

SITE PLAN REVIEW AGENDA

6/8/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR20124

PROJECT TITLE: Forebay Farms

DESCRIPTION: Development of 35.07 +/- acres into Single Family residential Development (O-PA, R-1-5, R-M2)

APPLICANT: Norman Allinder

OWNER: FOREBAY FARMS LLC

APN: 101050041

LOCATION: 1410 S LOVERS LANE

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR22033

PROJECT TITLE: Singh 8 Unit Complex

DESCRIPTION: New Development of Max Allowed 8 Unit Apartments (R-M-2)

APPLICANT: Martin Rojas

OWNER: SIEBERT BENJAMINE J& MARILYN L(TR FAM

APN: 119040021

LOCATION: Corner of Linwood St & Walnut Ave.

ITEM NO: 3

SITE PLAN NO: SPR22094

PROJECT TITLE: Chinowth Place Apartments

DESCRIPTION: To Build a Four Plex - Multi-family (R-M-2)

APPLICANT: Jagtar Singh

OWNER: REGAL LAND LLC

APN: 087090031

LOCATION: 626 S CHINOWTH ST

ITEM NO: 4

SITE PLAN NO: SPR22095

PROJECT TITLE: Packwood Grove North - Commercial

DESCRIPTION: Proposed Lot Line Adjustment to Parcels 1,2,3,& 4 and Subdivision Map to Create Commercial Condominiums on Parcel 2 (Both Bldgs. 2 & 2b). New 5,600 and 13,650 SF Medical Office Condominium Building and a new 3,500 sf Retail Building with Drive-thru on Western Side of Site. On and Off-site Improvements. No Changes to adjacent Existing Surf-thru Car Wash. Remaining Eastern Side of Site to Future Multi-family Residential Under Separate Application. (C-R/QP)

APPLICANT: Matt Nohr

OWNER: SURF THRU INC

D B O DEVELOPMENT NO 33

APN: 126062102

126062103

126062100

LOCATION: 1640 W CAMERON AVE

ITEM NO: 5

SITE PLAN NO: SPR22096

PROJECT TITLE: Millenium Room Event Center

DESCRIPTION: Facility for Wedding & Church Functions (C-MU)

APPLICANT: Johnny George

OWNER: GEORGE JOHN F & DONNA J (TRS) (REVOC

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

SITE PLAN REVIEW AGENDA

6/8/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

APN: 126340010

LOCATION: 6500 S MOONEY BLVD

ITEM NO: 6

SITE PLAN NO: SPR22097

PROJECT TITLE: Walnut & Mooney Parcel Map

DESCRIPTION: Proposing to Divide 1 Parcel into 2 parcel. (C-MU)

APPLICANT: Janjit Singh & Rachpaul K. Gill

OWNER: SINGH MANJIT

APN: 096291041

LOCATION: 1930 S MOONEY BLVD
1950 W WALNUT AVE

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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Forebay Farms, LLC Date: 09/27/2021

Project Description: Development of 35.07+/- acres of vacant land into 82 R-1-5 Single Family Residential units and 7 remained lots of mixed uses.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 20-124

Property Owner: Forebay Farms, LLC

Applicant(s) Name: Norman L. Allinder, AICP

Project Address/Location: 1410 S. Lovers Lane; South of Tulare Ave.

Assessor Parcel Number: 1 0 1 - 0 5 0 - 0 1 9

Parcel Size (Acreage or Square Feet): 35.07+/- Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: N/A

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

Date Received: _____

SPR Agenda: 06/08/2022 Item No. _____

Zone: _____ SPR No. 20-124

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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>Norman L. Allinder, AICP</u>	Signature of Owner or Authorized Agent*	
Address: <u>PO Box 2717</u>	Owner _____	Date _____
City, State, Zip <u>Merced, CA 95344</u>	Authorized Agent* _____	Date _____
Phone: <u>209-534-6252</u>		
Email: <u>nallinder@yahoo.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, Lloyd Fagundes, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
101-050-019

AGENT:

I designate Norman L. Allinder, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to process a Tentative Subdivision Map relative to the property mentioned herein.

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

Executed this _____ day of _____, 20____.

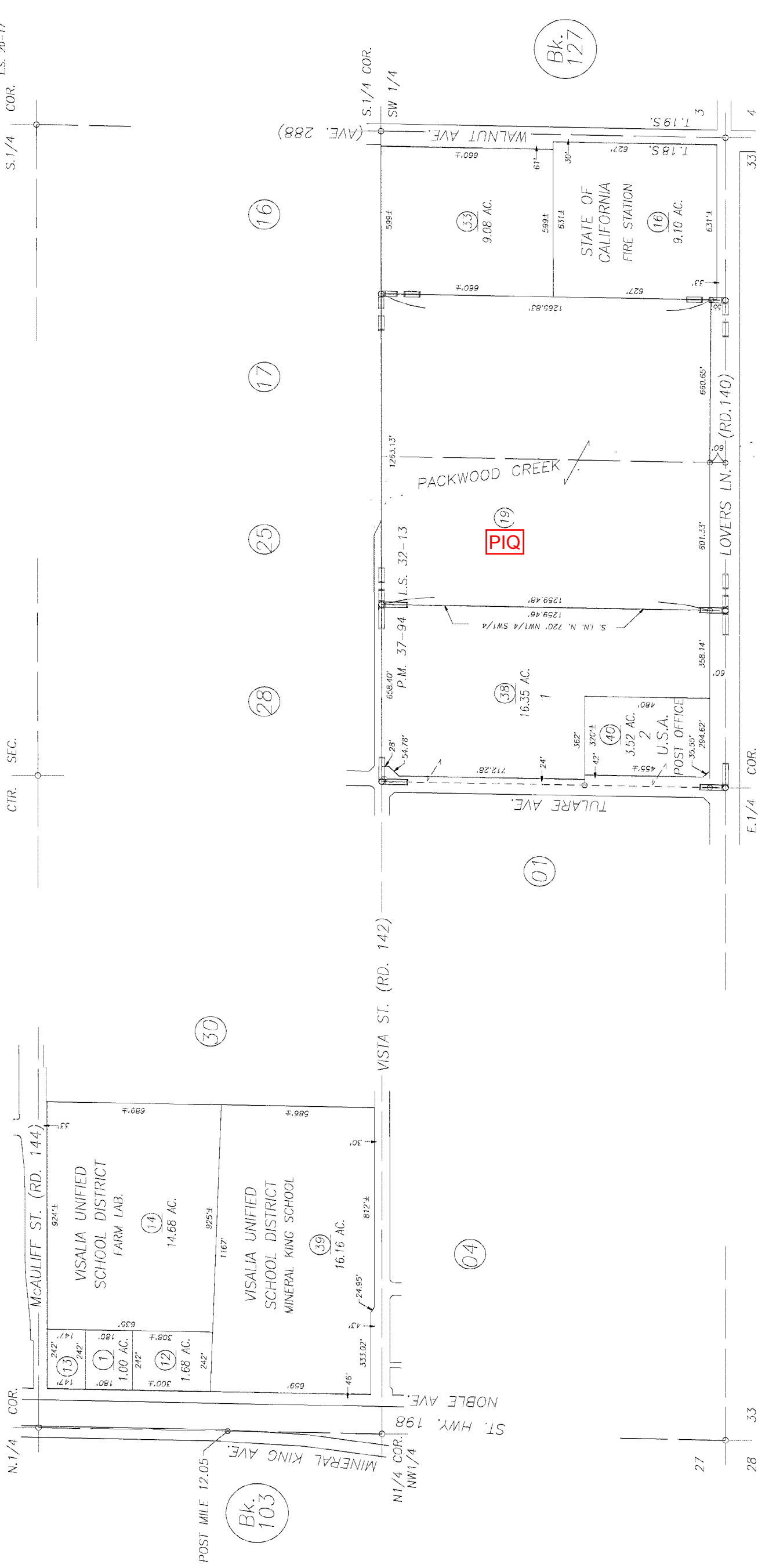
<u>OWNER</u>	Signatures	<u>AGENT</u>
See Attached Letter of Agency		
Signature of Owner		Signature of Agent
<u>PO Box 2717, Merced, CA 95344</u>		<u>PO Box 2717, Merced, CA 95344</u>
Owner Mailing Address		Agent Mailing Address
<u>209-383-6046</u>		<u>209-534-6252</u>
Owner Phone Number		Agent Phone Number

W.1/2 SEC.34, T.18S., R.25E., M.D.B.&M.

Tax Area Code 101-05
006-011
006-198

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON. R & T CODE SEC. 327, 408.3, ETC.

BASIS OF BEARINGS:
L.S. 20-17



PARCEL MAP 3691, P.M. 37-94
POR. RECORD OF SURVEY, L.S. 20-17 (SEC. 34, ETC)
RECORD OF SURVEY, L.S. 32-13

CITY OF VISALIA
ASSESSOR'S MAPS BK. 101, PG. 05
COUNTY OF TULARE, CALIFORNIA, U.S.A.

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

UPDATE ADJ. PG	AL
3/27/2018	AL
REVISION	DATE
	TECH

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Forebay Farms

P.O. Box 2717 • Merced, CA 95344
Phone: (209) 383-6046 • Fax: (209) 383-6042

July 31, 2020

City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291

Subject: Letter of Agency - 1410 S. Lovers Lane APN – 101-050-019

Forebay Farms designates Norman L. Allinder, AICP to act as duly authorized agent for all matters related to entitlement, engineering and development of property located east of S. Lovers Lane and north of E. Walnut Avenue in the City of Visalia, APN 101-050-019. Please feel free to contact me if you have any questions.

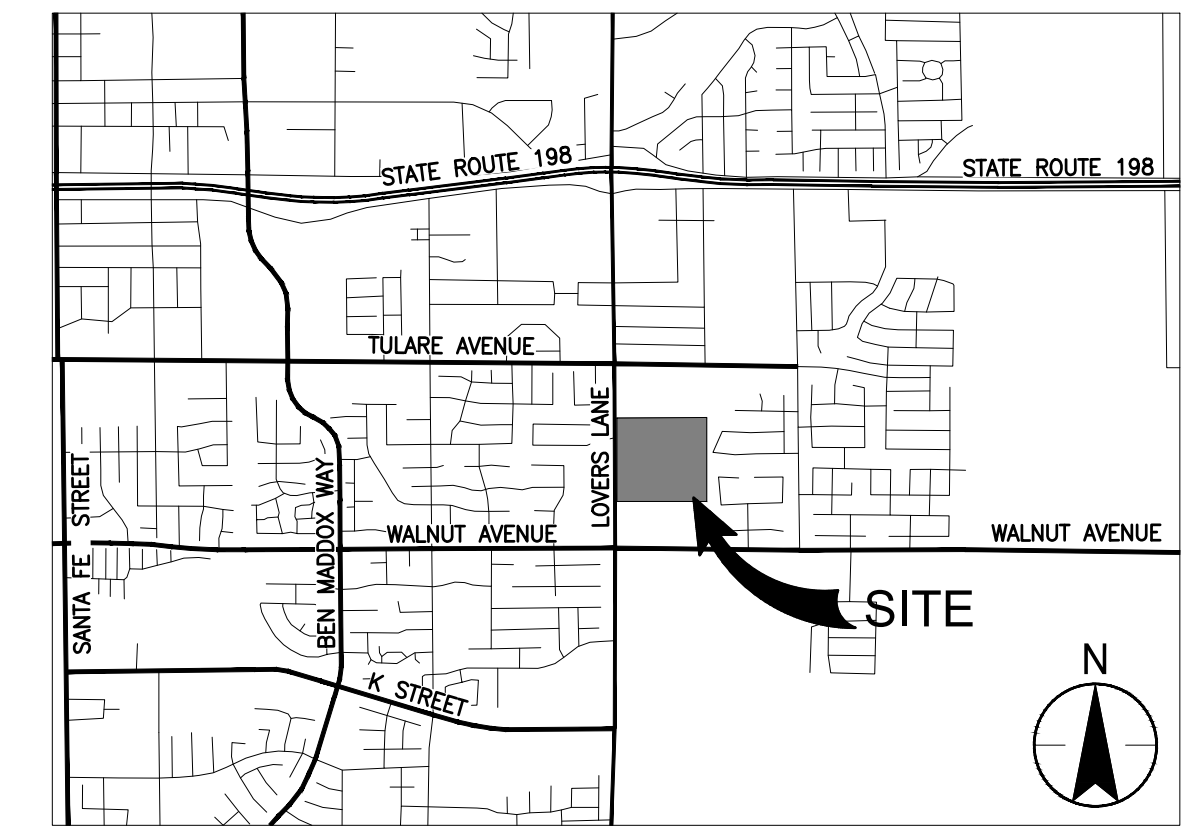
Sincerely,

A handwritten signature in blue ink, appearing to read "Lloyd Fagundes".

Lloyd Fagundes
Forebay Farms

TENTATIVE SUBDIVISION MAP VISALIA 35

A PORTION OF THE WEST 1/2 SECTION 34, T 18S, R 25E,
CITY OF VISALIA, TULARE COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

TENTATIVE MAP INFORMATION

OWNER: FOREBAY FARMS, LLC
PO BOX 2717
MERCED, CA 95344

DEVELOPER: FOREBAY FARMS, LLC
PO BOX 2717
MERCED, CA 95344

ENGINEER: VVH CONSULTING ENGINEERS
430 10TH STREET
MODESTO, CA 95354
PH. 209.588.4477
CASEY BARKMAN: cbarkman@vvhce.com
101-050-019

ASSESSORS PARCEL NUMBER: ±35.07 ACRES
PARCEL SIZE: O-PA PROFESSIONAL/ADMINISTRATIVE OFFICE
EXISTING ZONING: R-M-2 MULTI-FAMILY RESIDENTIAL
R-1-5 SINGLE-FAMILY RESIDENTIAL
OS OPEN SPACE
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
OFFICE
PARKS/RECREATION
VACANT/UNDEVELOPED

EXISTING GENERAL PLAN DES.:
EXISTING USE: VACANT/UNDEVELOPED

PROPOSED LOT SIZE	WIDTH	SQUARE FOOTAGE
R-1-5 (LOW DENSITY RES.):	50'	5,000
CORNER:	60'	6,000

ZONING DENSITY	UNITS	NET ACREAGE	GROSS ACREAGE	DENSITY (UNITS/GROSS)
R-1-5 (LOW DENSITY RES.)	96	12.59	18.64	5.15 DU/A
R-M-2 (MULTI-FAMILY RES.)		8.08	9.82	
O-PA (OFFICE-PRO. ADMIN.)		2.10	2.39	
OPEN SPACE		4.22	4.22	
RIGHT OF WAY		8.08	N/A	
TOTAL	96	35.07	35.07	

REMAINDER TABLE	AREA	USE
A	1.11 AC	FUTURE DEVELOPMENT
B	3.58 AC	FUTURE DEVELOPMENT
C	4.42 AC	FUTURE DEVELOPMENT
D	1.09 AC	FUTURE DEVELOPMENT

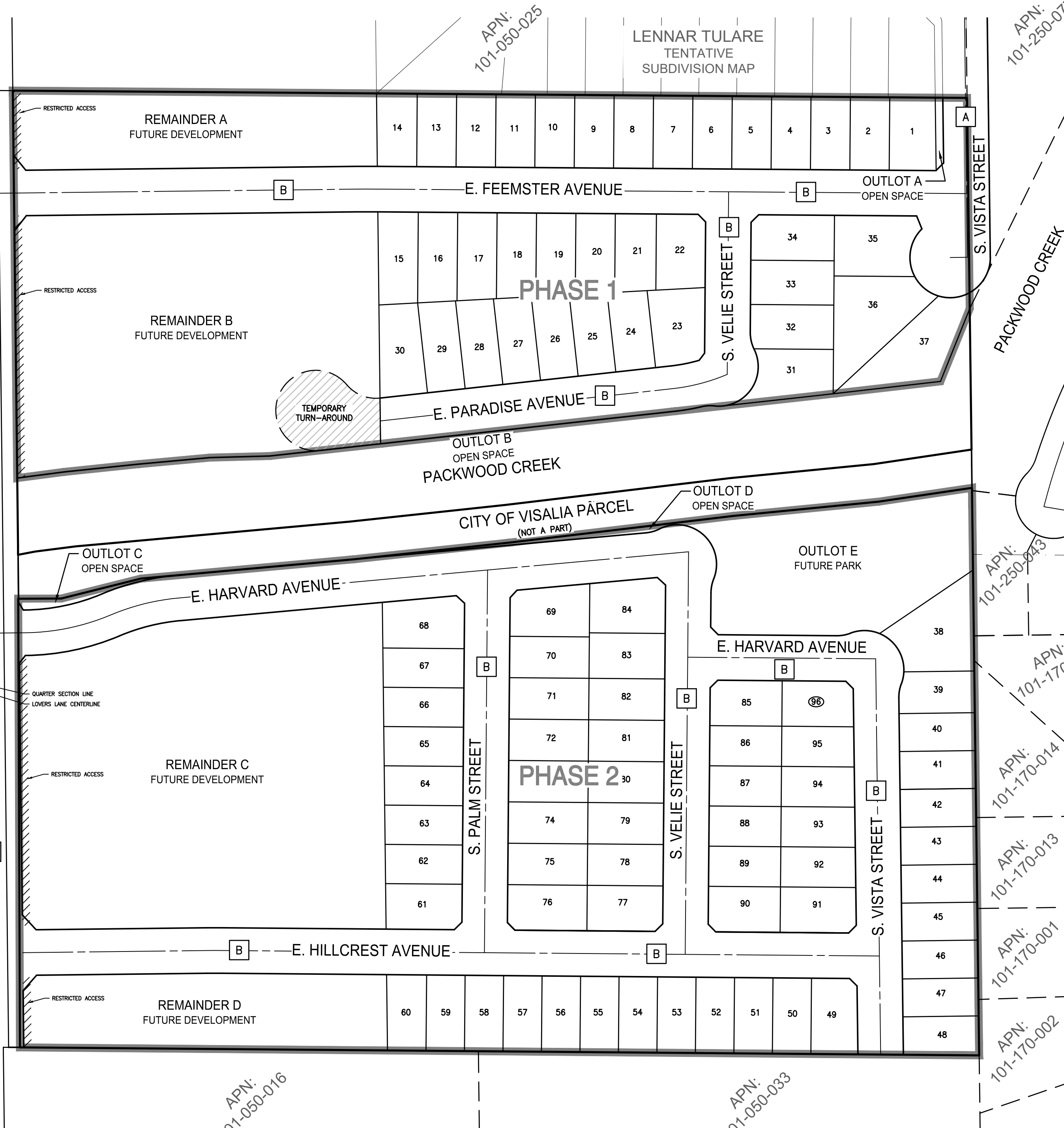
OUTLOT TABLE	AREA	USE
A	910 SF	PARK STRIP (OPEN SPACE)
B	2,88 AC	OPEN SPACE (DEDICATION TO THE CITY OF VISALIA)
C	1,558 SF	OPEN SPACE (DEDICATION TO THE CITY OF VISALIA)
D	1,622 SF	OPEN SPACE (DEDICATION TO THE CITY OF VISALIA)
E	1.24 AC	PARK (OPEN SPACE)

OPEN SPACE TOTAL - 4.22 AC (12.03% NET)

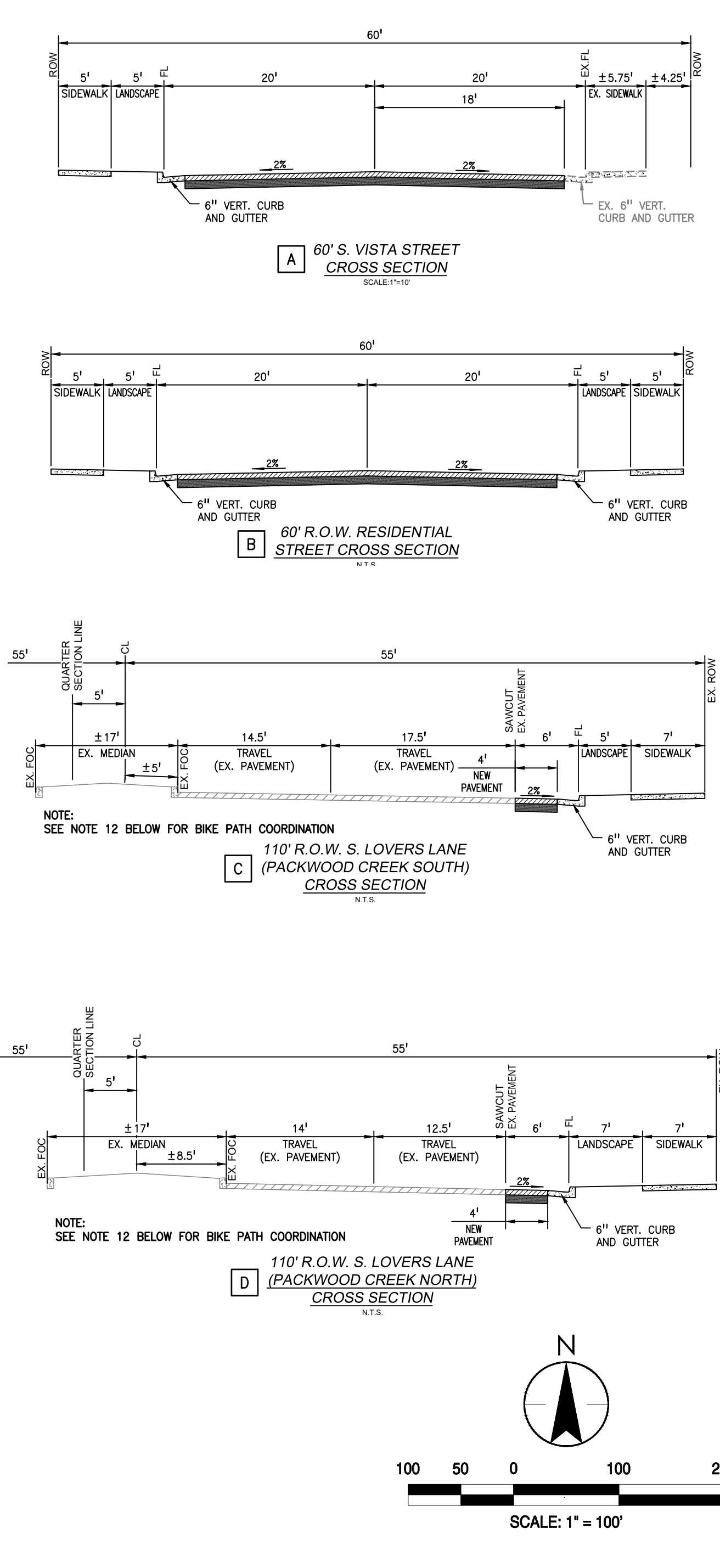
JURISDICTION: CITY OF VISALIA
SEWER: CALIFORNIA WATER
WATER: CITY OF VISALIA
STORM DRAIN: CITY OF VISALIA
GARBAGE: CITY OF VISALIA
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS
CABLE: XFINITY
TELEPHONE: AT&T
FIRE PROTECTION: CITY OF VISALIA
SCHOOL DISTRICT: VISALIA UNIFIED SCHOOL DISTRICT

FLOOD ZONE: MAP: 06107C0934E
EFFECTIVE DATE: 06-16-2009
PANEL: 0934E
COMMUNITY: CITY OF VISALIA, 060409
ZONE: X; 0.2% ANNUAL CHANCE OF FLOOD; 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT

R-1-5 ZONING SETBACKS	15' LIVING SPACE
FRONT (EXTERIOR)	22' GARAGE
FRONT (EXTERIOR) CUL-DE-SAC/KNUCKLE	15' LIVING
	20' GARAGE
SIDE (INTERIOR)	5'
SIDE (EXTERIOR)	10'
REAR	25'

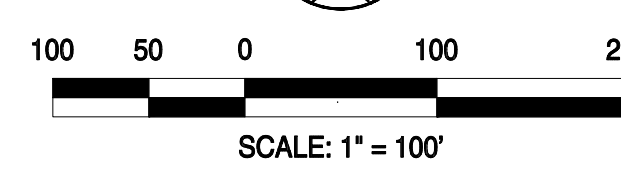


APN: 100-190-068
APN: 100-200-001
APN: 100-200-002
APN: 100-200-003
APN: 100-380-032
APN: 100-370-025



LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
The Northwest Quarter of the Southwest Quarter; and the North half of the Southwest Quarter of the Southwest Quarter, all in Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat thereof.
EXCEPTING THEREFROM a strip of land 2 rods off the West side of the Northwest Quarter of the Southwest Quarter and the North half of the Southwest Quarter of the Southwest Quarter of said Section 34.
ALSO EXCEPTING THEREFROM the North 720 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management at the date of the issuance of the patent thereof.
ALSO EXCEPTING THEREFROM the West 33 feet thereof.
ALSO EXCEPTING THEREFROM the West 60 feet of the North 720 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management at the date of the issuance of the patent thereof.
ALSO EXCEPTING THEREFROM that portion conveyed to the City of Visalia, a municipal corporation by Grant Deed recorded October 9, 2017, as Instrument No. 2017-62355, of Official Records.

- NOTES**
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS SHALL BE VERIFIED PRIOR TO FINAL MAP.
 - A 10' PUBLIC UTILITY EASEMENT (P.U.E. OF PU/E) WILL BE LOCATED ADJACENT TO AND PARALLEL WITH ALL PUBLIC RIGHT OF WAYS.
 - PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP.
 - LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY.
 - FIRE HYDRANTS AND ELECTROLIERS ARE TO BE DESIGNED AND LOCATED PER CITY OF VISALIA STANDARDS AND SPECIFICATIONS.
 - UTILITY SIZING, LOCATION, CONNECTION POINTS, STREET GRADES, PAD ELEVATIONS AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
 - ALL UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF VISALIA AND UTILITY COMPANIES.
 - THE BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY VVH CONSULTING ENGINEERS.
 - FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.
 - SUBDIVISION SIGNAGE PER CITY OF VISALIA REQUIREMENTS.
 - TOPOGRAPHICAL SURVEY PERFORMED BY VVH CONSULTING ENGINEERS ON 10-31-2019.
 - A CLASS 4 BIKE PATH IS TO BE CONSTRUCTED ALONG THE ENTIRE PROJECT FRONTAGE OF LOVERS LANE AND MAY BE PHASED BASED ON THE PROJECT PHASING SHOWN ON THIS TENTATIVE MAP AND/OR AS APPROVED BY THE CITY OF VISALIA. THE DEVELOPER SHALL COORDINATE WITH THE CITY OF VISALIA THE DESIGN OF THE CLASS 4 BIKE PATH DURING THE CIVIL IMPROVEMENT PORTION OF THE PROJECT. CURRENT CITY STANDARDS REQUIRE A CLASS II BIKE LANE, BUT A CLASS IV TO BE FURTHER EVALUATED DURING DESIGN.
 - THE INTERSECTION OF E. HARVARD AVENUE AND S. LOVERS LANE WILL BE DESIGNED TO BE COMPATIBLE WITH THE APPROVED PACKWOOD CREEK BIKE TRAIL AND PEDESTRIAN CROSSING. THE PROPOSED CURB RAMP TO BE CONSTRUCTED WITH THE PACKWOOD CREEK TRAIL AND PEDESTRIAN PROJECT MAY BE REMOVED AND RECONSTRUCTED WITH A RETURN CURB RAMP WITH BULB-OUT AS APPROVED BY THE CITY OF VISALIA DURING THE CIVIL IMPROVEMENT PORTION OF THE PROJECT.



430 10th Street
Modesto, CA 95354
Tel.: 209.588.4477
Fax: 209.588.4478

No.	MM/YY	Description	By	Appd.

Client/Project: URBAN PLANNING AND DESIGN
VISALIA 35
TENTATIVE SUBDIVISION MAP
VISALIA, CALIFORNIA

Engineer's Seal

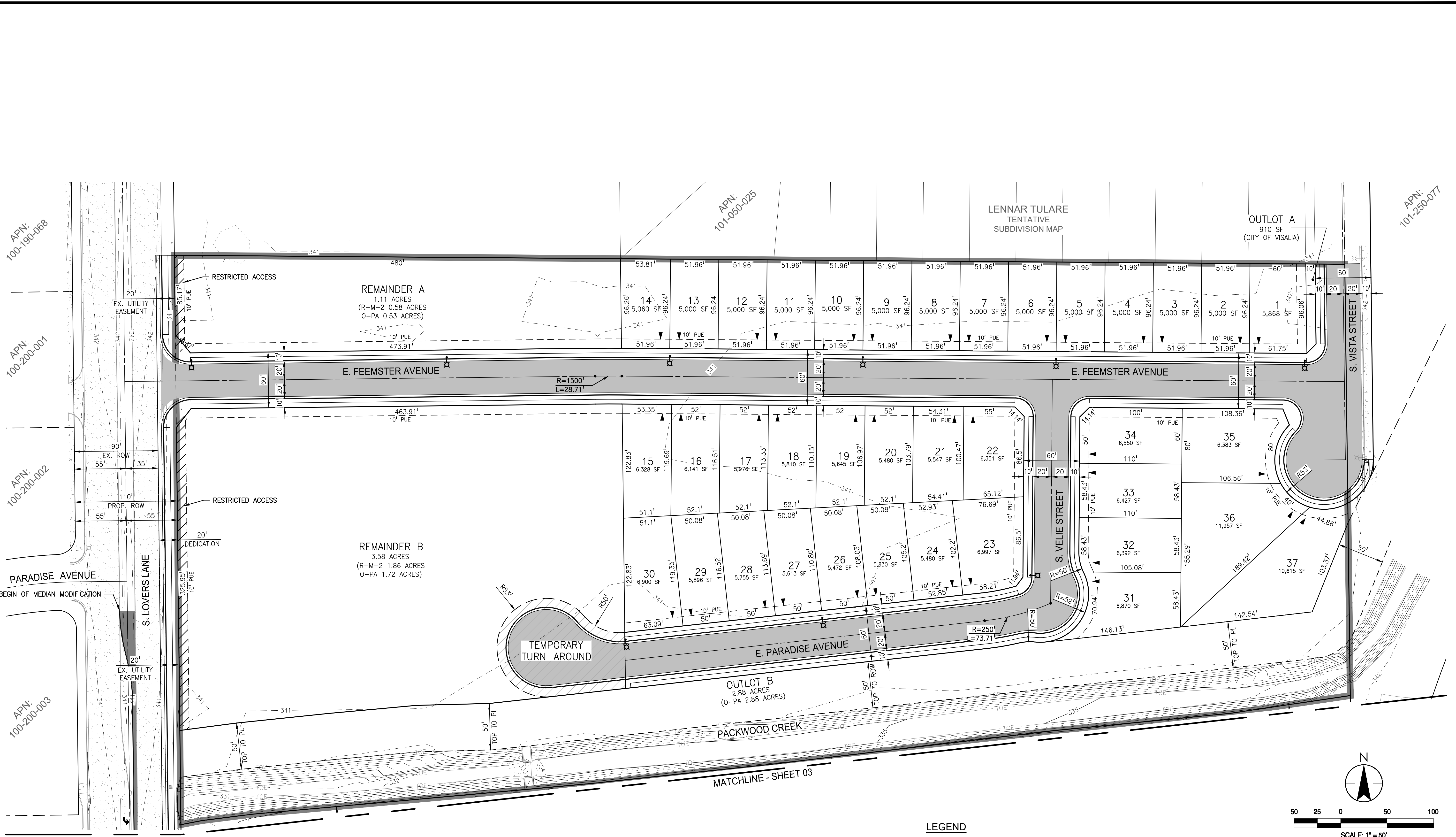
Engineer's Signature: MICHAEL HAYES
Signature Date:

Know what's below.
Call before you dig.

Project Engineer: MICHAEL HAYES
Project Number: 1181-0100
File Name: 11810100tm_20220526.dwg
AR CB/MH CB/VR 09.30.21
Dwn Chkd Dsgn MM-00-YY
Sheet No.

W:\1810100\1810100\11810100\11810100.dwg (11810100tm_20220526.dwg)
 2022-05-26 09:30:21 AM
 2022-05-26 09:30:21 AM By: mhayes

W:\1810100\811\811\811\1810100m_20220526.dwg
2022-5-26 10:20 By: ahh



APN: 100-190-068

APN: 100-200-001

APN: 100-200-002

APN: 100-200-003

APN: 101-050-025

APN: 101-250-077

LENNAR TULARE
TENTATIVE
SUBDIVISION MAP

OUTLOT A
910 SF
(CITY OF VISALIA)

REMAINDER A
1.11 ACRES
(R-M-2 0.58 ACRES
O-PA 0.53 ACRES)

REMAINDER B
3.58 ACRES
(R-M-2 1.86 ACRES
O-PA 1.72 ACRES)

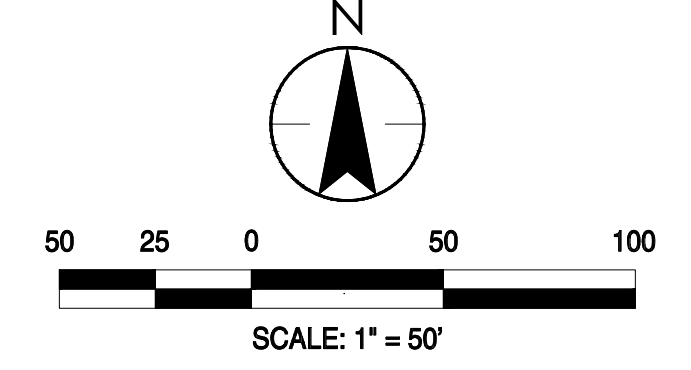
OUTLOT B
2.88 ACRES
(O-PA 2.88 ACRES)

TEMPORARY
TURN-AROUND

MATCHLINE - SHEET 03

LEGEND

- PROJECT BOUNDARY
- EXISTING MAJOR CONTOUR (5' INTERVAL)
- EXISTING MINOR CONTOUR (1' INTERVAL)
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED STREET LIGHT
- PROPOSED DRIVEWAY LOCATION



W&P CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

No.	MM.YY	Description	By	Appd.

Client/Project
URBAN PLANNING AND DESIGN
VISALIA 35
TENTATIVE SUBDIVISION MAP
VISALIA, CALIFORNIA

Engineer's Seal

Engineer's Signature:
Signature Date:

**Know what's below.
Call before you dig.**

Project Engineer: MICHAEL HAYES
Project Number: 1181-0100
File Name: 11810100m_20220526.dwg
AR CBVMH CBVAR 09.30.21
Dwn Chkd Dsgn MM.00.YY

APN:
100-200-003

PACKWOOD
CREEK

MODIFY EXISTING MEDIAN FOR PEDESTRIAN
CROSSING PER CITY APPROVED PACKWOOD TRAIL PROJECT,
PLANS. COORDINATE WITH CITY TRAFFIC ENGINEER

APN:
100-360-032

S. LOVERS LANE

END OF MEDIAN MODIFICATION

APN:
100-370-025

CONSTRUCT ACCESSIBLE CURB RAMP COMPATIBLE
WITH APPROVED PACKWOOD CREEK TRAIL PROJECT,
COORDINATE WITH CITY TRAFFIC ENGINEER
INSTALL NO RIGHT TURN BLANK OUT SIGN
INTERCONNECTED WITH PROPOSED PEDESTRIAN
CROSSING PEDESTRIAN PUSH BUTTON

OUTLOT C
1,558 SF
(CITY OF VISALIA)

CONSTRUCT BULB-OUT AND TRANSITION STRIPING
TO 12' LANE WIDTH THROUGH BULB-OUTS,
COORDINATE WITH CITY TRAFFIC ENGINEER

QUARTER SECTION LINE
LOVERS LANE CENTERLINE

RESTRICTED ACCESS

REMAINDER C
4.42 ACRES
(R-M-2)

RESTRICTED ACCESS

REMAINDER D
1.09 ACRES
(R-M-2)

MATCHLINE - SHEET 02

CITY OF VISALIA PARCEL
(NOT A PART)

OUTLOT D
1,622 SF
(CITY OF VISALIA)

OUTLOT E
1.24 ACRES
(OS-FUTURE PARK)

CRUMAL DRIVE

APN:
101-250-043

APN:
101-170-015

APN:
101-170-014

APN:
101-170-013

APN:
101-170-001

APN:
101-170-002

APN:
101-050-016

APN:
101-050-033

E. HILLCREST AVENUE

E. HARVARD AVENUE

E. HARVARD AVENUE

AVENUE

S. PALM STREET

S. VELIE STREET

S. VISTA STREET

E. HILLCREST AVENUE

LOT 68
6,981 SF
107.36'

LOT 67
5,535 SF
106.33'

LOT 66
5,481 SF
105.3'

LOT 65
5,428 SF
104.27'

LOT 64
5,375 SF
103.25'

LOT 63
5,321 SF
102.22'

LOT 62
5,268 SF
101.19'

LOT 61
5,985 SF
90'

LOT 69
6,804 SF
105'

LOT 70
5,733 SF
105'

LOT 71
5,733 SF
105'

LOT 72
5,733 SF
105'

LOT 73
5,733 SF
105'

LOT 74
5,733 SF
105'

LOT 75
5,733 SF
105'

LOT 76
6,250 SF
95'

LOT 77
5,950 SF
90'

LOT 78
5,460 SF
100'

LOT 79
5,460 SF
100'

LOT 80
5,460 SF
100'

LOT 81
5,460 SF
100'

LOT 82
5,460 SF
100'

LOT 83
6,002 SF
100'

LOT 84
6,930 SF
100'

LOT 85
5,650 SF
95'

LOT 86
5,035 SF
95'

LOT 87
5,035 SF
95'

LOT 88
5,035 SF
95'

LOT 89
5,035 SF
95'

LOT 90
5,650 SF
85'

LOT 91
5,948 SF
90.43'

LOT 92
5,237 SF
98.27'

LOT 93
5,179 SF
98.27'

LOT 94
5,119 SF
97.16'

LOT 95
5,061 SF
96.04'

LOT 96
5,610 SF
50.22'

LOT 38
10,275 SF
149.28'

LOT 39
5,390 SF
R=50'

LOT 40
5,000 SF
100'

LOT 41
5,000 SF
100'

LOT 42
5,000 SF
100'

LOT 43
5,000 SF
100'

LOT 44
5,000 SF
100'

LOT 45
5,000 SF
100'

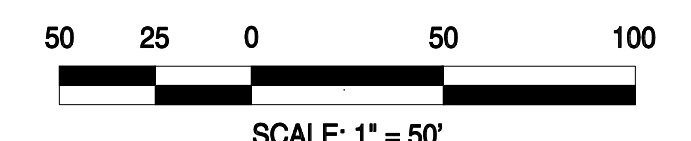
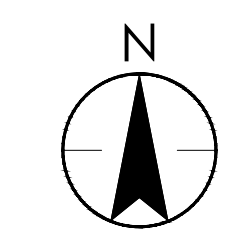
LOT 46
5,000 SF
100'

LOT 47
5,000 SF
100'

LOT 48
5,105 SF
100.02'

LEGEND

- 335 --- PROJECT BOUNDARY
- 334 --- EXISTING MAJOR CONTOUR (5' INTERVAL)
- - - - - EXISTING MINOR CONTOUR (1' INTERVAL)
- TOP --- EXISTING TOP OF BANK
- TOE --- EXISTING TOE OF BANK
- - - - - 10' PUE --- PROPOSED PUBLIC UTILITY EASEMENT
- --- PROPOSED STREET LIGHT
- --- PROPOSED DRIVEWAY LOCATION



Client/Project
URBAN PLANNING AND DESIGN
VISALIA 35
TENTATIVE SUBDIVISION MAP
VISALIA, CALIFORNIA

Engineer's Seal

Engineer's Signature:
Signature Date:



Project Engineer: MICHAEL HAYES
Project Number: 1181-0100
File Name: 11810100m_20220526.dwg
AR CB/VH CB/AR 09.30.21
Dwn Chkd Dsgn MM-00-YY
Sheet No.



The Connector shall verify and be responsible for all drawings. Do NOT use for construction without the original drawings. All drawings are the property of WAICE. Reproduction by WAICE is strictly prohibited. This drawing shall not be used for construction until sealed, signed and dated by the Engineer.

No.	MM.YY	Description	By	Appd.

Title
LOT LAYOUT

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: Singh 8 Unit Complex Date: 02/09/22

Project Description: New Developmet of Max allowed 8 unit Apartment's

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

Property Owner: Manpreet Singh

Applicant(s) Name: Manpreet Singh

Project Address/Location: Corner of Linwood st and Walnut Ave.

Assessor Parcel Number: 119-040-021

Parcel Size (Acreage or Square Feet): 26,053.4 Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ Undetermined

Describe All Proposed Building Modifications: New Construction of 8 Unit Apartment Complex

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

Date Received: 06/02/2022

SPR Agenda: 06/08/2022 Item No. _____

Zone: _____ SPR No. 22-033

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

Proposed Building Use: Multi-Family 8 unit Apartment

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): Standard

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

Page 1 of 2 - Application continues on back of this page

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ 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: Manpreet Singh Signature of Owner or Authorized Agent* *Manpreet Singh*
 Address: 2347 N. Divisadero St *Manpreet Singh* Date 02/09/22
 City, State, Zip Visalia CA 93201 Owner
 Phone: (559) 305-8814 Authorized Agent* *[Signature]* Date 02/09/22
 Email: royadesigned@yahoo.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

I designate Martin Rojas, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to 119 - 040 - 021 relative to the property mentioned herein.

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

Executed this 02 day of 09, 2022

OWNER	Signatures	AGENT
<u><i>Manpreet Singh</i></u>	<u><i>[Signature]</i></u>	<u><i>[Signature]</i></u>
Signature of Owner		Signature of Agent
		<u>2347 N. Divisadero St</u>
Owner Mailing Address		Agent Mailing Address
		<u>Visalia Ca 93201</u>
Owner Phone Number		Agent Phone Number
		<u>(559) 305-8814</u>



LINWOOD APARTMENTS

Designer Name and Contact Information:

M. Rojas Jr.
 Builder
 Designer
 (559) 305-8814
 rojasdesigned@yahoo.com
 RojasDesigned

Drawn and Revised By: *M. Rojas Jr.*
Martin Rojas Junior

SITE PLAN

Client Review: Bidding:
 Plan Check: Construction:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE OF ROJASDESIGNED AND COMPANY SERVICES AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT CONTAINED HEREIN. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROJASDESIGNED AND COMPANY.

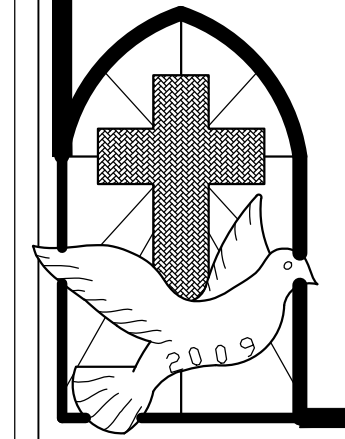
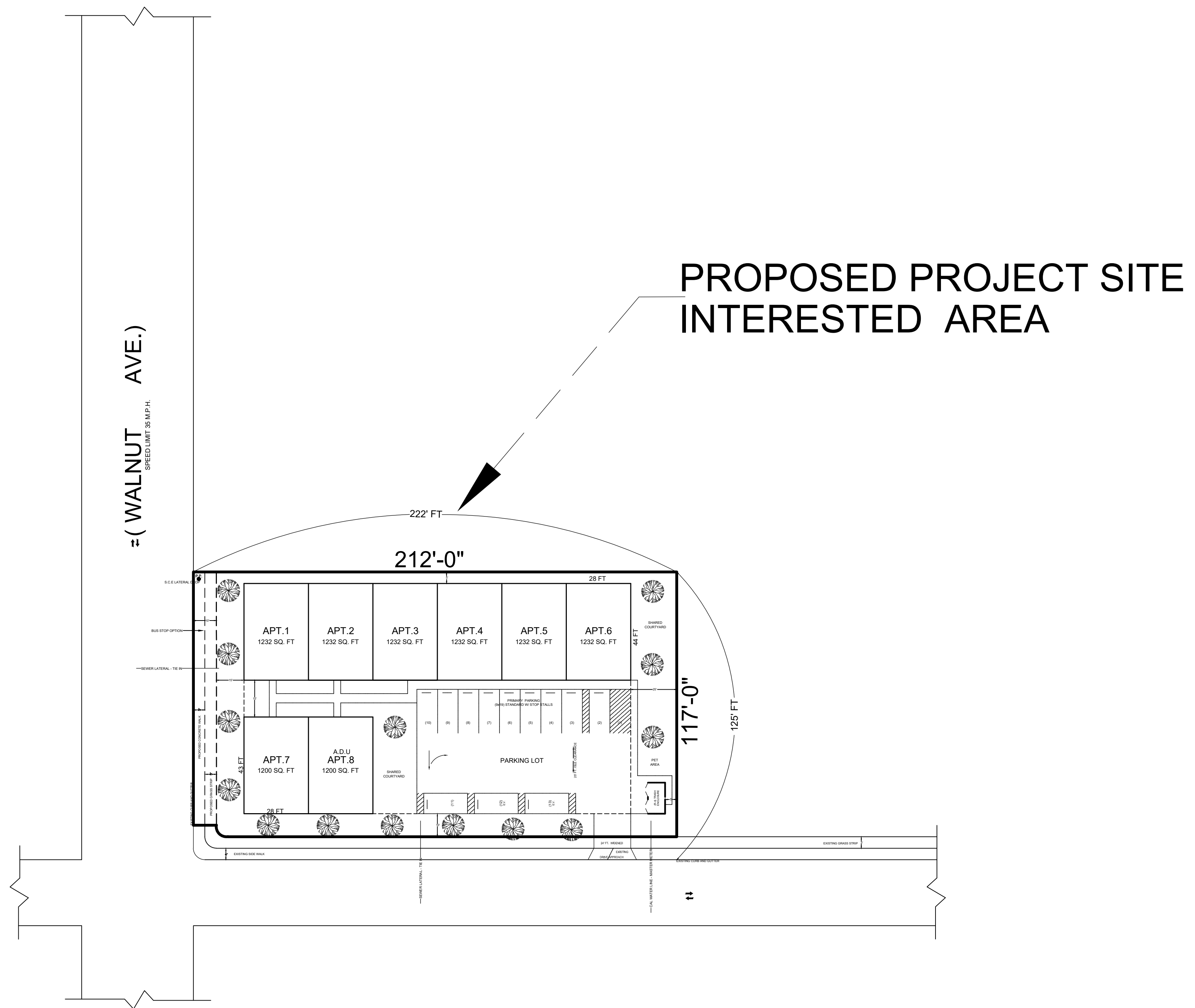
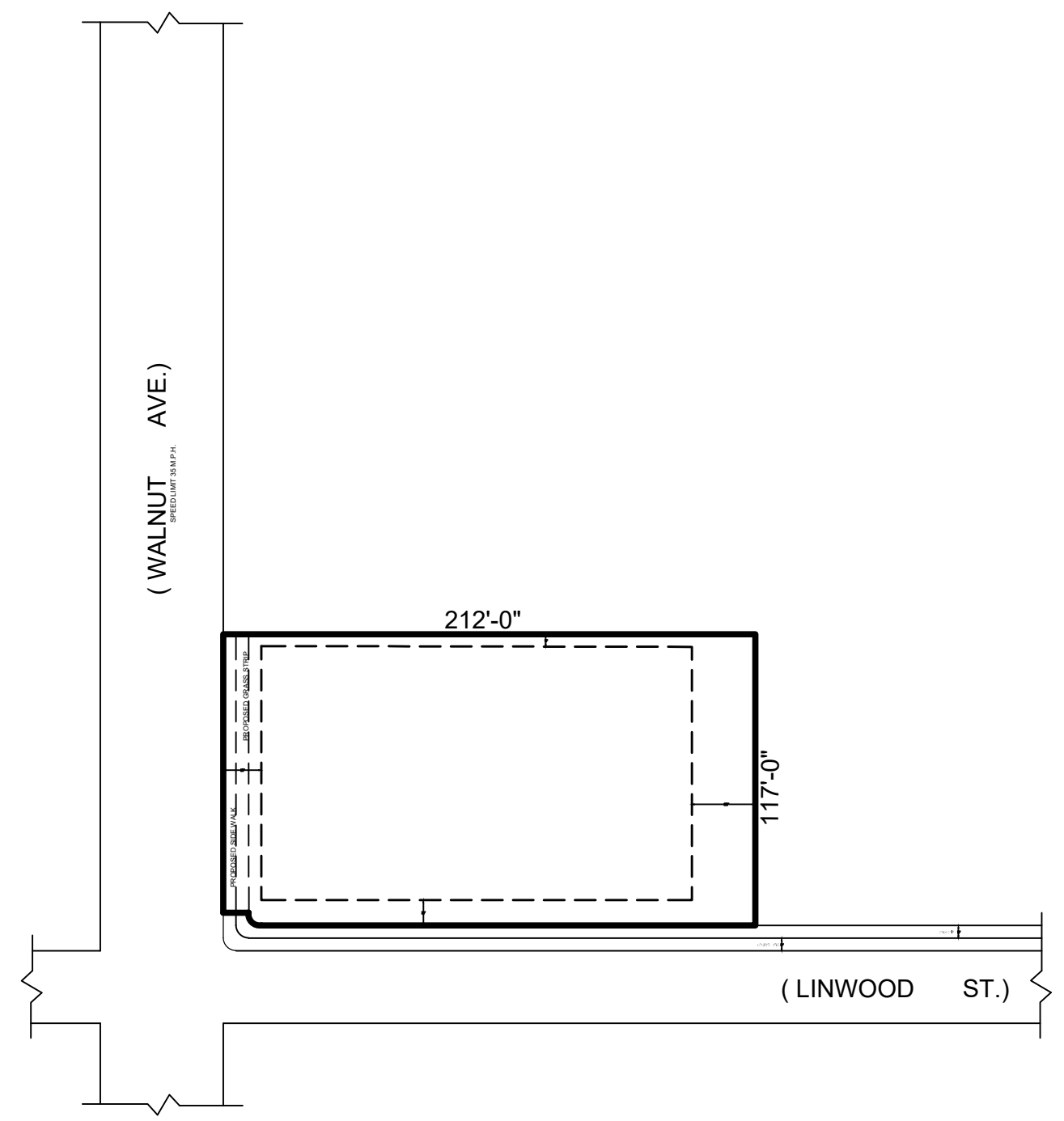
IF THE CONTRACTOR OR SUB-CRONTACTOR SHOULD FIND ANY LACK OF INFORMATION, DISCREPANCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT DESIGNER AT ONCE FOR INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF WORK.

Owner/Builder Name and Information:



Project: Tulare County
 Date: MAR 16, 2022
 Scale: 3/16" = 1'-0"
 Sheet: 1 OF 2

A.P.N.# : 119 - 040 - 021
 LOT SIZE : 26,053 SQ. FT.
 ALLOWABLE BUILDABLE SPACE : 17,554 SQ. FT.
 PROPOSED BUILDING SPACE : 9,792 SQ. FT.
 PROPOSED DEVELOPED SPACE : 4,554 SQ. FT.





LINWOOD APARTMENTS

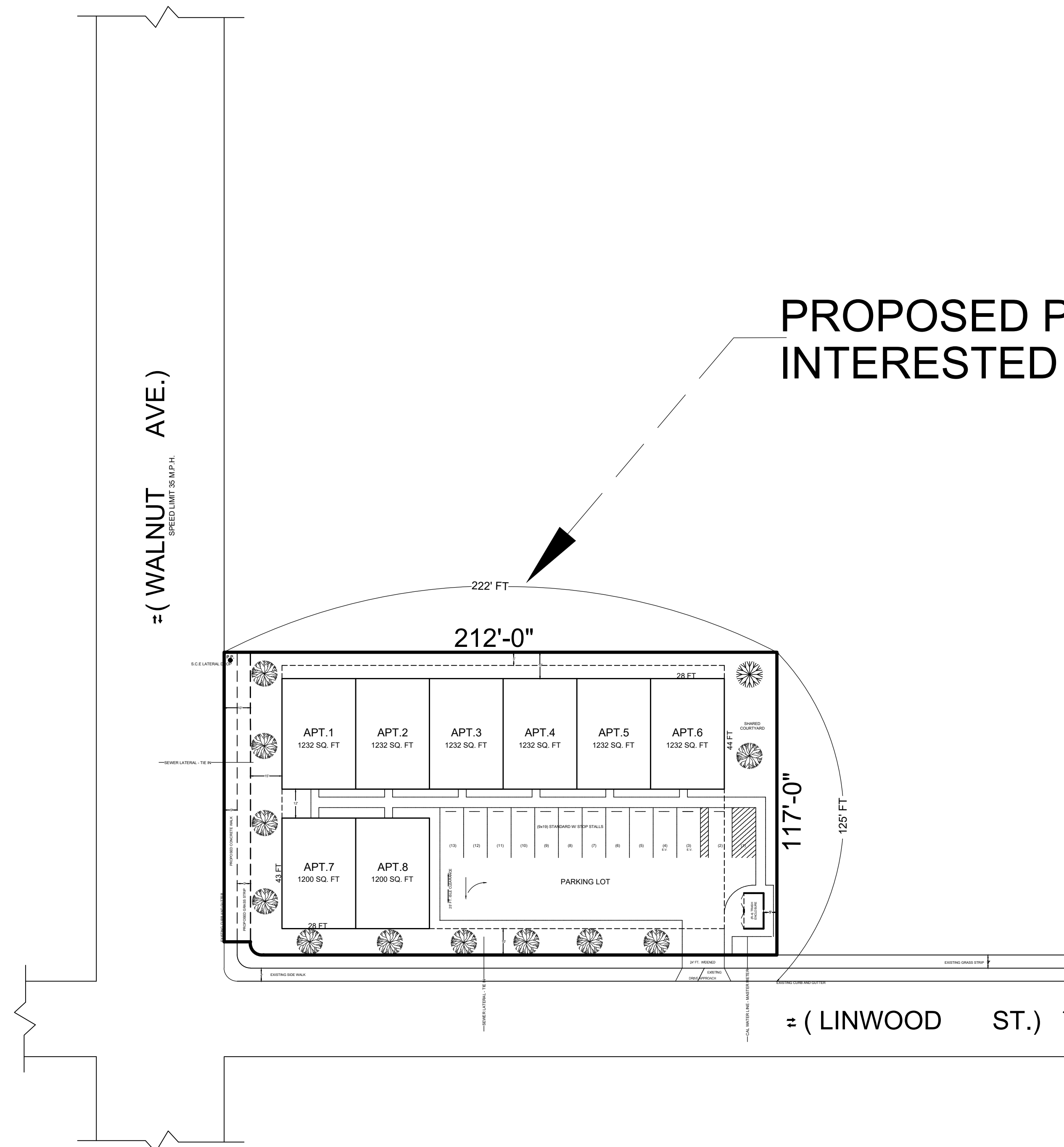
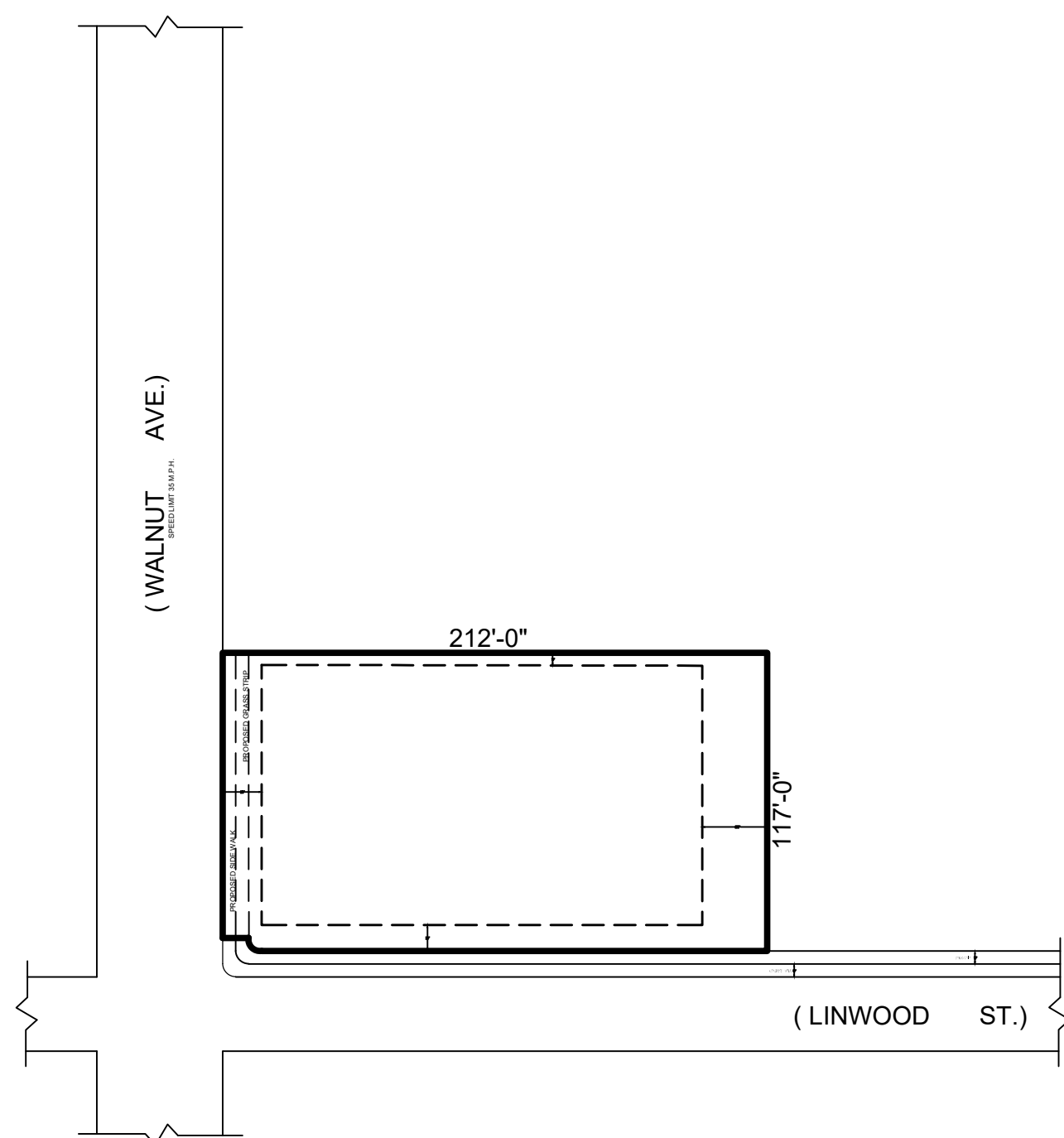
A.P.N.# : 119 - 040 - 021

LOT SIZE : 26,053 SQ. FT.

ALLOWABLE BUILDABLE SPACE : 17,554 SQ. FT.

PROPOSED BUILDING SPACE : 9,792 SQ. FT.

PROPOSED DEVELOPED SPACE : 4,554 SQ. FT.



Designer Name and Contact Information:

M. Rojas Jr.
Builder
Designer
(559) 305-8814
rojasdesigned@yahoo.com
RojasDesigned

Drawn and Revised By: *M. Rojas Jr.*
Martin Rojas Junior.

SITE PLAN

Client Review: Bidding:
Plan Check: Construction:

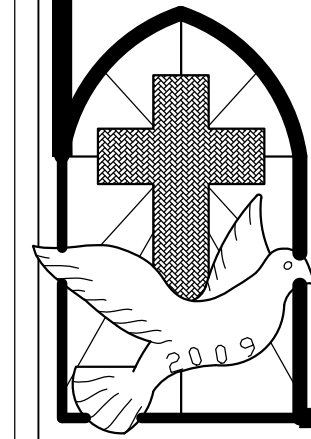
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE OF ROJASDESIGNED AND COMPANY SERVICES AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT CONTAINED HEREIN. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROJASDESIGNED AND COMPANY.

IF THE CONTRACTOR OR SUB-CONTRACTOR SHOULD FIND ANY LACK OF INFORMATION, DISCREPANCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT DESIGNER AT ONCE FOR INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF WORK.

Owner/Builder Name and Information:



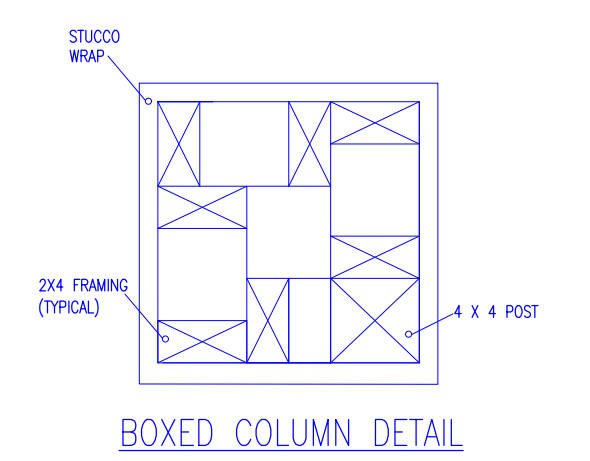
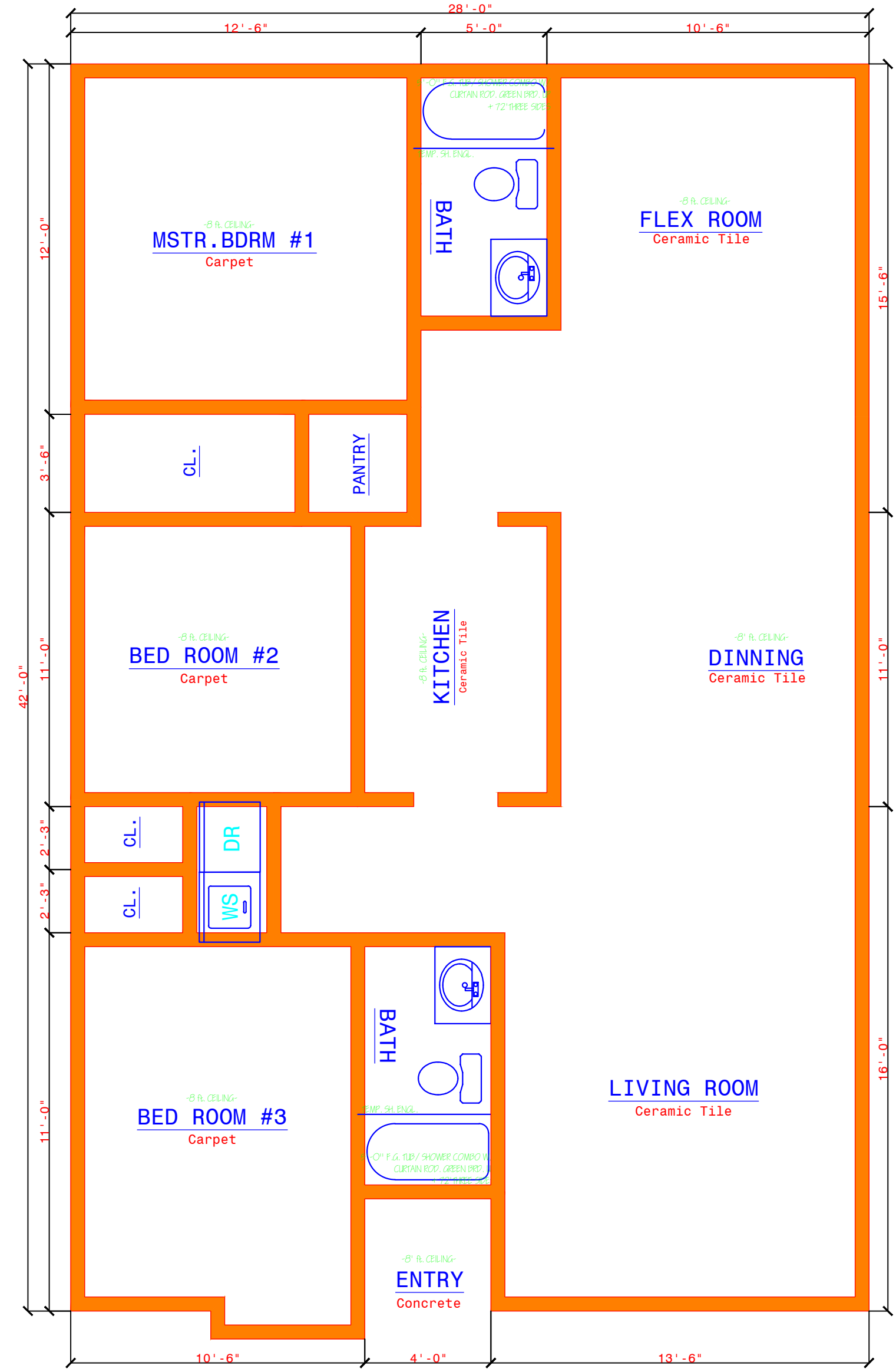
Project: Tulare County
Date: MAR 16, 2022
Scale: 3/16" = 1'-0"
Sheet: 1 OF 2





GENERAL NOTES

- ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THESE PLANS.
- THE STANDARDS OF THE CITY OR CO. AND THE CURRENTLY ADOPTED EDITION OF THE I.B.C. & C.B.C.
- NO DEVIATION FROM THESE DRAWINGS SHALL BE MADE WITHOUT PRIOR DOCUMENTED CONSENT OF THE BUILDER. REPORT ANY PLAN DISCREPANCIES TO THE BUILDER.
- ALL DIMENSIONS SHALL BE VERIFIED ON PLANS AND BUILDING LOCATION SHALL BE VERIFIED ON PROJECT SITE PRIOR TO COMMENCEMENT OF WORK. DO NOT RELY ON SCALING PLANS FOR CRITICAL DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF SLIP OR CONCRETE UNLESS NOTED OTHERWISE.
- FRAMING LUMBER ARE AS FOLLOWS:
FRAMING LUMBER 2X OR LESS SHALL BE D.F. #2 OR BETTER.
FRAMING LUMBER 4X OR MORE SHALL BE D.F. #1 OR BETTER.
FRAMING LUMBER #1 OR BETTER TO BE GRADE STAMPED. THIS NOTE APPLIES TO ALL LUMBER UNLESS NOTED OTHERWISE WITHIN THIS DRAWING.
- EXTERIOR WALLS:
2X4 D.F. STUDS @ 16" O.C. W/ DR1 TOP PLATES AND SINGLE BOTTOM PLATES. TYPICAL JUNGLO BOTTOM PLATES ANCHORING PER FOUNDATION DETAILS. WALL EXTERIOR COVERED PER SIDING AND STUCCO SPECIFICATIONS SHOWN ON ELEVATIONS.
- INTERIOR WALLS:
2X4 D.F. STUDS @ 16" O.C. W/ DR1 TOP PLATES AND SINGLE BOTTOM PLATES. WALL INTERIORS COVERED BY 1/2" GYPSUM BOARD (TYP.)
- BLOCKING:
2X4 D.F. BLOCKING SHALL BE USED WHERE REQUIRED BY CODE FOR FIRE BLOCKING, CABINET INSTALLATION AND GYPSUM BOARD NAILING. CONTRACTOR SHALL DETERMINE ALL BLOCKING LOCATIONS PRIOR TO INSTALLING GYPSUM BOARD.
- OCCUPANCY SEPERATION BETWEEN LIVING SPACE AND GARAGE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
ONE HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE, INCLUDING HORIZONTAL SEPERATION.
1 3/8" SOLID WOOD SELF-CLOSING TIGHT-FITTING DOOR OR 20 MINUTE FIRE RELATED DOOR.
MINIMUM 26 GAGE IN THICKNESS FOR AIR DUCT PASSING THROUGH THE WALL AND NO OPENING IN THE GARAGE. DOORS NOT NEED FIRE DAMPERS.
- ALL WINDOWS SHALL BE DUAL AND GLAZED. ALL GLAZING IN A HAZARDOUS LOCATION SHALL BE DONE WITH SAFETY MATERIALS. DOORS SHALL BE WEATHER STRIPPED. ALL TEMPERED GLASS TO BE LABELLED BY MANUFACTURER.
- ALL EXTERIOR OPENINGS AND OPENINGS BETWEEN HEATED AND UNHEATED AREAS SHALL BE WEATHER STRIPPED.
- ALL GLASS IN HAZARDOUS AREAS (INCLUDING TUBS AND SHOWERS), ALL GLASS WITHIN 18" OF FLOOR AND ALL GLASS WITHIN 24" OF AN OPERABLE DOOR SHALL BE SAFETY GLASS & BE PERMANENTLY LABEL AS SUCH.
- ALL BEDROOM WINDOWS SHALL HAVE A SILL AT OR BELOW 44" HAVE A 20" MIN. WIDE OPENING. A 24" MIN. HIGH OPENING AND A TOTAL NET OPENING OF 5.7 SF. MIN.
- ALL HABITABLE ROOM SHALL HAVE NATURAL VENTILATION (9% OF FLOOR AREA) WITH A MIN. OF 9 SF (1.5 SF MIN. IN BATHROOMS AND LAUNDRY ROOMS, OR AN EXHAUST FAN THAT PROVIDES 5 AIR CHANGES PER HOUR).
- PROVIDE APPROPRIATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES.
- BATH AND SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH HED NON-ABSORBENT SURFACE TO THE CEILING. FINISH WATER RESISTANT GIP. BO W/ COOLER VALS AT 6" O.C. OR SCREWS AT 12" O.C. SHOWER THRESHOLD TO BE BETWEEN 2" AND 9" HIGH.
- APPLY AT 25 YR. (MIN. PAINTABLE, SILICONE CAULKING OR EQUAL TO ALL WINDOW AND DOOR FRAMES AND AT ALL JOINTS BETWEEN DIFFERENT MATERIAL TYPES. ALL FINISH SURFACE TO BE CALKED SHALL BE THOROUGHLY CLEANED OF ALL OIL, DIRT AND EXCESS MORTAR PRIOR TO APPLICATION.
- VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 50" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENTLY MARKING LISTED BY THE UNIT.
- EACH BEDROOM SHALL HAVE ONE EXTERIOR EQUITED COMPLIANT WINDOW OR DOOR THAT IS OPENABLE FROM INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL TOOL, KNOWLEDGE, OR EFFORT.
- EXTERIOR OPERABLE WINDOWS AND DOORS WILL BE WEATHER STRIPPED. ALL OPEN VENTS, PENETRATIONS AND OTHER OPENINGS TO THE BUILDING ENVELOPE SHALL BE SEALED CALKED, AND WEATHER STRIPPED TO LIMIT AIR LEAKAGE PER TITLE 24.
- SEE ATTACHED TITLE 24 FORMS AND / OR CALCULATIONS FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.
- ATIC VENTILATION SHALL BE PROVIDED THROUGH 3 ea. 2" HOLE AT EACH FREEZE BLOCK AND 4" CONTINUOUS SOFFIT LEAVE VENT AND 4ea. BROW VENTS LOCATED ON REAR ROOF PLANE @ 1/16" MIN.
- R-19 FIBERGLASS ROLLED OR MATS IN PERIMETER WALLS WHERE EXPOSED FROM CONSTRUCTION.
- R-19 FIBERGLASS ROLLED OR MATS IN FLOORING SPACE. R-30 FIBERGLASS ROLLED OR MATS IN ATIC SPACE.
- INSULATION SHALL BE INSTALLED SO AS TO MAINTAIN HIGH CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING.
- THE EQUIPMENT AND ITEMS TO BE CERTIFIED BY THE C.B.C. ARE AS FOLLOWS:
1. WATER HEATERS AND INFLATION PLANKETS (IF APPLICABLE)
2. SHOWER HEADS AND FAUCETS.
3. SPACE CONDITIONING EQUIPMENT
- SEE DETAIL AT BACK PAGES FOR SLIP NOTCHING AND BORING CHART.



Designer Name and Contact Information:
M. Rojas Jr.
 Builder
 Designer
 Rojas Designed
 @yahoo.com

Drawn and Revised By:
M. Rojas Jr.
Martin Rojas Jr.

FLOOR PLAN

Client Review: Bidding:
 Plan Check: Construction:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE OF ROJASDESIGNED AND COMPANY SERVICES AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT CONTAINED HEREIN. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROJASDESIGNED AND COMPANY.

IF THE CONTRACTOR OR SUB-CONTRACTOR SHOULD FIND ANY LACK OF INFORMATION, DISCREPANCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT DESIGNER AT ONCE FOR INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF WORK.

Design

Project: Tulare County
 Date: FEB. 24, 2022
 Scale: 1/4" = 1'-0"
 Sheet: **A-1**
 2 OF 2

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: Chinowth place Apt. Date: 5/31/22

Project Description: To build a Four plex multi family.

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

Property Owner: JAGTAR SINGH

Applicant(s) Name: JAGTAR SINGH

Project Address/Location: 626 ~~XXXX~~ S. Chinowth Visalia 93244

Assessor Parcel Number: 087-090-031

Parcel Size (Acreage or Square Feet): 2880 sq. ft. Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ NA

Describe All Proposed Building Modifications: NA

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

Date Received: 5/31/2022

SPR Agenda: 6/08/2022 Item No. _____

Zone: R-M-2 SPR No. 22-094

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: NO

Proposed Building Use: NO

Proposed Hours of Operation: not known yet

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: _____

} not known yet

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: JAGGAR SINGH Signature of Owner or Authorized Agent*

Address: 4204 S. Demare St. J Singh Date: 5/31/22

City, State, Zip: Visalia CA 93297 Owner

Phone: 559 679 4322 Authorized Agent* Date: X

Email: singhjaggs@yahoo.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

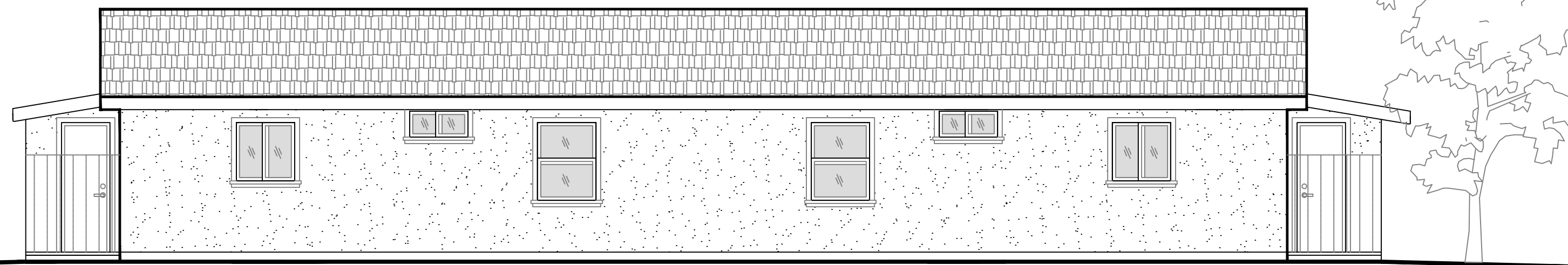
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

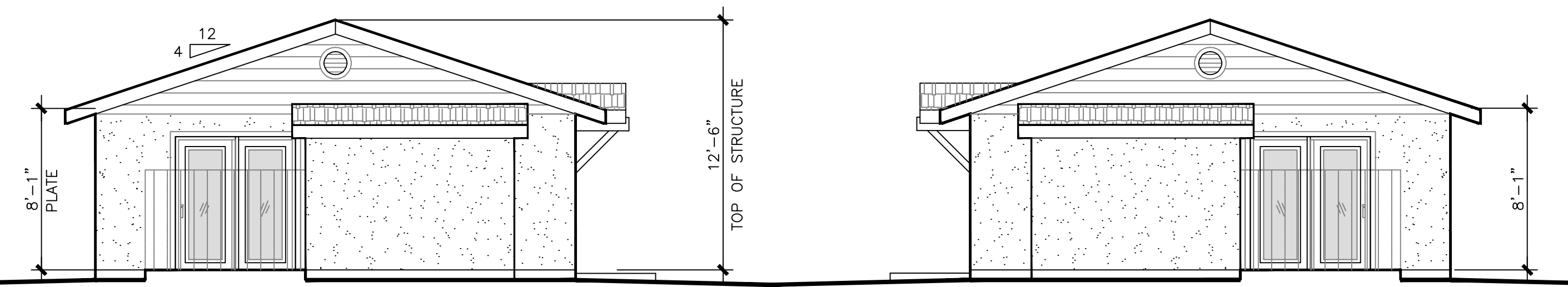
OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

DRAFTSMAN

WILLIAM T. FAGUNDES
 FAGUNDES DRAFTING
 131 E. KERN AVE. TULARE CA 93274
 (559-731-0403)

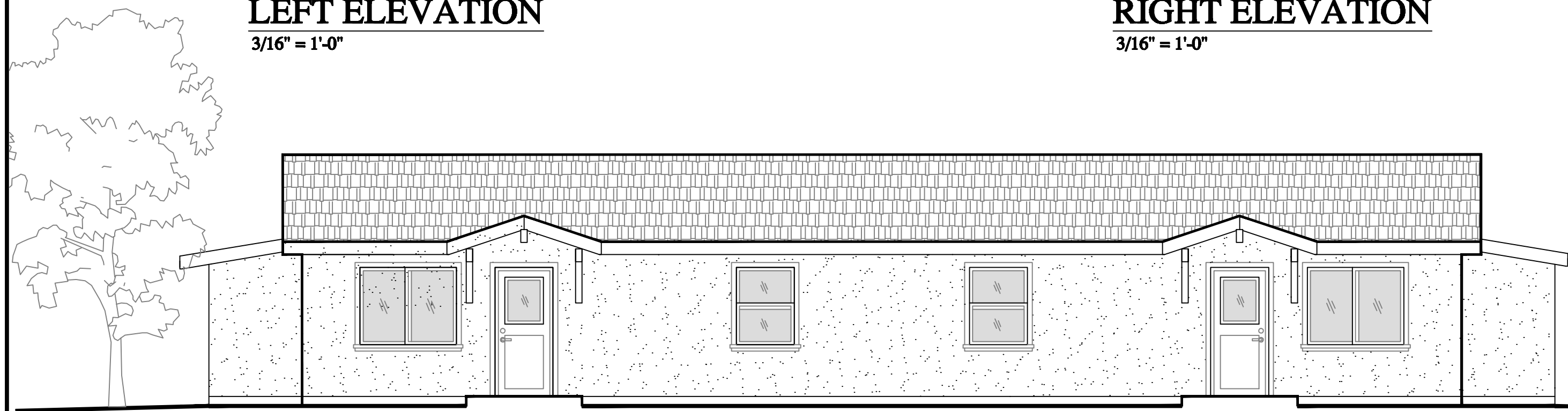


REAR ELEVATION
 3/16" = 1'-0"

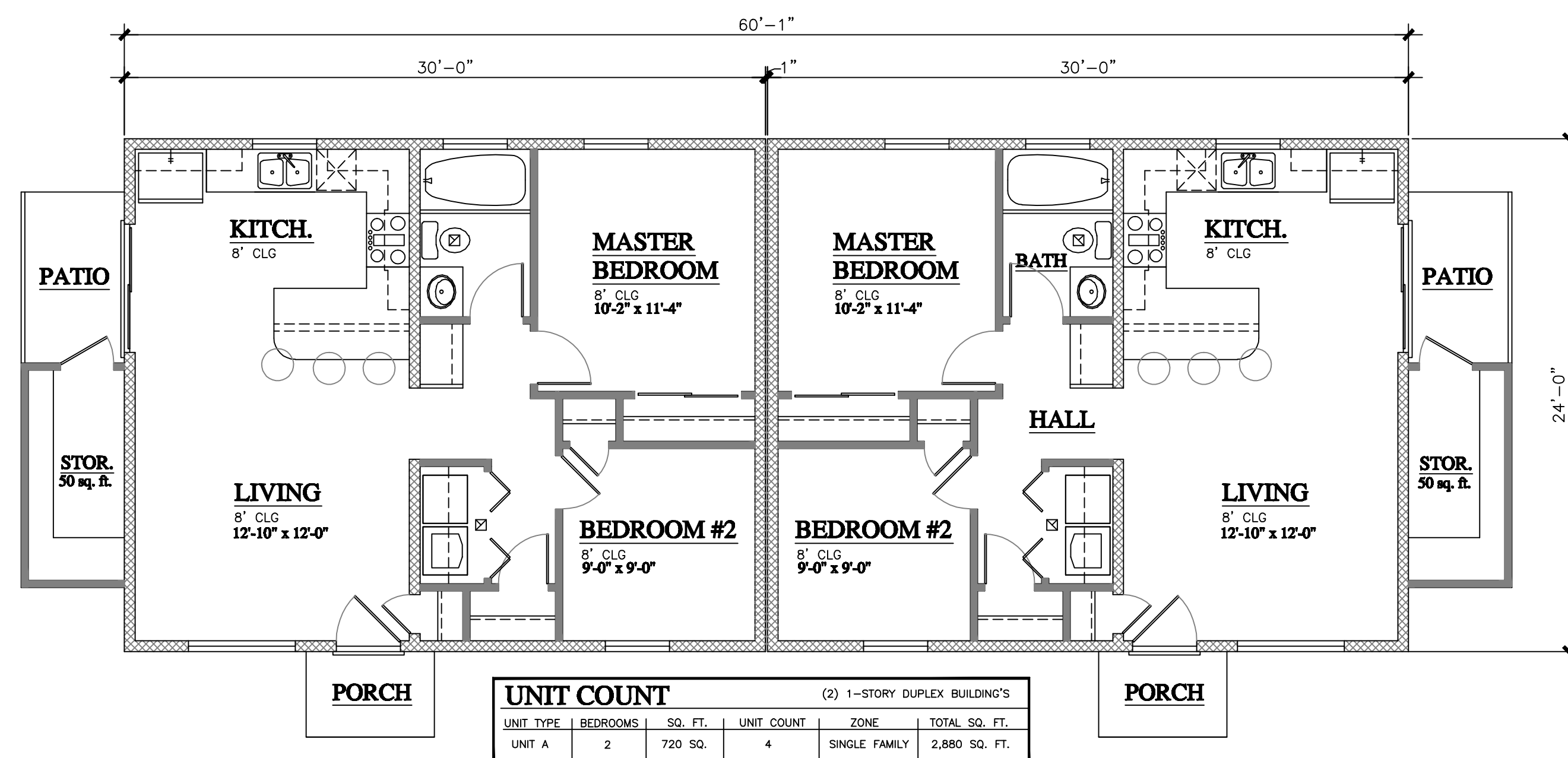


LEFT ELEVATION
 3/16" = 1'-0"

RIGHT ELEVATION
 3/16" = 1'-0"



FRONT ELEVATION
 3/16" = 1'-0"



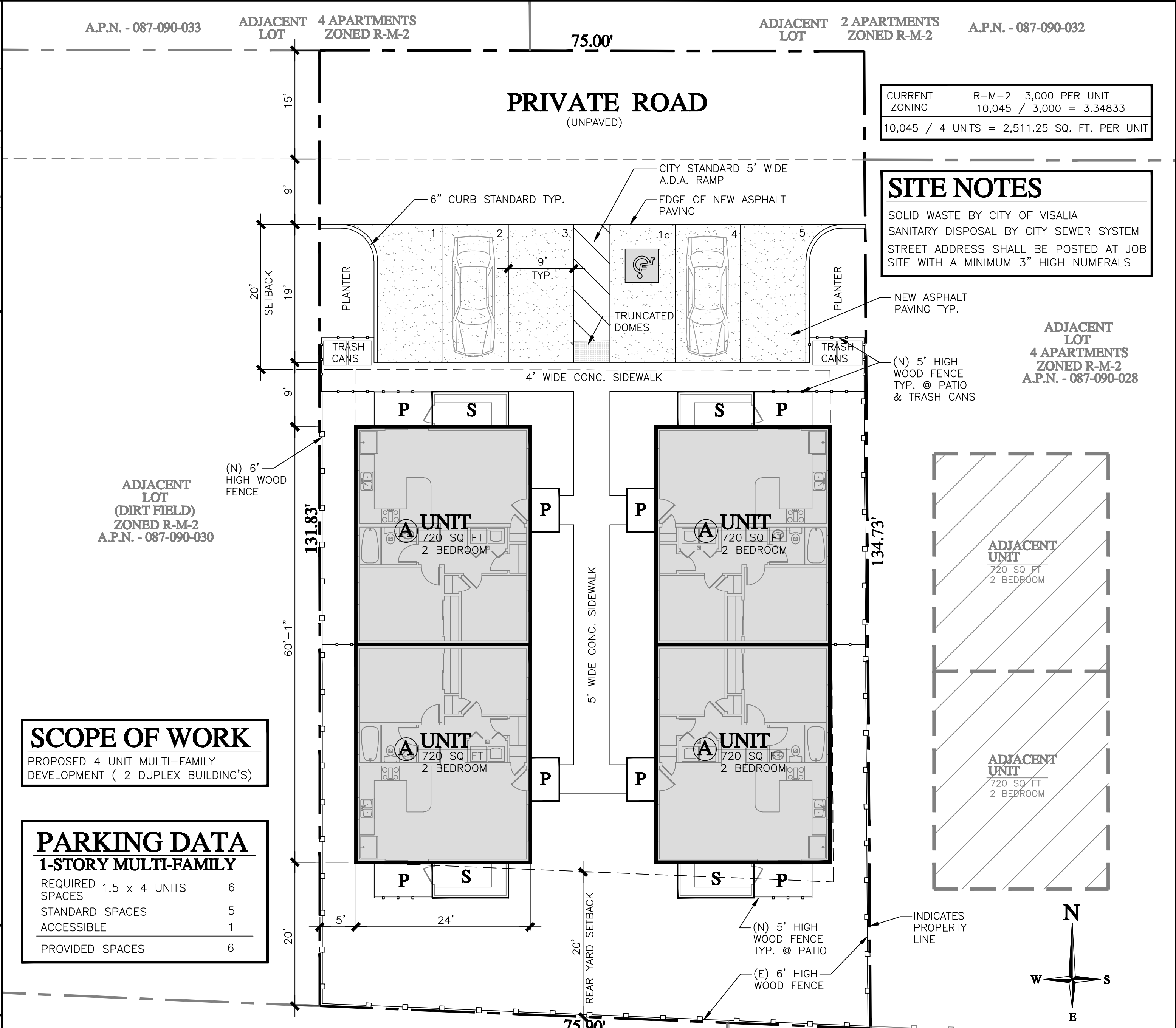
720 SQ. FT. UNIT 2-BEDROOM PLAN
 STANDARD UNIT
 50 SQ. FT. STORAGE

720 SQ. FT. UNIT 2-BEDROOM PLAN
 STANDARD UNIT
 50 SQ. FT. STORAGE

UNIT COUNT					(2) 1-STORY DUPLEX BUILDING'S	
UNIT TYPE	BEDROOMS	SQ. FT.	UNIT COUNT	ZONE	TOTAL SQ. FT.	
UNIT A	2	720 SQ.	4	SINGLE FAMILY	2,880 SQ. FT.	

FLOOR PLAN

SCALE 3/16" = 1'-0"



SCOPE OF WORK
 PROPOSED 4 UNIT MULTI-FAMILY DEVELOPMENT (2 DUPLEX BUILDING'S)

PARKING DATA
 1-STORY MULTI-FAMILY
 REQUIRED 1.5 x 4 UNITS SPACES 6
 STANDARD SPACES 5
 ACCESSIBLE 1
 PROVIDED SPACES 6

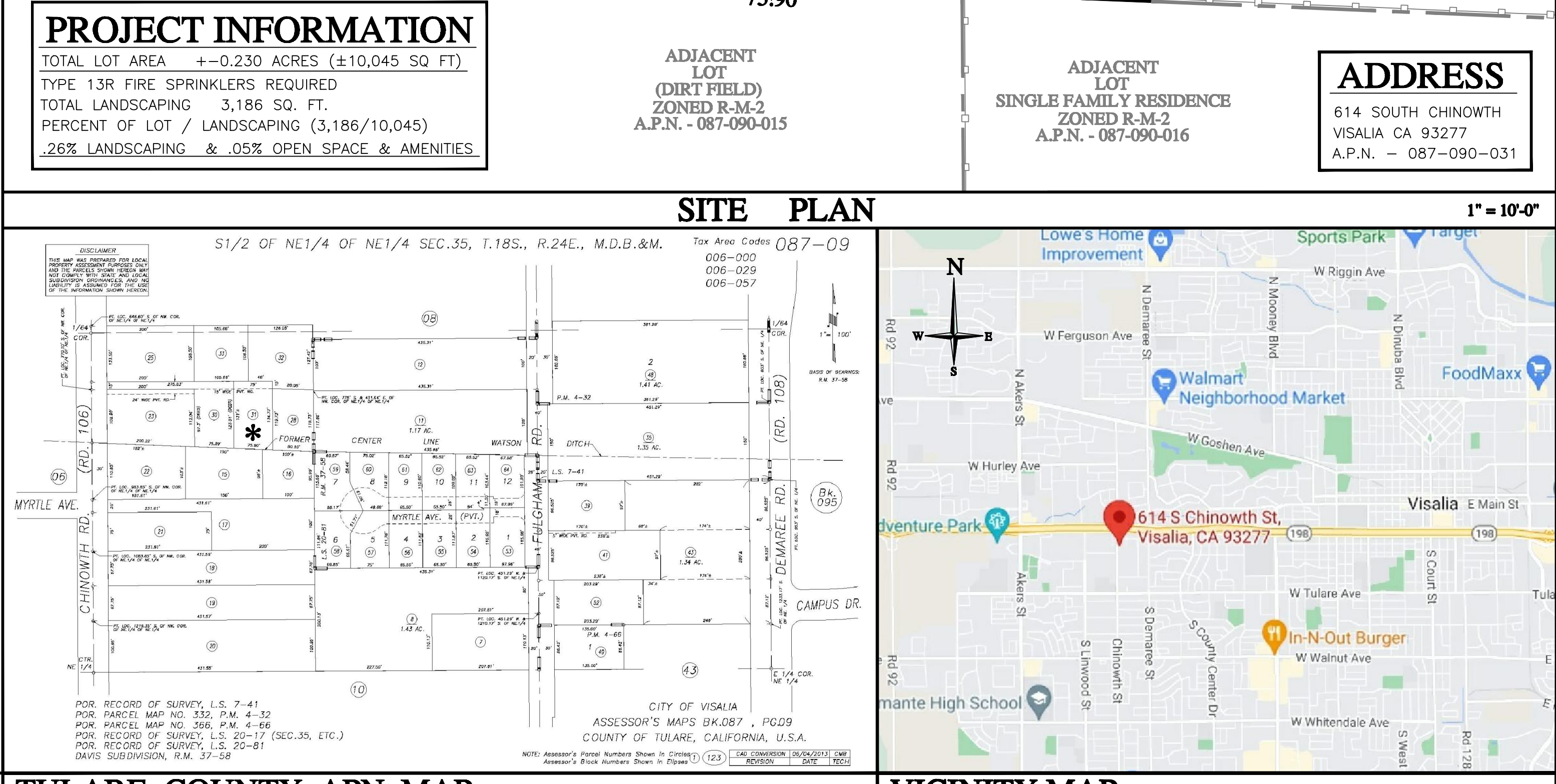
PROJECT INFORMATION
 TOTAL LOT AREA +/-0.230 ACRES (±10,045 SQ FT)
 TYPE 13R FIRE SPRINKLERS REQUIRED
 TOTAL LANDSCAPING 3,186 SQ. FT.
 PERCENT OF LOT / LANDSCAPING (3,186/10,045)
 .26% LANDSCAPING & .05% OPEN SPACE & AMENITIES.

CURRENT ZONING	R-M-2	3,000 PER UNIT
	10,045 / 3,000 =	3.34833
	10,045 / 4 UNITS =	2,511.25 SQ. FT. PER UNIT

SITE NOTES
 SOLID WASTE BY CITY OF VISALIA
 SANITARY DISPOSAL BY CITY SEWER SYSTEM
 STREET ADDRESS SHALL BE POSTED AT JOB SITE WITH A MINIMUM 3" HIGH NUMERALS

ADJACENT LOT 4 APARTMENTS ZONED R-M-2 A.P.N. - 087-090-028

ADDRESS
 614 SOUTH CHINOWTH VISALIA CA 93277
 A.P.N. - 087-090-031



TULARE COUNTY APN MAP

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

DRAWN BY: WILLIAM FAGUNDES
 DATE: 05/28/2022
 SCALE: AS INDICATED

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

Fagundes Drafting
 131 E. KERN STREET SUITE G
 TULARE CA, 93274
 BL # BL-24959

CHINOWTH PLACE APARTMENTS
 A NEW MULTI-FAMILY DEVELOPMENT FOR
CHINOWTH PLACE
 614 SOUTH CHINOWTH STREET, VISALIA CALIFORNIA

A-1

SHEET #22-056

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: Packwood Grove North - Commercial Date: 6/1/22
 Project Description: Proposed Lot Line Adjustment to Parcels 1, 2, 3 & 4 and subdivision map to create commercial condominiums on Parcel 2 (both Bldgs 2A & 2B). New 5,600 and 13,650 s.f. medical office condominium building and a new 3,500 s.f. retail building with drive-thru on western side of site. On and off-site improvements. No changes to adjacent existing Surf-Thru Car Wash. Remaining eastern side of site to be future multi-family residential under separate application.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 20-094 Ref. (Two Prior submittals)
 Property Owner: DBO Development No. 33
 Applicant(s) Name: Matt Nohr
 Project Address/Location: 10 Harris Court, Suite B-1, Monterey, CA 93940 1640 W. Cameron Ave
 Assessor Parcel Number: 1 2 6 - 0 6 2 - 1 0 0, 102, & 103
 Parcel Size (Acreage or Square Feet): See separate sheet Building or Suite Square Footage: See separate sheet for summary
 Are There Any Proposed Building Modifications: Yes No

--- THIS AREA FOR CITY STAFF USE ONLY ---
 Date Received: 06/02/2022
 SPR Agenda: 06/08/2022 Item No. _____
 Zone: C-R/QP SPR No. 22-095
 Historic District: Yes No
 Flood Zone: X AE X/AE

Estimated Cost of Modifications to Building: \$ TBD
 Describe All Proposed Building Modifications: No changes to adjacent (E) Surf-Thru Car Wash on Parcel 1.
(N) 5,600 s.f. medical office condominium building (Bldg 2A) on Parcel 2.
(N) 13,650 s.f. medical office condominium building (Bldg 2B) on Parcel 2.
(N) 3,500 s.f. retail building with drive-thru (Pad 3) on Parcel 3.
Proposed Lot Line Adjustment to Parcels 1, 2, 3 & 4 and subdivision map to create commercial condominiums on Parcel 2 (both Bldgs 2A & 2B).
Remaining Packwood Grove North Parcel 4 to be future multi-family residential under separate application.

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant Parcels
 Proposed Building Use: _____
 Proposed Hours of Operation: Medical Office Condominiums: Mon - Fri: 7am - 6pm & Sat: 8am-5pm
Retail Bldg w/ Drive-thru: Mon - Sat: 6am - 10pm & Sun: 8am-6pm
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing 0 Proposed 0
 Number of Customers Per Day (Estimated): Existing 0 Proposed _____
 Predicted Peak Operating Hour: Peak hour is typically 9am for Medical Office Condominiums.
Peak hour is typically 12pm for Retail Bldg w/ Drive-thru.
 Describe Any Truck Delivery Schedule & Operations: No truck delivery schedule or operations for Medical Office Condominiums.
Morning hour (+/-6am) industry standard 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): No unique or specific traffic patterns that will require accommodations for operations, customers, or employees. Parcel 3 with proposed 3,500 s.f.
 Describe Any Special Events Planned for the Facility: No special events planned for 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: Matt Nohr Signature of Owner or Authorized Agent*

Address: 10 Harris Court, Suite B-1  6/1/22

City, State, Zip Monterey, CA 93940 Date

Phone: (831) 649-0220 6/1/22

Email: mnohr@oroscogroup.com Date

DocuSigned by: [Signature] DN: CN=Matt Nohr, O=OROSCO, OU=, C=US

Authorized Agent*

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

126-062-101 126-062-102 126-062-103

AGENT:

I designate Matt Nohr, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to allow for new commercial / medical office condominium buildings at Packwood Grove North relative to the property mentioned herein.

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

Executed this 1st day of June, 2022.

OWNER	AGENT
<p>DocuSigned by:</p> <p></p> <p><small>Signature of Owner</small></p> <p><u>10 Harris Court, Suite B-1</u></p> <p><small>Owner Mailing Address</small></p> <p><u>Monterey, CA 93940</u></p> <p><small>Owner Phone Number</small></p> <p><u>(831) 649-0220</u></p>	<p style="text-align: center;">Signatures</p> <p></p> <p><small>Signature of Agent</small></p> <p><u>10 Harris Court, Suite B-1</u></p> <p><small>Agent Mailing Address</small></p> <p><u>Monterey, CA 93940</u></p> <p><small>Agent Phone Number</small></p> <p><u>(831) 649-0220</u></p>

Packwood Grove North – Commercial

SPR Application 20-094 – rev3

June 1, 2022

Parcel Size & Building Square Footage Information:

PROJECT INFORMATION

ZONING CLASSIFICATION

JURISDICTION	VISALIA, CA
EXISTING ZONE	C2-SC COMMUNITY COMMERCIAL
GENERAL PLAN	COMMERCIAL

SITE AREA

PARCEL 1 (E) SURF-THRU CAR WASH, NOT A PART	
PARCEL 2 (COMMERCIAL)	
FUTURE PARCEL 2A	31,966 SF / 0.73 AC
FUTURE PARCEL 2B	59,150 SF / 1.36 AC
TOTAL PARCEL 2	91,116 SF / 2.09 AC
PARCEL 3 (COMMERCIAL)	43,676 SF / 1.00 AC
PARCEL 4 (FUTURE RESIDENTIAL, NOT A PART)	542,144 SF / 12.45 AC
TOTAL NET SITE AREA:	15.54 AC
TOTAL GROSS SITE AREA:	

BUILDING INFORMATION

COMMERCIAL	
PARCEL 2A MEDICAL BUILDING AREA	5,600 SF
PARCEL 2B MEDICAL BUILDING AREA	13,650 SF
PARCEL 3 DRIVE-THRU RETAIL BUILDING AREA	3,500 SF
TOTAL	22,750 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
MEDICAL BLDGS	1/200 SF	28	30
MULTI-TENANT MED. BLDG	1/200 SF	69	69
DRIVE-THRU RETAIL	1/150 SF	24	31
TOTAL		121	130

QSR STACKING PROVIDED:

21 VEHICLES



LOWE'S HOME IMPROVEMENT

GROVE SOUTH

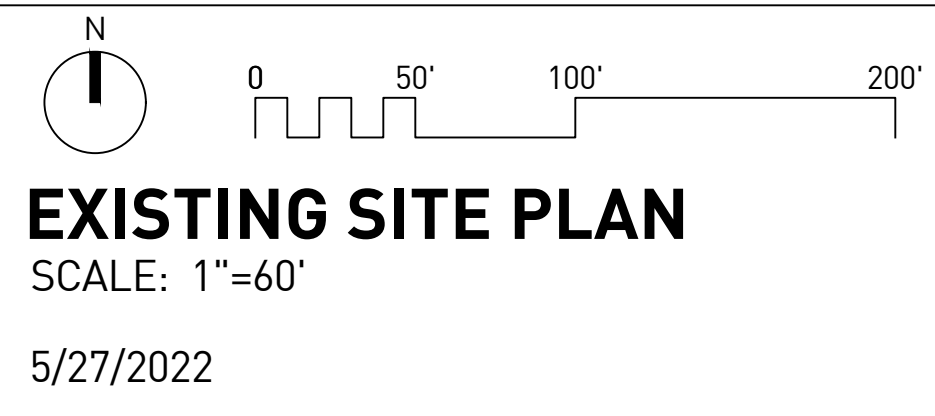
COSTCO GAS STATION

COSTCO WHOLESALE

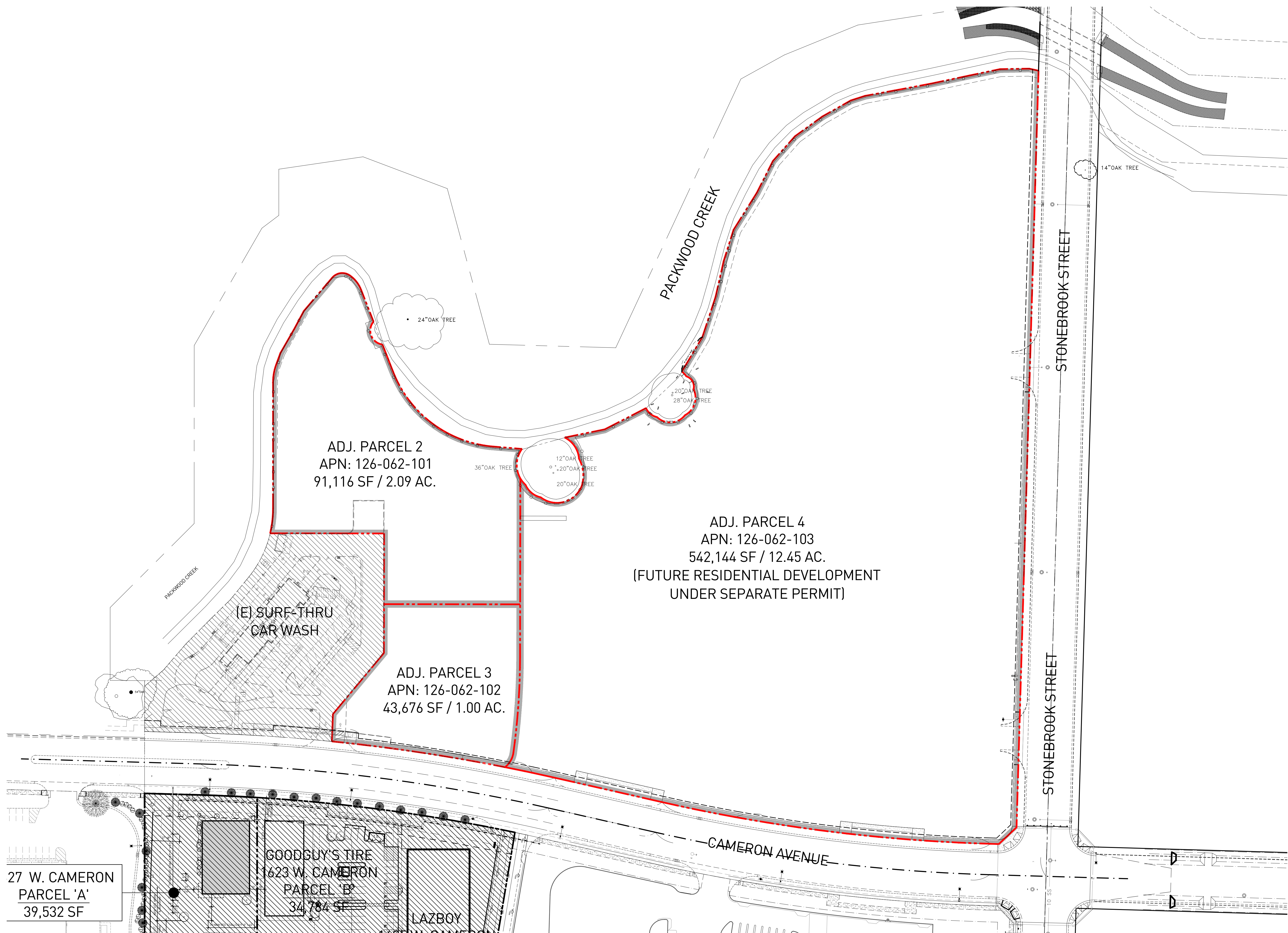
OROSCO GROUP, LLC
 10 HARRIS COURT, SUITE B-1
 MONTEREY, CA 93940

CLIENT PROJECT

PACKWOOD CREEK GROVE NORTH
 CAMERON AVE & STONEBROOK STREET
 VISALIA, CA 93277



5/27/2022



27 W. CAMERON
PARCEL 'A'
39,532 SF

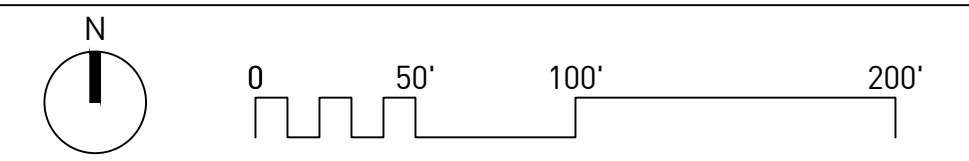
GOODGUY'S TIRE
1623 W. CAMERON
PARCEL 'B'
34,784 SF

LAZBOY

OROSCO GROUP, LLC
10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940

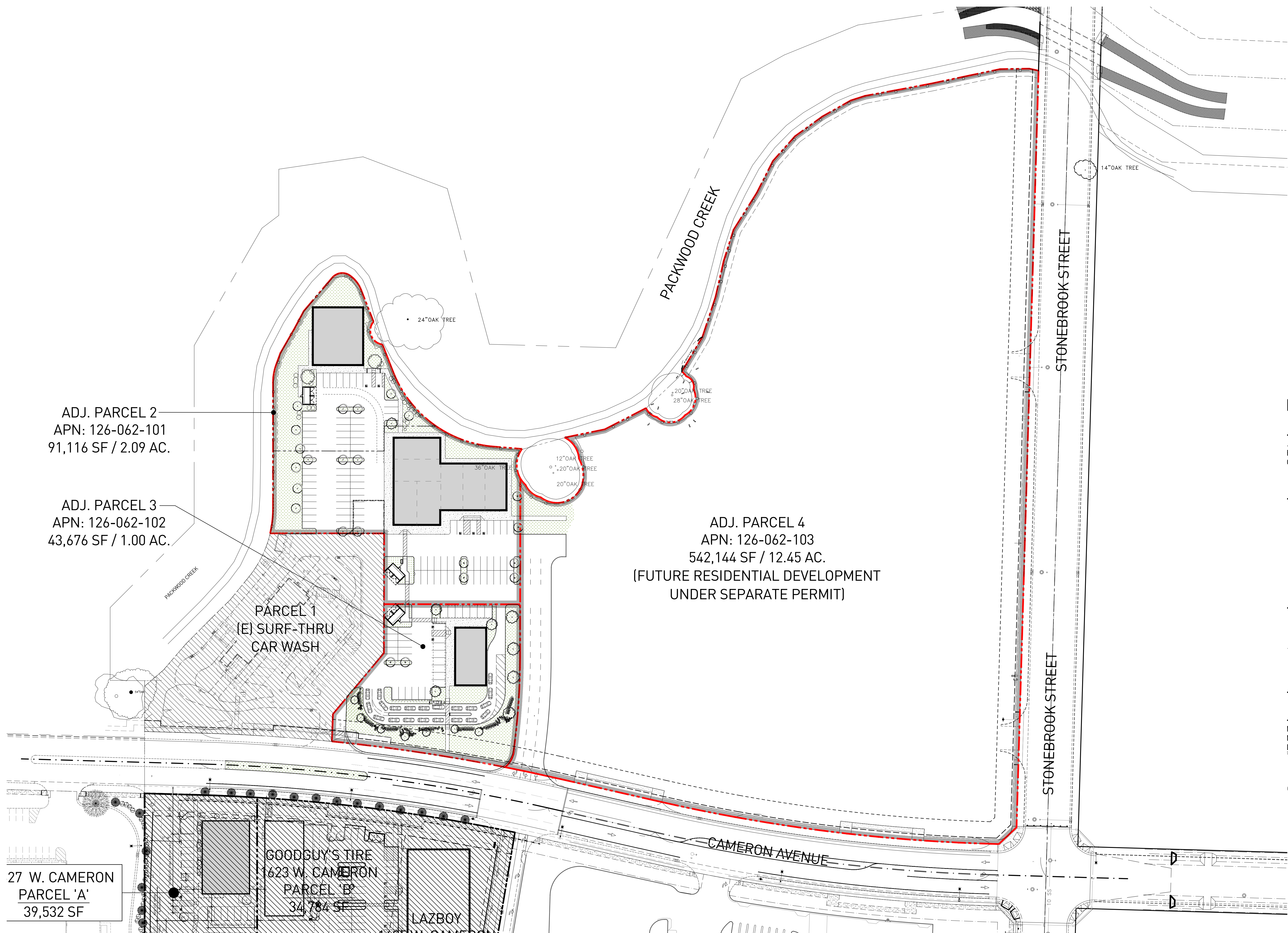
CLIENT PROJECT

PACKWOOD CREEK GROVE NORTH
CAMERON AVE & STONEBROOK STREET
VISALIA, CA 93277



ADJUSTED PARCELS SITE PLAN
SCALE: 1"=60'

5/27/2022



ADJ. PARCEL 2
 APN: 126-062-101
 91,116 SF / 2.09 AC.

ADJ. PARCEL 3
 APN: 126-062-102
 43,676 SF / 1.00 AC.

ADJ. PARCEL 4
 APN: 126-062-103
 542,144 SF / 12.45 AC.
 (FUTURE RESIDENTIAL DEVELOPMENT
 UNDER SEPARATE PERMIT)

27 W. CAMERON
 PARCEL 'A'
 39,532 SF

GOODGUY'S TIRE
 1623 W. CAMERON
 PARCEL 'B'
 34,784 SF

LAZBOY

PROJECT INFORMATION

ZONING CLASSIFICATION

JURISDICTION	VISALIA, CA
EXISTING ZONE	C2-SC COMMUNITY COMMERCIAL
GENERAL PLAN	COMMERCIAL

SITE AREA

PARCEL 1 (E) SURF-THRU CAR WASH, NOT A PART	
PARCEL 2 (COMMERCIAL)	
FUTURE PARCEL 2A	31,966 SF / 0.73 AC
FUTURE PARCEL 2B	59,150 SF / 1.36 AC
TOTAL PARCEL 2	91,116 SF / 2.09 AC
PARCEL 3 (COMMERCIAL)	43,676 SF / 1.00 AC
PARCEL 4 (FUTURE RESIDENTIAL, NOT A PART)	542,144 SF / 12.45 AC
TOTAL NET SITE AREA:	15.54 AC
TOTAL GROSS SITE AREA:	

BUILDING INFORMATION

COMMERCIAL	
PARCEL 2A MEDICAL BUILDING AREA	5,600 SF
PARCEL 2B MEDICAL BUILDING AREA	13,650 SF
PARCEL 3 DRIVE-THRU RETAIL BUILDING AREA	3,500 SF
TOTAL	22,750 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
MEDICAL BLDGS	1/200 SF	28	30
MULTI-TENANT MED. BLDG	1/200 SF	69	69
DRIVE-THRU RETAIL	1/150 SF	24	31
TOTAL		121	130

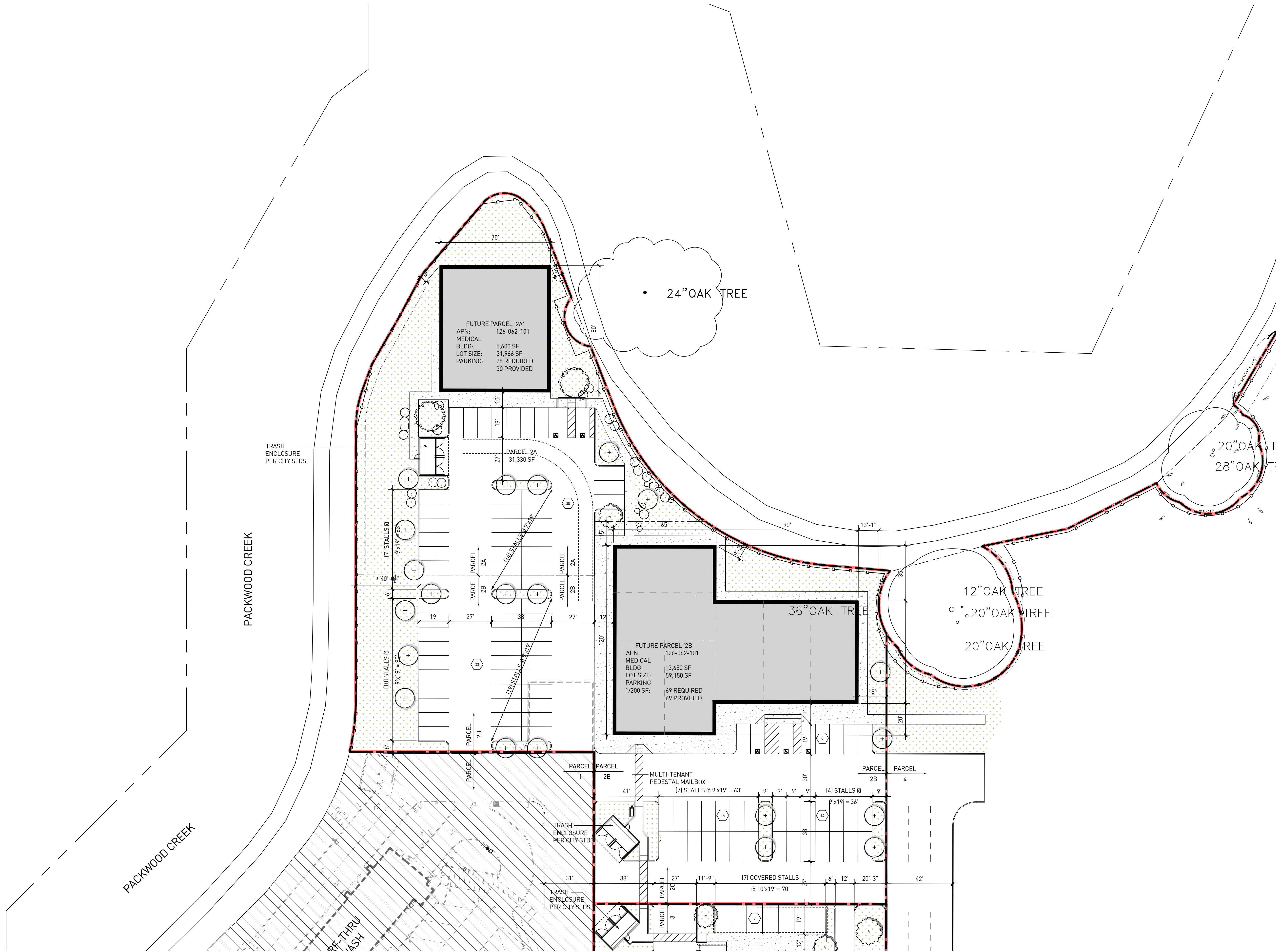
QSR STACKING PROVIDED: 21 VEHICLES

OROSCO GROUP, LLC
 10 HARRIS COURT, SUITE B-1
 MONTEREY, CA 93940

PACKWOOD CREEK GROVE NORTH
 CAMERON AVE & STONEBROOK STREET
 VISALIA, CA 93277

CLIENT PROJECT

OVERALL SITE PLAN
 SCALE: 1"=60'
 5/27/2022



PROJECT INFORMATION

ZONING CLASSIFICATION

JURISDICTION	VISALIA, CA
EXISTING ZONE	C2-SC COMMUNITY COMMERCIAL
GENERAL PLAN	COMMERCIAL

SITE AREA

PARCEL 1 (E) SURF-THRU CAR WASH, NOT A PART	
PARCEL 2 (COMMERCIAL)	
FUTURE PARCEL 2A	31,966 SF / 0.73 AC
FUTURE PARCEL 2B	59,150 SF / 1.36 AC
TOTAL PARCEL 2	91,116 SF / 2.09 AC
PARCEL 3 (COMMERCIAL)	43,676 SF / 1.00 AC
PARCEL 4 (FUTURE RESIDENTIAL, NOT A PART)	542,144 SF / 12.45 AC
TOTAL NET SITE AREA:	15.54 AC
TOTAL GROSS SITE AREA:	

BUILDING INFORMATION

COMMERCIAL	
PARCEL 2A MEDICAL BUILDING AREA	5,600 SF
PARCEL 2B MEDICAL BUILDING AREA	13,650 SF
PARCEL 3 DRIVE-THRU RETAIL BUILDING AREA	3,500 SF
TOTAL	22,750 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
MEDICAL BLDGS	1/200 SF	28	30
MULTI-TENANT MED. BLDG	1/200 SF	69	69
DRIVE-THRU RETAIL	1/150 SF	24	31
TOTAL		121	130

OSR STACKING PROVIDED: 21 VEHICLES

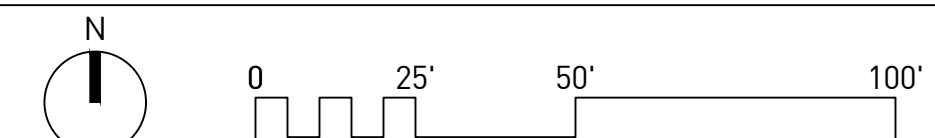
OROSCO GROUP, LLC

10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940

CLIENT PROJECT

PACKWOOD CREEK GROVE NORTH

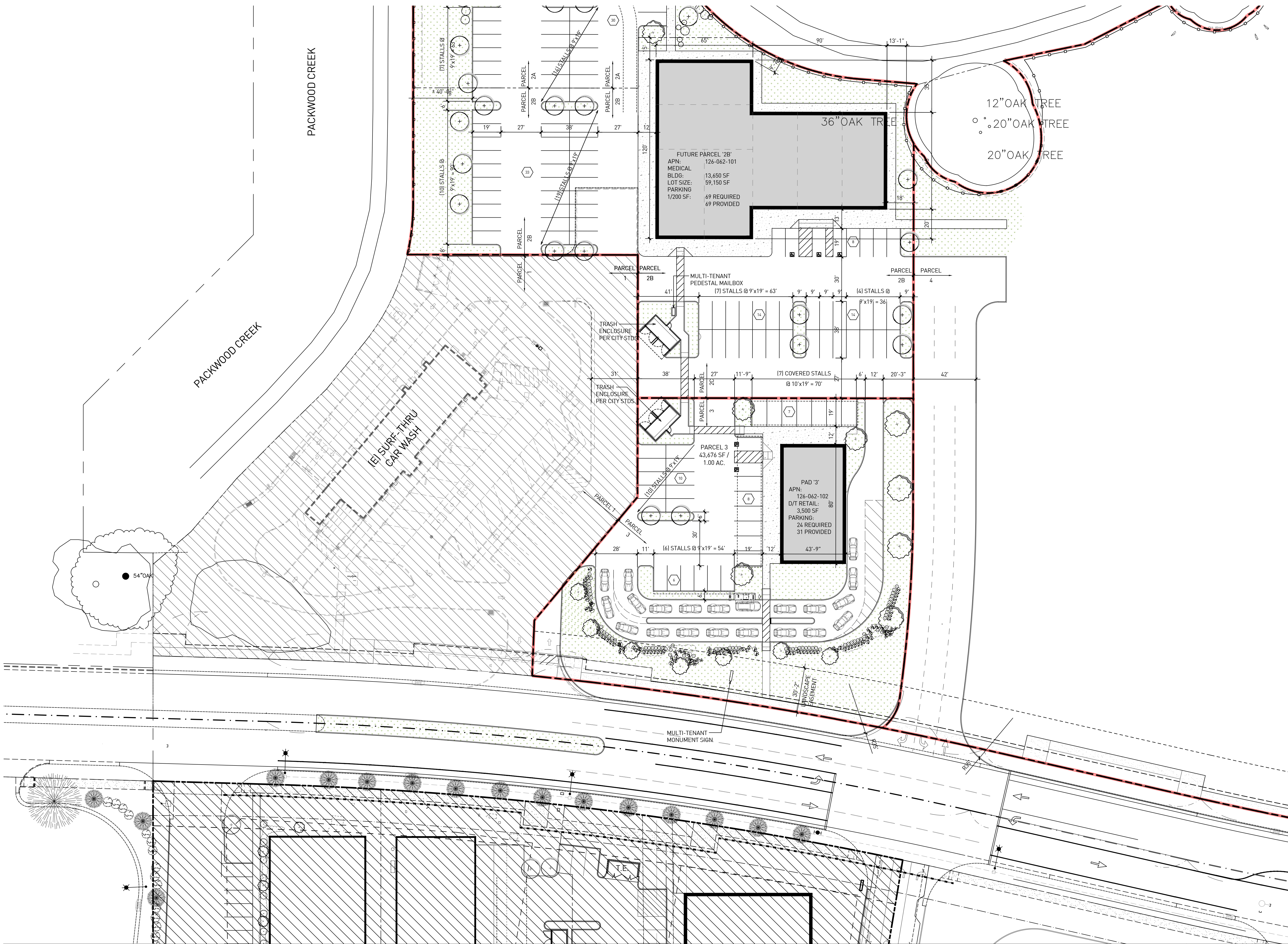
CAMERON AVE & STONEBROOK STREET
VISALIA, CA 93277



SITE PLAN - ADJUSTED PARCEL 2

SCALE: 1"=30'

5/27/2022



PROJECT INFORMATION

ZONING CLASSIFICATION

JURISDICTION	VISALIA, CA
EXISTING ZONE	C2-SC COMMUNITY COMMERCIAL
GENERAL PLAN	COMMERCIAL

SITE AREA

PARCEL 1 (E1 SURF-THRU CAR WASH, NOT A PART)	
PARCEL 2 (COMMERCIAL)	
FUTURE PARCEL 2A	31,966 SF / 0.73 AC
FUTURE PARCEL 2B	59,150 SF / 1.36 AC
TOTAL PARCEL 2	91,116 SF / 2.09 AC
PARCEL 3 (COMMERCIAL)	43,676 SF / 1.00 AC
PARCEL 4 (FUTURE RESIDENTIAL, NOT A PART)	542,144 SF / 12.45 AC
TOTAL NET SITE AREA:	15.54 AC
TOTAL GROSS SITE AREA:	

BUILDING INFORMATION

COMMERCIAL	
PARCEL 2A MEDICAL BUILDING AREA	5,600 SF
PARCEL 2B MEDICAL BUILDING AREA	13,650 SF
PARCEL 3 DRIVE-THRU RETAIL BUILDING AREA	3,500 SF
TOTAL	22,750 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
MEDICAL BLDGS	1/200 SF	28	30
MULTI-TENANT MED. BLDG	1/200 SF	69	69
DRIVE-THRU RETAIL	1/150 SF	24	31
TOTAL		121	130

OSR STACKING PROVIDED: 21 VEHICLES

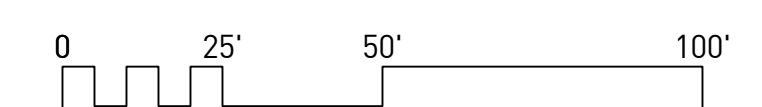
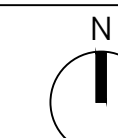
CLIENT PROJECT

OROSCO GROUP, LLC

10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940

PACKWOOD CREEK GROVE NORTH

CAMERON AVE & STONEBROOK STREET
VISALIA, CA 93277



SITE PLAN - ADJUSTED PARCEL 3

SCALE: 1"=30'

5/27/2022



CLIENT PROJECT

OROSCO GROUP, LLC

10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940

PACKWOOD CREEK GROVE NORTH

CAMERON AVE & STONEBROOK STREET
VISALIA, CA 93277

AERIAL RENDERING

5/27/2022

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: MILLENNIUM ROOM EVENT CTR. Date: 6/2/22
 Project Description: FACILITY FOR WEDDING & CHURCH FUNCTIONS
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: _____
 Applicant(s) Name: GEORGE FAMILY TRUST
JOHNNY GEORGE
 Project Address/Location: 6500 S. MOONEY
 Assessor Parcel Number: 126-340-XXX 010
 Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No FUTURE
 Estimated Cost of Modifications to Building: \$ _____
 Describe All Proposed Building Modifications: _____
FUTURE PARTITION WALLS
ALL IMPROVEMENTS EXISTING

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

Date Received: 06/02/2022
 SPR Agenda: 06/08/2022 Item No. _____
 Zone: C-MU SPR No. 22-096
 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
 Proposed Building Use: CHURCH & WEDDING VENUE
 Proposed Hours of Operation: FRIDAY AFTERNOON - SUNDAY EVENING
 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: N/A
 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: WEDDING & CHURCH ACTIVITIES

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: JOHNNY GEORGE Signature of Owner or Authorized Agent*
 Address: 315 E. JOURNAL
 City, State, Zip: VISALIA, CA. Owner [Signature] Date 6/2/22
 Phone: _____
 Email: MARK@OLIVEPLANTWAREHOUSE.COM Authorized Agent* _____ Date _____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

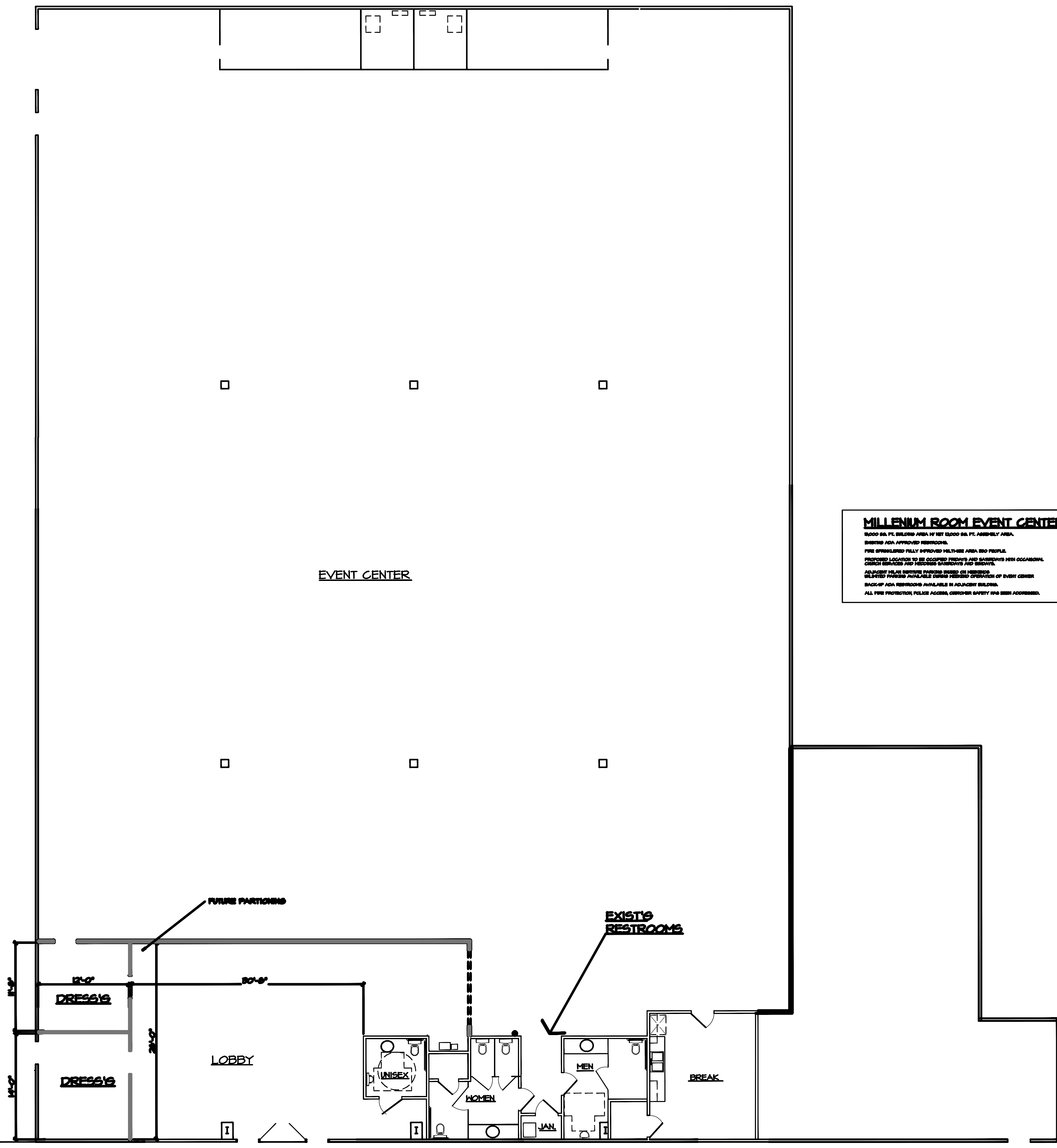
AGENT:

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

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

Executed this _____ day of _____, 20____.

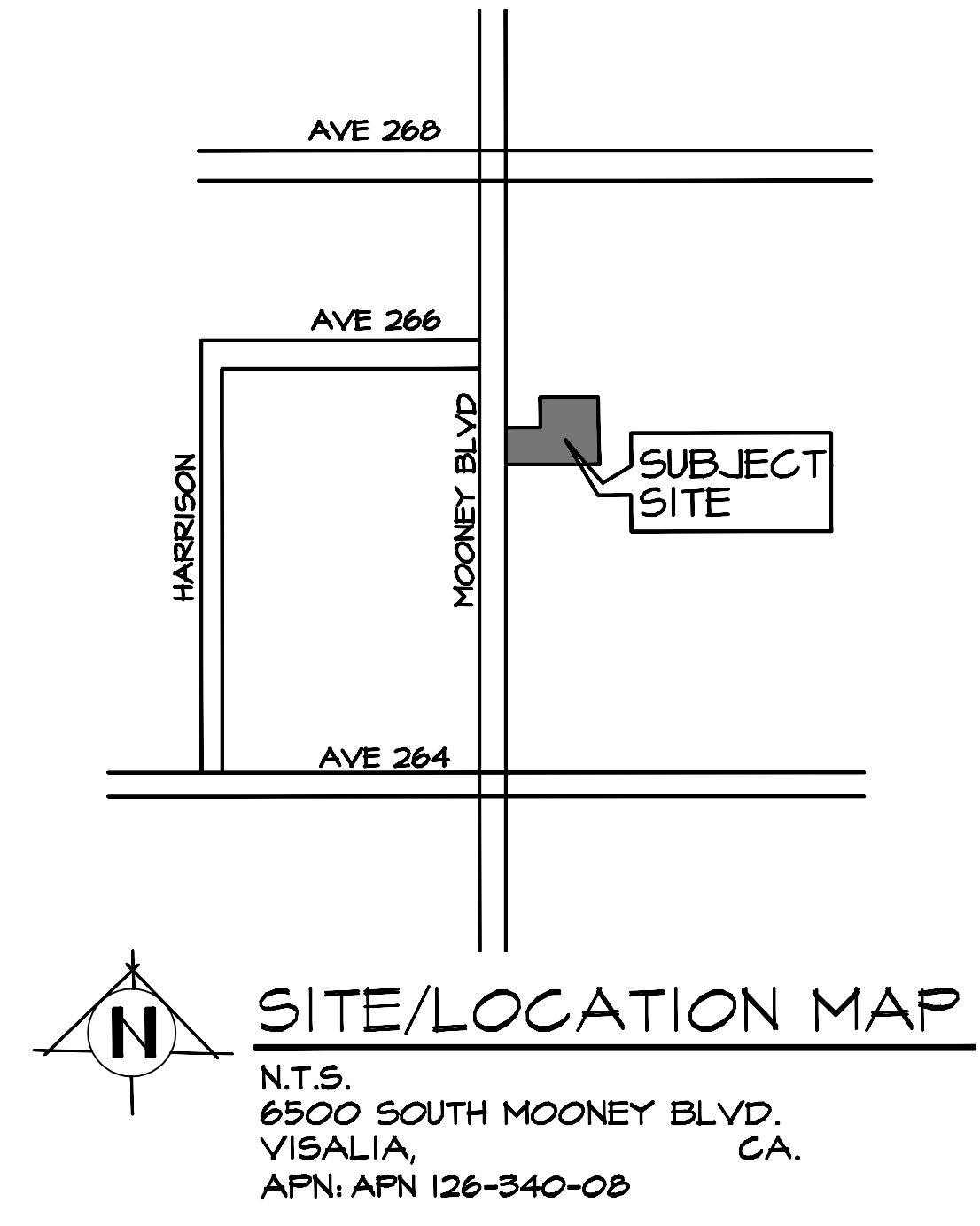
OWNER	AGENT
Signatures	
Signature of Owner _____	Signature of Agent _____
Owner Mailing Address _____	Agent Mailing Address _____
Owner Phone Number _____	Agent Phone Number _____



FLOOR PLAN
+/- 16,402 SQ. FT.

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

MILLENNIUM ROOM EVENT CENTER
8000 SQ. FT. BUILDING AREA BY NET 12000 SQ. FT. ASSEMBLY AREA.
BASED ON ADA APPROVED RESTROOMS.
FIRE SPRINKLERED FULLY APPROVED MULTI-USE AREA (NO PEOPLE)
PROPOSED LOCATIONS TO BE COORDINATED WITH OCCUPANCY
LOADS AND THE FIRE DEPARTMENT AND LOCAL
AGENCIES IN THE EVENT OF A FIRE.
ALL SECTORS AVAILABLE TO THE CITY OF VISALIA
BACK-UP ADA RESTROOMS AVAILABLE IN ADJACENT BUILDING.
ALL FIRE PROTECTION POLICE AGENCIES ADVISED BY THE CITY.



SITE/LOCATION MAP
N.T.S.
6500 SOUTH MOONEY BLVD.
VISALIA, CA.
APN: APN 126-340-08

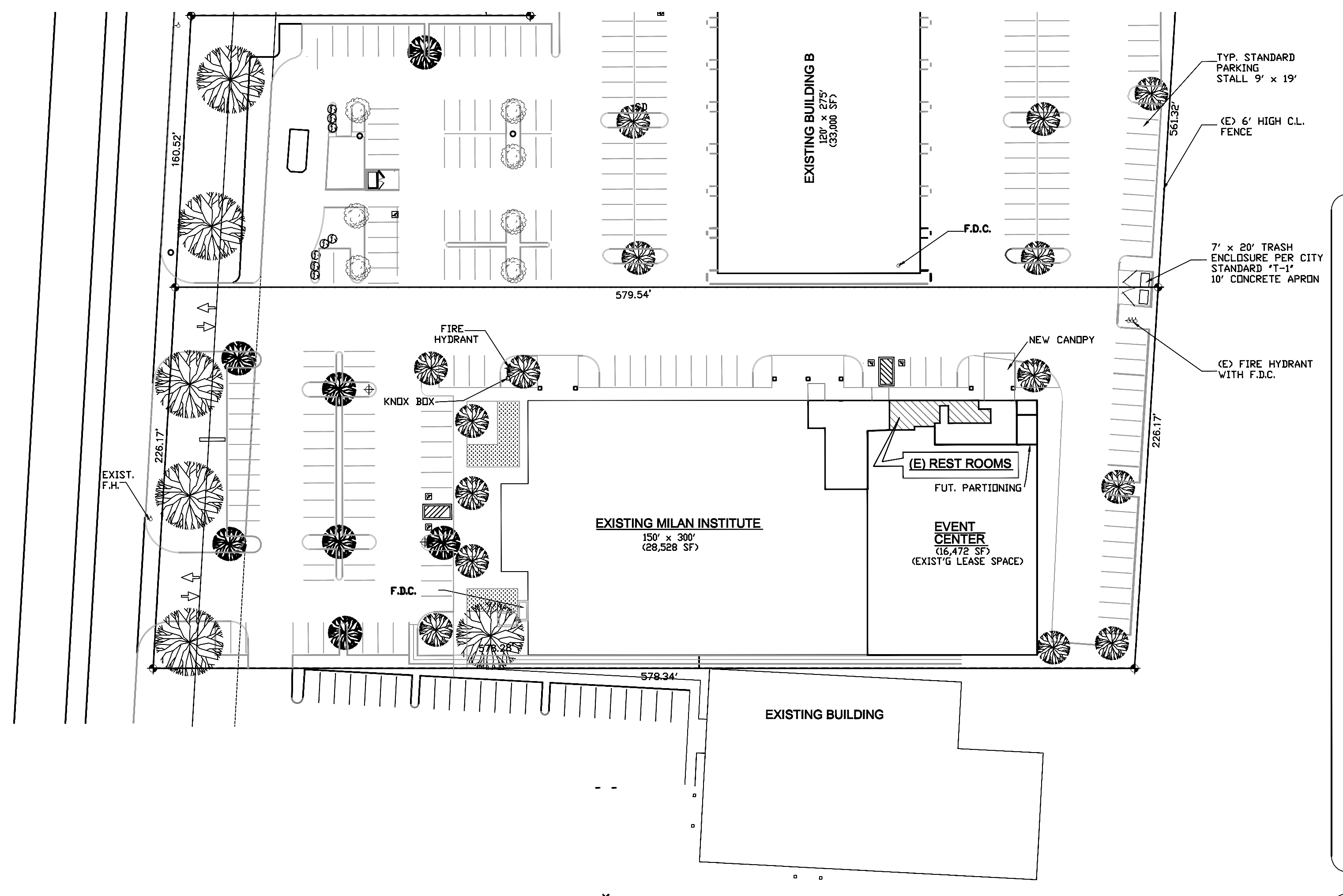
CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF TITLE 24.
CALIFORNIA CODE OF REGULATIONS (CCR).
-2019 BUILDING STANDARDS ADMINISTRATIVE CODE
-2019 CALIFORNIA BUILDING CODE (CBC)
-2019 CALIFORNIA ELECTRICAL CODE (CEC)
-2019 CALIFORNIA MECHANICAL CODE
-2019 CALIFORNIA PLUMBING CODE
-2019 CALIFORNIA FIRE CODE (CFC)
-2019 CALIFORNIA REFERENCED STANDARDS CODE
-2019 TITLE 19, CCR, PUBLIC SAFETY, CALIFORNIA STATE FIRE MARSHALL REGULATIONS.
-2019 CA GREEN BUILDING STANDARDS CODE.

SITE DATA:
EXISTING USE: VACANT
PROPOSED USE: OFFICES
EXISTING ZONING: SHOPPING/OFFICE COMMERCIAL
DESIGN DISTRICT: "A"

APN 126-340-10
STREET ADDRESS: 6500 S. MOONEY BLVD

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

B OCCUPANCY CONSTRUCTION TYPE VB
OCCUPANCY LOAD 16,402/100=164
(E) FIRE SPRINKLERED



SITE PLAN
APN 126-340-08
STREET ADDRESS: 6500 S. MOONEY BLVD
Scale: 1"= 50'-0"

AN EVENT CENTER.
MILLENNIUM EVENT CENTER
6500 S. MOONEY BLVD.
VISALIA, CA.

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: Walnut & Mooney Parcel Map Date: 5/31/2022

Project Description: Proposing to Divide 1 parcel into 2 parcels.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 20-191 Ref

Property Owner: Manjit Singh and Rachpaul K. Gill

Applicant(s) Name: Manjit Singh and Rachpaul K. Gill

Project Address/Location: 1930 & 1950 W. Walnut

Assessor Parcel Number: 0 9 6 - 2 9 1 - 0 4 1

Parcel Size (Acreage or Square Feet): 27,742 sq. ft. Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: None at this time.

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

Date Received: 06/02/2022

SPR Agenda: 06/08/2022 Item No. _____

Zone: C-MU SPR No. 22-097

Historic District: Yes No

Flood Zone: X AE X/AE

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

Existing/Prior Building Use: C-MV / Gas Station & Smog Shop

Proposed Building Use: Same

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing 5 Proposed N/A

Number of Customers Per Day (Estimated): Existing 80 Proposed N/A

Predicted Peak Operating Hour: 7am - 9am, 4pm - 6pm

Describe Any Truck Delivery Schedule & Operations: Fuel Trucks @ existing Gas Station

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

(Provide Separate Attachment if Necessary): Usual - N/A

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

OPERATIONS & TRAFFIC INFORMATION

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: Manjit Singh and Rachpaul K. Gill Signature of Owner or Authorized Agent*
 Address: 5711 W. Clinton Ave. Manjit Singh 06/02/2022
 City, State, Zip Visalia, CA 93291 Owner Date
 Phone: 559-740-9065 Authorized Agent*
 Email: gillgurbir14@yahoo.com Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Manjit Singh, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
096-291-041

AGENT:

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

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

Executed this 2nd day of June, 2022.

OWNER	AGENT
<u>Manjit Singh</u> Signature of Owner	<u>J. Allen Williams</u> Signature of Agent
<u>5711 W Clinton Ave</u> Owner Mailing Address	<u>724 N. Ben Maddox Way, Ste A</u> Agent Mailing Address
<u>Visalia, Ca 93291</u>	<u>Visalia, Ca 93292</u>
<u>559-740-9065</u> Owner Phone Number	<u>559-713-6139</u> Agent Phone Number

BASIS OF BEARINGS
 THE BASIS OF BEARINGS BEING THE EASTLINE OF SEC 1-19-24
 AS PER RECORD MAP 30 RECORDED IN BOOK 31 OF MAPS
 PAGE 30, TULARE COUNTY RECORDS.

OWNER
 5711 W CLINTON AVE
 VISALIA CA 93291

AGENT
 AW ENGINEERING
 ALLEN WILLIAMS
 724 N BEN MADDOX WAY
 SUITE A
 VISALIA CA 93291
 AWILLIAMS@AWE-INC.COM
 PHONE: (559)713-6368

SITE INFORMATION
 EXISTING PARCEL
 PARCEL NO. 1: APN- 096-291-023
 (AREA=27.742570.636 ACRES)
 CURRENT ZONING: C-MU
 PROPOSED ZONING: SAME
 SEWAGE DISPOSAL: CITY OF VISALIA
 WATER SUPPLY: CAL WATER
 ELECTRIC: S.C.E.
 FLOOD ZONE: X

PROPOSED PARCELS
 PARCEL 1 APN- (AREA=12,859SF)
 PARCEL 2 APN- (AREA=14,879SF)

LEGEND

 IRRIGATION VALVE

 ELECTRIC BOX

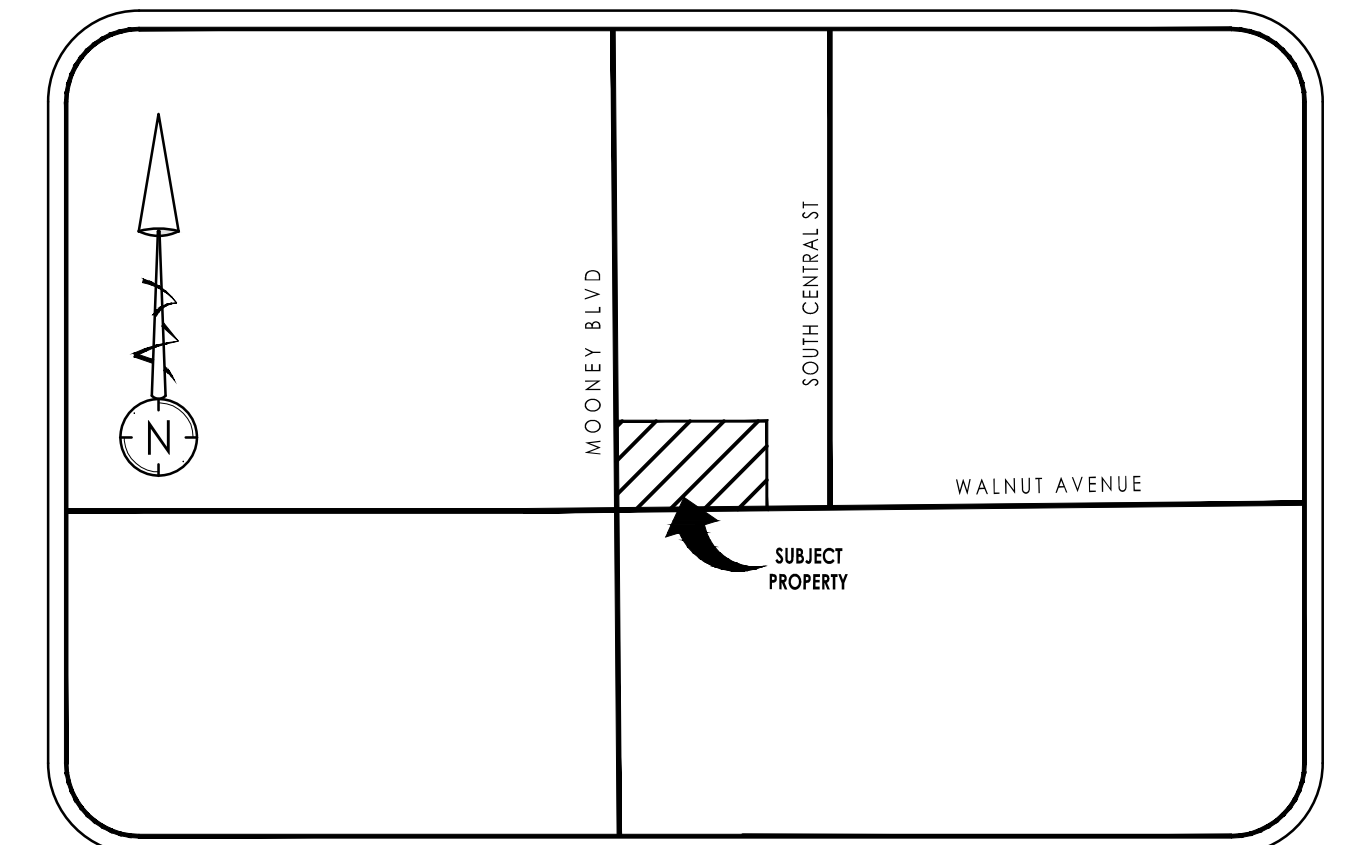
 TELECOMMUNICATIONS BOX

TENTATIVE PARCEL MAP

IN THE COUNTY OF TULARE
 BEING A PORTION OF LOT 7 OF OAK VIEW COLONY RECORDED IN VOLUME 4 OF
 MAPS, PAGE 31 OF MAPS, IN THE OFFICE OF THE TULARE COUNTY RECORDER
 SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT
 DIABLO MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF
 CALIFORNIA.

OCTOBER, 2020

E 1/4, COR. SEC 36, 18/24
 FD 2" BRASS DISK W/ PUNCH
 MARK IN MON WELL



MOONEY BLVD (SR63)



N 1/4, COR. SEC 6, 19/25
 FD BRASS DISK FLUSH,
 STAMPED CITY OF VISALIA

