

ORDINANCE NO. 3594

AMENDMENT TO ORDINANCE NO. 3585

AN ORDINANCE FOR AMENDMENT NO. 1 TO  
DEVELOPMENT AGREEMENT NO. DEV 20-001

THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE ORDAINS AS  
FOLLOWS:

Section 1. Amendment No. 1 to Development Agreement No. DEV 20-001 attached hereto as “Exhibit A” and proposed between the County of Tulare and Omni Land Development LLC, designated Amendment No. 1 to DEV 20-001 is hereby approved.

Section 2. The Chair of the Board of Supervisors is authorized to execute the Amendment to Development Agreement on behalf of the County of Tulare, and to take any such action with regard to such agreement as is necessary to carry this approval into effect.

Section 3. This Ordinance shall take effect thirty (30) days from the date of the passage hereof, and prior to the expiration of 15 days from the passage hereof, shall be published once in the Sun Gazette, a newspaper printed and published in the County of Tulare, State of California, together with the names of the members of the Board of Supervisors voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the Board of Supervisors of the County of Tulare, State of California, on the 8th day of June, 2021, at a regular meeting of said Board, duly and regularly convened on said day, by the following roll call vote:

AYES:

SUPERVISORS MICARI, VANDER POEL,

SHUKLIAN, VALERO AND TOWNSEND

NOES:

NONE

ABSENT:

NONE

*Amy Shuklian*  
Supervisor Amy Shuklian, District Three  
Chair, Board of Supervisors

ATTEST: Jason T. Britt

County Administrative Officer/Clerk

Board of Supervisors

By: *Mercedes James*  
Deputy Clerk



RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
TO:

Aaron Bock  
Resource Management Agency  
5961 South Mooney Boulevard  
Visalia, CA 93277

(Space Above This Line Reserved For Recorder's Use)

No recording fee required: This document is exempt from fee pursuant to Sections 6105 and 27383 of the California Government Code.

**AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT  
NO. DEV 20-001 BY AND BETWEEN**

**County of Tulare**

**AND**

**Omni Land Development LLC**

**AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT NO. DEV 20-001**

THIS AMENDMENT TO DEVELOPMENT AGREEMENT NO. 20-001 (this "Agreement") is entered as of June 8<sup>th</sup>, 2021 by and between Omni Land Development LLC, a California Limited Liability company ("Omni Land Development"), and the County of Tulare, State of California ("County"), pursuant to California Government Code § 65864 et seq.

This Agreement adds, as stated in the Quitclaim of Parcel Legal Description for Parcel 1 of "Exhibit B" of Exhibit A to the Development Agreement, adding 15,702.7 Square Feet, to the Board of Supervisors Resolution No. 2020-0449 for the ordinance number 3585 approved on August 4, 2020. The Exhibit B quitclaim was shown in the development agreement under Exhibit A and summary resolution; however, was not enumerated in the BOS Resolution or under Recitals C of the Development Agreement.

Language in the DA Recitals would be changed to include and "Exhibit B" to Exhibit A and known as Parcel 1 as is considered the northern part of the "Elder Alignment". Thereafter, the paragraph will read as:

"C. Property to be Obtained by Omni Land Development. The County will execute quitclaim deeds, in favor of Omni Land Development, for four unimproved pieces of real property, measuring 5,632 square feet, 248.6 square feet, and 15,288.6 square feet, identified and specifically defined as Areas 1, 2 and 3 of

TULARE COUNTY AGREEMENT NO. 30211

Exhibit A to this agreement and "Exhibit B" to Exhibit A known as Parcel 1 measuring 15,702.7 square feet, as is considered the northern part of the "Elder Alignment". The properties identified in Exhibit A are generally located just to the east of State Route 99, and north of Betty Drive. These properties, along with approximately 637,894 square feet of adjoining property already owned by Omni Land Development, comprise the "Project Site."

IN WITNESS WHEREOF, the County of Tulare, a municipal corporation, has authorized the execution of this Amendment of Development Agreement No. 20-001 in duplicate by its County Administrative Officer and attestation by its County Clerk under authority of Ordinance No. 3594, adopted by the Board of the County of Tulare on June 8<sup>th</sup>, 2021, and executed in duplicate.

COUNTY OF TULARE

OMNI LAND DEVELOPMENT LLC, a California Limited Liability Company

By: Amy Shkhan

By: [Signature]

Date: 6/8/2021

Name: Samer Sabbah

ATTEST: Jason T. Britt  
County Administrative Officer/Clerk  
Board of Supervisors

Title: Member

Date: May 27th 2021

By: [Signature]  
County Clerk (Seal)  
Deputy

Approved as to Form:

By: Matthew Pierce  
Matter No. 2020450



Exhibit "A"  
Tulare County Quitclaim of Parcel  
Legal Description  
Page 2 of 2

PARCEL 2:

All that portion of Elder Street of the map of Goshen, according to the map thereof recorded in Volume 3 of Maps at Page 20, Tulare County Records, lying East of East right of way line of Linden Street, between Blocks 89 and 100, lying in the Northeast quarter of Section 24, Township 18 South, Range 23 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, described as follows:

COMMENCING at the Southwest corner of Parcel One of the land conveyed to the County of Tulare by the Grant Deed recorded August 18, 2010 as Document No. 2010-0050390, Official Records Tulare County, said Southwest corner being the intersection of the centerlines of said Linden and Elder Streets; thence

East, North and East along the Southerly line of the land conveyed by said Document No. 2010-0050390, the following three courses:

- 1) South 89°34'57" East, 40.00 feet along the centerline of said Elder Street to the TRUE POINT of BEGINNING of this description; thence
- 2) North 0°17'37" East, 40.00 feet to the Southwest corner of said Block 100; thence
- 3) South 89°34'57" East, 80.93 feet; thence

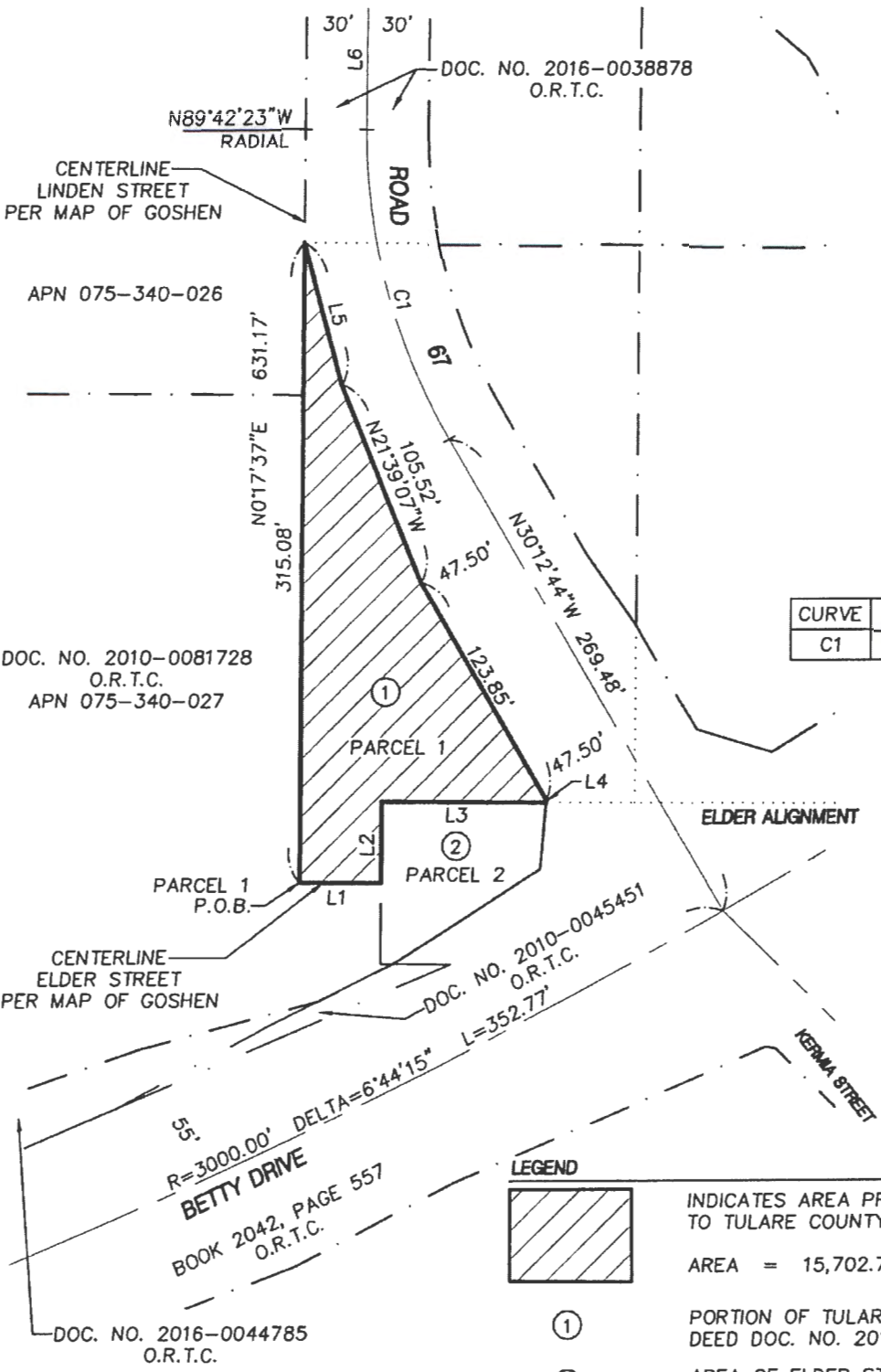
South 4°51'52" West, 32.86 feet; thence

South 57°07'40" West, 86.07 feet to the Northwest corner of the land conveyed to the County of Tulare by the Grant Deed recorded July 28, 2010 as Document No. 2010-0045451, Official Records Tulare County, said Northwest corner also being a point on the South right of way line of said Elder Street; thence

North 89°34'57" West, 6.27 feet along said South line to the Northeast corner of said Block 89; thence

North 0°17'37" East, 40.00 feet to the TRUE POINT of BEGINNING.

Containing and area of 4,606.4 square feet, more or less.



SCALE: 1" = 80'  
 0' 40' 80'  
 DETAIL AREA 1



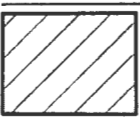
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	300.00'	30°30'21"	159.73'

LINE TABLE

	BEARING	LENGTH
L1	S89°34'57"E	40.00'
L2	N0°17'37"E	40.00'
L3	S89°34'57"E	80.93'
L4	N4°57'52"E	1.19'
L5	N14°45'28"W	72.11'
L6	N0°17'37"E	159.81'

LEGEND



INDICATES AREA PREVIOUSLY GRANTED IN FEE TITLE TO TULARE COUNTY TO BE QUITCLAIMED.

AREA = 15,702.7 SQUARE FEET

①

PORTION OF TULARE COUNTY PARCEL PER GRANT DEED DOC. NO. 2010-0050390, O.R.T.C.

②

AREA OF ELDER STREET PREVIOUSLY DEDICATED FOR PUBLIC STREET USE PER MAP OF GOSHEN

P.O.B.

POINT OF BEGINNING

O.R.T.C.

OFFICIAL RECORDS TULARE COUNTY

T.C.R.

TULARE COUNTY RECORDS

EXHIBIT "B"

GOSHEN, TULARE COUNTY, CALIFORNIA  
 QUITCLAIM OF COUNTY PARCELS  
 PORTIONS OF MAP OF GOSHEN  
 BOOK 3 OF MAPS AT PAGE 19, T.C.R.



**Yamabe & Horn**  
**Engineering, Inc.**

CIVIL ENGINEERS - LAND SURVEYORS

2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727  
 TEL (559) 244-3123 WEBSITE YANDHENGRCOM

DOC. NO. 2010-0050390  
O.R.T.C.

DOC. NO. 2010-0081728  
O.R.T.C.  
APN 075-340-027

PORTION OF  
DOC. NO. 2010-0050390  
O.R.T.C.  
PARCEL 1

PARCEL 2  
P.O.C.

PARCEL 2

ELDER ALIGNMENT

SCALE: 1" = 40'  
0' 20' 40'  
AREA 1 DETAIL

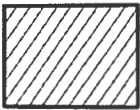
CENTERLINE  
ELDER STREET  
PER MAP OF GOSHEN

DOC. NO. 2016-0044785  
O.R.T.C.

DOC. NO. 2010-0045451  
O.R.T.C.

BETTY DRIVE  
BOOK 2042, PAGE 557  
O.R.T.C.

**LEGEND**



INDICATES AREA OF PREVIOUSLY DEDICATED  
FOR PUBLIC STREET PURPOSES BY THE  
MAP OF GOSHEN TO BE QUITCLAIMED.

AREA = 4,606.4 SQUARE FEET

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- T.C.R. TULARE COUNTY RECORDS
- O.R.T.C. OFFICIAL RECORDS TULARE COUNTY

**EXHIBIT "B"**

GOSHEN, TULARE COUNTY, CALIFORNIA  
QUITCLAIM OF PORTION OF ELDER AVENUE  
OF THE MAP OF GOSHEN  
BOOK 3 OF MAPS AT PAGE 19, T.C.R.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S89°34'57"E	40.00'
L2	N0°17'37"E	40.00'
L3	S89°34'57"E	80.93'
L4	S4°51'52"W	32.86'
L5	S57°07'40"W	86.07'
L6	N89°34'57"W	6.27'
L7	N0°17'37"E	40.00'
L8	N4°51'52"E	1.19'



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