

"ACTION AGENDA"

SITE PLAN REVIEW AGENDA

1/29/2025 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

ITEM NO: 1 Resubmit

SITE PLAN NO: [SPR24276-1](#)

PROJECT TITLE: Tierra Solana

DESCRIPTION: We are proposing to subdivide APN 075-170-010 into 52 lots. The project is located on Road 76 between Ave 308 & Ave 310. The project rests on the border of the City of Visalia and the County of Tulare. Improvement plans will be designed to support the 52-lot subdivision through Tulare County.

APPLICANT:

OWNER: AMERICAN INC

APN: 075170010

LOCATION:

DOCUMENTS: *TM American Inc 52 lot Layout 1.7.2025.pdf (Y); Tierra Solana Operational Statement 1.23.25.docx (Y)*

ITEM NO: 2 Withdrawn

SITE PLAN NO: [SPR25016](#)

PROJECT TITLE: EagleShield Pest Control, Visalia Branch Office

DESCRIPTION: An office suit located in the REMAX building on the second floor in office number 211. The office is 7 feet wide by 12 feet long.

APPLICANT: Gabriel Lua

OWNER: BROTHERS TOO LLC

APN: 085120040

LOCATION: 4840 W MINERAL KING AVE

DOCUMENTS: *City of Visalia Business Tax Certificate Jan2025.jpg (Y); EagleShield Pest Control Visalia Branch Site Plan.png (Y); EagleShield PC Visalia Dec 2024 Operational Statement.pdf (Y); Eagleshield Pest Control Visalia, Office Floor Plan.pdf (Y)*

ITEM NO: 3 Resubmit

SITE PLAN NO: [SPR25028](#)

PROJECT TITLE: Crescent Meadows

DESCRIPTION: The proposed Project involves the construction of an 80-unit affordable rental community designed to serve seniors. The development will include a single three-story building featuring one- and two-bedroom units. Additionally, the site will include a community center that is approximately 4,000 sq. ft., providing office space for a full-time on-site manager. Other planned on-site improvements include parking, waste enclosures, landscaping, concrete walkways, and underground utilities.

The project is located at N Dinuba Blvd & W Ferguson Ave, Visalia, CA 93291 (APN: 090-060-019)

APPLICANT: Sheila I Scheitrum

OWNER: VISALIA SENIOR HOUSING

APN: 090060063

LOCATION:

DOCUMENTS: *CM - planning submission 2025-01-17.pdf (Y); CM - operational statement.pdf (Y)*

ITEM NO: 4 Resubmit

SITE PLAN NO: [SPR25032](#)

PROJECT TITLE: Pratt Family Ranch Tier 3

DESCRIPTION: Pratt Family Ranch Tier 3 TSM

APPLICANT:

OWNER: GUNNING MICHAEL K & GLENDA M(TRS)(REV TR)

APN: 078010028

LOCATION: 2100 W PRATT RD

DOCUMENTS: *Pratt Family Ranch Project Description_Tier III.docx (Y); TIER 3_Concept B_01-07-2025.pdf (Y)*

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.

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