



-- THIS AREA FOR CITY STAFF USE ONLY --  
Date Received: 8/19  
SPR Agenda: 8/25 Item No. 1  
Zoning: \_\_\_\_\_ GP Designation: \_\_\_\_\_

**CITY OF TULARE SPECIAL EVENT APPLICATION**

Please return this completed application to the Community & Economic Development Department a minimum of thirty (30) days prior to the date of the event. All Applications submitted on Thursday before 3:00pm, will be considered the following Wednesday at 1:30pm.  
**SPECIAL EVENT MEETINGS ARE HELD ON WEDNESDAYS AT 1:30 PM AT TULARE CITY HALL-COMMUNITY ROOM - 411 E KERN AVE - APPLICANT OR REPRESENTATIVE MUST BE PRESENT**

**GENERAL PROJECT INFORMATION**  
Event Name: A Mother Matters Candlelight Vigil  
Date(s) of Event: September 25<sup>th</sup>, 2021  
Start Time(s): 5:30 pm End Time(s): 8:30 pm  
Location of Event: Zumwalt Park  
Property Address/Location: Tulare, CA (located across from City Hall)  
Brief Description of Event:  
Sept 25<sup>th</sup> is the National Day of Homicide Victims. A Mother Matters would like to remember these victims and their Mothers'

**APPLICANT/SPONSORING ORGANIZATION**  
Applicant/ 1<sup>st</sup> Contact Person: Roshanda Smith Cell Phone: 559-736-3637  
Address: 2090 Martinho Ave E-Mail Address: smithroshanda@gmail.com  
Applicant/ 2<sup>nd</sup> Contact Person: \_\_\_\_\_ Cell Phone: anothermatters@gmail.com  
Address: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Are Street Closures Requested? Yes () No ( ) Number & Type of Vendors: \_\_\_\_\_  
Will Alcohol be Served? Yes ( ) No ()  
Will there be amplified music? Yes () No ( )

**CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT**

**Site Map Check List**

One of the MOST important parts of the application is the Site Map. Please include a detailed **reproducible** map of the event including, but not limited to, the following:

- An outline of the entire event location, including the names of all streets or areas that are part of the venue and surrounding area; attendee parking layout; and tent/canopy locations (indicating size of each). If the event involves a moving route of any kind (parade, walk, march, etc.) indicate the direction of travel, all street or lane closures and locations where event volunteers will be posted.
- The location of barriers, fences and/or barricades. Indicate removable fencing/barriers for emergency vehicle access.
- The location of first aid facilities and ambulance parking areas, if applicable.
- A detailed or close up view of food booths and cooking area configuration, including identification of all vendors cooking with flammable gasses or barbeque grills.
- Generator locations and/or sources of electricity.
- Location of event related vehicles and/or trailers.
- Exit locations for outdoor events that will be fenced.
- Other relevant event components.
- The map should be drawn to scale and should include a "North" arrow.

Applicant Information (Decision) will be mailed to the name and address provided below).

C/O: "A Mother Matters"  
 Name: Roshanda Smith  
 Address: 2090 Martinho Ave  
 City, State, Zip: Tulare, Ca 93274  
 Phone: 559.736.3637 (or)  
 E-Mail: 559.991.1120  
smithroshanda@gmail.com (or)  
amothermatters@gmail.com

Signature of Owner or Authorized Agent\*

Roshanda Smith      8/11/21  
 Owner      Date

Roshanda Smith      8/11/21  
 Authorized Agent\*      Date

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

**APPLICATION DEEMED COMPLETE**

By: \_\_\_\_\_

Date: \_\_\_\_\_

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

INDEMNIFICATION AGREEMENT

Host Organization and/or Event Organizer agree, in consideration of the granting of this Application and Special Event Permit for:

National Day of Remembrance of Murdered/Homicide Victims to be held on September 25, 2021 by Roshanda Smith (Event Name) (Event Date(s)) (Event Organizer/Primary Applicant)

Of A Mother Matters (Host Organization)

Host Organization and/or Event Organizer(s) agree to defend, indemnify and hold harmless the City of Tulare, and the City of Tulare's employees, officers, managers, agents, council members, and volunteers harmless from any and all losses, damages, claims for damage, liability, lawsuits, judgment expense and cost(s) arising from any injury or death to any person or damage to any property including all reasonable costs for investigation and defense thereof (including, but not limited to, attorney fees, costs and expert fees) arising out of or attributed to the issuance of Applicant's Special Event Permit regardless of where the injury, death or damage may occur, unless such injury, death or damage is caused by the sole negligence or willful misconduct of the City.

Host Organization and/or Event Organizer agree to provide satisfactory evidence of, and shall maintain during the specified special event, such insurance policies and coverages in the types, limits, forms and ratings required by the City's Risk Manager or City Attorney or their designee.

[X] Host Organization and/or Event Organizer hereby requests waiver of insurance under the prohibitive cost exemption. Note: This waiver is offered only to Block Party/Neighborhood Event Applicants.

Roshanda Smith (Print Name)

visionary & mother (Title)

Roshanda Smith (Signature)

August 11th, 2021 (Date)





CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

SECTION II – EVENT INFORMATION

EVENT DETAILS

Event Name: "A Mother Matters" (Remembers by saying their names)

- Type of Event: [ ] 5K or 10k Run [ ] Festival [ ] Ceremony [ ] Block Party [ ] Farmers Market [ ] Street Fair [ ] Bike Race [ ] Parade [ ] Concert [ ] Celebration [ ] Car Show [x] Other awareness

Event Description: (50 word minimum) As Mothers we would like our children to be remembered & honor/remember the families that are left behind. Bring awareness to ALL that As Mothers We Matter.

EVENT DURATION

- Is this an annual event: [ ] Yes [x] No
Is this a multi-day event: [ ] Yes [ ] No
Is there an admission fee: [ ] Yes [ ] No
If so, how many days?
If yes, please include admission fee \$

Anticipated Attendance: open to the Community (overall/per day)
Previous year's attendance (if applicable): 0 (overall/per day)

EVENT SET-UP & TEAR DOWN

If you will be utilizing street closures please refer to the next section to provide all street closure information

How many days will your organization require to: Set up: same day Tear Down: same day
Event Set-up Date: 9/25/21
Event Start Date: 9/25/21
Event End Date: 9/25/21
Event Tear-Down Date: 9/25/21

**CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT**

**SECTION III– STREET CLOSURE(S)**

*The City of Tulare requires signatures from all affected residents/businesses both on and/or adjacent to a proposed street closure. Signatures and addresses will be cross-checked, with the completed map, by the Community & Economic Development Department staff prior to final approval. If any affected resident/businesses have not signed this petition, indicate the address and reason(s) below (i.e. resident on vacation, unable to connect with resident, business disapproves of street closure, etc.)*

STREET CLOSURE(S) (if the city wants us to walk in the street)

Closure Start Date: September 25<sup>th</sup>, 21 Closure Start Time: 1630 or 4:30 PM (AM/PM)

Closure End Date: September 25<sup>th</sup>, 21 Closure End Time: 1830 or 6:30 PM (AM/PM)

**If your street closure involves the closure of a State Highway, the City must receive proof of Caltrans approval prior to the approval of this application.**

BARRICADE EQUIPMENT

Will the Host Organization supply its own street barricades?  Yes  No

If not, the Host Organization agrees to pick up barricades from the City of Tulare Public Works Department 24 hours prior to the date of the event start date. Host Organization will be required to provide a required fee for the use of City-owned barricades. A cost will be associated with any lost, damaged or barricades not returned. Note: The City will not supply supplemental traffic control signs required by the approved traffic control plan.

If barricades and supplemental traffic control will be supplied by a private company, please provide the following information.

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Physical Address (if different): \_\_\_\_\_

Primary Contact Number: ( ) \_\_\_\_\_

TRAFFIC CONTROL PLAN

**Host Organization and/or Event Organizer must provide a traffic control plan prepared by a registered engineer or traffic control company possessing a California C-31 class contractor's license.**

Please list the streets from intersection to intersection, which will be closed for your event. Your Traffic Control Plan must show all streets, street closures, traffic control devices in compliance with the provisions of the California Manual of Uniform Traffic Control Devices (CA-MUTCD), and must include a designated 12-foot wide emergency lane.

- 1) Street Name: Zumwalt Park to I<sup>st</sup> Street From (cross street): \_\_\_\_\_
- 2) Street Name: I<sup>st</sup> Street to Kern From (cross street): \_\_\_\_\_
- 3) Street Name: Kern to L<sup>st</sup> Street From (cross street): \_\_\_\_\_
- 4) Street Name: L<sup>st</sup> to Zumwalt Park From (cross street): \_\_\_\_\_
- 5) Street Name: \_\_\_\_\_ From (cross street): \_\_\_\_\_

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

SECTION IV – CATERING & FOOD VENDORS

CATERING/FOOD VENDOR DETAILS n/a

Event Organizer must obtain health permits from all food handlers. If alcoholic beverages will be sold at the event, an ABC Permit is required. An ABC Permit application MUST be submitted to the City for approval a minimum of 30 days prior to the event. Police services may be required.

Event will include the following (please mark all that apply):

- Alcoholic Beverage items       Non-profit Food Vendors       Pre-Packaged Food/Beverage
- Professional Catering       Retail Food Vendors

Name of Entity named on ABC Permit & Serving Alcohol at Event: n/a

Name of Entity: \_\_\_\_\_ Entity Address: \_\_\_\_\_

Entity Phone Number: (    ) \_\_\_\_\_

Alcohol shall be served in an area no larger than an enclosed 300 sf area with a maximum posted capacity of 60 people. The alcohol service area must have two separate exits and it must be constructed of a solid type fencing to prohibit alcohol from being removed from the area, or passed to minors.

Security Guards shall be posted at each entrance and exit of the designated area. Security guards shall also be posted at the point of sale. (Additional security may be required by Tulare Fire Marshal and Tulare PD)

VENDOR INFORMATION REQUIREMENT n/a

If the event will include food vendors, a complete list of all food vendors must be provided a minimum of 5 working days prior to the event. A site map detailing the location of each food vendor and concessionaire must be submitted for review and approval. All participating food vendors must have a valid Permit from the Department of Environmental Health County of Tulare, Business Tax Certificate, and Liability Insurance.

Number of Food Vendors: \_\_\_\_\_

Number of Non-Food Vendors: \_\_\_\_\_

**NOTE: Non-food vendors must also be included on the list and must provide a Business Tax Certificate and Liability Insurance.**

**CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT**

**SECTION V – VENUE & STAGING**

PARKS, RECREATION & COMMUNITY SERVICES EVENTS

If you plan to hold your event at a City park, it is your responsibility to contact the appropriate division or facility manager with the Community Services Department to coordinate the schedule of your event. Rules, regulations and restrictions unique to each site/facility may apply. For more information, please call the Community Services Department at (559) 684 – 4310.

Facility Use Permit: Will this event take place at a City park?  Yes  No

*Zumwalt Park for beginning & ending.*

VENUE DETAILS

Venue Name: \_\_\_\_\_

Venue Address: \_\_\_\_\_

Venue Description (You must attach your Site Plan/Map to your Application Packet):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STAGING DETAILS

*The following items will be used at the event (Please mark all that apply):*

Amplified Music       Bleachers       Dance Floors       Live Entertainment

Loud Speaker(s)       Microphones

Stage(s)      Number & Size: \_\_\_\_\_ (Please indicate location and size on Site Plan/Map)

EZ Up      Number & Size: \_\_\_\_\_ (Please indicate location and size on Site Plan/Map)

Canopy      Number & Size: \_\_\_\_\_ (Please indicate location and size on Site Plan/Map)



CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

SECTION VI – SANITATION & WASTE REMOVAL

RESTROOM FACILITY DETAILS

Some events will require the presence of portable restrooms and/or hand-washing stations. Use of these items will require the Event Organizer to meet ADA regulations. Please contact your rental company for attendance to restroom ratios. A copy of the rental company's Business Tax Certificate and Liability Insurance must be attached to the Permit Application. Please indicate the location(s) of the facilities on your Site Plan/Map.

Will Event Organizer provide portable restroom facilities?  Yes  No

If so, please provide the following information:

Company Name: n/a

Contact Name: n/a

Mailing Address: n/a

Physical Address (if different): n/a

Primary Phone Number: ( ) n/a Cell Phone Number: ( ) \_\_\_\_\_

WASTE REMOVAL DETAILS – SOLID WASTE DIVISION - (559) 684-4325

Host Organizer shall complete the City of Tulare Special Event Rental Agreement for the advance use of Solid Waste services for the Event and pay in full fees for special trash event containers at the Finance Department at 411 E. Kern Avenue before delivery can be made.

The Solid Waste Department will deliver the containers on the last business day before the event and remove the containers on the first business day after the event. Weekend deliveries and removals are not available.

**Solid Waste Rates (as of 7/1/2019)**

- 1-6 Trash Special Event Containers: \$58.91
- Payment includes delivery and removal of event containers.

Any additional trash event containers: \$8.00 per container

**SPECIAL NOTE: There will be an additional \$10.00 service fee for each Blue Recycle container that is contaminated with trash when picked up from the event location.**

**All cans will be dropped off at one location and all cans will need to be placed at the same location for removal.**

**CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT**

**SECTION VII – SECURITY, POLICE & FIRE**

SECURITY AND/OR POLICE

*Please note that all events exceeding \_\_\_\_\_ persons will require that law enforcement be hired for the event.*

If necessary, in case of emergency, the On-Site Contact will call 9-1-1.

Event Organizer is requesting assistance from the Tulare Police Department. The Tulare Police Department will require a signed contract for services provided. *(if necessary)*

Event Organizer will provide a private security company.

If providing a private security company, please provide the following information and attach copies of the company's Business Tax Certificate, Liability Insurance and California State License.

Company Name: n/a

Contact Name: \_\_\_\_\_

Physical Address (If different): \_\_\_\_\_

Primary Phone Number: ( ) \_\_\_\_\_ Cell Phone Number: ( ) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

FIRE

*Please note that all events exceeding \_\_\_\_\_ persons will require Fire Department standby and/or emergency medical services be hired for the event.*

*(if necessary)*

Event will require the use of temporary power or generators. How many: \_\_\_\_\_ Capacity: \_\_\_\_\_

Event will include canopies over 700 square feet or tents over 400 square feet.

Event will include a stage.

Event will include folding chairs, or similar loose seating for more than 200 people.

Additional Fire Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

SECTION VIII - APPLICANT AGREEMENT

es  Host Organization and/or Event Organizer agrees, upon request, to provide a General Liability Insurance Certificate providing evidence of general liability insurance coverage in the minimum amount of \$1,000,000 naming the City of Tulare, its officers, employees and agents' as additional insured. This document must be submitted no later than ten (10) days prior to the events start date. ?

es  Host Organization and/or Event Organizer agrees, upon request, to submit a Security Plan setting forth the proposed security measures to be taken to protect the health, safety and welfare of the participants, spectators, bystanders and passersby. This plan may be reviewed by the Tulare Police Department who may require alterations to the plan. Security measures may include by are not limited to the hiring of a private security or Tulare Police Officers at the expense of the Event Organizer.

es  Host Organization and/or Event Organizer agrees, upon request, to provide a copy of their Determination Letter, as issued by the Internal Revenue Service of the United States or State of California, if the application is made on behalf of any organization representing itself as a tax-exempt, non-profit and/or charitable organization. ? "still waiting for official approval"

es  Host Organization and/or Event Organizer agrees, to notify all residents and businesses that will be affect by street/sidewalk closures and/or amplified sound.

es  Host Organization and/or Event Organizer agrees, to supply warning signs and/or barricades and to situate them in such a position that the road closure(s) may be maintained in a safe and orderly manner. Barricades must be manned at all times during the street closures.

es  Host Organization and/or Event Organizer agree, that any false statement or material misrepresentation made in support of this application and permit is cause for denial of issuance of a Special Event Permit. Applicant also agrees that failure to adhere to the policies and procedures established by the City of Tulare, upon request, to provide a General Liability Insurance Certificate providing evidence of general liability insurance coverage in the minimum amount of \$1,000,000 naming the City of Tulare, its officers, employees and agents' as additional insured. This document must be submitted no later than ten (10) days prior to the events start date.

By signing below, Host Organization and/or Event Organizer indicate understanding and agreement to the above statements.

Roshanda L. Smith

Roshanda L. Smith

Print Name

Mother/visionary of "a Mother Maker's"

Title

Roshanda L. Smith

Signature

August 11<sup>th</sup>, 2021

Date

# NOTICE OF TEMPORARY STREET CLOSURE

(if necessary)

The City of Tulare requires that all affected residents/businesses both on and adjacent to the proposed street closure be notified of such a street closure. Therefore, this document serves as proof of notice of the proposed street closure listed.

A temporary street closure has been requested for the following date(s)/time(s) for the streets listed.

Closure Start Date: \_\_\_\_\_ Closure Start Time: \_\_\_\_\_ AM/PM

Closure End Date: \_\_\_\_\_ Closure End Time: \_\_\_\_\_ AM/PM

Street Name(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The purpose of the proposed street closure is (Event Description):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Host Organization Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Contact Phone Number: ( ) \_\_\_\_\_

## **ACKNOWLEDGEMENT**

By signing below, the undersigned acknowledges receipt of the above "Notice of Temporary Street Closure."

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

( ) \_\_\_\_\_  
Phone Number

***Use individual forms for each business/resident contacted. Executed forms must be returned to the City of Tulare – Planning Department 2 business days prior to the event start date.***

CITY HALL  
Kern Ave

Begin at city hall building ; walk north on "M" Street. Make left on  
Tulare Avenue → make left on I Street → make left on  
Kern → return back to City Hall.

N Street

I Street

TULARE AVE



— THIS AREA FOR CITY STAFF USE ONLY—  
Date Received: 8/19  
SPR Agenda: 8/25 Item No. 2  
Zoning: \_\_\_\_\_ GP Designation: \_\_\_\_\_

## CITY OF TULARE SITE PLAN REVIEW APPLICATION

*This application MUST be filled out in its entirety and submitted with **ten (10) copies** of an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda.*

**All plans to be considered on the next available agenda must be submitted by 3:00pm on the Thursday prior to the meeting.**

**SITE PLAN MEETINGS ARE HELD ON WEDNESDAYS AT 1:30 PM AT TULARE CITY HALL-COMMUNITY ROOM – 411 E KERN AVE – APPLICANT OR REPRESENTATIVE MUST BE PRESENT**

### GENERAL PROJECT INFORMATION

Project/Business Name: KCOK Date: 07/20/2021

Project Description: Proposed subdivision development.

Site Plan Review Submittal:  Yes  No If Resubmittal, Previous Site Plan Review No: \_\_\_\_\_

Property Owner: DYT Properties, LLC Applicant(s) Name: D.R. Horton CA3, Inc.

Property Address/Location: The Southeast corner of Morrison St. and Seminole Ave. Assessor Parcel No. (APN): R-1-6, R-1-20

Parcel Size (Acreage or Sq Ft.): 17.15 ac. Building Square Footage: 554,519

Describe All Proposed Building Modifications: \_\_\_\_\_

### A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

#### Industrial & Commercial

Existing/Prior Land or Building Use: \_\_\_\_\_

Proposed Building or Land Use: \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_ Days of Week in Operation (Circle): Su M T W Th F Sa

Number of Existing Parking Stalls: \_\_\_\_\_ Number of Proposed New Parking Stalls: \_\_\_\_\_

Number of Existing or Anticipated New Employees: \_\_\_\_\_ Anticipated No. of Trucks/day: \_\_\_\_\_

Brief Operational Statement: \_\_\_\_\_

# CITY OF TULARE SITE PLAN REVIEW APPLICATION

Page 2

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

## Residential

Is the project:  New construction       Remodel

Single-Family Residential       Multi-Family Residential

Number of dwelling units: 89      Total of area (in square feet): 747,054

Total lot coverage of buildings or structures (in square feet): 554,519      Percentage of lot coverage N/A %

Proposed project phasing:  Yes     No    If yes, proposed number of phases: 9

## SITE PLAN MINIMUM REQUIREMENTS

The Applicant shall submit **ten (10) copies** of the proposed site plan along with this completed Application to the Office of Community & Economic Development. Suggested minimum sheet size for site plans is 11"x17" folded to a legal size of 9"x12" with the print on the outside. No rolled plans accepted. (Excludes tentative and parcel maps)

The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information: (*Municipal Code Section 10.120.040*)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Address  | <input checked="" type="checkbox"/> Location and width of drive approaches                   |
| <input checked="" type="checkbox"/> Assessor's parcel number   | <input checked="" type="checkbox"/> Method of on-site drainage                               |
| <input checked="" type="checkbox"/> Vicinity map on cover sheet  | <input checked="" type="checkbox"/> Location of existing and/or proposed public improvements |
| <input checked="" type="checkbox"/> Scale and north arrow  | <input checked="" type="checkbox"/> Method of sanitary disposal                              |
| <input checked="" type="checkbox"/> Dimensions of property   | <input checked="" type="checkbox"/> Location and wide of drive approaches to site            |
| <input checked="" type="checkbox"/> Existing and proposed structures showing distances from Property lines | <input checked="" type="checkbox"/> Adjacent street names                                    |
| <input checked="" type="checkbox"/> Location and height of proposed fences, walls                          | <input checked="" type="checkbox"/> Existing and proposed landscaping                        |
| <input checked="" type="checkbox"/> Existing and proposed parking stalls (include ADA)                     | <input checked="" type="checkbox"/> Location of signs and size                               |
|  | <input checked="" type="checkbox"/> Elevations if required by City Planner                   |

**Failure to provide all requested information my result in your application being rejected and excluded from the Site Plan Review agenda**

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

**\*If signed by an authorized agent, an "Agency Authorization" must be completed for this application to be considered complete.**

Name: D.R. Horton CA3, Inc.

Address: 419 W. Murray Ave.

City, State, Zip: Visalia, CA 93292

Phone: (559)-636-9850

E-Mail: CEDemetrios@drhorton.com

Signature of Owner or Authorized Agent\*

Owner

Date

Authorized Agent\*

Date

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

**APPLICATION DEEMED COMPLETE**

By: \_\_\_\_\_

Date: \_\_\_\_\_

JULY 19, 2021

# KCOK - PHASE 9 TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE N 1/2 SEC 8, T20S, R22E, M2SE, M2E, 4N, IN THE CITY OF TULARE COUNTY, STATE OF CALIFORNIA

### SITE DATA:

APN: 172-010-047  
 ACREAGE: 17.15  
 PROPOSED LOTS: 89  
 FLOOD ZONE: C  
 EXISTING ZONING: R-1-6, R-1-20  
 PROPOSED ZONING: R-1-5  
 GENERAL PLAN: LOW DENSITY RESIDENTIAL  
 SOUTHERN CALIFORNIA EDISON COMPANY  
 ELECTRICITY: CITY OF TULARE  
 WATER: AT&T (TBD)  
 TELEPHONE: CITY OF TULARE  
 NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 EXISTING USE: VACANT  
 PROPOSED USE: LOW DENSITY RESIDENTIAL  
 PROPOSED MAINTENANCE: CITY OF TULARE

### NET ACREAGE

R-1-6 3.35 AC 29 UNITS  
 R-1-20 9.38 AC 60 UNITS

### TYPICAL LOT SIZES:

52' x 95' 4,940 SF 29 UNITS  
 50' x 150' 7,500 SF 60 UNITS

### UTILITIES:

STORM SERVICE: ON-SITE BASIN  
 SEWER SERVICE: CITY OF TULARE  
 WATER SERVICE: CITY OF TULARE

LOT A, TO BE DEDICATED TO THE CITY OF TULARE LMD



SCALE: 1/4 MILE  
 PREPARED BY: [Logo]

201 S. WASHINGTON ST. #104  
 TULARE, CA 93202  
 TEL: 559.932.1111





— THIS AREA FOR CITY STAFF USE ONLY —  
Date Received: 8/19  
SPR Agenda: 8/25 Item No. 3  
Zoning: \_\_\_\_\_ GP Designation: \_\_\_\_\_

**CITY OF TULARE SITE PLAN REVIEW APPLICATION**

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**GENERAL PROJECT INFORMATION**

Project/Business Name: Chandler Grove      Date: August 19, 2021  
Project Description: Chandler Grove is development proposing single-family, multi-family, townhomes, neighborhood commercial center, a school site, a park with a community center and trails within open space/detention  
Site Plan Review Submittal:       Yes     No    If Resubmittal, Previous Site Plan Review No: \_\_\_\_\_  
Property Owner: Toor Development      Applicant(s) Name: Russell + Mills Studios (Paul Mills)  
Property Address/Location: NE of Oakmore St and Avenue 224      Assessor Parcel No. (APN): 184-050-07, 184-050-34, 184-050-35  
Parcel Size (Acreage or Sq Ft.): ~224 acres      Building Square Footage: N/A  
Describe All Proposed Building Modifications: No modifications proposed

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

**Industrial & Commercial**

Existing/Prior Land or Building Use: \_\_\_\_\_  
Proposed Building or Land Use: \_\_\_\_\_  
Proposed Hours of Operation: \_\_\_\_\_ Days of Week in Operation (Circle): Su M T W Th F Sa  
Number of Existing Parking Stalls: \_\_\_\_\_ Number of Proposed New Parking Stalls: \_\_\_\_\_  
Number of Existing or Anticipated New Employees: \_\_\_\_\_ Anticipated No. of Trucks/day: \_\_\_\_\_  
Brief Operational Statement: \_\_\_\_\_

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Residential

Is the project:  New construction  Remodel

Single-Family Residential  Multi-Family Residential

Number of dwelling units: ~1,363 Total of area (in square feet): ~7,600,00

Total lot coverage of buildings or structures (in square feet): \_\_\_\_\_ Percentage of lot coverage \_\_\_\_\_%

Proposed project phasing:  Yes  No If yes, proposed number of phases: TBD

SITE PLAN MINIMUM REQUIREMENTS

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The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information: (Municipal Code Section 10.120.040)

- Address
- Assessor's parcel number
- Vicinity map on cover sheet
- Scale and north arrow
- Dimensions of property
- Existing and proposed structures showing distances from Property lines
- Location and height of proposed fences, walls
- Existing and proposed parking stalls (include ADA)
- Location and width of drive approaches
- Method of on-site drainage
- Location of existing and/or proposed public improvements
- Method of sanitary disposal
- Location and wide of drive approaches to site
- Adjacent street names
- Existing and proposed landscaping
- Location of signs and size
- Elevations if required by City Planner

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Applicant Information (Final Comments will be mailed to the name and address provided below.

\*If signed by an authorized agent, an "Agency Authorization" must be completed for this application to be considered complete.

Name: Arun Toor

Address: 27725 Road 92

City, State, Zip: Visalia, CA 93277

Phone: 559-521-5382

E-Mail: arun.toor@toorcapital.com

Signature of Owner or Authorized Agent\*

 8-19-21

Owner Date

\_\_\_\_\_  
Authorized Agent\* Date

-THIS AREA FOR CITY STAFF USE ONLY-

APPLICATION DEEMED COMPLETE

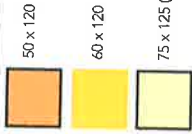
By: \_\_\_\_\_

Date: \_\_\_\_\_

# Legend

## KEY

### LD Single-Family Detached Lots



### MD Single-Family Detached Lots



## HD

Townhomes (5 to 6 units per building at 20'x65')

1, 2, and 3 bedroom apartments (24 units per building)

Chandler Grove Land Use Break Down

HOUSING	SECT	sq ft	Units	Allowed Units	DU's Bar Zone
LD	50x120	7,000	247	247	01
LD	60x120	6,043,150	99	99	01
LD	75x125, etc	93,775	148	148	01
<b>Total Units</b>					<b>494</b>
MD	42x75	110	310	310	01
MD	42x75	2,577	201	201	01
MD	42x75	3,150	201	201	01
MD	42x75	30.5	3.8	3.8	01
MD	42x75	9.8	3.8	3.8	01
MD	42x75	2,800	305	305	01
MD	42x75	20.5	2.8	2.8	01
MD	42x75	8.8	2.8	2.8	01
<b>TOTAL MD UNITS</b>					<b>305</b>
<b>TOTAL UNITS</b>					<b>799</b>
Other	Neighborhood Commercial	16 ac	15.8 ac	15.8 ac	03
Other	Neighborhood Commercial	13 up to 2 acres	15.8 ac	15.8 ac	03
Other	Neighborhood Commercial	16 ac	15.8 ac	15.8 ac	03
Other	Neighborhood Commercial	6 ac	5.9 ac	5.9 ac	03
Other	Neighborhood Commercial	0.80 ac	0.78 ac	0.78 ac	03
<b>TOTAL OTHER UNITS</b>					<b>1363</b>







— THIS AREA FOR CITY STAFF USE ONLY —  
Date Received: 8/19  
SPR Agenda: 8/25 Item No. 4  
Zoning: \_\_\_\_\_ GP Designation: \_\_\_\_\_

## CITY OF TULARE SITE PLAN REVIEW APPLICATION

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**SITE PLAN MEETINGS ARE HELD ON WEDNESDAYS AT 1:30 PM AT TULARE CITY HALL-COMMUNITY ROOM – 411 E KERN AVE – APPLICANT OR REPRESENTATIVE MUST BE PRESENT**

### GENERAL PROJECT INFORMATION

Project/Business Name: Indian River Transport Date: 05/06/2020

Project Description: Truck wash facility.

Site Plan Review Submittal:  Yes  No If Resubmittal, Previous Site Plan Review No: \_\_\_\_\_

Property Owner: Indian River Transport Applicant(s) Name: Steven J. Macias

Property Address/Location: Paige Ave. Tulare, CA 93724 Assessor Parcel No. (APN): 191-050-075

Parcel Size (Acreage or Sq Ft.): 11.14 Acre Building Square Footage: +/- 14,710

Describe All Proposed Building Modifications: \_\_\_\_\_

### A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

#### Industrial & Commercial

Existing/Prior Land or Building Use: Vacant

Proposed Building or Land Use: Truck Wash Facility

Proposed Hours of Operation: \_\_\_\_\_ Days of Week in Operation (Circle): Su M T W Th F Sa

Number of Existing Parking Stalls: \_\_\_\_\_ Number of Proposed New Parking Stalls: 28 Std. Stalls, and 75 HD Stalls

Number of Existing or Anticipated New Employees: \_\_\_\_\_ Anticipated No. of Trucks/day: 20 truck trips/day

Brief Operational Statement: \_\_\_\_\_

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

**Residential**

Is the project:  New construction  Remodel

Single-Family Residential  Multi-Family Residential

Number of dwelling units: \_\_\_\_\_ Total of area (in square feet): \_\_\_\_\_

Total lot coverage of buildings or structures (in square feet): \_\_\_\_\_ Percentage of lot coverage \_\_\_\_\_%

Proposed project phasing:  Yes  No If yes, proposed number of phases: \_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

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- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Address  | <input checked="" type="checkbox"/> Location and width of drive approaches                   |
| <input checked="" type="checkbox"/> Assessor's parcel number   | <input checked="" type="checkbox"/> Method of on-site drainage                               |
| <input checked="" type="checkbox"/> Vicinity map on cover sheet  | <input checked="" type="checkbox"/> Location of existing and/or proposed public improvements |
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| <input checked="" type="checkbox"/> Dimensions of property   | <input checked="" type="checkbox"/> Location and wide of drive approaches to site            |
| <input checked="" type="checkbox"/> Existing and proposed structures showing distances from Property lines | <input checked="" type="checkbox"/> Adjacent street names                                    |
| <input checked="" type="checkbox"/> Location and height of proposed fences, walls                          | <input checked="" type="checkbox"/> Existing and proposed landscaping                        |
| <input checked="" type="checkbox"/> Existing and proposed parking stalls (include ADA)                     | <input checked="" type="checkbox"/> Location of signs and size                               |
|  | <input checked="" type="checkbox"/> Elevations if required by City Planner                   |

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

**\*If signed by an authorized agent, an "Agency Authorization" must be completed for this application to be considered complete.**

Name: Steven J. Macias

Address: 324 S. Santa Fe, Suite A

City, State, Zip: Visalia, CA 93292

Phone: 559-802-3052

E-Mail: stevenm@4-creeks.com

Signature of Owner or Authorized Agent*	
_____	_____
Owner	Date
_____	_____
Authorized Agent*	Date

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

**APPLICATION DEEMED COMPLETE**

By: \_\_\_\_\_

Date: \_\_\_\_\_

# INDIAN RIVER TRANSPORT

## SITE PLAN - CONCEPT #2

DESIGNED BY: 4 CREEKS ENGINEERING, INC.  
 2000 W. WILSON AVENUE, SUITE 4  
 WINTER HAVEN, FL 33884

DATE: AUGUST 18, 2021

### SITE DATA:

- APN: 191-050-075
- AREA: 11.14 AC.
- CURRENT ZONING: M-1
- PROPOSED ZONING: M-1
- EXISTING USE: VACANT
- NEW USE: TRUCK WASH FACILITY
- OWNER: CITY OF TULARE
- DESIGNER: ON-SITE BASIN
- ENGINEER: SOUTHERN CALIFORNIA GAS COMPANY
- CONTRACTOR: EDISON COMPANY
- LOCATION: CITY OF TULARE
- ATTN: ATT
- PROJECT NO: X

### PROPOSED PROJECT DATA

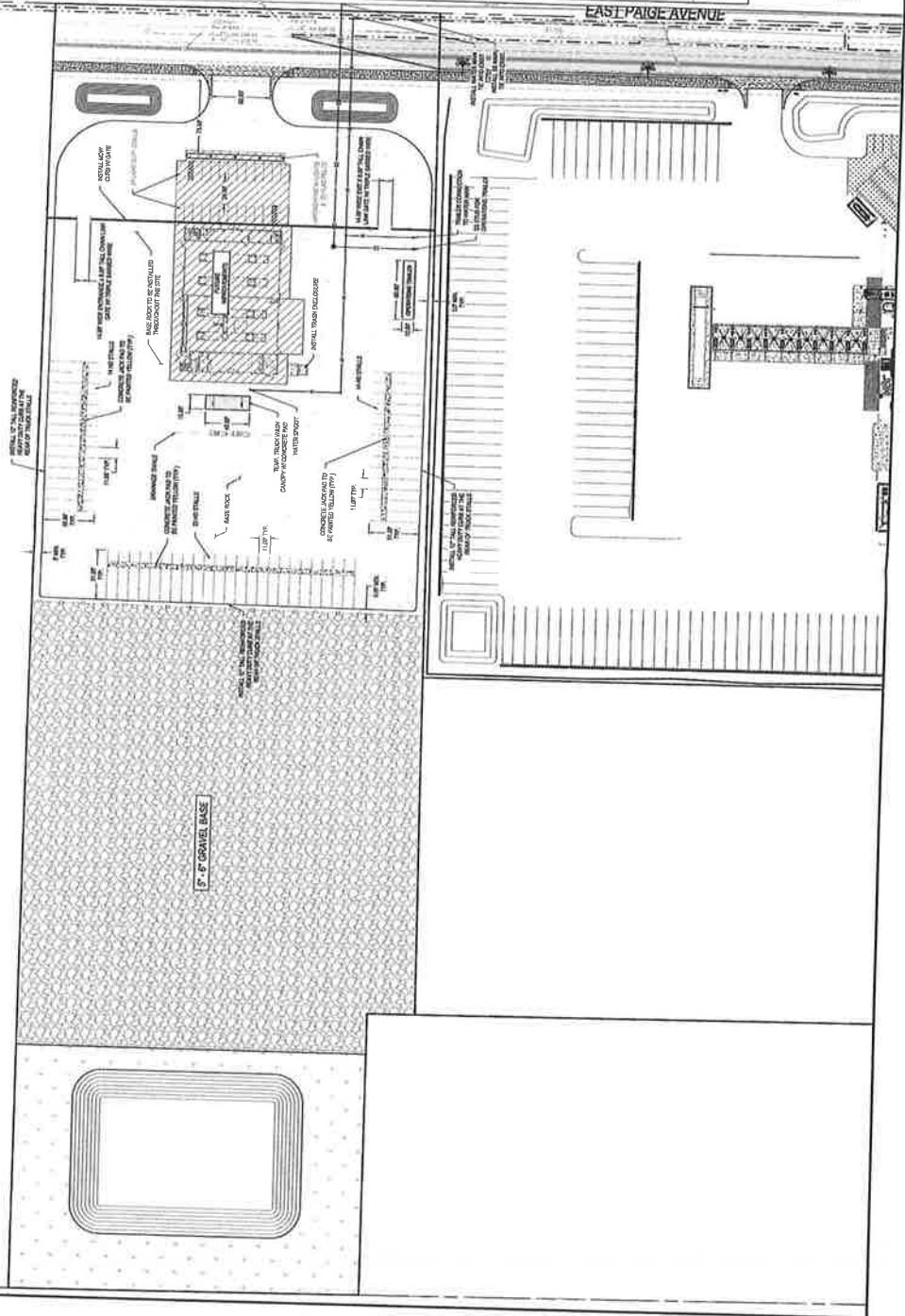
- PROPOSED PARCEL SIZE: 11.14 AC.
- BUILDING AREA: TBD SF
- 70 TRAILER PARKING STALLS
- 24 CAR PARKING STALLS
- 4 ACCESSIBLE STALLS



SCALE: 1" = 200'

4 NORTH

DESIGNED BY: 4 CREEKS ENGINEERING, INC.  
 2000 W. WILSON AVENUE, SUITE 4  
 WINTER HAVEN, FL 33884





**-- THIS AREA FOR CITY STAFF USE ONLY --**  
Date Received: 8/19  
SPR Agenda: 8/25 Item No. 5  
Zoning: \_\_\_\_\_ GP Designation: \_\_\_\_\_

## CITY OF TULARE SITE PLAN REVIEW APPLICATION

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**GENERAL PROJECT INFORMATION**

Project/Business Name: Seminole Business Park      Date: 8/19/21  
Project Description: 3 4500 sq Buildings

Site Plan Review Submittal:     Yes     No     Resubmittal    Previous Site Plan Review No: \_\_\_\_\_  
Property Owner: Quest Equity LLC      Applicant(s) Name: Quest Equity LLC  
Property Address/Location: Seminole / mooney      Assessor Parcel No. (APN): Parcel 2 of PIM 5202  
Parcel Size (Acreage or Sq Ft.): 1.43 acres      Building Square Footage: 13,500  
Describe All Proposed Building Modifications: 3 New 4500 S.R. FT. Buildings

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

**Industrial & Commercial**

Existing/Prior Land or Building Use: \_\_\_\_\_  
Proposed Building or Land Use: \_\_\_\_\_  
Proposed Hours of Operation: \_\_\_\_\_ Days of Week in Operation (Circle): Su M T W Th F Sa  
Number of Existing Parking Stalls: \_\_\_\_\_ Number of Proposed New Parking Stalls: \_\_\_\_\_  
Number of Existing or Anticipated New Employees: \_\_\_\_\_ Anticipated No. of Trucks/day: \_\_\_\_\_  
Brief Operational Statement: \_\_\_\_\_

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

# CITY OF TULARE SITE PLAN REVIEW APPLICATION

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

**Residential**

Is the project:  New construction  Remodel

Single-Family Residential  Multi-Family Residential

Number of dwelling units: \_\_\_\_\_ Total of area (in square feet): \_\_\_\_\_

Total lot coverage of buildings or structures (in square feet): \_\_\_\_\_ Percentage of lot coverage \_\_\_\_\_ %

Proposed project phasing:  Yes  No If yes, proposed number of phases: \_\_\_\_\_

### SITE PLAN MINIMUM REQUIREMENTS

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|--|--|
| ✓ Address  | ✓ Location and width of drive approaches                   |
| ✓ Assessor's parcel number   | ✓ Method of on-site drainage                               |
| ✓ Vicinity map on cover sheet  | ✓ Location of existing and/or proposed public improvements |
| ✓ Scale and north arrow  | ✓ Method of sanitary disposal                              |
| ✓ Dimensions of property   | ✓ Location and wide of drive approaches to site            |
| ✓ Existing and proposed structures showing distances from Property lines | ✓ Adjacent street names                                    |
| ✓ Location and height of proposed fences, walls                          | ✓ Existing and proposed landscaping                        |
| ✓ Existing and proposed parking stalls (include ADA)                     | ✓ Location of signs and size                               |
|  | ✓ Elevations if required by City Planner                   |


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

\*If signed by an authorized agent, an "Agency Authorization" must be completed for this application to be considered complete.

Name: Greg Nulty  
 Address: 1076 N. Mooney Blvd. J  
 City, State, Zip: TULARE CA 93274  
 Phone: 559-799-6993  
 E-Mail: \_\_\_\_\_

Signature of Owner or Authorized Agent\*

Owner		<u>8/19/21</u> Date
Authorized Agent*		<u>8/19/21</u> Date

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

By: \_\_\_\_\_

**APPLICATION DEEMED COMPLETE**

Date: \_\_\_\_\_





Community & Economic Development Department      Fee: \$0.00  
411 East Kern Avenue  
Tulare, CA 93274  
(559) 684.4217 Fax (559) 685.2339

Site Plan Review Application No. 21-94



**-- THIS AREA FOR CITY STAFF USE ONLY --**  
Date Received: 8/19  
SPR Agenda: 8/25 Item No. 4  
Zoning: \_\_\_\_\_ GP Designation: \_\_\_\_\_

## CITY OF TULARE SITE PLAN REVIEW APPLICATION

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**GENERAL PROJECT INFORMATION**

Project/Business Name: Sierra Ranch east      Date: 8/19/21  
Project Description: Mixed Use Project.

Site Plan Review Submittal:     Yes     No     Resubmittal    Previous Site Plan Review No: \_\_\_\_\_

Property Owner: Quest Equity LLC      Applicant(s) Name: Greg Nunley  
Property Address/Location: \_\_\_\_\_      Assessor Parcel No. (APN): 166-020-006  
Parcel Size (Acreage or Sq Ft.): ± 17 acres      Building Square Footage: \_\_\_\_\_  
Describe All Proposed Building Modifications: \_\_\_\_\_

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

**Industrial & Commercial**

Existing/Prior Land or Building Use: \_\_\_\_\_  
Proposed Building or Land Use: \_\_\_\_\_  
Proposed Hours of Operation: \_\_\_\_\_ Days of Week in Operation (Circle): Su M T W Th F Sa  
Number of Existing Parking Stalls: \_\_\_\_\_ Number of Proposed New Parking Stalls: \_\_\_\_\_  
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Brief Operational Statement: \_\_\_\_\_

Page 1 of 2 – Application continues on the back of this page

# CITY OF TULARE SITE PLAN REVIEW APPLICATION

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

### Residential

Is the project:  New construction  Remodel

Single-Family Residential  Multi-Family Residential

Number of dwelling units: \_\_\_\_\_ Total of area (in square feet): \_\_\_\_\_

Total lot coverage of buildings or structures (in square feet): \_\_\_\_\_ Percentage of lot coverage \_\_\_\_\_%

Proposed project phasing:  Yes  No If yes, proposed number of phases: \_\_\_\_\_

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Name: Grog Nally  
Address: 1878 N. Money Blvd. "J"  
City, State, Zip: TULARE CA 93274  
Phone: 559-799-6993  
E-Mail: \_\_\_\_\_

Signature of Owner or Authorized Agent*	
 Owner	<u>8/19/21</u> Date
 Authorized Agent*	<u>8/19/21</u> Date

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

**APPLICATION DEEMED COMPLETE**

By: \_\_\_\_\_

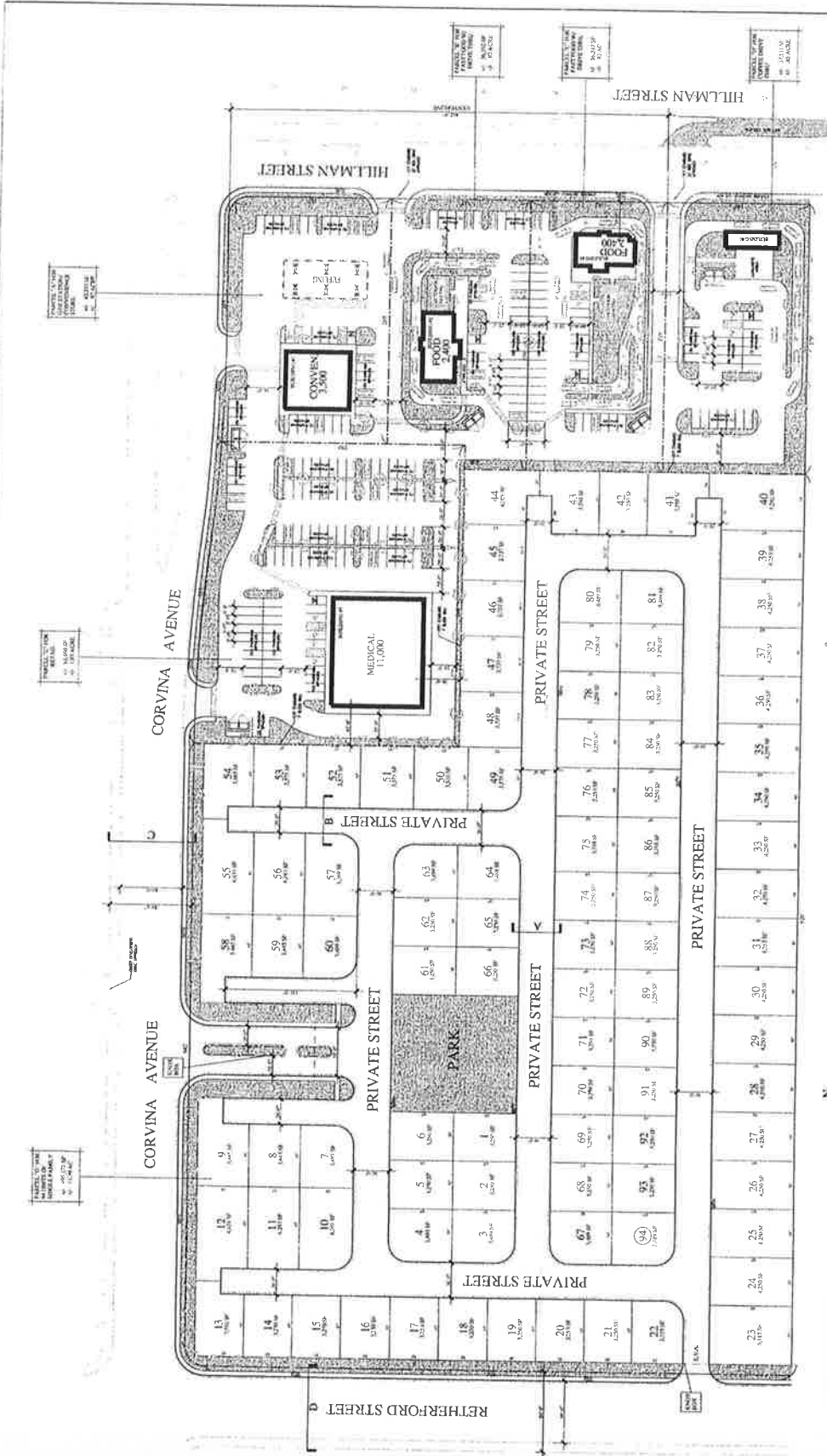
Date: \_\_\_\_\_

DATE	DESCRIPTION
11/15/17	REVISED PER COMMENTS
11/15/17	REVISED PER COMMENTS
11/15/17	REVISED PER COMMENTS
11/15/17	REVISED PER COMMENTS

**A.W. ENGINEERING**  
 724 N. BEN WOODS WAY SUITE A  
 TULARE, CA 93282  
 (559) 733-1138  
 awengr@aawengineering.com

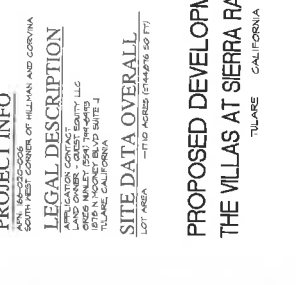
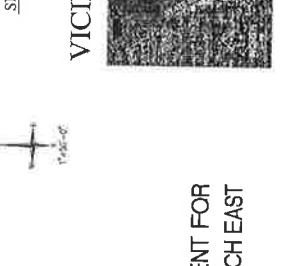
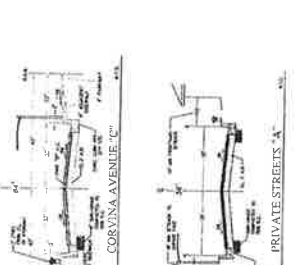
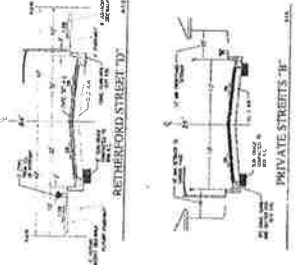
**PROPOSED DEVELOPMENT FOR SIERRA RANCH**  
 TULARE, CALIFORNIA

**SITE**



**PARKING RATIO**

USE	MINIMUM	MAXIMUM
MEDICAL	1	4
FOOD PARCEL	4	20
FOOD PARCEL	20	24
CONVENT STORE	25	4



**SITE PLAN**

**VICINITY MAP:**



**PROJECT INFO**  
 1/4 AC SOUTH WEST CORNER OF HILLMAN AND CORVINA  
**LEGAL DESCRIPTION**  
 LAND OWNERS - COLLECT BOUNTY, LLC  
 678 A NORTH BLDG SUITE 4  
 TULARE, CALIFORNIA  
**SITE DATA OVERALL**  
 LOT AREA - 110 ACRES (48466 SQ FT)

**PROPOSED DEVELOPMENT FOR THE VILLAS AT SIERRA RANCH EAST**  
 TULARE, CALIFORNIA