

**SITE PLAN REVIEW AGENDA**  
**Wednesday, February 25, 2026**  
**1:30 PM**  
**City of Tulare**

**ITEM No. 1           Special Event**  
Site Plan No        SP26-12  
Project Title        Lactalis Solar  
Description         Construction of Ground Mounted Solar

Applicant           Jaymie Brauer  
Property Owner     Lactalis Heritage Dairy  
APN                 228-100-009  
Location            North of Ave 184 and Between 1 Drive and SR 99

**ITEM No. 2           Preliminary Site Plan Review**  
Site Plan No        SP26-13  
Project Title        Daley Subdivision  
Description         197 Unit Subdivision

Applicant           AW Engineering  
Property Owner     Scott Daley  
APN                 164-180-003, 004, 006 & 008  
Location            South West Corner of Prosperity Ave and Enterprise St.

**ITEM No. 3**  
Site Plan No  
Project Title  
Description

Applicant  
Property Owner  
APN  
Location

**ITEM No. 4**  
Site Plan No  
Project Title  
Description

Applicant  
Property Owner  
APN  
Location



## CITY OF TULARE SITE PLAN REVIEW

### PURPOSE & INTENT

Site Plan Review is a pre-application process that gives citizens relevant feedback on any changes they wish to make to a site. Whether there are proposed physical alterations to a site or a change of use, site plan review will provide initial guidance for the project in order to meet all applicable codes and requirements of the City of Tulare. Feedback from Site Plan Review can help citizens maintain their property legally and produce coherence among the varying city land uses. Site Plan Review seeks to help sites develop in a way that enriches the community that they are in.

When an application is submitted to Site Plan Review, it is first reviewed by various divisions of the Community & Economic Development Department so that all applicable sections of the Tulare Municipal Code can be applied and enforced on the site. The divisions within the Community & Economic Development Department include Planning, Engineering, Building, Police, Fire, Solid Waste. These divisions review the Site Plan so that they can proactively deal with any problems that could arise from the proposed site changes.

Tulare's Site Plan Review process is unique in that it is a **free service** that can help citizens use their land in a manner that has been determined to be consistent with the City Municipal Code and mitigates any future conflict with the site. The Code does not seek to restrict property rights, but rather to produce compatibility with adjacent land uses while holding the site to the high standards that have helped make Tulare a better community.

The Site Plan Review Committee will try to ensure that each site is:

- *Safe* from a structural and functional standpoint
- *Fluid* in that pedestrian and vehicle traffic have adequate access to the site
- *Compatible* with surrounding land uses and the character of the neighborhood in which it exists
- *Equitable* so that all citizens have equal access to the facility

The applicant will meet with representatives from the Planning, Engineering, Building, Police, Fire, and Solid Waste Divisions who will help explain the findings of the Site Plan Review Committee. The representatives will work with the applicant to plan for the next steps in utilizing their site to suit their wants and needs.

The Site Plan Review process will either require that a site plan be resubmitted with pertinent changes or mark the site plan to revise and proceed (perhaps with minor changes). Once given a "revise and proceed" the site plan can continue on the development process and apply for any permits that may be required of the project.

### SITE PLAN REVIEW INFORMATION

- **Time:** *Site Plan Review takes place each Wednesday at 1:30pm except in the case of a holiday*
- **Location:** *Site Plan Review meets in the Community Room at Tulare City Hall – 411 East Kern Avenue*
- **Applications:** *must be submitted by 3 pm the Thursday before an applicant wishes to attend Site Plan Review\**
- **Resources:** *Site Plan Review Agendas and Applications are available at:  
<http://www.tulare.ca.gov/departments/community-development/development-services/planning>*
- **Applications may also be picked-up in hardcopy at Tulare City Hall, 411 East Kern Avenue.**

**EXAMPLES OF SITE PLANS:** On most Mondays, copies of the Site Plans scheduled for Wednesday are available for review at the front counter at 411 E. Kern. Reviewing other Site Plans may be helpful for potential applicants who are not familiar with the Site Plan Review process and criteria.

Community & Economic Development Department

Fee: \$0.00

Site Plan Review Application No. SP26-12

411 East Kern Avenue

Tulare, CA 93274

(559) 684.4217 Fax (559) 685.2339



-- THIS AREA FOR CITY STAFF USE ONLY --

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

SPR Agenda: \_\_\_\_\_ Item No: \_\_\_\_\_

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: Tulare Solar Thermal/ Tulare Renewables (FundIV) Operating, LLC Date: \_\_\_\_\_

Project Description: The applicant proposes to construct and operate a ground mounted solar thermal facility designed to supply renewable thermal energy to support on site industrial operations at Lactalis Heritage Dairy.

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

Property Owner: Lactalis Heritage Dairy (f.k.a Tulare Kraft) Applicant(s) Name: Tulare Renewables (Fund IV) Operating, LLC

Property Address/Location: North of Ave. 184 between I Drive and SR 99 Assessor Parcel No. (APN) 228-100-009

Parcel Size (Acreage or Sq Ft.): Approx 96.88 ac. Building Square Footage: 0

Describe All Proposed Building Modifications: Ground-mounted solar thermal

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

#### Industrial & Commercial

Existing/Prior Land or Building Use: Food manufacturing facility

Proposed Building or Land Use: No change to land use. Project proposed accessory thermal energy generation for use at the existing facility

Proposed Hours of Operation: 24/7 Days of Week in Operation (Circle): Su M T W Th F Sa

Number of Existing Parking Stalls: NoChange Number of Proposed New Parking Stalls: NoChange

Number of Existing or Anticipated New Employees: No Change

Anticipated No. of Trucks/day: \_\_\_\_\_ Brief Operational

Statement \_\_\_\_\_

# 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

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*)

- 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

**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: Matthew DeSorbo - Representative, Jaymie Brauer - Consultant

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

City, State, Zip: \_\_\_\_\_

Phone: (508)647-1956 (661) 616-2600

E-Mail: mdesorbo@truegreencapital.com jaymie.brauer@qkinc.com

Signature of Owner or Authorized Agent\*

Alban Gousset 2/12/2026

Owner Date

Signed by:

Alban Gousset \_\_\_\_\_

Authorized Agent\* Date

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

**APPLICATION DEEMED COMPLETE**

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

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



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

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

SPR No: \_\_\_\_\_

APPROVED:  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

**AGENCY AUTHORIZATION – Site Plan Review**

**OWNER:**

I, \_\_\_\_\_, declare as follows:  
(Owners Name)

I am the owner of certain real property bearing Assessor's Parcel Number (APN):

229-100-009  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGENT:**

I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes  
(Agent's Name)

necessary to file an application for, and obtain a permit to:

\_\_\_\_\_  
(Action Sought)

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>	<u>AGENT</u>
_____ (*Signature of Owner)	_____ (Signature of Agent)
_____ (Owner Mailing Address)	_____ (Agent Mailing Address)
_____	_____
_____ (Owner Telephone)	_____ (Agent Telephone)

**\*NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach Acknowledgment of signature(s) by Notary Public.**



## **Project Location**

Tulare Renewables (Fund IV) Operating, LLC. proposes to construct, operate, and maintain the Lactalis Heritage Dairy Tulare Thermal Solar Project (the “project”) at the existing Lactalis Heritage Dairy manufacturing plant (f.k.a. Tulare Kraft Cheese) addressed as 10800 Ave. 184, Tulare, CA 93274.

The Project site is comprised of approximately 96.8 acres located on Assessor’s Parcel Number (APN) 228-100-009. The project would be located on approximately 18 acres of portion of this parcel.

## **Proposed Project**

The project proposes to further improve the existing Lactalis Heritage Dairy manufacturing facility with the addition of ground-mounted thermal solar equipment utilizing parabolic solar collectors and thermal energy storage. The high-efficiency parabolic trough collector is designed for industrial heat applications, featuring a peak optical efficiency of approximately 76% and capable of delivering temperatures up to 160°C (320°F). Each collector module measures roughly 18.0 feet in length and 3.6 feet in width, offering a gross aperture area of about 59 ft<sup>2</sup> per module. The ground-mounted solar collectors are proposed to occupy vacant land north of the manufacturing facility. The project would generate 95 C (203F) hot water, delivering thermal energy to support the existing cheese manufacturing facility, offsetting its Natural Gas consumption and reducing it’s the facility’s carbon footprint.

## **Major Components**

- **Solar Thermal Field:** Approximately 18 acres of modular T160 concentrating collectors, consistent with project footprints referenced in CEQA analysis communications.
- **Central Thermal Plant:** Piping, pumps, controls, RTDs, and concrete foundations as described in CAPEX material breakouts from Phoenix Solar Thermal.
- **Thermal Energy Storage** Thermal storage equipment from Cache Energy, capable of storing heat and delivering heat on demand, strengthening dispatchability of thermal output.
- **Interconnection to Facility Systems:** Thermal output will integrate into existing industrial boiler or process-heat loops. Electrical demand is minimal.
- **No combustion, no process water discharge:** System is a sealed, closed-loop thermal circuit.

## **Construction**

Construction of the project is anticipated to last approximately eight to twelve months. Construction equipment such as tractors, backhoes, loaders, dozers, and graders may be needed to clear vegetation from the site, and to grade internal roads and areas where structures will stand., as well as cranes and/or lifting devices to place collectors. While the racking equipment can tolerate some slope, some minimal grading in some portions of the project area will also be required to even out the terrain, currently characterized by mounds of loose aggregate material.

## **Operation**

The solar thermal equipment used in the project is typically passive, requiring minimal intervention during operation. Installation of the equipment is not expected to generate significant traffic, as no staff or

habitable structures will be constructed on site. The facility will be managed predominantly through remote monitoring and fully automated control systems, with preventive and reactive maintenance conducted by local qualified and trained personnel as necessary. This approach ensures efficient operation while minimizing onsite activity and environmental impact.

### **Decommissioning**

Solar thermal equipment typically has a lifespan exceeding 25 years. If the project is not repowered at the end of its useful life, the solar thermal facility will be decommissioned and the site could be restored to its original condition.

During decommissioning, project structures that are no longer needed would be removed from the site. Above-ground equipment to be removed may include collector supports and mounting structures, thermal piping, pumps, controls, RTDs, concrete foundations, and the overhead thermal collection system within the project area. Any on-site transmission infrastructure not shared with third parties, along with associated electrical wiring, equipment, and concrete pads, would also be removed.

The project site would be thoroughly cleaned, with all debris cleared. Most materials would be recycled whenever feasible, minimizing disposal in landfills and ensuring compliance with all applicable laws. A collection and recycling program would be implemented to promote recycling and reduce landfill disposal of project components. All decommissioning and restoration activities would follow the requirements of relevant governing authorities and comply with applicable federal, State, and City regulations.



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**GENERAL PROJECT INFORMATION**

Project/Business Name: Daley Subdivision      Date: 1/22/2026

Project Description: Build a subdivision of 197 units

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

Property Owner: Scott Daley      Applicant(s) Name: Scott Daley

Property Address/Location: South West corner of Prosperity Ave. and Enterprise St.      Assessor Parcel No. (APN): 164-180-003, 004, 006, & 008

Parcel Size (Acreage or Sq Ft.): 36.96 acres      Building Square Footage: \_\_\_\_\_

Describe All Proposed Building Modifications: Build 197 new residential units

**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: \_\_\_\_\_

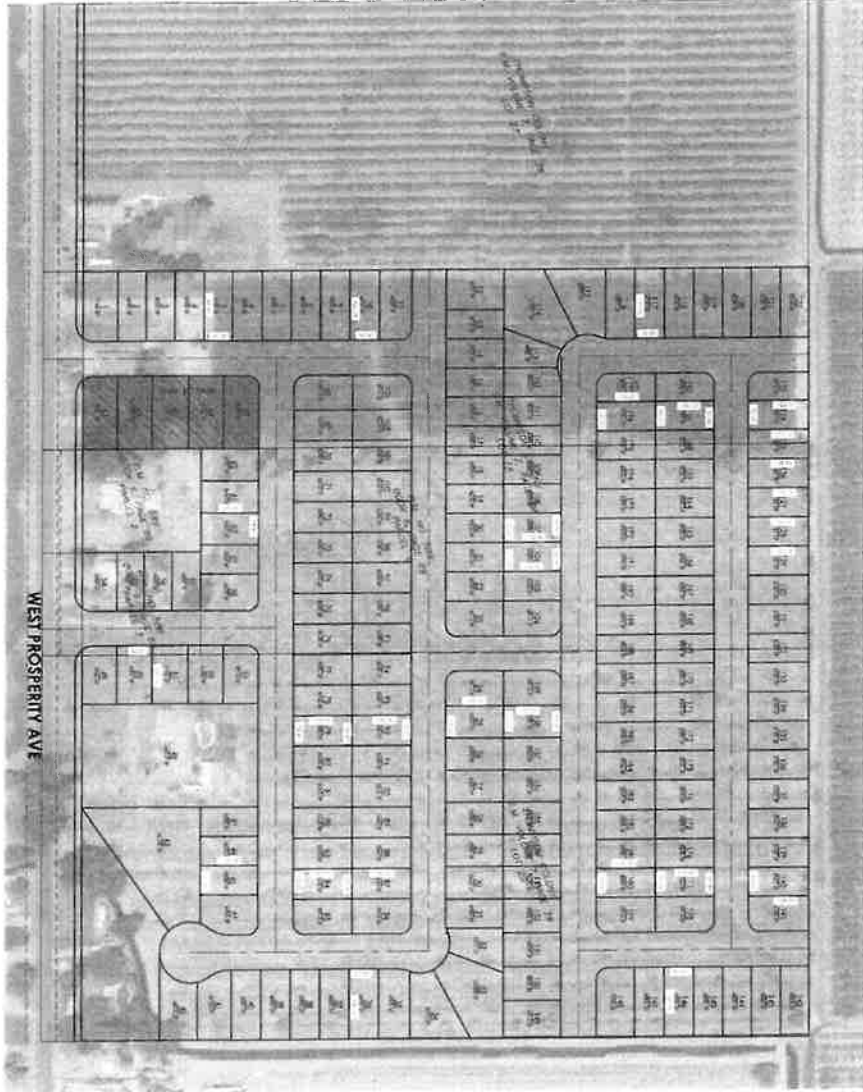
Number of Existing or Anticipated New Employees: \_\_\_\_\_ Anticipated No. of Trucks/day: \_\_\_\_\_

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





NORTH ENTERPRISE STREET



WEST PROSPERITY AVE

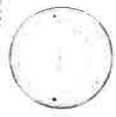
TSM



PLANNED BY  
SCOTT DALEY

PREPARED BY  
AV ENGINEER, INC

DATE: 10/1/2010  
BORUM LAND SURVEYING INC  
1000 W. 10TH ST. SUITE 100  
DENVER, CO 80202



SEE SHEET

THIS PLAN IS A REVISION OF THE PLAN FOR THE SUBDIVISION OF THE LAND SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH. THE PLAN IS SUBJECT TO THE RECORDS OF THE COUNTY OF DENVER, COLORADO. THE PLAN IS SUBJECT TO THE RECORDS OF THE COUNTY OF DENVER, COLORADO. THE PLAN IS SUBJECT TO THE RECORDS OF THE COUNTY OF DENVER, COLORADO.

