711
559 805 8553		559 225-2500
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) 653-4052) 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) (R) PARKING LOT STRIPING PER CITY STANDARDS.
- (02-02) (R) DIRECTIONAL ARROW STRIPING, PER CITY STANDARDS.
- (02-03) (R) TRASH ENCLOSURE, PER CITY STANDARD R-3.
- (02-04) (R) CONC. RAMP W/ TRUNCATED DOMES.
- (02-05) (R) ACCESSIBLE PARKING STALL - PROVIDE 12" HIGH LETTER "NOT PARKING" & 3'-0" SQ. SYMBOL.
- (02-06) (R) CHAIN-LINK FENCING, WITH PRIVACY SLATS, 6'-0" TALL (MATCH FENCING AT ADJACENT PARCELS).
- (02-07) (R) CHAIN-LINK GATE, TO MATCH ADJACENT FENCING.
- (02-08) (R) PROVIDE PRIVACY SLATS IN (E) CHAIN-LINK FENCING, MATCH ADJACENT FENCING.
- (02-70) (R) AC PAVING, SEE CIVIL DRAWINGS.
- (02-71) (R) CONC. SIDEWALK, SEE CIVIL DRAWINGS.
- (02-72) (R) 30'-0" DRIVE APPROACH, SEE CIVIL DRAWINGS.
- (02-90) (R) LANDSCAPING, SEE LANDSCAPE DRAWINGS.
- (08-01) (R) ROLL-UP DOOR (6), CENTERED WITHIN THE 25'-0" BAYS.
- (10-01) (R) "UNAUTHORIZED VEHICLE" SIGN, SEE 13/A101.

KEYNOTES

ADDRESS:
1145 N. NEVADA STREET
VISALIA, CALIFORNIA 93291

SITE INFORMATION:
APN: 081-100-056
SITE AREA: 0.76 ACRES (33,170 S.F.)
ZONING: LI - LIGHT INDUSTRIAL
EXIST. LAND USE: VACANT PARCEL
GENERAL PLAN: LIGHT INDUSTRIAL

BUILDING AREA:
CAR WASH BUILDING: 12,225 S.F.
LOT COVERAGE: 33.92%

PARKING PROVIDED:
24 STALLS
+ 1 VAN ACCESSIBLE STALL

SITE INFORMATION



17	
18	
19	
20	GENERAL NOTES

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

PROPOSED SITE PLAN (LOT #15)
VISALIA, CA

ISSUE DATE: 1-24-22

REV. DATE:

PROJECT NO.: 22004

DRAWN BY: NL

SHEET:

A100

DATE

REVISION

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: _____ Date: 03/10/22

Project Description: 12,225sf premanufactured metal building with sitework.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 22024

Property Owner: Todd Revocable Living Trust

Applicant(s) Name: FANE Investments, LLC

Project Address/Location: 1105 N. Nevada St

Assessor Parcel Number: 0 8 1 - 1 0 0 - 0 5 8

Parcel Size (Acreage or Square Feet): 33,170sf Building or Suite Square Footage: 12,225sf

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

- - 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: Unknown

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: Joe Pickett Signature of Owner or Authorized Agent*

Address: 7310 N. Remington Ave

City, State, Zip Fresno, CA 93711 Owner _____ Date _____

Phone: 559 225-2500 Authorized Agent*  Date 1 26 22

Email: jfp@pickettandsons.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, James W. Todd, Sr., declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

081-100-056 081-100-057 081-100-058

AGENT:

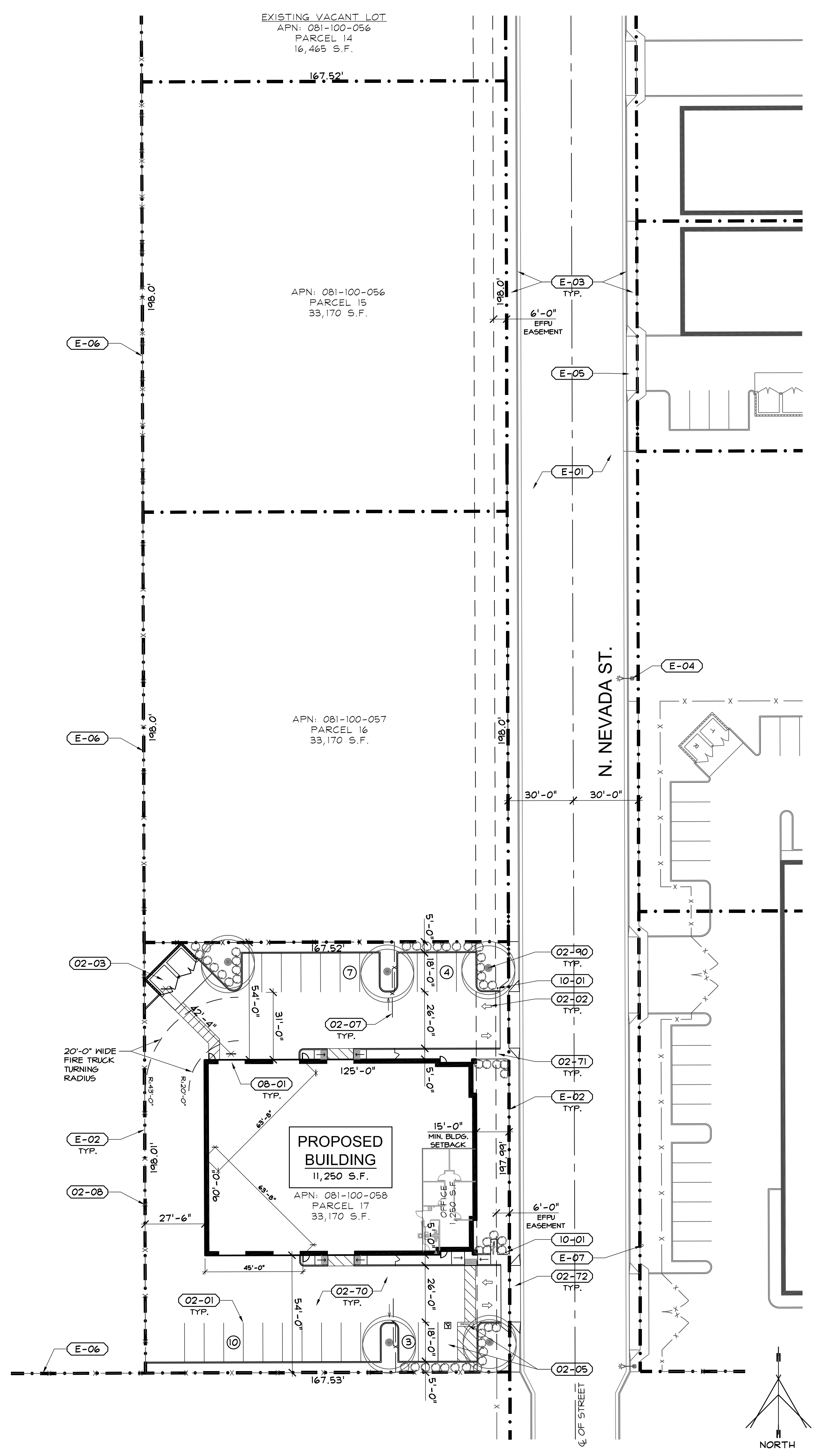
I designate Joe Pickett, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to construct onsite building and improvements relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
DocuSigned by: 		
02C5A1D3E1514D9... 289 High Sierra Dr		Signature of Agent 7310 N Remington Ave
Owner Mailing Address Exeter Ca 93221		Agent Mailing Address Fresno, CA 93711
559 805 8553		559 225-2500
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 CEC.
- 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) 653-4052) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/NORTHEAST INFORMATION CENTER (PHONE: (530) 949-6256) 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 FENCING.
- (02-08) PROVIDE PRIVACY SLATS IN (E) CHAIN-LINK FENCING, MATCH ADJACENT FENCING.
- (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.
- (08-01) ROLL-UP DOOR (6), CENTERED WITHIN THE 25'-0" BAYS.
- (10-01) "UNAUTHORIZED VEHICLE" SIGN, SEE 13/A101.

KEYNOTES

ADDRESS:
1105 N. NEVADA STREET
VISALIA, CALIFORNIA 93291

SITE INFORMATION:
APN: 081-100-058
SITE AREA: 0.76 ACRES (33,170 S.F.)
ZONING: LI - LIGHT INDUSTRIAL
EXIST. LAND USE: VACANT PARCEL
GENERAL PLAN: LIGHT INDUSTRIAL

BUILDING AREA:
CAR WASH BUILDING: 11,250 S.F.
LOT COVERAGE: 33.92%

PARKING PROVIDED:
24 STALLS
+ 1 VAN ACCESSIBLE STALL

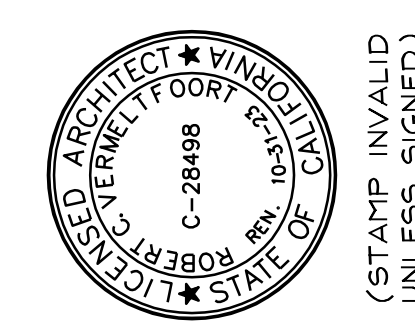
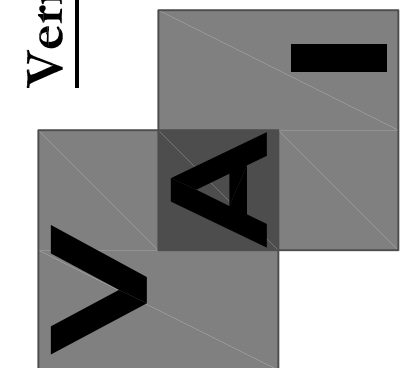
SITE INFORMATION



NO.	DATE	REVISION

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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 #17)

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

A100

17

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GENERAL NOTES

PROPOSED SITE PLAN (LOT #17)

VICINITY MAP

8

4

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: Smokin' Barrel Firearms Date: 3/10/22

Project Description: Proposed 27 shooting lanes, a firearms educations classroom, lounge w/ outdoor patio

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

Property Owner: Bob Gaalswik

Applicant(s) Name: Eric McConnaughey

Project Address/Location: Inside The Village at Willow Creek shopping center on north Demaree

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

Parcel Size (Acreage or Square Feet): 173,460 sf Building or Suite Square Footage: 24,000 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: 03/10/2022

SPR Agenda: 03/16/2022 Item No. _____

Zone: C-MU SPR No. 22-047

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: _____

Proposed Building Use: 27 shooting lanes, a firearms educations classroom, lounge w/ outdoor patio

Proposed Hours of Operation: 10a-8p

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

Number of Employees Per Day: Existing _____ Proposed 5-10

Number of Customers Per Day (Estimated): Existing _____ Proposed 50-100

Predicted Peak Operating Hour: 6p

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>Eric McConnaughey</u>	Signature of Owner or Authorized Agent*	
Address: <u>4412 W Ferguson Ave</u>	Owner	Date
City, State, Zip <u>Visalia, CA 93291</u>		<u>3/10/22</u>
Phone: <u>559-732-9236</u>	Authorized Agent**	Date
Email: <u>eric@ebmdesigngroup.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, Bob Gaalswik, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
078-210-023

AGENT:
I designate Eric McConnaughey, 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.

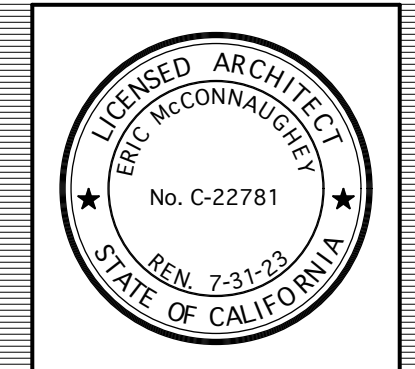
I declare under penalty of perjury the foregoing is true and correct.

Executed this 10th day of March, 2022.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		
<u>3222 N Demaree St, Ste D</u>		<u>4412 W Ferguson Ave</u>
Owner Mailing Address <u>Visalia, CA 93291</u>		Agent Mailing Address <u>Visalia, CA 93291</u>
<u>559-625-5865</u>		<u>559-732-9236</u>
Owner Phone Number		Agent Phone Number



DESIGN GROUP
INCORPORATED
ARCHITECTS



4412 W. FERGUSON
VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED
JOB #: 21-001

A NEW RETAIL SHOP AND INDDOR GUN RANGE FOR:
SMOKIN' BARREL
VISALIA, CA

DATE: 3-01-22
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

Sheet:
A-1

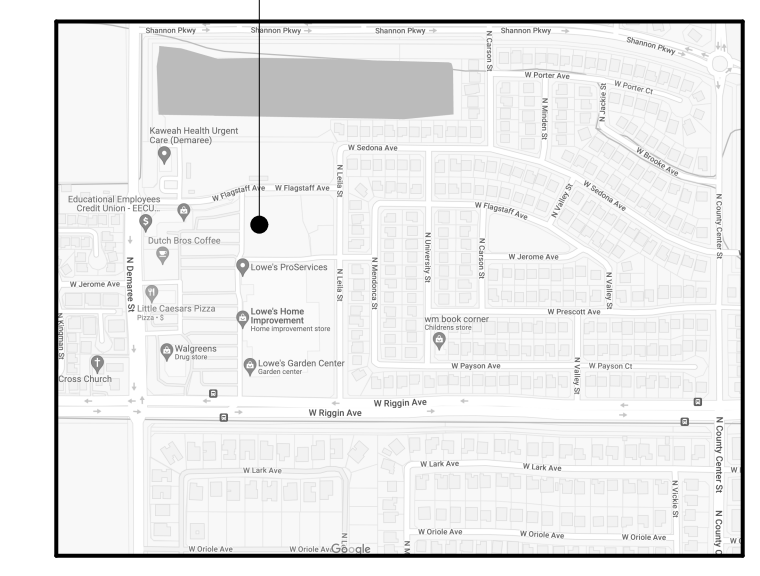
SITE INFORMATION

APN: 078-210-023
PARCEL: 173,460 S.F.
ZONE: C-MU
OCCUPANCY: M
USE: RETAIL
AREA: 24,000 S.F.
CONSTRUCTION: V-B

PARKING REQUIREMENTS

PARKING REQUIRED
BUILDING 1 GENERAL RETAIL: TOTAL PARKING REQUIRED = 80
ACCESSIBLE PARKING REQUIRED
VAN ACCESSIBLE: TOTAL PARKINGS REQUIRED = 4
PARKING PROVIDED
STANDARD: = 212
COMPACT: = 15
ACCESSIBLE (STANDARD): = 5
ACCESSIBLE (VAN): = 1
TOTAL PARKINGS PROVIDED = 233

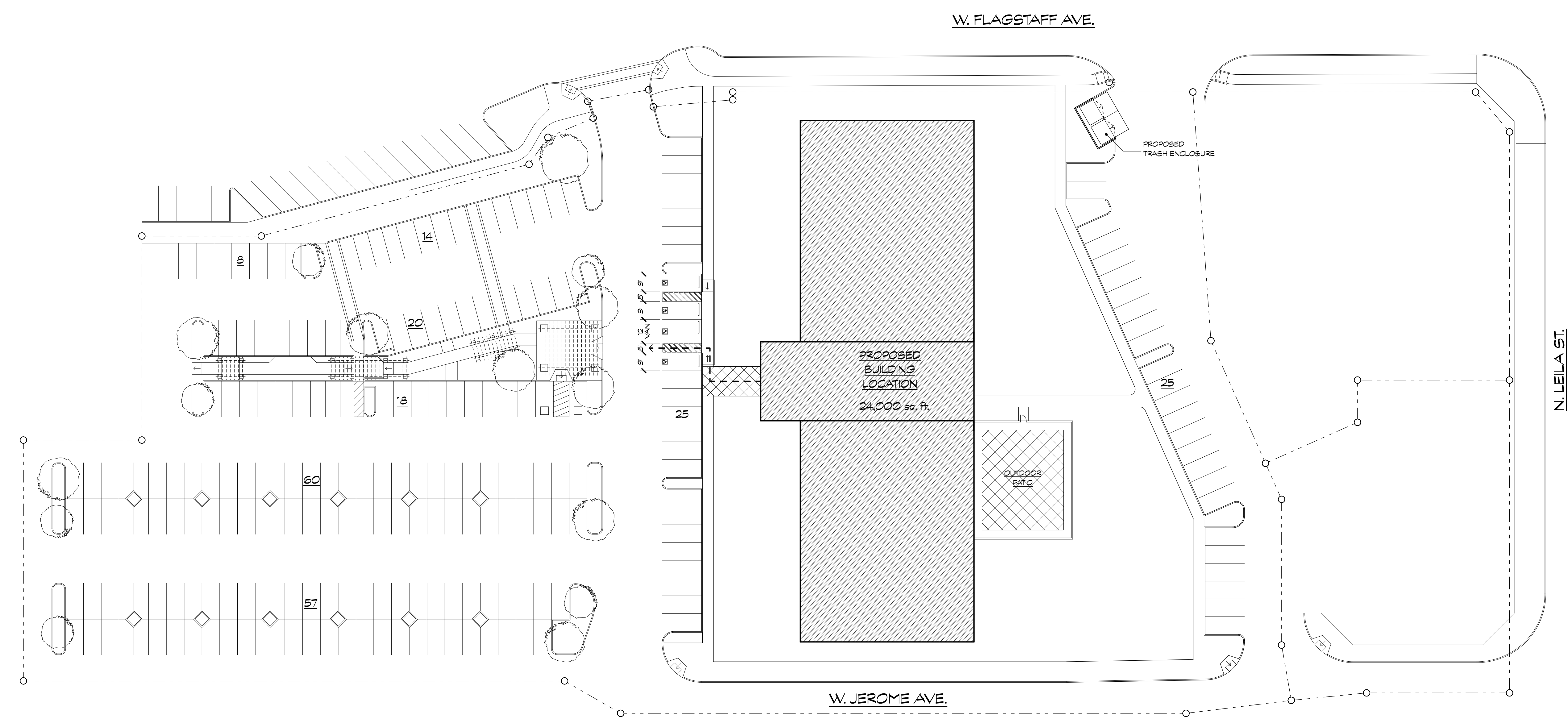
PROJECT LOCATION



VICINITY MAP
SCALE: N.T.S.

PROJECT NARRATIVE

THE PROJECT WILL BE LOCATED INSIDE THE VILLAGE AT WILLOW CREEK SHOPPING CENTER. THE PROJECT PROPOSES A 24,000 S.F. RETAIL SPACE, A TOTAL OF 27 SHOOTING LANES, AND A FIREARMS EDUCATION CLASSROOM AND LOUNGE WITH AN OUTDOOR PATIO FACILITY.



SITE PLAN
SCALE: 1" = 30'-0"

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

GENERAL PROJECT INFORMATION

Project/Business Name: _____ Date: 03/10/22

Project Description: 12,225sf premanufactured metal building with sitework.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 22023

Property Owner: Todd Revocable Living Trust

Applicant(s) Name: FANE Investments, LLC

Project Address/Location: 1115 N. Nevada St

Assessor Parcel Number: 0 8 1 - 1 0 0 - 0 5 7

Parcel Size (Acreage or Square Feet): 33,170sf Building or Suite Square Footage: 12,225sf

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. 22-023

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: Vacant improved land

Proposed Building Use: Spec Building

Proposed Hours of Operation: Unknown

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: _____

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SITE PLAN REQUIREMENTS

- ⇨ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
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- ⇨ 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: Joe Pickett Signature of Owner or Authorized Agent*

Address: 7310 N. Remington Ave

City, State, Zip Fresno, CA 93711 Owner _____ Date _____

Phone: 559 225-2500 Authorized Agent*  Date 1 26 22

Email: jfp@pickettandsons.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, James W. Todd, Sr., declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

081-100-056 081-100-057 081-100-058

AGENT:

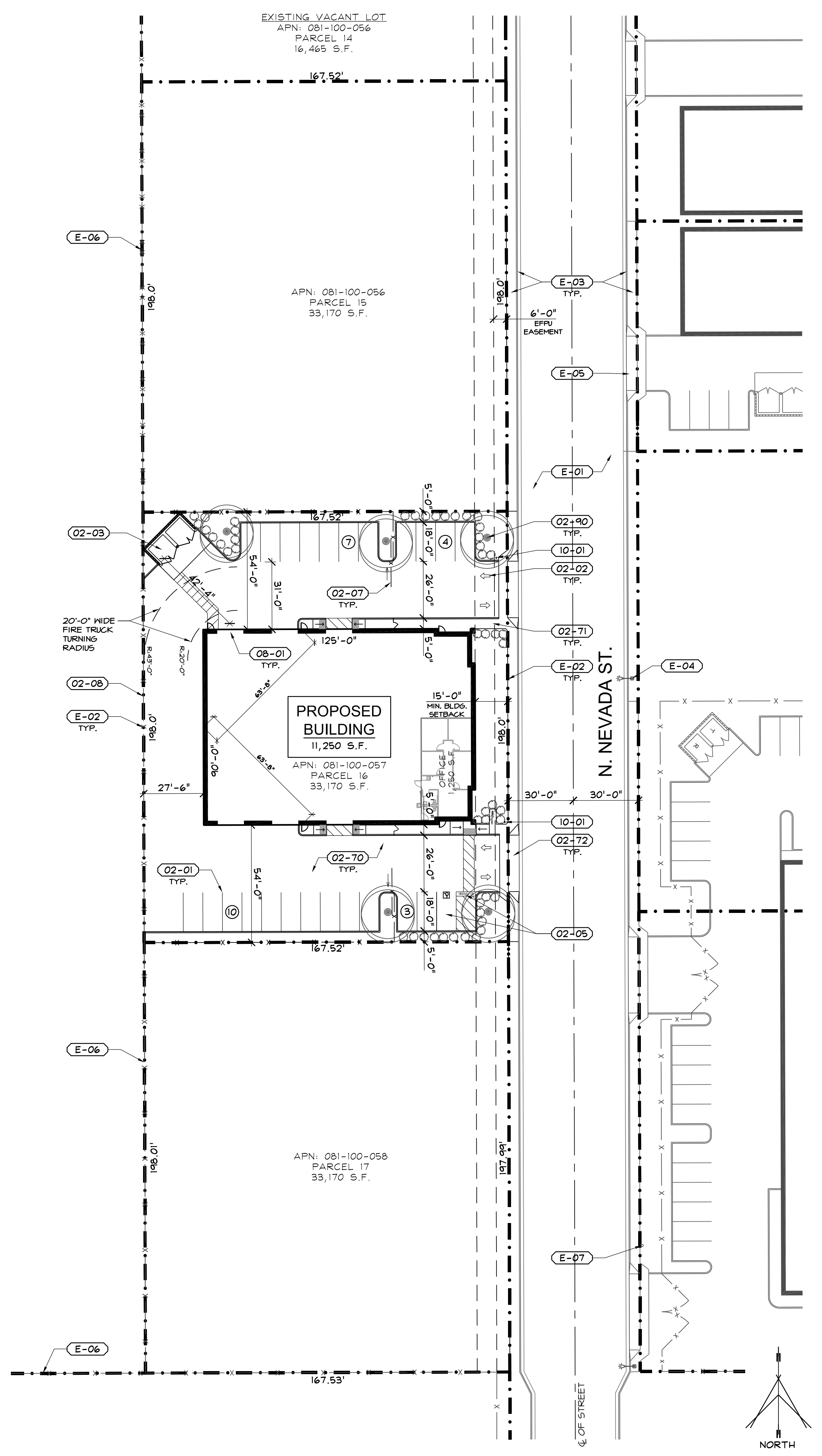
I designate Joe Pickett, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to construct onsite building and improvements relative to the property mentioned herein.

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

Executed this _____ day of _____, 20_____.

OWNER	Signatures	AGENT
DocuSigned by: 		
02C5A1D3E1514D9... 289 High Sierra Dr		Signature of Agent 7310 N Remington Ave
Owner Mailing Address Exeter Ca 93221		Agent Mailing Address Fresno, CA 93711
559 805 8553		559 225-2500
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 CEC.
- 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) 653-4052) 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) R PARKING LOT STRIPING PER CITY STANDARDS.
- (02-02) R DIRECTIONAL ARROW STRIPING, PER CITY STANDARDS.
- (02-03) R TRASH ENCLOSURE, PER CITY STANDARD R-3.
- (02-04) R CONC. RAMP W/ TRUNCATED DOMES.
- (02-05) R ACCESSIBLE PARKING STALL - PROVIDE 12" HIGH LETTER "NOT PARKING" & 3'-0" SQ. SYMBOL.
- (02-06) R CHAIN-LINK FENCING, WITH PRIVACY SLATS, 6'-0" TALL (MATCH FENCING AT ADJACENT PARCELS).
- (02-07) R CHAIN-LINK GATE, TO MATCH ADJACENT FENCINGS.
- (02-08) PROVIDE PRIVACY SLATS IN (E) CHAIN-LINK FENCING, MATCH ADJACENT FENCINGS.
- (02-70) R AC PAVING, SEE CIVIL DRAWINGS.
- (02-71) R CONC. SIDEWALK, SEE CIVIL DRAWINGS.
- (02-72) R 30'-0" DRIVE APPROACH, SEE CIVIL DRAWINGS.
- (02-90) R LANDSCAPING, SEE LANDSCAPE DRAWINGS.
- (08-01) ROLL-UP DOOR (6), CENTERED WITHIN THE 25'-0" BAYS.
- (10-01) R "UNAUTHORIZED VEHICLE" SIGN, SEE 13/A101.

KEYNOTES

ADDRESS:
1115 N. NEVADA STREET
VISALIA, CALIFORNIA 93291

SITE INFORMATION:
APN: 081-100-057
SITE AREA: 0.76 ACRES (33,170 S.F.)
ZONING: LI - LIGHT INDUSTRIAL
EXIST. LAND USE: VACANT PARCEL
GENERAL PLAN: LIGHT INDUSTRIAL

BUILDING AREA: 11,250 S.F.
CAR WASH BUILDING:
LOT COVERAGE: 33.92%

PARKING PROVIDED: 24 STALLS
* 1 VAN ACCESSIBLE STALL

SITE INFORMATION



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GENERAL NOTES

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PROPOSED SITE PLAN (LOT #16)

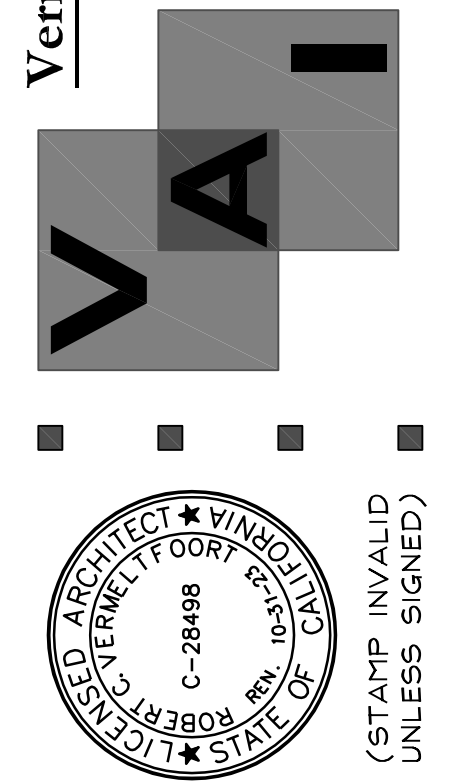
SCALE: 1"=30'-0" 8

VICINITY MAP

SCALE: N.T.S. 4

NO.	DATE	REVISION

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



PROPOSED SITE DEVELOPMENT
VISALIA, CA
PROPOSED SITE PLAN (LOT #16)

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

A100